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DISTRICT BUILDING
AND
TOWN PLANNING COMMISSION
HAIFA DISTRICT
Serial No. of Scheme HA/252
District File No. 271/558

DETAILED HAIFA TOWN PLANNING SCHEME NO. 635
CANCELLATION OF STREET NO. 446 (OLIPHANT STREET) SUB-
MITTED BY THE CITY ENGINEER, HAIFA, AND ADOPTED BY
THE HAIFA LOCAL BUILDING & TOWN PLANNING COMMISSION.

1. LOCATION. On Central Mount Carmel Plateau, between Mehanayim Street and Wolfson Street, to both sides of Moriah Street.
2. AREA OF SCHEME 106,280 m².
3. OWNERS OF THE LAND INCLUDED IN THE SCHEME.

Block No.	Parcel No.	Name of Owner
10807	219	Karolina & Julia Schumacher
10807	164	F. Newton
"	168	Anis Jamal & Bros.
"	169	Benyamin, Arieh, Bracha & Carmela Gabrielowitz...
"	175	Shell Company of Palestine Ltd.
"	112	Henri Zimmerman Estates & Investment.
10808	81	Jacob Pritsker
"	82	Joseph Bentowitz
"	84	Leopold Bloch
"	85	Zigmond & Isidor Sender
"	186	Lea Weitz Cohen
"	187	Abraham Barakette
"	160	Max Ben Zion, Eliezer Eliashar, Tova Rutman & Zalman White.
"	40	Elias Assad
"	2	Yehiel & Sara Mendelzis
"	3	Dr. Salomon Shoen
10809	27	David Avni
"	28	Simon Lazar Braun
"	29 & 30	Mordehai Kiryati
"	31	Mendel Goldman & Jacob Iron
"	32	Feivel Nathanson & Ester Stern
"	33 & 34	Palestine Land Development Co.
"	35	Nathan Weinrub
"	36	Tova Kampensky & Dina Riva Greenberg
"	37	Max & Alice Blaetner
"	38	Yoseph Mark
"	40	F. Newton
"	41	Zeev Volakh
"	93	Margereta Tichover
"	203	Idda Zilverman
"	204	Yeshaya Sheper
"	205	Adolph and Selma Grunner

4. BOUNDED.
 - On North: by the northern edge of Keller Square and Mehanayim Street, by the property of Joseph Baratz and Eliahu & Tamara Pinter, and by Pine Road.
 - On the South: by the southern edge of Wolfson Street, by the properties of Aharon & Golda Efron, and by the land of the Palestine Land Development Company.
 - On the East: by the eastern edge of Pine Road, by the property of Esther Bronstein, by the property of Arthur & Paul Hollander, by an approved passage and by the property of the Palestine Land Development Company.
 - On the West: by the western edge of Keller Square and Keller Street.

5. PURPOSE OF THE SCHEME. The main purpose of this scheme is to cancel the approved Street No. 446 (Oliphant Street) which is found to be superfluous, and to widen a section of Moriah Street (between Wolfson Street and Pine Road) from 10 m. to 20 m. The scheme also provides for widening a section of Pine Road, between Keith-Roach Avenue and Moriah Str., from 15 m. to 20 m. The widened streets are intended to serve as a main traffic route to Ahuzat Shmuel. An additional object of the scheme is to provide further

6. CONDITIONS.

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

7. ZONE. Residential Zone 'A', coloured orange on the plan.

8. ROAD ALIGNMENTS & BUILDING LINES.

The width of roads and the minimum front setbacks shall be as shown on the plan. All building and road corners shall be cut off or rounded as shown on the plan.

9. BUILDING RESTRICTIONS.

I. Reallocation of boundaries shall take place on all plots shown hatched in black on the plan. No building permits shall be issued unless the affected owners will acquire the area necessary to increase their curtilage up to the requisite sizes and shapes, or up to new road alignments in a manner directed and authorized in each individual case by the Local Building & Town Planning Commission. The owners of plots abutting on the stopped up road No. 446 will have to acquire the strips of land resulting from the stopped up road and delimited by the thick red line shown on the plan and marked by 'A - B', before any building permit will be issued for their plots.

II. Area marked 'H' shall be transferred by present owners to owners of plots on the South Eastern boundary of that area.

III. Only one building, exclusive of outstructures, shall be allowed on each regular building plot.

10. PUBLIC OPEN SPACES.

The areas coloured light green on the plan, hatched dark green and marked by letters C, D, E and F, shall be public open spaces and shall be vested with and maintained by the Haifa Municipal Corporation.

