

0 WAIANAE ASSOCIATES
A(1) 62-3

STATE OF HAWAII
LAND USE COMMISSION

426 Queen Street
Honolulu, Hawaii

This space for County or DLNR use

Date Petition and Fee received
by County or DLNR April 30, 1962

Date forwarded to LUC
with recommendation JUNE 14 1962

Date Petition, Fee and
County/DLNR recommen-
dation received by LUC JUNE 20, 1962

PETITION FOR AMENDMENT OF TEMPORARY DISTRICT BOUNDARY

(X) (We) hereby request an amendment of Land Use Commission Temporary District Boundary respecting the County of Honolulu, Island of Oahu, map number and/or name 0-2, Waianae to change the district designation of the following described property from its present classification in a(n) agricultural district into a(n) urban district.

Description of property:

Tax Map Key No. 8-6-01-4, 168.32 Acres (See tax map attached)

Petitioner's interest in subject property:

Owner

Petitioner's reason(s) for requesting boundary change:

*See attached page 2

- (1) The petitioner will attach evidence in support of the following statement:
** See attached pages 3, 4 and 5.

The subject property is needed for a use other than that for which the district in which it is located is classified.

- (2) The petitioner will attach evidence in support of either of the following statements (cross out one):

*** See attached page 6

(a) ~~The land is not suitable or adaptable for use according to its present district classification~~

(b) Conditions and trends of development have so changed since adoption of the present classification, that the present classification is unreasonable.

Signature(s)

Address:

Telephone:

Tax Map Key No. 8-6-01-11, Area 130 Acres

*Petitioner's reasons for requesting boundary changes:

(a) Useable portions of the described property are now designated for civic center use, for a school site, and for residential development. These uses were designated under the General Plan of the Waianae District adopted by the City Council of Honolulu under Ordinance No. 2068, effective November 13, 1961.

(b) There is a definite need for residential lots in the growing Waianae Town area. This need is evident because of the tremendous growth of population in the last decade and the continuing population growth in the area.

(c) The proposed development is adjacent to an established urban area and public facilities and utilities are available or are going to be developed to serve this area. The City Planning Commission and the City Council have seen fit to designate the civic center and school site within the boundaries of the described property. A sewer treatment plant is designated for another parcel of land owned by petitioners adjacent to the described property. The sewage treatment plant has a capacity which contemplates the inclusion of the described property as an area to be served.

(d) Petitioners at great expense have had thorough engineering surveys and plans made for the development of the described area. Such plans call for integrated development with portions of land described in as Tax Map Key No. 8-6-01-4, area 168.32 acres, which is the parcel covered under separate petition to your Honorable Body.

** Attached hereto is evidence in support of the following statement:

"The subject property is needed for a use other than that for which the district in which it is located is classified."

(a) A map showing the General Plan of the District of Waianae, as adopted by the City Council by Ordinance No. 2068, November 13, 1961, is attached hereto. Said General Plan designates portions of the subject property for:

1. Residential use
2. Civic center
3. School site

The need for such specific uses was clearly established by the City Planning Commission and the City Council after exhaustive studies and innumerable public hearings.

(b) Such need is established on the basis of population projections for the next twenty years, ranging from 30,000 to 50,000. The population projections are based on the trends of development of the Waianae-Makaha area into resort area. The Visitor Destination Study prepared for the Hawaii State Planning Office in 1960 by Bartholomew and Associates and Belt, Collins and Associates, Limited, designates the Waianae Resort Area as a prime area for such development. A quotation from such study is as follows:

"This section of the Island of Oahu has been characterized by an extremely rapid rate of growth over the past few years, caused by such factors as the increased military activity in the area and the announcement of comprehensive development plans by private concerns for industrial and residential activities. Added to these economic factors has been the natural attractiveness of the Waianae area, with a resulting growth rate exceeded only by the Koolau-poko District on the windward side of the Island ---."

"The principal assets of the Waianae area is its extremely favorable climate warm and dry throughout most of the year. Additionally, it has some of the finest scenery on the Island of Oahu and is adjacent to

the Kauai Channel which contains some of the best fishing grounds in the Hawaiian Island for shore trolling and deep sea fishing." VISITOR DESTINATION AREAS IN HAWAII, An Action Program For Development, Part 3, First Stage Plans for Public Improvements, Pages 26-27.

(c) Contemplated public projects along the Waianae coast will accelerate the population growth of said area.

Some of the developments planned are:

(1) The Pokai Bay marina, with an eventual capacity of 600 small crafts. The plans for this project will be drawn during this fiscal year and construction should commence sometime next year.

(2) The Kaena Point road which will provide a much desired route towards Mokuleia and open the way for development in the area.

(3) The widening of Farrington Highway, along the coast.

(4) The completion of the water system beyond Makaha.

(d) Contemplated private construction in the Leeward area.

(e) Expressed interest and desires by many residents and prospective residents of Waianae to purchase lots and homes in the described area since the designation of the school site and the civic center site by the City Planning Commission and the City Council.

(f) Study of Sunn, Low, Tom & Hara, Inc. for the development of Waianae Industrial Area which is submitted as evidence to another petition of petitioners. Said report recommends that the described property be developed for residential use and provides the preliminary estimates of the costs of such development.

*** Attached hereto is evidence in support of the following statement:

"(b) Conditions and trends of development have so changed since adoption of the present classification, that the present classification is unreasonable."

For the reasons stated above in this petition and the evidence submitted to show that the subject property is needed for a use other than that for which it is classified, we believe that the continuance of the present classification is unreasonable.

Tax Map Key No. 8-6-01-4, Area 169 Acres

*Petitioner's reasons for requesting boundary changes:

(a) Useable portions of the described property are now planned for light industrial use, industrial and residential use, and sewage treatment plant. These uses were designated under the General Plan of the Waianae District adopted by the City Council of Honolulu under Ordinance No. 2068, effective November 13, 1961.

(b) There is a definite need for the uses mentioned in (a) above because of the tremendous growth of population in the last decade and the continuing population growth in the area.

(c) The described area in which development is planned in accordance to the designated uses is adjacent to or in an established urban area. Public facilities and utilities are available or are going to be constructed to serve this area. The City and County has designated a portion of the petitioners' land for the construction of sewer treatment facilities, which are designed to also serve the described area.

(d) Petitioners at great expense have had thorough engineering surveys and plans made for the development of the described area. Such plans call for integrated development with portions of land which was excluded from the present established district by your Land Use Commission and with land described as Tax Map Key No. 8-6-01-11, area 130 acres, which said land is the object of another petition filed by petitioners.

** Attached hereto is evidence in support of the following statement:

"The subject property is needed for a use other than that for which the district in which it is located is classified."

(a) A map showing the General Plan of the District of Waianae, as adopted by the City Council by Ordinance No. 2068, November 13, 1961, is attached hereto. Said General Plan designates portions of the subject property for:

1. Industrial use
2. Light industrial use
3. Sewer treatment plant site
4. Residential use

The portions of the described property which are included within the temporary district boundary established by your Honorable Body are designated for residential use and industrial use under said Ordinance 2068.

The need for such specific uses was clearly established by the City Planning Commission and the City Council after exhaustive studies and innumerable public hearings.

