

HAIFA DETAILED TOWN PLANNING SCHEME NO. 537,  
CALLED BLOCK 'D' OF HAIFA BAY DEVELOPMENT  
COMPANY'S LANDS, SUBMITTED BY THE HAIFA BAY  
DEVELOPMENT COMPANY LIMITED, THROUGH THE  
ARCHITECTS MR. DAN BEN DOR AND DR. RAFAEL  
BEN DOR, HAIFA, AND ADOPTED BY THE LOCAL  
BUILDING AND TOWN PLANNING COMMISSION, HAIFA.

A. LOCATION.

In the Haifa Bay Area, between Nahliel Land (approved Haifa Town Planning Scheme No.175) and Kiryat Bialik Agricultural Settlement.

B. AREA OF SCHEME.

335 dunams.

C. AREA OF PROMOTERS' LAND INCLUDED IN THE SCHEME.

311 dunams.

D. OWNERS OF LAND INCLUDED IN THE SCHEME.

F. Griengart of Tel Aviv, Dr. J. Altshul of London, A. Sonnenberg of Haifa, Haifa Bay Development Company of Haifa, A. Joel of Tel Aviv, N. Ginsburg of Haifa, H. Kraus of Haifa, R. Capelouto of Rhodes, M.A. Notrica of Rhodes, Jos. S. Levy of Cairo, Rein & Sheri of Alexandria, Leon Barcillon of Alexandria, Douek and Dorra of Alexandria, Mograbi and Kaesz of Alexandria, Olga Glaser of Haifa, M. Tinto of Alexandria, S. Howard of Alexandria, Shalom and Howard of Alexandria, S. Silvera of Alexandria, J. & T. Lindi of Cairo, J. Gattigno of Cairo, L. & S. Levy of Alexandria, M. Kelman of Cairo, Haya Goldring of Cairo, M. & J. Chassoun of Tel Aviv, Nathan Rachlin of Cairo, J.E. Levy of Cairo, M. & R. Goldberg of Haifa, E. Mizrahi of Cairo, D. Perahia of Cairo, Alberto Hemsli of Alexandria, Sara Rahel & Jeanne Benin of Alexandria, Rubin Naftali Baruch of Alexandria, Beki Rotenberg of Cairo, Moshe Emanuel of Tel Aviv, Gdalia Gutterman, and Benyamin Sa'adi of Alexandria.

E. BOUNDED.

On the North by the properties of K.K.L. (Agricultural Settlement of Kiryat Bialik) and properties of individual owners of Shefa Amr.

On the South by the enacted Nahliel Land Haifa Town Planning Scheme No.175.

On the East by Nahliel Land Town Planning Scheme No.175, property of Ester Abramski and properties of individual land owners of Shefa Amr Village.

On the West by the property of A. Hochfeld (enacted Haifa Town Planning Scheme No.207) and property of Keren Dayemeth Leisrael (approved Town Planning Scheme No.501).

F. CONDITIONS.

According to the Haifa Outline Town Planning Scheme and any additions and amendments which have been or may be made thereto from time to time and also the following :

a. Zone: Residential Class 'B' of the Haifa Outline Town Planning Scheme.

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 road corners shall be cut off. Fences on road corners shall be on a curve of a minimum radius of 8 (eight) metres.

c. Building Restrictions.

Only one building exclusive of outstructure shall be erected on any of the plots included in this scheme.

d. Private Open Spaces.

The areas coloured on the plan light green, bordered dark green and marked 'a' 'b' 'c' 'd' and 'e' shall be private open spaces and no development shall take place thereon without the consent of the Haifa District Building and Town Planning Commission.

No portion of a private open space shall be added to the curtilage of any building plot to increase its area.

e. Public Open Spaces.

The areas marked f, g, h, i, j, k, l, m, n, o, p, q, r, s, t, u, v, w, x and y, coloured light green and hatched dark green on the plan, shall be public open spaces and shall be expropriated by the Responsible Authority subject to the provisions of the Haifa Outline Town Planning Scheme and shall then be maintained by the Responsible Authority.

The Responsible Authority may declare the whole or part of the public open spaces as public gardens or public squares.

The cost of construction and planting of these squares and gardens shall be borne by the owners of the land included in the scheme as provided for under Section 3(21) of the Haifa Outline Town Planning Scheme, enacted by Order No.53 of the High Commissioner, published in Palestine Gazette No.422 of the 15th February, 1934.

G. AMENITIES.

a. Drainage.

By ground infiltration, by natural drainage to the West and to a specifically approved drainage system made for and at the expense of the owners of the properties included within the boundaries of this scheme.

b. Sewerage.

No building permit will be issued for any building within the area of this scheme, unless provision is made for the adequate treatment of the sewage to produce an effluent acceptable to the Public Health Authority. A purification scheme to that end must be shown in detail on the plans accompanying the building permit. The building will not be permitted to be occupied until the treatment scheme has been constructed in accordance with such details and the occupation certificate will not be issued unless certificate is produced from the Public Health Authority that the treatment scheme has been so constructed to their satisfaction.

Owners of plots shall give free right of way to all drainage and sewerage lines leading from neighbouring plots and from plots at a higher level.

Treatment proposals for any trade-wastes and other liquids shall likewise be shown on and carried out according to plans, and the effluent disposed of by the owners shall be in accordance with the requirements and to the certified satisfaction of the Public Health Authority.

c. Water Supply.

From a supply of the Responsible Authority or a specifically approved piped supply.

d. Shops.

Shops shall be approved only in the premises of the ground floor facing the road, and only along the parts of frontages marked on the plan by a violet line.

All shops shall have clear unobstructed areas at pavement level between the shop frontage and kerbline, to be laid out and constructed at the owner's expense. These areas shall be kept open for use by the public.

e. Trades & Industries.

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

f. Sidewalks.

Sidewalks of approved surfacing, including kerbstones of approved type, shall be provided by each plot owner on his complete frontage. All sidewalks shall be constructed by the Responsible Authority at the owner's expense.

g. Roads and Stormwater Drains.

The owners of the land included in this scheme shall pay for the construction of all stormwater drains and roads, to be made in accordance with the standard specifications of the Responsible Authority, and to the 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 stormwater drains and roads where their plots have been built upon or not.

h. Dampness Prevention.

Owing to the waterlogged nature of the ground covered by this scheme, no building will be allowed unless adequate arrangements to the satisfaction of the "Surveyor" to the Local Building and Town Planning Commission are provided to prevent dampness rising into the building.

i. Development.

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**

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APPROVED ON 12-12-39.  
FOR ENACTMENT  
SCHEME No. 537

*J. L. A. Watson*  
CITY ENGINEER

*Sally*  
CHAIRMAN L. T. P. C.

**HAIFA AND SAMARIA DISTRICT  
TOWN PLANNING COMMISSION**

**PROVISIONAL APPROVAL.**

Scheme No. 537 Passed for Publication  
at the 25th meeting of the  
Commission held on 5-4-39

Betterment Tax may be recovered in respect of this scheme in accordance with the provisions of section 32 of the Town Planning Ordinance, 1936.

*M. Hendall*  
Adviser

(sgd) T. U. Scrivenor  
Chairman

**HAIFA AND SAMARIA DISTRICT  
TOWN PLANNING COMMISSION**

Meeting No. 35 Date 2-1-40

**FINALLY APPROVED SCHEME**

Betterment Tax may be recovered in respect of this scheme in accordance with the provisions of section 32 of the Town Planning Ordinance, 1936.

*M. Hendall*  
Adviser

*M. Hendall*  
Chairman