KENNEDY, Eugene and Eva A(T) 62- 27

LUC File A(T)- 63-27

Petitioner: EUGENE & EVA KENNEDY County OAHU

Date petition and fee received from County with recommendation: January 4, 1963

Suspense date for LUC action: _____

Publication of hearings

Dates	Newspaper
1-12-63	HONOLULU STAR BULLETIN

Hearings

Date	Place(s)	By
2-5-63	LUC HEARING ROOM	LUC

Actions

Dates	Actions	By

Notes:

STATE OF HAWAII
LAND USE COMMISSION

426 Queen Street
Honolulu, Hawaii

RECEIVED
CITY PLANNING COMM.
1962 NOV 30 PM 3 38

TMK 4-3-02:1
amended to 30 ± Ac.
from 88 Ac.

This space for County or DLNR use

Date Petition and Fee received by County or DLNR _____

Date forwarded to LUC with recommendation _____

RECEIVED
JAN 4 1963
STATE of Hawaii
LAND USE COMMISSION

Date Petition, Fee and County/DLNR recommendation 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 O-14 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:

See maps attached as Exhibits "A" and "B". Property concerned lies above temporary district boundary ("somewhere along 250 foot contour") in parcel shaded in red.

Petitioner's interest in subject property:

Owners

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

(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 statement attached as Exhibit "C".

(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 statement attached as Exhibit "D".

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

Signature(s) Eugene F. Kennedy & Eva Lum Kennedy

By Harold Y. Shintaku

HAROLD Y. SHINTAKU
209 Liberty Bank Bldg.
Honolulu, Hawaii

Address: _____

Telephone: 507808 - 994144

RECEIVED
CITY PLANNING COMM.

1962 NOV 30 PM 2 33

SENT TO Comm.

EXHIBIT "C"

Prior to the adoption of "Temporary District Boundaries" by the State Land Use Commission, the entire parcel of land shaded in red on Exhibits "A" and "B" was zoned Residential A-A zone (10,000 square feet). The State Land Use Commission has adopted a "Temporary District Boundary" which runs "somewhere along the 250 foot contour (the exact location of the line is uncertain)" in the parcel, classifying the portion above the line for "Agriculture" use and the portion below for "Urban" use.

A development of a portion of the parcel into a residential subdivision is proposed.

The market does not indicate any demand for any part of the parcel as a site for agricultural pursuits undoubtedly because it is not adaptable thereto (see Exhibit "D").

There is a particular scarcity of fee simple homesites in the general area.

Classification of the entire parcel for "Urban" use would seem to be consistent with a declared purpose of the "Greenbelt Law", Act 187, Session Laws of Hawaii, 1961, to-wit, "to preserve, protect and encourage the development of the lands in the State for those uses to which they are best suited for the public welfare."

SENT TO Comm.

EXHIBIT "D"

No part of the parcel shaded in red on Exhibits "A" and "B" is presently used for any agricultural purpose nor is there any indication that it has ever been used for any such purpose.

Dr. Frederick K. Nunns, the Director of the Land Study Bureau of the University of Hawaii, and his staff have been consulted regarding the feasibility of using the land involved for agricultural purposes. They have stated that their investigations have indicated that "the agricultural quality of the land is very poor", the soils being "very shallow" and that there is "little likelihood that even specialty orchard crops would be considered."

Mr. C. R. Arment, the Assistant State Forester in Land Management Technical Services, has indicated that there is "no involvment" of any part of the parcel in present or contemplated State conservation or forest reserve programs.

Mr. Yoshio Kunimoto, the Chief Engineer of the City and County of Honolulu, has written a letter dated July 2, 1962 to Mr. Frederick K. F. Lee, the Planning Director of the City and County of Honolulu, indicating that his Department believes that the land involved "can be made suitable for residential use."

Classification of the entire parcel for "Urban" use would seem to be consistent with a declared purpose of the "Greenbelt Law", Act 187, Session Laws of Hawaii, 1961, as amended, to-wit, "to preserve, protect and encourage the development of the lands in the State for those uses to which they are best suited for the public welfare."

State Form B14

STATE OF HAWAII

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

OFFICIAL RECEIPT No. 35

JAN. 4, 1963

RECEIVED from Harold Y. Shintaku for Eugene Kennedy + Eva Lou Kennedy

Fifty + no/100 ——— **DOLLARS**

for ordering hearing by LUC for petition to change temporary District boundary on Oahu

$ 50.00

CH 491 Liberty Bank

Roberta L. Kai

Public Accountant

4 3 02

Plat 04

Plat 03

Gaelic Seder Estate

Margaret M. Courtney - S/P

James W. Kline & wf. Phyllis W. - T/C

Donald L. Thomas & wf. Margaret G. T/E

William H. Vanden-bergh & wf. Margaret J. - T/E

Gordon A. MacDonald & wf. Ruth C. - T/E

August P. Perez & wf. Illeana S. T/E

Carl E. Reinhardt & wf. Margaret T. - T/E

Sadie P. Breeding

(Eugene F. Kennedy & wf. Eva L. - T/E) A/S 54,442 ft²

Arthur L. Nash & wf. Madge B. T/E

John P. Richardson & wf. Barbara B. T/E (10,737 ft²)

Ralph M. Neal & wf. Henriette D. T/E 17,237 ft² (16,037 ft²)

Warren T. Higa & wf. Michiko - T/E

Byron O. Nielsen & wf. Frances G. - T/E

William G. Among & wf. Angeline K. - T/E (Phil H. Atkins & wf. Ninette M. T/E) A/S 12,130 ft² (9551 ft²)

Edwina T. Neal

Kenneth N. Gatzemeyer

Charles W. Phillips & wf. Harriette J. - J/T

Albert C. Croze & wf. Blanche M. - T/E

Rue E. Rush & wf. Rita C. T/E

Woodworth G. Thrombley & wf. Mary J. - T/E (Eugene T. Soda) A/S

(Alvin D. Badenhop & wf. Patricia T/E) A/S

Anna E. Harris

William C. Crittenden & wf. Mildred A. J/T

Merle L. Halfpenny & wf. Violet K. C. T/E

John A. Hall & wf. Adele C. - T/E

Raymond R. Hemje & wf. Thelma T. - T/E

Marguerite L. Beatty

Bettie R. May

Robert M. Engelhardt & wf. Agnes Ann - T/E

William S. Dunford & wf. Elizabeth P. T/E

Peter P. Gudos & wf. Ina C. - T/E

Richard A. Kersenbrock & wf. Bonnie L. - T/E

Ronald D. Liakumar & wf. Joanne M. - T/E

Arthur L. Nash & wf. Madge B. - T/E

(Robert W. Horton & wf. Audrey Lau - T/E)

Arthur S. Kenton & wf. Jane S.

Sun Hing Lau & Alice M. L. Lau - J/T

Eugene F. Kennedy & wf. Eva L. - T/E

Tolerton H. Vaughn

Lester P. Murphy & wf. Jessie V. T/E

Safety Insurance Agency

Daniel H. Pang & wf. Lila K. Y. - T/E

Richard E. Pultz & wf. Jane W. - T/E

Leslie A. Nunes & wf. Jean E. H. - T/E

Ada May Bren

Kenneth C. Litster

George E. Lipe & wf. Mary J. - J/T

Edwin F. Aeschliman & wf. Wilma L. - T/E

Virginia Chester & Catharine A. Colegrove J/T

James H. Millard & wf. Dorothy F. - T/E (Charles E. Burnette) A/S

Lanipo Place

Lanipo Drive

Lama Place

Lama Drive

Lanipo Ext.

Easement 11

Easement 5

Easement 6

Easement 7

Easement 10

Easement 8

Easement 12

Easement 13

Easement 14

Easement 15

All in "U"

Parcels dropped: 2,47

Note: All lots owned by Daniel Simao, Edward Paul Contreras, Agnes Wood Hinkey, Tolerton Hadley Vaughn, Rufus Charles Longmire, Charles Frank Vavrick, Hubert Durrette Speck unless otherwise noted.

TRUE NORTH 1" = 60'

TRUE NORTH 1" = 400'

INSET

Kalabaa Drive

Roxanea Drive

Kehaulani Drive

Lanipo Drive

Plat 04

Plat 03

Puu o Lanikai

Eugene F. Kennedy & wf. Eva L. - T/E

88.249 acs.

(75.852 Acs.)

Boundary follows along middle of ridge

Kaelepulu

Kaelu

U.S.M.R. Mon. No. 1

Navahine

(12.239 Ac.)

LANIKAI BEACH TRACT, KAILUA, KOOLAUPOKO, OAHU, T. H.
L.D. CT. APP. 616 (MAP 23 & 28).

SUBJECT TO CHANGE

3962

TAXATION MAPS BUREAU
TERRITORY OF HAWAII
TAX MAP
FIRST DIVISION

ZONE	SEC.	PLAT
4	3	02

CONTAINING PARCELS

SCALE: AS NOTED

Dwg. No: 159 Revised
Source: T.M.K. Map 28 Ld. Ct. App. 616.
By: H.N. & S.L. Date: October, 1947.

NOV 21 1968

EXHIBIT "A"

LANIKAI HEIGHTS

UNITS 1 & 2

PRELIMINARY PLAN

PROPOSED SUBDIVISION OF LOT 306-A-1-B
MAP 47 L.D.CT. APP. 616
LANIKAI, OAHU, HAWAII
SCALE 1" = 100'

OCTOBER 1961
OWNER: E.F. KENNEDY
TAX MAP KEY: 4-3-02:11

A.E. MINVIELLE, JR.
ENGINEER - LANDSURVEYOR

GROSS AREA LOT 306-A-1 = 88.091 Ac
3,845,000 ft²

ZONE "AA" : 10,000 ft²

	UNIT 1	UNIT 2
GROSS AREA	1,300,000 ft²	900,000 ft²
ROAD	206,000 ft²	137,000 ft²
NET LOT	1,094,000 ft²	780,000 ft²
NO. OF LOTS	106	68
RESERVOIRS	1	1
LENGTH 44' ROAD	4,700 ft	3,100 ft
AVERAGE LOT	12,300 ft²	11,500 ft²

NOTE: LIMIT FOR WATER 1st. UNIT ELEV. 365.0

N

UNIT 1

UNIT 2

Future Unit #2 1,200,000 ft²

Note: This lot is the highest in elevation in this area and therefore is the only possible site for a Reservoir Unit II

Note: This Lot for Reservoir and Pump Station Unit I

ACCESS LANIPO

ACCESS POOPOO PL. EXTENSION

LAPA PLACE

POOPOO PLACE

DUU O LANIKAI

Keolu

Bishop Estate

Top of Ridge

Waimanalo

Military Reservation

490,000 ft²

HAWAIIAN PACIFIC ENGINEERING SURVEYS, INC.