(b) Such need is established on the basis of population projections for the next twenty years, ranging from 30,000 to 50,000. The population projections are based on the trends of development of the Waianae-Makaha area into resort area. The Visitor Destination Study prepared for the Hawaii State Planning Office in 1960 by Bartholomew and Associates and Belt, Collins and Associates, Limited, designates the Waianae Resort Area as a prime area for such development. A quotation from such study is as follows:

"This section of the Island of Oahu has been characterized by an extremely rapid rate of growth over the past few years, caused by such factors as the increased military activity in the area and the announcement of comprehensive development plans by private

concerns for industrial and residential activities. Added to these economic factors has been the natural attractiveness of the Waianae area, with a resulting growth rate exceeded only by the Koolaulopoko District on the windward side of the Island ---."

"The principal assets of the Waianae area is its extremely favorable climate warm and dry throughout most of the year. Additionally, it has some of the finest scenery on the Island of Oahu and is adjacent to the Kauai Channel which contains some of the best fishing grounds in the Hawaiian Island for shore trolling and deep sea fishing." VISITOR DESTINATION AREAS IN HAWAII, An Action Program For Development, Part 3, First Stage Plans for Public Improvements, Pages 26-27.

With the projected population growth in this area, and with the nearest industrial area established at Barber's Point (except for the Kaiser's Permanente Cement area and another area used for quarrying limestone) there is need of an area for industries to be established, especially the service type industries. The study of Sunn, Low, Tom & Hara, Inc. mentioned below covers the subject matter in greater detail.

(c) Contemplated public projects along the Waianae coast will accelerate the population growth of said area. Some of the developments planned are:

- (1) The Pokai Bay marina, with an eventual capacity of 600 small crafts. The plans for this project will be drawn during this fiscal year and construction should commence sometime next year.
- (2) The Kaena Point road which will provide a much desired route towards Mokuleia and open the way for development in the area.
- (3) The widening of Farrington Highway, along the coast.
- (4) The completion of the water system beyond Makaha.

(d) Contemplated private construction in the Leeward area.

(e) Expressed interest and desires by many residents, prospective residents, businessmen and others to purchase or lease industrial lots in the described area since the designation of the area for industrial use by the City Planning Commission and the City Council.

(f) Study of Sunn, Low, Tom & Hara, Inc. for the development of Waianae Industrial Area which is herewith submitted as evidence. Said report recommends that the described property be developed for industrial use and provides the preliminary estimates of the costs of such development.

(g) The recommendations of the consultants to the Planning Department, City and County of Honolulu, who under the Urban Planning Grant Contract made a study of land uses and submitted a report entitled "General Plan For Urban and Urbanizing Areas." The recommendation of said consultants was that the entire area be set aside for industrial use and development.

*** Attached hereto is evidence in support of the following statement:

"(b) Conditions and trends of development have so changed since adoption of the present classification, that the present classification is unreasonable."

For the reasons stated above in this petition and the evidence submitted to show that the subject property is needed for a use other than that for which it is classified, we believe that the continuance of the present classification is unreasonable.

ITINERARY FOR LAND USE COMMISSION

PUBLIC HEARINGS

AUGUST 2, 1962

THURSDAY - AUGUST 2

10:00 A.M. PUBLIC HEARING - Oahu

1:10 P.M. Leave Honolulu - TPA, Flt. 792

1:47 P.M. Arrive Maui - TPA, Flt. 792

Transportation to be provided by Robert Ohata

INSPECTION of Maui items

8:00 P.M. PUBLIC HEARING - Wailuku (Board Chambers)

Return left open - Commissioners staying over for
Maui Conference - 8/3, 4 & 5

Following making trip:

Chairman Bryan	E. H. Cook
E. Kanemoto	F. Lombardi
Y. Ige	
S. Friel	R. Darnell
W. Gregg	Y. Shigezawa
F. Sunn	W. Mullahey
R. Williams	A. Kai

NOTICE OF PUBLIC HEARING
TO CONSIDER APPLICATION FOR
TEMPORARY DISTRICT BOUNDARY
CHANGE WITHIN THE COUNTY OF
HONOLULU, BEFORE THE LAND USE
COMMISSION OF THE STATE OF HAWAII

NOTICE IS HEREBY GIVEN of the public hearing to be held by the Land Use Commission of the State of Hawaii in the Hearing Room of the Land Use Commission, 2nd Floor, 426 Queen Street, Oahu, on August 2, 1962 at 10:00 A.M. or as soon thereafter as those interested may be heard, to consider the application for Temporary District Boundary Change within the County of Honolulu as provided for in Section 6, Act 187, Session Laws of Hawaii, 1962. Temporary District Boundary Change application to be heard is:

PETITIONER	TAX MAP KEY	PERMISSION REQUESTED
✓ Waianae Associates	8-6-01: 4 & 11	Change from Agricultural district to Urban district classification.
Yamaguchi Et. Al.	8-7-09-1	Change from Agricultural district to Urban district classification.
Kido, M. Et. Al.	5-4-04-4,5,7	Change from Agricultural district to Urban district classification.

Maps showing the area under consideration for Temporary District Boundary Change and copies of the rules and regulations governing the application for Temporary District Boundary Change are on file in the offices of the Honolulu Planning Commission and the Land Use Commission and are open to the public for inspection during office hours.

All written protests or comments regarding the above Temporary District Boundary applications may be filed with the Land Use Commission, 426 Queen Street, Honolulu, Hawaii, before the date of public hearing, or submitted in person at the time of the public hearing, or up to fifteen (15) days following this public hearing.

LAND USE COMMISSION

E. C. Bryan, Chairman
E. C. BRYAN

R. J. Darnell, Executive Officer
R. J. DARNELL

(Legal ad - 2 cols. w/border)
(To appear on 6/10/62)
(HONOLULU STAR-BULLETIN)
(HONOLULU ADVERTISER)

Refer to
M-913 (1962)

CITY COUNCIL

October 10, 1962

RECEIVED

OCT 12 1962

State of Hawaii
LAND USE COMMISSION

Mr. R. J. Darnell
Executive Officer
Land Use Commission
426 Queen Street
Honolulu 13, Hawaii

Dear Sir:

Your communication of October 8, 1962 enclosing copies of petition for Temporary District Boundary Change and a copy of Special Permit granted by the Land Use Commission: (1) Eisen Yamaguchi, et al - A(T) 62-4; (2) Waianae Associates - A(T) 62-3; and (3) Consolidated Amusement Co., Ltd. - SP(T) 62-18, was referred to the Committee on Public Works at yesterday's meeting.

Respectfully,

CITY COUNCIL

By

EMPEROR A. BANAPI
City Clerk

art

LUC File A(T)- 62-3

Petitioner: Waianae Associates County Honolulu

Date petition and fee
received from County
with recommendation: 6-20-62

Suspense date for LUC action: _____

Publication of hearings

<u>Dates</u>	<u>Newspaper</u>
<u>7-10-62</u>	<u>HONOLULU STAR BULLETIN</u>
<u>7-10-62</u>	<u>HONOLULU ADVERTISER</u>
_____	_____

Hearings

<u>Date</u>	<u>Place(s)</u>	<u>By</u>
<u>6-14-62</u>	<u>City Hall Annex</u>	<u>City Plan. Comm.</u>
<u>8-2-62</u>	<u>Land Use Comm. Hearing Room</u>	<u>LUC</u>
_____	_____	_____

Actions

<u>Dates</u>	<u>Actions</u>	<u>By</u>
<u>6-14-62</u>	<u>RECOMMEND APPROVAL</u>	<u>C.P.C.</u>
_____	_____	_____
_____	_____	_____

Notes:

7-16-62 staff inspection: Darnell, Mullahey & Kim
7-24-62 staff & commission inspect.

