

general provisions the scheme may contain special provisions defining the town planning area, the responsible authority, and specially dealing with the local conditions affecting the scheme. These special provisions may vary or supersede the general provisions, also by-laws, and, in some cases, even Acts of Parliament.

Those persons who have planned and laid out a town are not altogether a "law unto themselves," but they are given by these provisions very wide and full powers in all matters pertaining to the internal government of their own little corner of the world—much fuller, better, and wiser powers and privileges than are now enjoyed by ratepayers residing under present conditions in a municipality or under the control of a county council. We make this remark, fully cognisant of the fact that the Hon. the Minister for the Interior has said that sufficient powers of town planning exist under the Public Works Act, etc.

WHO MAY PREPARE A SCHEME

There are three classes of persons who may prepare a town planning scheme as follows:—

- (1) *A landowner, or any combination of landowners.*
- (2) *Any person or body of persons, by making a representation to the Local Government Board, or*
- (3) *Any local authority.*

Where a local authority prepares a scheme, the land to be town planned need not necessarily be limited to the area of the authority preparing it, and where it is in the jurisdiction of more than one local authority, the responsible authority may be one local authority or a joint-committee of the two specially appointed for the purpose. This clause of the Act is a very important one, as it prevents towns being planned as isolated units. No town can be properly laid out if it is cramped by being confined within the boundaries of a single municipality. It requires to be planned so as to allow of expansion, and here we may remark that the Act has provided for the future. Town planners can now provide for the development of a town 10, 20, or 50 years ahead, and by doing so anticipate and provide for innumerable future contingencies, always remembering that the maxim "prevention is better than cure" applies most strongly to town planning, especially in the direction of preventing the possibility of the creation of slums and of overcrowding in the future. We must here point out that great care, skill, and experience, will be required in preparing the scheme, for, on it depends the whole future success of the undertaking. It will be very necessary to have the best advice procurable, especially that of competent engineers and architects, both of whom are essential to the success of any and every scheme.

WHAT WILL IT COST?

In the first place, we would point out that the Act gives powers to the Local Authority to borrow money from the Government for the purpose of preparing and carrying out of a town planning scheme, and here we would suggest that the town planners could combine with the Government in the erection of workmen's homes. The two movements are eminently in sympathy with each other, and should work well together.

In the second place, a great deal more will be saved by adopting town planning than will be lost by not doing so. The reason of this is that the money that will have to be spent in the future for rectifying the mistakes made in the past in the way of slums, narrow streets, and poor buildings, etc., will be saved. This point is strikingly illustrated in a letter written by Sir Wm. Lever, to the Garden Cities' Association, on his return to London from his recent visit to Australia. The following is a significant extract from his letter:—"One sees the far-reaching effects of early planning schemes or



the absence of planning schemes in almost every Australian town one visits. Adelaide benefits enormously to-day from the wise planning and layout undertaken by the founders of the city. Equally other towns suffer from the lack of any particular scheme, and already are called upon to spend many millions, and in the future will have to spend millions more in correcting this former lack of foresight." We would recommend a perusal of Sir Wm. Lever's letter to the Hon. H. D. Bell.

Practically, the actual cost of a town-planning scheme would consist of payment for the technical work in preparing a scheme, and for the land bought and for works carried out thereon.

We would impress upon New Zealanders that now is the time to begin town planning, when undeveloped land can be bought in plenty, instead of