

## TOWN SCHEME SUBDIVISIONS

(Section 16, Land Act, 1924, and the Land Subdivision in Counties Act, 1946)

The following table summarizes the number of plans, saleable lots, and areas set aside dealt with in accordance with the provisions of section 16 of the Land Act, 1924, and the Land Subdivision in Counties Act, 1946, for the year ending 31st March, 1947 :—

| District.                      | Number of Plans. | Number of Saleable Lots. | Area : Recreation Reserves. | Area : Roads. | Total Area.                |
|--------------------------------|------------------|--------------------------|-----------------------------|---------------|----------------------------|
|                                |                  |                          | A. R. P.                    | A. R. P.      | A. R. P.                   |
| Auckland and North Auckland .. | 288              | 3,413                    | 104 2 13                    | 120 2 37      | 1,296 2 27                 |
| Gisborne .. ..                 | 12               | 22                       | ..                          | ..            | 10 1 03                    |
| Hawke's Bay .. ..              | 22               | 190                      | 10 0 34                     | 9 1 06        | 103 0 20                   |
| Taranaki .. ..                 | 18               | 39                       | ..                          | 0 1 38        | 27 1 38                    |
| Wellington .. ..               | 76               | 709                      | 6 3 16                      | 28 0 24       | 259 0 07                   |
| Marlborough .. ..              | 7                | 156                      | 1 1 30                      | 10 0 16       | 73 1 39                    |
| Nelson .. ..                   | 36               | 415                      | 3 3 05                      | 16 3 08       | 145 2 32                   |
| Westland .. ..                 | 5                | 31                       | 0 2 01                      | ..            | 8 1 36                     |
| Canterbury .. ..               | 111              | 1,490                    | 14 0 25                     | 34 1 38       | 518 0 23                   |
| Otago .. ..                    | 32               | 190                      | 2 2 26                      | 5 1 26        | 96 2 37                    |
| Southland .. ..                | 10               | 77                       | 4 3 35                      | 0 0 24        | 28 0 18                    |
| Totals .. ..                   | 617<br>(386)     | 6,732<br>(3,615)         | 149 0 25                    | 225 2 17      | 2,567 1 00<br>(1,487 1 11) |

Last year's returns are shown in parentheses.

Last year's receipts of plans were the largest on record. These have been surpassed by the unusual totals shown, which are 40 per cent. to 50 per cent. in excess of the previous year. The number of saleable lots dealt with has increased from 3,615 to 6,732.

The amount of investigation and inspection of subdivisions has relatively increased. Local authorities have, during the past year, shown an increased interest in subdivisional development and have given full co-operation.

As anticipated in last year's report, section 16 of the Land Act, 1924, was repealed by new legislation to provide more adequate control of subdivisional development. The passing of the Land Subdivision in Counties Act, 1946, has served to place the administration of land subdivisions on a better basis. This new legislation makes provision for the following matters :—

- The original legislation was extended to embrace any subdivision of land in allotments of up to 10 acres.
- Provision was made whereby the local authority has the right to comment on subdivisional proposals prior to their approval by the Minister. Experience gained since the coming into operation of the Act shows that local authorities are willingly seeking the co-operation and advice of the Department. This provision assures that the views of the local authority are obtained before final consideration of any scheme, and where conflict of opinion occurs, differences are resolved by negotiation.
- The Act provides that an esplanade reserve, 66 ft. wide, shall be set aside along any foreshore, river, stream, or margin of a lake.
- Apart from the provisions of esplanade reserves, the subdividing owner is required to make provision for recreation reserves either by the donation of land or the equivalent in cash. The land set aside may be actual land for reserve or Crown land which is available for disposal for cash. Moneys accruing from cash contributions or the sale of Crown land are earmarked for the purchase of recreation areas or the improvement of existing areas.

Generally the Act ensures that land subdivision shall conform to the most up-to-date planning principles.