STATE OF HAWAII
LAND USE COMMISSION

426 Queen Street
Honolulu, Hawaii

September 26, 1962

Waianae Associates

Room 404

1019 Smith Street

Honolulu, Hawaii

Dear Sir:

With reference to your petition (LUC File A(T) 62-3) to reclassify that property described as First Division 8-6-01: 4&11, from a Temporary Agricultural District to a Temporary Urban District, may I inform you of the following:

A public hearing was held on this matter by the Land Use Commission of the State of Hawaii in the Land Use Commission Hearing Room, 426 Queen Street, Honolulu, Hawaii, at 10:00 a.m., August 2, 1962.

Notice of the hearing appeared in the Honolulu Star-Bulletin, on June 10, 1962; and in the Honolulu Advertiser, on June 10, 1962.

The Land Use Commission, at its meeting in its Hearing Room, 426 Queen Street, Honolulu, beginning at 9:00 p.m., September 19, 1962, amended Temporary District Boundary map 0-2 (Waianae)

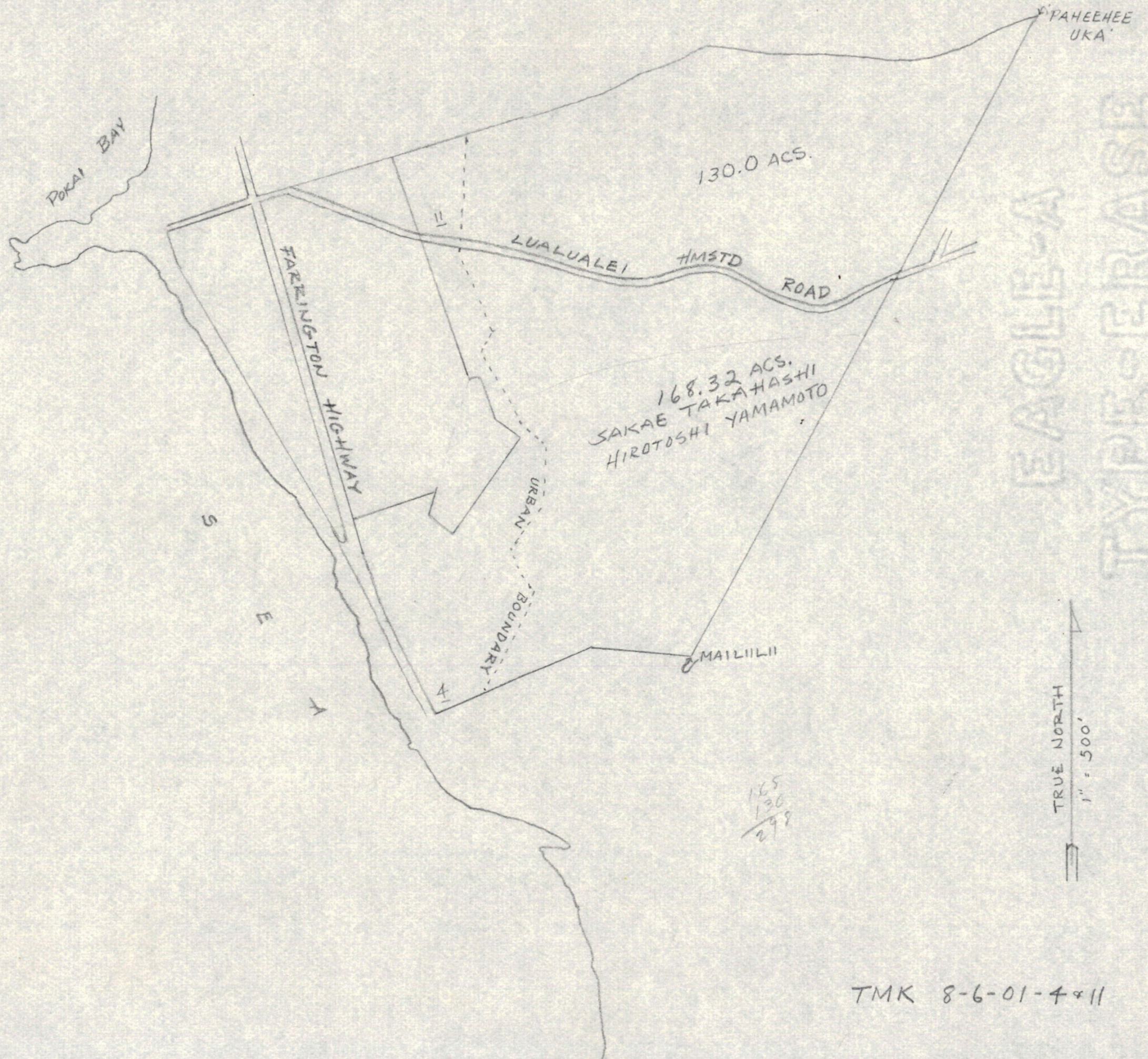
as follows:

To place in the Temporary Urban District that portion of the subject property below the "toe" of the pali of Puu Paheeha and Puu Maillili, being the land of generally less than 40% in slope.

The remainder of the property described in the petition remains in the Temporary Agricultural District.

Very truly yours

R. J. DARNELL
EXECUTIVE OFFICER



TMK 8-6-01-4 & 11

COUNCILMEN
MASATO DOI
Chairman & Presiding Officer

ERNEST N. HEEN
Vice-Chairman

MATSUO TAKABUKI
Floor Leader

CLESSON Y. CHIKASUYE
RICHARD M. KAGEYAMA
HERMAN G. P. LEMKE
WILLIAM K. AMONA

District A

YOSHIRO NAKAMURA
District B

BEN F. KAITO
District C

RON BENNETT
Administrative Assistant

TELEPHONE: 58-061

CITY COUNCIL

CITY AND COUNTY OF HONOLULU

HONOLULU 13, HAWAII

August 1, 1962

Mr. R. J. Darnell
Executive Officer
Land Use Commission
State of Hawaii
426 Queen Street
Honolulu, Hawaii

Dear Sir:

In response to your submission of the petitions of Waianae Associates, M. Kido, et al., and E. Yamaguchi for amendment of temporary district boundaries, I have been directed by the City Council to transmit to you the following:

1. The City Council supports the petitions of Waianae Associates and of M. Kido, et al., inasmuch as their requests are in conformity with the General Plan adopted by the City Council.
2. The City Council has deferred action on any recommendation on the petition of E. Yamaguchi for further study.

