

16. *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 might prove deleterious to the health of the occupants of such building until such matter has been removed to the satisfaction of such Inspector.

17. *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 washhouse, shed, convenience, or other erection belonging thereto, shall be as follows:—

- (a) If the height of the house does not exceed fifteen feet: Fifteen feet.
- (b) If the height exceeds fifteen feet, but does not exceed twenty-five feet: Twenty feet.
- (c) If the height exceeds twenty-five feet, but does not exceed thirty-five feet: Twenty-five feet.
- (d) If the height exceeds thirty-five feet: Thirty feet.
- (e) The provisions of this clause shall be deemed to be complied with if the open space at the rear and side of any dwellinghouse is equal to one and one-half the area that would be required to be left at the side or at the rear if the provisions of this clause were complied with, even though the various subsections hereof have not been strictly complied with: Provided that the minimum distance across the open space so provided shall be clear of all obstructions for not less than fifteen feet from every part of the dwellinghouse.

For the purpose 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.

18. *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.

19. *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 six inches above the surface of the ground adjoining such wall.

20. *Materials*.—No person shall use any materials in the construction, alteration, or repairs to any one-story building within the One Tree Hill Road District of less dimensions than are specified in the following schedule:—

- Blocks.—Sawn or split. Heart of totara or puriri, six inches by six inches, and such blocks shall be spaced at a distance of not more than four feet apart.
- Bottom Plates and Sleepers.—Four inches by three inches. Heart of totara, kauri, or rimu.
- Jack Studs.—Four inches by three inches. Heart of totara, kauri, or rimu. In every case where the height of jack studs exceeds six feet, the same shall be braced as hereinafter specified for external walls.
- Ground-floor Joists.—Six inches by two inches. Heart of totara, kauri, rimu, or oregon. Spaced not more than twenty-inch centres.
- Vermin-plates.—External walls, four by two inches; partition walls, three by two inches.
- Top Plates.—Four by two inches external walls. Three by two inches partitions. Provided, however, that in the case of a building of more than one story the upper floor-plates shall not be less than four by three inches.
- Studs for External Walls.—Four by two inches, spaced out by not more than twenty-inch centres. Kauri, rimu, totara, oregon, or matai: Provided, however, that in the case of a building of more than one story the external studs shall not be less than four by three inches.
- Studs for Partition Walls.—Three by two inches, spaced not more than twenty-inch centres. Kauri, rimu, totara,

oregon, or matai. Provided, however, that in the case of a building of more than one story the studs for partition walls shall not be less than four by three inches.

Braces on Studding.—Four by one inch. Kauri, rimu, totara, or oregon. Not less than two braces for each external wall.

Ceiling-joists.—Kauri, rimu, totara, oregon, or matai. Three by two inches up to ten feet spans, over ten feet spans four by two inches; spaced twenty-inch centres for wood or lath and plaster ceilings, and not more than twenty-four-inch centres for fibrous plaster or asbestos sheeting.

Rafters.—Four by two inches, spaced not more than three feet apart. Kauri, rimu, totara, oregon, or matai.

Collar-ties.—Six by one inch. Ordinary building kauri or rimu.

Purlins.—Three by two inches. Kauri, rimu, totara, oregon, or matai.

Hips, Valleys, and Ridges.—Nine by one inch. Kauri, rimu, totara, oregon, or matai.

Weatherboarding and all External Timber.—To be heart of kauri, rimu, totara, or matai. All weatherboarding shall not be less than three-quarters of an inch in thickness, and must be inspected and passed before painting.

Flooring.—Not less than seven-eighths inch finished; tongued and grooved. Medium kauri, ordinary building, rimu, matai, or totara.

Rough Lining.—Not less than half-inch in thickness; all close jointed from floor to ceiling.

Bridging.—Joists for a span not exceeding twelve feet, nine by two inches. Joists for a span exceeding twelve feet, twelve by two inches. Upper floors having a span exceeding fourteen feet shall be strengthened by a herring-boning of two by two.

Any timber not otherwise specified shall be at least ordinary building rimu, matai, totara, or medium kauri, or other timber approved by the Board.

21. *Plates and Joists above Ground*.—No part of any plate or joist of any house shall be at a less distance in the case of a plate than three inches, and in the case of a joist than six inches, from any portion of the ground below or immediately adjoining such plate. The space between the lowest joist and the ground shall in all cases have sufficient and proper communication with the external air for the purpose of ventilation.

22. *Walls of Living-rooms*.—No room in any house, other than a bathroom, closet, or storeroom, shall have a less average height than nine feet six inches between the floor and the ceiling throughout an area equal to at least two-thirds of the floor space.

23. *Ventilation and Lighting*.—Every room (other than a storeroom) shall be provided with at least one window other than a skylight opening direct to the external air. Such window shall be movable or made to open, and the opening must extend to the top of the window, and the total glazed surface of such window or windows provided shall be equal in area to at least one-tenth of the floor-space of such room.

24. *Walls of Bathrooms and Closets*.—At least a portion of one wall of every bathroom or water-closet shall be in contact with the external air.

25. *Notice to take down, remove, or alter*.—If any building, dwellinghouse, or part of a dwellinghouse be erected, altered, or repaired contrary in any particular to the provisions of this by-law it shall be lawful for the Board to give notice in writing to the owner of such a dwellinghouse, within a time to be mentioned in such notice, to take down, remove, or alter such dwellinghouse or part of such dwellinghouse in such a manner that the provisions of this by-law shall be accurately fulfilled. Non-compliance with any such notice shall be deemed an offence, and shall be deemed a continuing offence during the period until such notice is complied with.

26. *Kahikatea Timber*.—No person shall use the timbers known as kahikatea or taraire in the construction, repairs, or alterations of any building within the One Tree Hill Road District.

27. *Site Boundaries*.—The wall of no building shall be erected at a less distance than three feet from the boundary of the site (other than the road frontage) unless the external walls of such building are constructed of brick, stone, or concrete.

28. *Removal of Building*.—No person shall remove a building from one part of the district to another part of the same district, or re-erect the same wholly or in part, or remove the same entire or in sections from one part of an allotment to another part thereof with the same intention, unless such person shall have made written application to the Inspector for permission so to do in the same manner and submitting the same plan and particulars as if the erection were a new one, and shall have satisfied the Inspector that the material proposed to be re-used is fit for the purpose and in accordance with this by-law, and shall have obtained from the Inspector permission for such removal or re-erection.