



SUPPLEMENT  
TO THE  
**NEW ZEALAND GAZETTE**  
OF  
THURSDAY, MARCH 10, 1927.

Published by Authority.

WELLINGTON, SATURDAY, MARCH 12, 1927.

*Regulations under the Town-planning Act, 1926.*

CHARLES FERGUSSON, Governor-General.  
ORDER IN COUNCIL.

At the Government House at Wellington this 11th day of March, 1927.

Present :

HIS EXCELLENCY THE GOVERNOR-GENERAL IN COUNCIL.

IN pursuance and exercise of the powers conferred on him by the Town-Planning Act, 1926, His Excellency the Governor-General of the Dominion of New Zealand, acting by and with the advice and consent of the Executive Council of the said Dominion, doth hereby make the regulations hereinafter set forth.

REGULATIONS.

1. THESE regulations may be cited as the Town-planning Regulations, 1927.

2. In these regulations, unless the context otherwise requires—

- “The said Act” means the Town-planning Act, 1926 :
- “The Board” means the Town-planning Board established under the said Act :
- “Borough” includes “city,” and “Borough Council” includes “City Council” :
- “Director” means the Director of Town Planning appointed under the said Act.

CIVIC SURVEY MAP.

3. (1.) Except as provided in subclause (3) of this clause, every Borough Council required by the said Act to prepare a town-planning scheme shall forthwith prepare, in accordance with the following provisions of this clause, a map or maps of the borough. Such map (or, if more than one, all such maps taken together) shall constitute and be known as the Civic Survey Map.

(2.) The following particulars as existing at the date of the preparation of the Civic Survey Map shall be shown thereon :—

- (a.) The position of all streets and private streets, with the names, widths, and surface-levels thereof.
- (b.) The routes of tramways, railways, and licensed motor-omnibus services.
- (c.) The position of any harbour or other waterway, showing in relation thereto all wharves, quays, piers, jetties, or landing-stages.

- (d.) All reserves and other open spaces, with particulars as to their several purposes.
  - (e.) Areas of Crown land and of Native land.
  - (f.) Land with buildings thereon, with particulars as to the kinds of buildings (for example, residences, shops, factories, public buildings, or as the case may be) to be shown by means of distinctive colours.
  - (g.) The several allotments into which the land within the borough is divided, showing section numbers or other subdivisional references.
- (3.) Any existing map or maps on which the particulars required above are shown may be used as the Civic Survey Map, and in such case the local authority shall not be required to prepare a special map for the purpose.

PROVISIONAL TOWN-PLANNING SCHEME.

4. (1.) On the completion of the Civic Survey Map, and either by way of addition thereto, or by the preparation of a new map, the Council shall prepare a map to be known as the Provisional Town-planning Map.

(2.) On the Provisional Town-planning Map there shall be shown all works proposed for the purposes of a town-planning scheme, and in particular, the following matters :—

- (a.) All new streets proposed to be laid out :
- (b.) Any proposed widening, deviation, or other alteration of any existing street :
- (c.) The proposed building-lines, whether in respect of new streets, or of the widening of existing streets, or of new buildings to be erected in existing streets :
- (d.) Areas proposed to be reserved for recreation-grounds, children's playing areas, parks, or other open spaces, specifying with respect to each the purpose for which it is proposed to be reserved :
- (e.) The restrictions (if any) proposed with respect to the use of any land, showing in each case the area to which the restriction relates and the nature of the restriction. Without limiting the generality of this provision, such restrictions may relate to—
  - (i.) The character of the buildings (as for example, whether dwellinghouses, or shops, or public buildings, or workshops, or factories for inoffensive trades, or factories for noisome or offensive trades, or partly one class of building and partly another class) :
  - (ii.) The density of buildings :
  - (iii.) The heights of buildings.

(3.) The areas proposed to be reserved for open spaces as aforesaid, and the areas proposed to be made subject to