

DISTRICT BUILDING
 AND
TOWN PLANNING COMMISSION
 HAIFA DISTRICT
 District Serial No. of Scheme HA/18
 District File No. 271/625

HAIFA DETAILED TOWN PLANNING SCHEME NO. 671 -
ARCHITECTURAL DESIGN, SHOPPING CENTRE, RAKAFOT
SQUARE, MODIFYING THE HAIFA OUTLINE TOWN PLAN-
NING SCHEME.

1. PLAN.

In this scheme the "Plan" shall mean the plan marked "Plan attached to Detailed Town Planning Scheme No.671". This plan shall be deemed to form an inseparable part of the present scheme.

2. LOCATION.

Rakafot Square, Western Carmel.

3. OWNERS OF LAND INCLUDED IN THE SCHEME.

Block 10806

- Parcel 22 Dr. Salomon Kwartin "SI" Ltd;
- " 70 Sara Salomon;
- " 71 Bertha Baskin;
- " 72 Leib Ber Mizrahi;
- " 73 Haim Epstein;
- " 78 Palestine Land Development Company Limited;
- " 92 Y. & B. & Y. Wolf & D. & M. Frank;
- " 99 Yacob Basin.

Block 10754

- Parcel 47 Miriam & Moshe Hen;
- " 48 Hana Milson (Adler);
- " 49 A.A.Maltzov & M.R. Weissman;

4. BOUNDARIES OF THE SCHEME.

- On the North by the property of Haim Zwi Shimshoni, by Sea Road, by the properties of Simha Reis and Lea Klevan;
- On the East by the property of Lea Klevan, by Rakafot Street, by the properties of Dov and Rahel Zanger, by Sea Road, by the properties of Haim and Dora Laufer and Rahel Berlinger;
- On the South by the properties of Palestine Land Development Company Limited, Roza Dabitzy and Neer Limited;
- On the West by the property of Roza Dabitzy, by Ilanot Street and by the property of Paul Yousef Horwath.

5. PURPOSE OF THE SCHEME.

To provide an obligatory architectural design for the buildings abutting on Rakafot Square, with a view to creating a shopping centre for the Western Carmel Area.

6. GENERAL PROVISIONS.

Except where otherwise stated or shown, buildings erected within the area of this scheme and the uses to which they are put shall comply with the Haifa Building By-laws and the enacted Haifa Outline Town Planning Scheme including any approved additions or modifications which have been or may from time to time be made to either, and also the following :-

a. Zone:

All building plots included in the area of this scheme are classed as Residential Zone A.

b. Site for Public Building.

The building site marked '3' situated at Parcel 22 of Block 10806 is a site for a non-commercial public building, to be erected within the area coloured yellow, bordered and hatched brown on the plan. In addition, shops may be erected in a separate building along the frontage of this plot towards Rakafot Square, in accordance with the provisions of this Scheme.

c. Public Open Space.

The area coloured light green and hatched dark green on the plan shall be a public open space.

d. Number of Buildings on one Plot.

Notwithstanding anything laid down in the Haifa Outline Town Planning Scheme, more than one building may be erected on the site marked '3' situated at Parcel 22 of Block 10806.

Similarly on each of the three plots contained in the site marked '1' and occupying Parcels 71, 72 and 73 respectively of Block 10806, two separate buildings may be erected. The building towards the front shall contain shops built in accordance with the provisions of this Scheme, while the building in the rear shall contain residences and shall not be subject to a prescribed design, except in regard to the building line indicated for them on the plan and in regard to requirements regarding height laid down in sub-section (f) below.

e. Built-up Area.

On sites marked 1 and 3 the built-up area occupied by the shops shall be additional to that normally allowed in this Zone.

f. Height of Buildings.

The front buildings on Sites '1' and '3' shall be one storey high, while the rear buildings on the same sites shall be 3 storeys high at least in their elevation towards the shops. The height of the buildings on the remaining sites shall comply in their various parts with the relevant details shown on the plan.

g. Levels.

All footway, threshold and floor levels shall be indicated by the City Engineer on the site prior to commencement of building operations and no building shall be erected otherwise than in compliance with such indication.

7. AMENITIES.

a. Drainage.

Rein water from buildings and courtyards shall be led into underground drains constructed at owners' expense and connected to Municipal stormwater drains.

b. Sewerage.

All buildings shall be connected to a public sewer if available, or an alternative temporary system of drainage is made to the satisfaction of the Haifa City Engineer.

c. Shops.

Shops, cafés and restaurants shall be allowed on the ground floor of buildings along such frontages as are indicated on the Location Plan by a dark violet line.

d. Construction of Roads and Footways.

The construction of all new roads and the widening of existing roads included in this Scheme shall be carried out or paid for by the owners of abutting plots.

e. Footways.

Footways of approved surfacing including kerbstones along the whole frontage as well as retaining walls and steps, where indicated on the plan, shall be provided by every plot owner at his own expense.

f. Advertisements.

