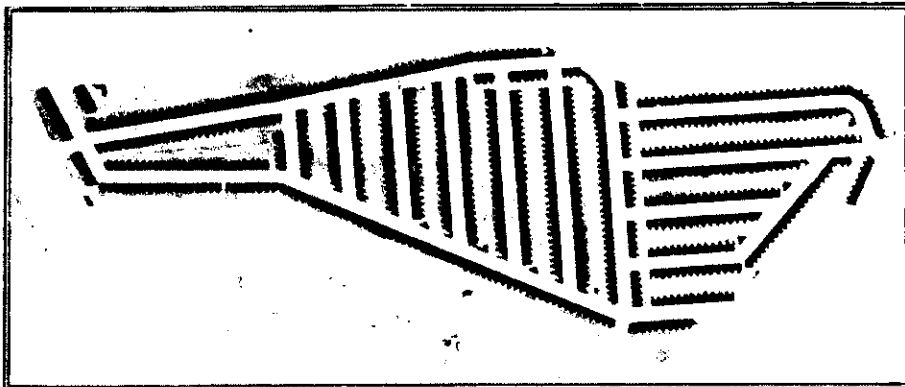
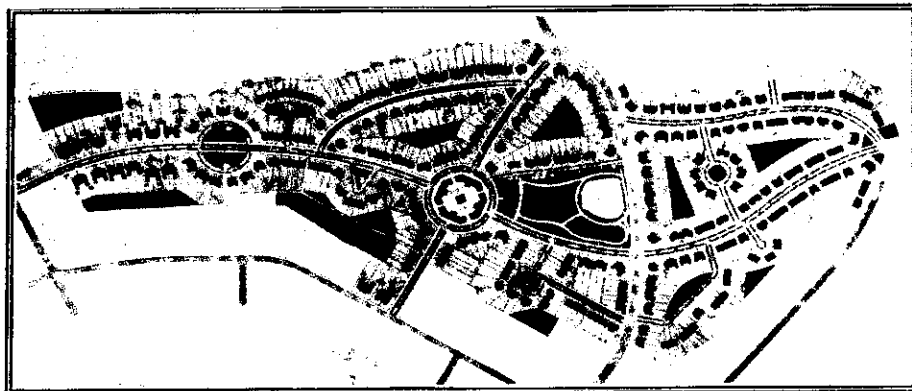


sphere of practical municipal functions in the Dominion.

By town planning, it is intended that the municipality shall do exactly what the private gentleman does when he wants to build his home—employ an architect. There are now quite a number of architects at Home who have, with the assistance of German experience and ability, reduced the planning of new areas to a science. That science does not confine itself merely to the laying out of tree-lined avenues and streets in accordance with the best principles of the Teutonic teaching, but may even decide the exact position of a house and its exterior design. Thus, in a scientifically designed street, the houses are placed equally for convenience and effect. The picturesque side of the movement I shall deal with later. The placing of houses for effect is very well illustrated in the examples of modern town planning that I am able to give in these pages. The main features of the movement itself are admirably given in the imaginary plan drawn up by Dr. Hercher, a German expert. A close



HOW AN ESTATE IS PLANNED UNDER ORDINARY BY-LAWS.
According to the English by-laws over forty houses can be placed to the acre.



HOW THE SAME ESTATE IS PLANNED UNDER CO-PARTNERSHIP METHODS.
Showing the spaces, greens, and trees placed in due proportion to the number and position of the houses, which average ten to the acre.

study of the illustration will show that the industrial districts have been placed in conjunction with the workmen's homes in such a way that smoke will be carried away from the city by the prevailing wind. Every street is so placed to secure sunlight on both sides, convenient and short routes for traffic, and tree ornamentation. The perspective of each main thoroughfare is filled in by a public building, presumably of architectural pretensions sufficient to add a certain dignity and beauty to the city. The residential areas, it will be noticed, all back on to green plots or parks, none of which are allowed to occupy valuable frontages, which the needs of business can ill afford to dispense with. The placing of the recreation grounds close to the workmen's homes is a piece of forethought one does not find, as a rule, in evidence in the colonies. In some of the purely residential areas, where traffic is never likely to penetrate, the width of the street is often less than the arbitrary 96ft we impose in this Dominion. The full width, however, is secured by the compulsory setting back of the houses behind the frontage line. The space between the roadway and the houses is filled up by garden and turf plots, which cannot but present a refreshing and picturesque aspect throughout the length of the street. This effect is well illustrated in the view. I am able to give of the "Town Planning Road," which was developed on the co-operative tenants' principle in conformity with the teaching of scientific planning. It will be readily seen that the idea is figuratively to bring the country to the town and the town to the country.

