

428/100

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HAIFA COMPOSITE TOWN PLANNING SCHEME NO. 428  
SHEET NO. 150 - 145. PLAN NO. 9.

LOCATION:

All that land included in Sheet 150-245, Plan 9, drawn and printed in Survey Office, Jaffa, September, 1928, and headed District: Northern, Sub District: Haifa.

BOUNDARIES

On the North by the lands of Reclaimed Area of the Haifa Harbour Estate and the Mediterranean Sea.

On the South by the lands comprised in Survey Plan No. 150-245. 13 (Composite Scheme No. 429)

On the East by the lands comprised in Survey Plan No. 150-245. 10.

On the West by the lands comprised in Survey Plan No. 145-245. 12 (Composite Scheme No. 422).

CONDITIONS.

According to the conditions of the Haifa Outline Town Planning Scheme, enacted by His Excellency the High Commissioner, in Gazette No. 422 of 15th February, 1934, and any published alterations, additions and amendments which were or may from time to time be made thereto, and in accordance with any enacted detail or parcellation scheme comprised within the area of this scheme.

ARTICLE 133.

a.-Drainage.

Towards the drains of the Municipal Drainage system.

b.-Sewerage.

Each house shall drain to an approved system of sewerage or to separate and properly constructed septic tanks and percolating pits.

Any plot within 100 metres from a Municipal Sewer shall be connected thereto at the owner's expense.

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

c.-Water Supply.

From Municipal or approved local piped supplies approved by the Health Department.

d.-Shops.

Shops in residential districts shall be allowed only on sections of plots indicated on the plan by a dark violet line. All shops shall have a clear and unobstructed area at pavement level, between the shops and road line, to be constructed at the owner's expense.

All shops in residential districts shall abut on public roads.

Buildings along the frontages marked on plan by a dark red line in addition to a dark violet line are subject to the regulations for commercial frontages 'A' of the Haifa Outline Town Planning Scheme.

Such frontages are further subject to the regulations governing any approved architectural design for the frontage in question.

e.- Trades and Industries.

Only those trades and industries shall be carried out within the borders of the scheme which are allowed in the respective zones under the Haifa Outline Town Planning Scheme and are further subject to the restrictions approved in enacted detailed schemes.

f.- Roads.

The Promoters of detailed parcellation schemes included within the boundaries of this scheme shall pay for the construction of all stormwater drains and all roads, included within the area of their respective parcellation schemes to full formation width and to an asphalted width of not exceeding 7½ m (seven and one half metres) in accordance with Standard Municipal Specifications, before any building development is allowed on abutting plots.

Notwithstanding the above, where building development has already commenced prior to the enactment of this composite scheme or where no parcellation scheme exists the Haifa Municipal Corporation shall be at liberty to enforce part II ( Roads) of the Haifa Outline Town Planning Scheme.

g.- Development.

Betterment Taxes may be collected from all owners within and without the whole or part of the scheme who will benefit either directly or indirectly by the construction of roads, sewers and drains or laying out of public gardens.

Remarks.

This scheme includes the whole or part of the following enacted schemes :

- 1) Scheme No. 9 Carmelite landel Burdjs
- 2) " " 21 Nussenbaum & Damoriyeh
- 3) " " 51 Reclaimed Area
- 4) " " 51c Warehouse Zones. Reclaimed Area
- 5) " " 51e Parcellation Reclaimed Area
- 6) " " 55 New Business Centre
- 7) " " 61 Hadar Hacarmel
- 8) " " 106 Allenby Frontal Road
- 9) " " 113 Anaforta Shawafneh Quarter
- 10) " " 114 Anaforta Lewin Quarter
- 11) " " 146 Ard el Ramel
- 12) " " 162 Khoury Kingsway
- 13) " " 163 Solovotzky Khoury
- 14) " " 231 Wady Salib Reconstruction area
- 15) " " 247 Soeurs de Charité
- 16) " " 253 Station Nazareth Road
- 17) " " 302 Burdj Wady Nisnass
- 18) " " 396 Plumer Square
- 19) " " 519 George V Avenue (Section Khamra Square - Carmel Avenue)

HAIFA LOCAL TOWN PLANNING COMMISSION

APPROVED ON 13 JUL 1938

FOR ENACTMENT

SCHEME No. 428

*J. K. Robinson*  
CITY ENGINEER

*Salim*  
CHAIRMAN L. T. P. C.

HAIFA AND SAMARIA DISTRICT  
TOWN PLANNING COMMISSION

PROVISIONAL APPROVAL

Scheme No. 428.....Passed for Publication  
at the 18th.....meeting of the  
Commission held on 5.4.38.....  
*(original signature on plan  
produced at the meeting)*

*M. Kendall*  
Adviser

*(Sgd) H. Bailey*  
Chairman

HAIFA AND SAMARIA DISTRICT T. P. C.

Meeting No. 22.....Date 30.8.38.....

FINALLY APPROVED SCHEME

*W. Bailey*  
Chairman

*M. Kendall*  
Adviser