

305408

REPORT UPON THE HAIFA TOWN PLANNING SCHEME
NO. 149 - WADY EL TATAR HOUSING SUBMITTED
BY THE PROMOTERS THE HAIFA CITY LAND DEVELOPMENT
COMPANY, LIMITED, HAIFA.

LOCATION.

North East of the Carmel Plateau.

Bounded.

- a.- On the North by the Property of the Carmelite Nuthere.
- b.- On the South by Wady el Tatar.
- c.- On the East by the Northern Carmel Scheme No. 195
- d.- On the West by the Wady el Tatar.

CONDITIONS.

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.- Zone. Class A Residential.
- b.- Set-Backs.

Front. The minimum distance between building lines shall be as shown on the plan and shall in all cases be not less than 20 meters.

The minimum set-back from the road line shall be not less than 5 meters. The minimum road width shall be not less than 10 meters except for pathways leading to not more than two 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. Not less than 4 meters.

Rear. Half the height of the building with a minimum of 6.60 meters.

- c.- Curtillages.

20 % of the area of the plot.

Size of plot.

Not less than 1000 sqm.

- d.- Height of Buildings.

Not exceeding two storeys on flat plots and two and one half storeys including basements on hilly plots. No basement shall have a floor area in excess of fifty per centum of the ground floor area and basements shall be regarded as a storey.

Plots with a slope in excess of one in ten are considered hilly plots.

AMENDMENTS.

a.- Drainage.

Towards, in all cases, the drains of the Municipal Drainage system and to the local catchment area.

b.- Sewerage.

Each house shall drain to an approved sewerage system or to separate and properly constructed septic tanks and percolating pits. Any plot within 100 m. of a Municipal sewer 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 an approved local piped supply.

d.- Shops.

Shops shall only be allowed on plots indicated on the plan by a red line. All shops shall have a clear and unobstructed area at pavement level, between the shop and road line, to be constructed at the owner's expense.

e.- Trades and Industries.

Only those 1st. class Trades and Industries shall be carried out within the borders of the scheme which are normally allowed in a Residential District A.

f.- Pavements.

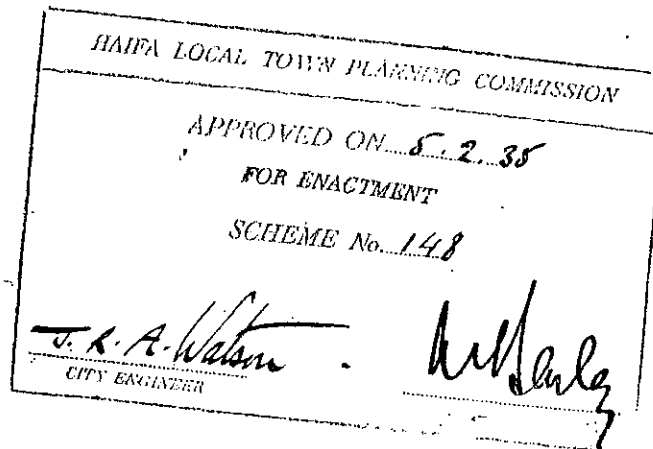
Including kerb stones and an approved surfacing shall be provided by each plot owner on his complete frontage. Such work shall be carried out by the responsible authority at the owner's expense.

g.- Areas shown on the plan in light green shall be reserved as private open spaces.

h.- Areas shown in dark green shall remain as unfenced afforested open spaces and shall be free for all normal access by the public.

i.- Plots shown in brown shall be reserved for the construction of public buildings.

- J.- Plots shown hatched shall not be used for building purposes unless they are combined with other land to form plots of adequate size and shape.
- K.- No building shall be allowed on land having a greater maximum slope than 40 %.
- L.- Roads of approved type and construction shall be made by the promoters before any building development is allowed on abutting plots.



Central Town Planning Commission.
Scheme passed for publication at the
110th Meeting of the C.T.P.C. on
8th November 1934. (Sgd) G. W. Heron
Date 17. 4. 35. Chairman C.T.P.C.

Central Town Planning Commission
Scheme finally approved and ordered to be
published in the Gazette
Date: 1.3.35 (Sgd) Arthur Macchope
High Commissioner