

HAIFA COMPOSITE TOWN PLANNING SCHEME NO. 416. (SURVEY OF PALESTINE, HAIFA SHEET 145 - 245 PLAN 15)

A. LOCATION.

All the lands included in the 1:2500 scale Haifa Survey Sheet 145-245, Plan 15, surveyed in 1938 and published by the Survey of Palestine in 1939, and headed: District - Haifa & Samaria; Sub-District - Haifa.

BOUNDARIES.

On the North by the lands known as Jebel Mar Ilyas and Bab el Hanater comprised in Haifa Survey Sheet 145-245, Plan No. 11.

On the South by the lands known as Karneliya, Et Tire and Darsh Iskandar, comprised in Haifa Survey Sheet 145-240, Plan No. 3.

On the East by the lands known as Northern and Central Carmel, comprised in Haifa Survey Sheet 145-245, Plan No. 16 (Haifa Composite Town Planning Scheme No. 426).

On the West by the lands comprised in Haifa Survey Sheet 145-245, Plan No. 14.

CONDITIONS.

According to the Town Planning Ordinance 1933-41 and the Haifa Outline Town Planning Scheme, enacted by His Excellency the High Commission, 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.

M.P.C. 14(2)(a) Part 2. M.P.C. 14(2)(b) M.P.C. 13(2)(a) (b) and M.P.C. 98(x).

a. Zone. Residential District 'A' coloured orange on the plan.

b. Road Alignments and Building Lines.

The minimum width of roads and 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. Building Restrictions.

Only one building, exclusive of outstructures, shall be erected on any one plot.

No building permit shall be issued for the areas hatched black on the plan and marked A, B, C, D, E, F, G and H, until they are formed into plots of requisite size and shape.

Areas hatched by dotted black lines on the plan and marked I, J and K, are subject to temporary building restrictions as laid down in para 2(b) of Scheme No. 317, Kababir Parcelation, finally approved and published in Palestine Gazette No. 774 dated the 14th April, 1938.

M.P.C. 14(2)(k) M.P.C. 13(3) M.P.C. Part 3 Section 6.

The areas coloured yellow, hatched and shaded brown on the plan, and marked K, L, M, N, and S, shall be sites for public buildings.

T.P.O. 13(2)(g)
" 14(3)(b)
H.C.S. Part 3

e. Nature Reserves.

All lands coloured green, bordered and cross-hatched dark green on the plan, shall be Nature Reserves within the meaning of Section 18, Part 3 (Zoning) of the Haifa Outline Town Planning Scheme.

do.

f. Private Open Spaces.

All lands coloured light green and bordered dark green on the plan, and marked T and U, shall be private open spaces within the meaning of Section 20, Part 3 (Zoning) of the Haifa Outline Town Planning Scheme.

do.

g. Proposed Public Open Spaces.

All lands coloured light green and hatched dark green on the plan and marked P1, P2, P3, P4, P5, P6, P7, P8, P9, P10, P11, P12, P13, P14, P15 and P16, shall be public open spaces and shall be vested with the Municipal Corporation of Haifa.

do.

h. Existing Public Open Spaces.

The area coloured dark green on the plan is an existing public open space.

T.P.O. 14(2)(g)

i. Archaeological Reserves.

The area coloured light brown, bordered and hatched dark brown, and marked V & W on the plan, are Archaeological Reserves.

D. AMENITIES.

T.P.O. 13(2)(c)
H.C.S. Part 3
Section 17.
Construction of
Ditches & Drains
by Laws 1938
under H.C.C.
Sewerage & Drain-
age Ordinance,
1939.

a. Stormwater Drainage.

By percolation and surface drainage towards the Municipal Stormwater Drain and towards the wadis to the North and West.

b. Sewerage.

No house shall be allowed to be erected unless it drains to a municipal sewerage system constructed at the cost of the owners of building plots. Owners shall be liable to pay their assessed shares in the cost of construction of sewerage system irrespective of whether their plots have been built upon or not.

No septic tanks, cesspits, percolating or other arrangements for local disposal of sewage shall be permitted unless specially approved for any specific plot.

T.P.O. 13(2)(d)

c. Water Supply.

From a Municipal or approved local piped supply approved by the Public Health Authorities.

T.P.O. 12(3)(a)
H.C.S. Part 3,
Sections 1 &
9(c).

d. Shops.

