WILSON JONES ©

Kaiser Hawaii-Kai Dev. Co. A(T)62-24

LUC File A(T)- 62-24

Petitioner: Kaiser Hawaii Kai County OAHU

Date petition and fee received from County with recommendation: 12-10-62

Suspense date for LUC action: _____

Publication of hearings

Dates	Newspaper
1-12-63	Honolulu Star Bulletin

Hearings

Date	Place(s)	By
3-5-63	426 Queen St.	L.U.C

Actions

Dates	Actions	By

Notes:

NEAL S. BLAISDELL
MAYOR

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
PLANNING DIRECTOR
FREDERICK K. F. LEE

CITY AND COUNTY OF HONOLULU
PLANNING DEPARTMENT
HONOLULU HALE ANNEX
HONOLULU 13, HAWAII

November 20, 1962

RECEIVED
DEC 10 1962
State of Hawaii
LAND USE COMMISSION

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

Gentlemen:

SUBJECT: Petition of Hawaii Kai Development Company for Urban Use for Property situated at Maunalua

Submitted for your consideration is a request of Kaiser Hawaii Kai Development Company to amend the temporary district boundary for agricultural use at Maunalua in the vicinity of Koko Head Park.

Please be informed that the Planning Commission at its meeting on November 8, 1962, voted to recommend the change in the temporary land use boundary from agriculture to urban use in conformity to the general plan and the maps enclosed which indicate the areas recommended for urban development.

The Planning Director of the City and County of Honolulu is wholeheartedly in favor of this recommendation and urges the necessary amendment to the temporary boundary to permit proper development of this area in conformity to the general plan studies and recommendations.

Very truly yours,
PLANNING COMMISSION

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

Encl

TRANSMITTED BY:

Managing Director

Mayor

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

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

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

EMPEROR A. HANAPI
City Clerk

CITY COUNCIL

CITY AND COUNTY OF HONOLULU

HONOLULU 13, HAWAII

Refer to
M-138 & D-383 (1963)

March 21, 1963

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

STATE OF HAWAII
LAND USE COMMISSION

Attention: R. J. Darnell, Executive Officer

Gentlemen:

Please be advised that, at Tuesday's meeting, the following actions were taken by the Committee of the Whole in connection with petitions for Change of Temporary District Boundaries:

1. That the Council adopt the recommendation of the Planning Commission to approve application from Hawaii-Kai Development Company for change in temporary land use boundaries from Agricultural to Urban use in conformity with the General Plan;

2. That the Land Use Commission be notified that upon a roll call to adopt the recommendation of the Planning Commission to deny the application for change in temporary district boundaries from Agricultural to Urban classification made by Centex-Trousdale Company, a Tie Vote was recorded; and

3. That the communication from the State Land Use Commission (M-138), requesting recommendations and comments on application for special permit by Magdalino Visitacion, and petitions for change of temporary district boundary from Hawaii-Kai Development Company and Centex Trousdale Company, together with the communication from the Planning Director (D-383), advising the Council of the action taken by the Planning Commission on the above mentioned requests, be received and filed.

Respectfully yours,

CITY COUNCIL

By
EMPEROR A. HANAPI
City Clerk

lv
cc - Plan. Dept. & Chief Engineer

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 C. P. Lemke, Chairman; Clesson Y. Chikasuye, Vice-Chairman; William K. Amona, Member; Yoshiro Nakamura

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 recommendation received by LUC

RECEIVED
DEC 10 1962
State of Hawaii
LAND USE COMMISSION

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 0-15 (Koko Head) to change the district designation of the following described property from its present classification in a(n) Agricultural district into a(n) Urban district.

Description of property:

As shown on attached Exhibit "A" and containing approximately 2300 acres.

Petitioner's interest in subject property:

Developer, by agreement with Owner.

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

See attached Exhibits "B" and "C".

(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. (See Exhibit "B").

(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. (See Exhibit "C").

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

Signature(s) _____
David C. Slipher
General Manager

KAISER HAWAII-KAI DEVELOPMENT CO.

Address: 7120 Kalanianaole Highway

Telephone: 362-331 - Tim Lee

State Form B14

STATE OF HAWAII

LAND USE COMMISSION
426 Queen St., Honolulu, Hawaii
Department, Bureau or Commission

OFFICIAL RECEIPT No. 31

Dec. 10, 1962

RECEIVED from Kaiser Hawaii-Kai Development Co. for David C. Sleyster, Gen. Mgr.

Fifty + no/100 **DOLLARS**

For public hearing by Land Use Commission for Change of Boundary for Parcels Located on Oahu

$ 50.00

Ch. # 12299 Boston

Alberta L. Fai

Public Accountant

dark Proposed

GENERAL PLAN

KAISER HAWAII-KAI DEVELOPMENT

PREPARED IN THE OFFICE OF
L. FREDERICK PACK ASSOCIATES OF HAWAII LTD.
931 UNIVERSITY AVENUE HONOLULU, HAWAII
SEPTEMBER 8, 1959

GRAPHIC SCALE
SCALE IN FEET

LEGEND

- EXISTING URBAN BOUNDARY
- EXISTING AGRICULTURE BOUNDARY
- EXISTING CONSERVATION
- PROPOSED URBAN USE FROM AGRICULTURE

AMENDMENT TO THE TEMPORARY DISTRICT BOUNDARY

W/FRED LEE'S LTR.

MISCELLANEOUS DATA

AREA OF MARINA LOTS	TOTAL AC. = 335.70
WATER FRONTAGE CREATED	TOTAL MILES = 18.06
EXISTING OCEAN FRONTAGE	TOTAL MILES = 3.60

CIRCULATION	MILES	ACRES
FREEWAYS AND PRIMARY STREETS	10.80	
SECONDARY STREETS	84.85	471.70
SCENIC DRIVES	2.90	
AREA BOUNDARY LINE		

NOT AN OFFICIAL PLAN ~
FOR INTERNAL USE
ONLY

REVISION NO	MADE BY	DATE
1	R.P.	FEB. 20, 1961
2	R.K.	JUN. 8, 1966
3	GAL	JULY 28, 1966
4	GAL	MAY 16, 1967
5	J.A. (GAL)	JUNE 28, 1967
6	R.P.	JUNE 28, 1967
7	R.P. / R.K.	FEB. 19, 1968
8	R.K.	FEB. 6, 1968

REVISIONS

Kaiser Hawaii-Kai Dev. Co. ACT 62-224

State of Hawaii
LAND USE COMMISSION
Kapuaiwa Building
426 Queen Street
Honolulu 13, Hawaii

