

Joe Drake, et. al.

A(T) 62-17

LUC File A(T)- _____

Petitioner: _____ County _____

Date petition and fee
received from County
with recommendation: _____

Suspense date for LUC action: _____

Publication of hearings

Dates

Newspaper

_____	_____
_____	_____
_____	_____

Hearings

Date

Place(s)

By

_____	_____	_____
_____	_____	_____
_____	_____	_____

Actions

Dates

Actions

By

_____	_____	_____
_____	_____	_____
_____	_____	_____

Notes:

18 August 1962

STATE OF HAWAII
LAND USE COMMISSION

426 Queen Street
Honolulu, Hawaii

Gentlemen:

This is a request of the Land owners that their land be zoned for urban use. It has never been used for Agriculture and it never will.

When these land owners bought their land, it was zoned as rural protective land. You could put (1) house on every (5,000) five thousand square feet, but for the lack of water we waited till sufficient water was available. NOW WATER IS NO PROBLEM.

This area has always been used for urban even at the present time. It would put us under extraordinary hardship with no success to put this land in the green belt.

This request is to put the green belt not in the front of the land but behind of these lots.

This land is composed of rocks and coral that comes above the surface of the earth. The ones that is'nt coral is either rocks or boulders.

This is not prime agriculture land. The present use of this land is urban and always has been.

We have seen prime agricultural land, such as; Halawa, Aiea, Pearl City, Waipahu, Wahiawa, Barbers point & etc., that have been converted to residential use. Our land is not of this type.

State of Hawaii Land Use Commission
Page 2 - 18 August 1962

We the signed petitioners, who are landowners of the following parcels of land in Nanakuli, the District of Waianae, do hereby request that our lands be zoned for urban use.

TAX KEY #

~~8-7-22-1~~ 8-7-22-27
8-7-22-2 8-7-22-28
8-7-22-3 8-7-22-29
~~8-7-22-4~~ ~~8-7-22-30~~
8-7-22-5 8-7-22-31
ROADWAY → 8-7-22-6
VAR. OWNERS 8-7-22-7
8-7-22-8
8-7-22-9
8-7-22-10
8-7-22-11
8-7-22-32
8-7-22-13
8-7-22-14
~~8-7-22-15~~
~~8-7-22-17~~
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8-7-22-20
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8-7-22-24
8-7-22-25
8-7-22-26

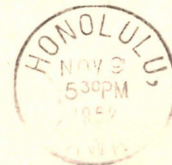
TAX KEY #

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8-7-21-17
8-7-21-18
8-7-21-19
~~8-7-21-20~~
8-7-21-21
8-7-21-22
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8-7-21-24
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8-7-21-30
8-7-21-32

STATE OF HAWAII
LAND USE COMMISSION
DEPT. OF PLANNING & RESEARCH
426 QUEEN STREET
HONOLULU 13, HAWAII

*addressee unknown
C75*

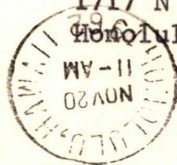
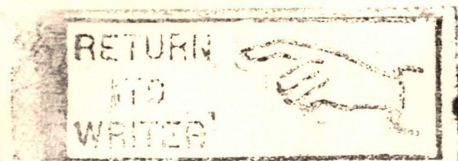
Mr. Henry H. Kawaiaea and
Miss Rose Kawaiaea
1717 N School Street
Honolulu, Hawaii



RECEIVED

NOV 21 1962

State of Hawaii
LAND USE COMMISSION



STATE OF HAWAII
LAND USE COMMISSION

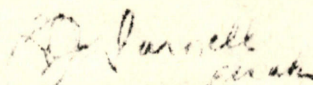
426 Queen Street
Honolulu 13, Hawaii
November 9, 1962

MEMORANDUM TO ALL PROPERTY OWNERS CONCERNED:

This is to inform you of the public hearing called by the Land Use Commission of the State of Hawaii on November 20, 1962, at 7:00 p.m., on the 2nd Floor, in the Land Use Commission's Hearing Room, 426 Queen Street, Honolulu. Your petition made on your behalf by Mr. Joe W. Drake for change of Temporary District Boundary will be heard at that time.

Publication of Legal Notice of the hearing appeared in the Honolulu Star-Bulletin on October 31, 1962.

Very truly yours,


R. J. DARNELL
EXECUTIVE OFFICER

STATE OF HAWAII
LAND USE COMMISSION

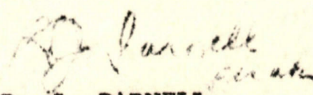
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STATE OF HAWAII
LAND USE COMMISSION
DEPT. OF PLANNING & RESEARCH
426 QUEEN STREET
HONOLULU 13, HAWAII



REASON FOR CHECKED
Unclaimed.....
Unknown.....
Insufficient address.....
Moved, last no address.....
No such post office in state.....
Do not mail in this envelope

Mr. Basilio C. Miguel
87-460 Hakimo Road
Nanakuli, Oahu, Hawaii

Maunaloa



RECEIVED

NOV 23
NOV 29 1962

State of Hawaii
LAND USE COMMISSION

(J)

2



STATE OF HAWAII
LAND USE COMMISSION

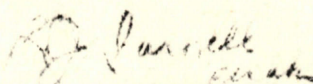
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EXECUTIVE OFFICER

STATE OF HAWAII
LAND USE COMMISSION
DEPT. OF PLANNING & RESEARCH
426 QUEEN STREET
HONOLULU 13, HAWAII



REASON FOR RETURNED TO WRITER
Not claimed.....
Unknown.....
Insufficient address.....
Moved, Left no address.....
No such post office in state.....
Do not read in this envelope!

Mr. James F. McKenna
87-108 Hakimo Road
Nanakuli, Oahu, Hawaii

Maunaloa



RECEIVED

NOV 29 1962

State of Hawaii
LAND USE COMMISSION

Handwritten initials or mark.

Handwritten mark.



WAIANAE, HAWAII
NOV 28
1 PM
1962

WAIANAE, HAWAII
NOV
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1962
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STATE OF HAWAII
LAND USE COMMISSION

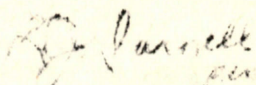
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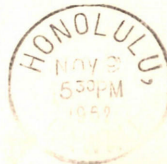
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R. J. DARNELL
EXECUTIVE OFFICER

STATE OF HAWAII
LAND USE COMMISSION
DEPT. OF PLANNING & RESEARCH
426 QUEEN STREET
HONOLULU 13, HAWAII

*File
Duke*



REASON CHECKED
Unclaimed
Unknown
Insufficient address
Moved, Left no address
No such office in state
Do not remail in this area

Mr. Teruzo Oshiro and Mrs. Tsuzako Oshiro
P. O. Box 391
Honolulu, Oahu, Hawaii

RECEIVED

NOV 26 1962

State of Hawaii
LAND USE COMMISSION



STATE OF HAWAII
LAND USE COMMISSION

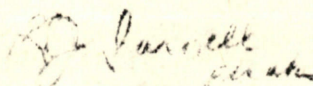
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LAND USE COMMISSION

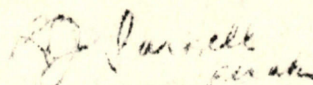
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STATE OF HAWAII
LAND USE COMMISSION
DEPT. OF PLANNING & RESEARCH
426 QUEEN STREET
HONOLULU 13, HAWAII

RETURNED
TO
WRITER

REASON FOR CHECKED

Undelivered.....
Unknown.....
Insufficient address.....
Moved, Left no address.....
No such post office in state.....
Do not mail in this envelope!

Miss Cecilia C. Miguel
87-460 Hakimo Road
~~Nanakuli~~, Oahu, Hawaii

Maunaloa



NOV 23
RECEIVED

NOV 29 1962

State of Hawaii
LAND USE COMMISSION

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11



STATE OF HAWAII
LAND USE COMMISSION

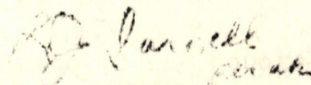
426 Queen Street
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November 9, 1962

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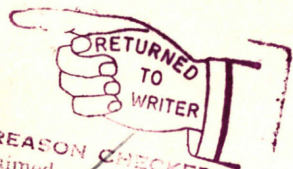
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STATE OF HAWAII
LAND USE COMMISSION
DEPT. OF PLANNING & RESEARCH
426 QUEEN STREET
HONOLULU 13, HAWAII



NOV 23

REASON CHECKED
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Unknown.....
Insufficient address.....
Moved, Left no address.....
No such post office in state.....
Do not return in this envelope

Mr. and Mrs. Guillermo Sarceda
356 Hakimo Road
Waianae, Oahu, Hawaii

RECEIVED
NOV 29 1962

State of Hawaii
LAND USE COMMISSION



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STATE OF HAWAII
LAND USE COMMISSION

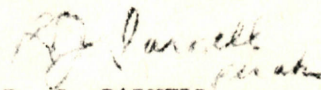
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STATE OF HAWAII
LAND USE COMMISSION

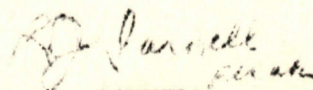
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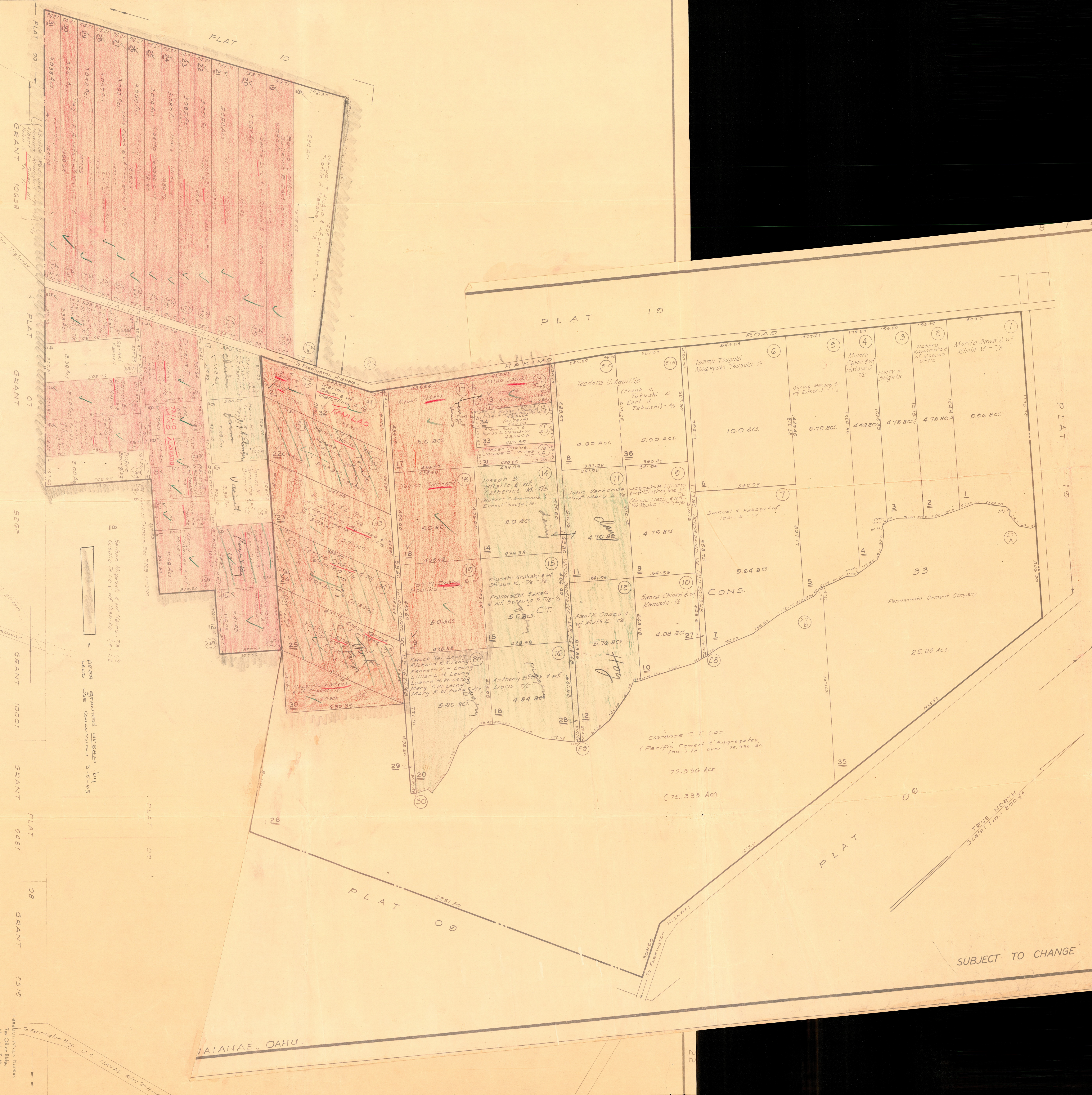
Very truly yours,


R. J. DARNELL
EXECUTIVE OFFICER

FOR LUALUALEI, MAIANAE, OAHU, T.H. (For Ld. Ct. App. 130, map 24426)

SUBJECT TO CHANGE

FIRST DIVISION		
ZONE	SEC.	PLAT
8	7	22
CONTAINING PARCELS		
SCALE: 1 IN. = 200 FT.		



Parcels Dropped
Taxation Maps Bureau
Tax Office Bldg.
Honolulu, T.H.

TAXATION MAPS BUREAU		
TERRITORY OF HAWAII		
TAX MAP		
FIRST DIVISION		
ZONE	SEC.	PLAT
8	7	21
CONTAINING PARCELS		
SCALE: 1 IN. = 200 FT.		

AUG 21 1962

3958

STATE OF HAWAII

OFFICIAL
RECEIPT

No.

23

LAND USE COMMISSION
426 Queen St. Honolulu

Department, Bureau or Commission

Nov. 8, 1962

RECEIVED from

Joe W. Drake, et al.

Fifty & no/100

DOLLARS

For public hearing by the State Land Use Commission
for change of District boundary from Agri. to
Urban for lands on Oahu

\$ 50.00

Carver L. Kai

Public Accountant

Carl

RE: Application of Joe W. DRAKE et al
SUBJECT: Survey of Animals in area Being Raised for Home Use

CHECKENS

56

COWS

5

PIGS

28

GOATS

11

Each lot owner wanted urban - even if they had to get rid of their animals.

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 _____

Date forwarded to LUC
with recommendation _____

Date Petition, Fee and
County/DLNR recommen-
dation received by LUC _____

PETITION FOR AMENDMENT OF TEMPORARY DISTRICT BOUNDARY

(I) (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 8-7-228 Lots 17, 18, 19, 20, 21, 22, 23, 24 to change the district designation of the following described property from its present classification in a(n) Agriculture district into a(n) Urban district.

Description of property: Situated in Namaku District of Waianae Cahu.
Lead rocky unsuitable for agriculture. These properties are presently being used as urban.

Petitioner's interest in subject property:

All landowners

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

Not adaptable

(1) The petitioner will attach 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.