Yours very truly,

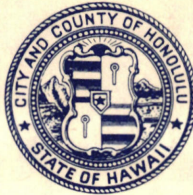
MASATO DOI
Chairman & Presiding Officer

RECEIVED

AUG 2 1962

State of Hawaii
LAND USE COMMISSION

NEAL S. BLAISDELL
MAYOR



CITY AND COUNTY OF HONOLULU

PLANNING DEPARTMENT
HONOLULU HALE ANNEX
HONOLULU 13, HAWAII

June 14, 1962

PLANNING COMMISSION

GEORGE F. CENTEIO, CHAIRMAN
THOMAS N. YAMABE, II, VICE-CHAIRMAN
FRANK W. HUSTACE
WILLIAM R. NORWOOD
CYRIL W. LEMMON

BUDGET DIRECTOR, EX-OFFICIO
MANAGING DIRECTOR, EX-OFFICIO

ZONING BOARD OF APPEALS

R. GIBSON RIETOW, CHAIRMAN
HENRY C. H. CHUN-HOON, VICE-CHAIRMAN
HAROLD K. KOMETANI

PLANNING DIRECTOR
FREDERICK K. F. LEE

RECEIVED

JUN 20 1962

State of Hawaii
LAND USE COMMISSION

Land Use Commission
State of Hawaii
426 So. Queen Street
Honolulu 13, Hawaii

Gentlemen:

SUBJECT: Petition for Amendment to Temporary
District Boundary
Waianae - mauka side of Farrington Hwy.,
in and around former Gaspro Quarry area
Tax Map Key: 8-6-01: 4 & 11
Applicant: Waianae Associates
By: Sakae Takahashi, attorney

Petitions for amendment of the temporary district boundaries in the County of Honolulu, Island of Oahu, Map No. 0-2, Waianae, by deleting a portion of the agricultural district from agricultural zoning and redesignating the deleted portion as an urban district, have been received by the Planning Commission. The area consists of 298 acres, covered by Tax Map Key 8-6-01: 4 and 11. The Planning Commission received the petitions on April 30, 1962.

After a review of the petition, the Commission recommends that the agricultural district boundary be amended to conform to the request in the petitions to your Honorable Body. The Planning Commission feels that this area has been general planned prior to the adoption of the Land Use boundaries and the owner should be afforded an opportunity to develop his lands at this time.

Land Use Commission

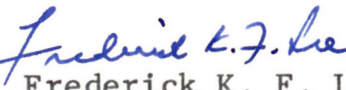
-2-

June 14, 1962

Inasmuch as the owner requests that the area be developed in accordance with the General Plan, the Commission feels that planned and orderly development such as this should be encouraged.

Very truly yours,

PLANNING COMMISSION

By 
Frederick K. F. Lee
Planning Director

FKFL:da

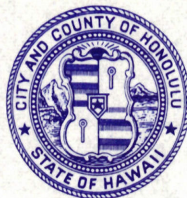
Encls - Petitions (2)
Checks - \$50.00 (2)

COUNCILMEN:

Masato Doi, Chairman & Presiding Officer
Ernest N. Heen, Vice-Chairman
Matsuo Takabuki, Floor Leader

Clesson Y. Chikasuye
Richard M. Kageyama
Herman G. P. Lemke

William K. Amona—District A
Yoshiro Nakamura—District B
Ben F. Kaito—District C



EMPEROR A. HANAPI
City Clerk

94

Refer to
M-684 (1962)

CITY COUNCIL

CITY AND COUNTY OF HONOLULU
HONOLULU 13, HAWAII

July 25, 1962

RECEIVED

JUL 26 1962

State of Hawaii
LAND USE COMMISSION

Land Use Commission
State of Hawaii
426 Queen Street
Honolulu, Hawaii

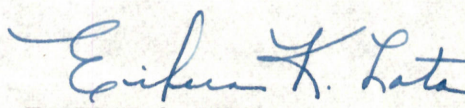
Attention: Mr. R. J. Darnell
Executive Officer

Dear Sir:

At yesterday's meeting, upon the recommendation of the Committee of the Whole, your communication dated July 9, 1962, requesting the City's recommendation on a petition from Mr. Sakae Takahashi on behalf of Waianae Associates, for change in temporary district boundary from an Agricultural district to an Urban district designation, was received and filed.

Respectfully yours,

CITY COUNCIL

By 
for EMPEROR A. HANAPI
City Clerk

PUBLIC WORKS, Roads, Bridges, Public Highways, Garbage, Water, Sewers, Automotive Equipment and Traffic.

Richard M. Kageyama, Chairman; Ben F. Kaito, Vice-Chairman; Masato Doi, Member; Ernest N. Heen, Member; Matsuo Takabuki, Member.

FINANCE, Public Expenditure, Police, Fire, Health, Schools, Public Buildings, Parks and Playgrounds.

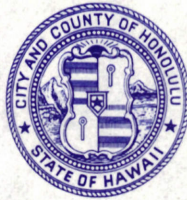
Herman G. P. Lemke, Chairman; Clesson Y. Chikasuye, Vice-Chairman; William K. Amona, Member; Masato Doi, Member; Yoshiro Nakamura, Member.

COUNCILMEN:

Masato Doi, Chairman & Presiding Officer
Ernest N. Heen, Vice-Chairman
Matsuo Takabuki, Floor Leader

Clesson Y. Chikasuye
Richard M. Kageyama
Herman G. P. Lemke

William K. Amona—District A
Yoshiro Nakamura—District B
Ben F. Kaito—District C



EMPEROR A. HANAPI
City Clerk

Refer to
M-684 (1962)

CITY COUNCIL

CITY AND COUNTY OF HONOLULU

HONOLULU 13, HAWAII

July 18, 1962

Mr. R. J. Darnell
Executive Officer
Land Use Commission
426 Queen Street
Honolulu 13, Hawaii

Dear Sir:

Your communication of July 9, 1962 requesting recommendation regarding a petition for change in Temporary District Boundary from an Agricultural district to an Urban district designation made by Mr. Sakae Takahashi on behalf of Waianae Associates, and enclosing a copy of the application and supporting data submitted by the petitioner, was referred to the Committee of the Whole at yesterday's meeting of the Council.

Respectfully,

CITY COUNCIL

By

Emperor A. Hanapi
for EMPEROR A. HANAPI
City Clerk

ert

RECEIVED

JUL 19 1962

State of Hawaii
LAND USE COMMISSION

PUBLIC WORKS, Roads, Bridges, Public Highways, Garbage, Water, Sewers, Automotive Equipment and Traffic.

Richard M. Kageyama, Chairman; Ben F. Kaito, Vice-Chairman; Masato Doi, Member; Ernest N. Heen, Member; Matsuo Takabuki, Member.

FINANCE, Public Expenditure, Police, Fire, Health, Schools, Public Buildings, Parks and Playgrounds.

Herman G. P. Lemke, Chairman; Clesson Y. Chikasuye, Vice-Chairman; William K. Amona, Member; Masato Doi, Member; Yoshiro Nakamura, Member.

July 9, 1962

The Honorable Neal S. Blaisdell, Mayor
and the Honorable Members of the City Council
City and County of Honolulu
Honolulu Hale
Honolulu, Hawaii

Gentlemen:

I have been requested by the Land Use Commission to obtain your recommendation regarding a petition for change in Temporary District Boundary from an Agricultural district to an Urban district designation made by Mr. Sakae Takahashi on behalf of Waianae Associates. We have already received a recommendation for approval from your City Planning Commission. Enclosed is a copy of the application and supporting data submitted by the petitioner.

Your written recommendation and comments should be in our hands prior to the hearing, which has been set for 8:00 p.m., July 24, 1962, in the Hearing Room of the Land Use Commission, 2nd Floor, 426 Queen Street, Honolulu, Hawaii.

Very truly yours,

R. J. DARNELL
Executive Officer

Enclosures
WM:ak

July 10, 1962

MEMORANDUM

TO: All Commissioners
FROM: R. J. Darnell, Executive Officer
SUBJECT: Schedule of Meetings and Hearings for July and August 1962

It has become necessary to change the date of the field officer public hearing in Hilo (for Edward S. T. Ching's Paho Special Permit application) from 1:00 p.m., July 23 to 1:00 p.m., August 1 in the Hilo District Court Room; and to change the date of the Land Use Commission's public hearing in Honolulu (for Waianae Associates' petition for district boundary change from Agricultural to Urban) from 8:00 p.m., July 24 to 10:00 a.m., August 2 (Land Use Commission Hearing Room). This is being done after consultation with Chairman Bryan.