light in same area

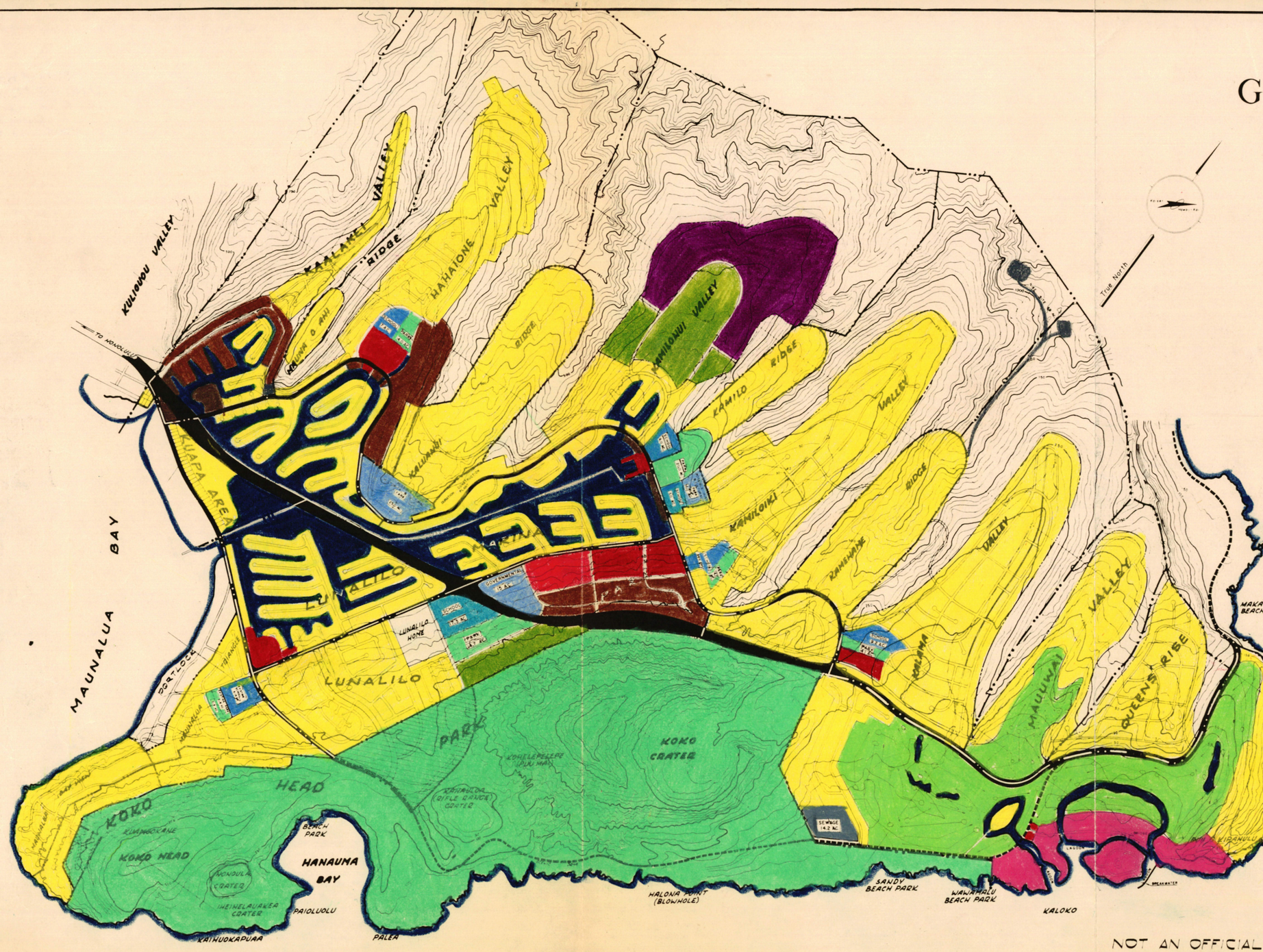
GENERAL PLAN

KAISER HAWAII-KAI DEVELOPMENT

PREPARED IN THE OFFICE OF
L. FREDERICK PACK ASSOCIATES OF HAWAII LTD.
931 UNIVERSITY AVENUE HONOLULU, HAWAII
SEPTEMBER 8, 1959

GRAPHIC SCALE
SCALE IN FEET

True North



LEGEND

LAND USE	AREA IN ACRES	POPULATION
RESIDENTIAL		
SINGLE FAMILY	2,219.9	37,290
MULTI-FAMILY		
LOW DENSITY	82.1	2808
MEDIUM DENSITY	58.7	2208
HIGH DENSITY	11.2	964
TOTAL RESIDENTIAL	2,371.9	43,070
COMMERCIAL		
GENERAL BUSINESS	83.5	
OTHER BUSINESS (PROFESSIONAL OFFICES, ETC.)		
TOURIST RESORT	75.0	2,804
TOTAL COMMERCIAL	158.5	2804
INDUSTRIAL		
LIGHT INDUSTRY	125.0	
HEAVY INDUSTRY		
TOTAL INDUSTRIAL	125.0	
PARKS AND RECREATION		
PUBLIC PARKS & PLAYGROUNDS	57.1	
PRIVATE RECREATION AREAS (GOLF COURSE)	286.8	
CEMETERIES		
TOTAL PARKS AND RECREATION	343.9	
AGRICULTURE		
NURSERY		
OTHER	118.5	
TOTAL AGRICULTURE	118.5	
INSTITUTIONAL USES		
GOVERNMENTAL	15.0	
SCHOOLS & CHURCHES	73.8	
HOSPITALS & OTHER INSTITUTIONS		
HISTORIC & CULTURAL	32.0	
TOTAL INSTITUTIONAL	120.8	
MILITARY		
NIKE SITE	4.9	
TOTAL MILITARY	4.9	
PUBLIC UTILITIES		
PUMP STATIONS		
TRANSFORMER STATIONS		
SEWAGE TREATMENT PLANT	14.2	
CORPORATION YARDS		
WATER RESERVOIR		
TOTAL PUBLIC UTILITIES	14.2	
EXCHANGE LAND	43.0	689
FUTURE DEVELOPMENT	1,107.4	5,281
UNASSIGNED LAND	1,354.4	
TOTAL LAND USE	5,762.5	51,644
KUAPA LAGOON (WATER AREA)	354.5	
TOTAL HAWAII KAI	6,117.0	51,644

MISCELLANEOUS DATA

AREA OF MARINA LOTS	TOTAL AC. = 335.70
WATER FRONTAGE CREATED	TOTAL MILES = 18.06
EXISTING OCEAN FRONTAGE	TOTAL MILES = 3.60

CIRCULATION	MILES	ACRES
FREEWAYS AND PRIMARY STREETS	10.80	
SECONDARY STREETS	84.85	471.70
SCENIC DRIVES	2.90	
AREA BOUNDARY LINE		

NOT AN OFFICIAL PLAN~
FOR INTERNAL USE
ONLY

ATTACH #2
"C"

REVISIONS			
NO.		MADE BY	DATE
1		K.T.	FEB. 20, '59
2		G.H.	MAR. 2, '59
3		DL.	MAY 14, '59
4		DAL.	JULY 24, '59
5		J.H.	AUG. 14, '59
6		J.H.	SEPT. 8, '59
7		K.T.	FEB. 20, '59
8		K.T.	FEB. 20, '59
9		J.H.	MAR. 2, '59
10		K.T.	FEB. 20, '59

Kaiser Hawaii-Kai Dev. Co. (1) 62-24

State of Hawaii
LAND USE COMMISSION
Kepuaiwa Building
426 Queen Street
Honolulu 13, Hawaii

ATTACH # 2
"C"