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

(a) The land is not usable 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) _____

and other property-owners

Address: _____

Telephone: _____

RECEIVED

OCT 22 1962

State of Hawaii
LAND USE COMMISSION

November 8, 1962

Miss Alberta Kai:

Will you please sign and return the attached sheet. This is
necessary for our bookkeeping records. Thank You.

PLANNING DEPARTMENT

RECEIVED
NOV 13 1962
State of Hawaii
LAND USE COMMISSION

RECEIVED

NOV 13 1962 November 8, 1962

State of Hawaii
LAND USE COMMISSION

RECEIVED FROM Planning Department of the City and County of Honolulu
currency in the sum of Fifty Dollars (\$50.00) which was submitted by
Mrs. Joe W. Drake for the fee for Amendment-Temporary District Boundary
Mikilua, Waianae.

STATE LAND USE COMMISSION

By _____

See Protest
File - Honolulu
County - Vol. 3

November 25, 1964

Dear Mr. Rother:

In the previous materials sent you, two procedures for seeking relief are outlined. These procedures are the petition for special permit and petition for amendment to the Land Use Commission District Boundary. In Part II State Land Use District Regulations, guidelines to select the appropriate procedure are indicated. A petition for special permit is initiated with the City and County and a petition for Amendment of Boundary with the Land Use Commission.

Should you desire such advice, we would be most happy to assist you in selecting the appropriate procedure and, possibly, to point out areas or issues which may be important. If such is the case, we would be happy to meet with you for discussion. In any event, more information is necessary before we can help you. Should you desire such a discussion, please call 504426 and we can arrange for a meeting. It is the sincere desire of the Land Use Commission that all the issues be fully considered in order that the decisions will be as fair as possible to all parties.

Since your letter is addressed to the Land Use Commission, we are assuming that you are considering a petition for amendment to the district boundary. We are enclosing the necessary application forms. On one form, we have made brief notes which may help you. Although the Law does not require any additional copies, we would appreciate receiving one additional copy of each document or map you may submit. Please refer to paragraph 1.7, Filing of Documents, in Part I Rules of Practice and Procedure.

Mr. Phillip L. Rother
Page Two
November 25, 1964

Enclosed are copies of the following for your information and use:

1. Land Use Law - Act 187 SLH 1961 as amended by Act 205 SLH 1963.
2. Part I. Rules of Practice and Procedure
3. Part II. State Land Use Regulations

In addition, there are numerous past petitions on file in our office which you are free to examine and which may help you.

Under paragraph 1.24 of Part I, please note that a filing fee of \$50.00 is required. A check should be made payable to Land Use Commission, State of Hawaii.

Should there be further questions, please feel free to write or contact us.

Very truly yours,

RAYMOND S. YAMASHITA
Executive Officer

Enclosures

HOGAN, HOWELL & ROTHER

ATTORNEYS AT LAW

SUITE 320, DILLINGHAM TRANSPORTATION BUILDING

735 BISHOP STREET

HONOLULU, HAWAII 96813

TELEPHONE 581-908

ROBERT G. HOGAN
A. PETER HOWELL
PHILLIP L. ROTHER

TELEGRAPH & CABLE ADDRESS
"NAGOH"

November 13, 1964

RECEIVED

NOV 16 1964

State of Hawaii
LAND USE COMMISSION

Mr. Raymond S. Yamashita
Executive Officer
Land Use Commission
426 Queen Street
Honolulu, Hawaii 96813

Dear Mr. Yamashita:

re: Joe W. Drake, et al. - Nanakuli Area
Land Classification & Zoning Matter

We have received your letter dated September 24, 1964 with regard to the above matter and have conferred with our client concerning same. It is Mr. Drake's intention to petition for a boundary change at this time because the "staff comments" you have forwarded to us and which were relied upon by the Land Use Commission in reaching its decision are grossly erroneous.

We note that in your form letter to us dated July 13, 1964 it is stated that a petition for a boundary change may be initiated at any time and that information, forms and assistance in initiating a petition may be obtained by contacting your office. Accordingly, we hereby request that the necessary information and forms be forwarded to the undersigned at your earliest convenience in order that such a petition may be initiated.

Thank you for your cooperation.

Very truly yours,

HOGAN, HOWELL & ROTHER

By

Phillip L. Rother
PHILLIP L. ROTHER

PLR:lc

cc: Joe W. Drake

*See Protest
file Honolulu
County
11/1*

Ref. No. LUC 479

September 24, 1964

Mr. Phillip L. Rother
Hogan, Howell & Rother
Attorneys at Law
Suite 320, Dillingham
Transportation Building
735 Bishop Street
Honolulu, Hawaii 96813

Dear Mr. Rother:

Your letter of September 22, 1964 has been received. I am sincerely sorry for having overlooked the writing of a letter of explanation to you on the Joe W. Drake issue.

Enclosed for your information is the Land Use Commission's staff recommendation which is the basis for the Land Use Commission's action on the particular issue. The information contained in our files on the petition by Mr. Drake against the previous Land Use Commission was also used. (Our files are open to the public in the event you wish to examine them.)

In making the decision, the Land Use Commission was aware of the fact that the previous Land Use Commission did grant approval of the petition by Mr. Joe W. Drake against the Temporary District Boundaries. Further, Mr. Drake's testimony at the public hearing in Waianae and subsequent letter was considered as a "protest" against the Proposed Final District Boundaries and not as a petition which requires a more formal procedure as indicated in Act 205.

We are enclosing copies of the Land Use Law, Act 187, SLH 1961 as amended by Act 205, SLH 1963, and of the recently adopted Land Use District Regulations. In the Regulations, the standards for districting may be of some interest to you as it indicates the general guidelines used by the Land Use Commission in adopting the Final Land Use District Boundaries.

Mr. Phillip L. Rother
Page Two
September 24, 1964

Should you wish additional information or to discuss matters further, please do not hesitate to contact us. Again, I am sincerely sorry for this delay.

Very truly yours,

RAYMOND S. YAMASHITA
Executive Officer

Enclosures

cc: Chairman Thompson
Roy Takeyama, Legal Counsel

ROBERT G. HOGAN
A. PETER HOWELL
PHILLIP L. ROTHER

HOGAN, HOWELL & ROTHER
ATTORNEYS AT LAW
SUITE 320, DILLINGHAM TRANSPORTATION BUILDING
735 BISHOP STREET
HONOLULU, HAWAII 96813
TELEPHONE 581-908

TELEGRAPH & CABLE ADDRESS
"NAGOH"

September 22, 1964

*See Postcard
file*
1 Honolulu County
1410 *VIII*
RECEIVED

SEP 23 1964

State of Hawaii
LAND USE COMMISSION

Mr. Raymond S. Yamashita
Executive Officer
Land Use Commission
426 Queen Street
Honolulu, Hawaii 96813

Dear Mr. Yamashita:

re: Joe W. Drake, et al., - Nanakuli Area
Land Classification & Zoning Matter

Approximately two months ago I telephoned you regarding the above matter, and you stated that you would forward to me a letter setting out the reasons why Mr. Drake's petition was denied.

Since that time we have not heard from you and we request that you contact the undersigned concerning this matter at your earliest convenience.

Very truly yours,

HOGAN, HOWELL & ROTHER

By

Phillip L. Rother
PHILLIP L. ROTHER

PLR:lc

(C PY)
Report of the
COMMITTEE

R

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

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

RECEIVED

November 20, 1962

NOV 26 1962

State of Hawaii
LAND USE COMMISSION

Mr. Chairman:

Your Committee on Public Works to which was referred communication (M-1115) from R. J. Darnell, Executive Officer, State Land Use Commission, 426 Queen Street, requesting recommendations and comments on the following matters pending before the Commission: (1) applications for Special Permit by George K. Sing, Joseph Souza, and Albert Shibuya; and (2) petitions for change of Temporary District Boundary from Agriculture to Urban classification by Harold Silva, and Joe W. Drake, et al, recommends that it be referred to Council for consideration in Committee of the Whole.

It is further recommended that the Clerk be directed to forward a copy of this report to Mr. Darnell aforesaid for his information.

R. J. Darnell

CITY COUNCIL
CITY AND COUNTY OF HONOLULU

The foregoing is a copy of Committee Report on this date adopted by the CITY COUNCIL of the City and County of Honolulu.

Honolulu, Hawaii

ATTEST:

Emperor A. Hanapi

EMPEROR A. HANAPI, CITY CLERK

Masato Doi

MASATO DOI, CHAIRMAN & PRESIDING OFFICER, CITY COUNCIL

Dated this 20th day of November 1962

Reference:

Resolution No.

Bill No.

COMMITTEE

REPORT NO.

2727

(5)

MIKILUA FARM BUREAU CENTER
MIKILUA CLUB HOUSE

RECEIVED

January 13, 1964

JAN 16 1964

Raymond YAMASHITA
Executive Officer
Land Use Commission
426 South Queen Street

State of Hawaii
LAND USE COMMISSION

Dear Sir:

The Sunday Newspaper (Dec. 29, 1963) article which quoted the Commissioners and your views of the purpose of the Land Use Commission was very encouraging. I in behalf of the Mikilua Farm Bureau members shares the same thought and views... 'ENCROACHMENT'

Mikilua Valley had its first encroachment. This is substantiated by the petition of Joe DRAKE ET. AL. (A(T) 62-17) which is in your office files. We the farmers had since protested the temporary zoning by the former commissioners. This was done twice in March 27, 1963 before the ex-commissioners. As yet no action was taken.

I believe the records are in order and I hope some action could be taken before the commissioners prior to setting the permanent boundaries. I and the farmers are willing to sit with the commissioners and you anytime to discuss any problem in the transcript that are not clear.

In June of 1963 the Petitioner (Joe DRAKE) had petitioned the City Council to rant him residential 'A' zone. This we have protest verbally and convinced the councilmen that the farmers in this valley are thinking in the 'Greenbelt' way.

In closing the farmers in Mikilua Valley have higher hopes of survival after learning of your views and goal as Executive Officer of the Land Use Commission.

Sincerely

Harry Cho
Harry CHOY
Land Chairman
87-1450 Kanahale Road
Waianae, Hawaii

Qulu
72

MIKILUA FARM BUREAU CENTER
MIKILUA CLUB HOUSE

*Let to Comm., Chas
& Ark*

Land Chairman
C/o 87-1550 Kanahale Rd.,
Waianae, Hawaii.

RECEIVED

MAR 27 1963

March 27, 1963

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

State of Hawaii
LAND USE COMMISSION

Gentlemen:

Permit me to introduce myself. I am Harry Choy, Chairman of the Land Committee of the Mikilua Farm Bureau Center, and I am here to present our stand on the proposed permanent boundaries of Mikilua. We approve and are in agreement with these boundaries. However, we understand that there has been an area (petitioned by Joe Drake, Et al.) which has been rezoned for urban use and is not shown on your maps. This we disapprove of strongly. We think that this area should be retained as an agricultural district.

The land in Mikilua Valley in 1947 was subdivided, advertised and sold as Farm Lots by Walter Aki & Associates. This could be substantiated by the map, as the lot sizes were originally from 2 acres on up through 10 acres or more. At that time the area was classified as "Rural Protective". Through the years up to 1957 the area was developed and established as an outstanding area for farming. The farmers continued to invest heavily upon their farms. To further strengthen this security, the farmers petitioned through the City Planners to rezone this area as a Farm Zone. After careful study the planners granted this rezoning. With this added security, the farmers have built good substantial homes for their families as compared to the quonset or dilapidated homes they were living in.

Other farming people who purchased land after 1957 did so primarily because this area was a Farm Zone and have made their plans accordingly. They found it exceeding difficult, if not impossible, to buy farmland on this island.

To give you a better picture of farming in Mikilua Valley, with your permission Mr. Bryan and Commissioners I would like to call upon our representatives of the major commodities. First of all Mr. Sam Kakazu..... And now I call upon Mr. George Fujii..... Now may I introduce Mr. Frank Leong..... The last person to speak will be Mr. Walter Imaoka.....

In summarizing the testimonies given by the various commodity groups, the statistics show that Mikilua Valley is producing a gross of nearly 3 million dollars a year as compared to the earlier estimate of slightly over 1 million dollars. We should retain the entire Mikilua Valley area as agriculture. Agricultural Economists predict that the gross income from various forms of agriculture will double within the next 10 to 20 years, which would mean an even greater asset or boost to the island economy. It is a known fact that economy wise, 60% of these earnings from farming go to marketing and processing, thereby providing job opportunities and an outlet for the State labor problem. The remaining 40% is for direct farm labor, taxes profit etc. which keeps the money

W

circulating within the State.

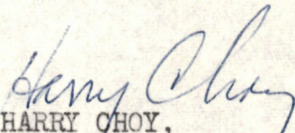
The importance of agricultural land could be summed up by Mr. Roland Darnell's recent statement in the Star Bulletin with respect to Act 187 the Land Use Law. Here are some of the excerpts: Quote "The State has a three-pronged economy, dependent on the Military, Tourism, and Agriculture.... The State has no control over the Military for they can disappear as they did from 1946 to 1950... Tourism is the one segment of the economy that really has shown growth, but it is not completely reliable... The major agricultural land has proven to be the only really stable element in the economy... This land has to be saved if at all possible. The purpose of the act is to make certain that areas that need to be preserved for long-term use are kept intact." Unquote.

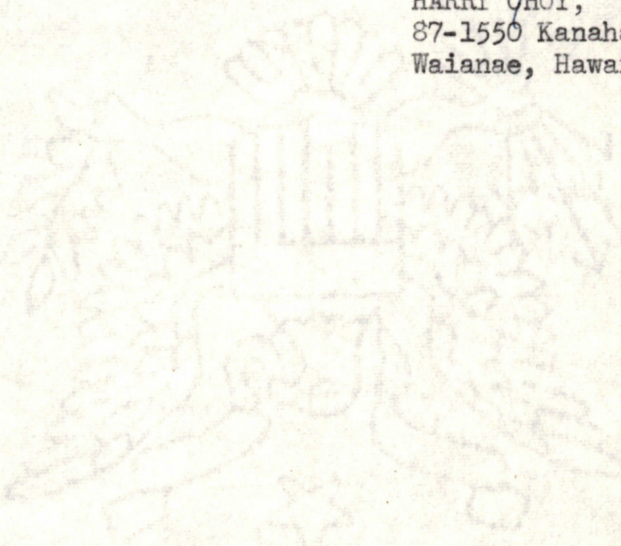
The land that is used for agriculture will perpetually produce greater income to the State as compared to other uses. Because the entire land in Mikilua Valley is suited climatically and geographically for farming, the land should be kept in agriculture. We realize that the land is owned by individuals and some of them are not interested in farming. If the land involved is kept as agriculture, we have people who are willing to purchase this land and go into farming.

In closing, I would like to thank the commissioners for listening to the testimonies presented.

Our future rests in your hands, so may we ask that you give us serious consideration in your deliberations over the boundaries.

Yours respectfully,


HARRY CHOY,
87-1550 Kanahale Road,
Waianae, Hawaii.



MIKILUA FARM BUREAU CENTER
MIKILUA CLUB HOUSE

Let to Comm.
C. K. K.
Land Chairman
C/o 87-1550 Kanahale Rd.,
Waianae, Hawaii.

