

JOHN WAIHEE  
GOVERNOR OF HAWAII



STATE OF HAWAII  
DEPARTMENT OF LAND AND NATURAL RESOURCES

P. O. BOX 621  
HONOLULU, HAWAII 96809

90 DEC -4 A9:26

WILLIAM W. PATY, CHAIRPERSON  
BOARD OF LAND AND NATURAL RESOURCES

DEPUTIES

KEITH W. AHUE  
MANABU TAGOMORI  
RUSSELL N. FUKUMOTO

AQUACULTURE DEVELOPMENT  
PROGRAM  
AQUATIC RESOURCES  
CONSERVATION AND  
ENVIRONMENTAL AFFAIRS  
CONSERVATION AND  
RESOURCES ENFORCEMENT  
CONVEYANCES  
FORESTRY AND WILDLIFE  
HISTORIC PRESERVATION  
PROGRAM  
LAND MANAGEMENT  
STATE PARKS  
WATER AND LAND DEVELOPMENT

REF: OCEA: JN

OFFICE OF ENVIRONMENTAL  
QUALITY CONTROL

*Opperman - 5 Cottages NOV CDUA*

FILE: OA-10/01/90-2430  
DOC.: 0347E

MEMORANDUM

TO: Office of Environmental Quality Control

FROM: William W. Paty, Chairperson  
Board of Land and Natural Resources

SUBJECT: DOCUMENT FOR PUBLICATION IN THE OEQC BULLETIN -  
ENVIRONMENTAL ASSESSMENT FOR CONSERVATION DISTRICT USE  
APPLICATION OA-2430 for five non-conforming single family  
residences TMK: 6-8-008: 20, 39, 44, 45, 46

The above mentioned Chapter 343 Document was reviewed and a  
negative declaration was declared based upon the environmental  
assessment provided with the CDUA.

Please feel free to call me or Ed Henry of our Office of  
Conservation and Environmental Affairs, at 548-7837, if you have  
any questions.

*William W. Paty*  
WILLIAM W. PATY

1990-12-23-0A-FEA  
Opperman Constructors  
of 5 Cottage CDUA

F. T. OPPERMAN  
Suite 1000, Amfac Building  
700 Bishop Street  
Honolulu, Hawaii 96813

September 27, 1990

File No. 05-1073

State of Hawaii  
Department of Land & Natural Resources  
P. O. Box 621  
Honolulu, Hawaii 96809

**FILE COPY**

Attention: Roger Evans, Administrator

Re: 68-999 Farrington Highway, TMK: 6-8-08  
Mokuleia, Waialua, Oahu, Hawaii

Dear Mr. Evans:

Approval is solicited to construct five dwellings on five of the seven lots at the above mentioned subdivision, as per basic layout and application submitted herewith.

To help preserve the pristine shorefront, only a small cottage would be built on Lot #1, with Lots #2 and #3 left vacant.

The existing houses on the other four properties would be rebuilt.

Sincerely,

  
F. T. Opperman

FTO:ks

Enclosure

RECEIVED  
1990 OCT 1 PM 3:10  
DLNPR  
OCEA

February 1983

STATE OF HAWAII  
DEPARTMENT OF LAND AND NATURAL RESOURCES  
P. O. BOX 621  
HONOLULU, HAWAII 96809

DEPARTMENT MASTER APPLICATION FORM

FOR DLNR USE ONLY

Reviewed by \_\_\_\_\_  
Date \_\_\_\_\_  
Accepted by \_\_\_\_\_  
Date \_\_\_\_\_  
Docket/File No. \_\_\_\_\_  
180-Day Exp. \_\_\_\_\_  
EIS Required \_\_\_\_\_  
PH Required \_\_\_\_\_  
Board Approved \_\_\_\_\_  
Disapproved \_\_\_\_\_  
Well No. \_\_\_\_\_

(Print or Type)

I. LANDOWNER/WATER SOURCE OWNER  
(If State land, to be filled  
in by Government Agency in  
control of property)

Name F. T. Opperman  
Address 68-999 Farrington Hwy.  
Waialua, Oahu, Hawaii  
96791  
523-2431 (office)  
Telephone No. 637-3250 (residence)

SIGNATURE *F. T. Opperman*  
Date 9/20/90

II. APPLICANT (Water Use, omit if applicant  
is landowner)

Name Same  
Address \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
Telephone No. \_\_\_\_\_  
Interest in Property \_\_\_\_\_

(Indicate interest in property; submit  
written evidence of this interest)

\*SIGNATURE \_\_\_\_\_  
Date \_\_\_\_\_

III. TYPE OF PERMIT(S) APPLYING FOR

- ( ) A. State Lands
- (X) B. Conservation District Use
- ( ) C. Withdraw Water From A Ground  
Water Control Area
- ( ) D. Supply Water From A Ground  
Water Control Area
- ( ) E. Well Drilling/Modification

\*If for a Corporation, Partnership,  
Agency or Organization, must be signed  
by an authorized officer.

IV. WELL OR LAND PARCEL LOCATION REQUESTED

District Waialua  
Island Oahu  
County Honolulu  
Tax Map Key 6-8-08:20&39  
Area of Parcel 66,835 sq. ft.  
(Indicate in acres or  
sq. ft.)  
Term (if lease) Fee simple

V. Environmental Requirements

Pursuant to Chapter 343, Hawaii Revised Statutes, and in accordance with Title 11; Chapter 200, Environmental Impact Statement Rules for applicant actions, an Environmental assessment of the proposed use must be attached. the Environmental assessment shall include, but not be limited to the following:

- (1) Identification of applicant;
- (2) Identification of approving agency,
- (3) Identification of agencies consulted in making assessment;
- (4) General description of the action's technical, economic, social, and environmental characteristics;
- (5) Summary description of the affected environment, including suitable and adequate location and site maps;
- (6) Identification and summary of major impacts and alternatives considered, if any;
- (7) Proposed mitigation measures, if any;
- (8) Determination;

ENVIRONMENTAL REQUIREMENTS:

1. APPLICANT  
Franklin T. Opperman 575-16-5568  
68-999 Farrington Highway  
Waialua, Hawaii 96701
2. APPROVING AGENCY  
State of Hawaii  
Department of Land & Natural Resources  
P. O. Box 621  
Honolulu, Hawaii 96805
3. AGENCIES CONSULTED  
Department of Land & Natural Resources, State of Hawaii.  
Department of Land Utilization, City & County of Honolulu.
4. GENERAL DESCRIPTION  
Technical §13-2-1  
"Nonconforming Use" means:
  1. The lawful use of any building, premises or land for any trade, industry, residence or other purposes which is the same as and no greater than that established prior to October 1, 1964, or prior to the inclusion of the building, premises, or land within the conservation district; or
  2. Any parcel of land not more than ten acres in area which, as of January 31, 1957, was subject to real property taxes and upon which these taxes were being paid, and which was held and intended for residential or farming use, whether actually put to such use or not; provided that the use whether or not established, shall be limited to either:
    - a. One residential dwelling, etc.

The property was subdivided in 1948 with final approval on November 3, 1949 (see pages 2c, 2d, 2e, and 2f).

Tax records show that one building was built in 1920 and four buildings in 1948.

ECONOMIC

The project will give short time employment for carpenters and other tradesmen, and will add to the State tax base and add much needed housing units.

SOCIAL

General Neighborhood is already residential and there is no major impact as we are only replacing what already exists.

ENVIRONMENTAL

Existing rugged beachfront land, trees, shrubs, and plants have been and will continue to be preserved and augmented.

5. New cottages will be placed amongst trees in the same approximate locations as old dwellings so no major trees or foliage will be removed or destroyed.
6. A small salt water pool is planned to be constructed near the main house on Lot #4 with no negative impact to environment surroundings.
7. Existing cesspools will be brought up to Board of Health standards with proper Septic Tanks and Leach Fields.
8. Environmental Impact Statement should not be required as this is an existing approved subdivision with no increase in number of dwellings or density, and just a continued use.

H. AU & ASSOCIATES, INC.  
 2924 MANOA ROAD  
 HONOLULU, HAWAII 96822  
 TELEPHONE 988-8080

LETTER OF TRANSMITTAL

DATE August 13, 1988

TO Mr. Frank T. Opperman  
2418 Round Top Drive  
Honolulu, Hawaii 96822

JOB NO	Prosp.
"	Subdivision at Kealia,
	Waialua, Oahu
	TMK: 6-8-08:20 & 39

GENTLEMEN:  
 WE ARE SENDING YOU  Attached  Under separate cover via Mail the following items:

COPIES	DATE	DESCRIPTION
1		Approved subdivision map
1		Letter of approval

THESE ARE TRANSMITTED

- For approval
- For your use
- As requested
- For review and comment

REMARKS \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

COPY TO \_\_\_\_\_

SIGNED: *Henry Au*

DOCUMENT CAPTURED AS RECEIVED

November 9, 1940

Mrs. W. P. Kropp  
P. O. Box 742  
Wahikwa, Okla

Proposed Subdivision: Wahikwa - Off W-141ua-  
Kasha Point Rd  
Tax Map Key: C-4400-20  
Owner: W. P. Kropp  
Surveyor: Clarence J. Old

Dear Sir:

On the basis of communication from W. O. Branderburg, Captain, USAF, stating that we have the above captioned subdivision plan on file, the following conditions must be met before the City Planning Commission will issue a final approval to issue a building permit. The plan must be approved by the Department of Public Works, and a satisfactory parking plan must be submitted.

A copy of plan bearing the Commission's stamp of final approval is returned herewith for your reference.

Very truly yours,  
CITY PLANNING COMMISSION

George E. Houghtaling  
Director

fl  
Encl. map.



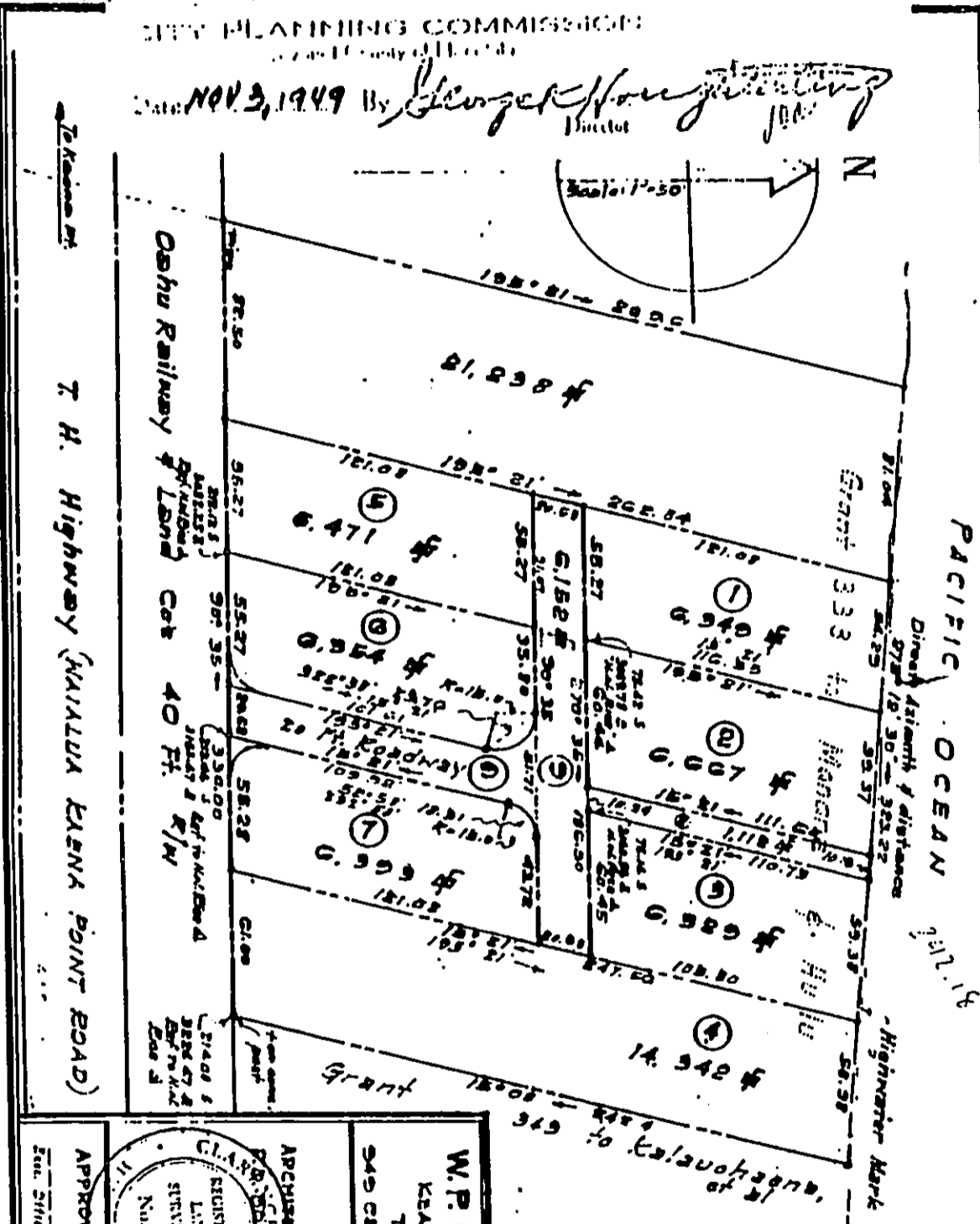
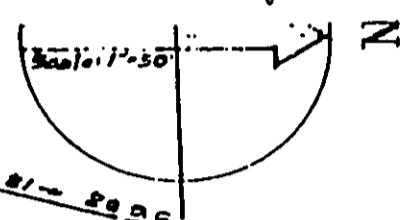
DOCUMENT CAPTURED AS RECEIVED

1047(357)42

# FINAL APPROVAL

CITY PLANNING COMMISSION  
City and County of Honolulu

Date: **NOV 3, 1949** By: *George H. Young* Director



Note: Numbers that circumscribe lot numbers

**W.P. KROPP SUBDIVISION**  
KEALIA, WAILUKA, OAHU, T. H.  
TAX KEY: 6-6-08-2D  
340 CALIFORNIA AVE. WAIKIKI, OAHU, T. H.

