

REPORT UPON THE HAIFA TOWN PLANNING
SCHEME NO. 178 - WESTERN CARMEL AREA
SUBMITTED BY THE CITY ENGINEER, HAIFA

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A. LOCATION:

Western Carmel Slopes: ¹⁷³⁾¹¹⁶

B. BOUNDED

- a.- On the North by the Wady el Tatar, Carmelites Convent Road; and Wady Abu Rish.
- b.- On the East by Main Mount Carmel Road.
- c.- On the South by Yosef Loewy scheme No.22 and Wady El Ghamik
- d.- On the West by Asees Khayat and Old Tireh Road.

C. CONDITIONS

According to the conditions of the Haifa Outline Scheme and any published additions and amendments which may be made thereto and also the following:-

- a.- Zone: Class A Residential.
- b.- Set-Backs:

Front: The minimum distance between building lines shall be as shown on the plan and shall in all cases be not less than 20 metres.

The minimum set-back from the road line shall be not less than 5 metres. The minimum road width shall be not less than 10 metres except for pathways leading to not more than two houses or plots. All corners shall be cut as shown on the plan and so as to provide a minimum curb radius of not less than 8 metres.

Side: Not less than 4 metres.

Rear: Half the height of the building with a minimum of 6.50 metres.

c.- Curtilage:

20 % of the area of the plot.

Size of plot

Not less than 1000 M2.

d.- Height of Buildings.

Not exceeding two storeys on flat plots and not exceeding two and half storeys including basement on hilly plots provided no basement shall have a floor area in excess of 50 % of the ground floor area.

e.- Only one building exclusive of outstructures shall be allowed on each plot.

D. AMENITIES**a.- Drainage**

Towards, in all cases, the drains of the Municipal Drainage system and to the local catchment area.

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 100 m. 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 levels.

c.- Water Supply.

From a Municipal or an approved local piped supply.

d.- Shops.

Shops shall only be allowed on plots indicated on the plan by a red line. All shops shall have a clear and unobstructed area at pavement level, between the shops and road line, to be constructed at the owner's expense.

e.- Trades and Industries

Only those 1st class Trades & Industries shall be carried out within the borders of the scheme which are normally allowed in a Residential District A.

f.- Pavements.

Including kerb stones and an approved surfacing shall be provided by each plot owner on his complete frontage. Such work shall be carried out by the responsible authority at the owner's expense.

g.- Areas shown on the plan in light green shall be reserved as private open spaces.

h.- Areas shown in dark green shall remain as unfenced afforested open spaces and shall be free for all normal access by the public.

i.- Plots shown in brown shall be reserved for the construction of public buildings.

j.- No building shall be allowed on land having a greater maximum slope than 40 %.

k.- Roads of approved type and construction shall be made by the abutting plots owners before any building development is allowed on abutting plots.

This scheme incorporates and includes the whole of the following enacted schemes.

No.2 - Western Carmel

No.63 Gitelson Kassab and Partners.

No. Startmet - Elyashar (under enactment)

No. Abu Rish Scheme (under enactment)

No. Wady El Tatar (locally approved)

ILMFA LOCAL TOWN PLANNING COMMISSION

APPROVED ON 9.10.35
FOR ENACTMENT
SCHEME No. 178

J. P. ...
CITY ENGINEER

... ..
CHAIRMAN L.T.P.C.

CENTRAL TOWN PLANNING COMMISSION

Scheme passed for publication at the 114 meeting of the C. T. P. C. on 28.3.36

Date: 26.6.36 *J. W. ...*
Chairman, C. T. P. C.

CENTRAL TOWN PLANNING COMMISSION

Scheme finally approved and ordered to be published in the Gazette.

(Sd) A. G. WAUCHOPE

Date: 29.6.36

High Commissioner.