

Mr. Thomson.

# Towns on Private Lands Regulation.

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## A BILL INTITULED

AN ACT to regulate the Laying out of Towns on Private Lands. Title.

BE IT ENACTED by the General Assembly of New Zealand in Parliament assembled, and by the authority of the same, as follows:—

1. The Short Title of this Act shall be "The Towns on Private Lands Regulation Act, 1878." Short Title.
2. All streets in a town shall be of a breadth not less than ninety-nine feet from building line to building line. Streets to be 99 feet wide.
3. When a town has a frontage to a road or street which is less than ninety-nine feet in breadth, the frontages of allotments to such road or street shall be forty-nine feet six inches from the centre of such road or street. Frontages to roads to be 49 feet 6 inches from centre.
4. Every person laying out a town shall lodge with the Chief Surveyor a map or plan of such town. Plan to be lodged with Chief Surveyor.
- Such map or plan shall be so lodged before the allotments in such town or any of them are sold or offered for sale, or otherwise disposed of; and such map or plan shall be on a scale of not less than one inch to two chains. To be lodged before allotments sold.
5. The Chief Surveyor with whom such plan is lodged shall satisfy himself that the provisions of this Act have been complied with, and that the plan has been executed with due regard to drainage and to the natural features of the country; and he shall select as

reserves for public purposes land to the extent of *one-tenth* part, more or less, of the area of such town.

Reserves to consist of two or more blocks. To consist of one-tenth area of whole block. Chief Surveyor to insert notice in *Gazette*.

The area so selected shall consist of two or more distinct blocks. The area from which the *one-tenth* shall be selected as reserves shall be the total area of the block surveyed into a town.

6. In the case of a plan lodged as before provided, the Chief Surveyor shall, as soon as he has satisfied himself that the provisions of this Act have been complied with, cause a notice to be inserted in the *Gazette* stating that such provisions have been complied with, and describing the land which he has selected as public reserves. If such Chief Surveyor is unable to satisfy himself that such provisions have been complied with, he shall, by letter or otherwise, so inform the person lodging such plan; and such person shall bring such plan within the provisions of this Act before such Chief Surveyor shall cause a notice to be inserted in the *Gazette* as herein provided.

Blocks selected and streets to vest in Crown.

The blocks selected as reserves and gazetted as before provided shall as soon as gazetted vest in the Crown as public reserves, and the lands shown as streets on the plan deposited as aforesaid shall also vest in the Crown, and shall be under the control of the Governor.

Governor or governing body may deal with reserves.

7. The Governor, or the governing body with the advice and consent of the Governor, may erect on the public reserves so selected such buildings as he or they may think proper, and the Governor, or the governing body with the advice and consent of the Governor, may set apart for the purposes of public recreation such portions of such reserves as he or they may consider most suitable for such purposes.

Person lodging inaccurate plan liable to penalty.

8. Any person laying out a town as aforesaid, who shall lodge with the Chief Surveyor a plan of such town, and who shall know that such plan is not an accurate delineation of such town as surveyed, shall be liable to a penalty of not less than *one hundred* pounds.

Person selling allotment previous to *Gazette* notice liable to penalty.

9. If any person, previous to the publication in the *Gazette* of the notice provided for in the *sixth* section of this Act, sells or otherwise disposes of an allotment in a town, he shall, in the case of each such allotment sold or otherwise disposed of by him, be liable to a penalty of not less than *twenty* pounds.

Meaning of "Chief Surveyor."

10. The term "Chief Surveyor" means the Chief Surveyor of the survey district within which the lands laid off or to be laid off into a town are situated. The Governor may, however, appoint in any survey district a person to carry out the duties imposed by this Act on the Chief Surveyor of such district; in this case the term "Chief Surveyor" shall, for the purposes of this Act within such district, mean the person so appointed.

Meaning of "town."

11. The word "town" means—

- (1.) Any area of private lands of *ten* acres or upwards surveyed into allotments of an average area of *one* acre or under;
- (2.) Any area of private lands of *five* acres or upwards, when such lands are divided into allotments of an average area of *one* acre and under: Provided such lands adjoin lands that have been surveyed into allotments, and make, with such adjoining lands, an area of *ten* acres or upwards;
- (3.) An extension of any town which has been or which may hereafter be laid off on private lands or on waste lands, or partly on private lands and partly on waste lands.

The word "town," in the third subsection of this section, means any area of ten acres, or upwards, surveyed into allotments of an average area of *one* acre or under.

Meaning of "private lands."

12. The term "private lands" means all lands that are not included in the term "waste lands," as defined in the ninth section of "The Plans of Towns Regulation Act, 1875."