**LAW & WILSON**  
ARCHITECTS, ENGINEERS, SURVEYORS  
P.O. BOX 13288 HONOLULU 1, OAHU, T. H.

*Lawrence Wilson*  
Registered Surveyor No. 51

1949.10.10

APPROVED  
Plot PLAN  
Date: 11-3-49

Grant 14.942 ft  
to Kalaupapa, at 11

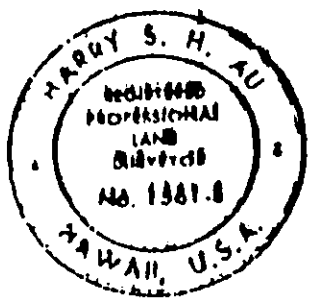
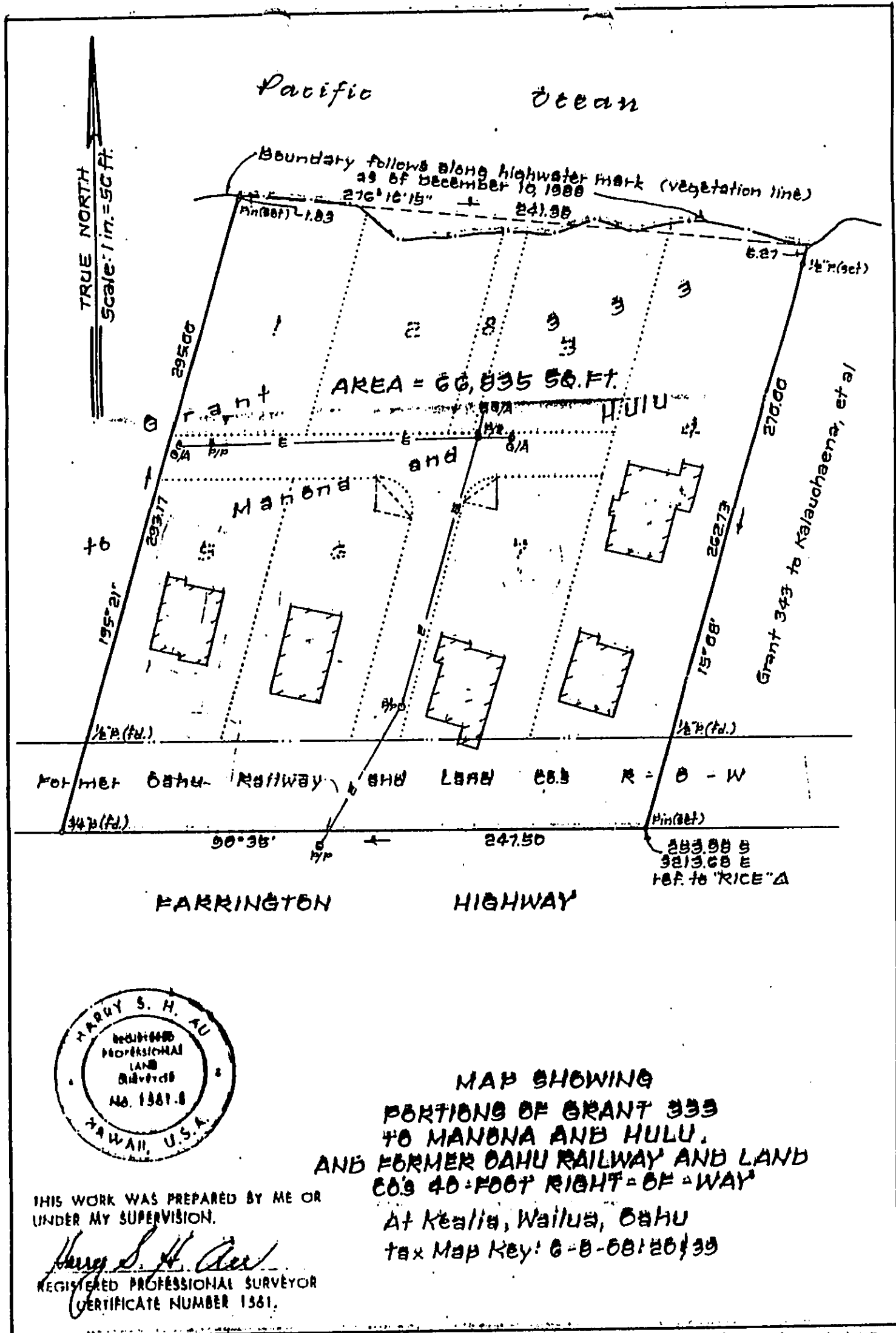
DOCUMENT CAPTURED AS RECEIVED

SOURCE		TITLE		1955		6 8 08 38	
BY: ryc	DATE: 9/21/55	DEED					
NO.	GRANTOR, ETC.	AREA OR PARCEL	GRANTEE, ETC.				
1	Di Bishop Trust, Co/Ltd, Tr for James D. McIhery Trust; Bk 2083 p. 81, Cons \$10, RS \$3.85, 8/20/47, 8/25/47, des.	21,238	Di Shigeru Taga & wife Miyoko T/E				
2	MB 5904 '55, ryc, 9/21/55 Di Uyeno & wife Bk 2995 p. 187, Cons \$500, DP \$2000, Mo \$75, 8/6/58, 8/8/55, des.	21,238	Di Shigeru Taga & wife Miyoko T/E				
3	MB 4276 '59, rh/w, 9/11/59 Di Bk 3628 p. 450, RS \$6.05 5/28/59 6/3/59	21,238	Di Shigeru Taga & wife Miyoko T/E				
4	TMB 1942 '63, WL/pl, 8/5/63 A/S Bk 4480 p. 595, Cons \$21,000, 6/5/63, 3/21/63, 3/22/63, des.	21,238	Di Shigeru Taga & wife Miyoko T/E				
5	TMB 11127 '65, IWD of 9/13/65 A/S Francis T Higa & wife et al. Bk 5112, P 271, Amt. \$26,000, Int 6.5%, \$5,000 dn \$150 mo 8/2/65, 8/16/65, DES, Subj A/B	21,238	Di Shigeru Taga & wife Miyoko T/E				
6	TMB 6730 '68, JT/lo 4/19/68 Di Shigeru Taga & wife Bk 6017, P 25, SCT-\$00, Cons-\$10, 4/3/68, 4/5/68, DES	21,238	Di Shigeru Taga & wife Miyoko T/E				
7	TMB 6731 '68, JT/lo 4/19/68 Di Bk 6017, P 25, SCT-\$00, Cons-\$10, 4/3/68, 4/5/68, DES	21,238	Di Shigeru Taga & wife Miyoko T/E				

TAX MAPS BRANCH HISTORY SHEET				DIV.	
DATE	LOCATION	TITLE	NO.	PLAT	PAR
	Kealia, Waialua	Lot A por R P Gr 333		6	8. 08 38
	Page 2				
			AREA OR PARCEL		GRANTEE, ETC.
7	TMB 6731 '68, JT/lo 4/19/68 Di Francis T Higa & wife et al. Bk 6017, P 29, SCT-\$00, Cons-\$10 4/4/68, 4/5/68, DES	21,238	To: Barrister A Richardson & wife Florence C -T/E		
8	TMB 13457 '68, JT/lo 7/15/68 R/S From 6808-41 (2) 3300 Info per M. Murakami, dated 7/9/68, E/D, 6808-38, Area, bdry	24,538	do		
9	Di Florence C Richardson (wid) Bk 16743, P 61, SCT \$54.00 12/15/82 12/16/82, DES	do	To: Richardson Holdings Corp		
10	Di Bk 20243 p 417, SCT \$0 12/31/86 12/31/86, DES	do	To: Allene K Richardson 490/1080 Allen B Richardson 199/1080 Andrew B M Richardson 194/1080 Florence C Richardson Trust 100/1080 Anne H K Richardson 97/1080		

NOTE: INFORMATION ON THIS SHEET IS SUBJECT TO CHANGE

DOCUMENT CAPTURED AS RECEIVED



THIS WORK WAS PREPARED BY ME OR UNDER MY SUPERVISION.

*Harry S. H. Au*

REGISTERED PROFESSIONAL SURVEYOR  
CERTIFICATE NUMBER 1361.

MAP SHOWING  
PORTIONS OF GRANT 333  
TO MANONA AND HULU,  
AND FORMER OAHU RAILWAY AND LAND  
CO'S 40-FOOT RIGHT-OF-WAY  
At Kealia, Wailua, Oahu  
Tax Map Key: G-0-08120133

Job: 88-241  
P.B.: 76:16

H. AU & ASSOCIATES, INC.  
2984 Manoa Road  
Honolulu, Hawaii

December 14, 1988

INFORMATION REQUIRED FOR ALL USES

I. Description of Parcel

Refer to pages 3a & 3b

- A. Existing structures/Use. (Attach description or map).
- B. Existing utilities. (If available, indicate size and location on map. Include electricity, water, telephone, drainage, and sewerage).
- C. Existing access. (Provide map showing roadways, trails, if any. Give street name. Indicate width, type of paving and ownership).
- D. Vegetation. (Describe or provide map showing location and types of vegetation. Indicate if rare native plants are present).
- E. Topography; if ocean area, give depths. (Submit contour maps for ocean areas and areas where slopes are 40% or more. Contour maps will also be required for uses involving tall structures, gravity flow and other special cases).
- F. If shoreline area, describe shoreline. (Indicate if shoreline is sandy, muddy, rocky, etc. Indicate cliffs, reefs, or other features such as access to shoreline).
- G. Existing covenants, easements, restrictions. (If State lands, indicate present encumbrances.)
- H. Historic sites affected. (If applicable, attach map and descriptions).

II. Description: Describe the activity proposed, its purpose and all operations to be conducted. (Use additional sheets as necessary).

III. Commencement Date: February, 1991

Completion Date: December, 1992

IV. TYPE OF USE REQUESTED (Mark where appropriate)

1. Permitted Use (exception occasional use);  
DLNR Title 13, Chapter 2, Section 1; Subzone Limited.
2. Accessory Use (accessory to a permitted use):  
DLNR Title 13, Chapter 2, Section \_\_\_\_\_; Subzone \_\_\_\_\_.
3. Occasional Use: Subzone \_\_\_\_\_.
4. Temporary Variance: Subzone \_\_\_\_\_.
5. Conditional Use: Subzone \_\_\_\_\_.

I. DESCRIPTION OF PARCEL(S)  
TAX MAP KEY(S) 6-8-08:20 & 29

A. EXISTING STRUCTURES/USE

The existing property of approximately 66,835 square feet was subdivided into seven (7) lots November 3, 1949 (Map and letter attached).

Five residences were constructed on the property a short time thereafter. All buildings were leased to tenants up to the time property was purchased from Rons Development by F. T. Opperman. The location of buildings are on Map attached herewith.

B. EXISTING UTILITIES

Three ELECTRIC poles located within the subdivision on its 20 ft. roadway service all of the residence dwellings.

WATER is supplied through a two inch water line by the Airports Division, Department of Transportation, State of Hawaii.

TELEPHONE lines are available from the utility poles for all dwellings.

Property DRAINAGE is by surface flow with no catch basins or drain lines necessary.

SEWAGE is handled by cesspools to each residence, with no pumping or problems.