The reason for the changes is that notice of hearing must be given at least 20 days prior to hearing, according to the Administrative Procedures Act, which supersedes the wording in Act 187. In addition, setting of hearings for July 23 and 24, as originally contemplated, posed excessive difficulties in making arrangements.

The re-setting of the Oahu hearing allows the Commission to add two additional items to the agenda (one in Hauula, and the other in Lualualei).

Accordingly, the attached schedule is offered for your study and approval.

Attachment
RJD:ak

SCHEDULE OF MEETINGS AND HEARINGS FOR JULY AND AUGUST 1962

July 24, 1962 2:00 p.m. LUC meeting re Changes in Regulations.

4:00 p.m. Inspection: M. Kido petition, Agricultural
to Urban, Hauula

8:00 p.m. HB&A progress report re 701 project

July 25 8:00 a.m. Inspections: Yamaguchi et.al. petition,
Agricultural to Urban, Lualualei; and
Waianae Associates' petition, Agricultural
to Urban, Waianae.

August 1 1:00 p.m. Field officer public hearing, District
Court Room, Hilo; re: Edward S. T. Ching
application for Special Permit for drive-
in restaurant, service station and accessory
uses, Pahoa.

August 2 10:00 a.m. LUC public hearing, LUC hearing room,
Honolulu, re Kido petition, Yamaguchi
petition, Waianae Associates' petition;
and receive field officer recommendation
re: Ching's Pahoa application.

(Afternoon of August 2: Fly to Maui, inspect J. Kurasaki application for Special
Permit for restaurant operation, Waiehu; and inspect
East Maui Irrigation petition for district boundary
change from Conservation to Agricultural.

August 2 8:00 p.m. LUC public hearing, Board of Supervisors'
Chambers, Wailuku, re Kurasaki application,
East Maui Irrigation Company petition;
Frank Munoz petition for district boundary
change from Agricultural to Urban, Pukalani;
and Loyalty Enterprises petition for district
boundary change from Agricultural to Urban,
Wailea.

August 3 and 4 Conference of Planning Commissioners and
Directors, Wailuku Hotel, Wailuku, Maui.

August 21 to 2:00 p.m. Land Use Commission meeting.
August 22 Noon

STATE OF HAWAII
DEPARTMENT OF PLANNING & RESEARCH
HONOLULU, HAWAII
MEMORANDUM

Date 7-11-62

To Waianae Associates file

From WM.

Subject notification of staff inspection

Mr. Sakae Takahashi of Waianae Associates was notified by phone today of the scheduled staff inspection trip. 7-16-62

RECEIVED

AUG 1 1962

State of Hawaii
LAND USE COMMISSION

August 1, 1962

To: Executive Officer, Environmental Health Division
(Thru Chief, Health Engineering Branch)

From: Supervisor, Air Sanitation Section

Subject: Survey of Land for Land Use Commission, Tax Map Key 8-6-01,
Parcels 4 and 11

1. Limited surface mining of limestone is presently being conducted on portions of parcel 4 and the adjoining parcel. From previous digging and blasting operations the quarry pit is coated with fine limestone dust and major construction activities in this area will cause the dust to become airborne.
2. The parcels involved in this study are located upwind of the limestone quarry and crushers so under normal trade wind conditions dust exposure will be minimal. During periods of southerly winds the dust discharge will be transported towards parcel 4 and the immediate area. However, because of the reduced operation of this quarry the dust problem should not be a major factor.
3. The major source of limestone dust in the Lualualei and Nanakuli areas is vehicular traffic on unpaved limestone roadways.

Robert S. Nekomoto

Robert S. Nekomoto

RSN/yk

Honolulu, Hawaii

August 1, 1962

RECEIVED
AUG 1 1962
State of Hawaii
LAND USE COMMISSION

To: Chief, Sanitation Branch
(Thru Supervisor, Central Section)

From: Area Sanitarian

Subject: Land Use Commission's Request for Survey of Vacant Lands in Waianae
(Tax Map Key: 8-6-01 parcels 4 and 11)

1. The following factors were noted in this inspection:
 - a. Drainage - Surface drainage appears to be adequate, except for the area in the coral pits of GASPRO quarry.
 - b. Sewage Disposal - Subsoil formation of these parcels is hard, solid coral, except for portions of parcel 11 which consist of mixtures of silty clay and porous coral. Parcel 4 is located adjacent to a sewered subdivision developed by E. F. Fitzsimmons.
 - c. Character of Surrounding Areas - A large commercial dairy (Sparky Ferreira's Dairy) is located on the east side ($\frac{1}{2}$ mile) of parcel 4. Several large farms (hog and dairy) are located east of parcel 11.
 - d. Present Usage - These lands are presently used for grazing purposes (cattle ranching).
 - e. Water Supply - Potable water supply is provided by both Capital Investment Company and the Board of Water Supply.

Tsutomu Kubota

TK:mk

Ref. No. LUC 166

September 10, 1962

Waianae Associates
Room 404
1019 Smith Street
Honolulu, Hawaii

Attention: Mr. Sakae Takahashi

Gentlemen:

The Land Use Commission of the State of Hawaii will hold a meeting in Honolulu on September 19, 1962, in the Hearing Room of the Land Use Commission, 2nd Floor, 426 Queen Street, directly following a public hearing which is scheduled for 8:00 p.m.

As the 45-day waiting period after public hearing, prescribed by SECTION 2, Sec. 6, Act 187, will have expired, your petition for change of temporary district boundary has been placed on the Commission's agenda for consideration at this meeting; and final action may be taken at that time.

Very truly yours,

R. J. DARNELL
EXECUTIVE OFFICER

Wm: ch

Ref. No. LUC 128

August 16, 1962

Waianae Associates
Room 404
1019 Smith Street
Honolulu, Hawaii

Attention: Mr. Hirotochi Yamamoto

Gentlemen:

This letter is to inform you of the meeting to be held by the Land Use Commission at 12:00 noon, August 21, 1962 in its Hearing Room, Second Floor, 426 Queen Street, Honolulu, Hawaii at which time your petition for change of temporary district boundary from Agricultural to Urban classification at Waianae, Oahu, will be discussed by the Commission.

Although your presence is not required, you are cordially invited to attend the meeting.

Sincerely,

R. J. DARNELL
EXECUTIVE OFFICER

RJD: ph

Ref. No. LUC 87

July 13, 1962

Waianae Associates
Room 404
1019 Smith Street
Honolulu, Hawaii

Attention: Mr. Sakae Takahashi

Gentlemen:

This is to inform you of a public hearing called by the Land Use Commission of the State of Hawaii on August 2, 1962 at 10:00 a.m. in the Hearing Room of the Land Use Commission, 2nd Floor, 426 Queen Street, Honolulu, Hawaii. Your petition for Temporary District Boundary change will be heard at that time.

Publication of Legal Notice of hearing appeared in the Honolulu Star-Bulletin and the Honolulu Advertiser on July 10, 1962.