Signs and advertisements shall only be allowed on shop windows and also above shop windows, inside arcades and shall be subject to the approval of the City Engineer.

g. Public conveniences.

The public conveniences incorporated in the building on site 3 shall be constructed at the expense of the owners of all property included in this Scheme.

8. DESIGN OF BUILDINGS.

a. Compliance with Plan.

- (1) The external design of any building to be erected along frontages of plots included in this scheme with the exception of parcel 70 of block 10806

shall be in conformity with the details shown on the plan and with all provisions of this Scheme and no permit shall be issued for any such building unless it so conforms.

- (2) The internal design of any building may be made to suit owners' requirements, subject to compliance with regulations in force and to approval by the Local Building and Town Planning Commission.

b. Incomplete buildings.

It shall be lawful for the Local Building and Town Planning Commission to allow any building within the area of this scheme, shown to consist of more than one storey, to be built temporarily to part of its full height, provided:-

- (1) Not less than the ground floor of such building is completed in the first instance;
- (2) Such building is built to the full length of the relevant facade shown on the plan;
- (3) All arcades, stairs, approaches and other features shown on the plan for the relevant part of the building are executed without omission;
- (4) The part of the building so built is given a finished appearance and all reinforcement rods for further extensions are suitably covered from view;
- (5) The building is not occupied or put to any use before the aforesaid conditions (1), (2), (3) and (4) are fulfilled to the Local Building and Town Planning Commission's satisfaction.

c. Completion of Buildings.

The final completion of any building shall entail the execution of all features shown on the plan, including roof tower where required by the design.

d. Arcades.

Where arcades are indicated on the plan, such arcades and the areas below same shall be constructed by the owners, shall be properly maintained by them and kept free from all obstructions.

e. Projections above roofs.

Any structure or object projecting above roof level and not forming part of this scheme, including roof lanterns, chimneys, water tanks and wireless installations shall be subject to special approval which may only be granted if the projection is not visible from the abutting street or streets.

f. External finishes.

- (1) The external surface of the various parts of the buildings included in the present architectural design shall be as set out below:-

Sites 1, 2 and 3.

Walls, plinths and parapets	Random rubble, rough dressed;
Stores at rear	Smooth plaster colourwashed;
Columns	Steel piping, oil painted;
Arcade ceilings	Reinforced Concrete slab - plastered and colourwashed;
Steps	Nazareth Stone.

Site 4.

Roof	Cement tiles, grey;
Walls, plinths and parapets	Artificial stone plaster;
Columns	Natural stone, smoothly dressed to approved sample;
Arcade ceilings	Reinforced Concrete slab - plastered and colourwashed;
Steps	Nazareth Stone.

Site 5.

Walls and plinths	Artificial stone plaster;
Arcade arches	Random rubble, rough dressed;
Arcade ceilings	Reinforced Concrete slab - plastered and colourwashed;
Steps	Nazareth Stone;
Parapets	Random rubble, rough dressed;
Fences	Random rubble with coping stone.

- (2) All exterior paintwork shall be in accordance with approved samples.
- (3) All soil, waste, vent and rain water pipes, as well as electric and telephone cables shall be placed at the rear of buildings, unless otherwise shown or directed.

g. Architectural Details

- (1) All windows, shutters, blinds, bellustrades to balconies, parapets, rain-water gutters and all other external features shall be in accordance with details shown on the plan. Where no such details are shown, the work shall be subject to further details to be prescribed or approved by the City Engineer prior to commencement of work;
- (2) All fences between plots shall be in accordance with details to be prescribed or approved by the City Engineer.

9. AFFECTED SCHEMES.

In addition to modifying the application of certain requirements of the Haifa Outline Town Planning Scheme to the area included in boundaries of this Scheme, this Scheme also amends and supplements the following Haifa Town Planning Schemes:-


- Scheme No. 2 - West Carmel Estate;
- " 178 - Western Carmel Area;
- " 178 A - West Carmel Amendment;


Haifa Composite Town Planning Scheme No. 416,
Sheet No. 145 - 245, Plan 15.

In the event of any conflict appearing between this Scheme and any of the aforementioned schemes, the provisions of this Scheme shall be deemed to override the respective conflicting provisions of the said schemes.

HAIFA LOCAL TOWN PLANNING COMMISSION

APPROVED ON 8-2-44
FOR PROVISIONAL APPROVAL BY D.T.P.C.
SCHEME No. 671



 CITY ENGINEER

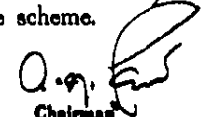

 CHAIRMAN L. T. P. C.

TOWN PLANNING ORDINANCE, 1936.
.....Haifa..... TOWN PLANNING AREA.

Detailed SCHEME No. 671

The District Commission, at its...744...
meeting held on the...74... day of March, 1944
resolved to deposit the above scheme.


 Town Planning Advisor.


 Chairman
 Haifa District Building
 and Town Planning Commission.