SUITE 1416 ALA MOANA BLDG.
1441 KAPIOLANI BLVD.
HONOLULU 14, HAWAII
TEL. 91-151

3963

KENNEDY
Petition

RECEIVED
NOV 29 1982
State of Hawaii
LAND USE COMMISSION

3964

UNITED STATES
DEPARTMENT OF THE INTERIOR
GEOLOGICAL SURVEY

EXHIBIT B

MOKAPU QUADRANGLE
HAWAII—CITY AND COUNTY OF HONOLULU
ISLAND OF OAHU—DISTRICT OF KOOLAUPOKO
7.5 MINUTE SERIES (TOPOGRAPHIC)

157°46'30" 21°30' 44' 41'30" 610 000 FEET 157°39' 21°30'
120 000 FEET
27'30"
25'
80 000 FEET
21°22'30" 580 000 FEET 21°22'30"

PACIFIC OCEAN

Moku Manu (Bird Refuge)
Pyramid Rock
Light
Pukaulua Pt
Kahekili Leap
Mokapu Pt
Pali Kilo
Rocks
Coral Reef
Ulupau Head
Ulupau Crater
Kii Point
Rock
Towers
Kaneohe Marine Corps Air Station
Puu Hawaiiloa
PENNSYLVANIA ROAD
MOFFETT ROAD
LAWRENCE ROAD
MOKAPU ROAD
HEEIA NAVAL RESERVATION
KANEOHE BAY (KANEOHE)
Hakkou Pond
Nuupia Pond
KANEOHE PENINSULA
Mud
Kailua Sky Ranch
Mokolea Rock (Bird Refuge)
Kaluapuhi Pond
Malae
Puu Papaa
Water Tank
Kapoho Pt
KANEOHE BAY DRIVE
MOKAPU RD
KANEOHE BAY
GRANT HWY APPROXIMATE
CANAL
Pier
Kesaalu
Mahinui
KANEOHE 2.7 MI. 19 MI. TO U.S. 1
HONOLULU 9.2 MI. 0.7 MI. TO U.S. 1
KAILUA BAY
KAILUA BEACH PARK
Kailua (Lanikai P O)
KALAMA ST
ONEAWA ST
HUALANI ST
KITAPAI ST
KAILUA BEACH AVE
KAILUA ROAD
KUULEI ROAD
Kailua Field
PO
Popoia Island (Bird Refuge)
Alala Pt
Kapaa Quarry
Kawainui Swamp
Water Tank
Radio Tower
Pump House
Water Tanks
Quarry
Footbridges
Playground
MID PACIFIC COUNTRY CLUB
Puu Halo
MOKULUA DRIVE
Lanikai
Mokulua Islands (Bird Refuge)
Rocks
Puu o Ehu
ULU PO HEIAU
PIPE LINE
KEOLU DRIVE
Kaelepulu Pond
Kaiwa Ridge
UNIT 2
UNIT 1
Wailea Pt
Keolu Hills
TINKER ROAD
Bellows Air Force Base
WAIMANALO
Koolau Boys Home
Kawailoa Girls Home
HSPA Exp Sta
KALANIANAOLE HWY
TUNNEL
Olomana Ridge
WAIMANALO 4 MI. HONOLULU 23 MI.
WAIMANALO 2.8 MI. (KOKO HEAD)
(HONOLULU)

Mapped, edited, and published by the Geological Survey

Control by USGS, USC&GS, and Hawaiian Territorial Survey

Topography by plane-table surveys 1928 and by multiplex methods
Culture and drainage compiled from aerial photographs
taken 1952. Field check 1952

Hydrography compiled from C&GS Chart 4110 and register number 4831

Polyconic projection. Old Hawaiian datum
10,000-foot grid based on Hawaiian coordinate system, zone 3

Red tint indicates areas in which only landmark buildings are shown

APPROXIMATE MEAN DECLINATION, 1952
11½° TRUE NORTH MAGNETIC NORTH

SCALE 1:24000
1 0 1 MILE
1000 0 1000 2000 3000 4000 5000 6000 7000 FEET
1 .5 0 1 KILOMETER

CONTOUR INTERVAL 40 FEET
DOTTED LINES REPRESENT HALF-INTERVAL CONTOUR
DATUM IS MEAN SEA LEVEL
DEPTH CURVES IN FEET · DATUM IS MEAN LOWER LOW WATER
SHORELINE SHOWN REPRESENTS THE APPROXIMATE LINE OF MEAN HIGH WATER
THE AVERAGE RANGE OF TIDE IS APPROXIMATELY 2 FEET

ROAD CLASSIFICATION
Heavy-duty 4 LANE | 6 LANE Light-duty
Medium-duty 4 LANE | 6 LANE Unimproved dirt

THIS MAP COMPLIES WITH NATIONAL MAP ACCURACY STANDARDS
FOR SALE BY U. S. GEOLOGICAL SURVEY, FEDERAL CENTER, DENVER, COLORADO OR WASHINGTON 25, D. C.
A FOLDER DESCRIBING TOPOGRAPHIC MAPS AND SYMBOLS IS AVAILABLE ON REQUEST

INTERIOR-GEOLOGICAL SURVEY, WASHINGTON, D.C.—1954
M R-4487

MOKAPU, HAWAII
N2122.5—W15739/7.5

1952

3965

STATE OF HAWAII

LAND USE COMMISSION

VOTE RECORD

ITEM Withdrawal of Kennedy

DATE

PLACE

TIME 1:35

NAMES	YES	NO	ABSTAIN	ABSENT
WUNG, L.	✓			
INABA, G.				✓
OTA, C.	✓			
WENKAM, R.	✓			
BURNS, C.E.S.				✓
NISHIMURA, S.	✓			
MARK, S.				✓
FERRY, J.				✓
THOMPSON, M.	✓			

COMMENTS: Wung - Move to

Nishimura - Second.

STATE OF HAWAII
LAND USE COMMISSION

Minutes of Meeting

LUC Hearing Room

Honolulu, Hawaii

1:00 P. M. - February 28, 1964

Commissioners Present:	James P. Ferry Shiro Nishimura Charles S. Ota Myron B. Thompson Robert G. Wenkam Leslie E. L. Wung
Absent:	Shelley Mark C.E.S. Burns Goro Inaba
Staff Present:	Raymond Yamashita, Executive Officer Roy Takeyama, Legal Counsel Richard Mar, Field Officer Amy Namihira, Stenographer

The meeting was called to order by Chairman Thompson who said a short opening prayer.

ADOPTION OF MINUTES

The minutes of 1/17/64, 1/18/64, 1/24/64 and 1/25/64 meetings and public hearings were accepted as circulated with the understanding that changes would be made in sentence structures and phrases, particularly relating to the minutes concerning Oceanic Properties, Inc.

ELECTION OF A TEMPORARY CHAIRMAN

In view that both Chairman and Vice Chairman would be absent at tonight's meeting at 7:00 p.m., election of a temporary chairman was in order.

Commissioner Nishimura moved to elect Commissioner Ota as temporary chairman, to which Commissioner Wenkam seconded the motion. The motion was carried unanimously.

PETITIONS PENDING ACTION

PETITION OF EUGENE & EVA KENNEDY(A(T)62-27) FOR AMENDMENT TO THE TEMPORARY DISTRICT BOUNDARY FROM AN AGRICULTURAL DISTRICT CLASSIFICATION TO AN URBAN DISTRICT CLASSIFICATION FOR LANDS IN LANIKAI, OAHU: Described as TMK 4-3-2: Por. 1

Mr. William Yim, Counsel for petitioners, presented a letter to the Commission (which was read by the Chairman) requesting a withdrawal of their petition.

In light of this request Commissioner Wung moved to accept the request by Eugene and Eva Kennedy to withdraw their petition; which was seconded by Commissioner Nishimura. The motion was carried unanimously.

PETITION OF SADAMU TSUBOTA (SP(T)63-6) FOR A SPECIAL PERMIT TO CONSTRUCT A MULTI-UNIT RESIDENCE ON SUBJECT PARCEL LOCATED IN PUNA, HAWAII: Described as TMK 1-5-03: 28 containing 3.00 acres

The Field Officer, Richard Mar, gave a background on the petition, and pointed out the location of the area on a map.

The Executive Officer continued with the staff's analysis and recommendation. The recommendation was for disapproval of the petition on the basis that adequate areas, for which a development plan has already been prepared and for which detailed zoning maps will soon be adopted, have already been placed in the urban district. Approval of an urban use, outside of the areas now designated urban would adversely affect orderly development by setting a precedent which can only lead to further scatteration of developments in the area.

The Commissioners felt that the request was reasonable because the area is now serviced with facilities, the area would be most appropriate for a rural classification, and that the needs of this petition were of an unusual nature.

The Chairman asked whether this petition would be more appropriate for a boundary change rather than a special permit. The Executive Officer replied that the request was for a multi-residence use which was an unusual use. Therefore, the special permit procedure would be more appropriate than a boundary change. He stated that if it were a boundary change, approval would constitute spot zoning.

Commissioner Nishimura felt that these people should be given an opportunity to develop their lands, which are available, to their best and highest use. Commissioner Nishimura, recognizing the opportunity this petition would provide in fulfilling the need for more low cost housing in the area, moved to accept this petition by Sadamu Tsubota. The motion was seconded by Commissioner Wung. The Executive Officer polled the Commissioners with the following results:

Approval: Commissioners Wung, Wenkam and Nishimura.

Disapproval: Commissioner Ota and Chairman Thompson.

The motion was not carried because of lack of votes. The petition was denied.

PETITION OF GILBERT ASHIKAWA (SP(T)63-7) FOR A SPECIAL PERMIT TO SUBDIVIDE PROPERTY INTO TWO LOTS CONTAINING 19,700 SQ. FT. SITUATED IN NORTH KONA, HAWAII: Described as TMK 7-6-10: 18 consisting of 49,300 sq. ft.

A background of the petition was given by the Field Officer, Richard Mar.

The Executive Officer presented a letter from Mr. Ashikawa which was read into the record (letter on file).

The staff recommended denial of the petition on the bases that:

1. The use petitioned for is common rather than unusual and does not meet the requirements of law in this respect.

2. The granting of this petition would constitute spot zoning and would be, in effect, the granting of a special privilege to an individual unless it is to be also made to all similar future petitions. Since the use and the circumstance are not unusual and hardship is not intimated (as has been true in other cases which have been denied), granting of this petition would set a precedence which would provide opportunity for scattered developments to occur.

The consensus of the Commission was that this area was typical of a rural designation and requested that the staff inform Mr. Ashikawa that the Commission would be considering this area (which includes Mr. Ashikawa's property) in a rural district during its deliberation on the final district boundaries.

Commissioner Ota moved to deny the petition on the basis of the staff recommendation. Commissioner Wung seconded the motion. The Executive Officer polled the Commissioners with the following results:

Approval: Commissioners Wung, Ota, Wenkam, Nishimura and Chairman Thompson.

Disapproval: None.

The motion was carried.

PETITION OF PUNA SUGAR COMPANY (SP(T)63-8) FOR A SPECIAL PERMIT TO SUBDIVIDE A LOT OF 1.424 ACRES FROM A PARCEL OF 253.751 ACRES IN SIZE AND TO DEED THIS LOT WITH AN EXISTING DWELLING TO AN EMPLOYEE OF THE COMPANY, LOCATED IN PUNA, HAWAII: Described as TMK 1-8-05: 141

The Field Officer, Richard Mar reviewed the background on the petition and pointed out the location of the area on a map.

The Executive Officer reviewed the staff's analysis and recommendation (which is on file). The recommendation was for disapproval.

Commissioner Ferry moved to deny the petition by Puna Sugar Company on the basis of the staff's recommendation. Commissioner Wenkam seconded the motion. The Executive Officer polled the Commissioners with the following results:

Approval: Commissioner Ota, Wenkam, Ferry and Chairman Thompson.

Disapproval: Commissioners Wung and Nishimura.

The motion was not carried because of insufficent votes.

A second motion to grant approval of the petition was made by Commissioner Nishimura and was seconded by Commissioner Wung. The Executive Officer polled the Commissioners with the following results:

Approval: Commissioners Wung and Nishimura.

Disapproval: Commissioners Ota, Wenkam, Ferry and Chairman Thompson.

Motion was not carried because of insufficient votes. The petition was thus denied.

PETITION OF LIHUE PLANTATION COMPANY, LTD. (SP(T)63-6) FOR A SPECIAL PERMIT TO USE A PORTION OF ITS LANDS FOR THE CONSTRUCTION OF A SOUND MOVIE STUDIO COMPLETE WITH HOTEL, RESIDENTIAL AND RESTAURANT FACILITIES CONSISTING OF 30 ACRES LOCATED IN THE SOUTHWEST CORNER OF HANAMAULU BAY, KAUAI: Described as TMK 3-7-02

The Field Officer, Richard Mar, reviewed the background information on the petition and outlined the location of the area on a map.