C. EXISTING ACCESS is from Farrington Highway and/or 20 foot access road.

D. VEGETATION is made up of an abundance of Ironwood Trees, Coconuts, Plumerias, various Palms, Hau, Norfolk Pine, and Rubber trees with Maneanea grass and Naupaka ground cover.

E. TOPOGRAPHY: The entire property is practically level with a slight slope mauka to Farrington Highway, and basically sand.

F. SHORELINE AREA is basically a year round wide sandy beach with a shallow reef protection and occasional sandy swimming holes. All lots have access to the beach.

G. EXISTING COVENANTS (None)

This privately owned property is located within a preservation conservation area.

H. HISTORICAL SITES AFFECTED: None.

II. Owner F. T. Opperman proposes to construct five cottages where the present dwellings are located. Property was purchased in December of 1988 for his full-time residence.

He was born and raised in Hawaii and is a resident, voter, and taxpayer in the State of Hawaii.

He has four adult children, three of whom reside in Hawaii, and two nieces (without parents), and eight grandchildren and grand nieces and nephews. These cottages will be weekend and vacation accommodation for the whole family.

Present structures are over forty years old and very termite and dryrot damaged.

Trees and foliage have been meticulously protected, and none will be removed as buildings will be located on existing building sites. Over one hundred Ironwood trees and much Naupaka were planted by Mr. Opperman this last year.

Seven 30 yard containers of junk and debris were removed from the property, as well as eleven old automobiles, several motorcycles, an old motorhome trailer, refrigerators, stoves, etc.

III. Commencement Date: February, 1991  
Completion Date: December, 1992

IV. TYPE OF USE REQUESTED

1. Permitted Use - Title 13, Chapter 2 - Sub Chapter 1
2. "Nonconforming Use" - Section 1 (§13-2-1) Definitions Single Family Residential Use at Waialua, Oahu, Hawaii. While applicant plans to use premises as his home for an indeterminable time, future plans could conceivably call for using some of the buildings as rental units; as in the past history of the property.

Area of Proposed Use 66,825 sq. ft.  
(Indicate in acres or sq. ft.)

Name & Distance of Nearest Town or Landmark  
Waialua, Oahu, Hawaii (3 miles)

Boundary Interpretation (If the area is within 40 feet of the boundary of the Conservation District, include map showing interpretation of the boundary by the State Land Use Commission).

Conservation District Subzone Limited  
County General Plan Designation Preservation

**V. FILING FEE**

1. Enclose \$50.00. All fees shall be in the form of cash, certified or cashier's check, and payable to the State of Hawaii.
2. If use is commercial, as defined, submit additional public hearing fee of \$50.00.

**INFORMATION REQUIRED FOR CONDITIONAL USE ONLY**

- I. **Plans:** (All plans should include north arrow and graphic scale).
  - A. **Area Plan:** Area plan should include but not be limited to relationship of proposed uses to existing and future uses in abutting parcels; identification of major existing facilities; names and addresses of adjacent property owners.
  - B. **Site Plan:** Site plan (maps) should include, but not be limited to, dimensions and shape of lot; metes and bounds, including easements and their use; existing features, including vegetation, water area, roads, and utilities.
  - C. **Construction Plan:** Construction plans should include, but not be limited to, existing and proposed changes in contours; all buildings and structures with indicated use and critical dimensions (including floor plans); open space and recreation areas; landscaping, including buffers; roadways, including widths; offstreet parking area; existing and proposed drainage; proposed utilities and other improvements; revegetation plans; drainage plans including erosion sedimentation controls; and grading, trenching, filling, dredging or soil disposal.
  - D. **Maintenance Plans:** For all uses involving power transmission, fuel lines, drainage systems, unmanned communication facilities and roadways not maintained by a public agency, plans for maintenance shall be included.
  - E. **Management Plans:** For any appropriate use of animal, plant, or mineral resources, management plans are required.
  - F. **Historic or Archaeological Site Plan:** Where there exists historic or archaeological sites on the State or Federal Register, a plan must be submitted including a survey of the site(s); significant features; protection, salvage, or restoration plans.
- II. **Subzone Objective:** Demonstrate that the intended use is consistent with the objective of the subject Conservation District Subzone (as stated in Title 13, Chapter 2).

Non applicable

DESIGNATED GROUND WATER CONTROL AREA

APPLICATION FOR: (check one)

PERMIT TO WITHDRAW WATER FOR BENEFICIAL USE  
 PERMIT TO SUPPLY WATER FOR BENEFICIAL USE

Fill out, sign page 1, send application with pertinent attachments to Department of Land and Natural Resources, P. O. Box 621, Honolulu, Hawaii 96809. A non-refundable filing fee of \$100 is required, excepting military, federal, state, and local government agencies.

1. REQUESTED BENEFICIAL USE OF WATER:

Domestic  Municipal  Military  Agricultural  Industrial  
 Other \_\_\_\_\_  
(specify)

Appropriately describe nature and purpose of requested use: \* \_\_\_\_\_

\_\_\_\_\_. Proposed commencement date of water use: \_\_\_\_\_.

2. REQUESTED AMOUNT OF WITHDRAWAL OR SUPPLY:

Average Annual \_\_\_\_\_ mgd; Maximum Month \_\_\_\_\_ mgd; Maximum Day \_\_\_\_\_ mgd.

Appropriately describe schedule or times of taking requested withdrawal:  
\_\_\_\_\_  
\_\_\_\_\_

3. NATURE AND TERM OF REQUESTED PERMIT:  Temporary  Permanent  
Requested period of permit \_\_\_\_\_

4. PROPOSED SOURCE OF WATER SUPPLY:

Existing source  Modification of existing source  New Source

Briefly describe existing or proposed source and any related facilities and submit map, plot plan, and plans or drawings of source of supply:  
\_\_\_\_\_  
\_\_\_\_\_

If construction work is proposed for new or modified existing source, give:  
Commencement Date \_\_\_\_\_ Completion Date \_\_\_\_\_

5. ASSESSMENT OF REQUESTED WATER USE OR SUPPLY:

In a separate attachment to this application, applicant must provide a written assessment addressing the desirability of issuing the requested permit, including such considerations as the availability of water, the beneficial purpose of the proposed water use, and the impact if any, of the proposed water use on existing permitted uses, preserved uses, and individual household uses.

\* Use additional sheets as necessary.



Non applicable

APPLICATION FOR (check one)

WELL DRILLING PERMIT

WELL MODIFICATION PERMIT

Instructions: Send completed application and attachments to the Department of Land and Natural Resources, P.O. Box 621, Honolulu, Hawaii 96809.

Reference: Chapter 166, Department of Land and Natural Resources.

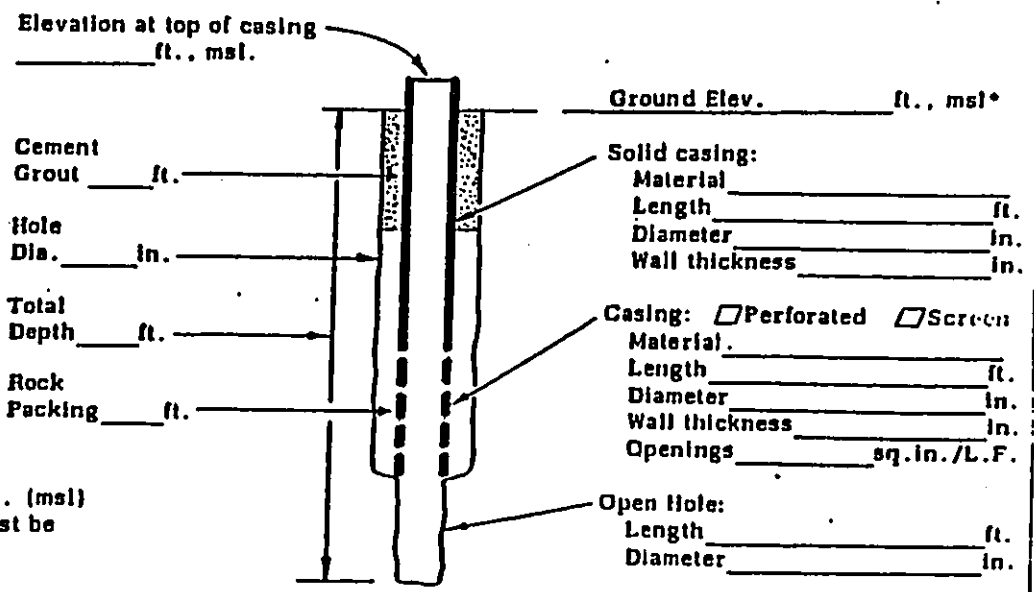
Is the well located in a Designated Ground Water Control Area?  Yes  No

If "yes", application must be accompanied by a Water Use and/or Water Supply Permit and a non-refundable filing fee of \$100 payable to the Department of Land and Natural Resources. However, if application is for minor modification of well, filing fee may be waived. If "no", no filing fee is required. Filing fee is waived for federal, state, and county government agencies.

1. WELL NAME AND/OR LOCATION: \_\_\_\_\_ Attach a plot plan showing well location referenced to established property boundaries.
2. PROPOSED DRILLING COMPANY: \_\_\_\_\_
3. PROPOSED WORK:  Drill new well  Deepen  Redrill  Alter  Seal  
 Abandon  Install new pump  Replace pump  Modify pump

Fill in the diagram and briefly describe the proposed work (use back of form if necessary).

PROPOSED SECTION OF WELL



\*Approximate elev. at filing. Final elev. (msl) by a surveyor licensed by the State must be submitted at start of construction.

Non applicable

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4. PROPOSED USE:  Municipal  Military  Agricultural  Industrial  
 Domestic  Disposal  Other (specify) \_\_\_\_\_

5. PROPOSED AMOUNT OF WITHDRAWAL: Check most appropriate box and fill in amount.

Daily \_\_\_\_\_ Gallons.  Monthly \_\_\_\_\_ Gallons.  Yearly \_\_\_\_\_ Gallons.

6. PROPOSED PUMP OR FLOW CAPACITY \_\_\_\_\_ Gallons per minute

CONSERVATION DISTRICT USE APPLICATION

- I. All persons must submit an application and have it approved prior to the initiation of any new, change in existing, or, expansion of land use within the Conservation District, except as provided in Subchapter 13-2-4 of the Department of Land and Natural Resources Administrative Rules. If a properly submitted application is not acted on within one hundred and eighty (180) days, the landowner may automatically put the land to the use(s) proposed. This is the normal processing time.

All applications must be signed by the landowner prior to submission to the Department of Land and Natural Resources. No application shall be considered submitted when the information required in the application is incomplete.

All applications are subject to the State and Federal environmental requirements. Any requirement must be satisfied prior to Board approval. The Administrative Rules relating to the environment may be obtained at the Office of Environmental Quality Control. For information, call 548-6915.

All applications are subject to County Special Management Area requirements. Any requirement must be satisfied from your County prior to Board action.

A public hearing is required for: 1) all commercial uses; 2) for any conditional use in the P Subzone; or 3) subdivision, or 4) any use which the Board determines is of substantial public interest.

Complete the application in the following manner:

1. For permitted, accessory, occasional use, or temporary variance, complete pages 1-3 only;
2. For conditional use, complete pages 1-4.

All correspondence will be directed to the applicant. Submit eighteen (18) copies of the completed application and all attachments. Reduce or fold attachments to 8 1/2" x 11". Mail application and attachments, to: Department of Land and Natural Resources, P.O. Box 621, Honolulu, Hawaii 96809. For information call 548-7519.

**F. T. OPPERMAN CO.**

*Commercial and Industrial Developers*

700 BISHOP STREET • SUITE 1000 AMFAC BUILDING  
HONOLULU, HAWAII 96813 • PHONE (808) 523-2431

October 22, 1990

File No. 07-1004

Mr. Edward Henry  
Staff Planner  
Department of Land & Natural Resources  
P. O. Box 621  
Honolulu, Hawaii 96809

Re: OA-2430  
68-999 Farrington Highway - TMK: 6-8-08

Dear Mr. Henry:

We are amplifying information presented October 1, 1990 and presenting additional information and details you requested at our meeting on October 10th.

Herewith please find:

CASHIER'S CHECKS

Two cashier's checks No. 1-1552425 and No. 1-1552426 in the amount of \$50.00 each made in favor of the State of Hawaii.

TAX MAP

New parcel numbers have been issued for all seven lots. Prints will be available shortly.