WATER GENERAL PLAN

KAISER HAWAII-KAI DEVELOPMENT

PREPARED IN THE OFFICE OF
L. FREDERICK PACK ASSOCIATES OF HAWAII LTD.
931 UNIVERSITY AVENUE HONOLULU, HAWAII

SEPTEMBER 8, 1959

GRAPHIC SCALE
0 500 1000 2000
SCALE IN FEET

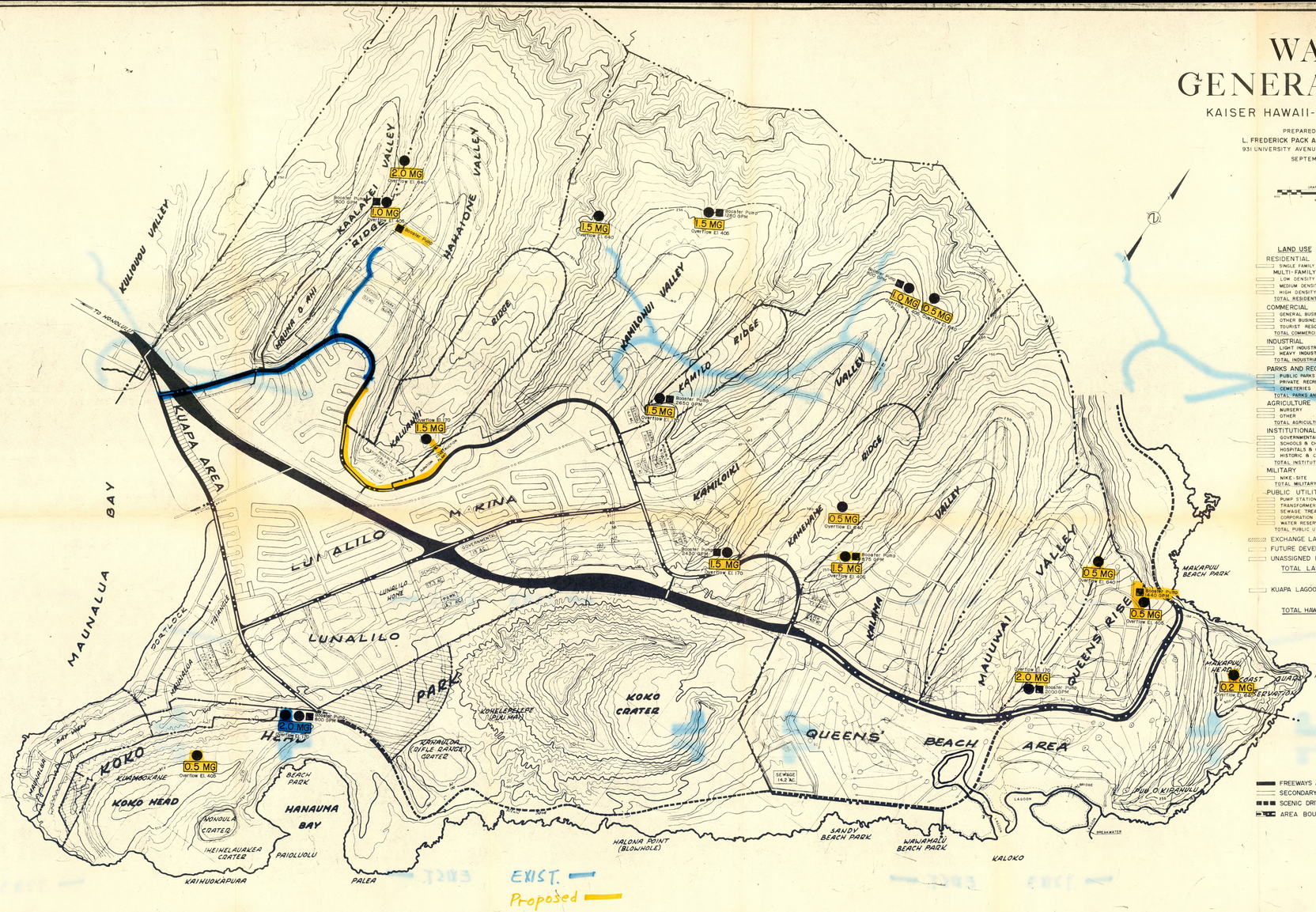
N

PROJECTION SUMMARY BY AREA AND POPULATION

KAISER HAWAII-KAI

SUBDIVISION	RESIDENTIAL			COMMERCIAL		INDUSTRIAL	PARK & RECREATIONAL	INSTITUTIONAL	OTHER			TOTAL LAND USE BY ELEVATION IN SUBDIVISION
KAALAKEI VALLEY												
WAINA O AHI RIDGE												
HANAUNA VALLEY												
KALOANUI RIDGE												
KAMILONUI VALLEY												
KAMILO RIDGE												
KAWILONI VALLEY												
KANEHAME RIDGE												
KALAMA VALLEY												
MAUUWAI* VALLEY												
QUEEN'S RISE												
QUEEN'S BEACH AREA*												
MAKAPUU PARK												
LUNALILO MARINA												
BAY VIEW UNIT NO.2												
BAY VIEW UNIT NO.1												
TRIANGLE UNIT NO.2												
TRIANGLE UNIT NO.1												
KUAPA AREA												
TOTAL LAND USE												

*Change in population not shown.



LEGEND

LAND USE	AREA IN ACRES	POPULATION
RESIDENTIAL		
SINGLE FAMILY	2,219.9	37,290
MULTI-FAMILY		
LOW DENSITY	82.1	2208
MEDIUM DENSITY	59.7	2208
HIGH DENSITY	11.2	964
TOTAL RESIDENTIAL	2,371.9	43070
COMMERCIAL		
GENERAL BUSINESS	83.5	
OTHER BUSINESS (PROFESSIONAL OFFICES, ETC.)		
TOURIST RESORT	75.0	2804
TOTAL COMMERCIAL	158.5	2804
INDUSTRIAL		
LIGHT INDUSTRY	125.0	
HEAVY INDUSTRY		
TOTAL INDUSTRIAL	125.0	
PARKS AND RECREATION		
PUBLIC PARKS & PLAYGROUNDS	57.1	
PRIVATE RECREATION AREAS (GOLF COURSE)	286.8	
CEMETERIES		
TOTAL PARKS AND RECREATION	343.9	
AGRICULTURE		
NURSERY		
OTHER	118.5	
TOTAL AGRICULTURE	118.5	
INSTITUTIONAL USES		
GOVERNMENTAL	15.0	
SCHOOLS & CHURCHES	73.8	
HOSPITALS & OTHER INSTITUTIONS		
HISTORIC & CULTURAL	32.0	
TOTAL INSTITUTIONAL	120.8	
MILITARY		
NIKE-SITE	4.9	
TOTAL MILITARY	4.9	
PUBLIC UTILITIES		
PUMP STATIONS		
TRANSFORMER STATIONS		
SEWAGE TREATMENT PLANT	14.2	
CORPORATION YARDS		
WATER RESERVOIR		
TOTAL PUBLIC UTILITIES	14.2	
EXCHANGE LAND	43.0	689
FUTURE DEVELOPMENT	1,107.4	5,281
UNASSIGNED LAND	1,354.4	
TOTAL LAND USE	5,762.5	51,644
KUAPA LAGOON (WATER AREA)	354.5	
TOTAL HAWAII KAI	6117.0	51,644

MISCELLANEOUS DATA

AREA OF MARINA LOTS	TOTAL AC. = 335.70
WATER FRONTAGE CREATED	TOTAL MILES = 18.06
EXISTING OCEAN FRONTAGE	TOTAL MILES = 3.60

CIRCULATION	MILES	ACRES
FREEWAYS AND PRIMARY STREETS	10.80	
SECONDARY STREETS	84.85	471.70
SCENIC DRIVES	2.90	
AREA BOUNDARY LINE		

NO.	BY	DATE
8		FEB. 20, 1961
7		JAN. 9, 1961
6		DEC. 19, 1960
5		REVISED MAY 1960
4		MAR. 23, 1960
3		MAR. 4, 1960
2		FEB. 5, 1960
1		JAN. 5, 1960
REVISION NO.	BY	DATE

REVISIONS

3960

SEWER GENERAL PLAN

KAISER HAWAII-KAI DEVELOPMENT

PREPARED IN THE OFFICE OF
L. FREDERICK PACK ASSOCIATES OF HAWAII LTD.
931 UNIVERSITY AVENUE HONOLULU, HAWAII

GRAPHIC SCALE
1" = 1000'

PROJECTION SUMMARY BY AREA AND POPULATION

KAISER HAWAII-KAI

SUBDIVISION	RESIDENTIAL																COMMERCIAL						INDUSTRIAL			PARK & RECREATIONAL			INSTITUTIONAL			OTHER									TOTAL LAND USE BY SUBDIVISION
MAP	SINGLE FAMILY		LOW DENSITY APARTMENT		MEDIUM DENSITY APARTMENT		HIGH DENSITY APARTMENT		MULTI-FAMILY		TOTAL RESIDENTIAL						BUSINESS						LIGHT INDUSTRY			PUBLIC PARKS & PLAYGROUNDS			SCHOOLS & CHURCHES			EXCHANGE LAND			FUTURE DEVELOPMENT			UNASSIGNED LAND		
	AREA	POPULATION	AREA	POPULATION	AREA	POPULATION	AREA	POPULATION	AREA	POPULATION	AREA	POPULATION					AREA	POPULATION					AREA	POPULATION		AREA	POPULATION		AREA	POPULATION		AREA	POPULATION							
KALAKAKI VALLEY																																									
MAUNA O AHI RIDGE																																									
HAHAIONE VALLEY																																									
KALUANUI RIDGE																																									
KAMILONUI VALLEY																																									
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TRIANGLE UNIT NO.2																																									
KUAPA AREA																																									
TOTAL LAND USE																																									

*Change in population not shown

DESIGN CRITERIA

1. CALCULATIONS ARE BASED ON SEWER STANDARDS OF THE DIVISION OF SEWERS, CITY & COUNTY OF HONOLULU.
2. ESTIMATE OF THE AVERAGE RATE OF SEWAGE FLOW.

