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(5/11)

Haifa the 24th. July, 1933.

REPORT UPON THE HAIFA TOWN PLA-
NING SCHEME No. 98 - HAIFA CITY (MOUNT
AS THE WADY RUSHDIYA (MOUNT RUSHDIYA) SUBMITTED
BY THE MUNICIPAL ENGINEER, HAIFA.

LOCATION.

On the Hove Shaanan Slopes on both sides of the Haifa Road above the Eastern Approach Road to Haifa.

Bounded.

- a.- On the North by the Eastern Approach Road to Haifa
- b.- On the South by the Haifa Road (No. 11)
- c.- On the East by the Enacted Malissa Scheme No. 7.
- d.- On the West by the Steep slopes of the Wady Rushdiya.

BYE-LAWS.

According to the Bye-laws of the Haifa Outline Scheme and any published additions and amendments which may be made thereto and also the following:-

- a.- Zone Class C Residential
- b.- Set-Backs

Front

The minimum distance between building lines shall be as shown on the plan and shall in all cases be not less than 15 meters.

The minimum set-back from the road line shall be not less than 4 meters. The minimum road width shall be not less than 7 meters except for pathways leading to not more than two houses or plots.

All corners shall be cut as shown on the plan so as to provide a minimum curb radius of not less than 8 meters.

Side Not less than 3 meters.

Rear Half the height of the building with a minimum of 4.75 meters.

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c.- Curtillars. 33 1/3 % of the area of the plot.

Size of plot. Not less than 450 meters square.

d.- Height of Buildings.

Two storeys excluding a basement and roof towers. Except in such plots where the minimum curtilage, side and rear set backs are increased by one third when 3 storeys may be allowed.

AMENITIES.

a.- Drainage.

Towards in all cases the drains of the Municipal Drainage system and towards the Wady Rushunya.

b.- Sewerage.

Each house shall drain to separate and properly constructed septic tanks and percolating pits except where Municipal sewers are within 100 meters distance when they shall be connected thereto at the owners expense.

All plots shall give free rights of drainage and sewerage to plots at a higher level.

c.- Water supply.

From a Municipal or an approved local piped supply.

d.- Shops.

No shops shall be allowed on plots having a frontage upon the Eastern Approach road to Haifa or onto the Haifa Road.

All shops shall have clear paved and unobstructed area at pavement level between the shop and road line.

e.- Trades and Industries.

Only those trades and Industries shall be carried out within the borders of the Schemes which are normally allowed in a Residential district C.

f.- Pavements.

Including Kerbs and approved asphalt or concrete surfacing shall be provided by each plot owner on his complete frontage.

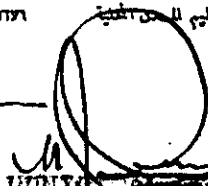

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Remarks.

The Scheme comprises the grouping together of a number of small locally approved schemes.

History.

- a.- Locally approved on 16th. March, 1933.
- b.- Approved by the Central Town Planning Commission on 14th. June, 1932.
- c.- Published on the Palestine Gazette on the 6th. July, 1932.
- d.- Objections:
One from Mr. Abdallah Kulkless subsequently withdrawn.
- e.- Locally approved after publication.

حيفا HAIFA LOCAL TOWN PLANNING COMMISSION ועדה בתוכנית ערים תל אביב	
SCHEME NO 98 مشروع رقم التخطيط	
APPROVED LOCALLY -1 AUG. 1933 DATE	 CHAIRMAN OF COMMISSION

Central Town Planning Commission
 Scheme provisionally approved for
 publication at the 84th meeting
 of the C.T.P.C. on 14th June 1932.
 Date 27/9/33 G. W. Heron
 Chairman C.T.P.C.

Central Town Planning Commission
 Scheme finally approved and
 ordered to be published in the
 Gazette.
 Date 2.10.33 (sgd) J. Halden Hall
 Officer Administering
 the Government.