Poultry Commodity
March 27, 1963

RECEIVED

MAR 27 1963

State of Hawaii
LAND USE COMMISSION

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

Gentlemen:

I am one of the 15 poultry farmers in the Mikilua Valley area. Among these 15 farmers, acreage in use is 100 acres. We poultrymen have 120,000 layers and 90,000 other chickens, consisting of pullets, broilers and fryers. The total value of these various poultry is \$560,000 right now.

On the island of Oahu there are 75 poultrymen with 460,000 layers and 245,000 other chickens. Altogether we produced 86% of all eggs consumed here. 14% are still being imported and we are trying to produce all of Oahu's needs.

In 1961 the value of eggs marketed on Oahu was \$4,700,000. Of this the Mikilua area produced \$1,300,000 eggs for marketing. The value of stewing chickens sold was \$75,000. The fryers, broilers and roasters sold came to \$240,000.

So as you can see, we in this area (Mikilua) with only one-fifth of the farmers are producing one-third of all Oahu's egg production.

The investments involved in this type of business (buildings, plumbing, equipment etc) are running \$2.00 per bird on some operations, to \$5.00 for each bird on the farm on others.

Expensive (should be \$1.25 with modern equipment)

Now sirs, in dollars and cents, our area with \$560,000 worth of poultry, is generating \$1,615,000 worth in products.

Unlike as believed, that farmers must have choice land, we poultrymen can and would like coral land and the poorer land that is harder to cultivate. This type of land is an added advantage to us, because it eliminates the overgrowth of weeds, and under normal conditions, coral land has good drainage, thus solving the mosquito and fly problem.

We produce 1 lb. of meat with only $2\frac{1}{2}$ lbs. of raw material.

In closing there is a saying: "To have more golden eggs you can't get it by killing and squeezing it. But by keeping it alive and caring and nursing it, you will have endless golden eggs with which in turn doubles and triples the value."

Respectfully submitted,

ok

Samuel K. Kakazu

SAMUEL K. KAKAZU,
87-1610 Kuualoha Road,
Waianae, Hawaii.

MIKILUA FARM BUREAU CENTER
MIKILUA CLUB HOUSE

Land Chairman
c/o 1550 Kanahale Road
Waianae, Hawaii

Dairy Commodity

March 27, 1963

RECEIVED

MAR 27 1963

State of Hawaii
LAND USE COMMISSION

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

Gentlemen:

We the dairy farmers of Mikilua Valley would like to submit the following information for your deliberation.

We are in full accord with the proposed permanent agricultural boundaries of our area.

There are now four dairies in Mikilua out of a total of 53 on Oahu. We are owners of 60 acres of land, and have 600 cows in Mikilua out of 11,600 on Oahu. The value of livestock on these dairies is \$330,000. The value of milk marketed on Oahu in 1961 was \$8,700,000. The expected marketing value of milk for 1963 based on the 1961 marketing figures will be \$480,000 from the 4 dairies in Mikilua. (These figures are based on the State Crop and Livestock Report).

In the future, the number of dairies in Mikilua will be increased because of dairies which will have to relocate. This is due to pressure of urbanization in areas such as Koko Head, Kaneohe, and Waimanalo. Mikilua is the last area in fee simple land that is zoned for farming.

Respectfully submitted,

George Fujii

GEORGE FUJII,
87-680 Hakimo Road,
Waianae, Hawaii.

OK

MIKILUA FARM BUREAU CENTER
MIKILUA CLUB HOUSE

*Sent to Bureau
County Clerk*

Land Chairman
C/o 87-1550 Kanahale Rd.,
Waianae, Hawaii.

Hog Commodity
March 27, 1963

RECEIVED

MAR 27 1963

State of Hawaii
LAND USE COMMISSION

Land Use Commission,
426 Queen Street,
Honolulu 13, Hawaii.

Gentlemen:

I represent the hog farmers of Mikilua, Oahu, and would like to state our stand concerning the proposed permanent agricultural boundaries for our area.

We think that the proposed boundaries are wisely set, and should be made permanent.

For the first time, in Act 187, we have a law which can protect us from the dislocations of the past. We were forced out of Kalihi, then Waialae, and most recently, Koko Head. These moves were costly, and many quit farming because they did not have the will to start over. Of the remaining, some of us bought land in remote Mikilua, believing that we would be safe from encroachment, and we built accordingly, for permanence. But again, we suffer encroachment! Many houses are being moved next door to some of our farms. We cannot imagine anybody being willing to live next to a piggery unless he had to, as in our case, so we can foresee that there will be pressure in the future to force us to cease operations here. If that happens, we will be ruined. This is our last stand. There is no more suitable land on Oahu for our type of farming. If we have to quit, the loss to the State will be sizeable, for we collectively raise over 11,500* head of swine worth about \$450,000, and expect to gross \$725,000 during the current year. (These figures are given added significance when we consider the following two points: *garbage feed*)

- tamilo*
1. A large proportion of our gross income is real income.

By utilizing table scraps and other waste food products for feeding some of our animals, we salvage something of value from waste that generally requires some effort for disposal. By our labor, we are increasing the total resources of our State.

Thus, our gross income should not be compared with that of many manufacturing industries which must import raw materials for processing, or with that of some service industries which furnish pleasing conveniences, but still, merely re-handle money generated by the basic industries.

2. The hog industry in Mikilua is a growing one.

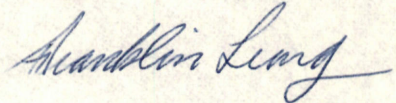
The hog production in Mikilua is increasing while the reverse

is true for most other places.** Many farmers have located here during the past three years and their production has not reached its peak. Moreover, if zoning regulations remain favorable for hog-farming here, it is most likely that this growth will be maintained for the next few years as more and more farmers are forced to move from Koko Head and other areas.

This growth will be aborted if there is even a suspicion of unfavorable zoning, for hog raisers will not risk the large capital expenditures required for a modern piggery, because an abandoned piggery is useless for almost any other purpose. It would be unfortunate indeed if the benefits that would accrue to the State from a flourishing hog industry should be lost because of unfavorable zoning.

Gentlemen, at the risk of sounding repetitious, I repeat that Mikilua is our last stand. When we have to cease operating here, we are through, and the hog industry in the State will have suffered a serious blow.

Very truly yours,



FRANKLIN LEONG,
87-1666 Ulehawa Road,
Waianae, Hawaii.

* Statistics derived from State Dept. of Agriculture, Division of Economics Crop and Livestock.

** *ibid.*

Plc.

MIKILUA FARM BUREAU CENTER
MIKILUA CLUB HOUSE

*Sent to Comm.
County Clerk*

Land Chairman
C/o 87-1550 Kanahale Rd.,
Waianae, Hawaii.

Truck Crop Commodity
March 27, 1963

RECEIVED

MAR 27 1963

State of Hawaii
LAND USE COMMISSION

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

Gentlemen:

I am one of the 17 truck farmers in Mikilua Valley. Although I am a new farmer in this area, I found out that it has great potential. The State Dept., Agriculture statistics, based on the 1961 report, indicates that there are approximately 72 acres under cultivation out of 110 acres. This yielded 860,000 lbs. of produce, valued at \$110,000. With my past experience, I would estimate that these figures will be tripled within a year or two.

I am one of the "relocated farmers". After tilling the soil in Haiku Valley, under a lease agreement for several years, I noticed the encroachment setting in. I was powerless but felt a sense of security from the lease. This agreement, I later learned, was misinterpreted and gave the leasor the right to terminate the contract. Losing this security, I turned to other areas for land. Waimanalo had land open, but from the projected plans it was not feasible to farm there.

Mikilua Valley was a place where I could buy and obtain some ultimate security. To illustrate the value of this area, 6 months after I purchased my land, I was approached and a lucrative offer was made for my property.

This valley, zoned for farming, fee simple, climate and location, are the prime factors to which the displaced farmers are attracted. Any encroachment will give them a blighted outlook. Urban area that is adjacent to this type of farming, isn't exactly healthy. This is due to the dust problem and the chemicals used.

In conclusion, I am in favor of the proposed permanent boundaries set by the Commission, keeping the entire Mikilua Valley as Agriculture District.

Very truly yours,

Walter T. Imaoka

WALTER IMAOKA,
87-951 Paakea Road,
Waianae, Hawaii.

ft

STATE OF HAWAII
LAND USE COMMISSION

426 Queen Street
Honolulu, Hawaii

March 20, 1963

Mr. Joe W. Drake, Et Al.

P. O. Box 163

Nanakuli, Oahu, Hawaii

Dear Sir:

With reference to First Division, TMS 8-7-22 & A(T) 62-17 to reclassify that property
described as 8-7-21: 13, 17-19, 21-25 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 7:00 p.m., November 20, 1962

Notice of the hearing appeared in the Honolulu Star-Bulletin on Oct.
31, 1962; and in the XXXXXXXXXXXXXXXXXXXX on XXXXXXXXXXXXXXXXXXXX

The Land Use Commission, at its meeting in the Land Use Commission Hearing
Room, Honolulu, Hawaii beginning at 9:00 p.m., March 5, 1963
amended Temporary District Boundary map 0-2

as follows:

To include within the Temporary Urban District all of that land in
Lualualei, Waianae, Oahu: Described as First Division, TMS 8-7-22:
Parcels 1 through 31 inclusive and 8-7-21: Parcels 13, 17, 18, 19,
21, 22, 23, 24, 25, 30, 31.

32

Very truly yours

for

R. J. DARNELL
EXECUTIVE OFFICER

(COPY)
Report of the
COMMITTEE

on

PUBLIC WORKS, Roads, Bridges, Public Highways, Refuse, 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.

RECEIVED

APR 5 1963

April 2, 1963

653

State of Hawaii
LAND USE COMMISSION

Mr. Chairman:

Your Committee on Public Works to which was referred communication (M-216) from the State Land Use Commission enclosing a copy of a petition for Temporary District Boundary Change granted by the Land Use Commission to Joe W. Drake, et al - A(T) 62-17, recommends that it be filed.

Land Use Commission

CITY COUNCIL
CITY AND COUNTY OF HONOLULU

The foregoing is a copy of Committee Report on this date adopted by the CITY COUNCIL of the City and County of Honolulu.

Honolulu, Hawaii

Emperor A. Hanapi

EMPEROR A. HANAPI, CITY CLERK

Reference:

Resolution No.

Bill No.

COMMITTEE

REPORT NO.

653

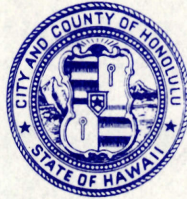
Dated this 2nd day of April 19 63

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-216 (1963)

CITY COUNCIL

CITY AND COUNTY OF HONOLULU

HONOLULU 13, HAWAII

March 27, 1963

RECEIVED
MAR 29 1963

State of Hawaii
LAND USE COMMISSION

RECEIVED
MAR 29 1963

State of Hawaii
LAND USE COMMISSION

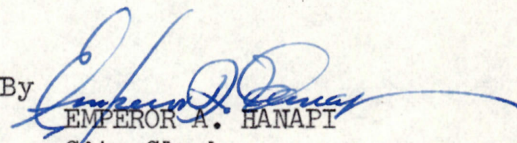
Mr. W. M. Mullahey, Field Officer
Land Use Commission
426 Queen St.
Honolulu 13, Hawaii

Dear Sir:

Your communication of March 20, 1963 enclosing a copy of a petition for Temporary District Boundary Change granted by the Land Use Commission to Joe W. Drake, et al - A(T) 62-17, was referred to the Committee on Public Works at Monday's meeting.

Respectfully,

CITY COUNCIL

By 
EMPEROR A. HANAPI
City Clerk

ert

RISEING BOND

25% COTTON FIBER

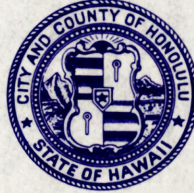
PUBLIC WORKS, Roads, Bridges, Public Highways, Garbage, Water, Sewers, Automotive Equipment and Traffic.

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.

NEAL S. BLAISDELL
MAYOR



CITY AND COUNTY OF HONOLULU

PLANNING DEPARTMENT
HONOLULU HALE ANNEX
HONOLULU 13, HAWAII

April 30, 1963

PLANNING COMMISSION

THOMAS N. YAMABE, II, CHAIRMAN
GEORGE F. CENTEIO
FRANK W. HUSTACE, JR.
KINJI KANAZAWA
CYRIL W. LEMMON
STANLEY T. HIMENO
ALFRED A. YEE

BUDGET DIRECTOR, EX-OFFICIO
MANAGING DIRECTOR, EX-OFFICIO
ZONING BOARD OF APPEALS

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

PLANNING DIRECTOR
FREDERICK K. F. LEE

RECEIVED

MAY 3 1963

State of Hawaii
LAND USE COMMISSION

Mr. W. M. Mullahey, Field Officer
Land Use Commission
State of Hawaii
426 Queen Street
Honolulu 13, Hawaii

Dear Mr. Mullahey:

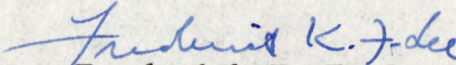
We are in receipt of your letter dated April 24, 1963, relating to the petition of Joe Drake, et al, for change of temporary district boundary at Waianae.

Please be informed that the attached copy of the minutes involving the Planning Director's statements is correct in that his remarks pertain to the prerogative of the State Land Use Commission but not the position taken by the Planning Department or the Planning Commission. The recommendation of the Planning Department, Planning Commission, and the City Council has been consistent with the existing general plan designation on this matter. You have already received the October 16, 1962 recommendation by the Planning Commission transmitted through the City Managing Director and the Mayor.

For your information submitted is a copy of the minutes of the Planning Commission which indicates the action taken by this body.

Very truly yours,

PLANNING DEPARTMENT


Frederick K. F. Lee
Planning Director

WSWK: da
Encl

the final vote was unanimous to authorize the calling of a public hearing. The Department of Traffic will be requested to appear at the public hearing.

Mr. Barloe was not present at the time of the discussion and voting on this matter.

LAND USE COMMISSION
PETITION
LUALUALEI, WAIANAE
1/2 MILE MAUKA OF
FARRINGTON HIGHWAY
BOTH SIDES OF HAKIMO
ROAD
URBAN USE
(JOE W. DRAKE
AND OTHERS)

*Minutes of Oct.
11, 1962 Planning
Comm. meeting*

The Commission reviewed a request from the State Land Use Commission for comments and recommendation from the Planning Commission regarding an application submitted for change in district designation from agricultural use to urban use for land situated at Lualualei, Waianae, approximately 1/2 mile mauka of Farrington Highway on both sides of Hakimo Road, containing 177 acres.

The Director stated that the area is general planned for agriculture and is bordered on its makai boundary by a residential district and on its ewa boundary by an industrial district. The area was zoned rural farming district by the Planning Commission in 1956. This area was rather controversial for a while when the same property owners requested that this area be general planned for residential use in lieu of agricultural use. The staff, the Planning Commission and the City Council indicated that it should remain as agricultural use.