Shops shall be allowed only on the ground floor of buildings in premises 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 shop front and the road line, to be constructed at the owners' expense in accordance with the Municipal current specification.

T.P.O. 12(2)(e)
M.O.S. Part 3,
Section 1.

e. Trades & Industries.

Only such trades and industries shall be carried on in approved positions within the borders of this scheme, as are normally allowed in Residential Zone 'A' under the Haifa Outline Town Planning Scheme.

T.P.O. 12(2)(a)
Construction of
Footways Bylaws
1938 under
M.O.S.

f. Footways.

Footways of approved surfacing together with kerbstones of approved shape and material, shall be provided by each plot owner on his complete frontage.

T.P.O. 12(2)(a)
15(3)
M.O.S. Part 3,
Construction of
Stormwater Drains
Bylaws
1938 under
M.O.S.

g. Roads and Stormwater Drains.

No building permit shall be issued in respect of any plot before the abutting road or roads are first constructed to the satisfaction of the Local Building and Town Planning Commission.

The promoters of detailed parcelation schemes included within the boundaries of this scheme shall construct all stormwater drains and all roads included within the area of their respective parcelation schemes to full formation and to full carriageway width not exceeding 7½ (seven and a half) metres in accordance with the standard Municipal Specification, before any building development is allowed on abutting plots.

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

h. General.

This Composite Scheme involves certain modifications to parts of the following schemes, incorporated therein:-

- | | | | |
|-----|--------------|---|-----------------------------------|
| 1. | Scheme No. 2 | - | Western Carmel |
| 2. | " 15 | - | Carmelia |
| 3. | " 22 | - | Joseph Levy |
| 4. | " 26 | - | Hoff Area |
| 5. | " 56 | - | Ibrahim Sahyoun |
| 6. | " 63 | - | Gittelsohn & Kassab |
| 7. | " 68 | - | Segal |
| 8. | " 125 | - | Northern Mt. Carmel Pazarana Road |
| 9. | " 125/A | - | Rogovsky |
| 10. | " 125/B | - | Sandler & Hasboun |
| 11. | " 125/C | - | Gabrielowitz |
| 12. | " 125/E | - | Wolman |
| 13. | " 136 | - | Central Carmel Plateau |
| 14. | " 144 | - | Rutman & Partners |
| 15. | " 147 | - | Kababir Parcelation |
| 16. | " 160 | - | Starkovitch - Elischer |
| 17. | " 173 | - | Engelhardt Parcelation |
| 18. | " 176/A | - | Engelhardt Amendment Parcelation |
| 19. | " 178 | - | Western Carmel. |

- 20. Scheme No. 178/A - West Carrol Amendment
- 21. " 213 - F.L.D.C. - Partition of Land
- 22. " 262 - Ahmad Wured Land Parcelation
- 23. " 317 - Rababir Parcelation
- 24. " 523 - Zaroubi & Hakim Land.
- 25. " 530 - Herz-Shikmony Land
- 26. " 552 - Shvatz-Hirshanson.

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

This scheme will not repeal special conditions included in any of the said schemes, except in cases where specifically varied.

HAIFA DISTRICT
TOWN PLANNING COMMISSION

PROVISIONAL APPROVAL.

Scheme No. 416 Passed for Publication
at the 4)th meeting of the
Commission held on 6.5.41

Settlement Tax may be recovered in respect of this scheme in accordance with the provisions of section 31 of the Town Planning Ordinance, 1936.

J. Keudal Adviser
J. Keudal Chairman

HAIFA LOCAL TOWN PLANNING COMMISSION

APPROVED ON 16.4.41
FOR PROVISIONAL APPROVAL BY D.T.P.C.

SCHEME No. 416

(Sd/) J. L. A. WATSON CITY ENGINEER
(Sd/) SAB. LEVY CHAIRMAN L.T.P.C.

HAIFA DISTRICT
TOWN PLANNING COMMISSION

Meeting No. 54 Date 7.1.42

FINALLY APPROVED SCHEME

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

J. Keudal Adviser
J. Keudal Chairman

HAIFA LOCAL TOWN PLANNING COMMISSION

APPROVED ON 15-12-41
FOR ENACTMENT

SCHEME No. 416

J. L. A. Watson CITY ENGINEER
Sab. Levy CHAIRMAN L.T.P.C.