

A. LOCATION.

Ahuzat Shmuel Quarter, Mount Carmel.

B. AREA OF SCHEME.

3,100 dunams.

C. OWNERS OF THE LANDS INCLUDED IN THE SCHEME.

- 1) The present individual owners of properties included within the boundaries of the enacted Haifa Town Planning Scheme No.1, Ahuzat Sir Herbert Samuel, published in Official Gazette No.180, of the 1st February, 1927, but excluding owners of land comprised in Block No.10, shown on survey plan serial No.11/B/8, prepared by Mr. N. Epstein, Licensed Surveyor, in 1928 and registered with the Haifa Land Registry Office.
- 2) The present individual owners of properties contained within the boundaries of the enacted Haifa Town Planning Scheme No.1a, South Ahuzat Sir Herbert Samuel, published in Palestine Gazette No.466 of the 13th September, 1934.
- 3) The Ahuzat Sir Herbert Samuel Cooperative Society Limited in Liquidation and
- 4) State Domain.

D. BOUNDARIES OF SCHEME.

On the North by the Wadi Shulul el Madba'a (enacted Haifa Town Planning Scheme No.223, Tel Aharon), by the Wadi Kafr Samir (enacted Haifa Town Planning Scheme No.6, Ard Shambour) by Morish Street, by a Tributary to the Wadi El Uleiq (enacted Haifa Town Planning Scheme No.3, Carmel Central).

On the East by the Western Wadi Rushmia Lands (enacted Haifa Town Planning Scheme No.579, Western Wadi Rushmia Land), Enacted Haifa Town Planning Scheme No.10, Hemanhil Menorah, Mt. Carmel.

On the South by the enacted Haifa Town Planning Scheme No.10, Hemanhil Menorah, Mt. Carmel, by the Wadi Amir, Haifa Municipal Boundary, Enacted Haifa Town Planning Scheme No.181, Hakynyam Parcellation and by the properties of individual owners of the Et Tireh Village.

On the West by the properties of individual owners of Et Tireh Village, by the Haifa Municipal Boundary, by property of Yusef Halil Kassem El Masry and by property of Mohamed Esmail El Shayeb.

**E. PURPOSE OF SCHEME.**

It is the purpose of this scheme to convert certain areas previously approved as nature reserves into public open spaces, sites for public buildings and residential building plots respectively; to convert certain approved sites for public buildings into residential building plots and to convert certain residential plots into sites for public buildings; to open new roads, modify, widen, divert and/or abolish certain previously approved roads; to determine new Building Lines and other set-backs; to cancel the authority for building shops on certain plots and to lay down other sites where shops may be opened, and to determine sites on which certain small workshops using power driven machinery may be established.

**F. CONDITIONS.**

According to the Haifa Outline Town Planning Scheme and any additions and amendments which 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 and Building Lines.

The width of roads, the minimum front-side and rear set backs shall be in accordance with the provision of the Haifa Outline Town Planning Scheme, unless otherwise shown on the plan. All building and road corners shall be cut or rounded off as shown on the plan.

c. Roads to be stopped up.

All existing or previously approved roads shown hatched red on the plan, shall be stopped up.

d. Building Restrictions.

(i) No building shall be allowed to be erected on any of the areas hatched by dotted black lines on the plan and numbered 111 and 112, 212, 212A, 698B, 699B, 700B, 701B, 701A2, 701B2, 719, 720, 721, 1010, 1124 and 1125 (formerly No.VIIA), until they will be combined with the respective adjacent areas to form plots of the size and shape as shown on the plan.

(ii) The owners of plots Nos. 119, 119A, 342B, 344, 344A, 370, 370A, 357 and 575A, 575B, 789B, 730, 1113, 1175, VIIA, XIA and XA, hatched black on the plan, shall acquire the strips of land separating their plots from the adjacent public roads before any buildings are erected on the respective plots.

(iii) The area covered by buildings to be erected on any of the plots hatched black on the plan and numbered 698A, 699A, 700A, 701A, 702A1, 701B1 and 1127 shall be calculated on the basis of the new area of such plot.