Ref. October 11, 1990 - Opperman/Tsuruda  
F. T. Opperman Co. File No. 07-1002  
October 12, 1980 - F.T.O. Memorandum  
F. T. Opperman Co. File No. 07-1003  
Lot assignment numbers on existing Tax Map enclosed herewith

MORE LEGIBLE CITY PLANNING LETTER

Ref. October 5, 1990 - F. T. Opperman Co. File No. 02-1474  
Explanation  
Replacement copy of November 4, 1949  
City Planning Commission/Fred W. P. Kropp

MOKULEIA COMMUNITY ASSOCIATION

October 11, 1990 - Commendation  
Letter from Michael Dailey, President

NEIGHBORS

Letter from adjacent neighbors are being solicited and forthcoming. There are only seven improved properties or property owners in the vicinity, namely:

F. T. OPPERMAN CO.

Mr. Edward Henry  
October 22, 1990  
Page 2

TMK: 6-8-08: 40 - Philip Owen  
TMK: 6-8-08: 5 - Alice Soares  
TMK: 6-8-08: 20, 42, 43, 44, 45, 46, 39, 47 - F. T. Opperman  
TMK: 6-8-08: 30 - Richard Holdings  
TMK: 6-8-08: 22 - Mokuleia Land Co.  
TMK: 6-8-08: 24 - Alma M. Chung  
TMK: 6-8-08: 37, 21 - Fred J. Titcomb

COMMERCIAL USE

Affidavit from Ron Hirahara concerning continued commercial use of property during their ownership up through sale to F. T. Opperman.

Ownership and property tax information 1948 through present date, 19 pages, included.

SITE PLANS

Existing plan that includes locations of cesspools and major trees, etc.

Proposed Plan that shows tentative location and size of dwellings and possible location of new septic tanks. Our consulting engineer, Stanley Yim & Associates, believes that the existing cesspools may be used as seepage (leach) tanks where applicable.

Landscaping plan is included but very tentative and preliminary.

HOUSE PLANS

House plans are in progress by Ossipoff, Snyder, & Rowland Architects, Inc. Typical architectural and preliminary floor plans and elevations of caretaker house and small beach unit are included.

TENTATIVE BUILDING - Schedule/Density

Lot Number  
Existing Building Size  
Proposed Building Size  
Number of Bedrooms  
Number of Bathrooms  
Existing Density Building/Property  
Proposed Density Building/Property

A REGISTERED HAWAII LIMITED PARTNERSHIP  
F. T. OPPERMAN - GENERAL PARTNER

F. T. OPPERMAN CO.

Mr. Edward Henry  
October 22, 1990  
Page 3

F. T. OPPERMAN TMK: 6-8-08  
Mokuleia, Waialua, Oahu, Hawaii

<u>Lot #</u>	<u>TMK Parcel</u>	<u>Lot Size</u>	<u>Existing Bldgs Sq. Ft.</u>	<u>Existing BR/Bath</u>	<u>Proposed Sq. Ft.</u>	<u>Proposed BR/Bath</u>
1	20	6,349	-0-	-0-	700	1 & 1
2	42	6,667	-0-	-0-	-0-	-0-
3	43	6,320	-0-	-0-	-0-	-0-
4	44	16,782	2,070	3/1 + 3/1	2,900	3 & 3
5	45	9,121	760	3/1	1,000	3 & 2
6	46	9,004	980	3/2	1,200	3 & 2
7	39	9,602	960	3/1	1,000	3 & 2
		<u>63,845</u>	<u>4,770</u>	<u>15/6</u>	<u>6,800</u>	<u>13/10</u>
Density			7.5%		10.7%	
Roadway & Beach Right of Way		<u>17,264</u>				
Overall Density		81,109	5.8%		8.4%	

NOTE: For determining density square footage percentage of former 40 feet  
Railway right-of-way has been added to Lots 45, 46, 39 and 44.

A REGISTERED HAWAII LIMITED PARTNERSHIP  
F. T. OPPERMAN - GENERAL PARTNER

# CORRECTION

THE PRECEDING DOCUMENT(S) HAS  
BEEN REPHOTOGRAPHED TO ASSURE  
LEGIBILITY  
SEE FRAME(S)  
IMMEDIATELY FOLLOWING

DOCUMENT CAPTURED AS RECEIVED

F. T. OPPERMAN CO.

Mr. Edward Henry  
 October 22, 1990  
 Page 3

F. T. OPPERMAN TMK: 6-8-08  
 Mokuleia, Waialua, Oahu, Hawaii

<u>Lot #</u>	<u>TMK Parcel</u>	<u>Lot Size</u>	<u>Existing Bldgs Sq. Ft.</u>	<u>Existing BR/Bath</u>	<u>Proposed Sq. Ft.</u>	<u>Proposed BR/Bath</u>
1	20	6,349	-0-	-0-	700	1 & 1
2	42	6,667	-0-	-0-	-0-	-0-
3	43	6,320	-0-	-0-	-0-	-0-
4	44	16,782	2,070	3/1 + 3/1	2,900	3 & 3
5	45	9,121	760	3/1	1,000	3 & 2
6	46	9,004	980	3/2	1,200	3 & 2
7	39	9,602	960	3/1	1,000	3 & 2
		<u>63,845</u>	<u>4,770</u>	<u>15/6</u>	<u>6,800</u>	<u>13/10</u>
Density			7.5%		10.7%	
Roadway & Beach Right of Way		<u>17,264</u>				
Overall Density		81,109	5.8%		8.4%	

**NOTE:** For determining density square footage percentage of former 40 feet Railway right-of-way has been added to Lots 45, 46, 39 and 44.

A REGISTERED HAWAII LIMITED PARTNERSHIP  
 F. T. OPPERMAN - GENERAL PARTNER



F. T. OPPERMAN CO.

Mr. Edward Henry  
October 22, 1990  
Page 4

The five units will be used as:

Parcel 20	Guest Cottage
Parcel 44	Main residence
Parcel 45	Caretaker Cottage
Parcel 46	Childrens' Bunkhouse
Parcel 39	Hobbies and Maintenance

Houses will not be used for "bed and breakfast", short-term rentals, or even tenanted during the active lifetime of the owner F. T. Opperman.

If you need additional information, please phone the undersigned.

Hopefully you have enough details to recommend the project.

Sincerely,

  
F. T. Opperman

FTO:ks

A REGISTERED HAWAII LIMITED PARTNERSHIP  
F. T. OPPERMAN - GENERAL PARTNER

**F. T. OPPERMAN CO.**

*Commercial and Industrial Developers*

700 BISHOP STREET • SUITE 1000 AMFAC BUILDING  
HONOLULU, HAWAII 96813 • PHONE (808) 523-2431

October 12, 1990

File No. 07-1003

MEMO TO: F. T. Opperman

FROM: Karen Shoda

SUBJECT: TMK: 6-8-08: 20 & 39 - Mokuleia Property

Spoke to Dennis Tsuruda on October 12, 1990 from the Tax Map Section. He stated that new parcels have been issued, are in the system, and tracings have been changed. It is now being checked over by the department.

Lot 1	- Parcel 20
Lot 2	- Parcel 42
Lot 3	- Parcel 43
Lot 4	- Parcel 44
Lot 5	- Parcel 45
Lot 6	- Parcel 46
Lot 7	- Parcel 39
Lots 8, 9, & Railway	- Parcel 47

Dennis said prints may be available in two weeks.

ks

F. T. OPPERMAN CO.  
*Commercial and Industrial Developers*  
700 BISHOP STREET • SUITE 1000 AMFAC BUILDING  
HONOLULU, HAWAII 96813 • PHONE (808) 523 2431

October 11, 1990

File No. 07-1002

Tax Map Section  
State of Hawaii  
3rd Floor  
842 Bethel Street  
Honolulu, Hawaii 96813

Attention: Dennis Tsuruda

Re: TMK: 6-8-08: 20 & 39

Dear Mr. Tsuruda:

Thank you for your help in assigning Tax Map Key Numbers to all of the seven lots on the above mentioned property.

At our meeting this morning you said that this could be done by this Friday afternoon.

I will have Mrs. Karen Shoda in touch with you at that time as I will be out of town till Tuesday.

Sincerely,

  
F. T. Opperman

FTO:ks

DOCUMENT CAPTURED AS RECEIVED

**h Bank of Hawaii**

59-102/1213

NO. 1- 1552425

**CASHIER'S CHECK**

PFS/main 190/0 OFFICE October 17 19 90

PAY TO THE ORDER OF \* \* \* \* STATE OF HAWAII \* \* \* \* \* \$ 50.00 \* \*

BANK OF HAWAII **50.00**

Re: OA-2430

*P. Carías*

P. Carías AUTHORIZED SIGNATURE

EX - 255 (REV 10 80)

⑈ 1 552425 ⑈ ⑆ 21301028 ⑆ 0000 ⑈ 922102 ⑈

**h Bank of Hawaii**

59-102/1213

NO. 1- 1552426

**CASHIER'S CHECK**

PFS/main 190/01 OFFICE October 17 19 90

PAY TO THE ORDER OF \* \* \* \* STATE OF HAWAII \* \* \* \* \* \$ 50.00 \* \*

BANK OF HAWAII **50.00**

Re: OA-2430

*P. Carías*

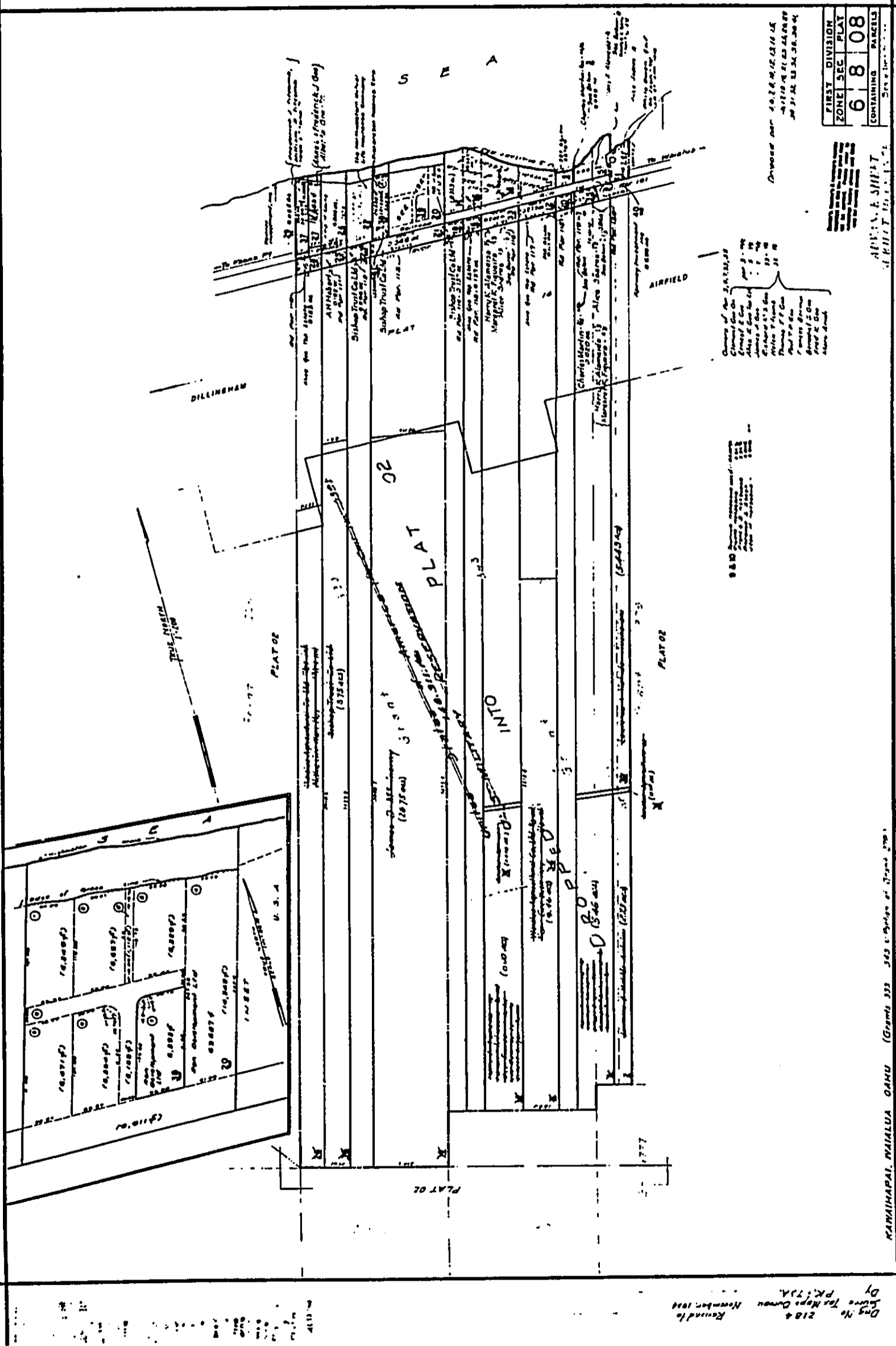
P. Carías AUTHORIZED SIGNATURE

EX - 255 (REV 10 80)