The Director pointed out that the generalized land use for the 177 acres are as follows: agricultural, 41%; residential, 14%; and vacant land, 45%. The present water facilities are adequate to handle only farm district uses. Any large increase in residential subdivisions will necessitate additional water service improvements. The City has no plans to put sewer lines in this area in the near future as the residential dwellings are widely scattered. During severe rainstorms, flooding will occur in this area. The low, flat areas adjoining Ulehawa Stream is most susceptible to flooding.

During the discussion, it was brought out that the Land Use Commission by law refers all applications to the Planning Commission for its recommendation and comments before making any determination.

On motion of Mr. Mustace and second of Mr. Yee, the Commission took action to recommend to the Land Use Commission not to look with favor upon the petition for change in district designation from agricultural use to urban use. The motion was carried. Mr. Centeio did not vote on the matter.

Mr. Centeio requested that the Director obtain a statement of policy to determine whether the State Land Use Commission will use the recommendations of the City's General Plan in establishing the permanent agricultural and urban boundaries for the City and County of Honolulu. If not, why

Ewa Plantation Company

(697)

E. C. BRYAN
VICE PRESIDENT & MANAGER

Growers and Manufacturers of Cane Sugar

AGENTS
CASTLE & COOKE, INC.
HONOLULU, HAWAII

ADDRESS ALL COMMUNICATIONS TO
EWA PLANTATION COMPANY

Ewa, Hawaii

May 8, 1963

RECEIVED

MAY 9 1963

State of Hawaii
LAND USE COMMISSION

Mr. William M. Mullahey, Acting Executive Officer
Land Use Commission
426 Queen Street
Honolulu 13, Hawaii

Dear Mike:

Alberta sent me the machine copy of Fred Lee's April 30th letter concerning the petition of Joe Drake at Waianae. It is my recollection that the Land Use Commission's action was based on an understanding that the applicant would be required to initiate and see through an improvement district. By so doing the problems raised by the City Planning Commission would be solved.

I hope this information will be of some help to you.

Sincerely,

E. C. BRYAN
Vice President and Manager
Ewa Plantation Company

ECB:jyp

Ref. No. LUC 553

April 24, 1963

City Planning Commission
City and County of Honolulu
Honolulu Hale Annex
Honolulu, Hawaii

Attention: Mr. Frederick K. F. Lee, Planning Director

Gentlemen:

For a clearer understanding of the problem relating to the petition of Joe Drake, Et Al. for Change of Temporary District Boundary between the State Land Use Commission and the City Planning Commission, the State Land Use Commission during its meeting of March 27, 1963, at the August Ahrens School, Waipahu, Oahu, requested that I solicit your comments and/or recommendations on the enclosed Land Use Commission staff report and recommendations.

An excerpt of our meeting on March 5, 1963 containing the staff's recommendation and report to the Commission on this particular matter, and the action taken by the Land Use Commission is also enclosed.

Very truly yours,

W. H. MULLANEY
FIELD OFFICER

Enclosures

cc: Wallace S. W. Kim
E. C. Bryen
F. Sunn

EXCERPTS
LAND USE COMMISSION
STATE OF HAWAII

Minutes of Meeting

LUC Hearing Room

Honolulu, Hawaii

March 5, 1963 - 9:00 P.M.

PETITION OF JOE W. DRAKE ET AL. (A(T) 62-17), FOR AMENDMENT OF TEMPORARY DISTRICT BOUNDARY TO RECLASSIFY, FROM AGRICULTURAL TO URBAN CLASSIFICATION, PROPERTY LOCATED IN THE NANAKULI AREA OF THE WAIANAE DISTRICT, OAHU: Described as TMK 8-7-22: 1-15, 17-31 and 8-7-21: 17-25, 30 & 32.

The XO reviewed the area and request involved in this matter.

The XO reported that conversations were held with the City and County's Planning Director, Mr. Lee, who wouldn't state whether the findings were right or wrong, except stating: "If the Commission wishes to put the area in an Urban district, this might be proper because they have the control; and if urban development would take place, the City would be able to see that the proper facilities for the urban development be located in there." He also reported that the staff did ask the people in that area if they would take a census of the lots and report on the number of animals that were being kept. He informed that the commissioners that a report of this would be made tonight by Mr. Drake. (A written report submitted by Mr. Drake was read by the FO and made record.)

Commissioner Ige asked the XO if it were his understanding that the City Planning Department wants the area to become an improvement program? The XO replied in the negative, stating that the City had recommended that the area be left in an agricultural district and did not go back on their information that they had given us, but just stated that if the Commission desires to put it in an Urban district, it felt that this Commission has the proper control.

Commissioner Summ stated, "According to the minutes of the public hearing first held on this case, the FO was requested to check with the 7 or 8 property owners who did not sign the petition to determine how they felt about this particular case; we heard from a couple of people who wanted this area retained in agriculture, but of course, the petition represented the bulk of the property owners in the area." The FO replied that of the 8 residual people (one was Mr. Choy), six petitioners then submitted their names who were not on the original petition and made themselves part of the petition. The remaining was one property owner who would not sign for one reason or another, and Mr. Choy who was directly oppose to the petition.

Chairman Bryan asked for the number of property owners in all who were in favor of this request. The FO could not give an approximate answer and the XO stated that he thinks it is in the range of 40 pieces of property.

Commissioner Sunn asked the XO, "The Harland Bartholomew Report recommended that this area not be included in the present urban boundary. DO you recall in discussions with them why this was recommended?" The XO replied that this is included in the City's Plan as an Agricultural district.

Commissioner Sunn asked, "Is there any good reason why that old line should be retained in preference to the line requested?" The XO stated that he believed this was brought out, principally by Commissioner Kanemoto, who stated that although there was an attempt to house agricultural people in this area, it was not settled by agricultural people.

The Chairman stated that based on the information that has developed over several meetings on this matter, the staff has a recommendation to make and would like to have it presented at this time.

The XO stated that the staff's recommendation is that this area be rezoned to an Urban district. Commissioner Sunn asked, "When you make that recommendation do you mean that precise area requested or do you mean to include all the adjacent areas to make the line more uniformly." The XO stated that the line would square off the area to the top of the recommendation and does not go any further beyond into the gully areas to the southeast than the recommendation has shown.

Commissioner Sunn moved for approval of the staff's recommendation and seconded by Commissioner Friel. The FO polled the Commissioners.

Approval: Commissioners Kanemoto, Williams, Friel, Sunn, Gregg and Chairman Bryan.

Disapproval: Commissioner Ige.

Abstained: Commissioners Skrivanek and Siu.

The FO was requested to inform the petitioner of the Commission's action.

Ref. No. LUC 510

March 21, 1963

Mrs. Peggy Choy
87-1550 Kanahale Road
Waianae, Oahu, Hawaii

Dear Mrs. Choy:

This is to inform you that the Land Use Commission of the State of Hawaii will be holding a meeting on March 27, 1963, at 3:00 p.m., in the August Ahrens School Auditorium, Waipahu, Oahu, Hawaii.

You are cordially invited to sit in on this meeting.

Very truly yours,

W. M. MULLAHEY
FIELD OFFICER

Ref. No. LUC 502

March 20, 1963

Mr. Frederick K. F. Lee
Planning Director
City Planning Department
City and County of Honolulu
Honolulu Hale Annex
Honolulu, Hawaii

Dear Mr. Lee:

Enclosed is a copy of a petition for Temporary District Boundary Change
granted by the Land Use Commission to:

Joe W. Drake, Et Al - A(T) 62-17

Very truly yours,

W. M. MULLAHEY
FIELD OFFICER

Enclosure

EAGLE-A
SWAM BOND
MADE IN U.S.A.

Ref. No. LUC 501

March 20, 1963

The Honorable Members of the
City Council
City and County of Honolulu
Honolulu Hale
Honolulu, Hawaii

Attention: The Honorable Masato Doi, Chairman
and Presiding Officer

Gentlemen:

Enclosed is a copy of a petition for Temporary District Boundary Change
granted by the Land Use Commission to:

Joe W. Drake, Et. Al - A(T) 62-17

Very truly yours,

W. M. MULLANEY
FIELD OFFICER

Enclosure

APPLICATION FOR AMENDMENT OF TEMPORARY DISTRICT BOUNDARY

Steven - Sunday - 11:30 AM
 NAME Lupilo Domingo ✓
 ADDRESS Jao Lane 1508

TAX KEY 8-7-22 Lot-B1-B3-F
 TELEPHONE # 83042 (7)

NAME Fortunata M. Domingo ✓
 ADDRESS 1508 Jao Lane

TAX KEY # 8-7-22 Lot-B1-B3-F
 TELEPHONE # 83042 (7)

NAME _____
 ADDRESS _____

TAX KEY # _____
 TELEPHONE # _____

NAME Gerardo Concepcion ✓
 ADDRESS 87-362 Hakimo Rd.

TAX KEY # 8-7-22-Lot A-3-D
 TELEPHONE # 217-184 (28)

NAME Jordan R. Concepcion ✓
 ADDRESS 87-362 Hakimo Rd.

TAX KEY # 8-7-22 Lot A-3-D
 TELEPHONE # 217-184 (28)

NAME Vincent Luzon ✓
 ADDRESS 1113 Kapa St. Kailua Hawaii

TAX KEY # 8-7-22-Lot B-1-B-3-D
 TELEPHONE # 269872 (2)

NAME Anatalio F. Luzon ✓
 ADDRESS P.O. Box 567 NAWAKULI HAWAII

TAX KEY # 8-7-22-Lot B-1-B-3-D
 TELEPHONE # 211153 (2)

NAME Alberto Manda ✓
 ADDRESS 546 NANA P.O.

TAX KEY # 8-7-22 Lot A-3-G
 TELEPHONE # _____ (25)

NAME Leona A. Manda ✓
 ADDRESS 546 NANA P.O.

TAX KEY # 8-7-22 Lot A-3-G
 TELEPHONE # _____ (25)

PETITION FOR AMENDMENT FOR TEMPORARY BOUNDARY

NAME _____ TAX KEY # _____

ADDRESS _____ TELEPHONE # _____

✓ NAME John K. Inabahi ✓ TAX KEY # 8-7-22 Lot B-1-B-3-A,
ADDRESS 89345 Lefeka Ave TELEPHONE # 217237 (5)

✓ NAME Nancy P. Inabahi ✓ TAX KEY # 8-7-22 Lot B-1-8-3-A
ADDRESS 89345 Lefeka Ave TELEPHONE # 217237

✓ NAME Sumner Bautista ✓ TAX KEY # 8-7-22-3 Lt. B-1-B-3-C
ADDRESS 94-1043 KAHIAHUA ST TELEPHONE # 27-4228

✓ NAME *Maxima S Bautista ✓ TAX KEY # 87-22-3 Lot B-1-B-3-C
ADDRESS 94-1043 KAHIAHUA ST TELEPHONE # 27-4228

✓ NAME Albert D. Juarez ✓ TAX KEY # 8-7-22-31
ADDRESS 99-185 Pooholua DR TELEPHONE # 463367

✓ NAME Helen De Juarez ✓ TAX KEY # 8-722-31
ADDRESS 99-185 Pooholua Dr TELEPHONE # 463367

NAME _____ TAX KEY # _____

ADDRESS _____ TELEPHONE # _____

NAME _____ TAX KEY # _____

ADDRESS _____ TELEPHONE # _____

NAME _____ TAX KEY # _____

ADDRESS _____ TELEPHONE # _____

PETITION FOR AMENDMENT OF TEMPORARY BOUNDARY

NAME Teruyo Oshiro ✓
 ADDRESS P.O. Box 391
Nanukuli

TAX KEY # 8-7-21-24
 TELEPHONE # 211103

NAME Tsurubo Oshiro ✓
 ADDRESS P.O. Box 391
Nanukuli

TAX KEY # _____
 TELEPHONE # 211103

NAME Henry H. Kawaiiea ✓
 ADDRESS 1718 9th School St.

TAX KEY # 8-7-22 B-1B3-K
 TELEPHONE # 812028 (11)

NAME Rose Kawaiiea ✓
 ADDRESS 1718 North School St

TAX KEY # 8-7-22 B-1B3-K
 TELEPHONE # 812028

NAME Maia Oshiro ✓
 ADDRESS P.O. Box 273 Waipahu

TAX KEY # 8-7-22-B-1-B-3-P
 TELEPHONE # 211601 (14)

NAME Fernando Lapina ✓
 ADDRESS 1926 Hanu Lane

TAX KEY # 8-7-21-23
 TELEPHONE # 86741 or 211388

NAME Mrs Filomena Lapina ✓
 ADDRESS 1926 Hanu Lane

TAX KEY # 8-7-21
 TELEPHONE # 86741 or 211388

NAME _____
 ADDRESS _____

TAX KEY # _____
 TELEPHONE # _____

NAME James dePonte ✓
 ADDRESS P.O. Box 197
Nanukuli, Oahu

TAX KEY # 8-7-22
 TELEPHONE # 211609
 B-1
 B-3-K
 J-2

PETITION FOR AMENDMENT OF TEMPORARY DISTRICT BOUNDARY

NAME <u>Eugenio Alvarez</u> ✓	TAX KEY # <u>8-7-22 Lot B1B3H</u>
ADDRESS <u>Box PO 74</u>	TELEPHONE # <u>211622</u> 22 (9)

NAME <u>Maximo Nabal</u> ✓	TAX KEY # <u>8-7-22 Lot B1B3H</u>
ADDRESS <u>Box P.O. 74</u>	TELEPHONE # <u>211622</u> 22 (9)

NAME <u>R. Soliver</u> ✓	TAX KEY # <u>8-7-22 R-1B-7-1</u>
ADDRESS <u>P.O. Box 577</u>	TELEPHONE # <u>211632</u> 22 (10)

NAME <u>C. Soliver</u> ✓	TAX KEY # <u>8-7-22 B-1B-7-1</u>
ADDRESS <u>PO Box 577</u>	TELEPHONE # <u>211632</u> 22 (10)

NAME <u>Mary Kaniloa</u> ✓	TAX KEY # <u>8-7-21 7-1-32 22</u>
ADDRESS <u>P.O. Box 486 Nanakuli</u>	TELEPHONE # _____

NAME <u>Choyu Kaneya</u> ✓	TAX KEY # <u>8721-35 25</u>
ADDRESS <u>P.O. Box 215</u>	TELEPHONE # <u>211108</u>

NAME <u>Kame Kaneya</u> ✓	TAX KEY # <u>87-21-35 25</u>
ADDRESS <u>P.O. Box 215</u>	TELEPHONE # <u>211108</u>

NAME <u>Naganobu Kaneya</u> ✓	TAX KEY # <u>8-7-21-36 ³⁰ & 8-7-22-1-B-3-G</u> (13)
ADDRESS <u>94-960 Kopa St.</u>	TELEPHONE # <u>274134</u>
<u>Waimanalo, Hawaii</u>	

NAME <u>Shigeko Kaneya</u> ✓	TAX KEY # <u>8-7-21-36 ³⁰ & 8-7-22-1-B-3-G</u>
ADDRESS <u>94-960 Kopa St</u>	TELEPHONE # <u>27-4134</u>
<u>Waimanalo, Hawaii</u>	

