



DETAILED HAIFA TOWN PLANNING SCHEME NO. 639,
VICTOR-HAKIM PARCELLATION, HAMANHIL, MT. CARMEL,
SUBMITTED BY THE OWNER THROUGH MR. S. ELSTER,
LICENSED SURVEYOR, AND ADOPTED BY THE HAIFA LO-
CAL BUILDING AND TOWN PLANNING COMMISSION.

1. LOCATION.

On Mt. Carmel, South-East of Ahuzat Shmuel.

2. AREA OF SCHEME.

19,220 m².

1249

3. AREA OF PROMOTER'S PROPERTY.

13,813 m².

4. OWNERS OF THE LAND INCLUDED IN THE SCHEME.

Victor Hakim; Riger, Singer and Partners.

5. BOUNDARIES OF SCHEME.

On the North by the property of Palestine Kupat-Am Cooperative Society, by the property of Max Mansom and the property of Riger, Singer and Partners.

On the South by the property of Riger, Singer & Partners

On the East by the property of Riger, Singer & Partners

On the West by approved roads and by the property of S.D. Shimel, property of the Palestine Kupat-Am Cooperative Society Ltd. and the property of A. Perlmutter.

6. CONDITIONS.

According to the Town Planning Ordinance 1936/41 and the Haifa Outline Town Planning Scheme, and any enacted additions or amendments which have been or may from time to time be made thereto, and also the following :-

a. Zone: Residential Zone 'A' coloured orange on the plan.

b. Road Alignments, Building Lines and Setbacks.

The width of roads and the minimum distances between road and building lines shall be as shown on the plan. All building and road line corners shall be rounded or cut off as shown on the plan.

c. Public Open Space.

The area coloured light green, hatched dark green and marked 'A' on the plan shall be a public open space and shall be vested with the Responsible Authority.

The Local Building and Town Planning Commission may declare this public open space or part thereof as a public garden or a public square.

The cost of construction and planting of such public garden or public square shall be borne by the owners of the land included in the scheme, in accordance with the provisions of Section 3(21) of the Haifa Outline Town Planning Scheme and in accordance with the Town Planning Amendment Ordinance 1939.

d. Private Open Space.

The area coloured light green, bordered dark green and numbered '6' on the plan shall remain a private open space within the meaning of Section 20, Part 3 (Zoning) of the Haifa Outline Town Planning Scheme.

7. AMENITIES.

a. Drainage.

In all cases towards the drains of the Haifa Municipal Drainage System.

b. Sewerage.

No house shall be allowed to be erected unless it drains to a public sewer constructed at the cost of the owners of building plots. Owners shall be liable to pay their assessed shares in the cost of construction of sewers irrespective of whether their plots have been built upon or not.

All plots shall give free passage for drains and sewers to adjoining plots, and to plots at a higher level.

No septic tank, cesspit, percolating pit or other arrangements for local disposal of sewage shall be permitted unless specially approved for each individual plot.

c. Water Supply.

All building shall be connected to an approved local piped water supply or to a supply operated by the Municipal Corporation of Haifa.

d. Trades & Industries.

Only such trades and industries shall be carried on in approved positions within the boundaries of this scheme as are normally allowed in Residential District 'A'.

e. Roads and Stormwater Drains.

The promoters of this scheme shall construct all roads, including stormwater drains, in accordance with standard specifications of the Municipal Corporation of Haifa, and to full width of carriageway not exceeding $7\frac{1}{2}$ (seven and a half) metres, at any time after enactment of the scheme, before any building is allowed to be erected on any of the plots included in the scheme.

f. Footways.

Footways of approved construction, together with kerbstones of approved shape and material, shall be provided by each plot owner on his complete frontage.

8. SCHEMES AFFECTED.

This scheme partly amends the Enacted Haifa Town Planning Scheme No.1, Abuza Sir Herbert Samuel; and enacted Scheme No.10, Hamanhil Menorah, of which it forms a part.

<i>HAIFA LOCAL TOWN PLANNING COMMISSION</i>	
APPROVED ON <u>12-3-42</u>	
FOR PROVISIONAL APPROVAL BY <u>D.T.P.C.</u>	
SCHEME No. <u>639</u>	
<i>J. K. A. Watson</i> CITY ENGINEER	<i>Sally</i> CHAIRMAN D.T.P.C.

J. J.
Mag
Vita Hakun

HAIFA TOWN PLANNING COMMISSION	
PROVISIONAL APPROVAL	
Scheme No. <u>639</u>	Parcel for Publication
at the <u>57th</u>	meeting of the
Commission held on <u>7-3-42</u>	
Betterment Tax may be recovered in respect of this scheme in accordance with the provisions of section 52 of the Town Planning Ordinance, 1936	
<i>J. K. A. Watson</i> Adviser	<i>J. P. H. ...</i> Chairman