A. SINGLE FAMILY	100 GALLONS/CAPITA/DAY	0.0001	M.G.D.
B. LOW-MEDIUM-HIGH DENSITY APARTMENTS	10000 GALLONS/ACRE/DAY	0.01	"
C. GENERAL BUSINESS	4,000 GALLONS/ACRE/DAY	0.004	"
D. TOURIST RESORT	10,000 GALLONS/ACRE/DAY	0.01	"
E. INDUSTRY	4,000 GALLONS/ACRE/DAY	0.004	"
F. SCHOOLS	50 GALLON/CAPITA/DAY	0.00005	"
G. CIVIC	10000 GALLONS/ACRE/DAY	001	"
H. INFILTRATION: DRY LAND	1,250 GALLONS/ACRE/DAY	0.00125	"
WET LAND	2,750 GALLONS/ACRE/DAY	0.00275	"

3. ESTIMATE OF THE MAXIMUM RATE OF SEWAGE FLOW = AVERAGE RATE OF DRY WEATHER FLOW × PEAK FACTOR (PEAK FACTOR FROM BABBITT FLOW CHART)
4. FRICTION FACTOR "N" FOR 18"-48" RCP = .013
FOR 8"-15" VCP = .013
MANNING'S FORMULA

LEGEND

- GRAVITY SEWER MAIN
- FORCE MAIN
- LIFT STATIONS
- DIRECTION OF FLOW
- DRAINAGE AREA TRIBUTARY TO TREATMENT PLANT.
- AREA SERVED BY GRAVITY LINES.

DRAINAGE AREA TRIBUTARY TO:
- LIFT STA. #1
- LIFT STA. #2
- LIFT STA. #3
- LIFT STA. #4
- LIFT STA. #5
- LIFT STA. #6

EXIST —
Proposed —

LEGEND

LAND USE	AREA IN ACRES	POPULATION
RESIDENTIAL		
SINGLE FAMILY	2,219.9	37,390
MULTI-FAMILY		
LOW DENSITY	82.1	2908
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HIGH DENSITY	11.2	590
TOTAL RESIDENTIAL	2,371.9	43,070
COMMERCIAL		
GENERAL BUSINESS	83.5	
OTHER BUSINESS (PROFESSIONAL OFFICES, ETC.)		
TOURIST RESORT	75.0	2,604
TOTAL COMMERCIAL	158.5	2604
INDUSTRIAL		
LIGHT INDUSTRY	125.0	
HEAVY INDUSTRY		
TOTAL INDUSTRIAL	125.0	
PARKS AND RECREATION		
PUBLIC PARKS & PLAYGROUNDS	57.1	
PRIVATE RECREATION AREAS (GOLF COURSE)	286.8	
CEMETERIES		
TOTAL PARKS AND RECREATION	343.9	
AGRICULTURE		
NURSERY		
OTHER	118.5	
TOTAL AGRICULTURE	118.5	
INSTITUTIONAL USES		
GOVERNMENTAL	15.0	
SCHOOLS & CHURCHES	73.8	
HOSPITALS & OTHER INSTITUTIONS		
HISTORIC & CULTURAL	32.0	
TOTAL INSTITUTIONAL	120.8	
MILITARY		
NIKE SITE	4.9	
TOTAL MILITARY	4.9	
PUBLIC UTILITIES		
PUMP STATIONS		
TRANSFORMER STATIONS		
SEWAGE TREATMENT PLANT	14.2	
CORPORATION YARDS		
WATER RESERVOIR		
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MISCELLANEOUS DATA

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SECONDARY STREETS	84.85	471.70
SCENIC DRIVES	2.90	
AREA BOUNDARY LINE		

SEWER GENERAL PLAN
REVISION #2 0-5-61

REVISION NO.	MADE BY	DATE
1	A.K.	FEB. 20, 1961
2	A.K.	JUNE 5, 1961
3	GL.	JULY 18, 1961
4	GL.	JULY 26, 1961
5	J.A.T.&L.	MAR. 15, 1961
6	J.A.T.&L.	SEPT. 15, 1961
7	T.S.T.&L.	JAN. 5, 1962
8	T.S.	FEB. 6, 1962

REVISIONS

3961

LUC Hearing Room
426 Queen Street
Honolulu, Hawaii

7:30 P.M.
March 5, 1963

STAFF REPORT

A(T) 62-24 Temporary District Classification: AGRICULTURAL

PETITION OF KAISER-HAWAII KAI DEVELOPMENT CO., for change of Temporary District Boundary from an Agricultural district to an Urban district for land in Maunalua, Oahu, described as First Division, TMK 3-9, Portions of plats 05, 09, 10, 14, 18, 20, those portions amounting to a total of 2300 acres, more or less.

The petitioner has stated that Kaiser-Hawaii Kai Development Company is the developer.

Although the figure of 2300 acres was published, according to the wording of the petition, the exhibits accompanying the petition do not seem to agree with each other. An unmarked exhibit, probably intended to be Exhibit "D", agrees with the City's approved plan (antedating the Land Use Commission's interim regulations and district maps), and shows an area of roughly one thousand acres of land proposed for urban and diversified-agricultural use in Maunalua and its tributary valleys, which area was placed in a Temporary Agricultural district when the interim district maps were adopted in April 1962.

The HB&A recommendations include all of the thousand acres, more or less, described above, in an Urban district, with the exception of certain lands at the upper fringes which the consultants considered excessively steep or difficult to provide access to.

While the staff thoroughly agrees, in principle, with the consultants with

regard to advisability of development of these fringes, the fact remains that the developer did receive approval for development of the entire area prior to the effective date of the Land Use Commission's regulation, and correctly expects the continuation of his right to proceed with his development. The staff accordingly recommends approval of the reclassification, to Urban, of the areas shown in red on the third map, which should be marked Exhibit "D".

The central portion of Kamilonui Valley, now in a Temporary Urban classification, is shown on the adopted City plan in green, for agricultural use, as is a small area adjacent to Koko Head Park. It is understood that the City intends to retain their Agricultural designation of these two areas, within the final Urban district line.

Staff will additionally recommend that the areas not proposed for urban or agricultural use in the hills above Maunalua Valley be included in the Conservation district when the final district maps are adopted.

Ref. No. LUC 273

April 22, 1964

Mr. Henry H. Shigekane
Attorney
406 Trustco Building
Honolulu, Hawaii

Dear Mr. Shigekane:

Your request of April 13, 1964, for a special hearing on the permanent boundaries of the island of Oahu affecting Kaiser Hawaii-Kai Development Company, has been received. This request will be brought to the attention of the Land Use Commission at the next opportunity and we shall advise you of any decision.

