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(Mr. O'Neill.)

Plans of Towns Regulation.

ANALYSIS.

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A BILL INTITULED

AN ACT to regulate the Plans of Towns.

Title.

BE IT ENACTED by the General Assembly of New Zealand in Parliament assembled, and by the authority of the same, as follows:—

1. The Short Title of this Act shall be “The Plans of Towns Regulation Act, 1874.” Short Title.
2. That after the passing of this Act the streets in all new towns laid off after the passing of this Act, and in all towns already laid off but on which no buildings have been erected, and in all extensions of towns, shall be of a breadth not less than one hundred and fifty links from building line to building line; and that there shall be in each such town and extension at least two leading streets at right angles with each other, situated as near the centre of such town or extension as circumstances may permit. Such leading streets shall be of a width not less than two hundred links from building line to building line. In new towns, streets to be of certain width.
3. That where towns have been already laid off and partly built on, this Act shall apply only to land sections or blocks not already alienated from the Crown. Application of Act.
4. That in all new towns open spaces shall be set apart and reserved to be subsequently planted or laid out in ornamental 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 twelve and a-half square chains, and placed at regular distances apart from each other. In all new towns, provision to be made for recreation grounds.
5. That adjoining all new towns there shall be set apart and reserved an outer boundary or area equal to one-fifth of such town, to be denominated a Town Belt: One half at least of such belt to be reserved for all time as a reserve to be appropriated only as ornamental grounds, a proportional part specially set apart for cemetery purposes; the other portion reserved for the future extension of the town or towns only, under special legislation, when so required. Town Belt.

Cemeteries prohibited within towns.

6. No reserve shall be made for cemetery purposes within any such town, nor shall any cemeteries be permitted to be laid out or established within any such town.

Rights of way for removal of soil &c. to be reserved.

7. There may be laid out and reserved through the several blocks of sections in such towns a right of way of sufficient width, fenced on both sides, to permit of access for the purpose of removing nightsoil and other refuse or rubbish, but no houses or other buildings shall be erected within seventy-five links from the centre of such right of way.

Municipal endowments.

8. That in all new towns there be reserved from sale as a nucleus of Municipal property, to be subsequently vested in a Town Board or Corporation, as endowment or for the use thereof, one acre to every ten acres of the total area of such towns.

Reserves to be made for rubbish deposits, gravel pits, quarries, &c.

9. In addition to any other reserves already provided for, there shall be laid out—

(1.) Sufficient land outside such towns for sites for depositing nightsoil dirt and rubbish, and such sites shall be selected on such side of said towns as shall be opposite to the quarter from which the prevailing summer wind blows.

(2.) Sufficient land either outside or inside such towns for sites for gravel pits and stone quarries, and for depositing gravel stone and other materials required for making and repairing roads within such towns: Provided always that gravel stone and other road materials can be obtained in the locality.

Drainage lines to be reserved.

10. That in all new towns there shall be laid out and reserved of sufficient width and area, as lines of drainage, such portions of land as may be necessary for the purpose of insuring the thorough drainage of such towns, and the connection of such drainage with the nearest natural and proper drainage outlet, not being distant more than three miles from the boundaries of such towns; and in cases where no such outlet shall be available within such distance as aforesaid, a sufficient reserve of land shall be made for drainage purposes at the best available level within such distance of three miles as aforesaid.

Plans of towns to be approved by the Governor before sale.

11. That in all cases where town allotments or sections or blocks are to be sold or advertised for sale, plans of such towns showing the reserves required by this Act to be made, and the system of drainage proposed to be established, shall be prepared and be approved of prior to sale by an Engineer or Surveyor approved of by the Governor.

Laying out of streets.

12. That the streets of all towns laid out after the passing of this Act shall, as nearly as a due regard to the natural features of the country and drainage of the land will permit, be laid off in straight lines and at right angles to each other. Wherever physical difficulties of position require the streets to be other than a right angle, the angle shall be as near as may be to an angle of forty-five degrees with the leading streets.

Levels and gradients to be shown on plans of new towns.

13. That on all plans of towns laid out after the passing of this Act, the difference of levels between the intersection of streets on their original surface shall be distinctly shown above a fixed datum, and the gradients of such streets, together with the several improved heights at such intersections, shall be marked thereon, such gradients having been previously approved of by an Engineer or Surveyor approved of by the Governor.

Public township sites to be towns under Act.

14. All public lands hereafter to be laid out and intended to be sold or offered for sale as township sites, shall be deemed and taken to be towns for the purposes of this Act.

Special application of certain sections.

15. Sections four, five, and six shall apply to towns laid out on Crown lands only.

Towns not to be laid out contrary to this Act.

16. No person shall lay out or cause to be laid out any town or street in contravention of the provisions of this Act.