

3003807

CITY BUILDING
AND
TOWN PLANNING COMMISSION
DISTRICT
Serial No. of Sub-
District File No. 281/623

HAIFA DETAILED TOWN PLANNING SCHEME NO. 654,
FORESHORE DEVELOPMENT, BEING A MODIFICATION
OF THE HAIFA OUTLINE TOWN PLANNING SCHEME,
SUBMITTED BY THE CITY ENGINEER, AND ADOPTED
BY THE HAIFA LOCAL BUILDING AND TOWN PLAN-
NING COMMISSION.

1. PLANS.

In this Scheme the "Plan" shall mean the plan marked "Plan Attached to Haifa Town Planning Scheme No. 654". This plan shall be deemed to form an integral part of the scheme. The drawing marked "Plan illustrating details of proposed development" attached to the plan shall be deemed to serve as an explanation of the objects and reasons of this Scheme.

2. LOCATION.

The area included in this scheme is a strip of land of varying width and about 8 1/2 kms. long, following the coast of the Mediterranean Sea in a westerly and southerly direction, from the foot of the Haifa Harbour Main Breakwater to Khayst Beach.

3. OWNERS OF LAND INCLUDED IN THE SCHEME.

<u>Block No.</u>	<u>Parcel Nos.</u>	<u>Names of Owners.</u>
10822	4, 28, 13	Palestine Government
10820	34, 37	Palestine Government
"	7	Ahmed Bey Yazdi and Partners
"	28	Mirza Hussein Yazdi & Parts.
"	29	Elizabeth, Ewald, Gertrude, Konrad, Gerhardt & Louis Schmelsle
"	30	Ferideh, Elias, Anton and Yousef Abd Hmuda
"	31	State Domain
"	32, 33	Mariam Haddad Iskender, Dr. Jubreil & Zakiyeh Abyad
10819	127	Palestine Government
"	158	Haifa Municipality
"	144, 145	Bat Galim Suburb Development Society
"	102	Victor Hein & Bilha Benderly
"	101	Israel, Berouch, Shulamite Yekutiely
"	100	Levy Shweilly
"	95	Miriam Cohen Refalke
"	94, 20	Kirich Kullman
"	95	The Blue Coast House Co. Ltd.
"	21	Rebecca Sheinberg
"	19	Josef Ginzburg
"	7	David Bigger
"	6	Ara, Abraham & Dvora Heifeitz
"	5	Benyamin Hassen
"	4	Aron Rozenfeld
"	3	Mordekhai Shlezinger
10818	62	Palestine Government
"	27, 28	Yehoufa & Yosef Hass
"	26	Dr. Yehoudith Yashpe
"	25	Pinhas Margolin, Henna Novak, Rahel Zehevi, Yone Nathan and Semi Albert.
"	24	Menashe Repsport
"	23	Moshe Hemsy
"	22	Elishu Cohen Neamy.

<u>Block No.</u>	<u>Parcels Nos.</u>	<u>Names of Owners</u>
10818	33	Daniel Albagly
"	35	Yehouda Katron
"	34	Moshulam Wassner
"	33	Menshem Birensweig
"	45, 45	Alfred Kohn
"	44	Shmuel Ben Shabet
"	43	Dina Cohen
"	55	Joseph Kupperman
"	55	Nehemah Rahel, Isaac Solomon Gedalia & Edith Katz & Rose Tamskess
"	54	Shmuel Barles
"	53	Nathan Zvi
"	52	Isaac Rokakh
"	58	State Domain
"	60	Palestine Railway
10816	23, 24	Vakf El Khader
"	25	Carmelite Order
10801	70	Dr. Jubrail Abyad
"	64, 65	Wadie Bustany
"	63	Fadwa Jada
"	63	Mariam Khalil Haddad, Mas'oud and Hama Ashkar
"	61	Hanna Derdes Handouka
"	60	Alye Wife of Anton Zaher
"	2	Suleiman Jabbour
"	59	George Nicole Jabbour
"	58, 57	Bessila Jabbour
"	4	Hama Sambar
"	5	Habiba & Shafika Jabbour
"	55	Haif, Feifeh and Kamleh Fekhoury
"	53	Kamel Jabbour
"	9	Rose & Marie Jabbour and Ibrahim George Azza
"	11	Metropolit Gregorius Hajjar
"	13	Iksander, Dr. Jubrail and Zakiyeh Abyad
"	16	Amin Salim Nsar
"	19	Khalil & Sim'on Gedeon & Ferte.
"	22	Ibrahim Sahyoun
"	75	Palestine Government (State Domain)
"	50	" "
"	78	" "
"	34	Erika, Ruth & Hans Unger
"	35, 39, 40, 41	
"	43, 44, 45, 46	
"	47, 48, 42	Aziz Khayat
"	49	Fritz Ernest Unger
"	36	Palestine Government (Railway)
10803	1	Aziz Khayat
10744	1, 2	Dr. Jubrail Abyad
"	12, 10	Aziz H. Khayat
"	11	Government of Palestine (Railway)
10749	15, 5, 17, 4, 8	Aziz H. Khayat
"	16, 6, 7	Dr. Jubrail Abyad
"	13	Palestine Railways
10750	3, 7, 5	Aziz H. Khayat

