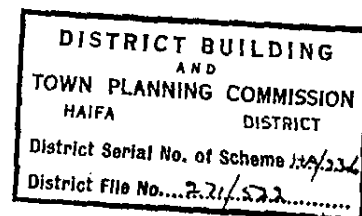


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DETAILED HAIFA TOWN PLANNING SCHEME NO. 616
MORIAH STREET NORTH, SUBMITTED BY THE CITY ENGINEER
AND ADOPTED BY THE HAIFA LOCAL BUILDING AND TOWN
PLANNING COMMISSION.



A. LOCATION.

Central Mount Carmel.

B. AREA OF SCHEME.

28,600 m².

C. OWNERS OF THE LAND INCLUDED IN THE SCHEME.

Yehiel & Sarah Mendelsuss, Dr. Salomon Schon, Aharon & Golda Efron, Baruch & Itta Tulchinsky, Israel Lifshitz, Aref Totah & Dr. Whoood Mizrahi, Nahum Epstein, Asher, Yehouda Yehoudai, Abraham & Lea Frand, Tova Rutman, Zalman White, Hanna Ben-Zion, Eliezer Eliashar, Sara Benyamin, Braha Langleben and Dr. Hedwig Chamizer.

D. BOUNDED.

On the North by a square and a lane.

On the South by the property of Max Ben-Zion, by Moriah Street and by the property of Batia Yovel.

On the East by the properties of P.L.D.C., by an approved road and by the property of Charlotte Steinberg.

On the West by the properties of Max Ben Zion, Tova Rutman, Shoshana Har-Eli, Max Ben Zion, Zalman White, Tova Rutman, by Wolfson Street and by the property of Max Ben Zion, Tova Rutman, Eliezer Eliashar & Zalman White and by the property of Elias Assad.

E. PURPOSE OF THE SCHEME.

It is the purpose of this scheme to widen the northern section of Moriah Street from 14 metres to 20 metres between road-lines.

F. CONDITIONS.

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

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

b. Road Alignments and Building Lines.

The width of roads and the minimum front set-backs shall be as shown on the plan. All building and road corners shall be cut off or rounded as shown on the plan.

G. AMENITIES.

a. Drainage.

By ground infiltration and by natural drainage channels towards Wadi Hajar el Qalb and to a specifically approved system made for and at the expense of the owners of the land included within the boundaries of this scheme.

b. Sewerage.

Each house shall drain to an approved sewerage system or to separate and properly constructed septic tanks and percolating pits. Any plot within one hundred metres of a Municipal sewer shall be connected thereto at the owner's expense.

All plots shall give free right of drainage and sewerage to adjacent plots and to plots at a higher level.

c. 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.

d. Shops.

Shops shall be allowed only in premises fronting the road in the ground storey of main buildings and only along such parts of frontages as are indicated on the plan by a violet line.

Every shop shall have a clear and unobstructed area at pavement level between the building and the edge of the carriageway and this area shall be paved in accordance with the Municipal Specification for footways at the owner's expense.

e. 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 a Residential District. 'A'.

f. 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.

g. 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.

h. Schemes Affected.

This scheme amends the enacted Haifa Town Planning Schemes:

- No. 136, Central Carmel Plateau
- " 144, Rutman & Partners
- " 423, Haifa Composite Scheme - Sheet No. 16.

HAIFA
TOWN PLANNING COMMISSION

PROVISIONAL APPROVAL

Scheme No. 616 Passed for Publication
at the 11th meeting of the
Commission held on 7.11.40

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

H. Kendall (Sgd) J. H. H. POLLOCK
Adviser Chairman

HAIFA LOCAL TOWN PLANNING COMMISSION

APPROVED ON 19.11.40
FOR PROVISIONAL APPROVAL BY D.T.P.C.

SCHEME No. 616

J. H. H. Pollock
CITY ENGINEER

W. G. ...
CHAIRMAN L.T.P.C.