

sent on 12/11

DISTRICT	PLANNING
TOWN PLANNING COMMISSION	
HAIFA	DISTRICT
District Serial No. of Scheme <i>114/511</i>	
District File No. <i>221/511</i>	

**DETAILED HAIFA TOWN PLANNING SCHEME NO. 615,
ARD EL RAMEL AMENDMENT, SUBMITTED BY THE
HAIFA LOCAL BUILDING AND TOWN PLANNING COM-
MISSION.**

A. LOCATION

In the Ard el Ramel quarter to both sides of the Palestine Railway Yard.

B. AREA OF SCHEME.

615 dunams.

C. NAMES OF OWNERS OF LAEDG INCLUDED IN THE SCHEME.

Leon Katran, Benjamin Koukia & Lazar Eliashar and Mikhail Yehuda Shalit, Josef Levy, Dr. Gustav Krojanker, Bernard Rosenblat, Jacob Lurie, Ruben Silberstein, Moreno Meyouhas, Arie Krassovsky & Camila Levy, Grands Moulins de Palestine, Badia Ali Semman, Heirs of Hirsh Mendel Rotstein, Ashrai Bank Tel Aviv and Arno Ertshik, Palestine Plantation Co., Heirs of Sayed Muhsen Shirazi & Abed Kassem Abdi, Jandrieh Mayerhoff, Karaman, Dick & Salti, Josef Adler and B. Rosenblat, Toba Khanum Abbas, Ruhi Mukhsin Hassan Afnan Shirazi, Suheil, Suraya & Fouad sons of Shirazi, Mikhael Hirsh Pollack, The Palestine Government ("Hiram" Ltd.) Mohasin Umar Saad ed Din ed Daoug, Widad Ibrahim el Khalil, Vacuum Oil Company, Aba Berman & Natan Zahavi, Agricultural Cooperative Society of Marketing of Workmen's Produce, Haifa, Ruben & Israel Knopf, Leib Skorokhod & Lea Holland, Ibrahim Issa Sahyoun & Mme. Camille Levy, Municipal Corporation of Haifa, the High Commissioner for Palestine, Amin Aziz Dajani Daoudi, Ivan Trangott, Aharon Ben Shemesh, Zelig Baruk Shour, Auni Aziz Dajani Daoudi, Christo Sarakaki, Anglo Persian Oil Co., Waf el Maaref el Islamiyeh, Palestine Milling and Trading Co., Petrol Abella, Khalil Kayello, Dr. Osman Khamra, Salah Moukhless, Palestine Land Development Co., Iraq Petroleum Co., David Nissim Khder, Palestine Oil Industry "Shemen" Ltd., Dr. Jubrail Abbyad and Palestine Railways.

D. BOUNDARIES.

On the North by the northern edge of approved road No. 11 of the enacted Haifa Town Planning Scheme No. 146, by the properties of the Palestine Oil Industry "Shemen" Ltd., Mme Camille Levy and Partner, by the I.P.C. Corridor, by an existing road and by the properties of Palestine Government (State Domain) Joseph Loewy, Dr. Gustav Krojanker, Bernard Rosenblat, Zelig Barukh Shour, Jacob Lurie, Asma Salim Mourad & Palestine Government, Edgar Clark, Kasem Pasha, Mikhail Touma, Raja Rais, Iskander Kasseb, Youssef Iskander Kmaty, Rubin Silberstein, Arie Krassovsky, Morino Meyouhas & Bernard Rosenblat, and Palestine Railways.

On the South by the properties of the Palestine Electric Corporation Ltd., the Palestine Land Development Co., Asees Khayat, Dr. Hanna Dakhil, Ibrahim Sahyoun & Josef & Marco Shloush, Salem L. Aslam & Ahmad Hamdi, Aslam & Mohamed Jawdat Aslam, Abdel Rahman Odeh, Naif Mitri Majdelani, the Cooperative Settlement of the Temple Society and Marie Doubbani, and by the southern edge of Iraq Street.