NAME _____	TAX KEY # _____
ADDRESS _____	TELEPHONE # _____

PETITION FOR AMENDMENT OF TEMPORARY DISTRICT BOUNDARY

✓ NAME <u>Vermello M. Agustin</u> ✓	TAX KEY # <u>87 22 Lot A-3L</u>	
ADDRESS <u>87-430 Hakimo Rd</u> ✓	TELEPHONE # <u>2118 65</u>	8-7-22: 21

✓ NAME <u>Pelagio O. Morales</u> ✓	TAX KEY # <u>87-22-Lot A-3-J</u>	
ADDRESS <u>87-410 Hakimo Rd.</u>	TELEPHONE # <u>none</u>	8-7-22: 23

✓ NAME <u>F. V. Avilla</u> ✓	TAX KEY # <u>87-22-Lot A-3-J</u>	
ADDRESS <u>87-410 Hakimo Rd</u>	TELEPHONE # <u>none</u>	8-7-22: 23

✓ NAME <u>Emilia B. Avilla</u> ✓	TAX KEY # <u>87-22-Lot A-3-J</u>	
ADDRESS <u>87-410 Hakimo Rd</u>	TELEPHONE # <u>none</u>	8-7-22: 23

✓ NAME <u>Mrs. Julia Morales</u> ✓	TAX KEY # <u>87-22-Lot A-3-J</u>	
ADDRESS <u>87-410 Hakimo Rd.</u>	TELEPHONE # <u>none</u>	8-7-22: 23

✓ NAME <u>Jedro Bio</u> ✓	TAX KEY # <u>87-22-22 A3K</u>	
ADDRESS <u>P.O. Box 1903</u>	TELEPHONE # <u>27-3946 Waipahu</u>	8-7-22: 23

✓ NAME <u>Calisto B Bio</u> ✓	TAX KEY # <u>87-22-22 Lot A3K</u>	
ADDRESS <u>P.O. Box 1903</u>	TELEPHONE # <u>273946 Waipahu</u>	8-7-22: 22

✓ NAME <u>Catalina Bio</u> ✓	TAX KEY # <u>87-22-22 Lot A3K</u>	
ADDRESS <u>P.O. Box 1903, Waipahu</u>	TELEPHONE # <u>27-3946</u>	8-7-22: 22

NAME <u> </u>	TAX KEY # <u> </u>	
ADDRESS <u> </u>	TELEPHONE # <u> </u>	

PETITION FOR AMENDMENT OF TEMPORARY DISTRICT BOUNDARY

✓ NAME <u>Mr. Luis Llano</u> ✓ ADDRESS <u>87-376 Hakimo Rd, Waiānana</u>	TAX KEY # <u>8-7-22 Lot A3E</u> TELEPHONE # <u>211445</u> 8-7-22:27
✓ NAME <u>Mrs. Cresencia Llano</u> ✓ ADDRESS <u>87-376 Hakimo Rd, Waiānana</u>	TAX KEY # <u>8-7-22 Lot A3E</u> TELEPHONE # <u>211445</u> 8-7-22:27
✓ NAME <u>Guadalupe M. Sarceda</u> ✓ ADDRESS <u>87-356 Hakimo Rd.</u>	TAX KEY # <u>8-7-22-Lot-A.3.C</u> TELEPHONE # <u>211-962</u> 8-7-22:29
✓ NAME <u>Guillermo Sarceda</u> ✓ ADDRESS <u>87-356 Hakimo Rd</u>	TAX KEY # <u>8-7-22 Lot A3C</u> TELEPHONE # <u>211-962</u> 8-7-22:29
✓ NAME <u>James S. McKenna</u> ✓ ADDRESS <u>87-108 Milikani St</u>	TAX KEY # <u>8-7-22-24</u> TELEPHONE # _____
✓ NAME <u>Santia Lute</u> ✓ ADDRESS _____	TAX KEY # <u>8-7-22-20</u> TELEPHONE # _____
✓ NAME <u>Asorale A Lute</u> ✓ ADDRESS <u>W#1 PCH</u>	TAX KEY # <u>8-7-22:20</u> TELEPHONE # _____
✓ NAME <u>Basilio C Miguel</u> ✓ ADDRESS _____	TAX KEY # <u>8-7-22 H3N</u> TELEPHONE # <u>211 456</u> 8-7-22:19
✓ NAME <u>Cecilia C. Miguel</u> ✓ TAX KEY # _____	ADDRESS <u>8-7-22-H3N</u> TELEPHONE # <u>211456</u>

PETITION FOR AMENDMENT OF TEMPORARY BOUNDARY

✓ NAME Cosilio Tellio ✓ TAX KEY # 8-7-22 ^{Lot} B-1 B-3 G
 ADDRESS 2202-D Fern St TELEPHONE # 992559 8-7-22:8

✓ NAME Yoshiko Tellio ✓ TAX KEY # 8-7-22 ^{Lot} B-1 B-3 G
 ADDRESS 2202-D Fern St TELEPHONE # 992559

0 NAME Masao Sasaki ✓ TAX KEY # 8.7.21.13 / 8.7.21.17
 ADDRESS 74923 Awamami TELEPHONE # _____
Waipahu

0 NAME Yukina Townsend ✓ TAX KEY # 8-7-21-8
 ADDRESS 1144 Hale St TELEPHONE # Office 921111 Res 82082

X NAME Johnnie Dellin ✓ TAX KEY # 8-7-22:26 LOT No. A. B. F.
 ADDRESS 87-409 Habimu Rd TELEPHONE # _____

0 NAME Lucy K Nakoi ✓ TAX KEY # 8-7-21 Lot B1-B3 R (21)
 ADDRESS 87-475 Habimu Rd TELEPHONE # 211391

0 NAME Lucille K. Haysle ✓ TAX KEY # 8-7-21 Lot B1-B3 R
 ADDRESS 87-475 Habimu Rd TELEPHONE # 211-391

0 NAME Joe W Drake ✓ TAX KEY # 8-7-21-Lot 19
 ADDRESS P.O. Box 163 N. H. H. TELEPHONE # 211686

NAME _____ TAX KEY # _____
 ADDRESS _____ TELEPHONE # _____

PETITION FOR AMENDMENT OF TEMPORARY BOUNDARY

NAME ----- TAX KEY # -----

ADDRESS ----- TELEPHONE -----

NAME 666 Maximo E. Baer ✓✓ TAX KEY # 8-7-21-32
ADDRESS P.O. Box 79 Nana TELEPHONE # 211994

NAME Marcellina Baer ✓✓ TAX KEY # 8-7-21-32
ADDRESS P.O. Box 79 Nana TELEPHONE # 211994

NAME Jose B. Medina ✓✓ TAX KEY # 87-22 B-1-B-3-F
ADDRESS 87-227 Hakimo Road TELEPHONE # 211394 8-7-22:7

NAME Rosalina G. Medina ✓✓ TAX KEY # 87-22 B-1-B-3-F
ADDRESS 87-227 Hakimo Road TELEPHONE # 211394

NAME _____ TAX KEY # _____

ADDRESS _____ TELEPHONE # _____

NAME _____ TAX KEY # _____

ADDRESS _____ TELEPHONE # _____

NAME _____ TAX KEY # _____

ADDRESS _____ TELEPHONE # _____

NAME _____ TAX KEY # _____

ADDRESS _____ TELEPHONE # _____

8³⁰
Am -

PETITION FOR AMENDMENT OF TEMPORARY BOUNDARY

Lot

✓ NAME Coralia Tello TAX KEY # 8-7-22 B-1 B-3 C
ADDRESS 2202-D Fern St. TELEPHONE # 992559

✓ NAME Yochiko Tello TAX KEY # 8-7-22 B-1-B-3 2.
ADDRESS 2202-D Fern St. TELEPHONE # 992559

○ NAME Masao Sasaki TAX KEY 8.7.21.13 / 8.7.21.17
ADDRESS 949 33 Awanani TELEPHONE # _____
Wapahu

○ NAME Yukino Townsend TAX KEY # 872118
ADDRESS 1144 Hale St. TELEPHONE # office 921111 Res 82082

✓ NAME Jobincio Bellin TAX KEY # 8-7-22. Lot. No. A. B. F.
ADDRESS 87-409. Hakimo Rd. TELEPHONE # (216)

○ NAME Lucy K. Nahoi TAX KEY # 8-7-21 LOT B1-B3 R.
ADDRESS 87-475 Hakimo Rd TELEPHONE # 211391 (21)

○ NAME Lucille K. Stuyale TAX KEY # 8-7-21 2A B1-B3 R
ADDRESS 87-475 Hakimo Rd TELEPHONE # 211-391 (21)

✓ NAME Hegino R. Acosta TAX KEY # 8-7-22-3-B-A.
ADDRESS 87-346 Hakimo Rd TELEPHONE # 211916 (30)

NAME _____ TAX KEY # _____
ADDRESS _____ TELEPHONE # _____

STATE OF HAWAII
LAND USE COMMISSION

VOTE RECORD

ITEM JOE DRAKE, ET AL
DATE 3-5-63
PLACE LUC Hearing Room
TIME 9:15

NAMES	YES	NO	ABSTAIN	ABSENT
KANEMOTO, E.	✓			
② WILLIAMS, R.	✓			
FRIEL, S.	✓			
① SUNN, F.	✓			
IGE, Y.		✓		
GREGG, W.	✓			
SKURAVICK LOMBARDI, F.	✓		X	
SW COOK, E. H.			X	
BRYAN, E.	X			

COMMENTS:

Approved

notifs of meetings
Mrs. Peggy Choy of Seaside

87-1550 Kanahale Rd.

Waianae, Oahu

When meeting come up to
take ^{final} action on meeting.

Ref. No. LUC 461

February 27, 1963

Mrs. Peggy Choy
87-1550 Kanahale Road
Waianae, Oahu, Hawaii

Dear Mrs. Choy:

This is to inform you that the Land Use Commission of the State of Hawaii will be holding a meeting on March 5, 1963, at 9:00 p.m. directly after a public hearing, in the Land Use Commission Hearing Room, 426 Queen Street, Honolulu.

The petition by Joe Drake, Et. Al, for Change of Temporary District Boundary has been placed on the agenda of the Commission's meeting; and at which time action may be taken.

Very truly yours,

R. J. DARNELL
EXECUTIVE OFFICER

Ref. No. LUC 436

February 15, 1963

Mr. Joe W. Drake
P. O. Box 163
Nanakuli, Oahu, Hawaii

Dear Mr. Drake:

Your petition for Change of Temporary District Boundary which was considered at the Land Use Commission's meeting on Oahu, January 23, 1963, and action deferred pending a more detailed finding of fact, has been placed on the agenda of the Commission's meeting on March 5, 1963, at 9:00 p.m. This meeting will follow a public hearing scheduled for 7:30 p.m., and will be held in the Land Use Commission Hearing Room, Second Floor, 426 Queen Street, Honolulu, Hawaii.

Very truly yours,

R. J. DARNELL
EXECUTIVE OFFICER

Ref. No. LUC 376

January 25, 1963

Mr. Joe W. Drake
P. O. Box 163
Nanakuli, Oahu, Hawaii

Dear Mr. Drake:

At their regular meeting of January 23, 1963 the State of Hawaii Land Use Commission voted to defer action on your petition A(T) 62-17 for Change of Temporary District Boundaries as follows: ayes - 6; noes - 0; absent - 3; abstaining - 0.

In deferring action on your request the Commission stated that a more detailed finding of fact was in order.

You will be notified of the time and place of the meeting when the Commission may take action on your petition.

Very truly yours,

R. J. DARNELL
EXECUTIVE OFFICER

STATE OF HAWAII
LAND USE COMMISSION

VOTE RECORD

ITEM ACT 62-17

DATE January 23, 1962

PLACE LUC Hearing Room

TIME _____

37. 10/24

NAMES	YES	NO	ABSTAIN	ABSENT
KANEMOTO, E.	✓			
WILLIAMS, R.	✓			
FRIEL, S.				
SUNN, F.				
IGE, Y.	✓			
GREGG, W.	✓			
① ^{chun} LOMBARDI, F.	✓			
COOK, E. H.				
BRYAN, E.	✓			

COMMENTS:

defer for CONSULTATION WITH CITY PLANNING COMMISSION

December 3, 1962.

RECEIVED

DEC 5 1962

State of Hawaii
LAND USE COMMISSION

SENT TO Comm.
& City Planning
PO Box 161,
Nanakuli, Oahu,
Hawaii.

Drake

45

Mr. Roland Darnell,
Executive Officer,
Land Use Commission,
426 Queen St.
Honolulu, Hawaii.

Dear Sir,

I am writing to you with reference to Petition No. A(T62-17) and wish to state my views as to why I would like to have the present Farm Zone remain intact.

Please let me first give you some background on the events leading up to the present time.... In the early 1950's when I, my wife and infant son moved to Hakimo Road, Nanakuli, the area was sparsely populated. Being unemployed at the time I had to fight for survival, and was lucky indeed to be able to live in a quonset rent free. My relatives were just starting their poultry business and also a small piggery which I helped care for. This is how my first contact with farming came about. Later I was given a gilt (young female pig) to call my own and from this small beginning gained interest and much experience. Fortunately I was again employed at the Navy Yard later the same year, and in the intervening years have held down a full time job plus my part time farming venture.

In 1961 I learned that the lot adjoining my relatives place was for sale, and so my wife and I decided to purchase it, although we fully realized that its purchase price was about $3\frac{1}{2}$ times its actual appraised value. This was due to inflation which had sent land prices up sky high. For example land purchased in this particular area 10 years ago was about \$1,000 per acre, now it is closer to \$10,000. However, we invested our entire life savings, and those of our four children also in order to make a down payment on the lot. Later we contacted the Farmers Home Administration in Honolulu, and after careful consideration of our application by both the Local and California Office, we were able to obtain a considerable loan in order to build new animal pens and thereby increase our present operation to at least twice its capacity. I might point out that I grossed over \$10,000 from farming during 1961 and expect to increase this amount twofold within the next 3 or 4 years.

You can see that we have not just sat back and bemoaned out bad luck in the past, but have worked hard, saved our money, and while engaged in a part time business have helped to provide our friends and neighbors with fresh products and at the same time helped the Island economy. I might point out that this has all been done on land which the petitioners say cannot be farmed. Well, we are doing just that - FARMING, 365 days a year come rain or shine.

My family and I certainly hold no personal grudges against any of the petitioners, but we feel that they purchased land and are not using it for the purpose that it was originally intended, that is, FARMING.

Up to 1957 the area was zoned as Rural Protective, which meant that there were no restrictions as to the amount of dwellings erected or moved onto each lot.

Life was by no means easy for all of us during the 50's, the big problem

in this area being brackish water, which necessitated our hauling in fresh drinking water in gallon bottles. But this was something which all the Mikilua Valley residents had to put up with and which we fought together to overcome, along with other problems such poor roads, lack of telephones and streets lights to name a few.

The petitioners are now asking for more housing in a FARM ZONE. Suppose the shoe was on the other foot... Could the farmers have a residential area rezoned to make way for more farms? I hardly think so. It is the usually the other way around. Presumably the increasing population expects to be fed by the farmer's products.

