

Surveyors should also bear in mind that, possession being *prima facie* though not conclusive proof of title, the District Land Registrar cannot usually issue a title to land held in adverse possession.

Pegging and Marking.

146. Where wooden pegs cannot be driven, as in cities, iron bolts of $\frac{1}{2}$ in. diameter and 12 in. length, or 12 in. iron spikes, are to be used as pegs, and should be shown on plan by a small blue circle. Wherever possible, pegs must be inserted on the boundary; but in the case of stone or rubble walls and suchlike obstacles they may be placed parallel to, and at stated distances from, the true boundary.

Colouring.

147. Roads, streets, and public rights-of-way are to be coloured with burnt-sienna; railways, red; edge of land to be dealt with, green; natural features (when boundaries) with sepia; newly created roads or streets in pink.

Where the land forms a part of two or more original sections the boundaries and numbers of such sections shall be shown by a distinguishing colour, and should the boundaries on the ground differ materially from the Crown-grant boundaries, such Crown-grant boundaries shall be shown by dotted black lines.

Names, &c., to be shown on Plan.

148. For bringing land under the Act the plan shall show on the face of it the district, block, section, town, or other designation as the case may require, including the name of the district of the local authority within which the land is situated, with the names of the owners or occupiers of the land represented by the plan. The same information in respect to adjoining lands shall also be shown. In subdivisions of land already under the Act the names of adjoining proprietors are not required, but the numbers of previous deposit plans must be given.

Owner to sign Plan.

149. All plans shall be signed by the proprietor of the land in each case, or by his lawfully authorized attorney or agent.

PART VI.—SURVEYS OF TOWN LANDS.

Definition of a Town.

150. "Town," as defined in the Land Acts, means "any parcel of land outside a borough or town district divided into areas for building purposes," and may include allotments of any size, provided that they are intended for building or residential purposes only, and not for the purpose of making a living from the land.

Selection of Town-sites.

151. When a town-site is chosen by the surveyor the location of a future city has perhaps been decided, and, as the health of the people is a supreme law, it is essential that the site chosen should present such natural features and advantages as will conduce to the well-being of the future inhabitants.

Elevated sites should be chosen, as not being liable to be flooded by the overflow of watercourses, nor kept damp by soakage waters, and, moreover, the inclination from elevated sites towards lower levels provides for drainage.

Pervious subsoils present favourable economic conditions in that they are easily excavated for underground subways, water, gas, and sewage conduits, as well as being healthier sites for towns than those on impervious soils.

Surveyors should therefore, in the selection of town-sites, exercise wisely their judgment as between flooded lands and more elevated situations safe from flood; between clay flats and permeable strata, and the dangers lurking in perennial moisture.

The matter of the water-supply for the future town or city should receive due attention, any existing natural provision being reserved or its reservation recommended.

The probable extent of population and settlement must be also duly considered, and provision made for future extension and requirements.

The location of a town-site should preferably be at the junction of main lines of roads giving access to the surrounding country, and with exit by main road or railway to a seaport. Facility of movement between the town and the surrounding country and neighbouring cities is essential.

In new country the surveyor should therefore have regard to possible future lines of communication, as the principal streets should form a part of the trunk system of the territory in which the town is located.