

HAIFA DETAILED TOWN PLANNING SCHEME

No. 222

REPORT ACCOMPANYING THE EMEK ZEBULUN TOWN PLANNING SCHEME
EMEK ZEBULUN, HAIFA BAY, PALESTINE

Promoters:) The Keren Kayemeth Leisrael Ltd., and
The Bayside Land Corporation Ltd.,

Authors:- M.A.
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1. Plan:- In quadruplet, scale 1:5,000, dated October 1936.

2. Location: Emek Zebulun, Haifa Bay, Palestine.

3. Boundries of the Scheme:

North:- The property boundary of Tzoor Shalom and
along the Northern boundary of Road No.3 in
a straight line to the sea.

South:- The North Bank of the Kishon River.

East: Along the East side of the Haifa-Acre Road
(No. 1.) to and along the boundary of Kiryat
Bialik Suburb, to and along the track
separating Emek Zebulun and Shafa Amr lands,
along the boundries of Block "D" of the Haifa
Bay Development Co., Hochfield Parcelation
Scheme No. 208, Nahliel Parcelation Scheme
No. 175, Block "D" of the Haifa Bay Development
Co., Road to Shafa Amr, Kiryat Benjamin
Suburb, K.K.L. and Bayside Land Corp. Ltd.,
Mufretta and Majdal Lands.

West: The Mediterranean Sea.

4. General Conditions:-

All new buildings and new development shall conform to the
regulations and conditions of the Haifa Outline Town Planning
Scheme and any additional published regulations, by-laws
rules and amendments which were or may be made thereto and
the following rules:-

5. Special Sites:-

The following special sites are to be exempted from the
provisions of this Scheme:-

(I) Aerodrome; coloured green and bordered dark brown.

(II) Railway workshop; bordered brown.

(III) I.P.C. Tank Farm; bordered terra cotta
(subject to special storage regulations)

(IV) I.P.C. Refinery Site; bordered terra cotta (subject
to special storage regulations).

(V) I.P.C. Corridors; coloured terra cotta. No roads
will be constructed on them except crossings.

- (VI) I.P.C. Pipe Pulling Corridors; coloured and bordered terra cotta. Main roads may be constructed on them, subject to conditions to be agreed upon between the Government of Palestine, the Iraq Petroleum Co. Ltd., and the Promoters of the Scheme, with the approval of the Local and District Building and Town Planning Commission. In case of construction of foreshore roads, sea wall or other work, the full requirements of the I.P.C. will be taken into consideration.

6. Residential Zone:-

All areas bordered blue on the plan, indicate residential districts. The predominant use of residential districts shall be for detached, semi-detached and terrace houses and subject to the following rules:-

- (I) The minimum distance between front building lines measured at right angles shall not be less than 18 metres.
- (II) The minimum set back measured at right angles from the boundary of the plot shall not be less than 3 metres.
- (III) The minimum space in the rear shall not be less than 6.50 metres measured at right angles from the rear boundary of the plot.
- (IV) The minimum outillage of each plot shall be 600 square metres (cases of hardship to be considered on their merits).

"shopping" blocks suitably located will be permitted in Residential and Apartment House Zones, and will be indicated on Parcelation Schemes. Types of trades and industries to be permitted on these shopping blocks will be scheduled on the Report of the Parcelation Scheme in question.

- (V) The area to be covered by buildings shall not exceed 20% of the area of the plot except as under the provisions of sub-clause four. Only one building exclusive of approved out-building shall be allowed on each plot except under additional conditions which may be prescribed by the responsible authority.
- (VI) The height of any building shall not exceed two storeys or 10 metres exclusive of roof towers which shall not extend above the finished roof level to a greater height than 3.25 m.
- (VII) No roof tower and/or staircase tower shall exceed 30% of the built up area.
- (VIII) No basement shall be constructed in a residential zone.
- (IX) Authorized project^{ions} including balconies, terraces, steps and cornices shall not project beyond the front building to a distance of more than one metre, no projections except cornices and architectural dressings shall project beyond the side building line. Projections in the rear of a building shall be subject to the same rules as prescribed for the front of a building.

- (X) Shops may be erected in residential districts as shown on detailed parcellation plans and approved by the responsible authorities.
- (XI) Apartment houses may be erected in a residential district as shown in detailed Town Planning Scheme in a proportion not exceeding 15% of the area of a detailed town planning scheme and subject to the rules for apartment houses as set out in clause 7 of this report and subject to the approval of the responsible authority.

7. Apartment House Zones:-

(All areas bordered orange on plan indicate apartment house zones).