(iv) The area marked VIIIA1 shall be combined with the area marked VIIIA.

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e. Sites for Public Buildings.

- i. The plots coloured yellow on the plan, hatched and bordered brown and numbered C1-C6, 5, 39/40, 41, 42, 43, 53, 54, 55, 56, 57/58, 70A, 70B, 102, 160, 163, 165, 166, 167, 168, 169, 170, 173, 251, 252, 253, 254, 255, 1113A, 1113, 1114, 1136, 1137, 946, 947, 950, 951, 986, 987, 284, 338, 339, 340, 350, 351, 410, 415, 341, 416A, 416B, 418A, 419, 552, 733, 743, 765, 445, 452, 453, 454, 455, 541, 456, 457, 458, 664, 665, 753, 753A, 611A, 620, 563, 565, 566, 567B, 573, 573A, 574A, 581, 591, 591A, 594, 775, 776, 777, 778, 571A, 572, 571B, 800A and 1228 shall be sites for public buildings.
- ii. The plots shown coloured yellow, hatched and bordered brown, previously approved as residential building plots and numbered C1 to C6, incl. 102, 173, 251 to 255, incl. 284, 452, 552, 611A, 620, 665, 986 and 987, shall be sites for public buildings.
- iii. Plots Nos. 16, 204A, 204B, 421, 423A, 425A, 244, 245 and 246, previously approved as sites for public buildings shall be residential building plots.

f. Nature Reserves.

The areas coloured light green on the plan, bordered and cross-hatched dark green and numbered :-

- N1 (Comprising areas A1, A2, A3 and C14)
- N2 (Comprising areas C9, C10, C11, 31R to 38R inclusive).
- N3 (Comprising areas 1R to 33R (incl.) C12, C13/2 and the areas marked on the plan PA1 to PA4).
- N4 (Comprising areas marked E, IIP, IVP, VP, PA5, 132P to 136P, incl. and 137A to 142A incl.)
- N5 (Comprising areas marked IP, IIP, 128P.)
- N6 (Comprising areas marked 16H to 28H incl.)
- N7 (Comprising part of area 20H)
- N8 (Comprising areas marked 1H to 15H incl.) 8A and an abolished street).
- N9 (Comprising Areas 29H and 30H).
- N10 -
- N11 (Comprising Area XIA).
- N12 (Comprising Area XIP).
- N13 (Comprising Part of Area 21).
- N14 (Comprising Part of Area 21).
- N15 (Comprising Part of Area 21).
- N16 -
- N17 (Comprising areas marked 2, 3, 4, 5, 6, 7, 8, 9, 10, 24, 25, 26, 684P, 685P, 686P, Ap, HP and PA6.)
- N18 (Comprising areas marked 1M to 22M incl. 1N to 14N incl. 312P, 10VII to 14VII incl.)
- N19 (Comprising areas 1P, 2P, 3P, 133P, 134P, 134M, 134G.)
- N20 (Comprising Area 5P).
- N21 -
- N22 (Comprising 1P ~ 3P incl.)
- N23 (Comprising areas marked A, B to O. incl.)
- N24 (Comprising areas Bp to Fp incl.)
- N25 -

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N26 (Comprising areas 653A/P, 657P, 658P and 662P)

N27 -

N28 (Comprising areas 1NA, 1NB, 2N and PA7).

N29 (Comprising area VIIA).

shall be classed as Nature Reserves as interpreted in the Haifa Outline Town Planning Scheme and no building shall be erected on such lands save buildings incidental to the agricultural or horticultural use of the land.

No portion of an area declared as Nature Reserve shall be added to the curtilage of any building plot to increase the area of such plot or to increase the permissible built-up-area on such plot.

