

Luxury Hotel Awaits Go-Ahead, Board Told

site at the moment" for a deluxe beach hotel in Waikiki.

HE SAID ONE other beach site has even finer potentialities, that now occupied by the Outrigger Canoe club and its former parking lot next to the Moana, but he pointed out Matson controls the parking lot and the Outrigger is not available.

A third site, between the Royal Hawaiian hotel and the Halekulani, at the end of Kalia road, lacks the attraction of other sections of Waikiki beach but has potentialities, he explained. It also is controlled by Matson.

The fourth possible site is the "Queen's Surf area which does not have beach frontage," and the permanence of built-up beaches is still an uncertainty."

Mr. Eckert emphasized that all four areas have good points and bad points. The Steiner area is narrow and would require parking facilities on the mauka side of Kalakaua, he said, but it has the benefit of being within the crescent of Waikiki beach itself.

"THIS FEATURE alone would be worth \$150,000 to a hotel operator from the point of view of furnishing entertainment and amusement for his guests," the hotel expert stated.

Mr. Eckert pointed out that the board has no precedent to fall back on in the beach controversy. "No area has ever faced a situation similar to your local beach problem," he stated, "it's something you have to work out yourselves. You must decide what's best for your community—further consolidation of Waikiki beach areas for public use, or the sharing of this laudable aim with the need for further development of the tourist industry."

Mr. Thurston, president and general manager of The Advertiser Publishing Co., Ltd., told the board that he has seen the plans for the proposed development on the Steiner property. "\$4,900,000 has been available for this project for sometime, with an additional \$600,000 if the hotel survey report indicated the investment was a favorable one," he stated.

HE POINTED out he doesn't agree with all points of the survey but that he agreed wholeheartedly that more hotel space is needed. "You are the only ones who can give the go-ahead

sign," he added.

He said he doesn't think a hotel development in the Steiner area would "wreck" Waikiki beach. "It might even encourage the development of a wider beach and certainly the present frontage would be available to the public."

Mr. Thurston emphasized that business is being turned away from Hawaii because hotel space is not available. He pointed out that a hotel in the Steiner area would increase property tax values and create employment.

MR. ECKERT SAID it is vital that at least one piece of beach frontage be made available for a deluxe hotel and the supervisors went round and round over what piece of frontage it should be.

It appears that Supervisors James K. Trask, Dr. Samuel K. Apoliona Jr., and John M. Asing are in favor of releasing the Steiner area from the master plan to enable private enterprise to build a hotel.

Strongly in favor of immediately purchasing the same site for a public park is Nick Teves, with Sad Sam Ichinose believed to be of the same opinion.

NOBLE KAUHANE and Sakae Amano have not taken either side.

Everyone present appeared to agree that the area across from Kuhio beach, mauka of Kalakaua, should be zoned for hotels and the government "should help make it available." After considerable argument they agreed these would be hotels of a secondary price scale.

Mr. Trask accused the planning commission of being a party to a monopoly by urging condemnation of the Steiner property. He pointed out this would leave Matson owning all available beach hotel sites.

KENNETH W. ROEHRIG, a member of the planning commission, stated that the hotel survey report emphasizes a beach hotel, "on any site." He said that if the only two sites left are in Matson hands, then "legislation is needed to un-freeze these areas."

"If we can condemn land mauka of Kuhio beach to put up secondary hotels, we can certainly condemn Matson's land to put up a deluxe hotel," George K. Hough-tailing, city planning engineer, stated.