



*With town-planning Erewhon Township might have been laid out like this. Or do you think the following of this plan would have meant more "expensive mistakes."*

convenience. In one of the largest New Zealand cities there is a gasworks in the middle of a residential area. The neighbouring houses in the line of the prevailing wind are a grimy brownish colour; grit and smoke filter through doors and windows; gardens are blighted; washing on the line is often dirty again long before it is dry. The householders of the neighbourhood have held many protest meetings and appealed to the local authority to do away with the nuisance. But shifting a gasworks is no simple matter, particularly just now. The prospect is that the householders will have to wait years before anything is done.

Yet this situation could very simply have been avoided by the device known as "zoning"—that is, by regulating the types of building that can be erected in any given area. To allow gasworks, chemical works, tanneries, and other enterprises to be set up in residential areas is wasteful and a source of endless inconvenience. The sensible thing to do is to set aside special areas for such enterprises.

We have dealt with two examples of the inconvenience and waste which arise when development is unplanned. Probably you could give many more examples—traffic bottlenecks created because those who laid out the roads failed to look ahead, dangerous railway crossings which could have been avoided if the railway had been more sensibly placed, industries set down without sufficient attention to their transport needs, crowded suburbs without parks or playing-fields, shops erected far beyond the needs of a locality, and whole areas degenerating into unsightly and unhealthy slums because it would not pay the property owners to clear and rebuild.

The way to avoid these expensive mistakes is to plan the development of our towns. Unfortunately, town planning has made little progress in New Zealand; and the reason is that few New Zealanders have any clear idea what town planning is or what it seeks to bring about. Some people think of it as being primarily concerned with the ornamental, with laying out boulevards and roadside