On the East by the enacted Haifa Parcellation Scheme No.329, Sahyoun Land, by the enacted Haifa Parcellation Scheme No.310 - Brunshvig Adler, by the enacted Haifa Town Planning Scheme No.565 - Levy, Grinbaum & Partners Land, and by the properties of Jordan Investment Co. Ltd. & Joseph Loewy, Joseph Loewy & Co., Palestine Government (State Domain) Fouad Afnan, Toba Abbas and the Palestine Railways, by Hedjaz Street and the properties of Shams ed Din Ragheb el Khaldy, Mordechai Ephroth and Rev. Najib Kubein (Trustee for the Palestine Charitable Native Church Council Trust).

On the West by the existing road and the properties of Joseph Loewy, Dr. Gustav Krajancker, Bernard Rosenblat, Zelig Barukh Shour, Jacob Lurie, Asme Salim Mourad and Palestine Government, Palestine Railways, Hedjaz Street and by the properties of Zvi Strachilevitz, and Palestine Plantation Co.

E. PURPOSE OF SCHEME.

To cancel certain reservations provided for the Palestine Railways, to re-align overbridge at old Acre Gate and to re-design road network accordingly.

F. CONDITIONS.

According to 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 :

H.O.S. Part 3.
T.P.O. 12(2)(e) a. Zone: Light Industrial District, coloured light violet and bordered dark violet.

Commercial District, coloured light grey and bordered dark violet.

Commercial Frontage 'A' coloured light grey and bordered dark violet and dark red.

b. Road Alignments and Building Lines.

T.P.O.12(2)(a)(b)
" 14(2)(b)
A.C.O. Sect.98(k) 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.

c. Roads to be Stopped Up.

T.P.O. 12(2)(a)
M.C.O. 98(j) All existing and previously approved roads shown hatched red on the plan shall be stopped up. The Local Building and Town Planning Commission may dispose of the resulting lands by way of either sale or exchange.

d. Municipal Reserves.

T.P.O. 14(2)(b)&(f) (1) The area coloured yellow, bordered and hatched dark brown shall be land reserved for a Municipal Sewerage Pumping Station.

T.P.O.12(2)(c) (ii) The strip of land coloured dark green shall be reserved as a part of a public stormwater drainage channel and shall be maintained by the Municipal Corporation of Haifa.

.Sect. 38. (111) Adjacent landowners shall give free access to Municipal personnel in connection with the control, upkeep and repairs of this channels in accordance with section 38 of the T.P.O.

e. Preservation of Municipal Sewers.

.12(2)(c) The strips of land coloured green and bordered dark brown shall be reserved for sewers owned by the Haifa Municipal Corporation. No building shall be erected over these strips unless a special duct is constructed over the Municipal pipe lines in such a way as to protect these pipes against damage and to facilitate their control and maintenance.

Such duct shall be constructed in accordance with a plan to be approved by the City Engineer, Haifa.

. 38 The Haifa Municipal Corporation shall at any time have right of access to the above pipes for the purpose of checking, maintenance, repairs or replacements.

f. Government Reserves.

.14(2)(b) The areas coloured brown and bordered dark brown on the plan shall be reserved for the Palestine Railways. Any area not yet required by the Palestine Railways shall be acquired by them in accordance with the Land Expropriation Ordinance 1926.

The areas coloured violet and hatched dark brown are lands in respect of which the Railway Reservation shown on the enacted Haifa Town Planning Scheme No.146 is now cancelled.

g. I.P.C. Corridor.

.14(2)(f)(1). The area coloured light green, bordered dark green and marked on the plan I.P.C. G. shall be I.P.C. Corridor. The area so marked shall be fenced in by a fence approved by the Local Building and Town Planning Commission and shall be properly maintained by the Iraq Petroleum Company Ltd.

h. Building Restrictions.

13(3)
14(2)(*)
14(2)(1) No building shall be allowed to be erected on any of the areas hatched black on the plan until they are combined with the respective adjacent areas to form plots of adequate size and shape.