4. BOUNDARIES OF THE SCHEME.

On the North : by the Mediterranean Sea, by George V Avenue by Aziz Khayat (Block 10801, Parcel 42), and by Jaffe Road;

On the South : by properties of Elias Mousse Mansour (Block 10822, Parcel 16), Edger Clerk (Block 10822, Parcel 6), Mariam Haddad Iskander, Dr. Jubreil and Zakiyeh Abyed (Block 10820, Parcel 33), by Ras El Krum Avenue by property of Nathan Fridman (Block 10819, Parcel 103), by Heshshaf Street, by properties of Marie Awerbach (Block 10819, Parcel 96), Eliezer Dostrowsky (Block 10819, Parcel 97), Elrich Mullman (Block 10819, Parcel 92), by Mahliely Street, by properties of Albert Genon (Block 10819, Parcel 22), Zvi Svidler (Block 10819, Parcel 27), Rafael and Zippora Refel (Block 10819, Parcel 28), by Avlins Street, by properties of Elrich Mullman (Block 10819, Parcel 8), Pesashe, Rahel, Yeffe Ruttenberg, Frida Shefran and Carmel Lodge No.980 (Block 10819, Parcel 10), Zippora Goldshmidt (Block 10819, Parcel 11) Able Abyed (Block 10819, Parcel 2), by Bat Galim Avenue, by properties of Josef Orloff (Block 10818, Parcel 18), Isaac Rozengarten (Block 10818, Parcel 29), Eliehu Cantor (Block 10818, Parcel 16), Pesash Bonstein (Block 10818, Parcel 17) Haim H. & Hanania H. Polsty (Block 10818, Parcel 19), Dov Eliezer Rosenblum (Block 10818, Parcel 20), Willy Goldshmidt, (Block 10818, Parcel 21), by Shikmons Street, by Shelom Zolotoff (Block 10818, Parcel 37), Josef Hausman (Block 10818, Parcel 32), by Pinnat Gan, by properties of Josef Milson (Block 10818, Parcel 47), Yona Beal Tove (Block 10818, Parcel 42), by Klisha Street by properties of Raphael Kohn (Block 10818, Parcel 57), Rebecca and Jean Altresco, Bertha Koslovsky and Regina Helpman (Block 10818, Parcel 49) Willy Shleim (Block 10818, Parcel 67), Eliezer Katz (Block 10818, Parcel 66), Gustav Reich (Block 10818, Parcel 51), Dr. Jubreil Abyed, Ibrahim Sahyoun, Ruben Zilberstein, Morone Meyouchas, Haim Hoskel Nathaniel, Yehoshua Suprasky and Josef Albins (Block 10818, Parcel 59), by Jaffe Road, by property of Persian Cemetery (Block 10816, Parcel 22) by Allenby Road, by property of Carmelite Order (Block 10816, Parcel 25) By Palestine Railway, (Block 10801, Parcel 36), by Jaffe Road, by Palestine Railways by lands of Aziz Khayat;

On the East : by Mediterranean Sea, by Aliya Street, Dr. Jubreil Abyed, Ibrahim Sahyoun, Ruben Zilberstein, Morone Meyouchas, Haim Hoskel, Nathaniel Yehoshua Suprasky and Josef Albins (Block 10818, Parcel 59) by Palestine Railways (Block 10818, Parcel 60) by Persian Cemetery Block 10816, Parcel 22, by Aziz Khayat (Block 10803, Parcel 1), Fritz Ernest Unger (Block 10801, Parcel 49) H/O Fritz Unger (Block 10744, Parcel 3), Dr. Jubreil Abyed, (Block 10744, Parcel 4), Aziz Khayat (Block 10744, Parcels 8 and 9), H/O Fritz Unger, (Block 10749, Parcel 3), Aziz H. Khayat (Block 10750, Parcel 3).