As per our telephone conversation earlier in the week, a favorable reply to your request is doubtful because it would not be reasonably possible to extend the same privilege to all others concerned.

Very truly yours,

RAYMOND S. YAMASHITA
Executive Officer

cc: Mr. Myron Thompson
Mr. C.E.S. Burns
Mr. Roy Takeyama

RECEIVED
APR 15 1964
State of Hawaii
LAND USE COMMISSION

Wants to know status of this - will call

1070

April 13, 1964

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

Gentlemen:

For the forthcoming hearings on the permanent boundaries of the island of Oahu affecting the development of Kaiser Hawaii Kai Development Co. at Maunalua, Oahu, I respectfully request that your Commission set aside a special hearing date when Kaiser Hawaii Kai Development Co. can present its case. This request for a special hearing is made in the light of the unique background surrounding the development of Hawaii Kai and its history with your Commission of which your director, Mr. Ray Yamashita, is aware.

Respectfully submitted,

Henry H. Shigekane
Attorney for Kaiser Hawaii-Kai
Development Co.

HHS:nth

cc: Mr. George Pai, Kaiser Hawaii-Kai Development Co.
Mr. Ray Takayama, Deputy Attorney General
State of Hawaii

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

JUL 5 1963

(731)

Refer to
M-495 (1963)

Your Ref. No. LUC 601

CITY COUNCIL

CITY AND COUNTY OF HONOLULU

HONOLULU 13, HAWAII

July 3, 1963

RECEIVED
JUL 5 1963
State of Hawaii
LAND USE COMMISSION

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

Attention: Mr. W. M. Mullahey
Acting Executive Officer

Gentlemen:

Your communication of June 26, 1963 enclosing a copy of a petition for Temporary District Boundary Change granted by the Land Use Commission to Kaiser Hawaii-Kai Development Company - A(T) 62-24, was referred to the Committee on Public Works at yesterday's meeting of the City Council.

Respectfully yours,

CITY COUNCIL

By Emperor A. Hanapi
EMPEROR A. HANAPI
City Clerk

rr

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

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

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

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

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

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

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

Copies for folders attached

634

EMPEROR A. HANAPI
City Clerk

CITY COUNCIL

CITY AND COUNTY OF HONOLULU

HONOLULU 13, HAWAII

Refer to
M-138 & D-383 (1963)

March 21, 1963

RECEIVED
MAR 22 1963
State of Hawaii
LAND USE COMMISSION

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

Attention: R. J. Darnell, Executive Officer

Gentlemen:

Please be advised that, at Tuesday's meeting, the following actions were taken by the Committee of the Whole in connection with petitions for Change of Temporary District Boundaries:

1. That the Council adopt the recommendation of the Planning Commission to approve application from Hawaii-Kai Development Company for change in temporary land use boundaries from Agricultural to Urban use in conformity with the General Plan;

2. That the Land Use Commission be notified that upon a roll call to adopt the recommendation of the Planning Commission to deny the application for change in temporary district boundaries from Agricultural to Urban classification made by Centex-Trousdale Company, a Tie Vote was recorded; and

3. That the communication from the State Land Use Commission (M-138), requesting recommendations and comments on application for special permit by Magdalino Visitacion, and petitions for change of temporary district boundary from Hawaii-Kai Development Company and Centex Trousdale Company, together with the communication from the Planning Director (D-383), advising the Council of the action taken by the Planning Commission on the above mentioned requests, be received and filed.

Respectfully yours,

CITY COUNCIL

By
EMPEROR A. HANAPI
City Clerk

lv
cc - Plan. Dept. & Chief Engineer

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.

23 March 64

Meeting with Kaiser

1. Official Oahu General Plan 1961
2. Kaiser's concern over uncertainty of the Land Use Commission. Urban areas should be stabled in order for development to take place
3. Kaiser wants to utilize flat areas in Conservation district for urban development.
4. Kaiser is spending a lots of money to meet adequate regulations for building on a hillside. The rise of platforms are being applied to hillside homes.
5. Kaiser is concern about the unstability of the Land Use Commission. If a new Commission comes in and change what this Commission did then the developer is stuck. There must be continuity.
6. Kaiser wants to put houses around the golf course.
7. Ray - Explanation on whether the word of the last Land Use Commission was good or not. Last Land Use Commission's words is good.
8. Ray - Explanation on the adoption of proposed final boundaries.
9. Kaiser - a developer cannot go ahead unless he has a firm committment.
10. Ray - How serious does the proposed district boundaries affect what you are doing.
11. There is a need to use the hillsides to make the development profitable.
12. Area left out in residential will affect the development progress. The movement of facilities will cost at least five million dollars.
13. Attorney Shigekane - 20% grade is pretty arbitrary.
14. Kaiser - the area left out in residential will represent an investment of eleven million dollars.
15. The problem of convincing Commissioners. Kaiser's associates will present a mpa. Square footage wise there is not much difference. Economically the area left out will make a lot of difference.

16. Pond - Ray - waterways should be in conservation.

17. Yee - Pond will be left open as much as possible.

18. Kaiser - Pond - Thirteen million dollars - Government should buy it if it is in Conservation.

19. Yee - need 20 miles of water frontage to make the pond profitable

20. Kaiser - Pond should be in urban.

21. Ray - land area is in urban not pond.

22. Yee - financing wise the restriction by Land Use Commission will jeopardize the development.

23. Hillsides will be only used for density purposes.

24. Kaiser - money that have been spent must be distributed over the waterfront.

25. Yee - Pro-rated the costs up to the ridges.

26. Withdrawal of ridges will result in a lost of dollars.

27. Shigekane - chere are some legal implications in the creation of stumbling blocks in the Kaiser development.

28. Kaiser wants to dredge Kealia Pond on Maui and develop it. Kauai Hanapepe Salt pond is another consideration of Kaiser.

29. Yee - project of our size cannot be planned in increments.

30. Kaiser - Maui can be changed any time?

31. Ray explanation of boundary changes and special permits.

32. Yee - Kaiser's plans will be implemented within 5 years.

33. 15 (Holiday Hotels) rooms hotel will be developed in Hawaii Kai

34. Kaiser - preserving the rocks will repress the developer.

35. Yee - taking away the land will reduce the profit motive.

36. Yee - we will develop ideas and plan and then convey the ideas to the Land Use Commission.

23 March 64

Meeting with Kaiser

(1) Official Oahu General Plan 1961

(2) Kaiser's concern over uncertainty of the LUC. Urban area should be stable in order for development to take place.

(3) Kaiser wants to utilize flat areas in "C" district for urban development. (See Page 269)

(4) Kaiser is spending a lot of money to meet adequate regulations for building on a hillside. The use of platforms are being applied to hillside homes.

(5) Kaiser is concern about the unstability of the LUC. If a new Commission comes in and change what this commission did then the developer is stuck. There must be continuity.

(6) Kaiser wants to put houses around the golf course.

(7) Ray — Explanation on whether the word of the last LUC was good or not. Last LUC's word is good.

(8) Ray – Explanation on the adoption of proposed final boundaries

(9) Kaiser – a developer cannot go ahead unless he has a firm commitment. Kaiser doesn't think it is legal.

(10) Ray – How serious does the proposed district boundaries effect what you are doing.

(11) – There is a need to use the hillsides to make the development profitable.

(12) Area left out in residential will effect the development program. The movement of facilities will cost at least 5 million dollars.

(13) Attorney Shigekane – 20% grade is pretty arbitrary.

(14) Kaiser – The area left out in residential will represent an investment of 11 million dollars.

(15) The problem of conviction Commissioners, Kahn's associates will present a maps. Square footage wise there is not much difference. Economically the area left out will make a lot of difference.

(16) Pond — Ray — waterways should be in conservation.

(17) — Yes — Pond — will be left open as much as possible

(18) Kahn — Pond — 13 million dollars — Govt should buy it if it is in "C".

