

A. LOCATION.

All the lands included in the 1:2500 scale Haifa Survey Sheet 145-245, Plan 3, surveyed in 1936 and published by the Survey of Palestine in 1938, and headed : District - Haifa & Samaria, Sub-District - Haifa.

B. BOUNDARIES.

On the North by the Mediterranean Sea.

On the South by the lands comprised in Haifa Survey Sheet 145-245, Plan 7.

On the East by the lands comprised in Haifa Composite Town Planning Scheme No.420, Haifa Survey Sheet 145-245, Plan 4.

On the West by the Mediterranean Sea.

C. CONDITIONS.

According to the Haifa Outline Town Planning Scheme enacted by His Excellency the High Commissioner in Palestine Gazette No.422 of the 15th February, 1934, and any enacted alterations, additions and amendments which have been or may from time to time be made thereto.

a. Zone: Residential District 'B' coloured pale blue on the plan.

b. Road and Building Alignments.

The minimum width of roads, the minimum front set-backs and the minimum distances between opposite building lines shall be as shown on the plan.

All corners shall be cut or rounded off as shown on the plan.

c. Sites for Public Buildings.

The areas coloured yellow, hatched and bordered brown on the plan, shall be sites for public buildings.

d. Public Open Spaces.

The areas coloured light green and hatched dark green on the plan shall be public open spaces and shall be reserved for bathing beaches.

e. Existing Public Open Space.

The land coloured dark green is an existing Public Open Space.

a. Drainage.

Towards the drains of the Haifa Municipal Drainage System.

b. Sewerage.

Each house shall drain to an approved system of sewerage or to separate and properly constructed septic tanks and percolating pits. Any plot within 100 metres from a municipal sewer 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 a higher level.

c. Water Supply.

From municipal or approved local piped supplies approved by the Public Health Authorities.

d. Shops.

Shops shall be allowed only on the ground floor of buildings in positions fronting the road and only along such parts of frontages as are indicated on the plan by a dark violet line.

All shops shall have a clear and unobstructed area at pavement level between the shops and road line, to be constructed at the owner's expense in accordance with municipal standard specifications.

e. Trades & Industries.

Only those trades and industries shall be carried on within the borders of this scheme which are normally allowed in Residential District 'B'.

f. Roads and Stormwater Drains.

The promoters of detailed parcellation schemes included within the boundaries of this scheme shall construct all stormwater drains and all roads included within the area of their respective parcellation schemes to the full formation width and to the full carriageway width not exceeding $7\frac{1}{2}$ (seven and a half) metres, in accordance with standard municipal specifications, before any building development is allowed on abutting plots.

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

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

h. General.

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

- 1) Scheme No.107 - West German Colony Plain.
- 2) " No.510 - Haifa el Atiga.

Where discrepancies with the said schemes occur in respect of road lines, building lines and zoning restrictions, the present scheme shall be considered to override the said schemes.

This scheme will not repeal special conditions included in any of the said schemes.

HAIFA LOCAL TOWN PLANNING COMMISSION

APPROVED ON 13-12-39

FOR ENACTMENT

SCHEME No. 413

J. A. Natus
CITY ENGINEER

Sabbey
CHAIRMAN L.T.P.C.

**HAIFA AND SAMARIA DISTRICT
TOWN PLANNING COMMISSION**

PROVISIONAL APPROVAL.

Scheme No. 413 Passed for Publication
at the 21st meeting of the
Commission held on 4.7.39

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

J. A. Natus
Adviser

(sgd) *M. Bailey*
Chairman

**HAIFA AND SAMARIA DISTRICT
TOWN PLANNING COMMISSION**

Meeting No. 35 Date 2.1.40

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.

J. A. Natus
Adviser

M. Bailey
Chairman