The Executive Officer reviewed the analysis and recommendation of the staff report (which is on file). The recommendation was for approval in concurrence with the Kauai Planning and Traffic Commission's reasons as follows:

1. The development is directly necessary to the economic development of the County;

2. it is utilizing vacant lands of poor soil conditions to more productive use; and

3. the proposed use of the land is unusual and reasonable within an agricultual district.

However, the recommendation for approval was limited to the south bank of Hanamaula River where it meets the shore.

The question as to the ownership of about one-half of the Hanamaulu sand beach frontage was raised. Tax maps indicated that the sand beach frontage, which was included in the petitioner's petition, was not included as a portion of lands owned by the petitioner.

Commissioner Ferry moved to approve the petition but limiting the area to lands owned by Lihue Plantation as indicated by the tax maps. The motion was seconded by Commissioner Wung. The Executive Officer polled the Commissioners with the following results:

Approval: Commissioners Wung, Ota, Wenkam, Nishimura, Ferry and Chairman Thompson.

Disapproval: None.

The motion was carried.

PETITION OF DONN CARLSMITH (SP(T)63-9) FOR A SPECIAL PERMIT TO SUBDIVIDE APPROXIMATELY 10.84 ACRES INTO TWO LOTS (38,160 sq. ft. lot and 9.96 acre lot) AND TO DEED THE PROPOSED 38,160 SQ. FT. LOT TOGETHER WITH A DWELLING AND A ROADWAY EASEMENT TO A PROSPECTIVE PURCHASER SITUATED AT ONOMEA, SOUTH HILO, HAWAII: Described as TMK 2-7-10: 5

A summary of the background of the petition was made by the Field Officer, who located the area on a map.

The Executive Officer reviewed the staff's analysis and recommendation. The staff recommendation was for disapproval on the bases stated in the staff report (on file).

Commissioner Wenkam, in response to a question raised by Commissioner Ota, felt that there was insufficient information available to set any standards that would categorize petitions of this nature.

Commissioner Wenkam, therefore, moved to defer action on this petition. The motion was seconded by Commissioner Wung.

The motion was carried unanimously.

PETITION OF EDWARD & GLADYS HORNER (SP(T)63-5) FOR A SPECIAL PERMIT TO CONSTRUCT A NEW HOME ON LAND SITUATED IN KOLOA, KAUAI: Described as TMK 2-5-06: 18

The Field Officer reviewed the background of the petition and pointed out the location of the area on a map.

The Executive Officer continued with a review of the analysis and recommendation. The recommendation of the staff was for denial on the bases that: (1) the use is not unusual; (2) approval would constitute spot zoning; and (3) justification for similar future petitions and effective control over scattered developments would be lost.

Commissioner Nishimura stated that the petitioners have been prevented from building on their property over a year and has caused them a great hardship.

The Executive Officer was sympathetic with the petitioners' views but stated that the petitioners' land is now in Agriculture and is proposed for an Urban classification. He stated that the special permit process should not be used to circumvent the procedures of a boundary change.

Commissioner Wenkam stated that the area, in reality, is an urban area and that most of the areas which were classified as agriculture under the interim boundaries were arbitrarily established. The previous zoning of the area in agriculture was in error. The argument that a special permit would be contrary to land uses in an agricultural district is purely a technicality. A factual look on the situation shows that the area should be urban and this Commission would be implementing what should have been done if it were to act on this special permit.

Chairman Thompson inquired as to what the possibility for relief to the petitioner would be should this Commission deny this special permit on a technicality. The Executive Officer replied that a petition for a boundary change would involve a waiting period as long as July 1st or longer. He stated that the denial is not only based on a technicality but also a principle. This Commission is mandated to follow the Law and accordingly should base its decisions and actions as mandated by Law.

Commissioner Nishimura moved to accept the petition for a special permit by Edward and Gladys Horner. The motion was seconded by Commissioner Ota. The Executive Officer polled the Commissioners with the following results:

Approval: Commissioners Wung, Ota, Wenkam and Nishimura.

Disapproval: Chairman Thompson.

The motion was not carried because of lack of sufficient votes and the petition was thus denied.

OLD BUSINESS

PETITION OF OCEANIC PROPERTIES, INC. (A(T)63-38), FOR AMENDMENT TO THE TEMPORARY DISTRICT BOUNDARY FROM AN AGRICULTURAL DISTRICT CLASSIFICATION TO AN URBAN DISTRICT CLASSIFICATION FOR LANDS IN WAIPIO, OAHU: Described as Portions of TMK 9-4 and 9-5. (Discussion only - not to take action)

The possible need for additional information on the above petition was stressed in discussions by Commissioner Wenkam. A suggestion to subpoena individuals was

turned down by the Commissioners, and a request to have the Executive Officer initiate letters to certain individuals was met with great reluctance.

The Executive Officer explained that it appeared there were indications that the area under consideration is in demand and in need for agricultural use. He requested permission to write to those individuals who would be qualified in answering questions which needed clarification. This request was granted by the Commission.

The meeting adjourned at 5:30 p.m.

985

overpaid
in Letter
file

xxxxxxxxxxxx
567005

March 20, 1964

RECEIVED
MAR 20 1964
State of Hawaii
LAND USE COMMISSION

The Honorable Chairman and
Other Members of the Land
Use Commission
State of Hawaii

Re: Proposed Final Regulations and District Boundaries for the City and County of Honolulu

Gentlemen:

My clients, Eugene Frederick Kennedy and Eva Lum Kennedy, as the owners of the property designated by First Taxation Division Tax Map Key 4-3-02-1, have asked me to make this request that your records note their objections to the proposed final regulations and district boundaries for the City and County of Honolulu, to which your Executive Officer's Memorandum to all interested parties refers, insofar as those proposals relate to their said property.

Yours truly,

WILLIAM H. YIM

WHY:en

cc: Roy Takeyama, Esq.
Deputy Attorney General

Clients

Ref. No. LUC 135

March 2, 1964

Mr. William H. Yim
Attorney At Law
Suite 209, Liberty Bank Building
99 North King Street
Honolulu, Hawaii

Dear Mr. Yim:

At a meeting held on February 28, 1964 in the Land Use Commission hearing room, 426 Queen Street, Honolulu, Hawaii, the Land Use Commission accepted the withdrawal of the petition of Eugene F. and Eva L. Kennedy as requested in your letter of February 28, 1964.

Very truly yours,

RAYMOND S. YAMASHITA
Executive Officer

cc: Mr. Myron Thompson
Mr. Roy Takeyama

Addressed to XO

RECEIVED
FEB 28 1964
State of Hawaii
LAND USE COMMISSION

February 28, 1964

Land Use Commission
State of Hawaii

Re: Your Docket Number A(T) 62-27
Petition of Eugene F. and Eva L. Kennedy to change classification of portion of TMK 4-3-02-1 from agricultural district to urban district

Gentlemen:

I have been instructed by my clients to withdraw their petition, as amended, to amend the temporary district boundaries as they affect their property designated by First Taxation Division Tax Map Key 4-3-02-1, such that the portion of the property which has been identified as "Unit 1" would be classified entirely within an urban district rather than partially within an urban district and partially within an agricultural district, as is the case as present.

A number of reasons underlie the Kennedys' decision to withdraw the petition. Insofar as your Commission is concerned, the most significant of them is probably the circumstance that while the Kennedys believe the technological objections raised by your staff to the petition can successfully be overcome, the Kennedys are not satisfied that they have compiled and submitted all of the data that are available for that purpose. They are so firmly convinced that favorable action on their petition would be in the public interest, they are reluctant to submit the matter for a decision on the basis of a record which they concede leaves the result in doubt.

Permit me to extend to you the Kennedys' and my appreciation for the courtesies extended us in connection with the matter by you, your staff and counsel and our compliments on the manner in which the public hearings and meetings on it were conducted.

Yours truly,

WILLIAM H. YIM
Attorney for Eugene Frederick Kennedy and Eva Lum Kennedy

WHY:ls

Addressed to Chairman

WILLIAM H. YIM
ATTORNEY AT LAW
SUITE 209, LIBERTY BANK BUILDING
99 NORTH KING STREET
HONOLULU, HAWAII
[redacted] 567005

RECEIVED
FEB 28 1964
State of Hawaii
LAND USE COMMISSION

February 28, 1964

Land Use Commission
State of Hawaii

Re: Your Docket Number A(T) 62-27
Petition of Eugene F. and Eva L. Kennedy to change classification of portion of TMK 4-3-02-1 from agricultural district to urban district

Gentlemen:

I have been instructed by my clients to withdraw their petition, as amended, to amend the temporary district boundaries as they affect their property designated by First Taxation Division Tax Map Key 4-3-02-1, such that the portion of the property which has been identified as "Unit 1" would be classified entirely within an urban district rather than partially within an urban district and partially within an agricultural district, as is the case as present.

A number of reasons underlie the Kennedys' decision to withdraw the petition. Insofar as your Commission is concerned, the most significant of them is probably the circumstance that while the Kennedys believe the technological objections raised by your staff to the petition can successfully be overcome, the Kennedys are not satisfied that they have compiled and submitted all of the data that are available for that purpose. They are so firmly convinced that favorable action on their petition would be in the public interest, they are reluctant to submit the matter for a decision on the basis of a record which they concede leaves the result in doubt.

Permit me to extend to you the Kennedys' and my appreciation for the courtesies extended us in connection with the matter by you, your staff and counsel and our compliments on the manner in which the public hearings and meetings on it were conducted.

Yours truly,

WILLIAM H. YIM
Attorney for Eugene Frederick Kennedy and Eva Lum Kennedy

WHY:ls

Land Use Commission
426 Queen Street
Honolulu, Hawaii

February 27, 1964

For February 28, 1964 - Honolulu, Hawaii

SUMMARY OF EUGENE F. KENNEDY - (A)62-27

Temporary District Classification: Agriculture

Petition by Mr. & Mrs. Eugene F. Kennedy, acting by and through their attorney, have petitioned the Land Use Commission for amendment to the temporary district boundary so that the property described by Oahu TMK 4-3-02: 1 would be changed from an Agricultural district classification to an Urban district classification.

On January 17, 1964, the Land Use Commission deferred action on the application of Mr. & Mrs. Kennedy. The deferral was based on the premises that Mr. Kennedy and Mr. Yim, attorney for petitioners, had stated that Mr. Frederick Lee's denial of the petitioners' application would have been different had the petition been limited to Unit I. Mr. Duran of the City and County of Honolulu subsequently indicated that the Planning Department might work with the developer to delineate those areas which could feasibly be developed.

On January 17, 1964 Mr. Yim stated that he had not been aware of this subsequent statement by Mr. Duran, when questioned by one of the commissioners. In order to give the petitioners every reasonable

benefit, the Land Use Commission deferred action until the matter could be attended to by the petitioners.

The City Planning Commission on February 10, 1964 considered the amended application by Mr. & Mrs.Eugene F. Kennedy for change of the temporary district boundary from an agricultural to an urban district classification for area of land comprising approximately 30 acres, situated at Lanikai, Oahu. The Commission, after careful consideration of the Planning Director's report voted to reaffirm its previous action of December 20, 1962, by recommending denial of the request based on the findings and recommendations submitted previously.

The staff recommended in its report on November 30, 1963, that the petition for an amendment to the temporary district boundaries be denied. This recommendation is based on the staff's concurrence with the recommendations of the City Planning Director. Further the preservation of open space and esthetic values, where it can reasonably be considered is deemed to be a part of the State's interest within the purview of Act 187, as amended. It has been demonstrated that virtually all of the urban developments within the Honolulu District lies below land with slopes of 20% or less. In view of the intense urban pressures in the City, the resulting developments up to the 20% slope limit, the general acknowledgement of the necessity for preservation of open space and esthetics (though these are not now subject to mathematical mensuration), the staff contends that the generalized slope limits of 20% is a reasonable limit for urban developments when the public interest and welfare is deemed important.

