

(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 provide 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 600 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 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 site for the purpose of defining the distance across such open space, and the height of a dwellinghouse shall for the purpose 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 or other building (whether erected before or after the coming into operation of these by-laws), or erect any new or other building, whereby the open space attached to such dwellinghouse shall be diminished by such alteration, addition, or erection so as to leave a less open space than is required by these by-laws to be provided.

(j<sup>1</sup>.) Where a dwellinghouse is erected upon any site of insufficient area, road-frontage, or air-space for more than one dwellinghouse as provided by these by-laws, no person shall occupy, or permit or suffer to be occupied, as a separate dwellinghouse any building other than the dwellinghouse erected on such site, and no person shall let or lease for human habitation any building on such site other than the dwellinghouse thereon.

(j<sup>2</sup>.) (a.) The term "building" where used in the two preceding clauses (j) and (j<sup>1</sup>) shall be deemed to include a tent, and where no dwellinghouse has been erected on any site the term "dwellinghouse" where used in the said preceding clauses (j) and (j<sup>1</sup>) shall also be deemed to include a tent: Provided, however, that nothing therein shall be deemed to prevent the use and occupation on private property of tents as temporary dwellingplaces under the following conditions, that is to say:—

(i.) Application shall first be made in writing to the Board for its permission to use and occupy the tent, and stating the size, description, and locality of the proposed site, the number of buildings thereon, and the number of tents proposed to be erected thereon, and the respective dimensions of such tents, also the number of people intended to dwell therein.

(ii.) The Board may consider each such application in relation to the particular circumstances in each case, and shall grant its permission for such use and occupation in respect of every tent the use and occupation of which in the opinion of the Board will not endanger the public health, safety, or convenience.

(iii.) If, after such permission has been granted as aforesaid, the Board is of opinion that the continued use and occupation of any tent as aforesaid is endangering the public health, safety, or convenience, it may withdraw and cancel such permission.

(iv.) A fee of two shillings and sixpence for each tent shall be paid and payable to the Board before such permit is granted.

(b.) The provisions of subclause (1) of said By-law 65 shall apply to all tents, and the words "dwellinghouse" and "house" where used therein shall be deemed to include a tent.

(c.) The term "tent" where used herein shall be deemed to mean and include any tent, marquee, pavilion, or other temporary structure or erection.

(d.) Nothing herein shall be deemed to restrict or modify the provisions of section 70 of these by-laws.

(k.) *Foundation 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 Ostend 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: External walls, 4 in. by 2 in.; partitions, 3 in. by 2 in.: 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, however, that in the case of a building of more than one story the external studs shall not be less than 4 in. by 3 in.

Studs for partition-walls: 3 in. by 2 in., spaced not more than 20 in. 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 4 in. by 3 in.

Braces on studding: 4 in. by 1 in.; kauri, rimu, totara, or Oregon; not less than two braces for each external wall.

Ceiling-joists: 4 in. by 2 in., spaced 20 in. centres; kauri, rimu, totara, Oregon, or matai.

Rafters: 4 in. by 2 in., spaced not more than 3 ft. apart; kauri, rimu, totara, Oregon, or matai.

Collar-ties: 6 in. by 1 in.; ordinary building, kauri, or rimu.

Purlins: 3 in. by 2 in.; kauri, rimu, totara, Oregon, or matai.

Hips, valleys, and ridges: 9 in. by 1 in.; 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  $\frac{3}{4}$  in. in thickness.

Flooring: No less than 1 in. in thickness; tongued and grooved; medium kauri, ordinary building, rimu, matai, or totara.

Rough lining: No less than  $\frac{1}{2}$  in. in thickness; all close-jointed from floor to ceiling.

Bridging: Joists for a span not exceeding 12 ft., 9 in. by 2 in.; joists for a span exceeding 12 ft., 12 in. by 2 in. Upper floors having a span exceeding 14 ft. shall be strengthened by a herring-boning of 2 in. by 2 in.

Any timber not otherwise specified shall be at least ordinary building, rimu, matai, totara, or medium kauri.

(n.) *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 3 in., and in the case of a joist than 6 in., 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.

(o.) *Walls of Living-rooms*.—No room in any house (other than a bathroom, closet, or storeroom) shall have a stud of less than 8 ft. in height, or an average of 9 ft. between the floor and the ceiling throughout an area equal to at least two-thirds of the floor-space.

(p.) *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