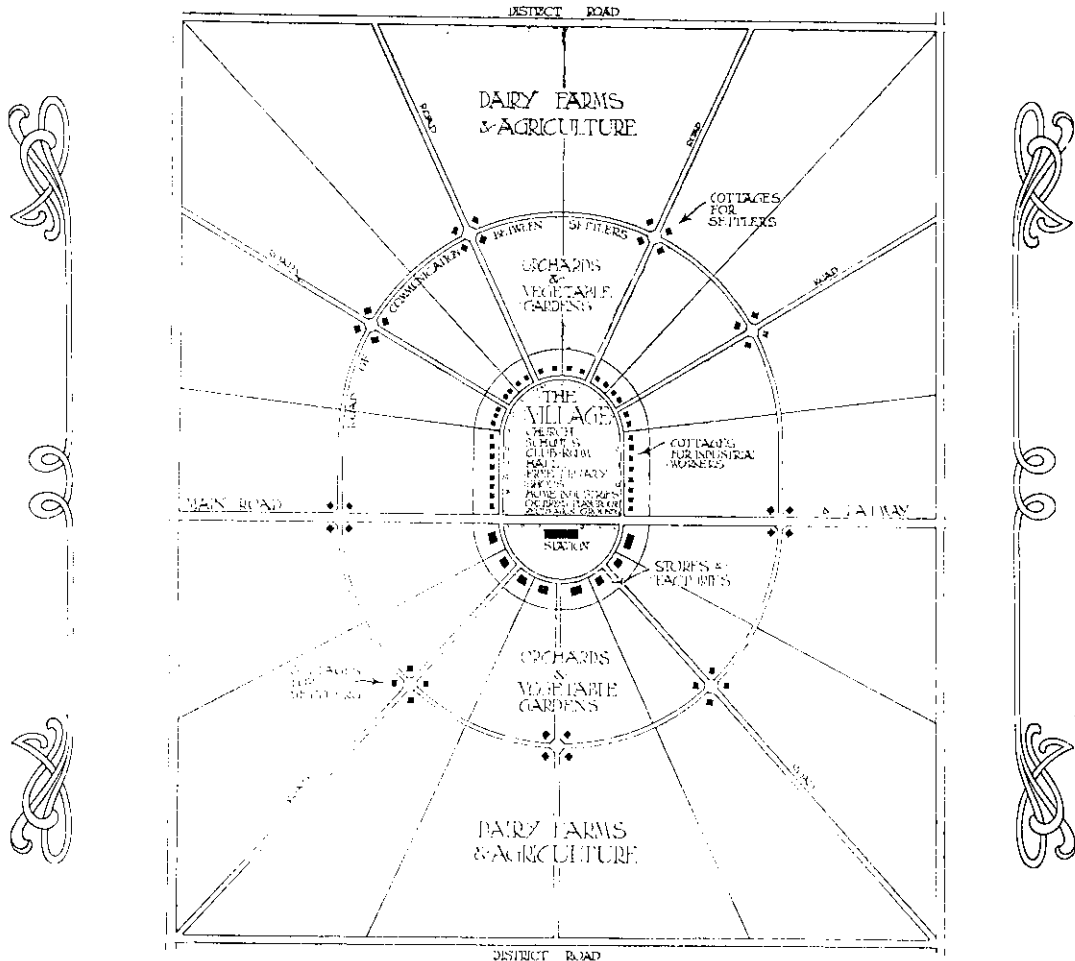


streets, and place them in beautiful homes in ennobling surroundings. In New Zealand, even at the present time, there are many dreary streets, generally dubbed "slums," though, of course, not in the same proportion as in the Old Country.

In connection with the growth of the Town Planning movement in England the lecturer stated that 70 municipalities in England are carrying out Town Planning schemes, while in America there are 54 Town Planning Commissions at work.

The first necessity of a Town Planning Act is some central authority. In England it is the local Government Board. In S. Australia and in America

all classes of residents (at Letchworth the rents vary from 4/3 a week to £130 a year). Halls, library schools, churches, club rooms, sports grounds, recreation reserves and parks all forming part of a well considered scheme. He pointed out, that it had to be determined not only how the scheme should develop but very definitely where it should stop. If further accommodation was required then it must be provided beyond the park land surrounding the city in *Garden Suburbs* which may be purely residential or industrial or both, but connected with the city by a road passing through the park or agricultural lands. It forms



Lay-out of Mr. Seager's suggested Garden Village for our Returned Soldiers.

a board of expert commissioners associated with local representatives. The next most important thing is the power given to Local Town Planning Boards. The growth of the Garden City and Suburb movement in England provides that the growth of cities shall be on healthy lines.

The lecturer defined the terms Garden City, Garden Suburb and Garden Village as follows:—

*Garden City* is a perfectly self-contained city for say not less than 30,000 inhabitants with full provision for every thing required for transport, roads, all sanitary works and lighting, factories, and works where all industries can be carried on, homes for workers near the factories, homes for

part of the city scheme. A *Garden Village* is a garden city in miniature.

Why is it that the movement is so popular? The fact is that it is so extremely important as a factor in the development of the race. Beautiful surroundings are healthy surroundings, they make for the mental, moral, and physical welfare of those who enjoy them. Statistics have been collected showing the general improvements in health, weight and height of the inhabitants of properly conducted cities. No plan in the future will be accepted that does not provide proper playing ground for all ages. The speaker showed some worker's tenement dwellings of Liverpool. Twenty-two thousand