

LAND TRANSFER SURVEY REGULATIONS.

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SURVEYOR.

1. Any plan purporting to be a survey, resurvey, or subdivision of any land is to be signed by the Surveyor who actually made the measurements in the field, and shall also be verified by statutory declaration of the licensed Surveyor employed to make such survey, such declaration to be in such one of the forms appended as may be appropriate.

2. The necessity for the greatest practical accuracy cannot be too strongly impressed upon Surveyors. In many instances no means will exist by which their errors can be detected by the department. This will make it the more necessary to watch those cases in which errors can be tested; and, if their discovery should show that the work of any Surveyor cannot be implicitly relied on, it will become an imperative duty to revoke his license.

3. The Surveyor will be expected to disclose all doubts, discrepancies, and difficulties, and to afford all such other information obtainable by him relating to the property and the application for Certificate of Title or Transfer as will aid in insuring accuracy and completeness in the business of the Land Transfer Department. In these matters he will consider himself rather an agent and adviser of the Government than of the person incidentally employing him; nor will a regard to the interests of such employer be considered as excusing in any degree the withholding of any information affecting the merits of the application, even though the description supplied may be literally and technically correct.

TRIGONOMETRICAL CONNECTIONS, ETC.

4. In districts where triangulation exists, and where the triangulation points have not been obliterated, if a resurvey or subdivision of the whole of a rural section is made for the purposes of the Land Transfer Act the survey must be connected by traverse or by a subsidiary triangle with the nearest trig. station. If only a portion of a section is being dealt with, this will not be required, but the survey must be connected with at least two of the corners of the original section. If only part of an allotment on an already deposited plan is being dealt with, then such survey need only be connected with two or more points of that allotment, provided always that the allotment has been previously properly connected with two or more points of the original section in such a manner as to definitely fix the position thereof. In towns and cities where permanent bench-marks have been placed, then the survey must be connected both by angular and linear measurement with such bench-marks.

MEASUREMENTS AND BEARINGS.

5. All measured lines and distances must be shown in red, all observed bearings in blue, all calculated bearings or distances in black, the same being written along the lines. Included angles will only be admissible in such districts where minor triangulation does not exist, or where the original stations have been lost, and where the standard points for obtaining the meridian have not been re-established, or in the subdivision of small allotments.

6. Tie-lines in lieu of angles will only be admissible in the subdivision of very small pieces of land.

7. The true meridian bearing between two or more trigonometrical stations will always be obtained by reference to the survey office of the provincial district.

IRREGULAR BOUNDARIES.

8. Where the boundary consists of natural features they must be traversed, unless they form the boundary of the original section and have been traversed by

the Government Surveyor. A retraverse of such boundaries may, however, be required in cases where the original survey appears to be faulty.

9. Where an irregular boundary is defined by offsets measured thereto from one or more survey lines, the Surveyor must furnish the distance along such line or lines at which offsets have been taken and the length of such offsets.

10. Should a property be bounded on one or more sides by natural features of which a retraverse is not required, the survey must be closed by traverse-lines or tie-lines in such a manner as will enable the work to be thoroughly checked by the draughtsman.

REDUCTION OF TRAVERSES.

11. All traverse-lines to be mathematically reduced on the meridian and perpendicular of the nearest trigonometrical station, or, if that is not required to be connected with in the survey, on the starting or initial point of the survey. Traverse forms can be had at the Survey Offices, price 6d. per dozen.

MAXIMUM ERROR.

12. In the subdivision of small areas or town lands 4 links to the mile will be the maximum error allowed, and in the case of the survey of rural land 8 links to the mile; bearings must close to two or three minutes, according to the nature of the survey.

INSTRUMENTS AND CHAINS.

13. All bearings must be observed with a serviceable and adjusted theodolite; the chain must be tested, and corrected before survey to the Government standard.

SIZE OF PLAN.