On the West : by land of Palestine Government (Block 10822, Parcels 20,28), Palestine Government (Hospital) (Bl.10820, Parcel 37) by approved Road, by Ahmed Bey Yazdi and Parts. (Bl.10820, Parcel 7), Mirza Hussein Yazdi & Parts. (Bl.10820, Parcel 28), Elizabeth, Ewald, Getrude Konrad, Gerhardt & Louis Schmelzle (Bl.10820, Parcel 29), Faridch, Elias, Anton Yusuf Abd.Hmuda (Bl.10820, Parcel 30), State Domain (Bl.10820, Parcel 31), Mariam Haddad Iskander, Dr. Jubreil and Zakiyeh Abyed (Bl.10820, Parcel 33) wakf El Khaser (Bl.10816, Parcel 24) by Jaffe Rd. by Palestine Railway (Block 10801, Parcel 36),

by properties of Aziz Khayat (Block 10801, Parcels 40, 42) and by Mediterranean Sea.

6. PURPOSE OF THE SCHEME.

It is the purpose of this scheme to provide for the development of a section of the foreshore of Haifa as a drive-way and promenade and as an area where bathing establishments, cafés, restaurants and places of recreation, maritime sports and amusements may be established. The scheme also provides for a direct connection between Allenby Road and the foreshore by means of a bridge carried over Jaffa Road and the Railway.

6. COMPLIANCE WITH BY-LAWS AND OUTLINE SCHEME.

Any building erected within the area of this scheme and the use of any building or land within the same area shall comply with the requirements of the Haifa Outline Town Planning Scheme, the Haifa Building By-laws and any modification or amendment that has been or may from time to time be made to either, and shall further comply with such deviations from the requirements of the said Outline Scheme as are specifically provided for in Sections 7, 8 and 10 hereunder.

7. ALLOCATION OF LAND.

- (1) (a) The several areas coloured light green and hatched dark green on the plan shall be public open spaces (recreation ground/s) and shall be reserved for the use indicated on the plan for each area or, where not so indicated, for any use in the nature of a public amenity the District Commission upon recommendation by the Local Commission may decide, which may include any of the following :-
 - i. Public gardens;
 - ii. Bathing, Sports and Recreation;
 - iii. Public Exhibitions, fairs and amusements.
- (b) It shall be lawful for the Municipal Corporation of Haifa and/or the Local Building and Town Planning Commission to erect buildings incidental to the uses specified in the preceding paragraph or to authorise any person or body to erect any such buildings for commercial or other utilization.
- (2) The areas coloured light green and bordered dark green on the plan shall be Private Open Spaces.
- (3) The several areas coloured light brown and bordered dark brown on the plan are Government land reserved for the Palestine Railways.
- (4) The several areas coloured orange on the plan shall be Residential Zone 'A' and the several areas coloured blue on the plan shall be Residential Zone 'B'. Shops, cafés and restaurants may be built along frontages facing the main coastal road marked by a violet line. Provided that no such shop, café or restaurant shall be permitted until the coastal road and promenade has been constructed to the full width shown on the plan.
- (5) The several areas coloured pink on the plan are sites reserved for hotels.

- (6) The several areas coloured yellow and hatched brown on the plan are sites for Public Buildings.
- (7) The area of the Public and Private Open spaces shown bordered red on the plan, are Antiquity Sites. The execution of any work or the construction of any building within these areas shall be subject to any conditions and restrictions the Director of Antiquities may impose.
- (8) The several areas coloured light red and dark red on the plan are reserved for public roads.
- (9) The areas coloured light red or dark red and hatched green are reserved for pedestrian ways.

