

**MINUTES OF THE MEETING  
OF THE  
BOARD OF LAND AND NATURAL RESOURCES**

**DATE:** Friday, February 9, 1996  
**TIME:** 9:00 A.M.  
**PLACE:** Kalanimoku Building  
Land Board Conference Room 132  
1151 Punchbowl Street  
Honolulu, Hawaii

**OPENING:** Chairperson Wilson called the meeting to order at 9:05 a.m. The following were in attendance:

**MEMBERS:** Chairperson Michael D. Wilson  
Mr. Christopher Yuen  
Mr. William Kennison                      Mr. Colbert Matsumoto  
Mr. Michael Nekoba                        Mr. Herbert Apaka

**STAFF:** Dean Uchida                                      Barbara Kameda  
Peter Garcia

**GUESTS:** Jordan Wagner, Esq. and Linnel Nishioka, Esq.  
(Deputy Attorney General)  
Robert Watada, Arnold Takaki, Alfred Au, Bill Paty  
(Boy Scouts of America)  
Soichi Uyehara (Kaimuki Lions Club)  
Lon Paresa (Hawaii Housing Authority)  
Peggy Paty (Haleiwa Main Street)  
Lynn Lee (Office of Hawaiian Affairs)  
Juliette Bagley  
Kat Brady (Life of the Land)  
Tim Lui-Kwan, Esq.

**APPROVAL OF MINUTES OF JANUARY 12, 1996:**

Minutes of January 12, 1996 was unanimously approved as submitted (Kennison/Yuen).

**BUSINESS:**

Motion was made and unanimously approved to place Item D-13 on the agenda (Kennison/Apaka).

**ITEM D-12 DIRECT LEASE TO ALOHA COUNCIL, BOY SCOUTS OF AMERICA, FOR  
CAMPSITE AND RELATED PURPOSES, KAIMUKI, OAHU, TMK: 3-2-  
35:12**

Dean Uchida said Al Blankenship submitted written testimony and is opposed to the issuance of the lease to the Boy Scouts because of poor maintenance of the property, abandoned vehicles and that the Kaimuki Community has not had time to hear and discuss all sides of the lease.

Uchida also said Drs. Roy Tanoue and Andrew Wong, prior troop members, submitted written testimony in support of "continuing the lease at a reasonable figure".

Robert Watada testified and submitted written testimony on behalf of the Boy Scouts to re-examine the staff proposal. He felt it would place an impossible hardship on the organization since they have no independent source of income.

Arnold Takaki testified and submitted written testimony requesting that the Board "act favorably on the petition to extend the lease on the property".

Bill Paty offered oral testimony in support of the nominal rent.

Alfred Au gave his mana'o and asked to have it remain as a "token rental lease arrangement".

Soichi Uyehara representing the Kaimuki Lions Club testified on behalf of the Boy Scouts and asked for the rental to be held down.

There were other written testimonies sent in support of the Boy Scouts.

Motion made and unanimously approved to amend the staff's recommendation by deleting the entire section on "Annual Lease Rental" and replacing it with the following:

The annual lease rent shall be \$150.00 per year, eliminate the reopenings at the end of the 15th and 25th year. (Nekoba/Kennison).

**ITEM D-1 AFTER-THE-FACT CONSERVATION DISTRICT USE APPLICATION FOR  
THE UNAUTHORIZED INSTALLATION OF AN 8-INCH SEWER LINE AT  
KEOLU HILLS, KAILUA, OAHU, TMK: 4-2-97: POR. 24**

Unanimously approved as submitted (Nekoba/Matsumoto).

**ITEM D-7 REQUEST TO AMEND THE CHARACTER OF USE PROVISION, GENERAL LEASE NO. S-4612, POUHALA MAUKA, WAIKELE, EWA, OAHU, TMK: 9-4-12: 01, 02 AND 03**

It was unanimously approved by the Board to amend staff recommendation to add Condition 3 to read: Staff appraiser will assess the rents in the Kunia/Central Oahu area for similar types of diversified agricultural leases to determine if there is a "significant difference" in rent between the existing use (Pineapple Cultivation-Intensive Agriculture) and the new use (Diversified Agriculture). If the staff appraiser determines that there is a "significant difference", the rent will be appraised and adjusted by an independent appraiser (Nekoba/Matsumoto).

**ITEM D-9 HAWAII HOUSING AUTHORITY REQUEST FOR SET ASIDE OF LAND FOR PUBLIC HOUSING PURPOSES, WAHIAWA, OAHU, TMK: 7-3-13: 8 & 9**

It was unanimously approved by the Board to delete sections "A" and "B" of the staff recommendation, and re-naming section "C" to "A" to read:

A. That the Board authorize the Chairperson to issue an interim Right-of-Entry for planning, surveying and environmental work to the Hawaii Housing Authority for the subject site

and to amend the new section "A" by adding Condition 6 to read: Prior to the issuance of the Right-of-Entry, the HHA resolve any outstanding monies owed the Department. (Nekoba/Yuen).

Juliet Bagley pointed out that Oceanic Properties is owned by Dole and that the zoning was done by executive order. She said the huts were built by them at twice the amount of what another manufacturing company could have built it for.

Kat Brady said she sees this as "moving the people" and felt that was not the answer to the homeless situation.

Unanimously accepted as amended.