STATE OF HAWAII

LAND USE COMMISSION

VOTE RECORD ACTION

ITEM A(T)62-27-

DATE 1/17/63

PLACE LUC Hearing Room

TIME

Deferred.

NAMES	YES	NO	ABSTAIN	ABSENT
WUNG, L.				
INABA, G.				
OTA, C.				
WENKAM, R.				
BURNS, C.E.S.				
NISHIMURA, S.				
MARK, S.				
FERRY, J.				
THOMPSON, M.				

COMMENTS:

NEAL S. BLAISDELL
MAYOR

RECEIVED
FEB 17 1964
State of Hawaii
LAND USE COMMISSION

CITY AND COUNTY OF HONOLULU

PLANNING DEPARTMENT
HONOLULU HALE ANNEX
HONOLULU 13, HAWAII

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

February 13, 1964

9-1

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

Dear Mr. Yamashita:

SUBJECT: Change of Temporary District Boundary
Kailua-Lanikai - end of Lanipo Drive
Applicant: Mr. & Mrs. Eugene F. Kennedy

The Planning Commission at its meeting on Monday, February 10, 1964, considered the amended application by Mr. and Mrs. Eugene F. Kennedy for change of Temporary District Boundary from an Agricultural to an Urban District classification for area of land comprising approximately 30 acres, situated at Lanikai, 0-14, Oahu.

The Commission, after careful consideration of the Planning Director's report, voted to reaffirm its previous action of December 20, 1962, by recommending denial of the request based on the findings and recommendation submitted previously.

Very truly yours,
PLANNING COMMISSION

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

CONCUR:

John J. Ellis
Managing Director

Neal Blaisdell
Mayor

cc: City Council

Ref. No. LUC 100

February 10, 1964

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

Dear Mr. Lee:

This is to inform you that the Land Use Commission of the State of Hawaii will be meeting on February 28, 1964 in the Land Use Commission hearing room, 426 Queen Street, Honolulu, Hawaii from 1:00 p.m. to 5:00 p.m.; and again from 7:00 p.m. to 9:00 p.m.

From 1:00 p.m. to 5:00 p.m. the Commission will consider the petition of Eugene F. & Eva Kennedy for temporary district boundary change for lands (TMK 4-3-02: Por. 1) in Lanikai.

Then from 7:00 p.m. to 9:00 p.m. the Commission will hold a public hearing at which time the petitions for temporary district boundary changes by Hawaiian Homes Commission for lands (TMK 4-1-08: 1 to 4) in Waimanalo and Centex Trousdale Company by H. W. White for lands (TMK 4-2-16: 1 and 4-2-13: 22) in Kailua, Koolaupoko (a continued hearing from 11/30/64) will be heard.

The Commission invites your attendance at this meeting and any further comments and recommendations that you may wish to make.

Sincerely,

RAYMOND S. YAMASHITA
Executive Officer

Ref. No. LUC 99

February 10, 1964

Mr. William H. Yim
Attorney At Law
Suite 209, Liberty Bank Building
95 North King Street
Honolulu, Hawaii

Dear Mr. Yim:

This is to inform you that the Land Use Commission of the State of Hawaii will meet on February 28, 1964 from 1:00 to 5:00 p.m. in the Land Use Commission hearing room, 426 Queen Street, Honolulu, Hawaii.

Your petition for Temporary District Boundary change (which action was deferred by this Commission on January 17, 1964, in Honolulu), has been placed on the Commission's agenda for consideration at this meeting. Final action may be taken at this time.

Sincerely,

RAYMOND S. YAMASHITA
Executive Officer

cc: Mr. Eugene Kennedy

Ref. No. LUC 55

January 22, 1964

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

Dear Mr. Lee:

At its meeting on January 17, 1964, the Land Use Commission deferred action on the application of Mr. and Mrs. Eugene F. Kennedy for a boundary change for TMK 4-3-02: 1 from an agricultural to an urban district classification. The deferral was based on the following:

> Mr. Kennedy and Mr. Yim had stated that your letter of denial would have been different had the petition been limited to Unit I. Mr. Duran subsequently indicated that the Planning Department might work with the developer to delineate those areas which could feasibly be developed. On January 17, 1964 Mr. Yim stated that he had not been aware of this subsequent statement by Mr. Duran, when questioned by one of the commissioners. In order to give the petitioner every reasonable benefit, the Land Use Commission deferred action until the matter could be attended to by the petitioner.

In subsequent checking through our files, we find that we did not solicit comments from your office on the amended petition. We are enclosing a copy of the amendment together with the minutes of the public hearing, which includes the hearing on this petition. We would appreciate receiving your comments on the amendment at your earliest convenience, and the return of the enclosed maps as only a single copy is available.

Very truly yours,

RAYMOND S. YAMASHITA
Executive Officer

Enclosures--amendment, minutes, 2 maps
cc: William Yim
Eugene Kennedy
Myron Thompson
Roy Takeyama

Ref. No. LUC 56

January 22, 1964

Mr. William H. Yim
Attorney at Law
Suite 209, Liberty Bank Building
99 N King Street
Honolulu, Hawaii

Dear Mr. Yim:

A copy of a letter to Mr. Frederick K. F. Lee is enclosed for your information and we believe, is self explanatory. We would appreciate your early action inasmuch as the Land Use Commission must act before February 28, 1964 and a great deal of flexibility is necessary to arrange a meeting of the Land Use Commission.

Very truly yours,

RAYMOND S. YAMAGUCHI
Executive Officer

Enclosures
cc: Eugene Kennedy
Myron Thompson
Roy Takeyama
Frederick K. F. Lee

(78)

WILLIAM H. YIM
ATTORNEY AT LAW
SUITE 209, LIBERTY BANK BUILDING
99 NORTH KING STREET
HONOLULU, HAWAII
567843 AND 507808

567-005

November 26, 1963.

RECEIVED
NOV 26 1963
State of Hawaii
LAND USE COMMISSION

Land Use Commission
State of Hawaii

Attn: R. Yamashita
Executive Officer

Re: Docket Number A(T) 62-27
Eugene F. and Eva Lum Kennedy
TMK 4-3-02:1

Change from Agricultural district classification to an Urban district classification.

Gentlemen:

Please consider this an amendment of the Petition filed in the above mentioned matter.

The Petition relates to the land designated by First Taxation Division Tax Map Key 4-3-02:1.

As submitted, the Petition requested that the district designation of the portion of the land lying south of the temporary district boundary established by your Commission to affect the land be changed from its classification in an agricultural district to a classification in an urban district.

As we informed your Commission at the March 5th hearing on the Petition and in a letter dated April 18, 1963, Mr. Kennedy had submitted a proposed residential subdivision of a portion of the land which we identified as "Unit 1" for the tentative approval of the City Planning Department in October of 1961 and had been working with that agency toward rendering the proposed subdivision satisfactory to its staff, when he was informed that the subdivision could not be further processed because of the establishment of the temporary district boundary.

We enclosed with the letter a copy of a map prepared by the U.S. Department of the Interior Geological Survey, entitled "Mokapu Quadrangle Hawaii-City and County of Honolulu, Island of Oahu, District of Koolaupoko, 7.5 Minute Series (Topographic)," on which Unit 1 was delineated.

This amendment modifies the Petition to request that the district designation of merely that portion of the land lying south of the temporary district boundary which is in Unit 1, be changed from a classification in an agricultural district to a classification in

an urban district.

We submit that your favorable consideration of the Petition as amended will be in the public interest.

Yours truly,

WILLIAM H. YIM
Attorney for Eugene F. Kennedy
and Eva Lum Kennedy

WHY/tn

EXHIBIT "B"
ALAPAPA DR
KOOPAU PL
297 333
75.556 AC±
TOTAL AREA 97.236 AC±
TMK 4-3-02 ++

KENNEDY

Ref. No. LUC 14

January 7, 1964

Mr. and Mrs. Eugene F. Kennedy
1487 Kapiolani Boulevard
Honolulu 96814, Hawaii

Dear Mr. and Mrs. Kennedy:

The Land Use Commission of the State of Hawaii will hold a meeting on the Island of Oahu on January 17, 1964 in the Land Use Commission hearing room, 426 Queen Street, Honolulu, Hawaii, at 7:00 p.m.

As the waiting period prescribed by SECTION 98H-4 of Act 205 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. YAMASHITA
Executive Officer

cc: Mr. William H. Yim
Suite 209, Liberty Bank Building
99 N King Street
Honolulu, Hawaii

(813)

William H. Yim
Attorney At Law
Suite 209, Liberty Bank Building
99 North King Street
Honolulu, Hawaii
567843 and 507808

RECEIVED
DEC 16 1963
State of Hawai'i
LAND USE COMMISSION

December 13, 1963

Land Use Commission
State of Hawaii

Re: Docket Number A(T) 62-27
Eugene F. and Eva Lum Kennedy
TMK 4-3-02:1 (portion designated as Unit 1)

Change from agricultural district classification to urban district classification

Gentlemen:

At the public hearing on the above mentioned Petition as amended had on November 30, 1963, certain opposition was voiced to the requested amendment of the temporary district boundary established by your Commission as it affects the above mentioned land such that the portion of it designated "Unit 1" would be classfied in an urban district rather than an agricultural district.

This is intended as a rebuttal to those objections.

Objections

The objections were five in number and may be stated in brief as follows:

1. Storm Drainage Problems
Development of area concerned into a residential subdivision would increase storm drainage problems in the general area.

2. Beach Erosion
Development of the area concerned into a residential subdivision with attendant construction of storm drainage facilities could cause erosion of the Lanikai beaches.

3. Beach Pollution
Development of the area concerned into a residential subdivision with attendant construction of sewage disposal facilities could cause pollution of the Lanikai beaches.

4. Damages from Cutting and Filling
Development of the area concerned into a residential subdivision with attendant cutting and filling operations could endanger the presently developed portion of the general area.

5. Desirability as Open Space
The area is desirable for open space designation.

Answers to Objections

My clients believe that the objections, without exception, are without merit and do not constitute valid grounds for denying the Petition as amended. Their rebuttals, so to speak, to the objections follow:

1. Storm Drainage Problems

2. Beach Erosion
First of all, storm drainage would not seem to be a matter with which the Land Use Commission can be officially concerned in its actions.

The approval of a proposed residential subdivision of an area by the City Planning Development requires plans featuring adequate storm drainage facilities. Suggestions that a development of Unit 1 into a residential subdivision would not provide for proper storm drainage is a serious and unwarranted indictment of the engineers in the City's Department of Public Works and the engineers to be retained in the proposed development.

3. Beach Pollution
Here again, it is doubtful that sewage disposal would be a matter with which this Commission should formally consider in its actions.

The sewage disposal facilities in a proposed residential subdivision must win the approval of the Division of Sewers in the City's Department of Public Works and the State's Department of Health before the subdivision will be allowed by the City's Planning Department. Any presumption that both the government's engineers and the developors' engineers would be so remiss in their responsibilities as to fail to adequately protect against beach pollution in this regard is unjustified.

4. Danger from Cutting and Filling
Liability considerations would render it in the best interests of the developors of Unit 1 themselves to afford protection against the dangers over which concern is expressed with respect to the cut-and-fill operations that would be involved in the development work.

Moreover, it remains a fact that the original purchasers, and possibly the overwhelming majority of the present owners, of houselots in the developed portions of the hillside concerned acquired their lots when the entire hillside was zoned for residential use and prior to the establishment of the temporary district boundary.

Indeed, if this objection be a valid one for refusing to classify land for urban use, there is little of Oahu's presently idle land that can be devoted to residential use such is its terrain.

5. Open Space Desirability
The open space concept has as its purported basis, aesthetics. We submit that a residential subdivision of Unit 1 into AA-sized houselots with proper building requirements as is proposed would improve the appearance of the site. It should be noted that here is land that the Land Study Bureau of the University of Hawaii has characterized as "scrubby brushland".