All the buildings along Faisal Street and on the intersection with the Aerodrome Road shall be constructed in accordance with an architectural design to be approved by the Town Planning Authorities.

SEWERAGE.

a. Stormwater Drainage.

12(2)(a) In all cases towards the drains of the Haifa Municipal Drainage System or to any specifically approved system made for and at the expense of the owners of properties.

14(2)(d) All trade wastes or other liquids shall be adequately treated by the owners and disposed of to the satisfaction of the City Engineer of Haifa and the Public Health Authorities.

T.P.O.12(2)(c) b. Sewerage.

All buildings shall connect to the drainage system of the Haifa Municipal Corporation.

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.

d. Trades & Industries.

T.P.O.12(2)(e)

Only such trades and industries shall be carried on within the boundaries of this scheme as are normally allowed in the respective districts.

Trades requiring special sites under the provisions of the Haifa Outline Town Planning Scheme may be approved by the Local Building and Town Planning Commission to be carried on within the boundaries of this scheme at such locations as they may approve.

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

Roads and Stormwater Drains.

The promoters of parcellation schemes as owners of the lands included within the boundaries of their schemes shall pay for the construction or completion of all stormwater drains and roads, which shall be carried out in accordance with the Haifa City Engineer's specifications and to full carriageway widths with a maximum of 7.50 metres, at any time after enactment of the scheme and before buildings are allowed to be erected on abutting plots.

In cases where plots have been sold to private individuals by promoters of schemes without obligation to construct abutting roads, the Haifa Municipal Corporation may compel the abutting landowners to pay for the construction of roads and stormwater drains whether their plots have been built upon or not.

The crossing over the Palestine Railway yard shall be by overbridge.

T.P.O. 13(3) f. Dampness Prevention.
" 14(2)(f)

Owing to the waterlogged nature of the ground to the North of the Palestine Railways yard, no building will be allowed in this area unless adequate arrangements to the satisfaction of the City Engineer of Haifa are made to prevent dampness rising into the building.

T.P.O. 14(2)(g) g. 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 Town Planning (Amendment) Ordinance No.5 of 1939.

n. Affected Schemes.

T.P.O. 19

This scheme modifies the following schemes :-

- (1) Haifa Outline Town Planning Scheme.
- (2) Haifa Town Planning Scheme No.146, Ard el Ramel.
- (3) Haifa Town Planning Scheme No.253, Station Road - Nazareth Road.
- (4) Haifa Town Planning Scheme No.146A, Afnan Ard el Ramel Scheme.
- (5) Haifa Town Planning Scheme No.270, P.L.D.C. Basatin el Ramel.

HAIFA LOCAL TOWN PLANNING COMMISSION

APPROVED ON 8-10-40
FOR PROVISIONAL APPROVAL BY D.T.P.C.
SCHEME No. 615.

Sd/o J.L.A. WATSON
CITY ENGINEER

Sd/o SH. LEVY
CHAIRMAN L.T.P.C.

HAIFA LOCAL TOWN PLANNING COMMISSION

APPROVED ON 15-5-41
FOR ENACTMENT
SCHEME No. 615

J.L.A. Watson
CITY ENGINEER

Sh. Levy
CHAIRMAN L.T.P.C.

HAIFA DISTRICT
TOWN PLANNING COMMISSION

PROVISIONAL APPROVAL.

Scheme No. 615 Passed for Publication
at the 43rd Meeting of the
Commission held on 5-11-40
In pursuance of the provisions of the
Town Planning Ordinance, 1925.

J.L.A. Watson
City Engineer

Sh. Levy
Chairman

HAIFA DISTRICT
TOWN PLANNING COMMISSION

Meeting No. 48 Date 3-6-41

FINALLY APPROVED SCHEME

Resolved that the same be recommended in respect of this
Scheme in pursuance with the provisions of section 32
of the Town Planning Ordinance, 1925.

J.L.A. Watson
City Engineer

Sh. Levy
Chairman