Very truly yours,

R.J. DARNELL
Executive Officer

WM:ak

LAND USE COMMISSION

PUBLIC HEARING

LUC Hearing Room

Honolulu, Hawaii

10:00 A.M. - August 2, 1962

Commissioners

Present:

Edward C. Bryan
Stanley C. Friel
Wayne Gregg
Edward Kanemoto
Franklin Y. K. Sunn
Roger T. Williams

Absent:

Yuichi Ige

Ex-Officio Members

Present:

Absent:

Frank Lombardi
E. H. Cook

Staff

R. J. Darnell, Executive Officer (XO)
Yoshio Shigezawa, Legal Counsel
W. M. Mullahey, Field Officer
Philip Chun, Department of Planning
and Research
Alberta Kai

Chairman Bryan called the public hearing to order and invoked divine aid that the Commissioners may give consideration in matters before them with a mind toward fairness and justice to the citizens of the State.

The Chairman announced that this public hearing was being held in accordance with notices published in the Honolulu Advertiser and Star Bulletin, July 10, 1962. The matters for consideration are the petition of Waianae Associates; of Yamaguchi et al; and of M. Kido et al; all petitions for change from Agricultural to Urban district classification.

After an affirmative answer from the XO that City Planning Commission and City Council had been notified of the hearing by letter, the Chairman requested that the letters and legal notices be made a part of the record.

Chairman Bryan stated that each applicant, interested person or agency would be given an opportunity to be heard and ask questions. Technical rules of evidence would not apply and everyone would confine any testimony to the matter in question.

Members of the Land Use Commission staff or anyone speaking in support of or in opposition to the applicant would also be available for questioning. In addition to the oral testimony, there would be a period of fifteen days from close of hearing for acceptance of written comments and protests; and these would be transmitted to applicants, interested parties and governmental agencies for their comments, if any.

PETITION OF WAIANAE ASSOCIATES FOR AMENDMENT OF TEMPORARY DISTRICT BOUNDARY TO RECLASSIFY, FROM AGRICULTURAL TO URBAN CLASSIFICATION, PROPERTY LOCATED IN THE WAIANAE DISTRICT, OAHU: Described as TMK 8-6-01-4, 168.32 acres.

Hirotooshi Yamamoto of Waianae Associates (in absence of Senator Sakae Takahashi, who was on reserve duty with the military government) and a party in the venture, was sworn in and asked to state his business.

Mr. Yamamoto stated that the property in question, although purchased about two years ago, could not be developed previously, due to water shortage. Development was also hindered during the consideration of the Waianae Section of the General Plan for the City and County of Honolulu, which was adopted November of 1961 and cleared the way for urban development in the area. The Land Use Commission then designated the area as agricultural. He added that property taxes were now being assessed on the basis of over \$5,000 per acre, more suitable for residential land. Also, interest of over \$4,000 is being paid every month.

Chairman Bryan asked the XO to describe the subject property. The XO pointed out the location of the request on a map, and explained that the property totals 298.332 acres between the crest of Puu Pahehe on the north and Puu Mailiilii, mauka of Waianae. The valley is bisected by Lualualei Road, leaving a little less than half of the property on the south side of the road and approximately 168 acres on the north side. The farthest makai portion of the property is already in an urban area.

Mr. Yamamoto called attention to the fact that adjacent to the property is a lime plant operated by Gaspro, Ltd. (Hawaiian Cement Co. receives \$1.00 a year for the lease), which has a 99 year lease from January 29, 1960 with rights of perpetual renewal and expansional lease. Their area covers approximately seven acres and will probably operate perpetually.

Questions were deferred until the XO gave the staff report.

The XO stated that, before giving testimony, he would like to ask legal counsel whether he would have to disqualify himself from making a recommendation, since he had previously been involved in making suggestions as to the physical layout design of the subject property, when he was employed in the Department of Planning and Research.

In answer to questions of Mr. Shigezawa, the XO stated that he had no interest in the property; he was never retained by anyone to make recommendations regarding

the property, and did so as part of his former duties with the Department of Planning and Research. He stated that he had no reason to believe that his recommendation now would be other than impartial and objective.

Mr. Yamamoto gave his consent for the XO to speak; and the Commission concurred.

The XO was sworn in and again described the property and its location. He stated that since the more level portions of the area were requested for expansion of the town of Waianae into adjacent land not suitable for agriculture, and were shown on both the State and City Council general plans for urban designation, the staff would recommend that the urban line be changed to follow the urban lines of the City and County general plan; leaving in Agricultural classification the very steep portion, generally that over twenty percent in slope, since it would not affect the petitioners' interests and was not suitable for urban development.

Mr. Yamamoto requested that the petitioners' engineers set the boundary line because the water pressure and street layouts would depend on the elevation contour. At present the engineers are being hindered from making a final report because it involves sewage treatment plans by the city which have not materialized. Also, after City Planning approves the subdivision, the developers will be satisfied with the elevation boundaries set by the city engineers.

In answer to Commissioner Gregg's question as to whether the original request referred to zoning the entire piece of property, Mr. Yamamoto replied in the affirmative.

Chairman asked if the City and County had submitted any communications and the XO read letters in which (1) the City Council supported the petition, inasmuch as the request conforms with the adopted general plan; and (2) the City Planning Commission recommended that the agricultural boundary be amended to conform with the petitioners' request for the same reason. These letters were made part of the record.

Commissioner Sunn questioned the fact that City Planning recommended the entire area be zoned to urban classification; and that this did not agree with the XO's recommendation.

Chairman Bryan stated that an answer would be given as soon as possible although September 16 would be the earliest. The matter of an earlier indication would be referred to the Attorney General's office, since the Commission had been advised that, technically, no action or declaration of intention can be given prior to 45 days. Mr. Yamamoto was asked to be present at the August 21 hearing in order to draw conclusions and hear any interpretation of regulations. The public hearing was closed in the matter of Waianae Associates.

PETITION OF YAMAGUCHI ET AL FOR AMENDMENT OF TEMPORARY DISTRICT BOUNDARY TO RECLASSIFY, FROM AGRICULTURAL TO URBAN CLASSIFICATION, PROPERTY LOCATED IN THE NANAKULI AREA, OAHU: Described as TMK 8-7-09-1, 398.438 acres.

Upon request of the Chairman, George K. Nakamura, attorney at law, entered his name as a matter of record as attorney for the petitioners in this case, and stated that he would make a general statement of reasons supporting the petition.

The XO, in answer to question of the Chairman, stated that the applicant, the City Planning Commission and City Council had been notified of the hearing. He proceeded to describe the subject property near Nanakuli, and pointed out the alignment of the future major highway planned to pass through the area.

Mr. Nakamura stated that for the purposes of more specific identity, the particular parcel fronts Lualualei Road leading up to the Naval station and the Kaiser Permanente Cement plant is located across the gate. The actual lower boundary is approximately 200 feet mauka of the existing Farrington highway. The land is not susceptible to agricultural farming, as it is predominantly coral outcrop overrun with kiawe trees; and is more a semi-industrial area. During the course of the past few months the City Planning Commission has considered the petitioners' request for a change in the general plan (which designated the area as open space use); and on file is such a petition to change the general plan in conformance with the request for residential and golf course use, as set forth in the map. In a communication from the City Planning Commission, dated July 26, 1962, the petitioners were informed that a public hearing was held to consider such action, with recommendation for approval; and the office of the Corporation Counsel is prepared to receive the matter to make such a change. Mr. George Houghtailing is retained as principal planning consultant and can give any detailed reasoning of matters in consideration.

In answer to a question by the XO, Mr. Nakamura stated that, with respect to the actual area desired for rezoning to Urban, it is only that which is colored yellow and green (within the 398.4 acres as shown on the petitioners' submitted map); and the petitioners have no real interest in rezoning the remainder. Whether the Commission should decide to leave it in an Agricultural district or change it to a Conservation district would make no difference to the petitioners.