The farmers foresaw that available farmlands were diminishing on Oahu, and they were able to have the entire Mikilua Valley area zoned to its present FARM ZONE. With this type of zoning came a ruling that only 1 house per 2 acres was permissible, but allowing any houses in addition to this to remain if they had been set up before the new zoning laws came into effect. From time to time the non-farming residents have fought against the restriction against additional housing per acre, and have tried to get around it by trying to have their lots sub-divided, but so far without success.

What is the position of these petitioners today? Offhand I can think of only 3 who had brand new houses erected, ^{the} rest are living in secondhand houses and quonset huts. Some of them have rentals, but almost without exception each and every lot is used for the raising of various livestock such as pigs, goats, chickens, ducks, rabbits, pigeons and a variety of vegetables for home use.

If this land is not planned correctly now and housing is brought in indiscriminately, then in the near future we will find ourselves in a similiar situation that has, and to a certain extent still exists today in the more crowded, lower-income groups in town. Then the government would presumably, sooner or later have to step in and clean up the whole mess in order to create a new sub-division, the funds for which would come out of the taxpayers pocket. We even have an example of this about 1½ miles from the valley. Cheap houses have been brought in en masse, and it has created what in my opinion is a SHANTY TOWN. We do not want that to happen here!

At the present time the farmers are working very closely with all Government Agencies pertaining to matters of health, a recent example being that of the voluntary Brucellosis Program, with the majority of the hog farmers throughout the entire valley participating. This is to ensure that all hogs are free from this disease which is transmittable to humans and in some rare cases is fatal. The hog farmers, dairymen and chicken farmers also go to considerable expense in order to buy preventative medicines for various animal and poultry sicknesses, which if left untreated, would not only mean considerable financial losses to the farmer, but could cause increased public health problems in the area.

We earnestly request that you consider not only our case, but that of all the other farmers in the valley, because we feel that if additional housing is permitted it will probably be of a low standard, and eventually the non-farmers will want the entire valley re-zoned and farmers will gradually be uprooted.

Farming is not just on a dollar basis for us, but is a WAY OF LIFE.

Respectfully submitted by,

Harry H. Y. Choy
HARRY H. Y. CHOY
Lot B-1 B-3 M

Ref. No. LUC 369

January 18, 1963

Mr. Joe W. Drake
P. O. Box 163
Nanakuli, Oahu, Hawaii

Dear Mr. Drake:

The Land Use Commission of the State of Hawaii will hold a meeting on the Island of Oahu on January 22, 1963, in the Land Use Commission Hearing Room, 426 Queen Street, Honolulu, Hawaii, at 7:00 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

John A. Burns
XXXXXXXXXXXX

Ref. No. LUC 348

January 4, 1963

Mr. Francis H. Woo, Acting Executive Officer
Environmental Health Division
Department of Health
State of Hawaii
Kinau Hale
Honolulu, Hawaii

Dear Mr. Woo:

This will acknowledge receipt of your letter dated December 28, 1962 containing your comments on petitions and applications pending before the Land Use Commission.

We appreciate your attention on these matters and thank you for your prompt reply.

Very truly yours,

R. J. DARNELL
EXECUTIVE OFFICER

John A. Burns

GOVERNOR



DEPARTMENT OF HEALTH

STATE OF HAWAII

HONOLULU

December 28, 1962

RECEIVED

JAN 3 1963

State of Hawaii
LAND USE COMMISSION

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

Dear Mr. Darnell:

Reference is made to your letters of December 13 and 14, 1962 requesting our comments on the requested petitions for changes from Agricultural districts to Urban districts.

Docket No. and
Petitioner

Tax Map Key

Request

Honolulu, Hawaii

SP(T) 62-34
Benigno Miguel

4-1-10: 39

Construction of four additional dwellings on a 1.10 acre parcel.

There are 4 dwellings on this parcel of land. With the addition of 4 dwellings it would make a total of 8 dwellings, which in the opinion of the field staff may create a sewage disposal problem. The subsoil is not good for the construction of cesspool for the disposal of domestic sewage.

A(T) 62-21
Cadinha Investment Company

8-7-03: 10

Change from an Agricultural district to an Urban district designation.

Water table is about 5 feet below ground elevation. Cesspool construction is feasible. This area is located near a dairy farm and two large commercial poultry farms. These two uses are not compatible with residential use.

Lualualei, Oahu

A(T) 62-17
Joe Drake, Et. Al.

8-7-22: 2, 3, 5-11, 13 and 14

Change from an Agricultural district to an Urban district classification.

Subsoil formation is suitable for cesspool construction.

December 28, 1962

Nanakuli Quarry is located adjacent to these lots and the prevailing wind is from the quarry to these lots. Several hog farms are located in this area. These two uses are not compatible with residential use.

8-7-22: 19 and 20

Subsoil formation in the lower sections of Lots 19 and 20 is suitable for the construction of cesspool. About $\frac{1}{2}$ of lots 19 and 20 appears to be too steep for residential use and not feasible for the construction of cesspool.

8-7-21: 13, 17, 18, 19,
21, 22, 23, 24, 25, 30
and 32

The subsoil formation is suitable for the construction of cesspool.

One large dairy farm, 3 large hog farms and a poultry farm are located adjacent to these lots. The use of land in the same general area for residential and farming purposes is not compatible.

Kaunakakai, MolokaiA(T) 62-16
Cooke Trust Company

5-3-03: Por. 1

Change from an Agricultural district
to an Urban district classification.

No health and sanitation implications should develop if the following conditions are complied with by the applicant:

- a. Assurance is obtained from the County Board of Water Supply that there is an adequate water supply for the intended urban use as the acreage involved in the change is 125 acres.
- b. If the proposed urban district classification sought is residential in nature and cesspools are used for sewage disposal, the individual lot area need to be sufficiently large to provide for alternate cesspool sites.

Arahola, Kauai

Robert Y. Hamamura

4-8-11: 50

Change from Agricultural land to
residential land.

No health and sanitation problems are anticipated from this request. The potable water system may need improvement to meet future needs.

Aliomanu, Kauai

Robert Y. Hamamura

4-9-04: 27

No health and sanitation problems are anticipated from this request. The potable water system may need improvement to meet future needs.

Mr. Rowland J. Darnell

- 3 -

December 28, 1962

The granting of the requested changes in land use on Hawaii from Agricultural to Urban districts would not have any health and sanitation implications.

Very truly yours,

FRANCIS H. WOO, Acting Executive Officer
Environmental Health Division

GYZ:mk



UNIVERSITY OF HAWAII

HONOLULU 14, HAWAII

December 19, 1962

LAND STUDY BUREAU

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

Dear Mr. Barnell:

In response to your inquiries of December 13 and 14, the
attached comments are submitted for your consideration.

Very truly yours,

Frederick K. Nunn
Director

Attachments

FKN:jt

Recd 12/20/62

2750
0512

Docket No. and
Petitioner

Tax Map Key

Acresage

Honolulu, Hawaii

SP(T) 62-34

Benigno Miguel

4-1-10:39

1.10 ac.

Location: Waimanalo Valley, Oahu

Most of the property is in a bottomland position. The soil is Hanalei series, well-drained, with slope approximately 4 per cent. It is Class B agricultural land according to the new detailed five-class scheme (Classes A, B, C, D, & E). It probably can be irrigated.

Wailuku, Maui

A(T) 62-22

Ted James

(Katherine S. Baldwin)

2-3-05:39

9.785 ac.

Location: Corner of Upper Kula Road and Haleakala Road, Maui

The land is in a well-drained upland position. It is slightly stony Waimea soil with complex slopes generally 8-13 per cent. With irrigation it is Class A or B agricultural land, on the basis of the detailed five-class scheme.

Hilo, Hawaii

SP(T) 62-29

Y. L. Liao

8-2-10: Por. 22

20.05 ac.

Location: Corner of South Kona Belt Road and Homestead Road

The land is mostly aa and pahoehoe with only a small amount of soil material on the surface. Slopes vary widely over the parcel but generally about 13 per cent. The land cannot be plowed. On the basis of the detailed five-class scheme, it is Class C at best and more likely Class D agricultural land.

SP(T) 62-30

Masataro Nagata

2-4-31: Por. 8

20.05 ac.

Location: Kona, Hawaii

No comment. Cannot locate.

SP(T) 62-31

Tomar Lompog and
Rinal Simpliciano

5-5-04:54

1.0 ac.

Location: Kohala, Hawaii

No comment.

<u>Docket No. and</u> <u>Petitioner</u>	<u>Tax Map Key</u>	<u>Acres</u>
<u>Hilo, Hawaii (cont.)</u>		
SP(T) 62-32	7-9-10:21	9.50 ac.
Sigeji Yamagata		
<u>Location:</u> Kona, Hawaii		

Cannot locate specifically. Generally appears to be mostly aa and pahoehoe with only a small amount of soil material on the surface. Slope generally about 13 per cent. It is possibly Class C or more likely Class D agricultural land, on the basis of the detailed five-class scheme.

SP(T) 62-30	8-1-7:14	4.02 ac.
Hajimi Nakao		

Location: On makai side of S. Kona Belt Road, about 3/4 mile toward Kailua-Kona, from Captain Cook

The land is mostly aa and pahoehoe with only a small amount of soil material on the surface. The land cannot be plowed because of rockiness. Slope is about 12 per cent. On the basis of the detailed five-class scheme, it is Class C or D land.

SP(T) 62-35	7-3-06: 6	1.2 ac.
Louise Kapehe		

Location: Kona, Hawaii

No comment. Cannot locate.

A(T) 62-23	2-2-46: 5	2.5 ac.
Shunichi Arizumi		

Location: Frontage on Palai Road, Hilo, Hawaii

Most of the property consists of slightly weathered aa rock with very little soil material on the surface. Slope is about 2 per cent. The land cannot be plowed. The land is Class C or Class D on the basis of the detailed five-class scheme.

Docket No. and
Petitioner

Tex Map Key

Acres

SP(T) 62-36
Abner Delina

2-01-07: 6

Location: Makana, Maui

No comments. Too small to tell without on-site inspection.

Docket No. and
Petitioner

Tax Map key

Area

SP(T) 62-38
Robert Y. Hamamura

4-8-11: 50

77,918 sq. ft.

Location: Anahola, Kauai

Non-stony, alluvial Hamalei soil, lies flat, Class B land.

SP(T) 62-38
Robert Y. Hamamura

4-9-04: 27

No comment. Cannot locate.

Docket No. and
Petitioner

Tax Map Key

Acres

Kaunakakai, Molokai

A(T) 62-16

Cooke Trust Co.

5-3-03: Pdr. 1

Location: Kaunakakai, Molokai

Except for Kaunakakai Gulch, most of the area has slopes less than 20 per cent but is too stony or shallow for intensive agriculture. Kaunakakai Gulch has slopes over 40 per cent. It is unsuited to intensive agriculture.

Kau, Hawaii

A(T) 62-18

Haysselden Ranch Co., Ltd.

9-4-1: Por. 8

9-4-2: 3

Location: Kau, Hawaii

These lands are unsuited to intensive agriculture. They consist mainly of aa and pahoehoe with a small amount of soil material. Slopes are probably less than 10 per cent.

Kamuela, Hawaii

A(T) 62-19

George Vierra & Lydia Toledo

6-4-03: 7

31.15 ac.

Location: Waimea Hawaii

The parcel appears to be generally unsuited for intensive agriculture. It is suited to grazing, however. The soil series is walle. Slope is less than 5 per cent.

Lualualei, Oahu

A(T) 62-17

Joe Drake, Et. Al.

8-7-22: 2,3,5-11,13
14,19,20; 8-7-21: 13,
17,18,19,21,22,23,24,
25,30,32

Location: Lualualei, Oahu

This area consists of a mixture of Lualualei, Mamala, Kaaau, and exposed coral lands, which are all stony. Most of the area below Lualualei Road has slopes under five per cent. Above the road, the land is rocky Lualualei soil with slopes approximately 20 per cent, then getting steeper to Pali lands with slopes about 70 per cent.

The highest classification in the area is Class C with irrigation and going to Class E on the higher slopes.

155
RD H-1

Sheet No. and
Title

Map Key

Waianae, Oahu

A(T) 62-20

8-5-04: 21

Harold J. Silva, Et. Al.

9-19, 73: 25

Location: Waianae, Oahu

Parcels 12, 18

Approximately 1/2 is bottomland, probably too rocky to cultivate but suited to pasture. 1/4 non-stony Ewa soil, 4 per cent slope, Class A when irrigated, Class C unirrigated. 1/4 stony Ewa soil, 4 per cent, Class B when irrigated, Class D unirrigated.

Parcels 10, 11, 23, 25

Stony Ewa soil, 4 per cent, Class B when irrigated, Class D unirrigated.

Parcel 2

State lands

Parcel 9

Cannot locate.

Parcels 13, 14, 15, 16, 17

Non-stony to slightly stony Ewa soil, slope 4 per cent, Class A when irrigated, Class C unirrigated.

Parcel 19

Mostly non-stony to slightly stony Ewa soil, slope 4 per cent, Class A when irrigated, Class C unirrigated.

December 14, 1962

Department of Health
Kinau Hale
Honolulu, Hawaii

Attention: Mr. B. J. McMorrow

Gentlemen:

The Land Use Commission of the State of Hawaii has requested that I solicit your comments on the following listed petitions for Change of Temporary District Boundary.

Kaunakakai, Molokai

A(T) 62-16
Cooke Trust Company

Tax Map Key

5-3-03: Per. 1

Permission Requested

Change from an Agricultural district to an Urban district classification.

Kau, Hawaii

A(T) 62-18
Hayselden Ranch Co., Ltd.

9-4-1: Per. 8
9-4-2: 3

Change from an Agricultural district to an Urban district classification.

Puukapu Homesteads, Kamuela, Hawaii

A(T) 62-19
George Vierra & Lydia Toledo

6-4-03: 7

Change from an Agricultural district to an Urban district classification.

Lualualei, Oahu

A(T) 62-17
Joe Drake, Et. Al.

8-7-22: 2, 3, 5-11, 13, 14, 19-20; 8-7-21: 13, 17, 18, 19, 21, 22, 23, 24, 25, 30, 32. Change from an Agricultural district to an Urban district classification.

Waianae, Oahu

A(T) 62-20
Harold J. Silva, Et. Al.

8-5-04: 2; 9-19, 23; 25

Change from an Agricultural district to an Urban district classification.

Department of Health
Page 2
December 14, 1962

Public hearings were held on these items in November 1962. Final Commission action on these items may be taken after January 4, 1963. Staff reports on the above items are enclosed to amplify the details of each petition.

Your written comments on or before January 4, 1963 will be greatly appreciated.

Very truly yours,

R. J. DARNELL
EXECUTIVE OFFICER

Enclosures

December 14, 1962

Board of Water Supply
City and County of Honolulu
630 S Beretania Street
Honolulu, Hawaii

Attention: Mr. L. J. Watson

Gentlemen:

The Land Use Commission of the State of Hawaii has requested that I solicit your comments on the following listed petitions for Change of Temporary District Boundary.

