

cheap land, which is absurd. Mr. J. S. Nettlefold, in 'Practical Housing,' makes this statement: "Every patriot deplors the deterioration in the physique of our town-dwellers, and every economist recognises that it will have to be stopped in England, so as to maintain her present high position among the commercial nations of the world. The man who gets the most possible out of land by putting 50 to 60 houses on the acre does incalculable mischief to his fellow-citizens." We have permitted this overcrowding in this young country in the same manner as exists in the old land, only in a lesser degree.

cities, under the Municipal Corporations Act, 1908, to go a long way to remedy the evils mentioned as the following extracts show:—

Extracts from N.Z. Consolidated Statutes, 1908.

Municipal Corporations, Part XXXVIII.
Workers' Dwellings.

(1) In this part of this Act, if not inconsistent with the context,—

"Worker" includes every person, male or female, who is employed in work of any kind or in manual labour;



Dunedin, showing Congested Area between Cumberland and Castle Streets.

Some of the five-acre blocks in the city contain 89 dwellings, and some sections are carrying over 20 to the acre. The city by-laws now provide that no dwelling shall be erected on an allotment having an area less than 4,000 sup. feet, or 11 houses to the acre. Model township by-laws in England specify not more than 12 to the acre. Our city by-laws, however, are not retrospective, and do not apply to any allotment approved prior to February 1, 1912, and we have no by-law prohibiting houses being erected with a frontage to a right of way. Timaru has a drastic by-law dealing with this question. A dwelling there must have a full view of a public street. Legislation has given ample powers to our

"Workers' dwellings" includes lodging houses for different persons and families, as well as separate dwelling houses for individual persons and families. The expression also includes land, not exceeding three acres, surrounding the dwelling.

(2) The Council may, on any land purchased, acquired or appropriated by it for the purpose, either within the borough or adjacent thereto, erect for occupation by workers employed or resident in the borough, any buildings suitable for workers' dwellings, or may purchase or otherwise acquire any buildings with or without lands for such purpose, and may convert any buildings into workers' dwellings, and may alter, enlarge, repair,