The Local Building & Town Planning Commission may declare these public open spaces, or parts thereof, as public gardens or public squares.

The cost of construction and planting of these public gardens or public squares shall be borne by the owners of the land included in the scheme, in accordance with the provisions of Section 3(21) of the Haifa Outline Town Planning Scheme and in accordance with the Town Planning Ordinance, 1936, and any enacted additions or amendments which have been or may from time to time be made to either.

11. PRIVATE OPEN SPACE.

The area coloured light green bordered dark green on the plan, and marked by letter 'G', shall be private open space and shall be subject to the restrictions imposed on such areas by Section 3 (20) of the Haifa Outline Town Planning Scheme.

12. AREA SUBJECT TO ARCHITECTURAL DESIGN.

The area within and surrounded by thick blue dotted lines shall remain subject to the conditions imposed by the enacted Haifa Town Planning Scheme No. 578, Pine Square, published in Palestine Gazette No. 1008 of the 16th May, 1940, with the exception of facades of buildings to be erected on plots marked 'I' and 'J' on the plan, for which a special architectural design should be submitted by the owners and approved by the Local Building & Town Planning Commission.

13. ROADS TO BE STOPPED UP.

All existing or previously approved roads shown hatched red on the plan shall be stopped up and shall then become building land. The Haifa Municipal Corporation shall dispose of the areas so stopped up in accordance with Section 98k of the Municipal Corporation Ordinance 1934, Part 2 of the Haifa Outline Scheme and Article 26 of the Town Planning Ordinance, 1936.

14. DRAINAGE.

Towards the drains of the Municipal drainage system and to the catchment areas North and East of the scheme.

15. SEWERAGE.

No house shall be allowed to be erected unless it drains to a Municipal sewer 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 sewers, irrespective of whether their plots have been built upon or not.

All plots shall give free passage for drains and sewers to adjoining plots and to plots at a higher level.

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

16. WATER SUPPLY.

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

17. SHOPS.

Shops shall only be allowed in premises facing a road on the ground floor of main buildings and only along such parts of frontages as are marked on the plan by a thick violet line.

All shops shall have a clear and unobstructed area at footway level between the shop frontage and the kerbline, to be laid out and constructed at the owner's expense. These areas shall be kept open to pedestrian traffic.

18. TRADES & INDUSTRIES.

Only such trades and industries shall be carried on in approved positions within the boundaries of this scheme as are normally allowed in a Residential Zone 'A'.

19. FOOTWAYS.

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

20. ROADS AND STORMWATER DRAINS.

The owners of the land included within the boundaries of this scheme shall pay for the construction of all roads and squares, including stormwater drains, to be made in accordance with standard specifications of the Haifa Municipal Corporation, and to full width of carriageway at any time

after enactment of the scheme. No building shall be allowed to be erected on any of the plots included in this scheme unless the abutting road or roads are fully constructed.

Landowners shall be liable for payment of cost of construction of stormwater drains and roads whether their plots have been built upon or not.

21. PALESTINE ELECTRIC CORPORATION OVERHEAD LINES.

No part of any building may be closer than 3.00m. from a vertical line drawn to the ground from the nearest extremity of High Tension lines.

22. SCHEMES AFFECTED.

This scheme amends partly the following approved Town Planning Schemes:-

- (1) Scheme No. 3 - Carmel Central.
- (2) " " 136- Central Carmel Plateau
- (3) " " 144- Rutman & Partners
- (4) " " 160- Starkmeth-Eliasher
- (5) " " 178- Western Carmel
- (6) " " 416- Haifa Composite Town Planning Scheme, Sheet 145-245, Plan 15.
- (7) " " 423- Haifa Composite Scheme, Sheet No. 16.
- (8) " " 578- Pine Square, Mount Carmel
- (9) " " 616- Moriah Street North.
- (10) " " 2 - Western Carmel.

HAIFA LOCAL TOWN PLANNING COMMISSION
APPROVED ON 13-1-42
FOR PROVISIONAL APPROVAL BY D.T.P.C.
SCHEME No. 635

J. A. Watson
CITY ENGINEER

Valley
CHAIRMAN D.T.P.C.

HAIFA DISTRICT TOWN PLANNING COMMISSION

Meeting No. 604 Date 1942

FINALLY APPROVED SCHEME

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

Chairman

HAIFA TOWN PLANNING COMMISSION

PROVISIONAL APPROVAL

Scheme No. 635 Passed for Publication at the 55th meeting of the Commission held on 13-1-42

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Adviser *Chairman*