

DETAILED HAIFA TOWN PLANNING SCHEME NO.591,
WADY JAMAL EXTENSION, SUBMITTED BY THE DIS-
CALCED CARMELITE ORDER, THROUGH MR. I.H.
RABINOWITZ, LICENCED SURVEYOR, HAIFA, AND
ADOPTED BY THE HAIFA LOCAL BUILDING AND
TOWN PLANNING COMMISSION.

A. LOCATION

On the Western Slopes of Mount Carmel abutting to the North of Wady Jamal.

B. AREA OF LAND INCLUDED IN THE SCHEME.

59,300 m2.

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

54,645 m2.

D. NAME OF OWNERS OF LAND INCLUDED IN THE SCHEME.

Discalced Carmelite Order.

E. BOUNDARIES.

On the North by property of the Discalced Carmelite Order.

On the South by property of the Discalced Carmelite Order and by property of Shevet Ahim Co. (enacted Haifa Town Planning Scheme No.378, Shikmona Land Parcellation).

On the East by property of the Discalced Carmelite Order (Private Open Space accessible to the Public in perpetuity).

On the West by property of the Discalced Carmelite Order (enacted Haifa Town Planning Scheme No.166, Carmelite Convent).

F. CONDITIONS.

According to the Haifa Outline Town Planning Scheme and any additions or amendments that 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, Building Lines and Setbacks.

The width of roads, the minimum distance between road and building lines, and the minimum side and rear setbacks shall be as shown on the plan.

All building and fence corners shall be shaped as shown on the plan.

c. Building Restrictions.

No building permit shall be issued in respect of the pairs of areas numbered 8 and 8A, 9 and 9A, 43 and 43A, 44 and 44A, 48 and 48A, respectively and hatched black on the plan, until each pair is combined into one plot of the size and shape shown on the plan.

No building permit shall be issued in respect of the areas numbered 39 to 42 and hatched black on the plan until they are united with the adjacent plots Nos. 35 to 38 respectively, shown on the enacted Haifa Town Planning Scheme No.166, in such a way as to form complete building plots abutting on Road No.1.

Only one building exclusive of outstructures shall be allowed on any of the residential plots included in the scheme.

d. Site for Public Building.

Only public buildings may be erected on plot No.24 coloured yellow, hatched and bordered brown on the plan.

e. Private Open Space.

Plots Nos. 9B, 18 and 31 coloured light green and bordered dark green on the plan shall be Private Open Spaces as defined in the Haifa Outline Town Planning Scheme and no development shall take place thereon without the approval of the District Building and Town Planning Commission.

No part of a private open space shall be added to the curtilage of an adjacent building plot to increase its area.

f. Public Open Spaces.

The areas numbered 19, 45 and 46 coloured light green and hatched dark green on the plan shall be Public Open Spaces as defined in the Haifa Outline Town Planning Scheme and shall be vested with and maintained by the Municipal Corporation of Haifa.

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

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

g. Nature Reserves.

The areas numbered 37, 38 and 47 coloured light green, bordered and cross-hatched dark green on the plan shall be Nature Reserves as defined in the Haifa Outline Town Planning Scheme and shall be open to free access by the public.

F. AMENITIES.

a. Stormwater Drainage.

In all cases towards the drains of the Haifa Municipal Drainage System and by natural drainage channels towards the Mediterranean Sea.

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.

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 local piped water supply or to a supply operated by the Municipal Corporation of Haifa.

d. Shops.

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

e. Trades & Industries.

Only those trades and industries shall be carried on within the boundary of the scheme which are normally allowed in Residential District 'A'.

f. Roads and Stormwater Drains.

The Promoters as owners of the land included in this scheme shall pay for the construction of all stormwater drains and roads which shall be carried out in accordance with the Standard Haifa Municipal Specifications and to full carriageway widths, at any time after enactment of the scheme and before any building is allowed to be erected on abutting plots. The Municipal Corporation of Haifa may compel landowners to pay for the construction of roads and stormwater drains whether their plots have been built upon or not.

g. Footways.

Footways of approved surfacing together with kerbstones of approved type and material shall be provided by each plot owner at his own expense on the whole length of his frontage.

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.

Edmund O'Callaghan

HAIFA LOCAL TOWN PLANNING COMMISSION	
APPROVED ON <u>13-8-40</u>	
FOR ENACTMENT	
SCHEME No. <u>591</u>	
<i>J.S.</i> <i>S. K. Watson</i> CITY ENGINEER	<i>Calley</i> CHAIRMAN T.P.C.

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