14. Deposited plans, if not indorsed on an application or instrument, must be either on antiquarian or mounted drawing paper 30 inches by 30 inches, 20 inches by 20 inches, or 10 inches by 15 inches, cut so that due North is perpendicular to the paper, which must be the exact size named, to fit the office portfolios.

15. For the smaller sizes protracting sheets can be obtained at the Survey Office of the provincial district, price 9s. per dozen. Plan to accompany application, transfer, lease, or mortgage when not drawn on the form, to be 15 inches by 10 inches.

SCALE OF PLAN.

16. Plans of allotments containing 1 to 10 perches, $\frac{1}{2}$ chain to 1 inch; 10 to 20 perches, 1 chain to 1 inch; 20 perches to 1 acre, 2 chains to 1 inch; 1 acre to 10 acres, 5 chains to 1 inch; 10 acres to 320 acres, 10 chains to 1 inch; 320 acres and above, 20 chains to 1 inch.

PORTION OF ORIGINAL ALLOTMENT OR SECTION.

17. Where the land forms a part of two or more original allotments or sections, the boundaries of such allotments or sections must be shown by a distinguishing colour.

ADJOINING PROPRIETORS.

18. The sectional or allotment numbers, with the names of the owners or occupiers of adjoining lands, whenever obtainable, should be written on the plan, and inquiries, if necessary, must be made for that purpose by the Surveyor. Names of adjoining proprietors may be dispensed with in surveys for subdivisional purposes, under section 107 of the Land Transfer Act.

BOUNDARY WALL OR FENCE.

19. If a boundary is a wall it must be shown whether it is a party-wall, and whether the line runs through the centre or otherwise. The true position of all boundary fences must be shown, and the nature of the boundary of the land, whether wall, house, fence, ditch, hedge, stream, road, or undefined, should be stated.

DETAIL OF PLAN.

20. Every plan must exhibit, distinctly delineated, all roads, streets, passages, thoroughfares, squares or reserves appropriated or set apart for public use, and also show all allotments into which the said land may be divided, marked with distinct numbers.

21. The nature of the boundary, viz., roads, reserves, sections, natural features, &c., should be shown.

22. All measurements must be given in links.

DESCRIPTION.

23. An accurate description of the boundaries of the land must be furnished with each plan.

DISTINCTIVE COLOURS.

24. Roads and streets to be coloured with burnt sienna; rights-of-way, crimson lake; edge of land to be dealt with, green; water, prussian blue. Where natural features, such as terraces, are shown as the boundary of an allotment or section, they should be coloured with sepia.

FIELD BOOKS.

25. If required, the licensed Surveyor must produce his actual field-book for the inspection of the officer checking his work.

DIFFERENCE IN MEASUREMENTS.

26. The actual measurements made in the field must be given, notwithstanding that they may not agree with the Crown grant or public map, and, should the difference be material, the measured distance and bearing to the next adjacent Crown-grant boundary is to be furnished, in order to determine whether there is any real encroachment, or whether the differences arise from former defective surveys. The license of any Surveyor will be cancelled if it is found that the measurements or bearings certified by him as correct differ materially from those which exist on the ground. And, in dealing with this subject, the Surveyor must adhere to the principle of the unchangeableness of original lines and corner, established by Government or other duly-authorized Surveyors done in good faith; in other words—where the lines and corners are originally established on the ground by a proper officer, in pursuance of the survey system ordered by the law of the time, they must be regarded as the true lines and corners which they represent, even if subsequent surveys indicate that the posts, pegs, or marks are out of line, and that the corners are out of position, according to the original description thereof.

CHIEF SURVEYORS.

27. When a survey made under the Land Transfer Acts differ materially from the Crown Grant or public map, the Chief Surveyor, before altering or rectifying the records of his department to enable a correct certificate of title to be issued, will, if he deem it necessary, require a verifying survey to be made by another Surveyor, to be approved of by him, to determine the correctness or otherwise of the deposited or of the original survey.

