

for this is at the southern end of the spur lying between the east valley and the road reserve. Their use as a dairy farm would not prevent their use for recreation purposes, and several parts of them could be fenced off as allotments for vegetable and fruit gardens. These allotments would not be available for building purposes, but could be let to tenants or holders of the building sites, if they wished to carry out any form of cultivation. The valleys are beautifully sheltered, would be well watered, and be most suitable for any form of cultivation. A portion of the main valley (The Dale) is set aside as a park. This would have about three acres, and has already several trees in it. Others would be planted, and on the high parts seats could be placed. This park, as can be seen from the plan, would have a path leading to the houses on the western side of the estate. Both the turning places on the two spurs "East Way" and "West Way" would be planted, and be available as rest places. From both excellent views are obtained. A path also leads along the western valley to a view-point on the spur between the western and main valleys. A small plantation is also reserved on the western side, which commands a very fine view indeed of the river and of the town. The boundary of the estate on a portion of the eastern side lies at the bottom of the eastern valley. It will be seen that the whole of this valley, it is suggested, could be divided into four, so that the holders of the sections 73, 79, 80 and 81 would be making good use of this for their fruit and vegetable gardens, and the width of the sections enables them to get easy access to the bottom of them.

Drainage.

All the roadways are easily graded so that perfect surface drainage can be provided for. There is a sewer along Durie Street, and all the houses on the northern part of the estate can be drained efficiently into it. All the houses on the southern part of the estate can be drained into a sewer to be formed and led to an outlet at the southern end.

Water Supply.

If storage tanks are provided in the roofs, all the houses could be well supplied with water from the present reservoir. At a later time, when the proposed high level reservoir is built, there would not only be a good domestic supply, but also a high pressure for fire prevention purposes.

Access.

It will be noted that there are, in addition to the main entrance to the estate, two on the western side, and access will also be gained from the extreme south when the road, for which there is a reserve, is formed. Convenient access is therefore arranged for to all parts of the estate.

Church and Hall.

A space is reserved for the church at the intersection of the main avenue and the avenue leading to Tarata Street. This is a good central position, and

the church would be well placed in relation to the avenues at this point. Opposite this, at the section adjoining the park, is the hall. This would also be an extremely convenient position, as on any social gatherings in the park the hall could be used as a place of rest and refreshment, and it lies as central as possible. It is suggested that this hall should be built not only as a place for entertainments, but also as a social hall and library.

Zig-zag Paths.

Zig-zag paths are suggested across valleys connecting the three spurs.

Method of Development.

It is assumed that you would at once undertake, under the direction of Mr. Crow, the laying out of the roads and the formation of them, and the pegging out of the sections. The laying of drains and water supply for all that portion of the estate which you think should be first developed. You will, I expect, consider that all the sections on the western and northern sides as far as, and including the park, should be first dealt with. The drains and sewers should not be laid under the road or footpath, but at the backs of the sections, and mutual easements provided for. The road and paths can then be laid in a permanent manner and no expense will be incurred for digging up for connections, or for repairs. As the sanitary fittings of all houses are at the back, a great saving in house connection is thus gained. The same applies to water, gas, and electric services. The poles required could be utilized as posts for the back fences, and the estate would not be disfigured.

After the estate is laid out and the services provided the question arises, how shall further developments proceed? There are several methods, each finding favour with estate owners. The advantages and disadvantages of each are as follows:—

Freehold.

This system is not in favour with those who wish to see the suburbs developed on sound and artistic lines. After the first sale, the original owner loses control, buildings quite out of character with the original conception are erected, and disfigurements appear. If the object, as in too many cases, is merely to make money, this method has much to recommend it, but it is fortunate that this excellent site is in the hands of one who wishes rather to create something which will add distinction to the town. Land agents, of course, much prefer this method of development, as their only interest is to get a big commission for very little trouble. If the suburb is treated as an investment rather than as a speculation, the owner can obtain a very good profit, and at the same time, ensure that the artistic character of the suburb shall be preserved. This may be effected by building the houses and letting them on a long lease either to private individual owners or by leaving portions of the suburb to building companies known in England as Public Utilizing Societies and Co-partnership Societies.