(19) Yes — need 20 miles of water frontage to make old pond profitable.

(20) Kahn — Pond should be an urban.

(21) Ray — land area is an urban not pond.

(22) Yes — frankly with the restrictions by LWC will jeopardize the development.

(23) Hillsides will be only used for density purposes.

(24) Kauai — money that have been spent must be distributed over the waterfront.

(25) Yes — Pro-rated the costs up to the ridges.

(26) Withdrawal of ridges will result in a lost of $.

(27) Shigetomi — There are some legal implications in the creation of stumbling blocks in the Kauai development.

(28) Kauai wants to dredge Kealia Pond on Maui & develop it. Kauai Hanapepe Salt pond is another consideration of Kauai.

(29) Yes — project of our size cannot be planned in increments.

(30.) Kaiser — ? Maui can be changed any time?

(31) Pay explanation of boundary changes & special permits.

(32) Yes - Kaiser's plans will be implemented within 5 years.

(33) 1500 (Holiday Hotels) rooms hotel will be developed in Hawaii Kai.

(34) Kaiser - pleasing the rocks will repress the developer.

(35) Yes - Taking away the land will reduce the profit motive

(36) Yes - We will develop ideas & plan and then convey the ideas to the LUC.

Ref. No. LUC 112

February 17, 1964

Mr. Henry H. Shigekane
Damon & Shigekane, Attorneys At Law
406 Trustco Building
250 South King Street
Honolulu 13, Hawaii

Dear Mr. Shigekane:

Your letter of February 12, 1964 referring to permanent boundaries for Hawaii Kai, Maunalua, Oahu, Hawaii, has been received.

All correspondences, files, maps, and records pertaining to the petition by Kaiser Hawaii-Kai Development Company which was brought before the prior Land Use Commission, have been examined and will be considered by this Land Use Commission prior to adoption of final district boundaries. Minutes of the public hearing and of the action taken by the prior Land Use Commission will also be considered.

In regards to your comment that the proposed map was erroneous in respect to Hawaii-Kai, we have been advised by Counsel for the Commission that the Land Use Commission may change district boundaries now in existence. The proposed map is therefore not erroneous. However, this Land Use Commission will give every consideration to the fact that the prior Land Use Commission has rendered a decision affecting Hawaii-Kai.

In response to your offer, we would appreciate the opportunity to further discuss the Hawaii-Kai area with you in the next few days.

Very truly yours,

RAYMOND S. YAMASHITA
Executive Officer

cc: Mr. Myron Thompson
Mr. Roy Takeyama

(915)

DAMON & SHIGEKANE
ATTORNEYS AT LAW
406 TRUSTCO BUILDING
250 SOUTH KING STREET
HONOLULU 13, HAWAII

C. F. DAMON, JR.
HENRY H. SHIGEKANE

TELEPHONE 566-188

February 12, 1964

RECEIVED
FEB 13 1964
State of Hawaii
LAND USE COMMISSION

Mr. Ray Yamashita
Director, Land Use Commission
State of Hawaii
426 Queen Street
Honolulu 13, Hawaii

Re: Permanent boundaries for
Hawaii Kai
Maunalua, Oahu, Hawaii

Dear Sir:

If you will recall, earlier this year I personally contacted you at your office about the proposed permanent boundaries for Hawaii Kai and pointed out to you that the map you had prepared as a basis for making this determination did not correctly show the temporary boundaries for Hawaii Kai as adopted by the Land Use Commission. Your proposed map was erroneous insofar as it lowered the mauka boundaries of the urban area from the ridge line to the 20% grade and as it deleted from the urban area a sizeable area near Makapuu Point. You will recall my telephoning you recently to check if you had made the corrections which you might find necessary based on your study of our application with the Land Use Commission, to which, you admitted, you had not referred in preparing your map for the proposed permanent boundaries.

Kaiser Hawaii-Kai Development Co. stands ready and willing to render you whatever help you might need in making the corrective amendments. May I hear from you soon.

Yours very truly,

Henry H. Shigekane
Attorney for Kaiser Hawaii-Kai
Development Co.

HHS:nth

cc: Kaiser Hawaii-Kai Development Co.

Sent to Comm.

DAMON & SHIGEKANE
ATTORNEYS AT LAW
406 TRUSTCO BUILDING
250 SOUTH KING STREET
HONOLULU 13, HAWAII

C. F. DAMON, JR.
HENRY H. SHIGEKANE

TELEPHONE 566-188

C 51

April 1, 1963

RECEIVED
APR 2 1963
State of Hawaii
LAND USE COMMISSION

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

Gentlemen:

This is to confirm the extension of time granted Kaiser Hawaii-Kai Development Co., petitioner in an appeal filed with your Commission for a reconsideration of the temporary boundaries set for the lands generally known as Hawaii-Kai located in Maunalua and Koko-Head on the island of Oahu, to submit additional data in connection with said appeal. The hearing was held on March 5, 1963; Mr. E. C. Bryan, chairman of the Commission, granted Kaiser Hawaii-Kai Development Co. an additional seven days, up to and including the 27th of March 1963 within which to submit these data.

Yours very truly,

Henry H. Shigekane

Henry H. Shigekane,
Attorney for Kaiser
Hawaii-Kai Development Co.

HHS:nth

KAISER HAWAII-KAI DEVELOPMENT CO.

COST EFFECT OF CHANGES TO THE BOUNDARIES OF AREAS DEVELOPABLE BY HAWAII-KAI

	COSTS	HAWAII-KAI GENERAL PLAN	PROPOSED PLANS TEMPORARY	PERMANENT
Total enclosed acreage.....		6,100	3,800	3,300
Total salable acreage.....		3,200	1,900	2,500
Salable acreage deleted from Hawaii-Kai General Plan.....			1,300	700
Costs of General Proratable Projects:				
Incurred to date.....	$ 5,800,000*			
Remaining to completion.....	6,400,000			
	$12,200,000			
Portion applicable to each salable acre.....		$3,800	$6,400	$4,900
Portion allocated by Hawaii-Kai to salable acreage deleted from Hawaii-Kai General Plan:				
Amount.....			$4,900,000	$2,600,000
Per Cent.....			40%	21%

* Includes $3,100,000 for sewerage and less than $1,000,000 for general planning. Balance represents cost of other general projects constructed to date.

E.B.D. 3/5/63

(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
JUL 12 1963
State of Hawaii
LAND USE COMMISSION

736

July 9, 1963

Mr. Chairman:

Your Committee on Public Works to which was referred communication (M-495) from W. M. Mullahey, Acting Executive Officer, Land Use Commission, State of Hawaii, enclosing a copy of a petition for Temporary District Boundary Change granted by the Land Use Commission to Kaiser Hawaii-Kai Development Company - A(T) 62-24, recommends that it be received and filed.

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 9th day of July 19 63

Reference:

Resolution No.

Bill No.

COMMITTEE REPORT NO. 1375

Ref. No. LUC 602

June 26, 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:

Kaiser Hawaii-Kai Development Company - A(T) 62-24

Very truly yours,

W. M. MULLAHEY
ACTING EXECUTIVE OFFICER

Enclosure

EAGLE-A
TYPE-ERASE
25% COTTON FIBER

Ref. No. LUC 601

June 26, 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:

Kaiser Hawaii-Kai Development Company - A(T) 62-24

Very truly yours,

W. M. MULLAHEY
ACTING EXECUTIVE OFFICER

Enclosure

STATE OF HAWAII
LAND USE COMMISSION

426 Queen Street
Honolulu, Hawaii

June 26, 1963

Kaiser Hawaii-Kai Development Company
~~7120 Kalanianaole Highway~~
Honolulu, Hawaii

Attention: Mr. David C. Slipher, General Manager

Dear Sir:

With reference to your petition A(T) 62-24 to reclassify that property described as First Division, TMK 3-9 por. plats 05, 09, 10, 14, 18, 20, 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 7:30 p.m., March 5, 1963.