8. PROVISION OF AMENITIES.

- (1) The Municipal Corporation of Haifa, and/or the Haifa Local Building and Town Planning Commission may either carry out themselves or may allow other persons or bodies to execute any of the following works in appropriate positions in accordance with the provisions of this scheme :-
 - a. Construction of sea-walls, footways, roads and bridges;
 - b. Construction of boat-shelters, swimming pools, piers;
 - c. Erection of bathing cabins and bays, rest bungalows, solarium, gymnasium and aquarium;
 - d. Layout and planting of gardens, playgrounds, picnic grounds, car parks and amusement parks including the erection of incidental structures;
 - e. Erection of first aid stations, petrol pumps and public conveniences;
 - f. Construction of watch towers, monuments and other ornamental structures;
 - g. Erection of cafés, restaurants, and dance halls;
 - h. Construction of lilliput railways with halting places and incidental structures;
 - i. Any other structure required by or permitted under the provisions of this scheme.
- (2) The grant of a permit to any persons or body to carry out and/or to utilize any of the aforementioned works shall be subject to such terms and conditions as the Local Building and Town Planning Commission may decide.

9. DESIGN OF BUILDINGS.

- (1) It shall be lawful for the Local Commission to subject the layout and elevation of any building within the area of this scheme to a prescribed architectural design.

- (2) The external appearance of any building not subjected to a prescribed architectural design shall be subject to the Local Commission's approval. Any person intending to erect a new building or to alter or improve an existing building shall submit to them for approval, in addition to general building plans, such detailed designs, specifications, samples of materials and other particulars as may be required.

10. HOTELS.

- (1) The maximum height of buildings permitted to be erected in the areas reserved for hotels shall be four storeys built over a columned sub-storey. The total built up floor area in these buildings, excluding the columned sub-storey, shall not exceed that normally allowed in Residential Zone 'A'.
- (2) All buildings in the areas reserved for hotels shall be subject to a prescribed architectural design.

11. FOOTWAYS AND SEWERS.

No new building shall be constructed and no existing building enlarged or reconstructed or allowed to accommodate a trade unless the abutting footway is constructed and unless connection is made to a public sewer, where such sewer exists, or an alternative temporary system of sewerage is made to the satisfaction of the Local Building and Town Planning Commission and the Public Health Authority.

12. AFFECTED SCHEMES.

This scheme supersedes the "locally approved" Corniche Road, Town Planning Scheme No.149, and the enacted Jabbour Brothers Parcelation Scheme No.179.

This scheme also affects the following enacted schemes:-

- West German Colony Plain - T.P. Scheme No.107;
- Haifa Composite T.P. Scheme No.415;
- Haifa Composite T.P. Scheme No.480;
- Haifa Composite T.P. Scheme No.481, Plan No.8;
- Tell-Es-Samak T.P. Scheme No. 552.

HAIFA LOCAL BUILDING & TOWN PLANNING COMMISSION

H. T. P. SCHEME No. 654
 RECOMMENDED FOR DEPOSIT
 AT THE 77th MEETING ON 11.1.44.

(Sgd) J.L.A. WATSON CITY ENGINEER (Sgd) S.A.B. LEVY CHAIRMAN L.B. & T.P.C.

HAIFA LOCAL BUILDING & TOWN PLANNING COMMISSION

H. T. P. SCHEME No. 654
 RECOMMENDED TO BE PUT INTO FORCE
 AT THE 90th MEETING ON 12.4.45.

J.L.A. Watson CITY ENGINEER (Sgd) S.A.B. LEVY CHAIRMAN L.B. & T.P.C.

TOWN PLANNING ORDINANCE, 1936.
 Haifa TOWN PLANNING AREA.

Detailed SCHEME No. 654

The District Commission, at its 76th meeting held on the 6th day of June, 1944 resolved to deposit the above scheme.

(Sgd) J.L.A. Watson (Sgd) S.A.B. Levy
 City Engineer Chairman

TOWN PLANNING ORDINANCE, 1936.
 Haifa TOWN PLANNING AREA.

Detailed SCHEME No. 654

The District Commission, at its 86th meeting held on the 5th day of June, 1945 resolved to grant authority to put the above scheme into force.

(Sgd) J.L.A. Watson (Sgd) S.A.B. Levy
 City Engineer Chairman