

DRAFT.PL 35/4/1. 3.2.47
J.B. Redmond.C A M B E R R A . A.C.T.ZONING : NOTES ON INTERIM DEVELOPMENT.GENERAL:

Zoning plan is intended to declare that certain areas are to be used for a particular purpose. Zoning implies an intensive use for building.

It is intended at this stage to fix the type or character of building which may be erected on certain areas. Other considerations, such as Density and Height zoning will be considered later.

It is desirable to secure definiteness of purpose, yet at the same time allow some flexibility. For example, if an area is defined as Residential it is obvious that such buildings as local shops, schools and community services will be necessary.

Such flexibility will be allowed by giving certain zones a threefold classification, such as for RESIDENTIAL -

- (1) Buildings for which the zone is primarily intended, e.g. dwelling houses.
- (2) Buildings which may only be erected with the Town Planning Authorities' consent, e.g. buildings other than dwellings and buildings for noxious industry.
- (3) Buildings not to be erected, e.g., buildings for noxious industry.

Within the time available for this interim study it has not been possible to fix the purpose and/or area necessary for all parts of the plan. These have been left uncoloured and must be considered as UNDETERMINED. Any applications for building permits in these areas must receive very close study by the Town Planning Authority before approval to build is given.

GOVERNMENTAL:

Acceptance has been made of the areas at present intended for this purpose - the Government Triangle and Capitol Hill. No attempt has been made to check the adequacy of these areas or compare with other cities.

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RESIDENTIAL:

Have been divided into compact communities or neighbourhoods bounded by major traffic roads. Each community would house about 5,000 people and would have its own community services and day-to-day shopping centre, access to which would be readily made on foot, limiting the distance to half a mile from any point of a neighbourhood.

There will be 11 neighbourhoods - 5 on north, 6 on south side.

It is strongly recommended that these residential neighbourhoods should be free of processing industry.

MAJOR SHOPPING AREA:

The major shopping area for the whole town should be concentrated at Civic Centre, because of the improved services and variety of goods that can be supplied by a large centre. A shop of the department-store class may be placed here - one may be sufficient for a town of say 50/60,000.

Inadequate time to study this area's requirements has prevented its delimitation. Therefore, certain adjacent areas have been shown as **UNDETERMINED**. Various authorities give figures which vary from 50 to about 150 acres.

The principles which guide the choosing of such an area are -

1. Central position for the whole city.
2. Compactness.
3. Adjacent to but free of main road.
4. Allowance of area for future development to meet requirements of and parallel the City's growth.
5. Allowance of area for future parking requirements on much heavier basis than at present.

Another major shopping centre should be at Manuka but of much smaller size than Civic. It would supply goods other than the day-to-day neighbourhood food requirements. Its size might prove adequate within its present shopping boundaries (5.7 acres) if the existing houses were removed and intensive use made of the area for shops only. Further study is necessary before it can be said that the area is adequate - consequently several adjacent open spaces have been shown as undetermined.

At the main commercial centre at Civic Centre space must be provided for general business, such as banks, insurance companies, agencies, professional chambers and many other offices. Actual location of this area is held up pending a decision on the area necessary for major shopping.

CIVIC ADMINISTRATION:

Civic Administration will be at the Civic Centre, but as above the area necessary and its location is dependent on the Major Shopping Centre.

INDUSTRIAL:

Two areas are suggested on the interim plan. The areas necessary are the subject of further study. Two areas - one in North and one in South - will give employment near to each major population group. Areas of 50 acres are proposed on each site as a preliminary allotment. Adjacent areas are UNDETERMINED and allow for further allotment to industry if necessary.

Previous allotment of areas to minor industry appears to have been haphazard. Such things as laundries, bakeries, bus depots, etc. should be grouped together away from residential and even commercial shopping areas.

A scheme to add a group of minor industries to Turner should immediately be reviewed in this light.

The Kingston area is far too crowded. Density regulations would have controlled this.

RECREATIONAL:

Clubs, cafes, boat hiring, lido, lake side cafes, swimming pools, etc. might be located on the south-west corner of London Circuit and down to the west basin's northern shore. But until the Civic Centre has received further study this area has been shown as undetermined.