⑈ 1 552426 ⑈ ⑆ 21301028 ⑆ 0000 ⑈ 922102 ⑈

DOCUMENT CAPTURED AS RECEIVED

80 9 2



FIRST DIVISION	6
ZONE SEC	8
PLAT	08
CONTAINING PARCELS	

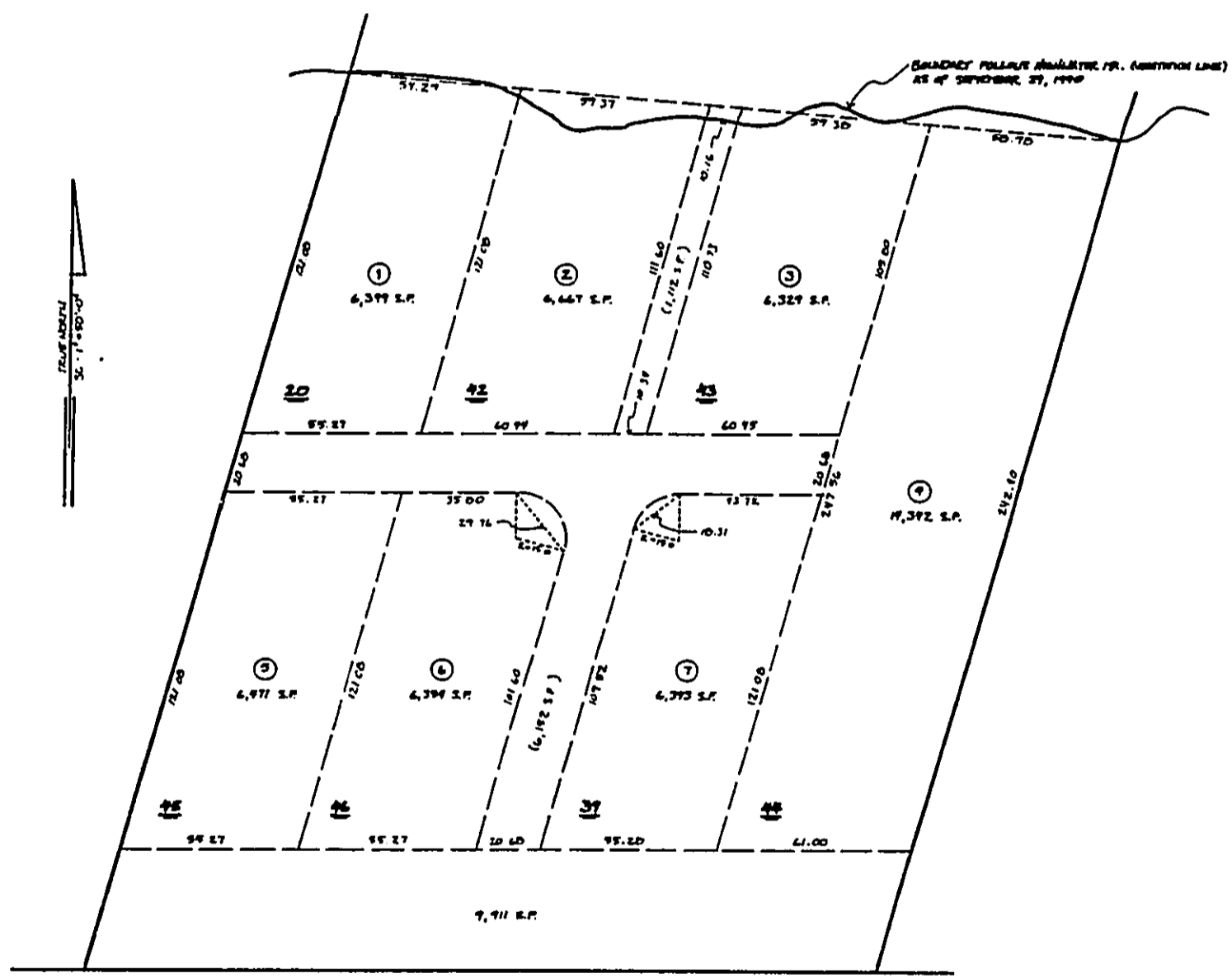
APPROX. E. SPLIT  
 1. PLAT 01  
 2. PLAT 02

Company of the 2nd...  
 1st...  
 2nd...  
 3rd...  
 4th...  
 5th...  
 6th...  
 7th...  
 8th...  
 9th...  
 10th...

KAWAHARA MAIALA OAMU (Grants 333 343 354 365 376 387 398 399)

DNS No 218  
 Name for Maps Oamou  
 Revised  
 Number 1914  
 PK: 75A

DOCUMENT CAPTURED AS RECEIVED



F.T. OPPERMAN TMK: 6-8-08  
Mokuleia, Waialua, Oahu, Hawaii

TAX MAP

F. T. OPPERMAN CO.

*Commercial and Industrial Developers*

700 BISHOP STREET - SUITE 1000 AMFAC BUILDING  
HONOLULU HAWAII 96813 - PHONE (808) 523-2431

October 5, 1990

File No. 02-1474

TO: WHOM THIS MAY CONCERN  
FROM: F. T. Opperman  
RE: MOKULEIA PROJECT

The xeroxed copies, attached herewith, of November 4, 1949, letter from George Houghtailing, Director, City Planning Commission was the best we could reproduce from the micro-film records of the Department of Land Utilization, City and County of Honolulu.

The contents can be deciphered to read as follows:

November 4, 1949

Mr. W. V. Kropp  
P. O. Box 748  
Wahiawa, Oahu

Proposed Subdivision: Wahiawa - Off Waialua  
Kaena Point Road

Tax Map Key: 6-8-08-20  
Owner: W. V. Kropp  
Surveyor: Clarence J. Olda

Dear Sir:

On the basis of communication from W. O. Brandenburg, Captain, USAF, stating that water to serve the above-captioned subdivision will be available for an indefinite period of time, the City Planning Commission, at its meeting on Thursday, November 3, 1949, voted to grant its final approval to said subdivision. By letter dated June 9, 1949, Karl A. Sinclair, Chief Engineer, Department of Public Parks, stated that a satisfactory pavement has been constructed.

One copy of plan bearing the Commission's stamp of final approval is returned herewith for your reference.

Very truly yours,

CITY PLANNING COMMISSION

---

George K. Houghtailing  
Director

FL  
Encl. map

DOCUMENT CAPTURED AS RECEIVED

November 4, 1949

Mr. W. P. Kropp  
P. O. Box 742  
Wahiawa, Oahu

Proposed Subdivision: Wahiawa - Off F. A. L. -  
Kama Point Rd.  
Tax Map Key: G-3-00-39  
Owner: W. P. Kropp  
Surveyor: Clarence J. Olds

Dear Sir:

On the basis of communication from W. O. Franderburg, Captain, USAF, stating that water to serve the above-captioned subdivision will be available for an indefinite period of time, the City Planning Commission, at its meeting on Thursday, November 3, 1949, voted to grant its final approval to said subdivision. By letter dated November 9, 1949, Karl A. Slaughter, Chief Engineer, Department of Public Works, stated that a satisfactory pavement has been constructed.

(One copy of plan bearing the Commission's stamp of final approval is returned herewith for your reference.)

Very truly yours,  
CITY PLANNING COMMISSION

George H. [Name] -  
Director

fl  
Enc. map



DOCUMENT CAPTURED AS RECEIVED

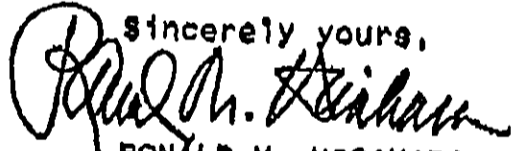
RONALD M. HIRAHARA  
212 Merchant Street, Suite 225  
Honolulu, Hawaii 96813-2922  
Phone (808) 638-1129  
FAX (808) 638-7070

October 18, 1990

To Whom It May Concern:

Re: 69-999+ Farrington Hwy.  
Mokuleia, Hawaii  
TMK 1-8-8-08-20 & 39

We have owned the referenced property from May, 1959, after buying it from Mr. & Mrs. David W. O. Chang. During that time, we have rented the homes located on the property, until selling the property to Mr. F. T. Opperman in December of 1988.

Sincerely yours,  
  
RONALD M. HIRAHARA

DOCUMENT CAPTURED AS RECEIVED



**MOKULEIA COMMUNITY ASSOCIATION**  
P.O. Box 686, Waiāluā, Hawaii 96791

October 11, 1990

TO WHOM IT MAY CONCERN:

On behalf of the Mokuleia Community Association, I would like to commend and thank Mr. Frank ("Bamboo") Opperman for his contributions and assistance to the Mokuleia Community. In the few years since Mr. Opperman moved to Mokuleia, he has become one of our most active and involved residents in community affairs. As a member of the Board and Steering Committee of the M.C.A., he has helped organize and implement area road and beach litter clean ups, contributing the use of trucks and equipment as well. In addition, Mr. Opperman has assisted the M.C.A. in organizing and implementing our current area with the recycling project, helped with the Haleiwa Gym Restoration effort, and was instrumental in the efforts of the North Shore Environmental Coalition to explore and design sewage treatment alternatives for Mokuleia and the North Shore.

On a more personal note, Mr. Opperman should be commended for cleaning up the dilapidated property he purchased across from the Dillingham airfield. When Mr. Opperman purchased the property, it was littered with abandoned and junked cars and was an eye sore to the area. Now the road-front property blends in nicely with the wooded and native areas surrounding it.

The Mokuleia Community Association is glad to have Mr. Opperman as an active member of our community.

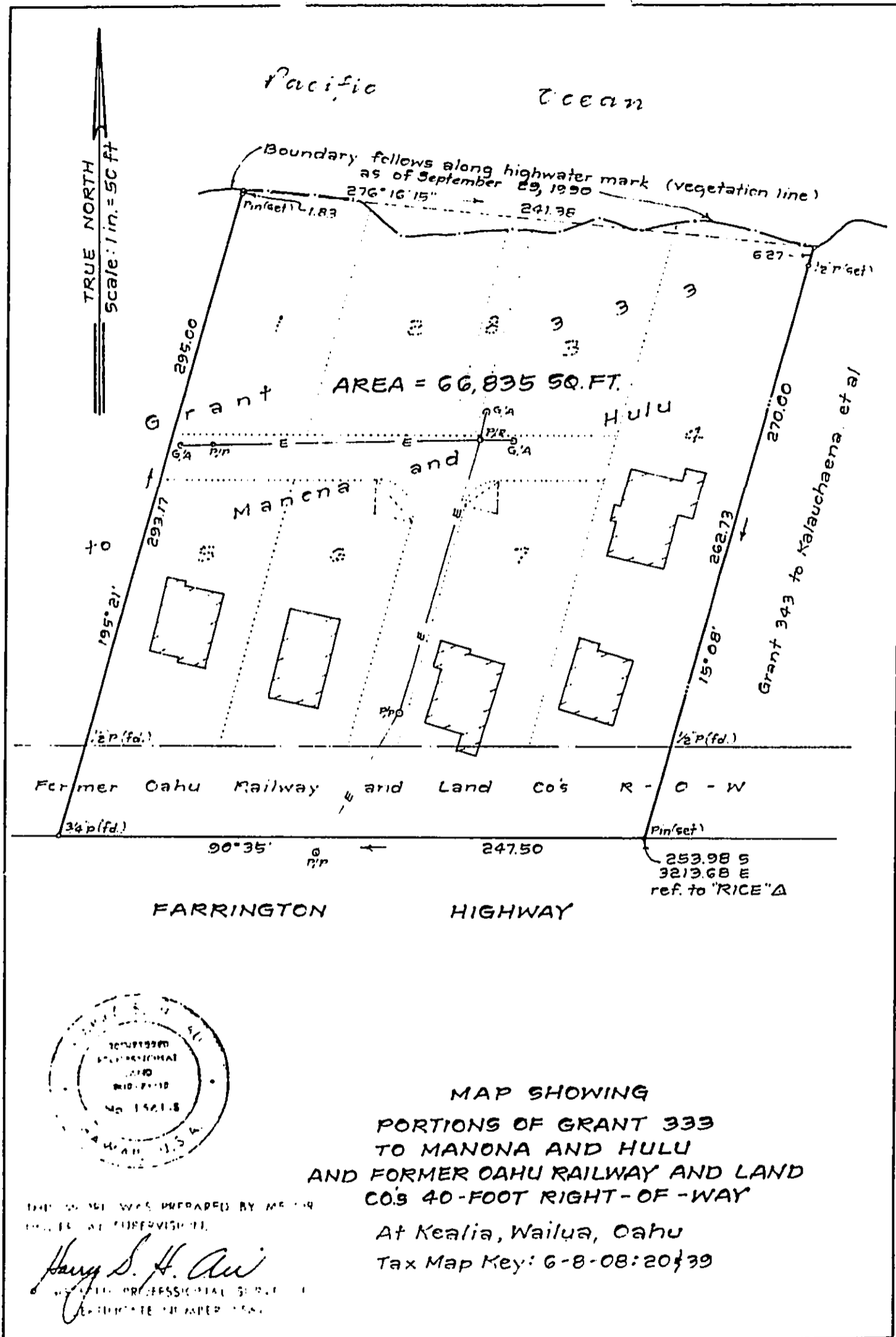
Yours truly,

Michael Dailey, President  
MOKULEIA COMMUNITY ASSOCIATION

MD:bw

OCT 16 1990			
FTO	<input type="checkbox"/>	FW	<input type="checkbox"/>
	<input checked="" type="checkbox"/>	FTCo.	<input type="checkbox"/>
	<input type="checkbox"/>	FTOCo.	<input type="checkbox"/>
SH	<input type="checkbox"/>		<input type="checkbox"/>

