

3003806

**DISTRICT BUILDING**  
 AND  
**TOWN PLANNING COMMISSION**  
 HAIFA DISTRICT  
 District Serial No. of Scheme HA/75  
 District File No. 271/592

**HAIFA DETAILED TOWN PLANNING SCHEME NO.657,  
 ROAD CONNECTING HADAR HACARMEL WITH AHUZAT  
 SHMUEL, SUBMITTED BY THE PALESTINE LAND DE-  
 VELOPMENT COMPANY LIMITED AND ADOPTED BY  
 THE HAIFA LOCAL BUILDING AND TOWN PLANNING  
 COMMISSION.**

**PURPOSE OF THE SCHEME.**

To provide a road connecting the quarter of Hadar Hacarmel with the Upper Wady Rushmia Area.

**PLAN.**

In this scheme the "Plan" shall mean the plan drawn to the scale of 1:1250 and marked "Plan attached to Haifa Town Planning Scheme No.657". This plan shall be deemed to form an integral part of the present scheme.

**LOCATION.**

In the Wady Rushmia Area between Geula Street in Hadar Hacarmel and the road connecting Ahuzat Shmuel with Nave Shaanan.

**OWNERS OF LANDS INCLUDED IN THE SCHEME.**

<u>Parcel No.</u>	<u>Block No.</u>	<u>Name of Owner.</u>
24	10870	"Meshek" Co.
1B	11188	S. Paz on behalf of P.L.D.C.
1C	"	Government of Palestine
15	"	Government of Palestine counter-claimed by Shahin & Sarraj.
15A	"	"Meshek" Co., counterclaimed by Abu Hawash.
16	"	S. Paz, counterclaimed by Shahin.
16A	"	S. Paz, counterclaimed by Shahin & Sha'aban.
18	"	Claimed by Abu Hawash and Shahin.
19	"	Government of Palestine counter-claimed by Shahin and Sha'aban.
22	"	Government of Palestine counter-claimed by Assaf and Shahin.
22B	"	Government of Palestine counter-claimed by S. Paz and Shahin.
22C	"	Government of Palestine counter-claimed by S. Paz.
1	11190	Government of Palestine counter-claimed by Basbus.
1A	"	Government of Palestine counter-claimed by Basbus & Shiblyak.
2A	"	Government of Palestine
3	"	Government of Palestine counter-claimed by Harsani.
3A	"	Government of Palestine
3B	"	Government of Palestine counter-claimed by Shiblyak.
3C	"	Government of Palestine counter-claimed by Shiblyak.
3E	"	Government of Palestine
3F	"	Government of Palestine
6	"	Government of Palestine leased to P.L.D.C.
8	11191	P.L.D.C.
43	11192	Government of Palestine leased to P.L.D.C.
15B	11188	Government of Palestine counter-claimed by Shahin & Aswad.

BOUNDED.

On the North, by Geula Street and by the enacted Haifa Town Planning Scheme No.311A - Upper Wady Rushmia Bridge.

On the South, by the Ahuzat Shmuel - Nave Shaanan Road.

On the East, by:-

Parcel No.16	Block No.11188	-	S. Paz on behalf of the P.L.D.C. Ltd. counter-claimed by Shahin.			
"	" 13	"	"	-	S.Paz on behalf of the P.L.D.C. Ltd.	
"	" 17A	"	"	-	ditto	
"	" 4	"	"	11190	-	ditto
"	" 4A	"	"	"	-	ditto
"	" 6	"	"	"	-	Palestine Government leased to the P.L.D.C. Ltd

On the West, by:-

Parcel No.22A	Block No.11188	-	Palestine Government counterclaimed by Mustafa el Aswad.			
"	" 20	"	"	-	Palestine Government counterclaimed by Seikali & Assaf.	
"	" 21	"	"	"	-	ditto
"	" 2	"	"	11190	-	Palestine Government, counterclaimed by various people.
"	" 6	"	"	"	-	Palestine Government, leased to the P.L.D.C.Ltd
"	" 2	"	"	11191	-	P.L.D.C. Ltd.

CONDITIONS.

The lands included in this scheme shall be subject to the provisions of the Haifa Outline Town Planning Scheme and to any additions and/or modifications which have been or may from time to time be made thereto and also the following :

a. Zoning.

The areas coloured orange on the plan are lands which are allowed to be developed in accordance with the provisions for Residential Zone 'A'. No building permit shall be issued for any of these lands until detailed Town Planning Schemes are approved for these areas and until any outstanding claims to the lands are settled at Court or at Land Settlement Office.

b. Roads.

The areas coloured brown and/or vermilion on the plan shall be public roads. The width of these roads and their alignment shall be as shown on the plan.

c. Nature Reserves.

The lands coloured light green, bordered and cross hatched dark green shall be Nature Reserves.

*Handwritten initials and marks at the bottom right of the page.*

d. Construction of Road.

The promoters of the scheme shall construct the road which shall be carried out in accordance with the specifications of the Haifa Municipal Corporation. All work shall be in accordance with detailed plans and sections to be prepared by the promoters and approved by the City Engineer, Haifa.

Owners of building land abutting on the road shall pay their share in the cost of the road to be assessed in accordance with the Haifa (Construction of Streets), By-laws, 1939.

No owner will be called upon to pay his share until any outstanding claims to his land are settled at Court or in the Land Settlement Office.

Electric Overhead Lines.

Should the construction of roads included in this scheme, to their full width, necessitate removal of existing electric poles, the expenses involved by this work shall be borne by the promoters of this scheme.

Handwritten notes in Hebrew:   
משרד העירייה  
החלק של התוכנית  
המסומנת ב- 657  
הוא חלק מהתוכנית  
המסומנת ב- 657  
המסומנת ב- 657

HAIFA LOCAL TOWN PLANNING COMMISSION	
APPROVED ON <u>8.6.43</u>	
FOR PROVISIONAL APPROVAL BY D.T.P.C.	
SCHEME No. <u>657</u>	
<u>J.L.A. WALTON</u> CITY ENGINEER	<u>SAB. LEVY</u> CHAIRMAN L.T.P.C.

HAIFA LOCAL TOWN PLANNING COMMISSION	
APPROVED ON <u>11.1.44</u>	
FOR ENACTMENT	
SCHEME No. <u>657</u>	
<u>J.L.A. WALTON</u> CITY ENGINEER	<u>SAB. LEVY</u> CHAIRMAN L.T.P.C.

משרד העירייה  
החלק של התוכנית  
המסומנת ב- 657  
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המסומנת ב- 657  
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TOWN PLANNING ORDINANCE, 1936.	
.....Haifa..... TOWN PLANNING AREA.	
Detailed SCHEME No. <u>657</u>	
The District Commission, at its <u>67th</u> meeting held on the <u>6th</u> day of <u>July</u> , 19 <u>43</u> resolved to deposit the above scheme.	
<u>(Sgd) H. Kendall.</u> Town Planning Adviser.	Chairman Haifa District Building and Town Planning Commission.

TOWN PLANNING ORDINANCE, 1936.	
.....Haifa..... TOWN PLANNING AREA.	
Detailed SCHEME No. <u>657</u>	
The District Commission, at its <u>73rd</u> meeting held on the <u>1st</u> day of <u>F.E.R.</u> , 19 <u>44</u> resolved to grant authority to put the above scheme into force.	
<u>H. Kendall</u> Town Planning Adviser.	Chairman Haifa District Building and Town Planning Commission.