<u>Kaunakakai, Molokai</u>	<u>Tax Map Key</u>	<u>Permission Requested</u>
A(T) 62-16 Cooke Trust Company	5-3-03: Por. 1	Change from an Agricultural district to an Urban district classification.
<u>Kau, Hawaii</u>		
A(T) 62-18 Hayselden Ranch Co., Ltd.	9-4-1: Por. 8 9-4-2: 3	Change from an Agricultural district to an Urban district classification.
<u>Punakapu Homesteads, Kaneohe, Hawaii</u>		
A(T) 62-19 George Vierra & Lydia Toledo	6-4-03: 7	Change from an Agricultural district to an Urban district classification.
<u>Maunaloa, Oahu</u>		
A(T) 62-17 Joe Drake, Et. Al.	8-7-22: 2, 3, 5-11, 13, 14, 19-20; 8-7-21: 13, 17, 18, 19, 21, 22, 23, 24, 25, 30, 32.	Change from an Agricultural district to an Urban district classification.
<u>Waianae, Oahu</u>		
A(T) 62-20 Harold J. Silva, Et. Al.	8-5-04: 2; 9-19: 23; 25	Change from an Agricultural district to an Urban district classification.

Board of Water Supply
Page 2
December 14, 1962

Public hearings were held on these items in November 1962. Final Commission action on these items may be taken after January 4, 1963. Staff reports on the above items are enclosed to amplify the details of each petition.

Your written comments on or before January 4, 1963 will be greatly appreciated.

Very truly yours,

R. J. DARNELL
EXECUTIVE OFFICER

Enclosures

December 3, 1962.

Mr. Roland Darnell,
Executive Officer,
Land Use Commission,
426 Queen St.
Honolulu, Hawaii.

SENT TO Comm. +
City Planning

PO Box 161,
Nanakuli, Oahu,
Hawaii.

RECEIVED

DEC 5 1962

State of Hawaii
LAND USE COMMISSION

Dear Sir,

I am writing to you with reference to Petition No. A(T62-17) and wish to state my views as to why I would like to have the present Farm Zone remain intact.

Please let me first give you some background on the events leading up to the present time.... In the early 1950's when I, my wife and infant son moved to Hakimo Road, Nanakuli, the area was sparsely populated. Being unemployed at the time I had to fight for survival, and was lucky indeed to be able to live in a quonset rent free. My relatives were just starting their poultry business and also a small piggery which I helped care for. This is how my first contact with farming came about. Later I was given a gilt (young female pig) to call my own and from this small beginning gained interest and much experience. Fortunately I was again employed at the Navy Yard later the same year, and in the intervening years have held down a full time job plus my part time farming venture.

In 1961 I learned that the lot adjoining my relatives place was for sale, and so my wife and I decided to purchase it, although we fully realized that its purchase price was about $3\frac{1}{2}$ times its actual appraised value. This was due to inflation which had sent land prices up sky high. For example land purchased in this particular area 10 years ago was about \$1,000 per acre, now it is closer to \$10,000. However, we invested our entire life savings, and those of our four children also in order to make a down payment on the lot. Later we contacted the Farmers Home Administration in Honolulu, and after careful consideration of our application by both the Local and California Office, we were able to obtain a considerable loan in order to build new animal pens and thereby increase our present operation to at least twice its capacity. I might point out that I grossed over \$10,000 from farming during 1961 and expect to increase this amount twofold within the next 3 or 4 years.

You can see that we have not just sat back and bemoaned out bad luck in the past, but have worked hard, saved our money, and while engaged in a part time business have helped to provide our friends and neighbors with fresh products and at the same time helped the Island economy. I might point out that this has all been done on land which the petitioners say cannot be farmed. Well, we are doing just that - FARMING, 365 days a year come rain or shine.

My family and I certainly hold no personal grudges against any of the petitioners, but we feel that they purchased land and are not using it for the purpose that it was originally intended, that is, FARMING.

Up to 1957 the area was zoned as Rural Protective, which meant that there were no restrictions as to the amount of dwellings erected or moved onto each lot.

Life was by no means easy for all of us during the 50's, the big problem

in this area being brackish water, which necessitated our hauling in fresh drinking water in gallon bottles. But this was something which all the Mikilua Valley residents had to put up with and which we fought together to overcome, along with other problems such poor roads, lack of telephones and streets lights to name a few.

The petitioners are now asking for more housing in a FARM ZONE. Suppose the shoe was on the other foot... Could the farmers have a residential area rezoned to make way for more farms? I hardly think so. It is the usually the other way around. Presumably the increasing population expects to be fed by the farmer's products.

The farmers foresaw that available farmlands were diminishing on Oahu, and they were able to have the entire Mikilua Valley area zoned to its present FARM ZONE. With this type of zoning came a ruling that only 1 house per 2 acres was permissible, but allowing any houses in addition to this to remain if they had been set up before the new zoning laws came into effect. From time to time the non-farming residents have fought against the restriction against additional housing per acre, and have tried to get around it by trying to have their lots sub-divided, but so far without success.

What is the position of these petitioners today? Offhand I can think of only 3 who had brand new houses erected, ^{the} rest are living in secondhand houses and quonset huts. Some of them have rentals, but almost without exception each and every lot is used for the raising of various livestock such as pigs, goats, chickens, ducks, rabbits, pigeons and a variety of vegetables for home use.

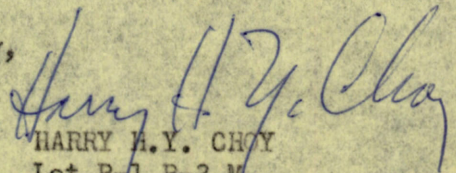
If this land is not planned correctly now and housing is brought in indiscriminately, then in the near future we will find ourselves in a similiar situation that has, and to a certain extent still exists today in the more crowded, lower-income groups in town. Then the government would presumably, sooner or later have to step in and clean up the whole mess in order to create a new sub-division, the funds for which would come out of the taxpayers pocket. We even have an example of this about 1 1/2 miles from the valley. Cheap houses have been brought in en masse, and it has created what in my opinion is a SHANTY TOWN. We do not want that to happen here!

At the present time the farmers are working very closely with all Government Agencies pertaining to matters of health, a recent example being that of the voluntary Brucellosis Program, with the majority of the hog farmers throughout the entire valley participating. This is to ensure that all hogs are free from this disease which is transmittable to humans and in some rare cases is fatal. The hog farmers, darymen and chicken farmers also go to considerable expense in order to buy preventative medicines for various animal and poultry sicknesses, which if left untreated, would not only mean considerable financial losses to the farmer, but could cause increased public health problems in the area.

We earnestly request that you consider not only our case, but that of all the other farmers in the valley, because we feel that if additional housing is permitted it will probably be of a low standard, and eventually the non-farmers will want the entire valley re-zoned and farmers will gradually be uprooted.

Farming is not just on a dollar basis for us, but is a WAY OF LIFE.

Respectfully submitted by,


HARRY H. Y. CHOY
Lot B-1 B-3 M

RECEIVED

DEC 20 1962

State of Hawaii
LAND USE COMMISSION

Refer to
M-1115 (1962)

December 19, 1962

State Land Use Commission
426 Queen Street,
Honolulu 13, Hawaii

Attention: R. J. Darnell, Executive Officer.

Gentlemen:

Please be advised that, at yesterday's meeting, upon the recommendation of the Committee of the Whole, I was directed to inform you that the City Council has no recommendations or comments to make on the proposed Rule Change; applications for Special Permit by George K. Sing, Joseph Souza, and Albert Shibuya; and petitions for change of Temporary District Boundary from Agriculture to Urban classification by Harold Silva, and Joe W. Drake, et al.; and that they plan to adhere to the present Master Plan.

Respectfully yours,

CITY COUNCIL

By 
EMPEROR A. HANAPI
City Clerk

lv

cc - Planning Director

Please file
card and
records

Ref. No. LUC 294

December 10, 1962

Messrs. Kwock Y. and
Franklin K. S. Leong
87-1666 Ulehawa Road
Waianae, Hawaii

Dear Messrs. Leong:

This is to acknowledge receipt of your letter of December 3, 1962 regarding the petition of Joe Drake, Et. Al. for change of Temporary District Boundary.

You will be notified prior to any Commission's action on this item.

Very truly yours,

R. J. DARNELL
EXECUTIVE OFFICER

SENT Comm. +
City Planning
418

RECEIVED

DEC 3 1962

87-1666 Ulehawa Road
Waianae, Hawaii
3 December 1962

LAND USE COM.

RECEIVED

DEC 7 1962

State of Hawaii
LAND USE COMMISSION

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

Attention of Mr. Roland Darnell,
Executive Officer

SUBJECT: Petition for Reclassification of Agricultural Land, Lualualei,
Oahu (Drake, et al, File A(62-17)).

Gentlemen:

We should like to state our stand against the petition filed by Mr. Joseph Drake, et al, to have 177 acres of land in Lualualei, Oahu, reclassified from agricultural to residential zoning.

We are two hog farmers operating a piggery located on the north side of Ulehawa Road, one of the bounds of the area proposed for re-zoning, and thus, will not immediately be affected by the granting of the petition. However, we should like to take now a stand against re-zoning because we foresee that if the petitioners are successful, the day is close when our future neighbors will be numerous enough and vocal enough to sustain an objection to the operation of a piggery in the neighborhood. Such a happening will ruin us financially, for it will not be feasible to adapt our piggery to other uses. The three years and \$31,000 that we have spent building a breeding herd and permanent-type pens of concrete and hollow tile will be for nought. Such would be the effect of re-zoning upon two people.

In closing, we respectfully ask that in passing upon the petition, you include in your considerations the many farmers like ourselves who came into this valley and built to stay, believing themselves secure against uprooting.

Very truly yours,

Kwack Y. Leong
Kwack Y. Leong

Franklin K. S. Leong
Franklin K. S. Leong

Ref. No. LUC 290

December 7, 1962

Mr. Cornelio A. Concepcion
and Miss Lordes R. Concepcion
87-362 Hakimo Road
Waianae, Oahu, Hawaii

Dear Mr. and Miss Concepcion:

This is to acknowledge receipt of your letter of December 2, 1962 regarding the petition of Joe Drake, Et. Al. for change of Temporary District Boundary.

You will be notified prior to any Commission's action on this item.

Very truly yours,

R. J. DARNELL
EXECUTIVE OFFICER

Dec. 1, 1962
87-362 Hakimo Road
Waianae, Oahu

SENT TO Comm.
& City Planning
417

RECEIVED
DEC 4 1962
STATE OF HAWAII
LAND USE COMMISSION

R. J. Darnell
Executive Officer
State of Hawaii Land Use Commission

Dear Sir,

We received your letter informing us of a public hearing on the petition which was to be held on the 20th of Nov., on our behalf by Mr. Joe Drake for temporary District boundary.

Unfortunately we were unable to attend the meeting because I was on night duty that week, nevertheless may we use this means to voice our opinions concerning our desire for the granting of said petition.

In the year of 1954 we purchased a piece of land situated on a hilly part in Lualualei, Waianae. An area of 3.57 acres. The tax key is 87-022-028.

During that time the zoning was Rural Protective. We were then allowed to build homes on every 5,000 sq. ft. So this was the purpose why we bought this land. We felt then that here was the future for our children and for our old age. Of course we could not build home right away because we still had to get rid of the mortgage on the land.

While in the process of paying off the mortgage, we were suddenly faced with a Farm Zone Law which froze our land to one dwelling to two acres.

This put a hardship on us for we are not farmers and we donot intend to be farmers. Furthermore our portion of land is not good for farming. We are faced with large boulders and rocks and also the arid condition of the Land. Farming would be impossible on this land.

We have six children and sooner or later they too will be sharing this land with us and it won't be possible for them to build homes if we have no change in the zoning.

Should you grant us our petition, then this land can be used to its best purpose other than Farming.

Your kind consideration will be greatly appreciated.

Yours truly,
Cornelio A. Concepcion
and
Loides R. Concepcion

Cornelio A. Concepcion
Loides R. Concepcion

Ref. No. LUC 291

December 7, 1962

Mr. Kiyoshi Arakaki
87-1659 Kapiki Road
Nanakuli, Oahu, Hawaii

Dear Mr. Arakaki:

This is to acknowledge receipt of your letter of December 2, 1962 regarding the petition of Joe Drake, Et. Al. for change of Temporary District Boundary.

You will be notified prior to any Commission's action on this item.

Very truly yours,

R. J. DARNELL
EXECUTIVE OFFICER

SENT TO COMM
ALSO TO City Planning

Drake 413

December 2, 1962

RECEIVED

DEC 4 1962

State of Hawaii
LAND USE COMMISSION

Members of Land Use Commission
c/o Mr. E. C. Bryan, Chairman

Dear Sirs;

On Nov. 20, 1962, a hearing was held requesting for residential zone.

We protest the changing of zoning. It will create hardship on the farmers in the area where it is involved.

We might be pushed out like Kalia, Waialae and Koko Head. We invested so much in farming that make it very impossible to relocate.

Please consider the water shortage we face during the summer and there is the possibility of creating a slum area.

Please keep it as Farm Zone.

Your consideration will be greatly appreciated.

A sketch is enclosed.

Respectfully yours,

Kiyoshi Arakaki

RECEIVED

DEC 4 1962

State of Hawaii
LAND USE COMMISSION

Road

Hakimo

		Dairy	Hog	
Kapiki Road				
		Dairy	Hog	Hog Anakahi
			Mr. Drake	Hog
Ulehawa Road				
			Hog	Track Farm

NOTICE OF PUBLIC HEARING

TO CONSIDER (1) AMENDMENT OF INTERIM REGULATIONS OF THE LAND USE COMMISSION OF THE STATE OF HAWAII, (2) AN APPLICATION FOR SPECIAL PERMIT AND (3) A PETITION FOR CHANGE OF TEMPORARY DISTRICT BOUNDARY 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, Honolulu, Hawaii on November 20, 1962, at 7:00 p.m., or as soon thereafter as those interested may be heard, to consider three items: the first, an amendment to the Commission's Interim Regulations, pursuant to SECTION 2, Sec. 10, Act 187, Session Laws of Hawaii, 1961; the second, an application for Special Permit within the County of Honolulu, pursuant to SECTION 2, Sec. 7, Act 187, Session Laws of Hawaii, 1961; and the third, a petition for change of Temporary District Boundary within the County of Honolulu, pursuant to SECTION 2, Sec. 6, Act 187, Session Laws of Hawaii, 1961.

Amendment of Interim Regulations to be heard:

Docket Number and Substance of Amendment

- A(TR) 62-1 (1) To eliminate certain portions of Interim Regulation 2.1(b) respecting "Agricultural Districts, which allowed single-family dwelling units as a primary use of land and which required minimum lot sizes of five acres, both of which portions have been declared invalid by the Attorney General; and also to eliminate that portion of Interim Regulation 2.1(d) which relates to lot sizes in Agricultural Districts;
- (2) To re-number the allowed uses under Interim Regulation 2.1(b); and
- (3) To add, to Interim Regulation 2.1(b) and 2.1(d) provisions allowing single-family dwellings as accessory uses to the primary uses allowed in 2.1(b) and as primary uses on any lot in a subdivision having received preliminary approval before April 21, 1962.

