

HAIFA DETAILED TOWN PLANNING SCHEME NO. 307  
CALLED OLIVE GROVES SCHEME, SUBMITTED BY  
MESSRS. BLUMENFELD, A.KHAYAT & R.YAROUTZ &  
CO., REPRESENTED BY THE LICENSED SURVEYOR  
MR. A.VILENSKY, HAIFA AND ADOPTED BY THE  
LOCAL BUILDING & TOWN PLANNING COMMISSION,  
HAIFA AND SAMARIA DISTRICT  
H A I F A.

District Building  
 AND  
 TOWN PLANNING COMMISSION  
 HAIFA AND SAMARIA DISTRICT  
 District Serial No. of Scheme 113/22  
 District File No. 221/266

A. LOCATION.

Opposite Kiriath Eliahu, between the Carmelite Convent and Allenby Road.

B. OWNERS.

Messrs., Blumenfeld, Beilharz, Carmel Convent, J.N.F., A.Khayat, Katz & Rosenblatt & Partners, Asfour, Catholic Wakf, R.Yaroutz & Co., Kamel Naffaa, S.Tugendhaft and Mr. Krafft.

C. AREA OF SCHEME.

116,000 m2.

D. BOUNDED.

On the North by the Allenby Road and the properties of Tovia Ungar & Co., Hoffman Christof, David Simbler, Trivaks & Jerusalem America Co., Jewish Agricultural Experimental Station, Enacted Scheme No.47 of Kiryath Eliahu, Enacted West German Colony Scheme No.107/A and of Azeez Khayat.

On the South by the properties of the Carmelite Convent.

On the East by the properties of Mr. Engelhardt and of Miss A.Khalfin.

On the West by the properties of the Carmelite Convent, and of Mr. Azeez Khayat.

E. CONDITIONS

According to the conditions of the Haifa Outline Town Planning Scheme and any published additions and amendments which were or may be made thereto and also the following:-

Zone. Class 'B' Residential, coloured pale blue on the plan.

Front set-backs.

The minimum distance between building lines shall be as shown on the plan and shall in all cases be not less than 18 metres.

The minimum set-back from the road line shall be not less than 5 metres, except for pathways leading to not more than 2 houses or plots. The minimum road width shall be not less than 10 metres 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 curve of a minimum radius of 8 metres.

Side set-backs.

According to the Haifa Outline Town Planning Scheme Regulations for Zone "B".

Rear set-back. Ditto.

Percentage. Ditto.

Height of Buildings.

According to the amended Haifa Outline Town Planning Scheme Regulations for "B" Zones.

Only one building exclusive of out-structures shall be allowed on each plot.

The plots coloured yellow, hatched and edged brown and marked B1, B2 shall be reserved as sites for public buildings only.

Development.

Betterment Taxes may be collected from all property owners within the boundaries of this scheme who will benefit directly or indirectly by the opening of new roads or widening of existing roads or the construction of sewers and drains or by the lay out of public open spaces or squares.

Reallocation of boundaries shall take place on all areas shown on plan hatched in black. No building permits shall be issued unless the affected owners will acquire the areas necessary to increase their curtilage up to requisite sizes and to adequate shapes or up to new road alignments.

The Responsible Authority may refuse compensation where less than 25 %, of any area is reserved for public utility purposes.

F. OPEN SPACES.

Private Open Spaces.

The area marked A1 coloured light green and edged green on the map shall not, without the consent of the District Building and Town Planning Commission, be put to any other use than its present use.

No development shall take place on this open space without the special approval of the District Building and Town Planning Commission.

Public Open Spaces.

The areas marked O1, O2 & O3 coloured light green and hatched dark green on the map shall be public open spaces.

All lands so coloured which have not yet been acquired by the Municipal Corporation of Haifa, shall be vested with the said Corporation.

All public open spaces shall after expropriation be maintained by the Haifa Municipal Corporation.

The cost of construction and planting of these open spaces shall be borne, as hereafter provided, by the owners of the land contained in the scheme, the Municipal Corporation of Haifa

participating in the cost of construction to the extent of 25 % thereof. Provided that if the owners desire to carry out any such works before the Municipal Corporation of Haifa is prepared to participate they shall obtain the prior authorization in writing of the said Corporation and shall bear the whole cost.

The cost of these open spaces shall be apportioned between the owners of the land comprised in the scheme in proportion to the area owned by them provided that the owner of land abutting on the open space shall pay a double share.

No owner shall be called upon to pay his share before he has built upon his land or before the majority of the owners affected have built upon their plots whichever shall first occur.

#### G. AMENITIES.

##### Drainage.

Towards, in all cases, the drainage system of the Municipal Corporation of Haifa, and by natural drainage towards the North.

##### 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 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 adjoining plots and to plots at a higher level.

##### Water Supply.

From a system of the Responsible Authority or an approved local piped supply.

##### Shops.

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

##### Trades and Industries.

Only those trades and industries shall be carried on within the borders of the scheme which are normally allowed in Residential Zone 'B'.

##### Pavements.

Including kerbstones and an approved surfacing shall be provided by such plot owner on his complete frontage. Such work shall be carried out by the Municipal Corporation of Haifa

Roads.

The Owners of the properties included in the scheme shall pay for the construction of all storm-water drains and roads, made in accordance with Standard Municipal Specifications and to full width of carriageway, at any time after enactment of the scheme, before any building is allowed to be erected in the respective part of the scheme. Landowners shall be liable for payment of cost of construction of roads and stormwater drains whether their plots have been built upon or not.

**CANCELLED**

NORTHERN DISTRICT  
TOWN PLANNING COMMISSION  
FINAL APPROVAL

Scheme No. \_\_\_\_\_ finally approved  
and ordered to be published  
in the gazette.

Date \_\_\_\_\_ High Commissioner

HAIFA LOCAL TOWN PLANNING COMMISSION

APPROVED ON 12-1-38  
FOR ENACTMENT  
SCHEME No. 307.

*J. L. Robinson*  
CITY ENGINEER

*[Signature]*  
CHAIRMAN L.T.P.C.

NORTHERN DISTRICT  
TOWN PLANNING COMMISSION  
PROVISIONAL APPROVAL

Scheme No. 307 Passed for Publication  
at the 6th meeting of the Commission  
held on 2.2.37

*[Signature]*  
Adviser

*E. Nath-Rauch*  
(Original signature on plan  
produced at the meeting)  
Chairman

HAIFA AND SAMARIA DISTRICT T.P.C.

Meeting No. 16 Date 1.2.38

**FINALLY APPROVED SCHEME**

*[Signature]*  
Chairman

*[Signature]*  
Adviser