

**DETAILED HAIFA TOWN PLANNING SCHEME NO. 214
 KASSAB-ABYAD LAND, SUBMITTED BY MESSRS. SHEIKH KAMEL
 KASSAB AND DR. GABRIEL ABYAD, THROUGH MR. E. NYSH,
 LICENSED SURVEYOR, HAIFA, AND ADOPTED BY THE HAIFA
 LOCAL BUILDING AND TOWN PLANNING COMMISSION.**

3005420

A. LOCATION.

On the mountain slopes, North of Hava Shaanan.

B. AREA OF SCHEME.

55,800 m².

C. AREA OF PROMOTERS' LAND INCLUDED IN THE SCHEME.

53,000 m².

D. OWNERS OF THE LAND INCLUDED IN THE SCHEME.

Sheikh Kamel Kassab, Dr. Gabriel Abyad, Azeez Khayat and State Domain.

E. BOUNDED.

On the North by State Domain and by property of Azeez Khayat (approved Haifa Town Planning Scheme No. 214)

On the South by the properties of M. Neuman, G. Kaepi, Dr. Steinhart, Hana Lipman, I. Sapir, M. Rubin and A. Levit.

On the East by State Domain.

On the West by the property of Azeez Khayat (approved Haifa Town Planning Scheme No. 214).

F. 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 :-

H.O.S. Part 3.
T.P.O. 12(2)(e)

a. Zones: Residential District 'B', coloured pale blue on the plan.

T.P.O. 12(2)
(a) & (b)

b. Road Alignments, Front, Side and Rear Set-Backs.

" 14(2)(b)
M.C.O. 98(k)

The minimum distance between road lines, the minimum front set-backs and the minimum prescribed side and rear setbacks shall be as shown on the plan.

T.P.O. 13(3)
H.O.S. Part 3
Sect. 6.

c. Building Restrictions.

Only one building exclusive of outstructures shall be permitted on any of the building plots included in this scheme.

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

d. Sites for Public Buildings.

The areas coloured yellow, hatched and bordered brown, and numbered 1 and 2 on the plan, shall be sites where public buildings only may be erected, subject to zoning restrictions in Residential District 'B'.

e. Public Open Space.

T.P.O.12(2)(b)
T.P.O.12(2)(g)
H.O.S. Part 3.

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

The Local Building and 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 gardens or squares shall be borne by the owners of the land included in this scheme, in accordance with the provisions of Section 3(21) of the Haifa Outline Town Planning Scheme and in accordance with the Town Planning (Amendment) Ordinance, 1939.

T.P.O.12(2)(a) f.
Construction of
Footways & Pavements
By-laws 1938 under
M.C.O.

Public Footpaths.

The strips of land coloured green, hatched and bordered dark green, and numbered 2 and 4, shall be public footpaths to be constructed and planted at the cost of the frontagers in accordance with the City Engineer's specification.

G. AMENITIES.

T.P.O.12(2)c) a. Stormwater Drainage.

By ground infiltration, by natural drainage channels towards the North and towards the drains of the Haifa Municipal Drainage System.

H.O.S. Part 3 D.
Sect. 17.
T.P.O.12(2)(c).
Construction of
Sewers & Drains
By-laws 1938
under M.C.O.

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 pits or other arrangements for local disposal of sewage shall be permitted unless specially approved for any specific plot.

T.P.O.12(2)d) c. 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.

T.P.O.12(2)e) d.
H.O.S. Part 3,
Sect. 1A.

Shops.

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

H.O.S. Part 3
Sect. 9(e).

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

T.P.O. 12(2)e) e. Trades & Industries.
H.O.S. Part 3
Sect. 14.

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 District 'B'.

T.P.O.12(2)a) f. Footways.
Construction of Footways & Pavements By-laws 1938 under M.C.O.

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

T.P.O.12(2)a) " 13(3)
Construction of Streets By-laws 1939, under M.C.O.
H.O.S. Part 2.

g. Roads and Stormwater Drains.

The owners of the lands included within the area of this scheme shall pay for the construction of all roads, including stormwater drains, to be made in accordance with standard specifications of the Municipal Corporation of Haifa and to full width of carriageway, subject to the provisions of the Haifa Outline Town Planning Scheme, at any time after enactment of the scheme, before any building is allowed to be erected on any of the plots included in this scheme. Landowners shall be liable for payment of cost of construction of stormwater drains and roads whether their plots have been built upon or not.

T.P.O.14(2)o) d. Betterment Tax.

Betterment tax may be recovered in respect of this scheme in accordance with the provisions of Section 32 of the Town Planning Ordinance 1936, as amended by the Town Planning Ordinance, 1939.

HAIFA LOCAL TOWN PLANNING COMMISSION	
APPROVED ON <u>19-11-40</u>	
FOR PROVISIONAL APPROVAL BY D.T.P.C.	
SCHEME No. <u>204</u>	
Sgd. J.L.A. WATSON CITY ENGINEER	Sgd. J.H. LEVY CHAIRMAN L.T.P.C.

HAIFA LOCAL TOWN PLANNING COMMISSION	
APPROVED ON <u>15-5-41</u>	
FOR ENACTMENT	
SCHEME No. <u>204</u>	
J.R. Abuh... CITY ENGINEER	J. S. Levy CHAIRMAN L.T.P.C.

J.S.
H.G. Abayad

HAIFA DISTRICT TOWN PLANNING COMMISSION
PROVISIONAL APPROVAL.
Scheme No. <u>204</u> Passed for Publication at the <u>44th</u> meeting of the Commission held on <u>7-1-41</u>
Betterment Tax may be recovered in respect of this scheme in accordance with the provisions of section 32 of the Town Planning Ordinance 1936

HAIFA DISTRICT TOWN PLANNING COMMISSION
Meeting No. <u>48</u> Date <u>3-6-41</u>
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.