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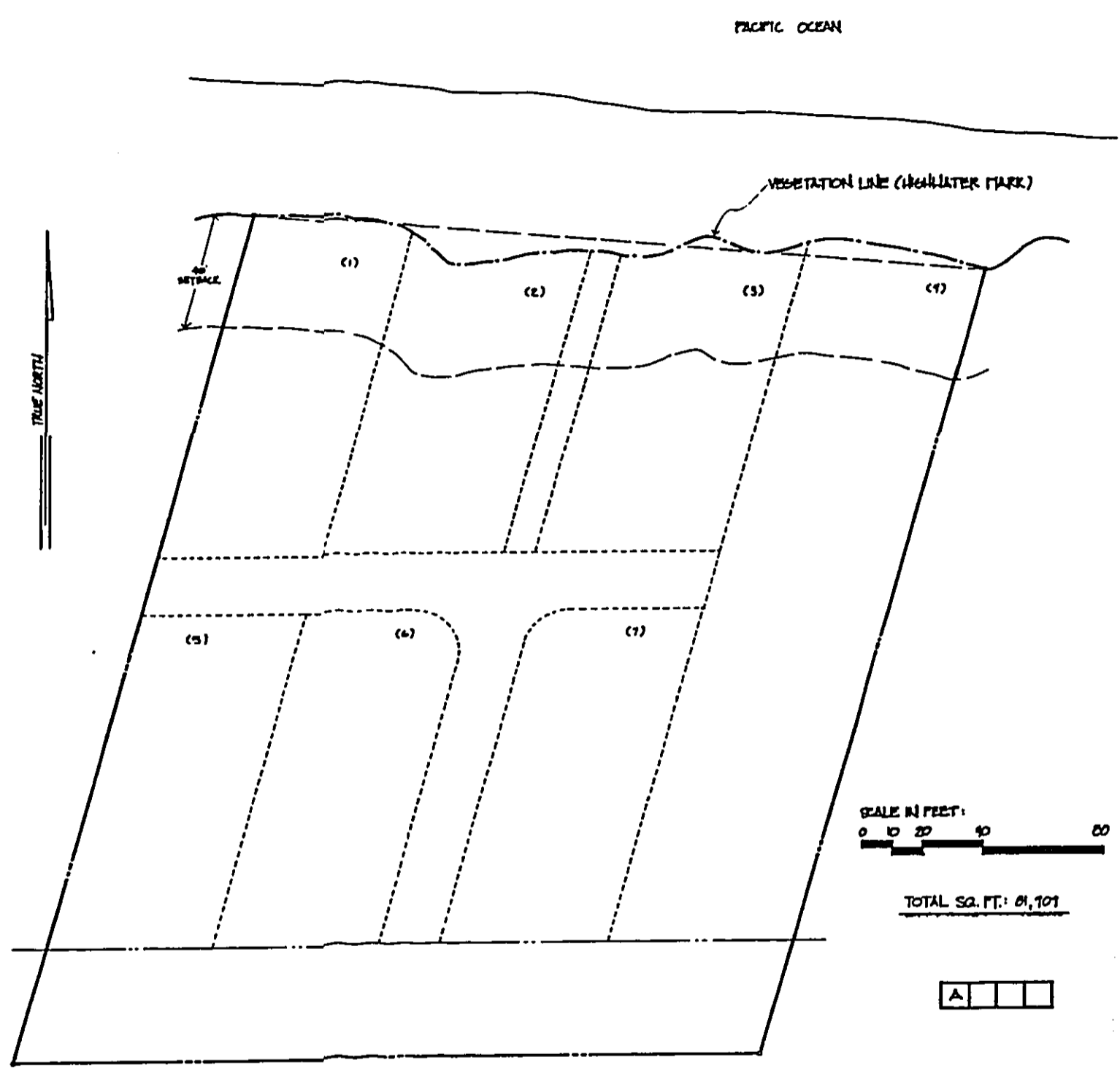


Jch: PE-241  
FB: 76:16

H AU & ASSOCIATES, INC.  
2024 Manoa Road  
Honolulu, Hawaii

December 14, 1988  
Rev October 1, 1990

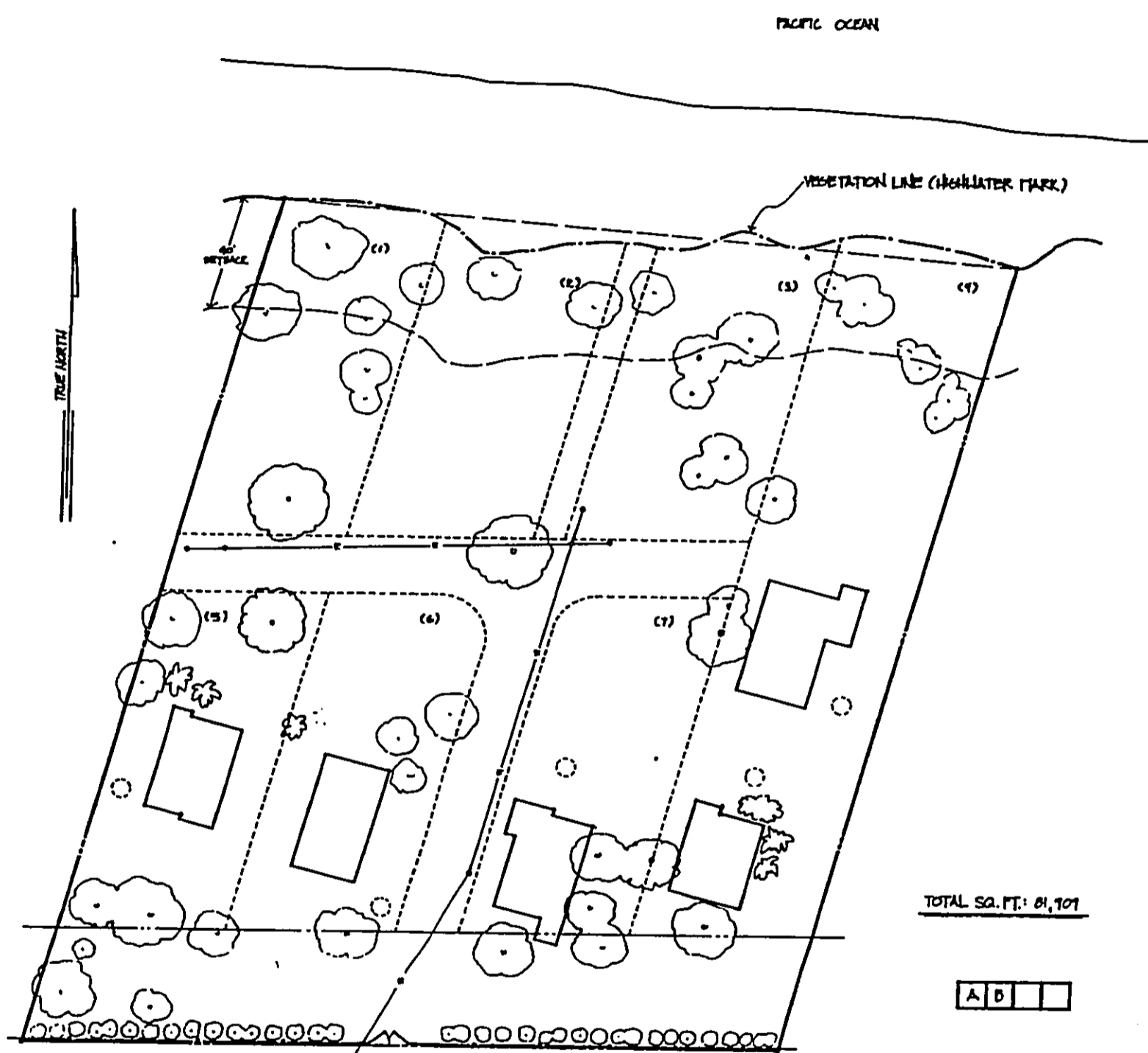
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F.T. OPPERMAN TMK: 6-8-08  
Mokuleia, Waikeolu, Oahu, Hawaii

BOUNDARIES

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TOTAL SQ. FT.: 61,701

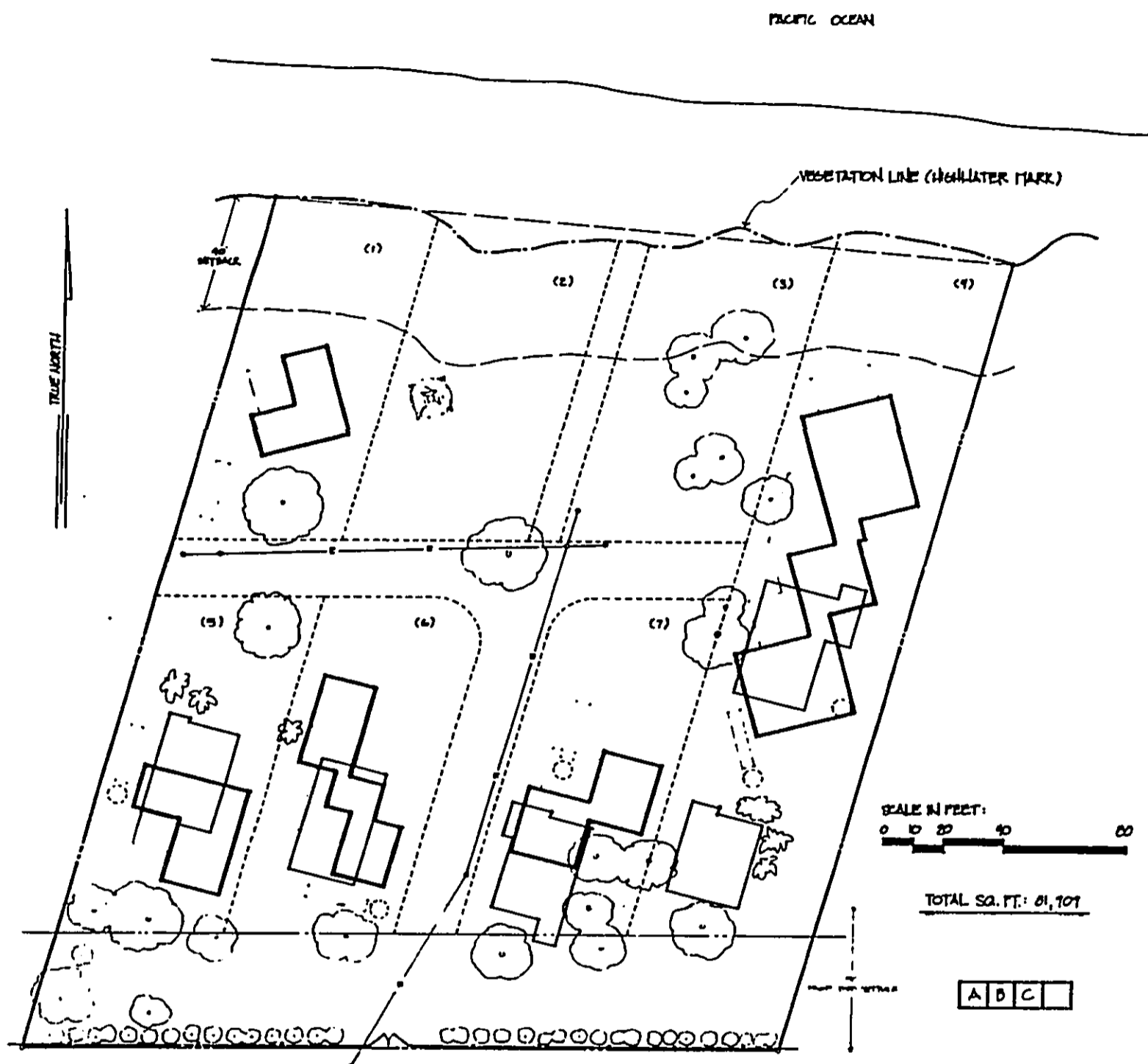
A B

EXISTING BUILDINGS:			
LOT #	TRE. PARCEL	EXISTING BLDGS. SQ. FT.	EXISTING DR./BATH
1	20	0	0
2	42	0	0
3	43	0	0
4	44	2,070	3/1 + 3/1
5	45	70	3/1
6	46	700	3/2
7	37	70	3/1
		<u>4,170</u>	<u>13/6</u>

