

*Alteration to an Approved Scheme.*

163. When an approved scheme is subsequently to be altered in any manner the alteration shall be submitted for approval, and the original scheme shall be cancelled by the Minister for such part of it as is to be altered.

*Reserves for Public Purposes on Crown Lands.*

164. Reserves for public purposes suitable to all towns, such as are enumerated in section 321 of the Land Act, 1908, are to be recommended. On the plans these areas to have their specific purposes written on each, either in full or in abbreviated form. The undermentioned reserves shall be laid off as directed hereunder:—

(a.) *Cemetery Reserves.*—The cemetery must be outside the town limits; as a general rule the distance should not exceed two miles from the probable nucleus of town settlement. The position should be remote from the noise and interruption of traffic, but easy of access; the site should be elevated, and not in close proximity to a watercourse; the soil should be friable, and should be tested by digging a pit at least 6 ft. deep, such pit to be shown on plan.

(b.) *Recreation Reserves.*—Open spaces shall be set apart and reserved for recreation-grounds, the number of such reserves being regulated by the superficial area of the town, being not less than one-tenth of such area, the separate size of such reserves in no case being less than  $12\frac{1}{2}$  square chains. The superficial area means the area divided into town sections, and the necessary streets to give access thereto.

(c.) *Municipal Reserves, &c.*—Municipal reserves shall be made at the rate of 1 acre to every 10 acres of the saleable area of the town; also one or two school-sites of not less than 2 acres each. There shall also be laid out sufficient land, either outside or inside such towns, for sites for depositing nightsoil, dirt, and rubbish, and such sites shall be selected on such side of the said towns as shall be opposite to the quarter from which the prevailing summer wind blows; also sufficient land, either outside or inside such towns, for sites for gravel-pits and stone-quarries, and for depositing gravel, stone, or other materials required for making and repairing roads within such towns, provided that gravel, stone, or other road materials are obtainable in the locality.

*Allotments to be Rectangular.*

165. As far as is practicable the allotments shall be rectangular, the side boundary-lines being at right angles to the street-lines.

*Size of Allotments.*

166. In public or private towns every allotment should contain not less than one-fifth acre, and the street frontage shall not be less than 40 ft. These dimensions may be modified with the consent of the Minister.

*Setting back Frontages.*

167. In subdivisions requiring frontages set back in terms of the Public Works Act, 1908, the centre of the original street shall be shown by a dotted red line, with particulars of how its position has been determined.

*Standard Monuments.*

168. In addition to the pegs at the corners of the allotments, stone or concrete blocks, or iron tubes, all provided with fine centre-marks, shall be placed at intersection of street-lines about 10 links from and parallel to the building-lines, and so that those adjacent shall be visible from each other. On these standard lines the angular and lineal measurements of the town are to be based.

*Scheme of Streets.*

169. On land that is fairly level the scheme of streets, as a general rule, shall consist of two systems of parallel streets at right angles to each other, and a third system radiating from a central position, such as a railway-station; but on uneven ground the scheme of the streets should be laid out to some extent in accordance with the surface conformation.

The distance between the main lines of parallel streets may be from 4 to 6 chains between centres, and the cross-streets shall intersect at right angles at distances not greater than 11 chains between centres.

The residential area shall be kept distinct from the business and industrial centres.

*Appendices.—Forms to be issued.*

170. The forms and appendices hereafter set forth shall be used for the purpose of the foregoing regulations in the several cases to which they are applicable, and shall be deemed to be part of the said regulations, and may be modified in each case as the circumstances require.