

1919.
NEW ZEALAND.

TOWN-PLANNING CONFERENCE, 1919.

(REPORTS OF COMMITTEES.)

Laid on the Table of the House of Representatives by Leave.

COMMITTEE NO. 1 (POWERS AND FUNCTIONS OF BOROUGHES UNDER THE TOWN-PLANNING BILL)
AND COMMITTEE NO. 2 (POWERS AND FUNCTIONS OF COUNTIES, TOWN DISTRICTS, AND ROAD DISTRICTS).

I HAVE to report that Committee No. 1, appointed to report as to the respective powers and functions of boroughs under the Bill, and whether the principles of the Bill should be mandatory, and how far such mandatory powers should be vested in (a) the Government, (b) the separate or combined districts affected, (c) a Local Government Board for the Dominion, and Committee No. 2, to report similarly in respect of counties, town districts, and road districts, decided to amalgamate.

The committee, which held three meetings, carefully considered the Bill, and has to report as follows:—

The amalgamated committee unanimously adopted the following resolutions:—

1. That this committee is of opinion that the principles of town-planning should be applied to New Zealand, and town-planning schemes prepared without delay.

2. That for this purpose legislation is necessary in the form of a Town-planning and Housing Act.

3. That there be a Town-planning and Housing Department and an expert Town-planner appointed, the Department to have supervision over all town-planning schemes.

4. That it is advisable to appoint a Central Town-planning Commission, to consist of the Town-planner and four other experts in engineering, architecture, surveying, and public health.

5. The Town-planner should be a competent and experienced town-planner, with a salary that would enable the Dominion to obtain the services of a first-class man who has had actual experience both in town-planning schemes and garden cities, and who is recognized by civic authorities as a town-planner of eminence.

6. That the provisions in the Bill for the creation of local Town-planning Boards is approved, subject to further provision being made for the creation of special areas covering more than the existing boundaries of any local authority, with representation thereon of all the local authorities interested.

7. That where, owing to the development of any district, the immediate preparation of a plan for town-extension becomes necessary, the Minister may, in default of action by the local authority, direct the Town-planning Department to prepare such a plan for the consideration of the local Town-planning Board set up with or without the consent of the local authority, such plan to have legal effect after the steps provided in the Bill for consideration of objections have been taken.

8. That this committee approves of the betterment principle (*to be payable in either land or money*) embodied in clause 19 (7), and suggests that with a view to its effective operation a special valuation should be made in areas to be covered by town-planning schemes at the earliest possible date, such valuation to serve as a standard of comparison for the purpose of levying a special betterment rate when it has become evident that land-values have increased owing to preparations for or carrying out of a scheme.

9. That the Bill should make provision for the preservation of our historical buildings and relics, and that the Town-planning Commission be given the power to decide which of these buildings are considered proper for preservation, in which case the owners shall not be permitted to remove, alter, or destroy without special permission from the Commission.

10. That the Conference be recommended to appoint this committee a permanent one to further the passage of the proposed Bill through Parliament; Mr. C. J. Parr, M.P., C.M.G., Mr. C. E. Wheeler, and Mr. H. F. von Haast to be convenors.