F.T. OPPERMAN TMK: 6-8-08  
Mokuleia, Waialua, Oahu, Hawaii

EXISTING BUILDINGS AND VEGETATION

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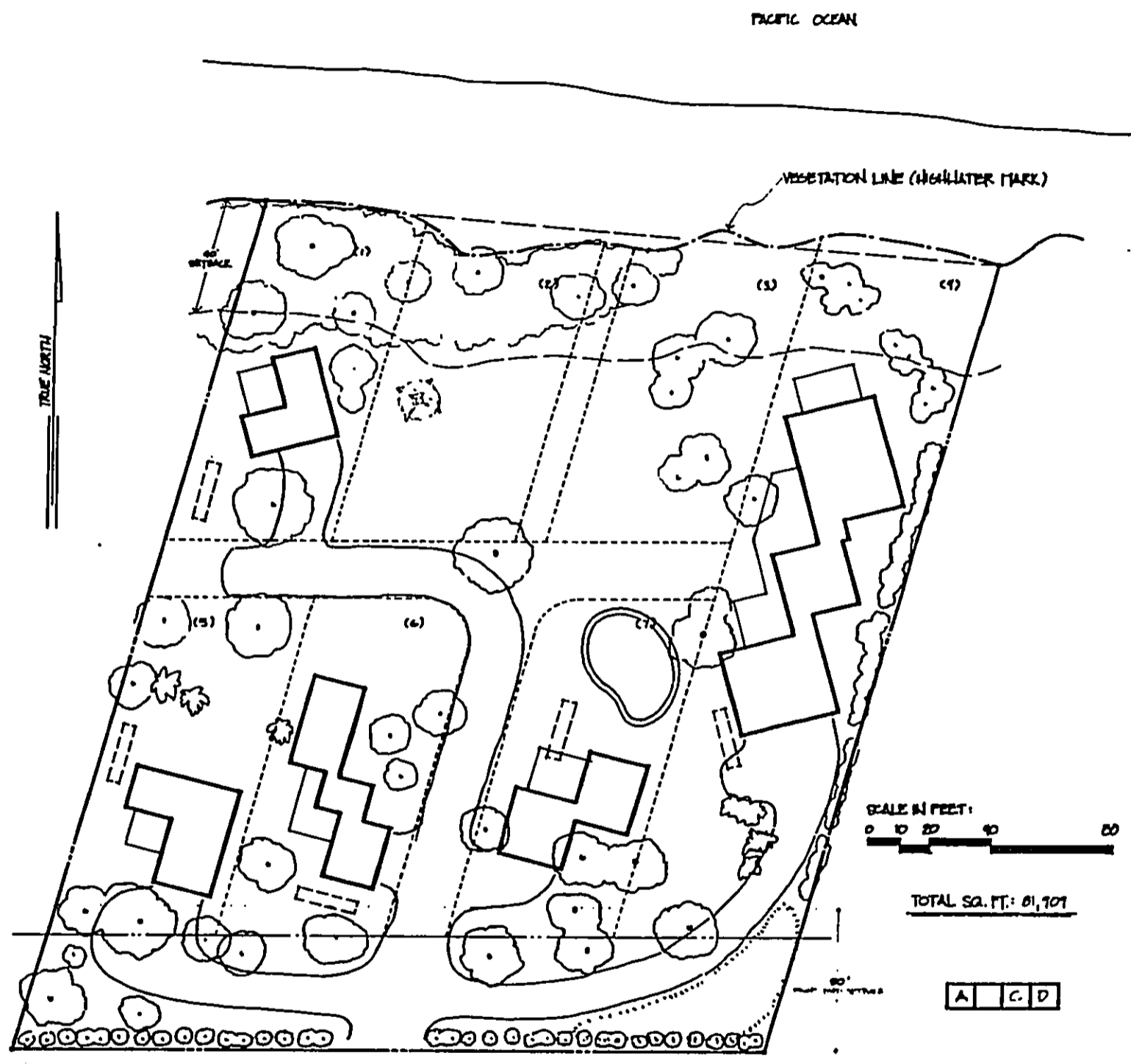
EXISTING BUILDINGS:			
Lot#	TTR. PARCEL	EXISTING BLDGS. SQ. FT.	EXISTING BR./BATH
1	20	-0-	-0-
2	42	-0-	-0-
3	43	-0-	-0-
4	44	2,070	3/1 + 3/1
5	45	70	3/1
6	46	780	3/2
7	37	70	3/1
		4,770	15/6

PROPOSED BUILDINGS:			
Lot#	TTR. PARCEL	PROPOSED BLDGS. SQ. FT.	PROPOSED BR./BATH
1	20	700	1/1
2	42	-0-	-0-
3	43	-0-	-0-
4	44	2,700	3/3
5	45	1,000	3/2
6	46	1,200	3/2
7	37	1,000	3/2
		6,600	15/10

F.T. OPPERMAN TMK: 6-8-08  
Mokuleia, Waialeale, Oahu, Hawaii

PROPOSED AND EXISTING BUILDINGS

DOCUMENT CAPTURED AS RECEIVED



PROPOSED BUILDINGS:			
LOT#	TMK PARCEL	PROPOSED BLDGS. SQ. FT.	PROPOSED BR./BATH
1	20	700	1/1
2	42	-0-	-0-
3	13	-0-	-0-
4	41	2700	3/3
5	75	1000	3/2
6	76	1200	3/2
7	37	1000	3/2
		6800	15/10

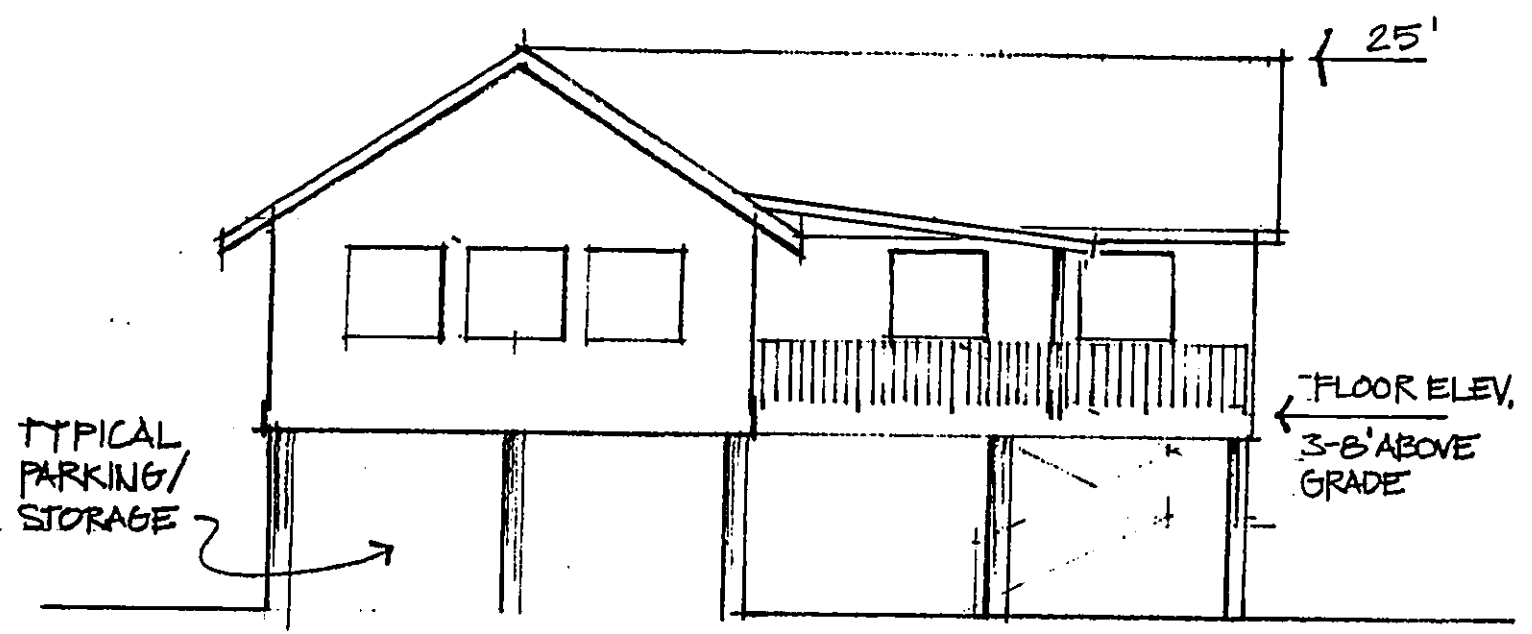
F.T. OPPERMAN TMK: 6-8-08  
 Mokuia, Waiiaua, Oahu, Hawaii

PROPOSED BUILDINGS WITH ROAD, DRIVEWAYS  
 AND LANDSCAPING INTENT

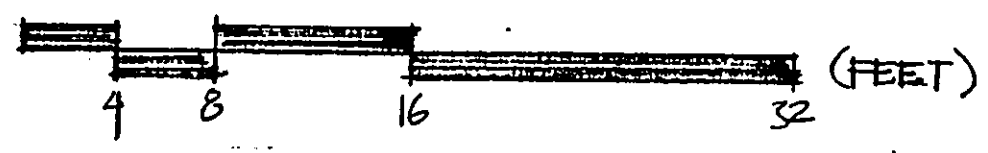
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# TYPICAL PLAN & ELEVATION

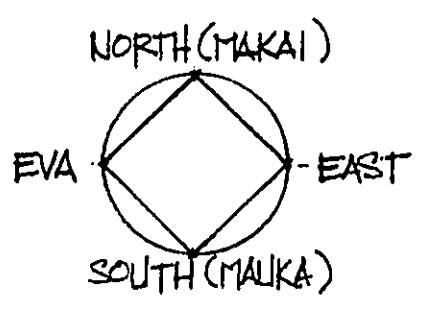
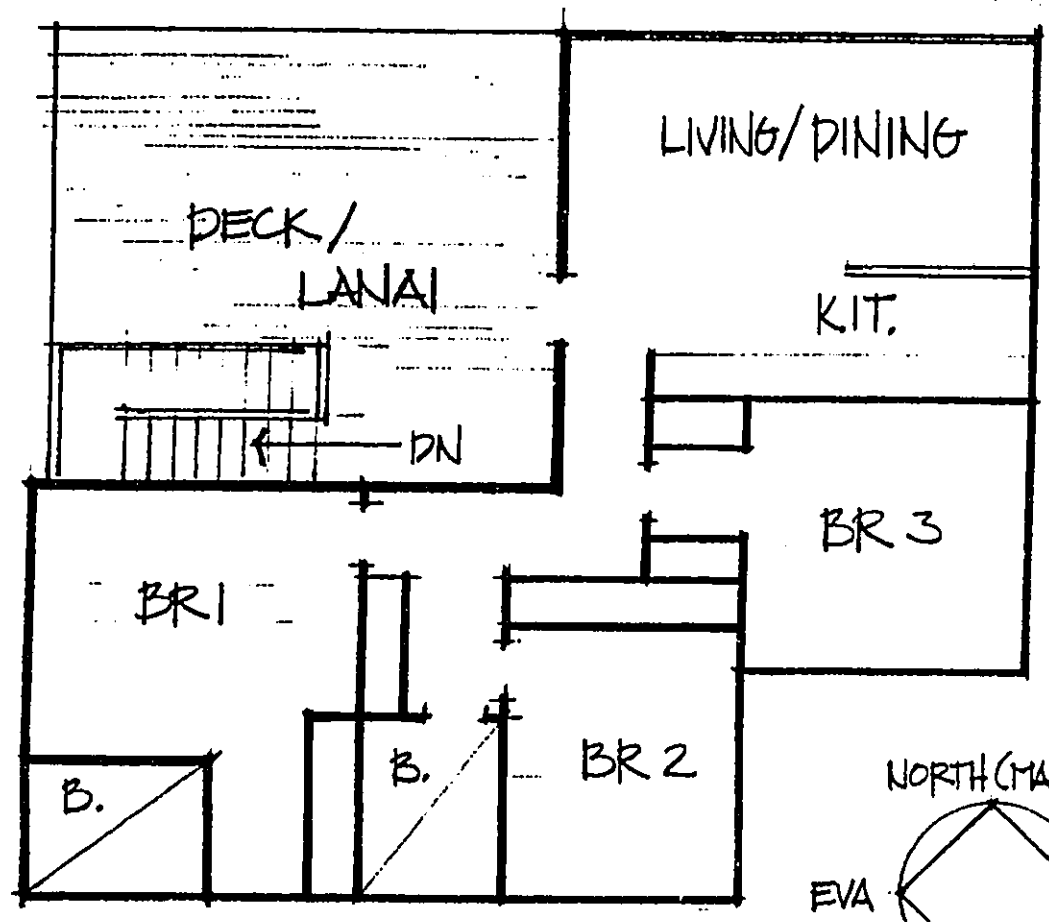
LOT # 7, T.M.K.: 39 3BR-2B