**g. Public Open Spaces.**

- i. The areas coloured light green, hatched dark green and marked P1, P2, P3, P4, P5, P6, P7, P8, P9, P10, P11, P12, P13, P14, P15, P16, P17, P18, P19, P20, P21 and P25, shall be public open spaces.
- ii. All the sforessaid areas with the exception of the area marked P21, shall be public gardens or public squares, shall be vested with the Municipal Corporation of Haifa and shall thereafter be maintained by the said Corporation.
- iii. The cost of construction of these public gardens and/or 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.  

The area marked P21, shall be a public open space in private ownership.
- iv. The area marked P.22, shall be a public garden.

**G. AMENITIES.**

**a. Stormwater Drainage.**

In all cases towards the natural drainage channels and wadies.

**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 plot owners shall give free right 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 floor of main buildings in rooms fronting the road and only along such parts of frontages as are indicated on the plan by a violet line.

e.(1) Trades and Industries.

Save as provided in Sub-Clause (11) hereunder, 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 'A'.

(11) Trades and workshops other than those allowed in a residential district 'A' may be approved by the Local Building and Town Planning Commission with the consent of the District Building and Town Planning Commission on the plots hatched violet on the plan and numbered 112, 216, 127, 130C, 110, 119, 119A, 60, 128, 369, 369A, 344, 344A, 370, 370A, 357 and 392.

On authorising trades and workshops in these premises, the Local Building and Town Planning Commission may prescribe such conditions as they deem fit relating to the amount of horse power to be employed, the restriction of noise, the means or method of heating, the layout of area surrounding the premises where trades or workshops are being operated, the external appearance of the premises, the hours of working, restriction of external lights to be displayed and any other conditions they may deem fit to impose.

f. Roads and Stormwater Drains.

The Ahuzah Sir Herbert Samuel Cooperative Society Limited in Liquidation, shall pay for the construction of all stormwater drains and roads, - not yet or partly constructed within the area of the scheme, - which shall be carried out in accordance with the Haifa City Engineer's Standard Specifications and to full carriageway 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 had been sold to private individuals by the Ahuzah Sir Herbert Samuel Cooperative Society Limited in Liquidation, without obligation to construct abutting roads, the Haifa Municipal Corporation may compel the abutting landowners to pay for the construction of roads and stormwater drains whether their plots have been built upon or not.

**g. Palestine Electric Corporation Overhead Lines.**

No part of any building may be closer than three metres from a vertical line drawn to the ground from the nearest extremity of high tension lines.

**h. Betterment Tax.**

Betterment Tax may be collected in respect of this scheme in accordance with the provisions of section 32 of the Town Planning Ordinance, 1936, as amended by the Town Planning (Amendment) Ordinance No. 5 of 1939.

**i. Affected schemes.**

This scheme involves certain modifications to parts of the following approved Town Planning Schemes:-

1. Scheme No. 1, Enacted Ahuzah Sir Herbert Samuel.
2. Scheme No. 1, Enacted Amended Ahuza Sir Herbert Samuel.
3. Scheme No. 1a, Enacted South Ahuzah Sir Herbert Samuel.
4. Locally approved Scheme No. 1b, Ahuza Sir Herbert Samuel, re-parcellation of 2 blocks.
5. Locally approved scheme No. 1c, Ahuzah Sir Herbert Samuel, Re-parcellation of 2 blocks.
6. Scheme No. 209, Amendment to Ahuza Sir Herbert Samuel.

HAIFA DISTRICT  
TOWN PLANNING COMMISSION

PROVISIONAL APPROVAL.

Scheme No. 4/D Passed for Publication  
at the 42nd meeting of the  
Commission held on 5.11.40

Betterment Tax may be recovered in respect of this  
scheme in accordance with the provisions of section 32  
of the Town Planning Ordinance, 1936.

*M. Kendall* (Sgd.) I. H. H. POLLO  
Advisor Chairman

HAIFA LOCAL TOWN PLANNING COMMISSION

APPROVED ON 10-9-40  
FOR PROVISIONAL APPROVAL BY D.T.P.C.

SCHEME No. 1D

*J. A. Wahne*  
CITY ENGINEER

*Salim*  
CHAIRMAN L.T.P.C.