

DISTRICT BUILDINGS
 TOWN PLANNING COMMISSION
 HAIFA
 District Office
 District File No. 27/552

3003814

**DETAILED HAIFA TOWN PLANNING SCHEME No.622
 MORIAH SQUARE AMENDMENT, SUBMITTED BY THE
 CITY ENGINEER AND ADOPTED BY THE HAIFA LOCAL
 BUILDING AND TOWN PLANNING COMMISSION.**

1. Location.

Moriah Street, Mount Carmel Plateau.

2. Area of Scheme:-

22,470 m2.

3. Owners of Land included in the Scheme.

<u>Block</u>	<u>Parcel</u>	<u>Name</u>
10767	1	Moshé David Reznik
10767	2	Asher Gross
10767	3	Issac Meininger & Abraham Herbst
10767	4	Haim Rohold
10767	29	Shmaya Kreizbaum
10767	30	Michal d/o and Nahum s/o Moshé G.Haim
10766	80	Haya Grossman
10766	78	Cacili Woldman
10766	79	Dr. Edmund Ignacy Better
10765	29	Mesulam Gefner & Esther Gefner
10765	32	Dr. Friedrich Eckstein
10765	33	Serika Kros & Franje Kros
10765	24	Dr.Martin Wiltman, Carlo Viskof and Dr. Leo Steindler
10765	23	Zvia Reis
10765	26	Mordechai Kiristi
10765	28	Max Ben-Zion

4. Bounded:-

On the North: By the properties of Abraham Moshé Perlman, Aba Pett, and Max Ben-Zion, Eliezer Eliasher, Tova Rutman and Zalman White.

On the west : By Zefririm Square, the property of Elizabeth Horvath Stern, Emanuel and Miriam Wildman and Abraham Leser.

On the South: By the properties of Marcel Roth, Nissan Rutan, Baruch Binsh and Moshé G. Haim.

On the East : By the properties of Miryam Kaznelenbogen and Eliezer S.Shershevsky.

5. Purpose of Scheme.

To modify an awkward road junction and to give a regular shape to the resulting square. The cancellation of shop frontages on Parcels Nos. 2, 3, 4 and 29, in Block No.10767, Parcels Nos. 78 and 80 in Block 10766, Parcels Nos. 33, 32, 29, 23, 26 and 28 of Block 10765 and Parcel No.129 in Block No.10808, along such sections of frontages as are indicated on the plan by a thick yellow line.

The scheme also provides for a central garden as a public open space, and planted areas in front of shops.

6. Conditions.

According to 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:-

7. Zone:

Residential Zone 'A' coloured orange on the plan.

8. Road Alignments and Building Lines:

The width of roads and the minimum front setbacks shall be as shown on the plan. All building and road corners shall be cut off as shown on the plan.

9. Building Restrictions.

Only one building, exclusive of outstructures, shall be erected on any one plot.

No building permit shall be issued for the Parcels Nos. 29, 32 and 33 of Block No.10765, hatched black on the plan until they are reshaped to become plots of requisite size and shape in a manner to be approved by the Local Building and Town Planning Commission.

10. Public Open Spaces.

The areas marked 'A', 'B', 'C' and 'D' coloured light green and hatched dark green on the plan shall be public open spaces and shall be vested with the Municipal Corporation of Haifa.

The Local Building and Town Planning Commission may declare these public open spaces or any part thereof as public gardens or public squares.

The cost of construction and planting of these public gardens or public squares 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 Ordinance, 1936, and any enacted additions or amendments which have been or may from time to time be made to either.

11. Planted Spaces in Front of Buildings.

The areas in front of buildings coloured light green, bordered and hatched dark green on the plan, shall be constructed and planted by the owners of the abutting buildings at their expense in accordance with instructions to be obtained from the City Engineer, Haifa.

12. Existing Road to be stopped up.

The existing roads shown hatched red on the plan shall be stopped up and shall then become part of the public open spaces 'B' and 'C' as shown on the plan.

13. Drainage.

Towards the drains of the Municipal drainage system and towards natural drainage channels.

14. Sewerage.

No house shall be allowed to be erected unless it drains to a Municipal 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 tanks, cesspits, percolating pits, or other arrangements for local disposal of sewage shall be permitted unless specially approved for each individual plot.

15. Water Supply.

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

16. Trades and Industries.

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

17. Footways.

All footways, coloured grey on the plan, of approved surfacing including kerbstones of approved shape and material, shall be provided by each plot owner along his complete frontage.

18. Roads and Stormwater Drains.

The owners of the lands included in the area of this scheme shall pay for the construction of all roads, including stormwater drains, to be made 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 this scheme, before any building is allowed to be erected on any of the plots included therein. Landowners shall be liable for payment of cost of construction of stormwater drains and roads whether their plots have been built upon or not.

19. Betterment Tax.

Betterment tax may be recovered in respect of this scheme in accordance with the provisions of Section 32 of the Town Planning Ordinance, 1936 as amended by Town Planning (Amendment) Ordinance, No. 5 of 1939.

20. Schemes affected.

This scheme amends partly the following approved Town Planning Schemes:-

1. Scheme No. 3 - Carmel Central
2. Scheme No. 136 - Central Carmel Plateau
3. Scheme No. 121 - Rosenblatt, Western Carmel
4. Scheme No. 144 - Rutman and Partners
5. Scheme No. 424 - Haifa Composite Scheme, Sheet No. 4.

HAIFA LOCAL TOWN PLANNING COMMISSION

APPROVED ON 11-11-41
FOR PROVISIONAL APPROVAL BY D.T.P.C.
SCHEME No. 622

J. A. Watson *Sabbag*

CITY ENGINEER CHAIRMAN D.T.P.C.

HAIFA
TOWN PLANNING COMMISSION

PROVISIONAL APPROVAL

Scheme No. 622 Parcel for Publication
at the 52nd meeting of the
Commission held on 2-11-41

Betterment Tax may be recovered in respect of this scheme in accordance with the provisions of section 32 of the Town Planning Ordinance, 1936.

M. K. Khalil *J. P. Sabag*

Adviser Chairman