The Chairman requested that the staff make its report.

The XO read letters as follows (and which were made a part of the record):

1. from the City Planning Commission, recommending approval as follows:
 - a. designate a portion of existing open space area to residential;
 - b. adjust open space boundary accordingly;
 - c. amend temporary district boundary by designating a portion of the agricultural zone to an urban zone.
2. from the City Council, deferring action on any recommendations for further study.
3. from the State Department of Health: letter addressed to Mr. Lee (May 11, 1962) from Francis Woo of the Health Department recommending that the City Planning Commission carefully evaluate the situation due to

present industrial use. The department recommended that, in the event that the subdivision cannot be prevented, the area should be properly sewered.

The XO asked Mr. Houghtailing whether the petitioned area had access to Farrington Highway via the Navy's Lualualei Road, and received an affirmative reply.

The XO stated that the staff recommendation was for approval of reclassification of the less-steep portions of the area to Urban designation, which would include the lower triangle and a sliver of the remaining, eastern portion; leaving the land generally over 20% in slope in Agricultural classification. This addition would allow for expansion of the urban center of Nanakuli into an area with little if any agricultural potential. He stated that although there might be reason for concern (for reasons of health, due to the aerial effluent from the cement plant across the road), as to whether the area was to be developed into residential use, the specific types of intensive urban uses to be allowed were more properly the business of the local planning agency.

There followed considerable discussion regarding the problem of setting a line between areas suitable for urban development as opposed to areas unsuitable, based on slope of land as a criterion. Chairman Bryan stated that the decision as to where the 20% line would fall should be left with the County Planning Commission and County authorities.

The Chairman informed Mr. Nakamura that the earliest reply the Commission could make would be on September 18, 1962, but that if it is determined, between the present time and that date, that there is the possibility of giving an earlier answer, the Commission would try to do it.

The public hearing was closed in the case of Yamaguchi et al.

PETITION OF M. KIDO ET AL FOR AMENDMENT OF TEMPORARY DISTRICT BOUNDARY TO RECLASSIFY, FROM AGRICULTURAL TO URBAN CLASSIFICATION, PROPERTY LOCATED IN THE HAUULA AREA, OAHU: Described as TMK 5-4-04: 4, 5 & 7; 214.591 acres.

Mr. Mitsuyuki Kido introduced himself and his partners and stated that they have retained Mr. George Houghtailing as their planning consultant; and that Mr. Houghtailing would represent them at this hearing. Mr. Houghtailing was sworn in.

Upon request by the Chairman, the XO outlined the particular area involved, describing the property and giving the location, which is just north of Hauula on the Windward side of Oahu.

Mr. Houghtailing stated that the petitioners had filed for a change of land use classification, because for over a period of a year the subsequent owners as well as the owners had made application to the Planning Commission for subdivision of this area. He added that the area as outlined by Mr. Darnell is in the path of

urbanization between Laie and Hauula. Laie is a growing community and this portion is very close to Laie where there are modern facilities, a college which is located along a good beach frontage, and which has a residential development for beach lots, and a monastery in the vicinity. He further gave the history of the proposed development; how the petitioners met the standards of the Board of Water Supply and Highway Department; and how the matter has been deferred many times by the City and County.

The XO, upon request by the Chairman to give the staff report, presented the communications received from the City Planning Department and the City Council which were made a part of the record:

1. from City Planning Department, recommending that the petition be granted and that the district boundary line be relocated in accordance with the General Plan proposed by the City Planning Department; stating that the subdivision was disapproved because of the minimum lot size requirement of five acres under the State Land Use Commission regulations. (The Planning Department also posed a question to the Commission, asking whether, in the matter of subdivisions such as this, the Planning Director can defer disapproval or approval on such subdivision until a decision is made by the Land Use Commission. Chairman Bryan deferred answering this question until after the hearing.)
2. from the City Council, recommending approval of the petition, and stating that the request was in conformity with the General Plan adopted by the City Council.

The XO stated that the staff recommendation was that the urban district boundary be changed to conform to the line showing the limits of intensive urban uses, which has been set by the City and County of Honolulu, as shown on the plan posted on the Hearing Room wall.

Commissioner Sunn questioned whether the plan referred to was a proposed General Plan, or an adopted General Plan.

Mr. Houghtailing stated that the plan was adopted the same day the letter was written to the petitioners disapproving the subdivision (June 19, 1962).

Commissioner Kanemoto asked Mr. Houghtailing if the City Plan boundary is the same as his boundary, to which Mr. Houghtailing replied in the affirmative.

The XO continued with the reasons for staff recommendation. He stated that, although the portion of the area recommended for Urban classification is suitable for some type of intensive agriculture (since it was previously planted in sugar cane), this is one of the areas on Oahu that was considered too small in extent to attempt to save; and that urban pressure to expand Hauula would eventually force this area out of agriculture. It is not presently in agricultural use. The State and City-County general plans both call for a major highway alignment through the property at the foot of the pali, but the State Highway division has set no alignment in this area.

Chairman Bryan raised a question regarding the adjacent agricultural land on the south side, stating that this parcel would still be in an agricultural district bordered on two sides by urban districts, and he wondered whether urban classification should not go all the way across the stream to the south of the property.

The XO stated that the urban district does not cross the highway in the vicinity of the stream at present.

Chairman Bryan replied that that was what he was getting at: one slice of agricultural land would be left down the middle.

Commissioner Sunn stated that the question is whether or not the Commission should zone more land into Urban, and follow the General Plan?

Mr. Houghtailing stated that the extra area in question is in the path of urbanization; and that if the Land Use Commission wants to include more, the petitioners would have no objection, because it looks like that is what it should be. He further stated that there is an urgency in the petitioners' matter, in that things have lapsed since 1961 and the development is still in the application process. They want to move along and there are people who are interested in some of the business areas right now.

