

30492

DISTRICT BUILDING
AND
TOWN PLANNING COMMISSION
HAIFA DISTRICT
District Serial No. of Scheme HA/223
District File No. 271/639

HAIFA DETAILED TOWN PLANNING SCHEME No. 676,
MOUNT CARMEL SHOPPING SCHEME, ADOPTED BY
THE HAIFA LOCAL BUILDING AND TOWN PLANNING
COMMISSION.

1. PURPOSE OF SCHEME

The purpose of this scheme is to create on Mount Carmel suitable shopping centres, to replace scattered shop frontages appearing at present in the relevant enacted parcellation schemes. The proposed shopping centres are generally so located as to provide shops within not more than 500 metres from any house.

2. LOCATION

On Mount Carmel including the following quarters :-

- French Carmel (Wady Tatar)
- Ramat Hatishbi
- Northern Carmel
- Western Carmel
- Central Carmel
- Ramat Hadar
- Carmelia
- Shambour
- Northern Part of Ahuzat Shmuel.

3. ZONING

The whole area included in this scheme is situated in Residential Zone 'A'.

4. SHOPS

In accordance with the purpose of the scheme :

- (a) Shops shall be retained and their validity confirmed on plots coloured orange on the plan and on the part of the frontage bordered violet and already approved on the relevant Town Planning Schemes.
- (b) Shops shall be allowed on sites shown on the plan coloured orange and on the part of the frontage bordered red.
- (c) Shops shall be cancelled on sites coloured orange on the plan, hatched brown and bordered brown on those parts of the frontages to be cancelled.

All the above shops shall be allowed in the front of the main buildings 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 owner's expense and shall at all times be open to pedestrian use by the public.

The Local Building and Town Planning Commission may impose special conditions with regard to external appearance, material and colour for the buildings to be erected on plots where shops are allowed in this scheme, in addition to any Architectural Design which has been or may be enacted in respect of any individual shopping centre.

The minimum superficial floor area of a shop shall be not less than 40 m².

Cafés and restaurants may be allowed on upper floors on plots where shopping frontages are permitted.

The District Building and Town Planning Commission may authorize Cafés in exceptional circumstances, where in their opinion the granting of such a permit for a Café would considerably increase the amenities of the surroundings.

SCHEMES AFFECTED

Enacted Haifa Town Planning Scheme No. 1D,
Ahuzat Shmuel Amendment.

- ditto. No. 125, Northern Mount Carmel -
Panorama Road.
- ditto. No. 136, Central Carmel Plateau
- ditto. No. 178, Western Carmel Area.
- ditto. No. 578, Pine Square
- ditto. No. 622, Moriah Square Amendment
- ditto. No. 635, Cancellation of Street No. 446
(Oliphant Street)

Enacted Haifa Composite Town Planning Scheme No. 416
" " " " " " No. 423
" " " " " " No. 424

HAIFA LOCAL BUILDING & TOWN PLANNING COMMISSION

H. T. P. SCHEME No. 676
RECOMMENDED FOR DEPOSIT
AT THE 80th MEETING ON 16.5.44.

(Sgd) Y. PRUSHANSKY
T/CITY ENGINEER

(Sgd) SAB. LEVY
CHAIRMAN L.B. & T.P.C.

HAIFA LOCAL BUILDING & TOWN PLANNING COMMISSION

H. T. P. SCHEME No. 676
RECOMMENDED TO BE PUT INTO FORCE
AT THE 90th MEETING ON 12.4.45.

L. Runkel
CITY ENGINEER

Sabbag
CHAIRMAN L.B. & T.P.C.

TOWN PLANNING ORDINANCE, 1936.
Haifa TOWN PLANNING AREA.

Detailed SCHEME No. 676.

The District Commission, at its 76th meeting held on the 6th day of June, 1944 resolved to deposit the above scheme.

Kendall Sgd. A. N. Law
Town Planning Adviser. Chairman
Haifa District Building
and Town Planning Commission.

TOWN PLANNING ORDINANCE, 1936.
Haifa TOWN PLANNING AREA.

Detailed SCHEME No. 676.

The District Commission, at its 86th meeting held on the 5th day of June, 1945 resolved to grant authority to put the above scheme into force.

Kendall Chairman
Town Planning Adviser. Haifa District Building
and Town Planning Commission.