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לשכת תכנון מחוזית, מחוז חיפה
העתק משרדי
תפ / 544
לא להוציא מחיק מס

**DETAILED HAIFA TOWN PLANNING SCHEME NO. 544,
SHOPPING SCHEME FOR TEL AMAL QUARTER, CONSTITUTING A
MODIFICATION TO THE ENACTED HALISSA SCHEME NO.7, SUB-
MITTED BY THE TEL AMAL COMMITTEE AND ADOPTED BY THE
HAIFA LOCAL BUILDING AND TOWN PLANNING COMMISSION.**

A. PURPOSE OF SCHEME.

Approval of additional shop frontages within the boundaries of this scheme.

B. LOCATION.

On the Nave-Shaanan Slopes and abutting on Salah-Ad-Din Road.

C. BOUNDED.

On the North-East by Salah-Ad-Din Road.

On the West by Peer Street (plots Nos. 125-142 of the enacted Halissa Scheme No.7)

On the North-West by the enacted Haifa Town Planning Scheme No.98, Halissa East.

On the South-East by the enacted Haifa Town Planning Scheme No.214, Khayat-Halissa Land.

D. SHOPS.

a. In addition to the shop frontages approved in the enacted Haifa Town Planning Schemes Nos.7 and 191, on plots numbered 1, 2, 3, 4, 5, 6, 7, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 39, 40, 48, 49, 50, 66, 67, 102, 112 and 116, marked on the plan by a thick black line, additional shops shall be allowed on the following plots where shop frontages have been indicated on the map by thick violet lines and which are numbered 8, 9, 10, 11, 12, 13, 14, 15, 29, 30, 31 and 32.

b. Shops may be allowed in the front of the building only and shall have a clear unobstructed area at pavement level between the shops and the road line. Such area shall be free from all obstruction or fences and shall be constructed and maintained at the plot owner's expense and shall at all times be open to traffic and use by the public.

c. In view of the excessive slope of the land comprised in this scheme, the Local Building and Town Planning Commission shall lay down threshold levels for all shops and shall fix the relationship between the level of the carriageway and the level of the footway and the floor level of each shop.

d. The Local Building and Town Planning Commission may also impose special conditions with regard to external appearance, material and colour for the buildings to be erected on plots Nos. 39, 40, 66, 67, 112, 26, 27, 28, 48, 49 and 50.

e. Trades and Industries.

Trades and industries allowed in Residential Zone 'O' according to the Haifa Outline Town Planning Scheme, may be carried on in approved positions within the boundaries of this scheme although the area is classed as Residential Zone 'B'.

BAKERIES.

Bakeries shall be allowed only on the plots numbered 55 and 94.

HAIFA LOCAL TOWN PLANNING COMMISSION

APPROVED ON 12.8.38
FOR PROVISIONAL APPROVAL BY D.T.P.C.

SCHEME No. 544

J. L. A. WATSON CITY ENGINEER Sgd. H. SHUKRI CHAIRMAN L.T.P.C.

HAIFA LOCAL TOWN PLANNING COMMISSION

APPROVED ON 19.11.40
FOR ENACTMENT

SCHEME No. 544

J. L. A. Watson CITY ENGINEER Sabbey CHAIRMAN L.T.P.C.

HAIFA + Sanaa DISTRICT TOWN PLANNING COMMISSION

PROVISIONAL APPROVAL.

Scheme No. 544 Passed for Publication at the 23rd meeting of the Commission held on 1.11.38

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

Sheppard Adviser (Sgd.) M. Bailey Chairman

HAIFA DISTRICT TOWN PLANNING COMMISSION

Meeting No. 44 Date 7-1-40

FINALLY APPROVED SCHEME

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

Sheppard Adviser (Sgd.) J. H. H. POLLOCK Chairman