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REPORT UPON THE HAIFA TOWN PLANNING
SCHEME NO. 264, KNOWN AS ARD EL YAHOU
RECONSTRUCTION AREA SCHEME, SUBMITTED
BY THE CITY ENGINEER, HAIFA.

A. LOCATION

South of Nazareth Road and to the West of Wady Rushmia.

B. BOUNDED

On the North:- Abraham Cilles, Mordecai Aboutboul, and approved scheme No. 135.

On the South:- Ezzat Mohamad Bakir Irani, Khalil Sabti, Shlomo Yekhyeh Mirrahi, Shalom Mirrahi, Abraham Benyamin Halfon, Beth-Kneset Zadik Shim'on, Ya'ish Naddaf, approved Scheme No. 171, Moshe Rubin Hayon, Haj Mohamed Statiyeh and Mohamed Abd. Khalil.

On the East:- approved Scheme No. 89, Heirs of Mendel Rodstein, Fendrikh Mayerhoff, Jacques Matosian, Ref. Asad Mansour, Shlomo Ben Kiki, Fatmah and Ibrahim Nabulsi, Musbah Shkeify, Mitri George Salamah and Bros. Rahel Boris Wolf, approved Scheme No. 39 and Dr. Hanna Dakhil.

On the West:- Approved Schemes Nos. 61 and 167.

C. CONDITIONS

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

- a. - Zone. Commercial Zone "B" coloured red.
Residential Zone "C" coloured yellow on plan.
Modified Control, Area hatched red.

b. - Set-Backs.

Front. The minimum distance between building lines shall be as shown on the plan.

The distance between the building and the kerb line shall be clear, free from all obstructions, paved and maintained at the owner's expense, and shall at all times be opened to traffic and use by the public.

All corners shall be cut so as to provide a minimum curve radius of not less than 8 metres.

Side. The side set-back in the Commercial Zone shall be closed or shall be 1.25 metres according to the agreement between the neighbours and the approval of the responsible authority.

The side set-back in the Residential Zone "C" shall be not less than 3 metres.

Rear.

In Commercial Zone not less than 3.25 metres or half the height of the building, according to the Building Bye-Laws governing court-yards.

In Residential Zone, not less than 4.75 m. or half the height of the building according to the Building Bye-Laws governing rear of buildings and courtyards.

c.- Curtilage.

In Commercial Zone, newly formed plots and parcels shall not be less than 200 m².

In Residential Zone "C" not less than 450 m².

d.- Percentage

In Commercial Zone not exceeding 50 % of the combined area of the plots and of half the area of the roadways abutting the plot.

In Residential Zone "C" not exceeding 33 1/3 %.

e.- Height of Buildings.

Not exceeding one and one quarter times the distance between buildings, in Commercial zone.

In Residential Zone "C" not exceeding 3 floors, excluding roof towers, on flat plots and not exceeding 3 floors on any elevation, on plots with an average gradient of 10 %

f.- Height of Ground Floor.

In Commercial Zone every room in the lowest storey of any building, on the frontage of such building shall have a minimum height of not less than 4.25 metres above pavement level.

g.- Public Open Spaces.

All lands hatched and coloured green on the map shall be public open spaces. All lands so coloured which have not yet been acquired by the Municipal Corporation of Haifa, shall, subject to the provisions of the Town Planning Ordinance 1921-1929, be subject to compulsory purchase provided always:-

i) That this provision shall not preclude the acquisition of such land by agreement with affected owner or persons.

ii) All public open spaces shall after expropriation be maintained by the Responsible Authority.

iii) The cost of construction of these open spaces shall be borne, as hereafter provided, by the owners of the land contained in the scheme, the Municipal Corporation of Haifa participating in

thereof. Provided that if the owners desire to carry out any such works before the Municipal Corporation is prepared to participate, they shall obtain the prior authorization in writing of the Municipal Corporation and shall bear the whole cost.

(iv) The cost of these open spaces shall be apportioned between the owners of the land comprised in the scheme in proportion to the area owned by them provided that the owners of land abutting on the open space shall pay a double share.

v) No owner shall be called upon to pay his share before he has built upon his land or before the majority of the owners affected have built upon their plots whichever shall first occur.

D. AMENITIES

Drainage

Towards in all cases the drains of the Municipal drainage system and of the Haifa Port Area.

Sewerage.

Each building shall drain to Municipal Sewers and shall be connected thereto according to the approval of the Health Department at the owner's expense according to the Drainage Ordinance, provided the main connection distance does not exceed 100 metres.

All owners of plots shall give free right of way to all drainage and sewerage lines leading from neighbouring plots and from plots at a higher level.

All soil pipes, waste pipes, ventilation pipes, electric cables and telephone connections shall be laid or fixed at the rear of buildings.

Water Supply

From a Municipal or a specifically approved local piped supply.

Trades and Industries

Only those trades and industries shall be carried out within the boundary of the scheme which are normally allowed in a Commercial District and Residential "C" District.

Shops.

Shall be permitted only on those plots indicated on the plan by a thick vermilion line.

Facades in Commercial Districts.

All facades shall be of stone of an approved colour.

Betterment Taxes may be collected from all owners within and without the whole or part of the scheme who will benefit either directly or

or by construction of roads, sewers or drains.

Roads. Promoters of areas included in approved schemes shall pay for the construction of all roads made in accordance with Standard Municipal Specifications and to a full width of carriageway at any time after enactment of the scheme before any building is allowed to be erected in the respective part of the scheme. Landowners shall be liable to pay for the construction of roads whether their plots have been built upon or not.

Pavements

The area between building line and road line shall be constructed as sidewalk at the owner's expense and kept free of all obstructions.

HAIFA LOCAL TOWN PLANNING COMMISSION

APPROVED ON 6-8-34
FOR ENACTMENT
SCHEME No. 264

T. A. Nelson
CITY ENGINEER

Paulston
CHAIRMAN L.T.P.C.

NORTHERN DISTRICT
TOWN PLANNING COMMISSION
FINAL APPROVAL

Scheme No. 264 finally approved
and ordered to be published
in the gazette.

De la Motte
Date 11.VII.36
Commissioner

De la Motte

DISTRICT BUILDING and TOWN
PLANNING COMMISSION
NORTHERN DISTRICT