The primary objects are classified thus by Mr. J. S. Nettlefold in "Practical Housing."

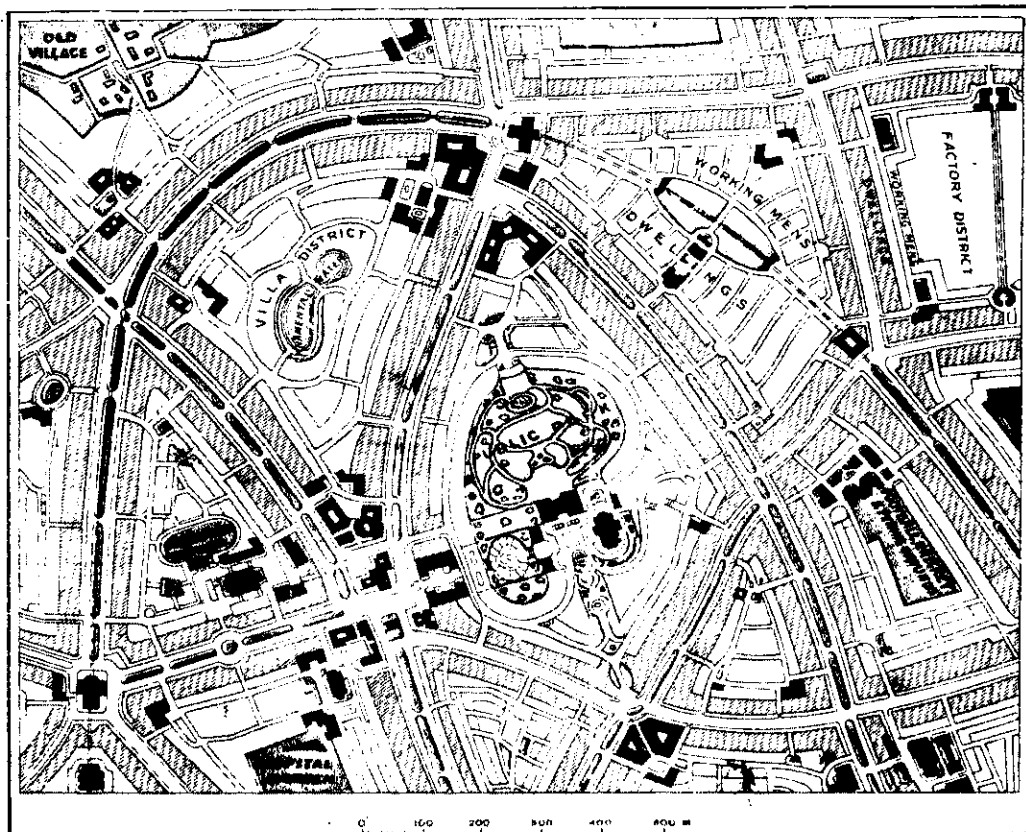
1. To facilitate and encourage through co-operation between all concerned in the provision and supervision of housing accommodation for the people, in order to provide town populations with the light, air, and space essential to human health. Such co-operation would avoid the waste now caused by inelastic by-laws, which give local authorities no power to meet land-owners in the cost

of estate-development, even when they are willing to restrict the number of houses per acre, and provide open spaces for rest and recreation. Town extension is a business question, and should be dealt with on give-and-take business lines. Red tape is fatal.

2. To ensure the exercise of foresight in reserving plenty of room where eventually main thoroughfares will be required. During the last 30 years a vast expenditure has fallen on the rate-payers of England for the demolition of buildings which never ought to have been put up.

3. To take into account everything that helps to make life worth living, to consider the surroundings of a house as well as the house itself. Cheerful surroundings are quite as important as healthy homes.

If it is necessary (and everyone recognises that it is) to plan out a house as a whole before starting to build, then a thousand times more it is necessary, in the interests of public health, public convenience, and public economy, to plan out towns as a whole before new developments are allowed. The



IMAGINARY PLAN, SHOWING SOME OF THE MAIN PRINCIPLES OF TOWN PLANNING.
(Prepared by Dr. Hercher, a German expert.)