

valuable position at the entrance of the town. This proposal excited very favourable public interest--the Trustees were offered, and accepted, recommendations that the area be developed in accord with a general town-planning scheme, and to this end a co-ordinating committee which includes representatives of the Masterton Borough Council, Licensing Trust, War Memorial Committee, and Beautifying Society has been set up. The Trust's architects suggested that the scheme, which has since been expanded to include the Trust's main residential hotel, was worthy of a very much better building than was then in view, and expressed the hope that, with careful planning, a dignified and fitting block could be designed which would incorporate a number of far-reaching amenities already discussed. With some reluctance the Trustees agreed to a further postponement, and the building as now designed appears to be a great advance on anything so far attempted in New Zealand and incorporates features which may well tend to introduce badly needed improvements into the retail sale of liquor. The Trust does not consider that the total space available in the "Northern Approach" and Cosy projects will be entirely adequate, but will enable them to judge the needs of other areas.

When it became apparent that in obtaining permits and completing specifications alone the conversion of the Cosy and the buildings of the "Northern Approach" would absorb much time, the Trust cast about for some other means of supplying liquor to the public.

POLICY RELATING TO BOTTLE-STORES

It appeared that the majority of the citizens who desired it could obtain bottled beer in dozen lots, and the most urgent demand was for smaller quantities and for the sale of spirits and wines. The provision of bottle-stores was decided on, and two sites were obtained and are in process of conversion. Good stocks are in view, and it is hoped to open these stores during May--one could be opened earlier, but excessive congestion at rush hours was feared, and the two will be opened simultaneously. If the need is established, other stores will be considered. It is quite well understood that this does not touch the real need of public bars, but the Trustees, in setting a high standard of development, believe that they are carrying out the wishes of the majority, and that after forty years without these facilities another year will not be unreasonable.

The alternative, it must be stressed, is to open rough, temporary bars which the public and the Trust would be required to put up with for a period of several years at least. The Trustees are not prepared to be responsible for such conditions.

POLICY RELATING TO ACCOMMODATION

A great deal of exploratory work has been done on the subject of accommodation. Only one "hotel" exists in Masterton, and this, together with a number of boarding-houses, can barely cater for the travelling public, most of the accommodation being of a semi-permanent nature. None of these buildings give scope for immediate expansion, and the Trustees formed the opinion that any interference by the Trust would tend to decrease the total accommodation available. Estimates showed that the provision of thirty to forty bedrooms of a first-class type would meet the immediate demand, but that a much larger hotel, catering for tourist and holiday traffic, would later be justified and would assist in the development of the district by attracting and encouraging visitors.

Consideration was given to the use of a number of earthquake-wrecked buildings, but, in general, the engineer's reports were unfavourable. Critical examination of plans previously prepared for conversion of the Empire Building to a block of flats satisfied the Trust's engineers that the greater part of the shell of this building could be used and converted at a cost which would appear high, but would, in fact, be very reasonable compared with the present expense of erecting anything similar—even if such volume of materials was available. This shell would enable the required immediate volume of