Exploitation of Commission to Serve Private Interests

By way of a conclusion, we could caution this Commission against unwittingly permitting its powers and functions to be employed merely to afford the owners of property on the lower slopes of the hillside concerned, the privacy and exclusivity of what would be in effect a "State-protected backyard" for which they have not paid. This would be particularly inexcusable here where there are circumstances of a scarcity of fee simple homesites (which has been recognized as prevailing on Oahu by no less a cabinet member in the present State Administration than the Director of Taxation), an explosively expanding population and landowners ready, willing and able to convert an idle tract of land into a residential subdivision (a project in which they incidentally had expended a considerable amount of time and money before the creation of this Commission). Here is an opportunity for the much-sought economic development coupled with sociological and aesthetic development.

Yours truly,

WILLIAM H. YIM
Attorney for Eugene F. Kennedy
and Eva Lum Kennedy

cc: All members of Commission

(866)

LANIKAI ASSOCIATION
P. O. Box 481
Kailua, Hawaii

December 9, 1963

RECEIVED
DEC 10 1963
State of Hawaii
LAND USE COMMISSION

Chairman and Members
State Land Use Commission
426 Queen Street
Honolulu, Hawaii 96813

Dear Sirs:

Reference is made to the public hearing held by the State Land Use Commission at 9:00 a.m. November 30, 1963, on petition A(T)62-27, of Eugene and Eva Kennedy for change of temporary district boundary from Agricultural to Urban district classification of about 50 acres in Lanikai for purpose of residential subdivision.

At that meeting I appeared as President of the Lanikai Association, and informed your honorable body that since the directors of the Lanikai Association, prior to the hearing, had insufficient information on which to base a judgment, we requested permission to submit our views in writing within fifteen days of the hearing, in accordance with the rules of the Commission. To this you agreed.

This is to advise you that the directors of the Lanikai Association, at a regular meeting held the evening of Monday, December 2, 1963 at the Lanikai Community Center, voted unanimously to request you to deny the above-mentioned petition. They also voted to request that the land in question, as well as the abutting steep hillside land above the presently developed areas of Lanikai, be reclassified from Agricultural to Conservation.

The reasons for the Lanikai Association requesting the denial of the subject petition are as follows:

1. The present facilities in Lanikai for handling run-off water in heavy rains are inadequate, and in even moderately severe storms many sections of the streets are flooded due to the inability of present drainage facilities to carry off the water from the mauka sections. This situation was greatly aggravated with the development of the Lanikai Heights subdivision, and would become intolerable if further residential development were permitted in the area in question. Such a development would increase the volume and intensity of run-off and pour the water into already overtaxed storm drainage facilities.

2. There is not enough elevation along Aalapapa Drive and Mokulua Drive, where additional storm drains would have to be installed,

and the sea to permit proper flow. Also, construction of masonry outfall headwalls and culvert supports in the beach area invariably causes serious erosion of the beaches at Lanikai.

3. Construction of a sewage disposal plant to serve the proposed subdivision, as indicated by the petitioners, would require acquisition of easements through the present residential areas of Lanikai and the construction of an outfall line across the beach and out into the ocean. This would be a serious menace to the swimming and boating now extensively carried on in this area, as well as cause beach erosion as mentioned above.

4. Development of a residential subdivision as contemplated by the petitioners would involve extensive cut and fill operations to provide streets and level pads for houses. Such extensive earth moving operations would endanger the houses below by disturbing the many large boulders located on these slopes, by blasting, and by the danger of collapse of the extensive retaining walls that would be required to provide usable home sites. Even now, dislodged rocks and slides are not unknown, and retaining walls in the upper developed areas frequently fail due to the pressure of surface and subsurface water in heavy rains.

5. It is our belief that granting of the petitioners' request would not be in the public interest, but on the contrary would be to the distinct detriment of the present residents of Lanikai.

For the foregoing reasons we request that the petition be denied. Further, we believe that the present Agricultural classification is also inappropriate for the area in question, as well as adjoining steep areas in back of Lanikai, and therefore suggest that the classification be changed to Conservation.

Very truly yours,

LANIKAI ASSOCIATION

By F. W. Bennion
Fred W. Bennion, President

WINDWARD OAHU COMMUNITY ASSOCIATION, INC.

P. O. BOX 803 KANEOHE, HAWAII PHONE 24-2135
241-763

-194

RECEIVED
DEC
State of Hawaii
LAND USE COMMISSION

December 3, 1963

Mr. M. Thompson and Members
State Land Use Commission
426 Queen St.
Honolulu 13, Hawaii

Gentlemen:

The Windward Oahu Council and Associations extend their thanks and appreciation for making it possible to hold the Land Use Commission Public Hearing at Kailua Intermediate School on Saturday, November 30, 1963.

We are of the opinion that because this meeting was held on the Windward side, many who attended would not have otherwise been present.

Very truly yours,

WINDWARD OAHU COUNCIL AND ASSOCIATIONS, INC.

Thomas K. Beveridge
Executive Secretary

TKB:kh

HAWAIIAN BOTANICAL GARDENS FOUNDATION, INC.
c/o EXPERIMENT STATION, H.S.P.A.
1527 KEEAUMOKU STREET
HONOLULU 14, HAWAII

November 29, 1963

RECEIVED
NOV 30 1963
State of Hawaii
LAND USE COMMISSION

Mr. Myron B. Thompson, Chairman
of the Land Use Commission
Hawaii State
Honolulu

Gentlemen:

The Hawaiian Botanical Gardens Foundation, Inc. stands wholeheartedly behind the plans to obtain, conserve, and utilize the areas of Kahana Valley, Kawainui Swamp, and the Pali slopes for public use and research. Through these processes the maximum benefit to all the people of Hawaii will result.

Our heritage in these areas is worth more to our future than all the urbanization planned. This heritage for research, recreation, preservation of wildlife, conservation and all-around education is priceless.

Statistics on population expansion show clearly that some twenty to thirty years might elapse before these areas might be needed for home sites. But even these estimates are open to question when one considers the terrific expansion that can go towards the sky. Weigh what Hongkong has done in expanding from one half million to nearly four million people by the judicious use of well placed attractive high-rise structures.

Migratory birds are another factor to consider. They are protected by laws in every State of the Union. Are we on Oahu to deny them havens of rest by destroying their last few areas where they can land?

For the world today, Hawaii stands unsurpassed in great potentials for research in Tropical flora, in migratory wildlife and in conservation, matters of great concern to our National Government which matters also are of great concern to Hawaii for they contribute heavily to the welfare and education of our own people. We need the conservation of these few remaining large areas of our island in which to nurture, develop, and record these potentials not only for ourselves but for all mankind and the preservation of these great potentials should not be jeopardized by urbanization.

We join with all the many civic and conservation-minded organizations and people in petitioning the retention of these areas under conservation and agricultural classification and sincerely ask this Commission to prevent any change to urban and allied uses.

Yours sincerely,

Hawaiian Botanical Gardens Foundation, Inc.
W. W. G. Moir
President

STATE OF HAWAII
LAND USE COMMISSION

Kailua Intermediate School Cafetorium
145 S Kainalu Drive, Kailua, Oahu

9:00 A.M. to 12:00 Noon
November 30, 1963

STAFF REPORT

A(T)62-27 - EUGENE F. AND EVA LUM KENNEDY

Temporary District Classification: AGRICULTURAL

Background

Eugene F. and Eva Lum Kennedy, acting by and through their attorney, have petitioned the Land Use Commission for amendment of the temporary district boundaries so that the property described by Oahu tax map key 4-3-02: 1 would be changed from an agricultural district classification to an urban district classification. The reclassification is desired to enable petitioners to proceed with filing subdivision plans for the property in question.

The 30 acre property lies at the heights above Lanikai in windward Oahu. The rocky hillside is covered with grasslike-foliage. "The existing ground slope varies from 30% to approximately 80%."[1/] The property is currently unimproved and vacant. A field inspection on November 28, 1963 indicated that the property was not committed to agricultural use; nor were terrace-like shadows visible on the slopes to indicate that the land is used for grazing. A single small woodframe structure was visible on the heights above Lanikai.

The property straddles the boundary line between the urban and agricultural districts in Lanikai. In 1943 the City had zoned the "entire area -- for Class AA Residential district" although the "area is general planned by the City for open space."

In a letter to the Land Use Commission dated December 28, 1962 the City Planning Commission offered the following regarding water and sewer services in the area:

1/ From a letter to the City Planning Director from the Chief Engineer of the City dated July 2, 1962.

"(a) Water - Water service in this area is limited to the 120-foot elevation contour. Any development of this area would require the construction of a complete water system facility; such as storage reservoir, booster pumping station and transmission lines.

"(b) Sewer: The City has no plans to expand sewer facilities into this area within the foreseeable future. A discussion with staff members of the Division of Sewers revealed that any large subdivision project would require a temporary treatment plant."

Analysis

The petitioner contends that:

1. The market does not indicate any demand for any part of the parcel as a site for agricultural pursuits. (The parcel is predominantly in the Temporary Agricultural District.)

2. There is a particular scarcity of fee simple homesites in the general area.

3. The parcel is not now or has been used for agricultural purposes.

4. Land Study Bureau states that the land is very poor for agriculture.

5. The parcel is not involved in present or contemplated State conservation or forest reserve programs.

6. The Chief Engineer of the City and County believes that the parcel can be made suitable for residential use.

7. Urban classification of the parcel is consistent with the declared purpose of Act 187, to wit, "to preserve, protect and encourage the development of the lands in the State for those uses to which they are best suited for the public welfare."

The staff concurs with contentions of the petitioner except in the last 2 items listed. The Chief Engineer's letter is an expression, only, of his opinion of whether or not the particular parcel with slopes ranging from 30 to

80% can be physically adapted for the stated use. It does not constitute an approval - nor disapproval - of the proposal to use the land as stated. This particular approval for the specified use is the responsibility of the Planning Director who recommends, in a reply specifically addressed to the petition now being considered, that:

> "In both the State Land Use Commission's plan and the City's general plan, adequate land areas have been provided to allow for future demand of house lots in various districts of this island. The need to increase this supply at this time by permitting the development of marginal land with adverse topography is not in the best interest of the city's general plan. It is also recommended that steps be initiated to amend the area designated as agricultural district to conservation district in line with the city's open space designation of this area."