- (I) No building other than an apartment house building shall be erected in this zone without the special consent of the responsible authority.
- (II) Shops may be allowed in an apartment building as shown on a detailed parcellation scheme subject to the approval of the responsible authority.
- (III) The minimum distance between the front building lines measured at right angles shall not be less than 30 metres.
- (IV) The minimum set back in the rear shall not be less than 12.50 metres from the boundary of the plot measured at right angles or 25 metres between buildings.
- (V) The minimum side set back shall not be less than 7.50 metres from the boundary of the plot or 15 metres between buildings.
- (VI) The maximum length of any one block shall not exceed 120 metres.
- (VII) The height of any building excluding roof and/or staircase tower shall not exceed four storeys or 16 metres on sites fronting the Haifa-Acre Road. And on all other apartment house sites buildings shall not exceed three storeys or 12 metres in height excluding roof and/or staircase tower for a period of ten years from the approval of the scheme after which a fourth storey may be erected.
- (VIII) The depth of any block shall not exceed 16 metres measured at right angles to the front wall.
- (IX) All courtyards shall be completely open at one side and the depth of such court-yards shall not exceed the width.
- (X) Basement may be built to accommodate central heating plants, laundries and storage. Basements shall not be used for habitable purposes.

- (XI) No trades or industries shall be allowed within the Zone except as prescribed in the Schedule of Trades and Industries for Zone "C" under the Haifa Outlines Town Planning Schemes, as laid down in the section "shops" of para. (6)(iv) above,

8. Commercial Zone:-

(All areas bordered grey on the plan indicate commercial zones).

- (I) The height of any building shall not exceed four storeys or 19 metres in height excluding roof and/or staircase towers, which shall not extend to a height of more than 3.25 m. above finished roof level.
- (II) The distance between the front building lines shall not be less than 16 metres measured at right angles.
- (III) The side set back shall not be less than three metres measured at right angles to the side boundary or a party wall may be constructed subject to agreement between adjoining owners.
- (IV) The open space in the rear of a building shall be not less than 9 metres from the rear boundary of the plot, such spaces shall be kept free from building and other erections except a boundary fence or wall.
- (V) The area to be covered by buildings shall not exceed 40% of the combined area of the plot and half the area of the abutting street or open space.
- (VI) Basement will be permitted in this area, no basement shall be used for habitable purposes.
- (VII) Courtyards shall be subject to the Haifa Building By-laws.

9. Industrial Zones:-

(All areas bordered violet on the plan indicate industrial zones).

- (I) The height of any building shall not exceed five fourths of the width of the abutting way to a maximum height of 18 metres, except in areas adjacent to the runways of the Air Port which areas are surrounded by a dotted line. Within such areas the height of buildings shall not exceed the line of one in fifteen of an angle drawn from the limits of the runway at a height of 1 m. 75 cms. above ground level. The method of application of this provision is to be as follows:-

- a) A normal height is to be fixed for each of the points marked A1, A2, A3, A4, A5, A6 & A7 on attached sketch map. Such normal level height is to be mutually agreed upon between the surveys of the Department of Public Works acting under the instructions of the Director of Civil Aviation and the engineers to be appointed for the purpose by the Keren Kayemeth LeIsrael and the Bayside Land Corporation.

The normal level height at each of these points is to be fixed on the basis of the existing or proposed runway levels, taking into consideration the natural formation of the soil and other reasonable requirements connected with the development of the Air Port. The level of each of these points is to be fixed and marked by reference to a conveniently situated bench-mark to be erected within the Air Port Area, the level of such bench-mark in its turn to be ascertained by reference to sea level.

- b) The end line of the runways passing through each of the points, A1, A2, A3, A4, A5, A6 & A7, being the line marked in red on attached sketch map is to be the line along which buildings of minimum height only are to be permitted. Such minimum height is agreed to be 1 m. 75 cm.
- c) The only areas adjacent to the Air Port within which restrictions as to the height of buildings are to apply, are the areas marked in blue on attached sketch map. These are to be known as restricted areas.
- d) The restrictions within the restricted areas to be subject to the so-called 1 in 15 rules, so that the permitted height of buildings is to rise from the minimum height line in a perpendicular direction by 1 metre height for each 15 metres distance from the minimum height line. Thus at a distance of 15 metres from the minimum height line, a height of 2 m. 75 cms., will be permitted, at a distance of 30 metres, buildings of 3 m. 75 cms. etc.

The height of chimneys in areas surrounding the Air Port is to be fixed by agreement between the Director of Civil Aviation and the Promoters of the Scheme.

- (II) The area to be covered by buildings shall not exceed 75% of the area of the plot.
- (III) The minimum distance between the front building lines measured at right angles shall not be less than 15 metres.
- (IV) The front building line shall be as set out in detailed parcellation schemes and may be set back a distance of 5 metres parallel to the line of the public way or nil.
- (V) The side set back shall not be less than 3 metres except where a party wall is constructed subject to an agreement between the adjoining owners.

- (VI) The minimum rear set back shall be 5 metres and the minimum area of the open space in the rear shall be at least 15% of the area of the plot.
- (VII) The minimum curtilage of any plot shall be 400 m².
- (VIII) The use of any building shall be as prescribed in the Haifa Outline Town Planning scheme for Industrial Zones.