Notice of the hearing appeared in the Honolulu Star-Bulletin, on Feb. 12, 1963; and in the xxxxxxxxxxxxxxxxxxxxxx, on xxxxxxxxxxxxxxx.

The Land Use Commission, at its meeting in the Chambers of the Kauai County Board of Supervisors/Lihue, Kauai, beginning at 6:00 p.m., April 25, 1963, amended Temporary District Boundary map 0-15 (Koko Head) as follows:

To include within the Land Use Commission's Temporary Urban District all of the area under petition that falls within the City & County of Honolulu's Master Plan for Kaiser Hawaii-Kai adopted by the City Council on March 14, 1961.

Very truly yours

~~xxxxxxxxxxxx~~
R. S. DARNELL
ACTING EXECUTIVE OFFICER

cc: Mr. Shigekane

Copy: Shigekane
City Planning
City Council
Tax

STATE OF HAWAII
LAND USE COMMISSION

426 Queen Street
Honolulu, Hawaii

May 1, 1963

Kaiser Hawaii-Kai Development Co.
7120 Kalaniana ole Highway
Honolulu, Hawaii

ATTN: David C. Slipher, Genl Manager

Dear Sir:

With reference to your petition A(T) 62-24 to reclassify that property described as TMK 3-9 por. plats 05, 09, 10, 14, 18, 20 1st Div. 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 St. Honolulu, at 7:30 p.m. March 5, 1963.

Notice of the hearing appeared in the Honolulu Star Bulletin, on Feb 12, 1963; and in the _____, on _____.

The Land Use Commission, at its meeting in the chambers of the Kauai County Bd of Supervisors Lihue, Kauai, beginning at 6:00 p.m April 25, 1963, amended Temporary District Boundary map O-15 (Kolco Head) _____ as follows:

to include within the temporary Urban district all of the area under petition that falls within the City & County of Honolulu's Master Plan for Kaiser Hawaii-Kai adopted by the City Council on March 14, 1961.

Very truly yours

R. J. DARNELL
EXECUTIVE OFFICER

Rec'd 4-7
City
Council Office
Honolulu, Hawaii
April 14, 1961

STATE OF HAWAII

LAND USE COMMISSION

VOTE RECORD

ITEM Kaiser Hawaii-Kai

DATE 4-25-63

PLACE Bd. Rm. Kauai

TIME 6:20 p.m.

NAMES	YES	NO	ABSTAIN	ABSENT
KANEMOTO, E.	✓			
WILLIAMS, R.	✓			
FRIEL, S.	✓			
(1) SUNN, F.	✓			
IGE, Y.	✓			
GREGG, W.	✓			
~~LOMBARDI~~, F.				✓
~~COOK, E. H.~~ Sid.				✓
BRYAN, E.	✓			

COMMENTS:

Approve request as per City Master

Sent to Comm. + County

RECEIVED
APR 17 1963
State of Hawaii
LAND USE COMMISSION

April 16, 1963

(108)

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

Re: Appeal of Kaiser Hawaii-Kai Development Co.

Gentlemen:

The numerous legislative bills being considered by the State Legislature amending the Land Use Commission and affecting its work and operations and the "Palace" rumblings about the replacement of the Commissioners give us some concern. Our appeal was heard by you and we believe that you, as presently constituted, should determine our appeal. We wish to avoid the hardship of presenting another appeal to another body. Further, if the legislature is to postpone the date when permanent boundaries are to be set, then we must have our temporary boundaries redetermined; if not, Kaiser Hawaii-Kai Development Co. would be left in a sorry condition.

In view of the above, we respectfully request your early and favorable consideration of our appeal.

Respectfully Submitted,

KAISER HAWAII-KAI DEVELOPMENT CO.

Henry H. Shigekane

by _____
Henry H. Shigekane
Its Attorney

Ref. No. LUC 550

April 23, 1963

Kaiser Hawaii-Kai Development Company
7120 Kalanianaole Highway
Honolulu, Hawaii

Attention: Mr. David C. Slipher, General Manager

Gentlemen:

The Land Use Commission of the State of Hawaii will hold a meeting on the Island of Kauai on April 25, 1963, at 6:00 p.m., in the Boardroom of the Kauai County Board of Supervisors, Lihue, Kauai.

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,

W. M. MULLAHEY
FIELD OFFICER

LUC Hearing Room
426 Queen Street
Honolulu, Hawaii

7:30 P.M.
March 5, 1963

STAFF REPORT

A(T) 62-24 Temporary District Classification: AGRICULTURAL

PETITION OF KAISER-HAWAII KAI DEVELOPMENT CO., for change of Temporary District Boundary from an Agricultural district to an Urban district for land in Maunalua, Oahu, described as First Division, TMK 3-9, Portions of plats 05, 09, 10, 14, 18, 20, those portions amounting to a total of 2300 acres, more or less.

The petitioner has stated that Kaiser-Hawaii Kai Development Company is the developer.

Although the figure of 2300 acres was published, according to the wording of the petition, the exhibits accompanying the petition do not seem to agree with each other. An unmarked exhibit, probably intended to be Exhibit "D", agrees with the City's approved plan (antedating the Land Use Commission's interim regulations and district maps), and shows an area of roughly one thousand acres of land proposed for urban and diversified-agricultural use in Maunalua and its tributary valleys, which area was placed in a Temporary Agricultural district when the interim district maps were adopted in April 1962.

The HB&A recommendations include all of the thousand acres, more or less, described above, in an Urban district, with the exception of certain lands at the upper fringes which the consultants considered excessively steep or difficult to provide access to.

While the staff thoroughly agrees, in principle, with the consultants with

regard to advisability of development of these fringes, the fact remains that the developer did receive approval for development of the entire area prior to the effective date of the Land Use Commission's regulation, and correctly expects the continuation of his right to proceed with his development. The staff accordingly recommends approval of the reclassification, to Urban, of the areas shown in red on the third map, which should be marked Exhibit "D".

The central portion of Kamilonui Valley, now in a Temporary Urban classification, is shown on the adopted City plan in green, for agricultural use, as is a small area adjacent to Koko Head Park. It is understood that the City intends to retain their Agricultural designation of these two areas, within the final Urban district line.

Staff will additionally recommend that the areas not proposed for urban or agricultural use in the hills above Maunalua Valley be included in the Conservation district when the final district maps are adopted.

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

Copies for folders attached. Refer to M-138 (1963)

CITY COUNCIL

CITY AND COUNTY OF HONOLULU

HONOLULU 13, HAWAII

February 20, 1963

RECEIVED
FEB 25 1963
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 February 14, 1963 requesting recommendations and comments on (1) an application for Special Permit by Magdalino Visitacion; and (2) petitions for Change of Temporary District Boundary from Agriculture to Urban classification by Kaiser Hawaii-Kai Development Co., and Centex-Trousdale Company, was referred to the Committee of the Whole for consideration at yesterday's meeting, and to the Planning Director for his comments.

Respectfully,

CITY COUNCIL

By
EMPEROR A. HANAPI
City Clerk

ert
cc: Planning Director

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.

Ref. No. LUC 432

February 15, 1963

Kaiser Hawaii-Kai Development Company
7120 Kalanianaole Highway
Honolulu, Hawaii

Attention: Mr. David C. Slipher, General Manager

Gentlemen:

This is to inform you of the public hearing called by the Land Use Commission of the State of Hawaii on March 5, 1963, at 7:30 p.m., in the Land Use Commission Hearing Room, 426 Queen Street, Honolulu, Hawaii. Your petition for Change of Temporary District Boundary from Agriculture to Urban classification will be heard at that time.

