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A. LOCATION

All that land included in Sheet 145-240, Plan 4, drawn and printed in Survey Office, Jaffa, September, 1928, and headed District Northern, Sub District Haifa.

B. BOUNDARIES.

On the North by the lands comprised in Survey Plan No. 145-245. 16 (approved Composite Scheme No. 423).

On the South by the lands comprised in Survey Plan No. 145-240. 8

On the East by the lands comprised in Survey Plan No. 150-240 1

On the West by the lands comprised in Survey Plan No. 145-240 3

C. CONDITIONS.

According to the conditions of the Haifa Outline Town Planning Scheme, enacted by His Excellency the High Commissioner, in Gazette No. 482 of the 15th February, 1934, and any published alterations, additions and amendments which may from time to time be made thereto, and in accordance with any enacted detail or parcellation schemes comprised within the area of this scheme.

D. AMENITIES.

a. Drainage.

By percolation and surface drainage towards the Wadi Rushmia Municipal Stormwater Drain and towards the Wadies to the West.

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 metres from a sewer of the Responsible Authority shall be connected thereto at the owner's expense.

All plots shall give free right of drainage and sewerage to all adjoining plots and to plots at higher levels.

c. Water Supply.

From a municipal or approved local piped supplies.

d. Shops.

Shops shall be allowed only along the frontages or a part of the frontages of the plots indicated on the plan by a dark violet line. All shops shall have clear unobstructed areas at pavement level between the shop frontage and road line, to be constructed and planted at the owner's expense.

All shops shall abut on public roads.

e. Trades and Industries.

Only those trades and industries shall be carried on within the borders of the scheme which are allowed in the Residential Zone "A" under the Haifa Outline Town Planning Scheme.

f. Roads.

The Promoters of parcellation schemes included within the boundaries of this scheme shall construct all roads, included within the area of their respective parcellation schemes, to full formation width and to an asphalted width of not exceeding $7\frac{1}{2}$ m. (seven and one half metres) in accordance with standard Municipal Specification, before any building development is allowed on abutting plots.

Notwithstanding the above, where building development has already commenced prior to the enactment of this composite scheme or where no parcellation scheme exists, the Responsible Authority shall be at liberty to enforce Part II (Roads) of the Haifa Outline Town Planning Scheme.

g. Development.

Betterment Taxes may be collected from all owners within and without the whole or part of the scheme who will benefit either directly or indirectly by the construction of roads, sewers and drains.

h. 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.

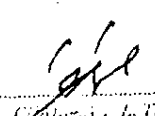
i. General.

This scheme involves certain modifications to parts of the following schemes :-

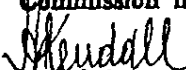
1. Scheme No.1 Amended Ahuzs Sir Herbert Samuel.
2. Scheme No.3 Carmel Central Area.
3. Scheme No.6 Ard Shambour.
4. Scheme No.121 Rosenblatt Western Carmel.
5. Scheme No.136 Central Carmel Plateau.
6. Scheme No.137 Ramat Hadar Scheme.
7. Scheme No.144 Rutman and Partners Scheme.
8. Scheme No. 288 Ahuzs Sir Herbert Samuel Shopping.


Where changes occur with regard to Road Lines, Building Lines and Zoning, this scheme will be considered as overruling the above schemes.

This scheme will not overrule special conditions included in enacted schemes.

HAIFA AND SAMARIA DISTRICT TOWN PLANNING COMMISSION	
APPROVED ON <u>9-11-38</u> FOR ENACTMENT SCHEME No. <u>424</u>	
<i>J. L. A. Watson</i> CITY ENGINEER	 CHAIRMAN, T.P.C.

J.S.

HAIFA AND SAMARIA DISTRICT TOWN PLANNING COMMISSION	
PROVISIONAL APPROVAL	
Scheme No. <u>424</u>Passed for Publication at the <u>14th</u>meeting of the Commission held on <u>8.12.38</u>	
 Adviser	(Sgd) M. Bailey (Original signature on report produced at the meeting) Chairman

HAIFA AND SAMARIA DISTRICT T.P.C.	
Meeting No. <u>23</u>Date <u>6.12.38</u>	
FINALLY APPROVED SCHEME	
(Sgd.) MORRIS BAILEY Chairman	 Adviser

HAIFA AND SAMARIA DISTRICT TOWN PLANNING COMMISSION	
FINAL APPROVAL	
Scheme No. <u>424</u>finally approved and ordered to be published in the gazette.	
(Sgd) HAROLD MACHINGALL Date <u>15.2.39</u> High Commissioner	