

DETAILED HAIFA TOWN PLANNING SCHEME NO. 607,
RAS-EL-KRUM AVENUE, SUBMITTED BY THE KEREN KAYEMETH LE-
ISRAEL LIMITED, AND ADOPTED BY THE HAIFA LOCAL BUILDING &
TOWN PLANNING COMMISSION.

A. PURPOSE OF SCHEME.

It is the purpose of this scheme to modify the intersection of Jaffa Road with Ras-el-Krum Avenue and the future extension of Kingsway, to alter the public open spaces approved under the Haifa Town Planning Scheme No. 107, to provide for a new public open space and to modify the position and alignment of some secondary roads, affected by the said modifications.

B. LOCATION.

In the West Haifa Plain to both sides of Jaffa Road and Ras-el-Krum Avenue.

C. AREA OF SCHEME.

440,600 m².

D. AREA OF PROMOTERS' LAND INCLUDED IN THE SCHEME.

77,900 m².

E. NAMES OF OWNERS OF LANDS INCLUDED IN THE SCHEME.

Meheman Company Limited, Heirs of G. Suss, Gabriel Brenner, Christian, Emanuel, Emilie, Kaltenbach, Sophia Hauser, Karolina Young, Bruno Kubler, Hilda Weisman and Theodor Kubler, Gustav Wildhorn, Pina Rokakh, Harry Binenfeld, Pinchas Tazini, David Goodman, Joseph, Moris, Shlomo, Benyamin, Abraham and Jonas Binnenfeld, Palestine Land Development Company, Zentral Kasse der Tempelgesellschaft (Christian Beilharz & Brothers), Zeev and Bremula Fishel, Pesah Kaufman, Ben Zion Bar-Akiva and Isaac Douby, Azeez Khayat, Michael Blaich, Heirs of Shmelzle, Anna Meub, Gottlieb Bawer, Anna Mayer, Frida, Christian, Hildegard Anna, Hans Gottlieb, George, Karl, Meta, Selma Bawer, Ingeburg Fritz, Gottlieb Beilharz, Dora Shumakher, Anna Aiman and Emma Hildebrand, Faivel Rozenberg, Yehuda Agam-Lavan, Karl Blaich, Wadia Shukri Boutagy, Maronite Convent, Azizeh Ahmad En Namly, Greek Catholic Wakf, Palestine Railways, Zubeidi Shukri Boutagy, Michail and Albert Far'ach, Herman Keller, Pesah Bechar, Ozer Pozniak, Barak Furshter, Dov and Arie Ben-Zion, Shmuel and Rahel Balter, Samuel Levy, Rozenshtrauch, Yermeyahu Litmanovitz, Efraim Mendel Hull, Yacov Herman, Jerusalem American Land Company, Haim Ben Zion Friedenreich, David Simbler and Abraham Grossman, Dr. Philip Joseph, Bachor Yaacov Alfendri, Nehema Salomon, Philip Mayer, Efraim Soloveitzik, Elkhanan Pollak, David Lamberger, Albert Bohm, Ernst Unger, Leo Stefansky, State Domain, Dr. Y. Hassoun, Salim Siton, Abba Abyad and Salim Ayoub, Armenian Episcopal Patriarchate, Hans Rudolf, Ruth, son of Wilhelm Unger and Erika E. Unger, Zippora and Isaac Aboutboul, Dr. Gabriel Abyad and Salim Ayoub, Heirs of Adam Shmalzried, Toussef Andrawus Asfour, Herbert Bobriker, Youssef Levy, Edmond Levy, Ibrahim Sahyoun, Azeez Khayat, German Cemetery, British War Cemetery, Protestant Cemetery and Moslem Indian Cemetery.

On the North by the Palestine Railways (Main Line) and by the properties of heirs of George Suss, Christian K Kaltenbach and Partners, Anna Meub, Gotlieb Bawer and Partners, Ingeburg Fritz, by Ras-el-Krum Avenue, by the northern edge of Aliya Street and by the properties of Zubeidi Shukri Boutagy, Greek Catholic Wakf, Moslem Cemetery, Hassan and Hussein Ahmad En Namly, Greek Catholic Wakf and Dib Kassem Abde.

On the South by Meheman Company Limited (Haifa Approved Town Planning Scheme No. 559) Petro Hallaq, by Eliyahu Square, by the Southern side of George V Avenue and by the Southern side of Allenby Road.

On the East by the eastern edge of Aliya Street, by the properties of Zubeidi Shukri Boutagy, Greek Catholic Wakf, Zarifeh, Abdallah Masrieh, Abdel Kader Mohamad el Saffouri, Azizeh Ahmad En Namly, Wardeh daughter of Awad Khoury Marieh daughter of Ibrahim Shamma, R. Mundus, Palestine Railways, by the approved Kingsway, by the properties of Youseph Mitri Affara, Darsi Masser Gedeon, by Jaffa Road, by the properties of Petro Hallaq, Elias Gedeon, Nicola Bishara Rizek, by Tel Aviv Street, by the eastern side of Ras-el-Krum Avenue, by Eliyahu Square, by the properties of Leo Stefansky and Azeez Khayat, and by Allenby Road.

On the West by Allenby Road, by the properties of Herbert Bobriker, heirs of Adam Shmalzried, Yousef Andrawus Asfour, by George V Avenue, by the properties of heirs of George Sus, by Jaffa Road, by the properties of Michail Blaich, by Western side of Ras-el-Krum Avenue and by Aliya Street.

G. CONDITIONS.

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

a. Zone Residential District 'B' coloured pale blue on the plan.

b. Road Alignments and Building Lines.