Publication of Legal Notice appeared in the Honolulu Star-Bulletin on February 12, 1963.

Very truly yours,

R. J. DARNELL
EXECUTIVE OFFICER

Ref. No. LUC 422

February 14, 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:

The State 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 March 5, 1963, at 7:30 p.m., in the Land Use Commission's Hearing Room, 426 Queen Street, Honolulu, Hawaii.

An application for Special Permit by Magdalino Visitacion; and petitions for Change of Temporary District Boundary from Agriculture to Urban classification by Kaiser Hawaii-Kai Development Co., and Centex-Trousdale Company 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

HAWAII NEWSPAPER AGENCY, INC.
AGENT FOR
HONOLULU STAR-BULLETIN, INC. AND
ADVERTISER PUBLISHING COMPANY, LTD.
P.O. BOX 3350 PHONES 57911/52977
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HONOLULU 2, HAWAII

LAND USE COMMISSION
195 S KING ST
HONOLULU 13 HAWAII

62327
ACCOUNT NO.

ADVERTISING INVOICE

RETURN ONE COPY WITH YOUR REMITTANCE

DATE MO.	DAY	YR.	NO. TIMES RUN	DESCRIPTION OR ORDER NO.	CLASSIFIED CLASS	CLASSIFIED LINES	CLASSIFIED TIMES	SPACE	RATE OR REFERENCE NUMBER	AMOUNT	STATE TAX	AMOUNT
2	12	63	15	148				2900		9570		9570
2	12	63	15	ST TAX							335	335
												9905

TYPE OF AD

CLASSIFIED: 62 STAR-BULLETIN AND/OR 94 ADVERTISER

NATIONAL 63

MAKE CHECKS PAYABLE TO HAWAII NEWSPAPER AGENCY, INC., AGENT

NOTICE OF PUBLIC HEARINGS TO CONSIDER

(1) PROPOSED FINAL DISTRICT REGULATIONS
(2) PROPOSED FINAL DISTRICT BOUNDARIES
(3) APPLICATIONS FOR SPECIAL PERMIT AND
(4) PETITIONS FOR CHANGE OF TEMPORARY DISTRICT BOUNDARY, WITHIN THE COUNTY OF MAUI BEFORE THE LAND USE COMMISSION OF THE STATE OF HAWAII

NOTICE IS HEREBY GIVEN OF PUBLIC HEARINGS TO BE HELD IN THE COUNTY OF MAUI, by the State of Hawaii Land Use Commission to consider (1) proposed Final District Regulations; (2) proposed Final District Boundaries for the County of Maui; (3) three applications for Special Permit and; (4) three petitions for Change of Temporary District Boundary, within the County of Maui as provided for in SECTION 2, Sections 4, 6, 7 & 8, Act 187, Session Laws of Hawaii 1961.

WEDNESDAY, MARCH 6, 1963, Community Center, KAUNAKAKAI, MOLOKAI, at 9:00 a.m., or as soon thereafter as those interested may be heard.

WEDNESDAY, MARCH 6, 1963, Wailuku Elementary School Cafeterium, WAILUKU, MAUI, at 7:30 p.m., or as soon thereafter as those interested may be heard.

THURSDAY, MARCH 7, 1963, Courtroom of the Lahaina District Court, LAHAINA, MAUI, at 9:00 a.m., or as soon thereafter as those interested may be heard.

Schedule of Items to be Heard:

(1) Proposed Final District Regulations—all three hearings.

(2) Proposed Final District Boundaries for the County of Maui—all three hearings.

(3) Application of Tsugio Tanigawa SP(T) 62-11 for Special Permit to subdivide a one acre parcel into two residential lots on land described as Second Division, TMK 5-7-3: 73 — Kaunakakai Hearing only.
Application of Laurie Fish, et. al. SP(T) 62-17 for Special Permit to subdivide 15.3 acres into residential lots on land in Kula, Maui described as Second Division, TMK 2-2-6: 57—Wailuku Hearing only.
Application of Makeana Pahukoa, et. al. SP(T) 62-41 for Special Permit to create one house lot from a larger parcel of .3 acres on land in Keanae Homesteads, Maui described as Second Division, TMK 1-1-3: 58--Wailuku Hearing only.

(4) Petition of Holly Corp. Associates A(T) 62-26 for Change of Temporary District Boundary from an Agricultural district to an Urban district classification on land in Waialua, [illegible] Second Division, TMK [illegible] only.
[illegible] A(T) 62-25 [illegible] District Boundary from [illegible] an Urban [illegible] land in Makena

OFFICE OF THE TRUSTEES OF THE

BERNICE P. BISHOP ESTATE

THE FOUNDATION OF THE KAMEHAMEHA SCHOOLS

519 HALEKAUWILA STREET
P.O. BOX 3466

HONOLULU 1, HAWAII

CABLE ADDRESS "PAUAHI"

March 5, 1963

Land Use Commission
Department of Planning & Research
State of Hawaii
426 Queen Street
Honolulu, Hawaii

Attention: Mr. E. C. Bryan, Chairman

Gentlemen:

Petition for -
Change of Temporary District Boundary,
Kaiser Hawaii-Kai Development Co.,
Maunalua, Oahu

Hawaii-Kai Development Company has filed a petition with the State Land Use Commission requesting a change in the temporary agricultural district boundary established in the Maunalua area on Oahu. A hearing on this petition is set for 7:30 P.M., Tuesday, March 5, 1963.

Please be advised that the Trustees of the B. P. Bishop Estate have reviewed this petition by Kaiser Hawaii-Kai Development Company to reset the temporary district boundaries and reclassify certain lands heretofor considered agricultural into urban use and the Trustees are in accord therewith.

At a joint meeting of the Land Use Commission and the City Planning Commission arranged by Mayor Neil S. Blaisdell on November 6, 1962 at the Pacific Club, a member of the Trustees' Staff advised the Land Use Commission that the Trustees were in favor of Hawaii-Kai's petition.

In view of the public hearing, which has been called on this matter, the Trustees wish to reiterate their belief and to support Kaiser Hawaii-Kai's desire to extend the urban boundary for this area to coincide with the boundaries presently set by the City Planning Commission.

Very truly yours,

A. J. Dow
For Secretary

JM:ss
cc: Hawaii-Kai Dev. Co.
Attn.: Mr. K. Tim Yee

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BERNICE P. BISHOP ESTATE

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For Secretary

JM:ss
cc: Hawaii-Kai Dev. Co.
Attn.: Mr. K. Tim Yee

NEAL S. BLAISDELL
MAYOR

PLANNING COMMISSION
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PLANNING DIRECTOR
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CITY AND COUNTY OF HONOLULU

PLANNING DEPARTMENT
HONOLULU HALE ANNEX
HONOLULU 13, HAWAII

November 20, 1962

RECEIVED
DEC 10 1962
State of Hawaii
LAND USE COMMISSION

Robert Sunoda

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

Gentlemen:

SUBJECT: Petition of Hawaii Kai Development Company for Urban Use for Property situated at Maunalua

Submitted for your consideration is a request of Kaiser Hawaii Kai Development Company to amend the temporary district boundary for agricultural use at Maunalua in the vicinity of Koko Head Park.

Please be informed that the Planning Commission at its meeting on November 8, 1962, voted to recommend the change in the temporary land use boundary from agriculture to urban use in conformity to the general plan and the maps enclosed which indicate the areas recommended for urban development. 11 x 8 15" x 12"

The Planning Director of the City and County of Honolulu is wholeheartedly in favor of this recommendation and urges the necessary amendment to the temporary boundary to permit proper development of this area in conformity to the general plan studies and recommendations.

Very truly yours,
PLANNING COMMISSION

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

Encl

TRANSMITTED BY:

Managing Director

Neal S. Blaisdell
Mayor