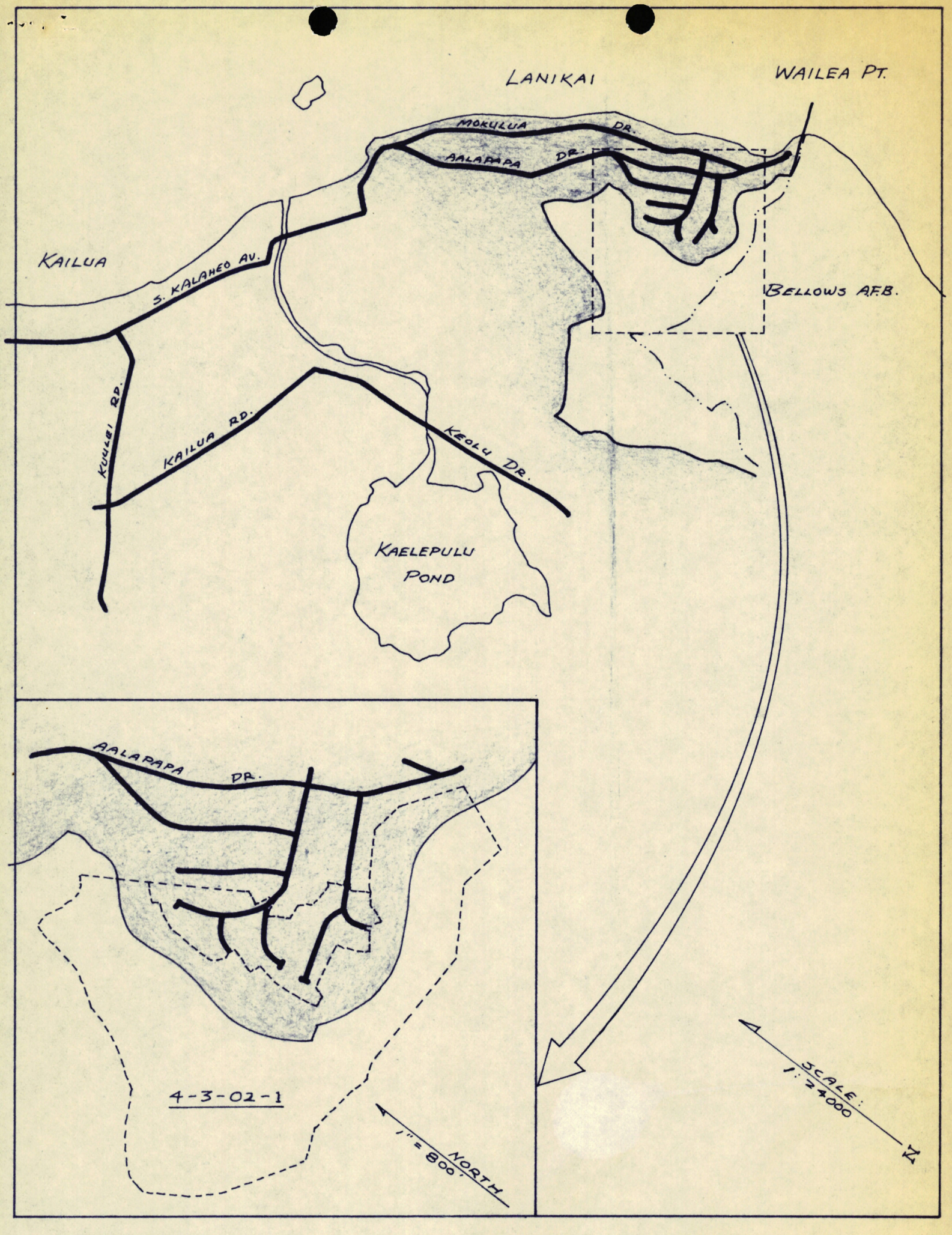
On the basis of concurrence with the above statement, the staff disagrees with the last petitioner's contention above that "urban classification of the parcel is consistent with the declared purpose of Act 187, to wit, 'to preserve, protect and encourage the development of the lands in the State for those uses to which they are best suited for the public welfare.'"

Recommendation

The staff recommends that the petition for an amendment to the temporary district boundaries, from agricultural to urban, be denied. This recommendation is based on the staff's concurrence with the recommendations (and issues stated) in the City Planning Director's recommendations.

Further, the preservation of open space and esthetic values, where it can reasonably be considered is deemed to be a part of the State's interest within the purview of Act 187, as amended. It has been demonstrated that virtually all of the urban developments within the Honolulu District lies below land with slopes of 20% or less. In view of the intense urban pressures in the City, the resulting developments up to the 20% slope limit, the general acknowledgement

of the necessity for preservation of open space and esthetics (though these are not now subject to mathematical mensuration), the staff contends that the generalized slope limits of 20% is a reasonable limit for urban developments when the public interest and welfare is deemed important.


LANIKAI
WAILEA PT.
MOKULUA DR.
AALAPAPA DR.
KAILUA
S. KALAHEO AV.
KUULEI RD.
KAILUA RD.
KEOLU DR.
BELLOWS A.F.B.
KAELEPULU POND
AALAPAPA DR.
4-3-02-1
1" = 800'
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SCALE: 1:24000
N

WINDWARD OAHU COMMUNITY ASSOCIATION, INC.

P. O. BOX 803 KANEOHE, HAWAII PHONE 241-763

November 27, 1963

38

RECEIVED
NOV 30 1963
State of Hawaii
LAND USE COMMISSION

Mr. M. Thompson and Members
State Land Use Commission
426 Queen Street
Honolulu, Hawaii

Gentlemen:

The Windward Oahu Council and Associations, at a meeting of its Executive Committee held at Kaneohe on November 26, 1963, considered the requested changes in zoning for three areas within the Windward area, which are scheduled for public hearing at the Kailua Intermediate School on November 30, 1963.

Our Executive Committee recommends the following actions:

1. In the matter of change from Agricultural to Urban district classification of about 50 acres in Lanikai.

   Our group took no action in this matter.

2. On the request for change from Agricultural to Urban district classification of about 3,200 of 5,000 acres in Kahana Valley for purposes of urban development with variety of uses.

   The committee opposes the granting of any change in classification. It has already gone on record on several occasions favoring the acquisition of the Kahana Valley area by the State for a State Park and feels that this valley is the most suitable area for such a purpose.

3. The requested change from Agricultural to Urban district classification of about 800 acres of Kawainui Swamp for purpose of residential and park development.

   The Windward Oahu Council and Associations opposes any change in classification of this area. We have gone on record as approving the acquisition of Kawainui Swamp by the City and County for flood control purposes.

   We understand that this project is now getting underway and feel that any change in classification may jeopardize the entire flood control program.

Cont'd

Your favorable consideration in denying changes in classification for the Kahana Valley and Kawainui Swamp area will be most appreciated.

Very truly yours,

WINDWARD OAHU COUNCIL AND ASSOCIATIONS, INC.

Thomas K. Beveridge
Executive Secretary

TKB:kh

Ref. No. LUC 763

November 27, 1963

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

Dear Mr. Lee:

The Land Use Commission of the State of Hawaii cordially invites you to attend their public hearings scheduled for November 30, 1963 at 8:00 a.m. to 8:30 a.m. in the Land Use Commission Hearing Room, 426 Queen Street; and at 9:00 a.m. to 12:00 noon in the Kailua Intermediate School Cafetorium.

Enclosed for your information are the agendas for these hearings.

Sincerely,

R. YAMASHITA
Executive Officer

Enclosures

Ref. No. LUC 765

November 27, 1963

Mr. Richard C. Dunlap
State Parks Director
Department of Land and Natural Resources
State Office Building
Honolulu, Hawaii

Dear Mr. Dunlap:

The Land Use Commission invites you to attend a public hearing on November 30, 1963 at the Kailua Intermediate School Cafetorium from 9:00 a.m. to 12:00 noon.

On the agenda will be a petition to change Kahana Valley from an agricultural to urban classification for purpose of urban development with variety of uses.

Since your division has some related interest in Kahana Valley, it is hoped that you or your representative can attend the public hearing.

Sincerely,

R. YAMASHITA
Executive Officer

Ref. No. LUC 749

November 14, 1963

Mr. and Mrs. Eugene F. Kennedy
~~1471 Kalaepohaku Street~~ 1487 Kapiolani Blvd.
Honolulu, Hawaii Zip 96814

Dear Mr. and Mrs. Kennedy:

This is to inform you of the change in the time and place of the public hearing called by the Land Use Commission of the State of Hawaii at which time your petition for Change of Temporary District Boundary from an Agricultural district classification to an Urban district classaification will be heard.

The public hearing will be held on November 30, 1963 from 9:00 a.m. to 12:00 noon, at the Kailua Intermediate School Cafetorium, 145 S. Kainalu Drive, Kailua, Oahu.

Attached is a copy of the Legal Notice which will be published in the Honolulu Star-Bulletin tomorrow, November 15, 1963.

Very truly yours,

R. YAMASHITA
Executive Officer

Attachment
cc: Mr. William H. Yim
Suite 209, Liberty Bank Building
99 N King Street
Honolulu, Hawaii

NOTICE OF CHANGES IN TIME AND PLACE OF PUBLIC HEARINGS

TO CONSIDER PETITIONS FOR CHANGE OF TEMPORARY DISTRICT BOUNDARY WITHIN THE CITY AND COUNTY OF HONOLULU, BEFORE THE LAND USE COMMISSION OF THE STATE OF HAWAII

NOTICE IS HEREBY GIVEN that the time of the public hearing scheduled by the Land Use Commission of the State of Hawaii on the petition listed below will be from 8:00 A.M. to 8:30 A.M., but will be held as advertised in the Land Use Commission Hearing Room, 2nd Floor, 426 Queen Street, Honolulu, Hawaii on November 30, 1963

Petitions for Change of Temporary District Boundary to be heard:

Docket Number and Petitioner	Tax Map Key	Change Requested
A(T)62-21 Cadinha Land Investment Company	8-7-03: 10	Change from Agricultural to Urban district classification of about 3.2 acres in Maile, Waianae for purpose of residential subdivision of 5,000 square foot lots.

FURTHER NOTICE IS HEREBY GIVEN that the time of the public hearing scheduled by the Land Use Commission of the State of Hawaii on petitions listed below is changed to 9:00 A.M. to 12:00 Noon, and the place is changed to the Kailua Intermediate School Cafetorium, 145 S Kainalu Drive, Kailua, Oahu on November 30, 1963.

Docket Number and Petitioner	Tax Map Key	Change Requested
A(T)62-27 Eugene F. and Eva Lum Kennedy	4-3-02: 1	Change from Agricultural to Urban district classification of about 50 acres in Lanikai for purpose of residential subdivision.
A(T)63-37 James H. Wolters, Et Al.	5-2-01; 5-2-02; 5-2-03; 5-2-04; 5-2-05; and 5-2-06.	Change from Agricultural to Urban district classification of about 3,200 of 5,200 acres in Kahana Valley for purpose of urban development with variety of uses.
A(T)62-29 H.W.B. White (Centex Trousdale Company)	4-2-16: 1 & 4-2-13: 22	Change from Agricultural to Urban district classification of about 800 acres of Kawainui Swamp for purpose of residential and park development.

LAND USE COMMISSION

M. THOMPSON, Chairman, Pro Tempore

R. YAMASHITA, Executive Officer

(Legal ad - 2 cols. w/border)
(To appear November 15, 1963)
(THE HONOLULU STAR-BULLETIN)

Ref. No. LUC 735

November 7, 1963

Mr. Thomas K. Beveridge
Executive Secretary
Windward Oahu Community Association, Inc.
P. O. Box 803
Kaneohe, Hawaii

Dear Mr. Beveridge:

Thank you for directing our attention to holding a public hearing within the Windward area of Oahu.

However, the November 30th public hearing has already been announced and advertised in the daily newspapers. It would be quite difficult to change geographical locations for the November 30th hearing since there are other petitions to be heard on the same day.

In the future we will give every consideration to scheduling a public hearing in your area.

Sincerely yours,

R. YAMASHITA
Executive Officer

WINDWARD OAHU COMMUNITY ASSOCIATION, INC.

P. O. BOX 803 KANEOHE, HAWAII PHONE 24-2135

November 5, 1963

RECEIVED
NOV 6 1963
State of Hawaii
LAND USE COMMISSION

NOV 6 1963

Mr. Raymond Yamashita
Executive Officer
State Land Use Commission
426 Queen St.
Honolulu 13, Hawaii

Dear Sir:

We have been informed that the State Land Use Commission will be holding a public hearing on November 30, 1963 to consider applications for the subdividing of certain parcels of land located on Oahu.

In as much as most of the land involved is located within the Windward Oahu area, we request that this hearing be held at Kailua, Oahu as a convenience to interested people living in this area and suggest the Kailua Intermediate School as an appropriate place.

We feel certain that a great many Windward people will be interested in attending this hearing and holding it at Kailua will be of great service to them.

Our organization plans to give this hearing wide publicity. Any help you can give in arranging to have the hearing held in this area will be most appreciated.