**ITEM D-11 AMENDMENT OF PRIOR LAND BOARD ACTION (12/17/93, F-10) FOR DIRECT LEASE TO THE OFFICE OF HAWAIIAN AFFAIRS, FORMER WAIALUA COURT HOUSE SITE, WAIALUA, OAHU, TMK 6-6-09: 23**

Lynn Lee explained that the rent they would charge would be "shared expenses" and that it is not an income generating rental and that they would share the cost of utilities and the maintenance of building and site.

Peggy Paty stated that the Haleiwa Main Street is very happy and is encouraged to know that OHA is open to their partnership.

Unanimously approved as submitted (Yuen/Apaka).

ITEM D-13 AMENDMENT TO PRIOR BOARD ACTION OF JUNE 23, 1995 (AGENDA ITEM F-10, AS AMENDED) RELATING TO EXTENSION OF LEASE TERM, MODIFICATION OF FIXED RENTAL PERIOD AND CONSENT TO MORTGAGE OF GENERAL LEASE NO. 8 2-4302 AND 2-4379; AND AUTHORIZATION TO CONSOLIDATE LOTS 5, 6 AND 7, BLOCK 48, WAIAKEA HOUSE LOTS EXTENSION, WAIAKEA, SOUTH HILO, HAWAII; TAX MAP KEY: (3) 2-2-58: 15 AND 36; LESSEE: DAVID S. DE LUZ, SR.

Motion made and carried for recommendation to add additional reopening on the fortieth (40) year to amend Condition C-1 to read, "...at the expiration of the thirty-fifth (35th), fortieth (40th), forty-fifth (45th), and fiftieth (50th)." (Yuen/Nekoba).

ITEM D-2 REVOCABLE PERMIT TO DEPT. OF ACCOUNTING AND GENERAL SERVICES, PUBLIC WORKS DIVISION FOR STORAGE PURPOSES, POR. OF FORMER OR&L DEPOT AND IWILEI PRODUCE CENTER SITE ON IWILEI ROAD, HONOLULU, OAHU, TMK: 1-5-07: POR. 14

Unanimously approved as submitted (Apaka/Nekoba).

ITEM K-1 APPLICATION FOR ISSUANCE OF REVOCABLE PERMIT, NON-CONFORMING USE, AIRPORTS DIVISION

Unanimously approved as submitted (Kennison/Apaka).

ITEM D-3 REVOCABLE PERMIT TO HOUSE OF REPRESENTATIVES, STATE LEGISLATURE FOR STORAGE PURPOSES, POR. OF FORMER OR&L DEPOT AND IWILEI PRODUCE CENTER SITE ON IWILEI ROAD, HONOLULU, OAHU, TMK: 1-5-07: POR. 14

Unanimously approved as submitted (Nekoba/Kennison).

ITEM D-4 REVOCABLE PERMIT TO RICHWAY PRODUCE COMPANY FOR PRODUCE STORAGE AND ASSEMBLAGE PURPOSES, POR. OF FORMER OR&L DEPOT AND IWILEI PRODUCE CENTER SITE ON IWILEI ROAD, HONOLULU, OAHU, TMK: 1-5-07: POR. 14

Unanimously approved as submitted (Nekoba/Kennison).

ITEM D-5 SUBORDINATION, NONDISTURBANCE AND ATTORNMENT AGREEMENT, GENERAL LEASE NO. S-5223, MANANA AND WAIMANO, EWA, OAHU, TMK: 9-7-19: POR. 35

Unanimously approved as submitted (Nekoba/Apaka).

ITEM D-6 SALE OF DIVERSIFIED AGRICULTURE LEASE AT PUBLIC AUCTION,  
LOT 19, PANAWEA HOUSE LOTS, 2ND SERIES, POR. WAIAKEA, SO.  
HILO. HAWAII, TMK: 2-2-56: 20

Motion made and unanimously carried as submitted and for the  
Land Management Division to make sure that people who have  
made inquiries be notified of the public auction (Yuen/Nekoba).

ITEM D-8 WITHDRAWAL OF LAND FROM GOV.'S EXECUTIVE ORDER NO. 1126;  
CONVEYANCE IN FEE TO C&C OF HONOLULU FOR ROAD WIDENING  
PURPOSES, KUWILI, IWILEI, OAHU, TMK: 1-5-09: POR. 10

Unanimously approved as submitted (Yuen/Kennison).

~~ITEM D-10 CANCELLATION OF LAND BOARD ACTION (8/11/95, F-8) AND  
APPROVAL OF DIRECT SALE OF ROAD REMNANT, COSME AND  
VIOLETA RIVERA, KAM IV ROAD, KALIHI, OAHU, TMK 1-3-30: 12~~

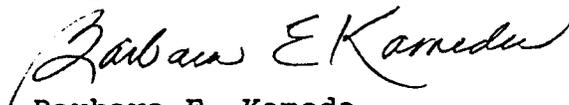
Unanimously approved as submitted (Nekoba/Matsumoto).

Chairperson closed the meeting at 11:37 a.m.

Motion was made and carried to move into executive session to  
consult with the Deputy Attorney General on KIAA issue  
(Apaka/Yuen).

NOTE: ALL TAPES OF THE MEETING ARE FILED IN THE CHAIRPERSON'S  
OFFICE AND ARE AVAILABLE FOR REVIEW. CERTAIN ITEMS ON THE AGENDA  
WERE TAKEN OUT OF SEQUENCE TO ACCOMMODATE APPLICANTS OR INTERESTED  
PERSONS PRESENT.

Respectfully submitted,



Barbara E. Kameda  
Secretary

Approved for submittal:



MICHAEL D. WILSON  
Chairperson  
Board of Land & Natural Resources

