

Designs to be submitted.

152. In every case where allotments or sections or blocks of land outside of a borough or town district are to be sold or advertised for sale as a town, whether public or private, a plan of such town, signed by the owner, to the sizes and scales given in Appendix G hereto, showing the proposed arrangement of allotments and streets, and accompanied by a detailed report, shall be submitted by the surveyor to the Chief Surveyor, and by him referred, with his report, for the approval of the Minister of Lands prior to sale.

New Towns to be named.

153. The plan of the design of a new town shall show the proposed name; if the selected name is already in use elsewhere another name shall be proposed.

The names of the streets shall also be shown on the plan of the design. A subdivision adjacent to an existing town shall be named as an extension thereof, with its number.

Details on Plan of Design.

154. On the plan of the design shall be shown the area to be included, edged green; proposed new streets or widenings, coloured pink; existing roads or streets, coloured sienna. Grades shall be shown on streets, and approximate contour-lines shown over the whole area. Widths of streets, linkages of street frontages, areas and numbers of allotments and blocks shall be shown all in black, and there shall be a scale and a locality plan. The above details and method of numbering allotments and blocks are shown on plan, Plate III.

Width of Streets.

155. The principal streets shall be $1\frac{1}{2}$ chains wide; other streets 1 chain wide, unless under special circumstances. Streets less than 1 chain wide will be permitted with the consent of the Minister of Lands; but on such streets the building-line shall be shown set back 50 links from the centre-lines.

Location of Streets.

156. Streets, where practicable, shall be located on the lower levels, on lands that are fairly level, and follow the contour of the surface on uneven ground in such manner as to facilitate a drainage scheme for the town.

Street-corners to be cut off.

157. At the intersection of street-corners, especially in the case of main streets, it is advisable to cut off the corners, and it is recommended that intersections containing an angle less than 135° shall be cut off by a short line, which will be the boundary of the street, drawn from points on the street frontages distant not less than 20 links from the intersection of the street boundaries.

Gradients of Streets.

158. Wherever possible gradients on the principal streets shall be limited to 1 in 20, and on cross-streets not steeper than 1 in 15. In streets less than 1 chain wide steeper gradients may be permitted with the consent of the Minister.

Esplanade.

159. Where a town is situated on a river or on the seashore an esplanade of a suitable width shall be reserved along its frontage.

Wharf-sites.

160. Provision shall be made for wharf-sites on the banks of navigable waterways within a town boundary.

Reserves in Private Towns.

161. In the case of a subdivision of land as a town by a private owner not less than 5 per cent. of the area of the allotments shall be reserved for public purposes. On the plan these areas shall have their specific purpose written on each. In cases where the area subdivided is small the 5-per-cent. reservation may be exempted with the consent of the Minister of Lands.

Details required on Plan of Private Town.

162. The owner's name and those of adjacent owners shall be written on the plan, and the total area under subdivision shall be stated. The plan shall be approved by the local authority before submission to the Minister of Lands.

The surveyor shall state that he has considered and provided for drainage requirements. At the lower right-hand corner of the plan space shall be left for the Chief Surveyor's and the Surveyor-General's recommendation and for the Minister's approval.