

**HAIFA DETAILED TOWN PLANNING SCHEME NO. 589A.
SHABATAY LEVY STREET - WESTERN SECTION, SUB-
MITTED BY THE HAIFA LOCAL BUILDING AND TOWN
PLANNING COMMISSION.**

A. LOCATION.

In the Lower Herzlia Quarter, opposite the English High School, between Mountain Road and the Benjamin Ivri Property.

B. AREA OF SCHEME.

17,900 m².

C. OWNERS OF THE LAND INCLUDED IN THE SCHEME.

<u>Block No.</u>	<u>Parcel No.</u>	<u>Name of Owner.</u>
11	42	Azis Mikati.
28	66	Tamm, George, Nicolas, Julia Edilbi and Mohammed Shafik Sarekbi.
57	93	Yousef and Michail Mansour.
57	111	Benjamin Ivry
59	20	The Anglican Bishop in Jerusalem (English High School).
59	21	Michail Pollak.
59	31	Haim Yehouda Levy.
59	33	Moshe and Haim Yehouda Levy.
59	36	Moshe Yehouda Levy.

D. BOUNDARIES.

On the North-East and East: by Mountain Road, the properties of Ibrahim Gahyoun, Jad Andrews Haddad, Toufick Andrews Haddad, Anisah el Bakony, Jiries Salloum, Anis Bishara Hmouda, Tantura Stairs, by the property of Heire of Mohammed Mured and Hassan Mured, a public passage and by the property of Marion and Massaden Haddad.

On the North-West and West: by the property of Tamm, George, Nicolas, Julia Edilbi and Mohamed Shafik Sarekbi, Vine Street, by the properties of Emil Bishara Risek, Jiries Shihadah, Azis Mikati, Mountain Road, by the properties of Moshe Yehouda Levy, Bueina Braha, Tantura Stairs and by the property of S. Hakim.

On the South: by the property of Bernari Haris and Isidor Eshler, Levantin Street, by the properties of Benjamin Ivri and by Shabatay Levy Street.

E. CONDITIONS.

According to the Haifa Outline Town Planning Scheme and any enacted additions and amendments which have been or may from time to time be made thereto and also the following:

- a. Zones: Residential District 'O' coloured yellow on the plan.

b. Road Alignments, Building Lines and Set-Backs.

The width of roads, the minimum distance between road and building lines and the minimum prescribed set-backs shall be as shown on the plan.

All building and road corners shall be cut as shown on the plan.

c. Arcades.

Arcades on ground level carrying two storeys and covering the areas coloured yellow and hatched grey on the plan may be built in front of the building line.

P. AMENITIES.

a. Drainage.

Towards the drains of the Haifa Municipal Drainage System.

b. Sewerage.

Each house shall be connected to a municipal sewer 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.

All buildings shall be connected to approved local piped water supplies or to a piped supply operated by the Haifa Municipal Corporation.

d. Shops.

Shops shall only be allowed on the ground floor of main buildings on parcels Nos. 93 and 111 of Urban Assessment Block No. 57, and parcels Nos. 21, 31, 33 and 36 of Urban Assessment Block No. 69, in rooms fronting the roads and only along such parts of frontages as are indicated on the plan by a dark violet line.

All shops shall have clear and unobstructed areas at pavement level between such shops and the road line, to be constructed at the owner's expense in accordance with the Haifa standard municipal specifications for sidewalks, and kept free from any obstruction.

Where arcades are indicated on the plan, the areas below such arcades shall be constructed and properly maintained by the owners of the buildings in accordance with the specification referred to above, and shall be kept free from any obstruction.

e. External Designs.

Where arcades are indicated on the plan, the Local Building and Town Planning Commission may exercise full control over the design of these arcades and of the facades of the buildings above them.

f. Trades & Industries.

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

g. Roads.

The frontagers on both sides of the streets shall pay for the construction of stormwater drains and roads to the full carriageway width not exceeding $7\frac{1}{2}$ (seven and a half) metres, in accordance with standard municipal specifications, before building development is allowed on abutting plots.

h. Betterment Tax.

Betterment tax may be recovered in respect of this scheme in accordance with the provisions of Section 38 of the Town Planning Ordinance 1936, as amended by Town Planning (Amendment) Ordinance No. 6. of 1939.

HAIFA LOCAL TOWN PLANNING COMMISSION	
APPROVED ON 10-1-40	
FOR ENACTMENT	
SCHEME No. 529/A.	
 CITY ENGINEER	 CHAIRMAN L.T.P.C.