

3005518

**DISTRICT BUILDING
AND
TOWN PLANNING COMMISSION**
HAIFA DISTRICT

District Serial No. of Scheme *HA/422*
District File No. *271/437A*

HAIFA DETAILED TOWN PLANNING SCHEME NO. 587A,
MODIFICATION OF CENTRAL WADY RUSHMIYA LAND (STATE
DOMAIN LEASED TO PALESTINE LAND DEVELOPMENT COMPANY
LIMITED) SUBMITTED BY PROF. A. KLEIN, ARCHITECT,
HAIFA, ON BEHALF OF THE LESSEES AND ADOPTED BY THE
HAIFA LOCAL BUILDING AND TOWN PLANNING COMMISSION.

PLAN.

In this scheme "the plan" shall mean the plan drawn to the scale of 1 to 1000 and marked "plan attached to Detailed Haifa Town Planning Scheme No. 587A Amendment". This plan shall be deemed to form an inseparable part of the present scheme.

LOCATION.

On Mt. Carmel- Rushmiya Lands, between Tel Abu Mudawar and Ahuzat Shmuel, abutting on Ahuzat Shmuel-Nave Shaanan Road.

AREA OF SCHEME.

About 661 metric dunams.

OWNERSHIP OF LAND INCLUDED IN THE SCHEME.

State Domain leased to Palestine Land Development Company Ltd. and lands of the Palestine Land Development Company Ltd.

BOUNDED.

On the North-East by Haifa Town Planning Scheme No. 4, Israelia.

On the East, by the enacted Haifa Town Planning Scheme No. 375, Tel Abu Mudawar, and by enacted Haifa Town Planning Scheme No. 580, Eastern Wadi Rushmiya P.L.D.C. Lands.

On the South and South-West by the Ahuzat Shmuel-Nave Shaanan Road.

On the West by Rushmiya Lands - State Domain (Block No. 11192, Parcel No. 44).

On the North-West by Rushmiya Lands - State Domain (Block No. 11190, Parcel No. 3).

CONDITIONS.

This scheme is subject to the provisions of the Haifa Outline Town Planning Scheme and any additions or amendments which have been or may from time to time be made thereto and also the following :-

a. Zone. All areas coloured orange on the plan shall be Residential Zone 'A'.

b. Roads and Setbacks.

All areas coloured vermilion on the plan shall be roads for vehicular and/or pedestrian traffic.

All areas coloured vermilion and hatched dark green on the plan shall be footpaths, lanes or alleys for pedestrian traffic.

The minimum width of the roads, the minimum front, side and rear setbacks shall be as shown on the plan.

THE PALESTINE LAND DEVELOPMENT COMPANY

c. Building Plots.

The areas numbered 2 to 155 shall be building plots.

On plot No. 115 semi-detached or terrace houses may be erected.

d. Fences.

All fences towards roads shall be in accordance with special designs to be prepared by the promoters and approved by the Haifa Local Building and Town Planning Commission, before any building permit is issued for the erection of such fences.

e. Private Garages.

Private Garages may be erected in the areas coloured dark grey on the plan on plots numbered 103, 104, 105, 106, 107, 109 and 110, abutting on the higher side of the street to serve buildings on plots abutting on the lower side of the street where no garages can be erected. Such garages shall be in accordance with special design, subject to approval of the Local Building and Town Planning Commission, before issue of any building permit for same.

f. Public Garages.

Public garages for the accommodation of vehicles may be erected on the plots marked a, b, c, d, e, j and l, coloured orange and hatched by violet stripes on the plan. The built-up area on these plots may be increased up to 30% of the plot area, if the combined total built-up area of all floors does not exceed the total combined built-up-area allowed for a plot in Residential Zone 'A'.

g. Sites for Public Buildings.

The areas coloured yellow, bordered and hatched dark brown and marked 'A', 'B', 'C', 'D', 'E', 'F' and 'G' shall be sites for public buildings and no other than public buildings of non-commercial character shall be erected thereon.

h. Private Open Spaces.

The areas coloured light green, bordered dark green and marked 's' and 't' on the plan shall be private open spaces.

i. Nature Reserves.

The area coloured light green, bordered and cross-hatched dark green and marked 'u' on the plan, shall remain a nature reserve.

j. Public Open Spaces (Recreation Grounds)

The areas coloured light green, hatched dark green and marked 'm', 'n', 'o', 'p', 'q' and 'r' shall be public open spaces for use as public gardens, sport and recreation grounds, and shall be vested by the owners and/or lessees free of charge with the Municipal Corporation of Haifa.

