

30398

REPORT UPON THE HAIFA TOWN PLANNING SCHEME
NO. 125 NORTHERN MT. CARMEL SCHEME (KNOWN AS
THE CARMEL PLATEAU AND PANORAMA ROAD) SUB-
MITTED AS A DETAILED SKETCH PLAN BY THE
CITY ENGINEER, HAIFA.

Location.

On and above the Northern face of Mount Carmel overlooking the town and Bay. From the German Hospice to the East to the Carmelite Grounds to the West.

Bounded.

- a. On the North East by the Carmel Slopes and the Panorama Road.
- b. On the South West by the Wadi el Tater.
- c. On the East by the Central Carmel Scheme No. 3.
- d. On the West by the Carmelite lands and the proposed Wadi el Tater Town Planning Scheme.

Conditions

- a. 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 8 metres. Except for pathways leading to not more than four 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 3 metres.

Side. Not less than 4 metres.

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

c. Curtilage.

Not less than 1000 m², unless otherwise specially approved.

c2. Percentage of built up area 20% of the area of the plot.

d. Height of Buildings.

Not exceeding two storeys on flat plots and not exceeding two and half storeys including basements on plots with an average slope in excess of one in ten, called "Hilly Plots", provided that no basement shall have a ground floor area in excess of 50 % of the ground floor area.

- e. Only one building exclusive of outstructures shall be allowed on each plot.
- f. Plots marked in brown on the plan shall be used exclusively for public buildings.
- g. Areas coloured green on the plan shall remain as open spaces or public gardens.
- h. Only detached dwelling houses and domestic buildings shall be allowed on the plots coloured pink.
- i. Areas coloured green and hatched in dark green shall be declared public open spaces.

SPECIAL CONDITIONS FOR PANORAMA ROAD.

In order to preserve the Amenities and view from the road and the ridge to the North East (Now called Panorama Road) the following special conditions are provided for plots abutting thereon:

- a. On the North of the Panorama Road between points A & B, no part of a building, outbuilding or fence shall be of a greater height than the view line of 16% measured from the Panorama Road towards the sea.
- b. All buildings abutting the Panorama Road shall be of approved design with stone facades.

Enclosed and Cancelled Schemes.

The following schemes are enclosed wholly or in part by this scheme and will in as far as they are affected by this scheme and conditions thereof be considered as cancelled.

- 1. Carmel Evangelical Mission No.5
- 2. Carmel Central Town Planning Scheme No.3

Amenities.

a. Drainage.

Towards, in all cases, the drains of the Municipal system and to the catchment area to the North and East.

b. Sewerage.

Each house shall drain to a sewerage system or to separate and properly constructed septic tanks and percolating pits. Any plot within 100m. of a Municipal sewer shall be connected thereto at the owner's expense.

All Works shall be to the approval and full control of the Health Department.

All owners of plots shall give free rights of way for drainage and sewerage from adjoining plots and from plots at a higher level.

c. Water Supply.

From a Municipal or a specially 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 unobstructed area at pavement level, between the shops and the road line, to be constructed at the owner's expense.

e. Trades & Industries.


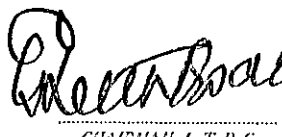
Only those 1st class trades and industries shall be carried out within the borders of the scheme which are normally allowed in a Residential District "A".

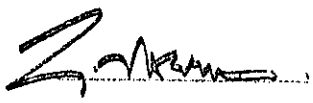
f. Pavements.

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. Roads.

Roads of approved type, construction and formation to the full width of the road shall be made in accordance with Municipal specifications by the promoters or owners before any building development is allowed on abutting plots.

HAIFA LOCAL TOWN PLANNING COMMISSION	
APPROVED ON 12-3-35	
FOR PROVISIONAL APPROVAL BY C.T.P.C.	
SCHEME No.	
 CITY ENGINEER	 CHAIRMAN L.T.P.C.

CENTRAL TOWN PLANNING COMMISSION	
Scheme passed for publication	
at the 116 th meeting of the C. T. P. C. on	
16 th April 1935.	
Date: 1-7-35	
Chairman, C. T. P. C.	

(Sgd) A. G. WAUCHOPE

4.7.35