DECLARATION.

28. Declaration to be made on the margin of the larger and on the margin or back of the smaller plans.

PEGGING OFF SURVEYS; AND OLD MARKS.

29. All surveys under the Land Transfer Act to be substantially pegged on the ground, such pegs to be not less than 3 in. by 2 in. scantling of the heart of totara, kowhai, blue gum, kauri, or matai (black pine), not less than 18 inches long, to be driven 15 inches into the ground, the hole having first been driven by an iron jumper; the pegs to be branded with the allotment number, with not less than 1-inch figures branded one-eighth of an inch into the wood. At frontage pegs of rural and suburban lands, when practicable, trenches at least 2 feet long 9 inches deep and 9 inches wide, and not less than 2 feet therefrom, to be cut in direction of boundary lines.

30. The position of the pegs to be shown on the plan by a red circle; old pegs, when found, by a black circle; the position of lockspits or other original marks to be shown on plans if necessary. In all cases in which lands are subdivided for townships exceeding 20 chains square, at least four iron pegs, not less than 1 inch square and 18 inches long, reciprocally visible from one another, should be driven in the street 25 links off the section lines, to which reference may be made in cases of dispute. Where the boundaries on the ground differ materially from the Crown-grant boundaries such Crown-grant boundaries to be shown by dotted black lines.

PRIOR SURVEYS.

31. These regulations shall not affect any survey the measurements or plan of which shall have been made prior to the date of the issue of these regulations, but shall, from and after that date, supersede all instructions previously issued in respect of the matters to which these regulations extend.

FORM OF DECLARATION BY LICENSED SURVEYOR.

32. The following is the form of declaration under section 107 of the Land Transfer Act :—

I [*Name in full*], of _____, a Surveyor duly licensed under "The Land Transfer Act 1870 Amendment Act, 1871," do solemnly and sincerely declare and certify that the parcels of land hereon delineated have been surveyed and pegged on the ground and plotted, in accordance with the instructions issued by the Surveyor-General for the guidance of Surveyors under the Land Transfer Acts, and that this map is in all respects accurate.

And I make this solemn declaration conscientiously believing the same to be true, and by virtue of an Act of the General Assembly of New Zealand entitled "The Justices of the Peace Act, 1866."

Declared at _____, this _____ day of _____, one thousand eight hundred and _____, before me, _____, a Justice of the Peace for the Colony of New Zealand.

33. The following is the form of declaration under section 108 :—

IN the matter of an application by A.B., of _____, to bring under the provisions of "The Land Transfer Act, 1870." [*Here refer to number of section or block and district, with sufficient description to identify land with that in application.*]

I, _____, of _____, a Surveyor duly licensed under the provisions of "The Land Transfer Act, 1870," do solemnly and sincerely declare that I have been employed on behalf of the above applicant, and for the purpose of the above application, to survey the land the subject thereof; that I have satisfied myself that the same has been surveyed and pegged on the ground in the manner required by the instructions issued by the Surveyor-General for the guidance of licensed Surveyors under the Land Transfer Act :

34. That this map truly represents the said land according to the boundaries pointed out by (or on behalf of) the applicant :

35. That all existing fences and buildings, so far as they affect the boundaries of the said land, are shown on the said plan, and are in the positions indicated :

36. That to the best of my knowledge and belief the said land is now in the occupation of _____ [*or unoccupied, as the case may be*] :

And I make this solemn declaration conscientiously believing the same to be true, and by virtue of an Act of the General Assembly of New Zealand entitled "The Justices of the Peace Act, 1866."

Declared at _____, this _____ day of _____, one thousand eight hundred and _____, before me, _____, a Justice of the Peace for the Colony of New Zealand.

All instructions previously issued to Surveyors by the Registrar-General of Land are hereby revoked as from date of issue of above.

G. B. DAVY,
Registrar-General of Land.

J. T. THOMSON, Surveyor-General.