AMENITIES.

a. Stormwater Drainage.

Stormwater drainage shall be by percolation helped by terracing of steep lands and by natural channels and covered drains leading to Wady Rushmiya, Wady El Mudawar and their tributaries.

b. Sewerage.

All buildings to be erected within the area of this scheme shall be connected to a public sewerage system to be constructed at the promoters' expense and no building permit shall be issued until such connection has been provided.

In cases where the Local Building and Town Planning Commission are satisfied that no risk of nuisance exists, they may at their discretion authorize the grant of a building permit for a building which would drain into a cesspool or septic tank.

c. Water Supply.

The water supplied to all plots included in this scheme shall be either from a supply operated by the Haifa Municipal Corporation or from another piped supply approved by them and by the Public Health Authorities.

d. Shops and Workshops.

No buildings other than shops and/or workshops shall be erected on plots marked f, g, h and k and coloured orange on the plan, and also along the frontages (indicated by a violet line) of plots marked a, b, j and l, coloured orange and hatched by violet stripes on the plan.

Offices may be allowed in rooms of upper floors of these buildings.

All shops, except where the Local Building and Town Planning Commission will otherwise authorize, shall have clear unobstructed areas at pavement level, between shop frontage and road line, to be constructed at the owner's or lessee's expense.

e. Trades & Industries.

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

The Local Building and Town Planning Commission shall be empowered to authorize other trades in specially approved positions, subject to the approval of the District Building and Town Planning Commission.

f. Construction of Roads and Footways.

The promoters as lessees of the plots included within the boundaries of this scheme shall construct at their own expense all roads and footpaths, including the necessary stormwater drains, to be carried out at any time after enactment of this scheme in accordance with the Haifa Municipality's current specification.

Footways of approved surfacing together with kerbstones of approved shape and materials shall be made or paid for by each plot holder along the entire length of this frontage.

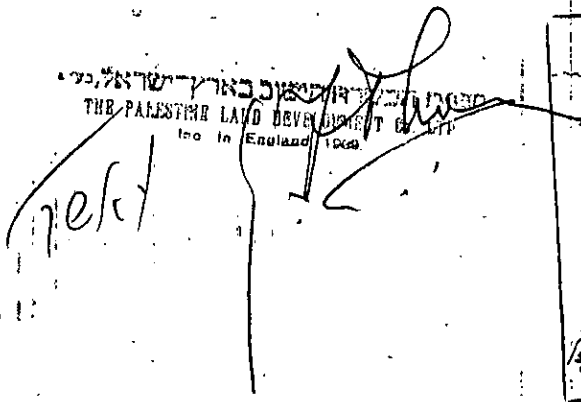
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MAY 10 1950
MUNICIPALITY OF HAIFA
PLANNING DEPARTMENT
1000 St. Elizabeth

SCHEMES AFFECTED.

This scheme cancels and supersedes enacted Haifa Town Planning Scheme No. 587, Central Wady Rushmiya Lands.

THE PALESTINE LAND DEVELOPMENT CORPORATION
Incorporated in England 1969

ref



HAIFA LOCAL TOWN PLANNING COMMISSION

APPROVED ON 16-4-41
FOR PROVISIONAL APPROVAL BY D.T.P.C.
SCHEME No. 587/A

(Sgd) J. L. A. WATSON
CITY ENGINEER

(Sgd) S. A. LEVY
CHAIRMAN L. T. P. C.

HAIFA LOCAL TOWN PLANNING COMMISSION

APPROVED ON 14-12-43
FOR ENACTMENT
SCHEME No. 587/A

(Sgd) J. L. A. WATSON
CITY ENGINEER

(Sgd) S. A. LEVY
CHAIRMAN L. T. P. C.

TOWN PLANNING ORDINANCE, 1936.
Haifa TOWN PLANNING AREA.

Detailed... SCHEME No. 587/A

The District Commission, at its 47th meeting held on the 5th day of May, 1941 resolved to deposit the above scheme.

(Sgd) H. Rendall:
Town Planning Adviser.

(Sgd) J. H. W. Pollock
Chairman
Haifa District Building
and Town Planning Commission.

TOWN PLANNING ORDINANCE, 1936.
Haifa TOWN PLANNING AREA.

Detailed... SCHEME No. 587/A

The District Commission, at its 72nd meeting held on 4th day of JAN, 1944 resolved to grant authority to put the above scheme into force.

(Sgd) H. Rendall
Town Planning Adviser.

(Sgd) J. H. W. Pollock
Chairman
Haifa District Building
and Town Planning Commission.