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HAIFA DETAILED TOWN PLANNING SCHEME NO. 502,
HEHALUTZ STREET EXPENSION, SUBMITTED BY THE
JEWISH COMMUNITY COUNCIL OF HAIFA, THROUGH
THE HAIFA CITY ENGINEER AND ADOPTED BY HAIFA
LOCAL BUILDING AND TOWN PLANNING COMMISSION.

A. LOCATION.

In Hadar Hacarmel Quarter, between Yehiel Street and Sokoloff Street and abutting on Herzl Street.

B. AREA OF SCHEME.

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

Palestine Jewish Colonization Association, State Domain No.92 now held by the Jewish Community of Haifa, Abraham Leb Tkatch, Dr. Max Reichman, Meir Wadislavsky, Zussia Filikman, Yehuda & Haya Greenberg and Joseph David, Aharon & Hinda Sara Geller, Mohammed Shafik Sarakby & Haj Taher Karaman, Moshe Wannu, Henny & Moshe Aharon Makhlis and Palestine Electric Corporation.

D. BOUNDED.

On the North by Yehiel Street, by the property of heirs of Elimelch Erkiss, Sirkin Street, by properties of Aharon and Hinda Sara Geller, Batya Forstar, Golda Federbush, Yones Goldzalel and by Sokoloff Street.

On the South by Yehiel Street, Jacob Haklai, Abraham Marcus and Shendel Porter, by the southern side of Herzl Street, by properties of Ruben & Israel Knopf, Baruch Hendel and Isaac Bar and by Sokoloff Street.

On the East by the eastern edge of Sokoloff Street, Yalag Street, by the properties of Baruch Hendel, Ruben and Israel Knopf and by Herzl Street.

On the West by the western edge of Yehiel Street, by Hehalutz Street and by properties of Abraham Marcus & Shendel Porter and Rivka Barag Levontin and by Herzl Street.

E. 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 :

- a. Zone: Residential District 'C' coloured yellow on the plan.
- b. Road Alignments and Building Lines.

The width of roads and the minimum distances between road and building lines shall be as shown on the plan. All building and fence corners shall be cut or rounded off as shown on the plan.

c. Special Conditions.

The owner of the plot at 9 Sokoloff Street, hatched black on the plan, shall acquire the strip of land separating his plot from the road line towards Hehalutz Street and shall pay for half the area taken from the opposite corner for opening of this street along his property.

d. Public Open Spaces.

The areas coloured light green, hatched dark green and marked 'A' & 'B' on the plan shall be public open spaces. Area 'A' shall be registered in the name of the owner.

The Local Building & Town Planning Commission may declare these open spaces or part thereof as public gardens or public squares.

The construction, fencing and planting of these public open spaces shall be in accordance with a plan to be approved by the Local Building and Town Planning Commission.

The cost of construction, fencing and planting of these public open spaces, public gardens or squares shall be borne as hereinafter provided by the owners of property contained in this scheme, the Haifa Municipal Corporation 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 Haifa Municipal Corporation is prepared to participate, they shall obtain in writing the prior authorisation of the Haifa Municipal Corporation and shall bear the whole cost.

The cost of these squares and gardens shall be apportioned between the owners of the land comprised in the scheme in proportion to the area owned by them, provided that the owners of land abutting on such squares and gardens 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.

F. AMENITIES.

a. Drainage.

Towards municipal drainage channels.

b. Sewerage.

Each house shall drain to an approved sewerage system and shall be connected to the Haifa Municipal Corporation's sewerage system 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.

c. Shops.

Shops shall be allowed only in rooms facing roads in the ground storey of main buildings and only along such parts of frontages as are indicated on the plan by a violet line.

d. Trades & Industries.

Only such trades and industries shall be carried on within the boundaries of the scheme as are normally allowed in a Residential District 'C'.

e. Stormwater Drains and Roads.


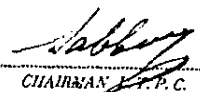
The owner of every property included in this scheme shall pay for the construction of all stormwater drains and roads to be made in accordance with standard specifications of the Haifa Municipal Corporation and to full width of carriageway at any time after enactment of the scheme before any new building is erected on his plot. Land-owners shall be liable to payment of cost of construction of stormwater drains and roads whether their plots have been built upon or not.

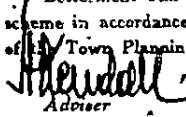
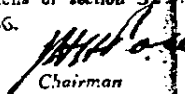
f. Sidewalks.

Sidewalks including kerbstones and of approved surfacing shall be provided by each plot owner on his complete frontage. The construction of sidewalks shall be carried out by the Haifa Municipal Corporation at the owner's expense.

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.

HAIFA LOCAL TOWN PLANNING COMMISSION	
APPROVED ON <u>13-3-40.</u>	
FOR PROVISIONAL APPROVAL BY D.T.P.C.	
SCHEME No. <u>502.</u>	
 CITY ENGINEER	 CHAIRMAN D.T.P.C.

HAIFA AND SAMARIA DISTRICT TOWN PLANNING COMMISSION	
PROVISIONAL APPROVAL.	
Scheme No. <u>502</u>	Passed for Publication
at the <u>37th</u>	meeting of the
Commission held on <u>2-6-40</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.	
 Adviser	 Chairman