10. Special Industrial Zones:-

(All areas bordered and washed violet on plan indicate special industrial zones).

- (I) Building erected in these zones shall conform to the rules for curtilage, height, density, building lines, set backs as prescribed for the industrial zones.
- (II) Building may be erected in these zones for the purpose of the noxious trades and industries as set out in the Haifa Outline Scheme for Industrial Zones.

11. Railways:-

No railways or sidings except those in existence before March 1936 are included in this scheme. Any new railways or sidings will be subject to arrangement between the Promoters and the Authorities concerned.

12. Open Spaces:-

(All areas coloured green and bordered green on plan indicate open spaces.

- (I) No building shall be permitted to be erected on a Public or Private Open Space, save:-
 - a) Building incidental to the agricultural or horticultural use of the land;
 - b) buildings incidental to the use of the land for recreation and pleasure;
 - c) such buildings as may be approved by the District Building and Town Planning Commission;
 - d) pumping and other plants as well as pipes and kindred installations required for industrial purposes other than those for water supply and sewerage schemes are permitted within the openspace along the Kishon River.

13. Public and Semi-Public Buildings.

(All areas coloured yellow and bordered brown on plan indicate sites for public and semi-public buildings).

- (I) No building other than a public or semi-public building shall be erected on the sites shown on the plan.

14. Temporary Buildings:-

Temporary buildings may be erected subject to the special consent and regulations prescribed by the responsible authority.

15. Public Services:-

- (I) Drainage Ordinance:- Every building shall drain into a sewage system or to separate and properly constructed septic tanks and percolating pits subject to the approval of the Health Authority. Any building within 100 metres of a sewage of the responsible authority shall be connected thereto at the plot holders' expense and in accordance with the Drainage Ordinance, and conditions prescribed by the Health Authority.

- (II) All plot holders and occupiers shall give free right of drainage and sewerage to buildings at a higher level and to adjoining plots.

- (III) Detailed drainage schemes for the lands within the boundary of the scheme will be submitted by the Promoters within one year from the approval of this scheme.

16. Water Supply:-

All buildings shall be connected to an approved local pipe supply.

17. Roads and Pavements:-

- (I) Roads shall be constructed and maintained by the plot holders unless otherwise taken over by the responsible authority.
- (II) Pavements including kerbs shall be made and paid for by each plot holder along the entire length of his frontage.

(III) Roads and pavements shall be constructed in accordance with the Haifa City Engineer's current specification.

HAIFA LOCAL TOWN PLANNING COMMISSION

APPROVED ON 19.5.37

for Enactment

SCHEME NO. 222

J. R. A. Watson
City Engineer

Chairman L.T.P.C.

NORTHERN DISTRICT
TOWN PLANNING COMMISSION

PROVISIONAL APPROVAL

Scheme No. 222 Passed for Publication
at the 5th meeting of the Commission
held on 4.1.37 (sgd)

E. Keith-Roach
(original signature plan
produced at the meeting)

A. Kendall
Adviser

Chairman

HAIFA AND SAMARIA DISTRICT T.P.C.

Meeting No. 11. Date 28.7.37

FINALLY APPROVED SCHEME

A. Kendall
Chairman Adviser

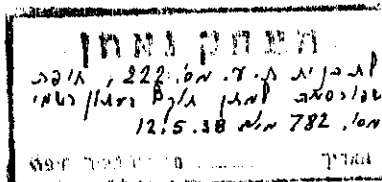
HAIFA AND SAMARIA DISTRICT TOWN
PLANNING COMMISSION.

FINAL APPROVAL

Scheme No. 222 finally approved
and ordered to be published in the
gazette.

(sgd) HAROLD MACHICHAEL

Date 23.1.38 HIGH COMMISSIONER.



(II) Pavements including kerbs shall be made and paid for by each plot holder along the entire length of his frontage.

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HAIFA LOCAL TOWN PLANNING COMMISSION

APPROVED ON 19.5.37

FOR ENACTMENT

SCHEME No. 222

J. R. K. ...
CITY ENGINEER

[Signature]
CHAIRMAN L.T.P.C.

**NORTHERN DISTRICT
TOWN PLANNING COMMISSION
PROVISIONAL APPROVAL**

Scheme No. 222 Passed for Publication

at the 5th meeting of the Commission

held on 4.1.37 (sgd) E. Keith-Roach

[Signature]
Adviser

(original signature on plan produced at the meeting)
Chairman

HAIFA AND SAMARIA DISTRICT T. P. C.

Meeting No. 11 Date 28.7.37

FINALLY APPROVED SCHEME

[Signature]
Chairman

[Signature]
Adviser

HAIFA AND SAMARIA DISTRICT
TOWN PLANNING COMMISSION

FINAL APPROVAL

Scheme No. 222 finally approved and ordered to be published in the gazette.

Date 21.1.38 High Commissioner

Original has been deposited with Barclays Bank

front of a building.