Very truly yours,

Thomas K. Beveridge

Thomas K. Beveridge
Executive Secretary

TKB:kh

Ref. No. LUC 721

November 6, 1963

Mr. and Mrs. Eugene F. Kennedy
1471 Kalaepohaku Street
Honolulu, Hawaii

Dear Mr. and Mrs. Kennedy:

This is to inform you of the public hearing called by the Land Use Commission of the State of Hawaii, on November 30, 1963, at 8:00 a.m., in the Land Use Commission Hearing Room, 2nd Floor, 426 Queen Street, Honolulu, Hawaii. Your petition for Change of Temporary District Boundary from an Agricultural district classification to an Urban district classification will be heard at that time.

Publication of Legal Notice will appear in the Honolulu Star-Bulletin on November 7, 1963.

Sincerely,

R. YAMASHITA
Executive Officer

cc: Mr. William H. Yim
Suite 209, Liberty Bank Building
99 N King Street
Honolulu, Hawaii

NOTICE OF PUBLIC HEARING

TO CONSIDER PETITIONS 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 Land Use Commission Hearing Room, 2nd Floor, 426 Queen Street, Honolulu, Hawaii on November 30, 1963, at 8:00 A.M., or as soon thereafter as those interested may be heard, to consider petitions for change of Temporary District Boundary within the County of Honolulu as provided for in Section 98H-4, Revised Laws of Hawaii 1955, as amended.

Petitions for Change of Temporary District Boundary to be heard:

Docket Number and Petitioner	Tax Map Key	Change Requested
A(T)62-21 Cadinha Land Investment Company	8-7-03: 10	Change from an Agricultural district classification to an Urban district classification.
A(T)62-27 Eugene F. and Eva Lum Kennedy	4-3-02: 1	Change from an Agricultural district classification to an Urban district classification.
A(T)62-29 Centex-Trousdale Company	4-2-16: 1 & 4-2-13: 22	Change from an Agricultural district classification to an Urban district classification.
A(T)63-37 James H. Wolters, Et Al.	5-2-01; 5-2-02; 5-2-03; 5-2-04; 5-2-05; & 5-2-06	Change from Agricultural and Conservation district classifications to Urban and Conservation district classifications.

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

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

LAND USE COMMISSION

M. THOMPSON, Chairman, Pro Tempore

R. YAMASHITA, Executive Officer

(Legal ad - 2 cols. w/border)
(To appear November 7, 1963)
(THE HONOLULU STAR-BULLETIN)

October 29, 1963

Ref. No. LUC 701

Mr. William H. Yim
Suite 209, Liberty Bank Building
99 North King Street
Honolulu, Hawaii

Dear Mr. Yim:

As indicated in Mr. Myron Thompson's memorandum of October 22, 1963, the Land Use Commission is now in the process of scheduling a new hearing of Mr. Kennedy's petition for amendment of the Commission's temporary district boundaries.

Mr. Raymond Yamashita, who was appointed executive officer of the Commission on October 18, 1963, will begin his duties on November 1, 1963 and I am referring to him your request for an appointment to discuss Mr. Kennedy's petition.

My assignment to the Land Use Commission ended last Friday, October 25, 1963, when Dr. Shelley M. Mark, director of this department, returned from his trip to the Orient. As acting director during his absence, I served momentarily with the Commission.

In view of this, I trust you will agree that the referral of Mr. Kennedy's petition to Mr. Yamashita is in the best interests of your client.

Sincerely,

CLARENCE L. HODGE
Deputy Director

cc: Raymond Yamashita

Called Yim's secretary on 11/5/63 -
stated that hearing is scheduled for 11/30/63
If he still wishes an appt. he will call back
on 11/11 as I will be off Oahu on 11/6, 7, & 8.
RY

WILLIAM H. YIM
ATTORNEY AT LAW
SUITE 209, LIBERTY BANK BUILDING
99 NORTH KING STREET
HONOLULU, HAWAII
~~567843~~ AND 507808
567805

OCT 17 1963

October 16, 1963

Mr. Clarence L. Hodge
Acting Director
Department of Planning and
Economic Development
426 Queen Street
Honolulu 13, Hawaii

Re: Your Ref. No. LUC 665

Dear Mr. Hodge:

Thank you for your letter of October 4th.

We do wish to continue the petition concerned before the new Commissioners and trust that you have called it to their attention if they have formally met.

Mr. Kennedy will be returning to the Islands from a business trip to the mainland late this week. We would appreciate an appointment to discuss the petition with you sometime next week at your convenience. May I ask that you have your secretary call me as to whether you will be able to so favor us.

Yours truly,

WILLIAM H. YIM

WHY:en

cc: Mr. Eugene F. Kennedy
Mr. Roy Takeyama, Attorney General's Office

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

October 22, 1963

MEMORANDUM TO ALL PETITIONERS CONCERNED

The Land Use Commission at its meeting on October 18, 1963 has asked me to assure you of its awareness of your petition before the Commission.

As of October 11, 1963 the Commission was fully constituted, and it is now in the process of scheduling hearings for petitions not heard by the previous Commission and of scheduling new hearings for petitions heard prior to May 3, 1963 on which the previous Commission took no action. Upon completion of these schedules, notification concerning when your petition will be heard will be forwarded to you.

Mr. Raymond Yamashita is the Commission's new executive officer, and he will begin his duties on November 1, 1963.

Sincerely,

Myron Thompson

MYRON B. THOMPSON
Chairman, Pro Tempore

October 4, 1963

Ref. No. LUC 665

Mr. William H. Yim
Suite 209, Liberty Bank Building
99 N King Street
Honolulu, Hawaii

Dear Mr. Yim:

On behalf of Dr. Shelley M. Mark, the director of this department and an ex-officio member of the State Land Use Commission, I am undertaking to keep you abreast of the Commission's actions to date on the petition of Eugene F. and Eva Lum Kennedy for an amendment to the Commission's temporary district boundaries.

As you doubtless know, the boundaries continue to be in effect according to Act 205, SLH 1963 although the term of the last Commission expired on May 3, 1963 when the State Senate adjourned without confirming the appointments of the Commission.

Prior to expiration of the Commission, the unauthenticated record shows that the Commission at its meeting in Lihue, Kauai, on April 25, 1963, voted to defer action on the Kennedys' petition "until more information could be received on the extension of increment one by the City Planning Commission." I am enclosing a verifax copy of the record for your review.

To my knowledge the Commission was not able to undertake further action on the petition before expiring on May 3. Since Act 205, SLH 1963 does not substantially alter the procedure for amending district boundaries, you may wish to continue the petition before the new Commission following its appointment.

Unless directed otherwise, I shall call your clients' petition to the attention of the new Commission when it convenes.

Sincerely,

CLARENCE L. HODGE
Acting Director

Enclosure
cc: Eugene F. Kennedy
Roy Takeyama, Attorney General's Office

STATE OF HAWAII

LAND USE COMMISSION

VOTE RECORD

ITEM Eugenne Kennedy

DATE 4-25-63

PLACE KBS.

TIME 7:06

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

COMMENTS:

Deferred

City Planning & Kennedy meeting

Ref. No. LUC 516

April 23, 1963

Mr. and Mrs. Eugene Kennedy
1471 Kalaepohaku Street
Honolulu, Hawaii

Dear Mr. and Mrs. Kennedy:

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

cc: Mr. William H. Yim
Suite 209, Liberty Bank Building
99 N King Street
Honolulu, Hawaii

PHONE 994144

REAL ESTATE, SUBDIVIDERS AND DEVELOPERS

eugene f. Kennedy AND ASSOCIATES

1503 KAPIOLANI BLVD. • HONOLULU 14, HAWAII

113

Petition file

RECEIVED
APR 18 1963
State of Hawaii
LAND USE COMMISSION

April 18, 1963

Land Use Commission
State of Hawaii

Re: Petition of Eugene Frederick Kennedy and Eva Lum Kennedy for Change of Temporary District Boundaries as it affects their property at Lanikai, Oahu, tax key 4-3-02:1 (First Taxation Division)

Gentlemen:

Please consider this additional written statement in support of the above mentioned petition.

Extent of Development of Property

This parcel of land was purchased in April 1957 and in August of 1958 work commenced by our engineers in preparing proper contour maps thru-on-site field work. During the early part of 1960 preliminary subdivision maps were prepared and discussions held with various City & County agencies and as a result of said discussions, road grades were changed, radius' increased on curves, etc.

As we informed you at the March 5th hearing, we formally submitted for "tentative approval" of the Planning Department of the City & County of Honolulu a proposed residential subdivision of a portion of the above mentioned parcel in keeping with its Class Residential AA zoning on October 16, 1961. This portion has been designated in our files as "Unit 1" in our overall plans to develop the parcels and is so identified on the map enclosed as Exhibit "A".

The governmental agencies to whom the Planning Department refers proposed subdivisions raised certain questions regarding road layout, domestic water supply and sewage disposal facilities for Unit 1. The Planning Department requested and we agreed to two extensions of the period within which it must act on a proposed subdivision to prevent its approval "by default", so to speak. During the extended periods, the City's engineers made certain suggestions and we have complied with each of them. The Board of Water Supply was satisfied with our plans regarding water system and our engineers worked out what we deemed to be an economically feasible sewage disposal system on an improvement district basis with the City's Division of Sewers and the State Department of Public Health. A memorandum from our project

engineer on his discussions regarding the system with those officials can be furnished your Commission.

We had reached the point where we believed we had overcome every conceivable obstacle to approval of the subdivision when we were informed by the Planning Department in the spring of last year that it would be unable to further consider the subdivision because of the temporary district boundaries that had been established by your Commission classifying the parcel for agricultural use.

Unit A

Meanwhile, we had processed through the Planning Department a subdivision of a 12 acre portion of the parcel and had re-received tentative approval of said parcel into a two lot subdivision. This subdivision is designated in our files as "Unit A" in the overall development plans for the parcel and is so identified on Exhibit "A".

Unit Two

Our engineers have in the interim also developed preliminary plans for a Residential AA subdivision of a third portion of the parcel as "Unit 2" in the overall development plans. It is so identified on Exhibit "A". They have informed me that all roads have been laid out in Unit 2 so as to conform with the requirement that their grades be less than 20%. The development of Unit 2 in addition to Unit 1 would, of course, reduce the per lot cost of the domestic water system and sewage disposal system.

Unit Three

We had contemplated an estate-type residential subdivision of the remaining portion of the parcel which is designated in our files and on Exhibit "A" as "Unit 3". Inasmuch as we are at this stage unable to make any factual representation of this Unit to your Commission as to the physical feasibility of such a development, we would have no objections to a conservation classification of Unit 3 as a Conservation District.

We would also like to note that the House of Representatives has passed House Bill 1016, House Draft 1 which proposes a fourth classification with respect to Act 187. This classification would provide for a rural district authorizing subdivisions wherein the density of residences would be limited to one acre with an average lot size of not less than one acre. This we believe is in line with the proposals made by Chairman Bryan to the Senate Land Committee at its public hearing a couple of weeks ago. With respect to our Unit 3 we would have no objections to a classification of that nature.

Discussion with City Planning Director

Since the March 5th hearing we have conferred with Mr. Frederick

Lee, the Director of the City Planning Department regarding his recommendation to you of December 28, 1962. He indicated that had our Petition to Charge the District Boundaries been restricted to Unit 1 instead of extending to the entire parcel, his recommendation would have been different that it was. He suggested that we convey this information to your Commission. He was unable to form an opinion regarding Unit 2, having not received our preliminary plans therefor.

Discussion with State Director of Taxation

We have discussed with Mr. Edward J. Burns, the State Director of Taxation, his oft-reported statements to the effect that there is a shortgage of fee simple homesites on the island of Oahu. He reiterated the statement and authorized us to quote him on the matter.

No Scenic or Agricultural value

We would again note that the nature of the land concerned is such that it has no secenic or agricultural value.

Attractiveness for Homesites

The land is susceptible to development as attractive view lots. Photographs indicating the view from the parcel can be furnished your Commission.

We would appreciate a further opportunity to be heard personally on the matter should you have any questions regarding the advisability of classifying Units 1, A and 2 for urban use.

