

REPORT UPON THE HAIFA TOWN PLANNING SCHEME
NO. 143 ARBAS ON THE ASPECT SCHEME SUBMITTED
BY THE MONTREAL ENGINEER.

LOCATION.

On Carmel Slopes.

Bounded.

- a.- On the North by the German Colony.
- b.- On the South by the Upper Mountain Street.
- c.- On the East by the Mountain Street and the Greek Catholic Park Property.
- d.- On the West by the Carmelite Father's property.

DEFINITIONS.

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

a.- Zones.

Zone A. All those areas indicated on the plan in a red colour.

Zone B; All those areas indicated on the plan in a blue colour.

Zone C. All those areas indicated on the plan in a yellow colour.

Open spaces. All those areas indicated on the plan in a green colour.

b.- Set-Backs.

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

- In Zone A = 20 meters.
- In zone B = 18 meters.
- In zone C = 15 meters.

The minimum set-back from the road line shall be not less than 4 meters. The minimum road width shall not be less than 6 meters except for pathways leading to not more than three houses or plots.

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

Side Set-Back.

Not less than 3 meters for Zones B and C.

Not less than 4 meters for Zone A.

Rear Set-Back.

Half the height of the building with a minimum of 4.75 meters in Zone C and 6.50 meters in Zones B and A.

c.- Curtilage.

1.- In Zone C of $33 \frac{1}{3} \%$ of the area of the plot.

2.- In Zone B of 25 % of the net area of the plot.

3.- In Zone A of 20 % of the net area of the plot.

Size of plot.

In Zone C not less than 450 meter square.

In Zone B not less than 600 meters square.

In Zone A not less than 1000 meter square.

d.- Height of Buildings.

In Zones C and B two storeys only excluding basements and roof towers. (except under such special conditions as may be provided.

In Zone A three storeys are allowed excluding basements and roof towers. (stair-case only).

e.- Only one structure shall be allowed on each plot.

AMENITIES.

a.- Drainage.

Towards, in all cases the drains of the Municipal Drainage system and the natural drainage channels.

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 owner's expense.

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

c.- Water Supply.

From a Municipal or a specifically approved piped supply.

d.- Shops.

Shops shall only be allowed on such plots as are marked with a red line on their frontage.

No shops shall under any circumstances be opened upon the main General Access.

All shops shall have a clear paved and unobstructed area at pavement level between the shops and road line to be constructed at the owner's expense.

e.- Trades and Industries.

Only those trades and Industries shall be carried out within the borders of the scheme which are normally allowed in a first class Residential District.

f.- Pavements.

Pavements including kerb stones and an approved surfacing shall be provided by each plot owner on his complete frontage.

Such work shall be carried out by the Municipality at the owner's expense.

g.- Plots marked in brown shall be used exclusively for public buildings.

h.- Areas coloured light green on the plan shall remain as private open spaces or set-backs.

i.- Areas coloured dark green shall be declared as private open spaces unfenced for afforestation and free for normal access by the public.

j.- Only first and second class domestic buildings shall be allowed on all building plots coloured pink, blue or yellow.

k.- Roads of approved type and construction shall be made by the promoters before any building development is allowed on abutting plots.

L.- The area coloured full green shall be preserved as a garden by the Bahsi Community.

LOCAL TOWN PLANNING COMMISSION
مجلس تخطيط المدينة المحلية

SCHEME NO 143
شروع رقم
مجلس محلي

APPROVED LOCALLY
DATE 13 FEB, 1934

E. K. Hodder
CHAIRMAN OF COMMISSION

CENTRAL TOWN PLANNING COMMISSION

Scheme passed for publication
at the 107th meeting of the C. T. P. C. on
27th June 1934

Date: 9/7/34

J. W. Harkness
Chairman, C. T. P. C.

CENTRAL TOWN PLANNING COMMISSION

Scheme finally approved and ordered to be published in the Gazette.

Date 4.10.35.

Sgd. J. Hathorn Hall
Officer administering
the Government.

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