(i) The width of roads, the minimum front side and rear setbacks shall be as shown on the plan. Building and road corners shall be cut off or rounded as shown on the plan. Fences on road corners shall be built on a curve having a minimum radius of 8 (eight) metres.

(ii) Roads to be Stopped Up.

All existing or previously approved roads shown hatched red on the plan shall be stopped up. The Haifa Municipal Corporation shall dispose of the areas so stopped up in accordance with Section 98(j) of the Municipal Corporations Ordinance 1934.

c. Sites for Public Buildings.

The areas coloured yellow bordered and hatched dark brown on the plan shall be sites for public buildings.

d. Building Restrictions.

No permits will be issued for the erection of buildings on any of the areas hatched black on the plan, until parcellation schemes for such areas are submitted by the affected land owners and approved by the Town Planning Authorities.

e. Government Reserves.

The area coloured light brown and bordered dark brown shall be Government Reserves and shall be acquired by the Government of Palestine.

f. Public Open Spaces.

The areas coloured light green and hatched dark green shall be public open spaces. Any of these areas which have not yet been acquired by the Responsible Authority, either by expropriation or agreement, shall be vested with the Haifa Municipal Corporation, in accordance with the provisions of the Haifa Outline Town Planning Scheme.

The Haifa Local Building and Town Planning Commission may declare the whole or part of these public open spaces as public gardens or public squares.

The cost of construction of these public gardens and/or public squares and its apportionment between the owners of the lands included in the scheme, shall be in accordance with Part 3, Section 21, of the Haifa Outline Town Planning Scheme.

g. Architectural Control.

The Haifa Local Building and Town Planning Commission shall be competent to exercise full control over the design, choice of materials and appearance of any building or fence facing any of the public open spaces and the facade of any building along the frontages marked by a dotted red line on the plan.

H. AMENITIES.

a. Stormwater Drainage.

By ground infiltration, by natural drainage channels, towards the Mediterranean Sea and towards the drains of the Haifa Municipal Drainage System.

b. Sewerage.

All buildings shall drain to separate and properly constructed septic tanks and percolating pits. Any plot within 100 metres of a Municipal sewer shall be connected thereto at the owner's expense at any time such sewer becomes available.

All plots shall give free rights of drainage and sewerage to adjoining plots and to plots at a higher level.

c. Water Supply.

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

d. Shops.

Shops shall be allowed only in such rooms in the ground floor of main buildings facing a public road and only along such part of the frontage as is indicated on the plan by a violet line.

e. 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 District 'B'.

f. Roads and Stormwater Drains.

The promoters of parcellation schemes as owners of lands included in their schemes shall pay for the construction or completion of all stormwater drains and roads, which shall be carried out in accordance with the Haifa City Engineer's specification and to full carriage-way widths with a maximum of 7.50 metres at any time after enactment of the scheme and before buildings are allowed to be erected on abutting plots.

In cases where plots are held by individual owners or where plots have been sold to private individuals by promoters of schemes without obligation to construct abutting roads, the Haifa Municipal Corporation may compel the abutting land owners to pay for the construction of roads and stormwater drains whether their plots have been built upon or not.

The crossing of Ras-el-Krum Avenue with the Palestine Railways shall be by means of an overbridge.

g. Dampness Prevention.

Owing to the waterlogged nature of part of the land included in this scheme, no building will be allowed in the low-lying areas unless adequate arrangements are made to the Haifa City Engineer's satisfaction to prevent dampness entering into the building.

h. 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.

(1) Schemes Affected.

This scheme amends the following Town Planning Schemes :-

- Haifa Town Planning Scheme No.47 - Western German Colony (Keller Property)
- Haifa Town Planning Scheme No.107- West German Colony Plain.
- Haifa Town Planning Scheme No.107A- West German Colony (Ard el Hayeh).
- Haifa Town Planning Scheme No.282 - Boutagy Land, West Haifa Plain.
- Haifa Town Planning Scheme No.299 - H. Bobriker, Ard el Khilweh.
- Haifa Town Planning Scheme No.510 - Haifa El Atiqa.

HAIFA LOCAL TOWN PLANNING COMMISSION	
APPROVED ON <u>14.4.41</u>	
FOR PROVISIONAL APPROVAL BY D.T.P.C.	
SCHEME No. <u>607</u>	
/s/d/ <u>Z.L.A. WATSON</u> CITY ENGINEER	/s/d/ <u>SAB. LEVY</u> CHAIRMAN, L.T.P.C.

HAIFA LOCAL TOWN PLANNING COMMISSION	
APPROVED ON <u>19.6.41</u>	
FOR ENACTMENT	
SCHEME No. <u>607</u>	
/s/d/ <u>F.L. Ashm</u> CITY ENGINEER	/s/d/ <u>Abby</u> CHAIRMAN, L.T.P.C.

HAIFA DISTRICT TOWN PLANNING COMMISSION	
PROVISIONAL APPROVAL	
Scheme No. <u>607</u>	Passed for Publication at the <u>45th</u> meeting of the Commission held on <u>4.2.41</u>
Betterment Tax may be recovered in respect of this scheme in accordance with the provisions of section 32 of the Town Planning Ordinance, 1936.	
<u>H. Kendall</u> Adviser	<u>J.H. Ashm</u> Chairman

HAIFA DISTRICT TOWN PLANNING COMMISSION	
Meeting No. <u>50</u> Date <u>5.8.41</u>	
FINALLY APPROVED SCHEME	
Betterment Tax may be recovered in respect of this scheme in accordance with the provisions of section 32 of the Town Planning Ordinance, 1936.	
<u>H. Kendall</u> Adviser	<u>J.H. Ashm</u> Chairman