NORTH ELEVATION



PLAN

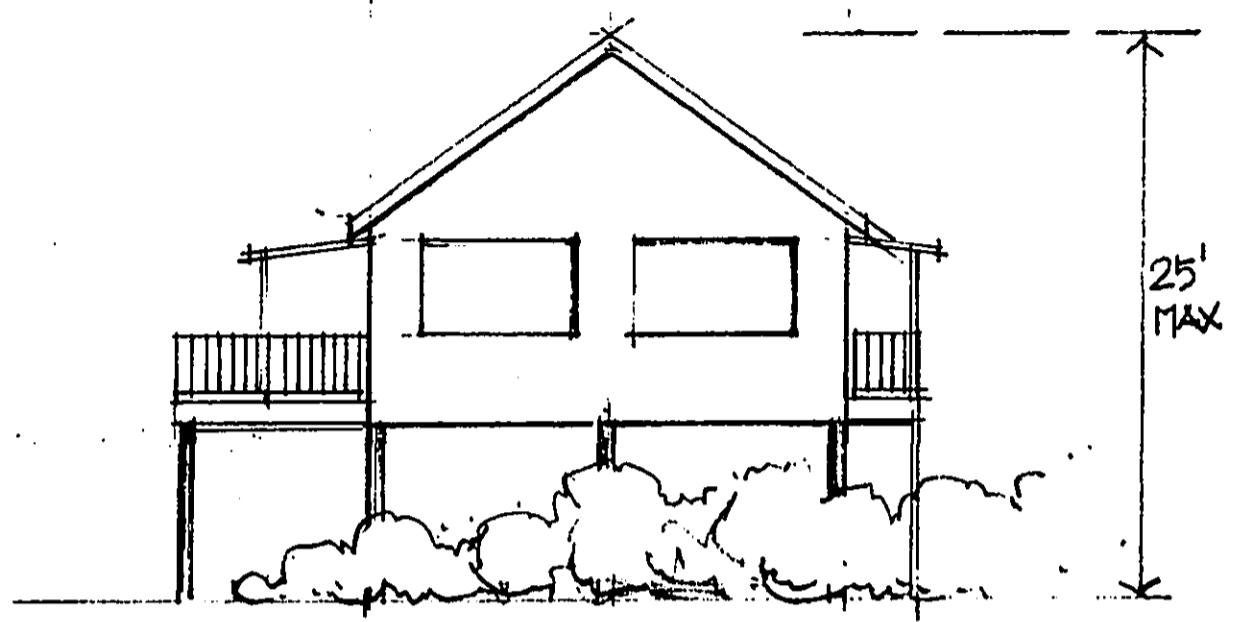




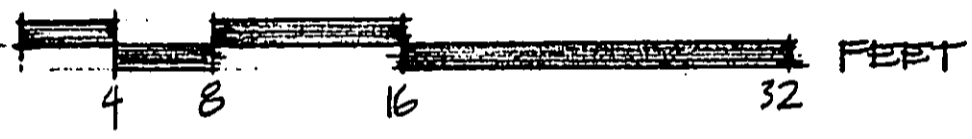
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# TYPICAL PLAN & ELEVATION

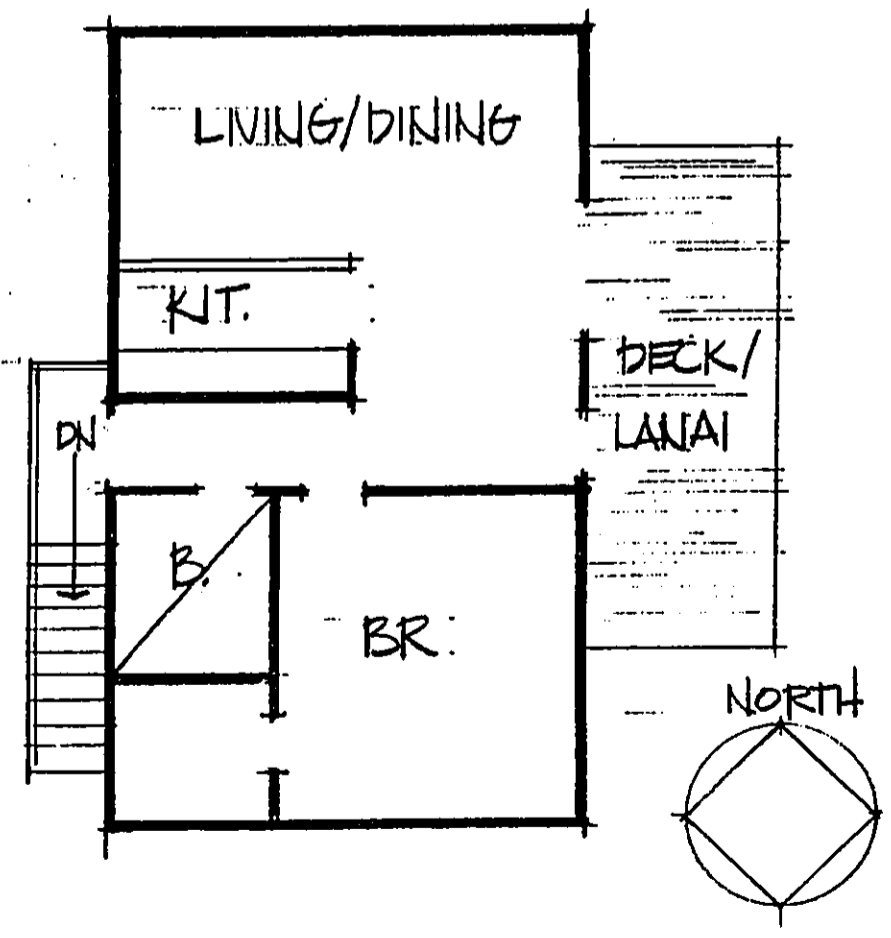
LOT # 1, T.M.K. 120 1 BR. ~ 1 B



NORTH ELEVATION



PLAN:

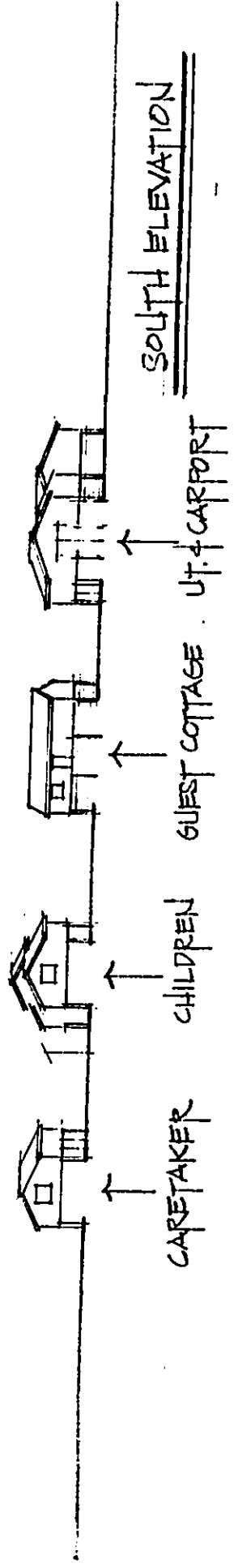




ELEVATION FROM HIGHWAY

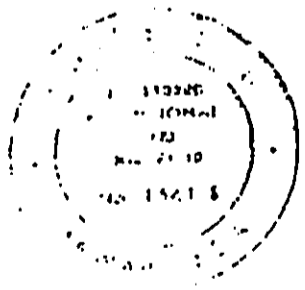
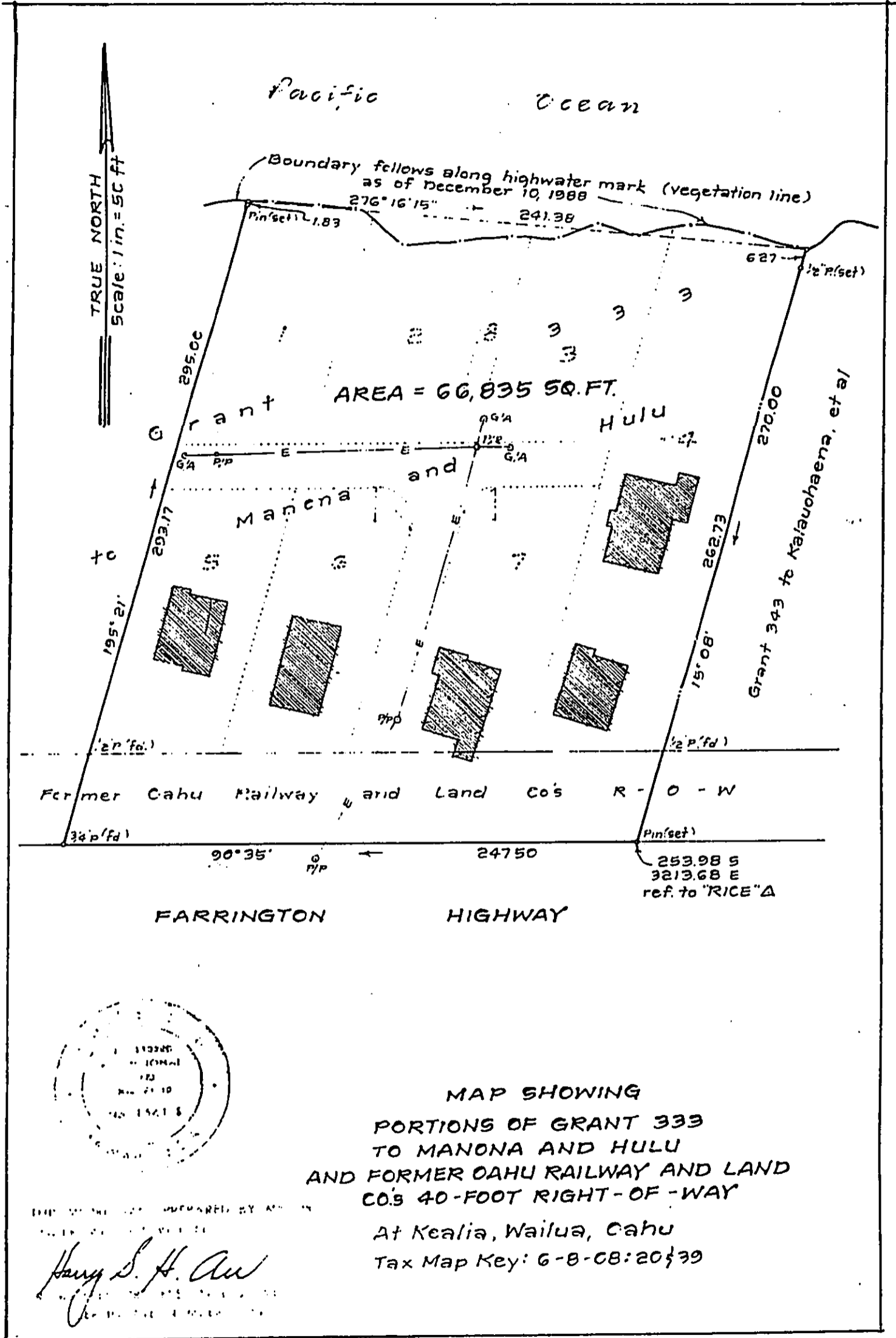
SCALE IN FEET:





ELEVATIONS  
SCALE: 1"=50'

DOCUMENT CAPTURED AS RECEIVED



MAP SHOWING  
 PORTIONS OF GRANT 333  
 TO MANONA AND HULU  
 AND FORMER OAHU RAILWAY AND LAND  
 CO'S 40-FOOT RIGHT-OF-WAY  
 At Kealia, Wailua, Oahu  
 Tax Map Key: 6-8-CB:20/39

Prepared by  
*Harry S. H. Au*

EXISTING