Application for Special Permit to be heard:

Docket Number and Applicant	Tax Map Key	Permission Requested
SP(T) 62-25 George K. Sing	8-6-03: 6	To subdivide 5.44 acres into five residential lots.
SP(T) 62-27 Joseph Souza	8-6-11: 3	Construction of two additional dwellings on a 1.8 acre lot.
SP(T) 62-28 Albert Shibuya	8-6-03: 39	Construction of three additional dwellings on a 1.0 acre lot.

Petition for Change of Temporary District Boundary to be heard:

Docket Number and Petitioner	Tax Map Key	Permission Requested
A(T) 62-17 Joe W. Drake, et. al.	8-7-22: 23, 5 through 19 through 20 8-7 21: 13, 17, 18, 19, 21, 22, 23, 24, 25, 30, 32	Change from an Agricultural district to an Urban district designation.
A(T) 62-20 Harold Silva	8-5-04: 2, 2 through 19, 23 & 25	Change from an Agricultural district to an Urban district designation.

Copies of the Land Use Commission's Interim Regulations and the proposed amendment thereto, as well as maps showing the areas under consideration for Special Permit and for change of Temporary District Boundary are on file in the offices of the Honolulu City 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 items may be filed with the Land Use Commission, 426 Queen Street, Honolulu, Hawaii, before the date of the hearing, or submitted in person at the time of the hearing, or up to fifteen (15) days following the public hearing.

LAND USE COMMISSION

E. C. BRYAN, Chairman

E. C. BRYAN, Jr.

F. J. DAVIS, Executive Officer

F. J. DAVIS, Jr.

TYPE-ERASE

25% COTTON FIBER

Sent to Commissioners
City Planning

MIKILUA FARM BUREAU CENTER

Mikilua, Hawaii
November 27, 1962

RECEIVED
NOV 28 1962
State of Hawaii
LAND USE COMMISSION

399

Mr. Edward C. Bryan, Chairman
Land Use Commission
426 Queen Street
Honolulu, Hawaii

Re: A (TX) 62-17

Dear Mr. Bryan:

We the farmers of Mikilua Valley, Waianae, would like to submit the following information for your deliberation.

We are in full accord in your consideration of continuing the area now in farm zone as farm zoning in your total master plan for the Waianae area.

By keeping this area as a farm zone, we farmers can continue to farm and produce agricultural products amounting to slightly over a million dollars each year. These products are produced by fifty three farmers of which twenty six are hogs, nineteen are truck crops, eleven are poultry and three are dairies. We also have 32 part-time farmers. Total acreage in farming is 530 acres.

The farm zoning that we have enjoyed has given us much security. Today, more and more of us are building permanent residences for our families. In the past it was just a jungle of quonset and old moved in homes. By building permanent new residences, our area is gradually becoming a model farm area of the state.

Besides building new homes for our families, we are investing more and more into our farms. We are doing the above because we have found security here. This has created a happier family situation.

Family security is giving us an opportunity to take more and more active part in the development of the total Waianae District. We are participating in many of the Waianae District Council activities, participating as members of the Mikilua Improvement Association, PTA's of Waianae and Nanakuli schools, and other civic groups in our area. Our wives and children are also participating in activities of our community.

Mr. Edward C. Bryan
Page 2
November 27, 1962

In the opinion of many experts as well as ours, the area we are now farming is by far one of the most favorable location for agriculture on Oahu. Its climate, soil, and nearness to market are some of the factors to substantiate the above. And one of the most important factors to us is that this is the last area in which fee simple land can be had for farming. Lands for farming in Honolulu are being gradually taken up through urbanization. By keeping this area as a farm zoning, we can continue to produce. Because of this area is so well suitable for agriculture, to replace it for other uses would mean a loss in one of the most important natural resources.

If it is the thought that this area should be urbanized, we should look at the entire area of Waianae before finally deciding that this area be zoned for housing. By keeping this area as a farm zone, the interest of the entire island community will be protected.

In 1947 we bought the land on which we are now farming. Many of us were forced to leave from the area of Waialae, Moiliili, Oili Road and Kalihi Valley. We had to remove debris such as Kiawe trees and boulders in order to establish our farms and homes. During the early period, it was on a "nip and tuck" basis. We did not know whether we would continue as farmers because of the many adversities we encountered, such as lack of domestic water, poor roads and distances that we had to travel.

You will recall that in the early days because of lack of domestic water we had to bring in water every day in gallon bottles and other containers. Today, because of the wonderful water system, we too have domestic water, and our life for the first time became similar to our neighbors.

These past few years have given us much security because of 1) farm zoning, 2) better roads, 3) domestic water supply, 4) schools and 5) understanding our community.

By being happy because of the security we have found here, we know that we can continue to give more to our community so that the total community can prosper.

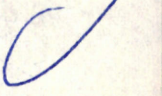
Your consideration in our behalf to provide security for our families is greatly appreciated.

Very truly yours,

MIKILUA FARM BUREAU CENTER

George Fujii
President

P.O. Box 409



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Nov 19

Nov 11 days

Dec 31 days

Jan (4) days

(15)

STATE OF HAWAII
LAND USE COMMISSION

Land Use Commission Hearing Room
426 Queen Street, Honolulu, Hawaii

7:00 P.M.
November 20, 1962

STAFF REPORT

A(T) 62-17

Temporary District Classification: AGRICULTURAL

PETITION OF JOE W. DRAKE ET. AL , for amendment of Temporary District Boundary to reclassify, from Agricultural to Urban classification, property located in the Nanakuli area of the Waianae District, Oahu, described as TMK 8-7-22: 1-15, 17-31 and 8-7-21: 17-25, 30 & 32.

The petition for reclassification to Urban was signed by the owners of 41 parcels of property. The petition was accepted as a request for reclassification of those properties; although there are several parcels surrounded and not signatory to the petition. The area requested for Urban classification is that adjacent to, and immediately mauka of (excepting the existing coral quarry area) the present temporary boundary enclosing the Lualualei Urban district.

It is the staff's understanding that the subject area was bought and settled by people who, ostensibly, intended to engage in small livestock farming, including the raising of chickens and hogs; and that the present City and County zoning, as well as the City-County plan and the State General Plan are all based on the assumption and recommendation of the appropriate public agencies that this area would, at least for the next several years, remain in small-farming uses (including poultry and hogs, and floriculture, which do not necessarily require land suitable for intensive crop-growing pursuits).

Staff will not make further recommendation at this public hearing, pending receipt of Harland Bartholomew and Associates' final report on district boundaries and regulations, expected before the end of the required 45-day waiting period.

COUNCILMEMBERS

Mahealani Doi, Chairman, Public Works Office
Ernest N. Hara, Vice Chairman
Masao Takahashi, Member

Clemon T. Chikara, Member
Richard M. Kageyama, Member
Herman C. P. Loefer, Member

William K. Aomura, District A
Yoshio Nakamura, District B
Ben F. Kato, District C



CITY COUNCIL

CITY AND COUNTY OF HONOLULU
HONOLULU 15, HAWAII

November 14, 1962

Refer to
M-1115 (1962)

RECEIVED
NOV 16 1962

State of Hawaii
LAND USE COMMISSION

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

Dear Sir:

Your communication of November 1, 1962 requesting recommendations and comments on the following matters pending before the Commission: (1) applications for Special Permit by George K. Sing, Joseph Souza, and Albert Shibuya; and (2) petitions for change of Temporary District Boundary from Agriculture to Urban classification by Harold Silva, and Joe W. Drake, et al, was referred to the Committee on Public Works at yesterday's meeting.

Respectfully,

CITY COUNCIL

By

EMPEROR A. HANAPI
City Clerk

ert

PUBLIC WORKS: Roads, Bridges, Public Highway, Garbage, Water, Sewers, Automotive Equipment and Traffic

Richard M. Kageyama, Chairman; Ben F. Kato, Vice Chairman; Mahealani Doi, Member; Ernest N. Hara, Member; Masao Takahashi, Member

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

Herman C. P. Loefer, Chairman; Clemon T. Chikara, Vice Chairman; William K. Aomura, Member; Mahealani Doi, Member; Yoshio Nakamura, Member

NEAL S. BLAISDELL
MAYOR



CITY AND COUNTY OF HONOLULU

PLANNING DEPARTMENT
HONOLULU HALE ANNEX
HONOLULU 13, HAWAII

October 16, 1962

362

PLANNING COMMISSION
THOMAS N. YAMABE, II, CHAIRMAN
WILLIAM R. NORWOOD, VICE-CHAIRMAN
GEORGE F. CENTEIO
FRANK W. HUSTACE, JR.
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

RECEIVED

OCT 22 1962

State of Hawaii
LAND USE COMMISSION

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

Gentlemen:

Reference is made to a petition filed by Mr. Joe W. Drake, et al, for amendment of the temporary district boundary respecting the County of Honolulu, Island of Oahu, to change the district designation from Agricultural to Urban district, for parcels of land situated off Hakimo Road, approximately 1/2 mile mauka of Farrington Highway in Lualualei, Waianae.

The Planning Commission at its meeting on Thursday, October 11, 1962, considered the Planning Director's report on the findings and recommendations of the above area as follows:

Findings

1. General Plan

The area is general planned for agriculture and is bordered on its makai boundary by a residential district; on its ewa boundary by an industrial district.

2. Zoning

The area was zoned Rural Farming District No. 5 by the Planning Commission in 1956. The change from Rural Protective zone to Rural Farming District No. 5 was to permit hog farmers to locate into this area. Many hog farmers have relocated into this area from other areas of the island.

3. Ground Condition and Soil Capability

A large portion of the area is generally very flat, except for the lots on the west side of Hakimo Road. The slopes increase so sharply that the top half of these lots are classified as unusable.

According to the soil survey of the Territory of Hawaii 1955, the soil capability of the area is very poor. This land, very limited in agricultural use, is best suited for pasture and woodland. Limited sections of this area could be cleared of stone and cultivated.

4. Land Use

The existing land use presented graphically on the attached map reveals the following:

a. Generalized land use (177 acres)

Agricultural	41%
Residential	14%
Vacant Land	45%

b. Agricultural uses

The various agricultural uses are distributed as indicated below:

Poultry farms	23.3%
Flower crops	26.0%
Livestock farms	11.7%
Pasture land	11.7%
Hog farms	20.8%
Dairy	6.5%
	100.0%

c. Vacant Land

Of the areas designated as vacant land, 54% can be classified as developable and 46% on steep hillside, undevelopable.

5. Public Facilities

a. Roadways

The existing right-of-way for the government-owned Hakimo Road is 40 feet. The general plan of the city calls for a right-of-way of 80 feet for Hakimo Road. All other 30-foot roadways in this area are privately owned. In the event this area is subdivided into smaller residential lots, the roads must be widened to 44 feet with street improvements and utilities at the expense of the owners.

b. Water supply

Accessibility to water is no problem as existing water mains run along Hakimo Road. However, present water facilities are adequate to handle only farm district uses. Any large increase in residential subdivisions will necessitate additional water service improvements.

c. Sewerage

The City has no plans to put sewer lines in this area in the near future as the residential dwellings are widely scattered.

d. Drainage Condition

During severe rainstorms, flooding will occur in this area. The low, flat areas adjoining Ulehawa Stream is most susceptible to flooding. In order to alleviate existing flooding conditions, the Soil Conservation Agency in conjunction with the City has started a drainage improvement program in which the lower part of Ulehawa Stream is to be dredged and widened.

October 16, 1962

e. Fire Protection

The area which is located approximately 3-3/4 miles from the Waianae Fire Station is within the recommended service radius of the Fire Department.

The Planning Commission, after reviewing the Director's report, voted to accept the findings and to recommend that the subject area be retained for agricultural use on the basis that the land use study does not indicate any central urban concentration for there are 41% of land still in agricultural use, 14% in residential use, and 45% vacant. Also, it would be contrary to the Waianae General Plan to include this area for residential purposes.

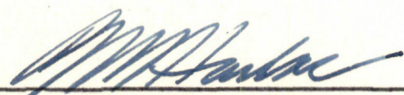
Very truly yours,

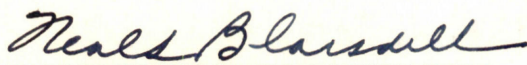
PLANNING COMMISSION

By Frederick K. F. Lee
Frederick K. F. Lee
Planning Director

Encl

TRANSMITTED BY:


Managing Director


Mayor

Ref. No. LUC 227

November 1, 1962

The Honorable Members of the
City Council
City and County of Honolulu
Honolulu Hale
Honolulu, Hawaii

Attention: The Honorable Masato Doi, Chairman
and Presiding Officer

Gentlemen:

The Land Use Commission has requested me to obtain your recommendations and comments for the following matters, pending before the Commission, to be heard within the County of Honolulu on November 20, 1962, at 7:00 p.m., on the 2nd Floor, in the Land Use Commission's Hearing Room, 426 Queen Street.

The proposed Rule Change; applications for Special Permit by George K. Sing, Joseph Souza, and Albert Shibuya; and petitions for change of Temporary District Boundary from Agriculture to Urban classification by Harold Silva, and Joe W. Drake, et. al. of which copies are enclosed.

The Land Use Commission would appreciate your written recommendations and/or comments prior to the date of the hearing or up to fifteen days following the date of the hearing. Further the Commission invites your attendance at the hearing.

Very truly yours,

R. J. DARNELL
EXECUTIVE OFFICER

Enclosures

STATE OF HAWAII
LAND USE COMMISSION

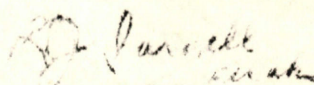
426 Queen Street
Honolulu 13, Hawaii
November 9, 1962

MEMORANDUM TO ALL PROPERTY OWNERS CONCERNED:

This is to inform you of the public hearing called by the Land Use Commission of the State of Hawaii on November 20, 1962, at 7:00 p.m., on the 2nd Floor, in the Land Use Commission's Hearing Room, 426 Queen Street, Honolulu. Your petition made on your behalf by Mr. Joe W. Drake for change of Temporary District Boundary will be heard at that time.

Publication of Legal Notice of the hearing appeared in the Honolulu Star-Bulletin on October 31, 1962.

Very truly yours,


R. J. DARNELL
EXECUTIVE OFFICER

*Sent to all property owners
listed on petition*

Ref. No. LUC 229

November 9, 1962

Mr. Joe W. Drake
P. O. Box 163
Nanakuli, Oahu, Hawaii

Dear Mr. Drake:

This is to inform you of the public hearing called by the Land Use Commission of the State of Hawaii on November 20, 1962, at 7:00 p.m., on the 2nd Floor, in the Land Use Commission's Hearing Room, 426 Queen Street, Honolulu. Your petition in behalf of yourself and other property owners for change of Temporary District Boundary will be heard at that time.

Publication of Legal Notice of hearing appeared in the Honolulu Star-Bulletin on October 31, 1962.

Very truly yours,

R. J. DARNELL
EXECUTIVE OFFICER