

constructed as one dwellinghouse only, or an addition to or raising of a house (so far as such addition or raising is concerned), or the procuring of an existing dwellinghouse or of any other building or part of a building intended to be re-erected and used as a dwellinghouse or part of a dwellinghouse upon the site, shall be deemed to be the erection of a new dwellinghouse within the meaning of these by-laws.

- (c.) Notice of Intention to build.—Every person who shall intend to erect, add to, or renew a building of any description whatsoever shall give to the Board notice in writing of such intention, and at the same time deposit with the Board complete plans and specifications in duplicate (whereof one set shall be retained by the Board) of such intended work, the position, form, and dimensions of such building, and every water-closet, earth-closet, privy, ashpit, cesspool, and all other appurtenances, and of the yard or ground belonging thereto, and of the open space in front and in the rear and on each side, and the building shall be so described as to show whether it is intended to be used as a dwellinghouse or dwellinghouses, or otherwise, and shall give such further particulars as may be required; and no such work shall be commenced until such plans and specifications have been inspected by the proper officer of the Board, and a certificate given by him that the work may be commenced.
- (d.) Plans to be submitted.—Such person shall at the same time deliver to the Board a block plan of such building, and shall show the position of the buildings and appurtenances of the properties immediately adjoining, which said plan shall be retained by the Board. He shall also deposit with the Board a notice stating—
- (1.) The full name of the person on whose behalf the proposed work is to be done.
 - (2.) The estimated value of such proposed work.
 - (3.) The locality of such proposed work.
 - (4.) An address within the district to which all notices by the Inspector to be given under this by-law in respect of the proposed work can be sent.
 - (5.) Such person shall sign all such plans and specifications, or cause the same to be signed by his duly authorized agent.
- (e.) Inspection of Work.—Every person who shall erect, add to, or renew a building, or execute any work to which this by-law relates shall, at all reasonable times during the erection of such building or the execution of such work, and also upon the completion thereof, afford any officer of the Board free access to such building or work for the purpose of inspection.
- (f.) Building-site Area.—Except as hereinafter provided by this subsection and by the next succeeding subsection (g), no person shall erect a new dwellinghouse in the district upon a site of a less area than one-fifth of an acre, and unless such site shall have a frontage of at least 45 ft. to a public road; provided that in the event of a person subdividing or cutting up any property in such manner that the sections fronting the road comply with the foregoing provision, leaving an area at the back of such sections, then the Board may in its discretion permit such back area to be built upon if the same has a frontage of at least 15 ft. in width to a public road: Provided, however, that no such back section shall be of a less area than one-third of an acre, and that not more than one single dwellinghouse shall be erected upon such back section.
- (g.) Provisional Section.—The preceding subsection (f) shall not apply to prevent the erection or re-erection of one new dwellinghouse on an allotment, lot, or section which does not comply with the requirements of subsection (f), but which is shown on any public plan or any plan lodged or deposited in the Deeds Registration Office or the District Land Registry Office at Auckland prior to the 8th day of February, 1912 (being the date of the coming into operation of building by-laws hereby repealed), or on a site owned on the said 8th day of February, 1912, by a person not then owning any adjoining land, or prevent the erection or re-erection of a shop and dwellinghouse combined upon any site.
- (h.) Site-formation.—The ground on which any new building is erected, and the ground immediately adjoining any such new building, shall be so formed and graded that no water can lodge

thereon or under such building, or run under such building, and no person shall commence the erection of any building upon any site having matter thereon which in the opinion of the Inspector of Nuisances might prove deleterious to the health of the occupants of such building until such matter has been removed to the satisfaction of such Inspector of Nuisances.

- (i.) Air-spaces.—No person shall erect a new dwellinghouse in the district unless he provides at the side or in the rear thereof an open space exclusively belonging to such house and of an aggregate area of not less than six hundred square feet: Provided that such open space shall extend throughout the entire width, or in the alternative throughout the entire depth, of the site, and shall be free from any erection thereon above the level of the ground, and shall be so maintained while the site is occupied by the house: Provided also that the minimum distance across such open space from every part of any dwellinghouse, or from every part of any wash-house, shed, convenience, or other erection belonging thereto shall be as follows: (a) If the height of the house does not exceed 15 ft., 15 ft.; (b) if the height exceeds 15 ft., but does not exceed 25 ft., 20 ft.; (c) if the height exceeds 25 ft., but does not exceed 35 ft., 25 ft.; (d) if the height exceeds 35 ft., 30 ft. For the purposes of these by-laws, where the side boundaries of any site are not of the same length, the mean length of such side boundaries shall be taken as the depth of the site for the purpose of defining the distance across such open space, and the height of a dwellinghouse shall for the purposes of these by-laws be measured from the average level of the ground immediately adjoining the side or rear of such dwellinghouse, as the case may be, to the level of half the vertical height of the roof or to the top of the parapet, whichever is the higher.
- (j.) Preventing Reduction of Space.—No person shall make any alteration or addition to any dwellinghouse (whether erected before the coming into operation of these by-laws or not) whereby the open space attached to such dwellinghouse shall be diminished by such alteration or addition so as to leave a less open space than is required by these by-laws to be provided.
- (k.) Foundations of Concrete, &c.—In any foundation-wall, either of concrete, or bricks, or stone, either separate or conjoined, a proper damp-proof course of sheet 4 lb. lead, asphalt, or slates laid in cement, or other durable material impervious to moisture shall be laid beneath the level of the lowest timbers and at a height of not less than 6 in. above the surface of the ground adjoining such wall.
- (l.) Insanitary Material.—No person shall use any materials in the erection, re-erection, or repair of any dwellinghouse which are unsound, insanitary, or improper to be used for their intended purpose; any such materials shall within twenty-four hours of their condemnation by the Inspector of Nuisances be removed from the site of the proposed house, and shall not again be brought thereon.
- (m.) Materials.—No person shall use any materials in the construction, alteration, or repairs to any one-story building within the Tamaki West Road District of less dimensions than are specified in the following schedule:—
- Blocks: Sawn or split, heart of totara or puriri; 8 in. by 5 in.; and such blocks shall be spaced at a distance of not more than 4 ft. apart.
- Bottom Plates and Sleepers: 4 in. by 3 in., heart of totara, kauri, or rimu.
- Jack-studs: 4 in. by 3 in., heart of totara, kauri, or rimu. In every case where the height of jack-studs exceeds 6 ft., the same shall be braced as is hereinafter specified for external walls.
- Ground-floor Joists: 6 in. by 2 in.; heart of totara, kauri, rimu, or Oregon; spaced not more than 20 in. centres.
- Vermin-plates: External walls, 4 in. by 2 in.; partition-walls, 3 in. by 2 in.
- Top Plates: 4 in. by 2 in., external walls; 3 in. by 2 in., partitions: Provided, however, that in the case of a building of more than one story the upper-floor plates shall not be less than 4 in. by 3 in.
- Studs for External Walls: 4 in. by 2 in., spaced out by not more than 20 in. centres; kauri, rimu, totara, Oregon, or matai: Provided, how-