

11. SITE-DEVELOPMENT

Despite the continuing factor of labour and materials shortage, and especially of pipes and cement, engineering work completed shows substantial advancement over the preceding year.

In the preparation of some 5,000 house sites, some 640,000 cubic yards of earthworks were moved and the formation of approximately 38 miles of new roading was completed. On this was laid 250,000 square yards of sealing.

As regards engineering services, 27 miles of water-mains, 13 miles of storm-water sewers, and 28 miles of sanitary sewers were laid during the year, in addition to house drainage connections to over 4,300 units.

The formation of main roading and preparation of house sites and reserves in advance of building contracts have continued on the large new housing areas in the Auckland metropolitan area, at Porirua - Titahi Bay, and in a number of smaller schemes at Christchurch, Invercargill, Dunedin, and other towns and boroughs. The policy adopted in carrying out development works has been to secure first the essential services for the requirements of house units under construction, and, due to the supply position, ancillary work on paths and fences has of necessity lagged to some extent behind the building programme.

The past year, however, has seen a marked improvement in the supply of fencing-materials and all districts are now overtaking the leeway. A total of 230 miles of fencing was erected. The continued control of cement for more essential works has required the use of bituminous sealing for house access paths, and good progress has been made with this work. The 1948 planting programme, due to the greatly improved supply position, was the most ambitious yet carried out. In all, over 2,000,000 trees of all kinds were planted. The number of sections on which development was completed during the year totalled 4,560.

In the provision of recreational areas associated with housing schemes, work is still restricted by the need for using all heavy earth-moving plant available on more urgent work. Nevertheless, in co-operation with the municipalities concerned, 18 children's playgrounds and 11 larger areas up to 30 acres in extent have been completed and are now in use.

12. STATISTICS

The following tables give a summary of the activities of the Division up to the present time.---

(a) House units handed over for occupation, twelve months ended 31st March, 1949, and to date :---

District.	1st April, 1948, to 31st March, 1949.			Total to Date.			House Units Under Construction as at 31st March, 1949.		
	State Rental.	Other Depart- ments.	Total.	State Rental.	Other Depart- ments.	Total.	State Rental.	Other Depart- ments.	Total.
Auckland ..	941	61	1,002	9,912	191	10,103	864	67	931
Hamilton ..	306	387	693	2,016	871	2,887	361	113	474
Napier ..	242	43	285	1,444	125	1,569	210	31	241
Palmerston North	370	79	449	2,567	210	2,777	387	31	418
Wellington ..	808	45	853	7,327	168	7,495	660	22	682
Christchurch	536	116	652	3,727	204	3,931	401	39	440
Dunedin ..	211	48	259	1,886	76	1,962	350	51	401
Total	3,414	779	4,193	28,879	1,845	30,724	3,233	354	3,587