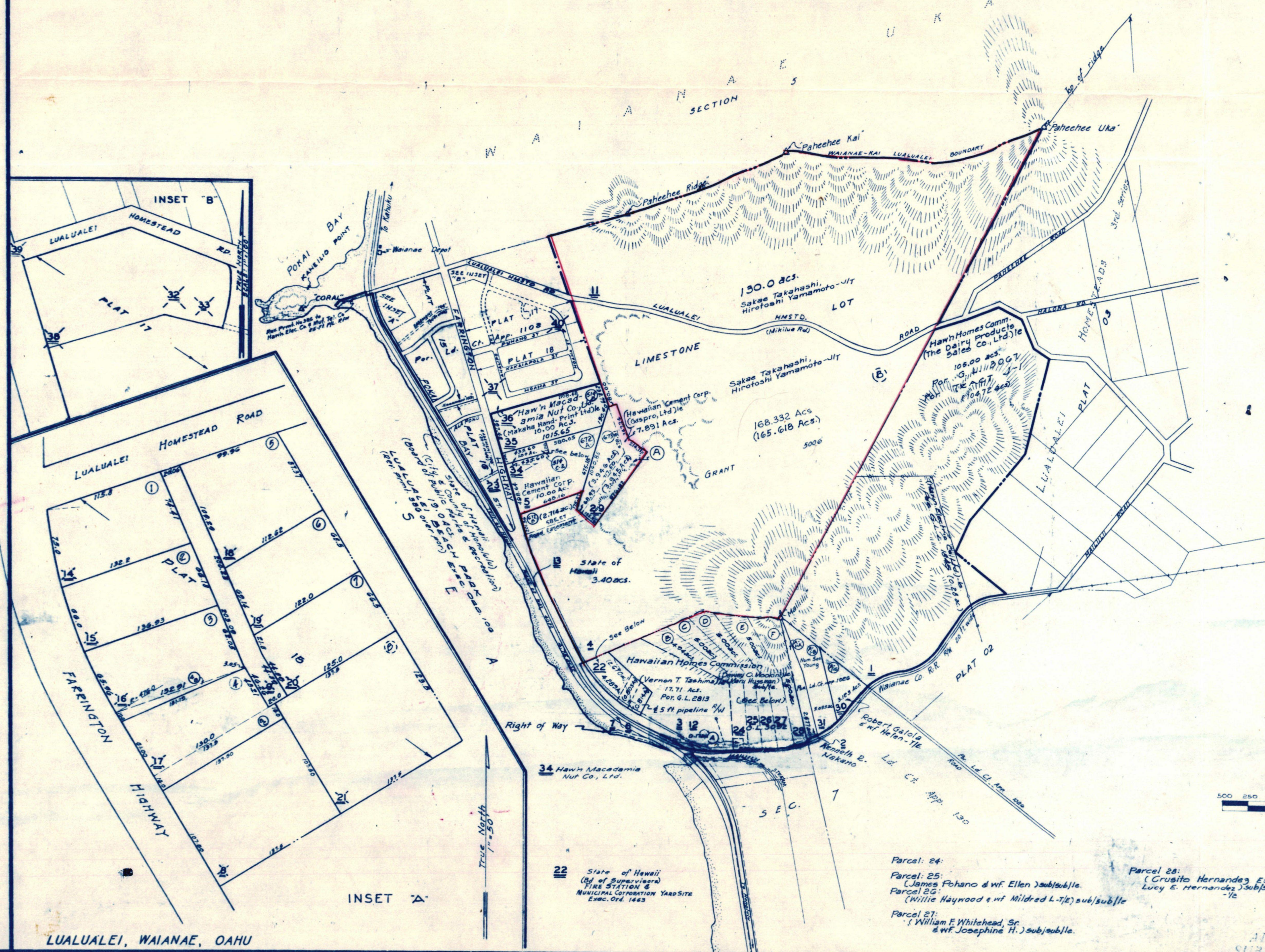
The Chairman noted that the staff report was given orally.

Chairman Bryan informed Mr. Houghtailing that September 18th was the earliest date that the Commission could make its decision; but that if it is found that there is a possibility that the LUC could give an answer sooner, he would be contacted immediately. He declared that all maps, letters, and documents referred to in this morning's hearing be made part of the record.

The public hearing closed in the matter of M. Kido et al.

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318 S. QUEEN STREET Phone 66148
APRIL 1961

Map No. 1841
By H.N. Del. 1931
Source: Tax Maps, Bureau of Survey Dept.



LUALUALEI, WAIANAE, OAHU



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22 State of Hawaii
(Bd of Supervisors)
FIRE STATION &
MUNICIPAL CORPORATION YARD SITE
Ennc. Ord. 1463

Parcel 24:
Parcel 25:
(James Pohano & wf. Ellen) sub/sub/le.
Parcel 26:
(Willie Haywood & wf. Mildred L. Tye) sub/sub/le.
Parcel 27:
(William F. Whitehead, Sr.
& wf. Josephine H.) sub/sub/le.

Parcel 28:
(Crisito Hernandez Est-1/2
Lucy E. Hernandez) sub/sub/le.
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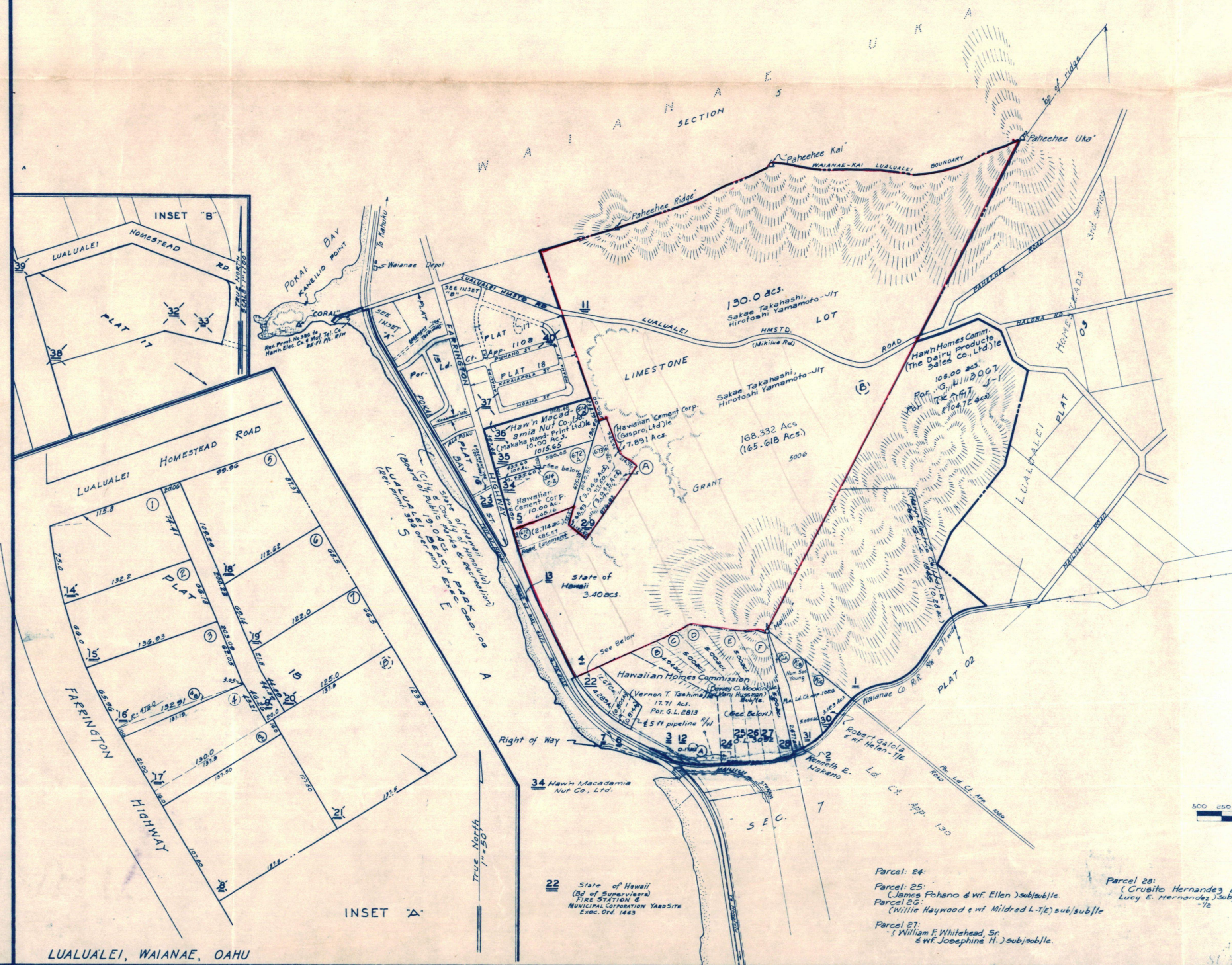
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APRIL 1961

Dmg. No.: 1041 _____
 By: H.N. Dec. 1933 _____
 Source: Tax Maps, Bureau of Survey, Dept. _____



TRUE NORTH



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