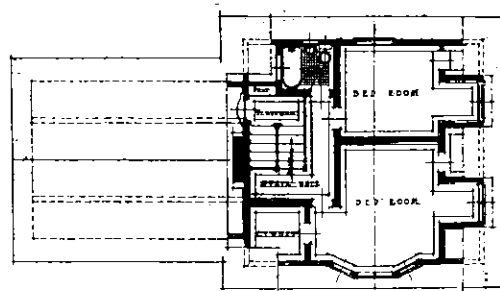
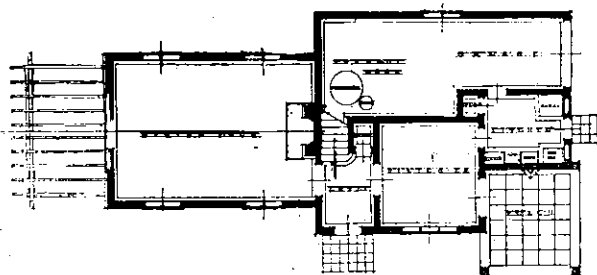


configuration, Orakei will be a self-contained suburb, giving opportunities for its own community life, a civic centre should be planned. Here the buildings of a public nature might be grouped in a generous park setting. At other points, particularly road intersections which ought to have wide angles, small reservations should be left.

ous provision should be made for the reservation of land for the use of the public along the foreshore.

The efficient development of Orakei is a valuable prospective asset for the whole of the Dominion, and should be promptly proceeded with under the auspices of either the State or the municipality.



An English Cottage, in which Metal Lath was used as a Stucco base, on wood studs, back plastered.

From the commencement, a definite industrial area should be earmarked, and disagreeable industries should be barred. For numerous reasons a licensed hotel would be a most undesirable feature. Regulations covering advertising displays should be carefully drawn. In the subdivision, very small sections should be avoided. "Jerry-built" houses must be precluded, and the indiscriminate mixing of shops and houses ought to be restricted. The erection of front and side dividing fences should be discouraged which would materially add to the appearance of the thoroughfares.

In view of the extensive waterfront and the glaring examples of other seaside resorts, gener-

Houses v. Flats.

The erection of tenement houses or the conversion of existing dwellings into flats, in the Remuera district, Auckland, is not regarded favourably by the civic authorities. An application for permission to erect alterations to a house in Clonburn Road, with the object of using it as an apartment house, was declined by the City Council last month. The city engineer, Mr. W. E. Bush, reporting on the matter, stated that the city solicitor was now drafting a by-law to prevent the erection of flats, or the conversion of dwellings into flats, in the Remuera district.