A map showing the parcel in relation to the general area is enclosed as Exhibit "B".

Yours truly,

Eugene F. Kennedy

Ref. No. LUC 515

March 28, 1963

Mr. William H. Yim, Attorney-at-Law
Suite 209, Liberty Bank Building
99 N King Street
Honolulu, Hawaii

Dear Mr. Yim:

This will confirm our conversation of March 21, 1963 concerning an extension of time for submission of additional statements in the petition of Eugene and Eva Kennedy for Change of Temporary District Boundary.

This office will accept additional information filed on behalf of the petitioners until the last week of April. I anticipate that the Commission will act in this matter shortly after that time.

Very truly yours,

W. M. Mullahey

W. M. MULLAHEY
FIELD OFFICER

SENT TO Comm. [redacted]

Kennedy Site

WILLIAM H. YIM AND HAROLD Y. SHINTAKU
ATTORNEYS AT LAW
SUITE 209, LIBERTY BANK BUILDING
99 NORTH KING STREET
HONOLULU, HAWAII
TELEPHONES 567843 AND 507808

628

March 20, 1963

RECEIVED
MAR 20 1963
State of Hawaii
LAND USE COMMISSION

Land Use Commission
State of Hawaii
Honolulu, Hawaii

Re: Petition of Eugene Frederick Kennedy and Eva Lum Kennedy for change of temporary district boundary as it affects TMK 4-3-02-Por. 1.

Gentlemen:

The morning following the March 5th hearing on the subject petition I visited your offices in the hopes of conferring with the Executive Officer regarding the proceedings, only to be informed that he was on one of the neighbor islands in connection with his official duties. I left a request for an appointment to see him at his earliest convenience. His resignation may have inclined him to believe that no point would be served in my conferring with him or may have overloaded his time schedule such that it did not allow for a conference with me. In any event, I have been informed that the period within which my clients might submit written statements in reply or rebuttal to the recommendations of the City Planning Commission and your Commission regarding the petition expires today. The circumstances and information prompted me to respectfully request of your Chairman, Mr. Edward C. Bryan, that my clients be granted an extension of 21 additional days within which they may submit such statements and his gracious and understanding consent thereto by phone. Please consider this the written formal request for such an extension which he suggested I submit. Your favorable disposition of this request will be deeply appreciated.

Yours truly,

WILLIAM H. YIM

WHY:en

Ref. No. LUC 491

March 15, 1963

Mr. William Yim
209 Liberty Bank Building
Honolulu, Hawaii

Dear Mr. Yim:

Enclosed is a copy of a letter which you requested during the Land Use Commission's public hearing held on March 5, 1963 from the City and County Planning Department transmitting their findings and recommendations on your clients', Mr. and Mrs. Eugene Kennedy, request.

Very truly yours,

R. J. DARNELL
EXECUTIVE OFFICER

Enclosure

cc: Eugene Kennedy
Harold Shintaku

STATE OF HAWAII
LAND USE COMMISSION

Hearing Room
426 Queen Street
Honolulu, Hawaii

7:30 P.M.
March 5, 1963

STAFF REPORT

A(T) 62-27 Temporary District Classification: AGRICULTURAL

PETITION OF EVA AND EUGENE KENNEDY, for change of Temporary District Boundary from an Agricultural district to an Urban district for land located in Lanikai, Oahu, described as First Division, TMK 4-3-02: Por. 1; that portion being the 50 acres, more or less, situated above the 200-foot contour.

The petitioners state that they are the owners of the property in question.

On August 9, 1962, the staff informed the City Planning Department, in answer to their inquiry, that the Temporary Urban-Agricultural Boundary was located some 200-250 feet behind the existing subdivision lots facing on Poopoo Place and Aalapapa Drive, and that an exact determination might be had from the Land Use Commission upon a request for a declaratory ruling. This petition is for rezoning to Urban of the remainder of the same property.

The HB&A recommendation for final district classification is for retraction of the urban boundary to approximately the rear lines of the subdivision lots mentioned above, with the area mauka of the boundary to become a Conservation district. The City Planning Department's recommendation, supported by the City Planning Commission, refers to the entire 88-acre parcel, including both the land requested for Urban classification and the land presently in a

Temporary Urban district; and recommends that the classification be changed to Conservation, in line with the City's General Plan designation of "Open Space", due to excessive grading which would be necessary to develop the area for houselots; the difficulty of providing domestic water and sewers, as well, possibly, as streets; and the existence in the State and City plans of adequate land area to satisfy future demand for houselots.

It appears to the staff, since cul-de-sac "turnarounds" were not provided for the end of Lanipo Drive and Poopoo Place, and a 40-foot roadway "plug" was left out along Poopoo Place; that some development of at least the lower portions of the Kennedy property must have been anticipated. The slope and utility considerations mentioned previously, if honored, should produce properly-serviced home sites at the lower levels only, of the Kennedy property, without excessive grading; and these factors would undoubtedly be considered by the Department of Land and Natural Resources, should the final classification be Conservation. Therefore, the staff supports the recommendation of the City and the Commission's consultants for disapproval of the petition, and for ultimate districting of the entire area mauka of the existing subdivided area, as Conservation.

Ref. No. LUC 433

February 15, 1963

Mr. and Mrs. Eugene Kennedy
1471 Kalaepohaku Street
Honolulu, Hawaii

Dear Mr. and Mrs. Kennedy:

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

cc: Mr. Harold Y. Shintaku
209 Liberty Bank Building
Honolulu, Hawaii

(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.

538

RECEIVED
FEB 8 1963
State of Hawaii
LAND USE COMMISSION

February 5, 1963

Mr. Chairman:

Your Committee on Public Works to which was referred communication (M-68) from R. J. Darnell, Executive Officer, State Land Use Commission, 426 Queen Street, requesting comments and recommendations on a petition for Temporary District Boundary change made by Eugene and Eva Kennedy, recommends that it be referred to the Mayor for study and recommendation by the Planning Director, and further report thereon to Council's 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 - State Land Use Comm.

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 Masato Doi

EMPEROR A. HANAPI, CITY CLERK MASATO DOI, CHAIRMAN & PRESIDING OFFICER, CITY COUNCIL

Dated this 5th day of February 1963

Reference:

Resolution No.

Bill No.

COMMITTEE REPORT NO. 297

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

514

Refer to
M-68 (1963)

RECEIVED
JAN 25 1963
State of Hawaii
LAND USE COMMISSION

CITY COUNCIL

CITY AND COUNTY OF HONOLULU
HONOLULU 13, HAWAII

January 23, 1963

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

Dear Sir:

Your communication of January 17, 1963 soliciting comments and recommendations on a petition for Temporary District Boundary change made by Eugene and Eva Kennedy, 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 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.

John A. Burns
xxxxxxxxxxxxx

Ref. No. LUC 366

January 17, 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:

I have been asked by the Land Use Commission to solicit your comments and recommendations regarding a matter pending before the Land Use Commission from the County of Honolulu.

Enclosed is the submittal pertaining to a petition for Temporary District Boundary change made by Eugene and Eva Kennedy.

The Commission has not set a date for the public hearing as yet; however, the Commission would appreciate your recommendations in writing at your earliest convenience.

Very truly yours,

R. J. DARNELL
EXECUTIVE OFFICER

Enclosure

NEAL S. BLAISDELL
MAYOR

copy sent to Bill Yim

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

December 28, 1962

RECEIVED
JAN 4 1963
State of Hawaii
LAND USE COMMISSION

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

Gentlemen:

SUBJECT: Amendment of Temporary District Boundary
Applicant: Eugene and Eva L. Kennedy

Transmitted herewith for your consideration is a request by Eugene F. and Eva Lum Kennedy to amend the temporary district boundary from Agricultural to Urban district for parcel of land comprising approximately 88 acres, situated at the end of Poopoo Place and Lanipo Drive in Lanikai, Kailua, Oahu.

The Planning Commission, after considering the matter at its meeting on December 20, 1962, voted to accept the Planning Director's findings and recommendation of denying the request based on the following study:

Findings

1. Land Use Commission District Designation

The separation of the agricultural district from the urban district follows roughly along the 200-250 contour line instead of any recognizable physical feature. The 200-250 contour line is approximately 100 to 200 feet above the presently developed area.

2. General Plan

The area is general planned by the city for open space.

City Recommend denial

3. Zoning

The entire area was zoned in 1943 for Class AA Residential district.

4. Public Facilities

a) Water: Water service in this area is limited to the 120-foot elevation contour. Any development of this area would require the construction of a complete water system facility; such as storage reservoir, booster pumping station and transmission lines.

b) Sewer: The City has no plans to expand sewer facilities into this area within the foreseeable future. A discussion with staff members of the Division of Sewers revealed that any large subdivision project would require a temporary treatment plant.

5. Topography

The existing ground slope varies from 30% to 80% grade. On the basis of a map submitted by the developer to obtain tentative approval of his subdivision, the Department of Public Works inspected the site and reported that the land "can be made suitable for residential use." The Chief Engineer's office in certifying suitability does not consider economic feasibility. Their final determination of developable area is whether the subdivider can construct all roads with grades less than the maximum allowable 19% grade, which can be determined only upon submission of detailed construction drawing.

6. Grading Problems

The area will require large scale earth moving operations to make suitable for residential development. Because of separate owners on both sides of the ridge, excavation near the ridge may have to be confined to one side only in which case it may pose serious engineering and esthetic problems.

Recommendation

In both the State Land Use Commission's plan and the City's general plan, adequate land areas have been provided to allow for future demand of house lots in various districts of this island. The need to increase this supply at this time by permitting development of marginal land with adverse topography is not in the best interest of the city's general plan. It is also recommended that steps be initiated to amend the area designated as agricultural district to conservation district in line with the city's open space designation of this area.

Very truly yours,

PLANNING COMMISSION

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

Encls - Petition
Check ($50.00)

TRANSMITTED BY:

Managing Director

Mayor

Ref. No. LUC 123

August 9, 1962

City Planning Department
City and County of Honolulu
Honolulu Hale Annex
Honolulu 13, Hawaii

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

Gentlemen:

With respect to your inquiry of July 16, 1962, regarding a proposed subdivision of land at Lanikai, off Poopoo Place (TMK 4-3-02: 1), may I offer the following information.

The temporary boundary between Urban and Agricultural districts is located approximately the position indicated in red on the attached sketch, and does not follow a property line, contour or other recognizable physical feature; but seems to follow, at a distance of some 200'-250' roughly parallel to and mauka of the existing rear property lines of lots fronting on Aalapapa Drive and W. Poopoo Place. If any more precise determination of the boundary is needed, I shall be happy to forward your request for a declaratory ruling to the Land Use Commission for their determination.

Very truly yours,

R. J. DARNELL
EXECUTIVE OFFICER

Attachment
RJD:ak

NEAL S. BLAISDELL
MAYOR

PLANNING COMMISSION
GEORGE F. CENTEIO, CHAIRMAN
THOMAS N. YAMABE, II, VICE-CHAIRMAN
FRANK W. HUSTACE
WILLIAM R. NORWOOD
CYRIL W. LEMMON
BUDGET DIRECTOR, EX-OFFICIO
MANAGING DIRECTOR, EX-OFFICIO
ZONING BOARD OF APPEALS
R. GIBSON RIETOW, CHAIRMAN
HENRY C. H. CHUN-HOON, VICE-CHAIRMAN
HAROLD K. KOMETANI
PLANNING DIRECTOR
FREDERICK K. F. LEE

CITY AND COUNTY OF HONOLULU

PLANNING DEPARTMENT
HONOLULU HALE ANNEX
HONOLULU 13, HAWAII

July 16, 1962

RECEIVED
JUL 19 1962
State of Hawaii
LAND USE COMMISSION

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

Gentlemen:

Proposed Subdivision: Lanikai - off Poopoo Place
Tax Key: 4-3-02: 1
Owner: Eugene F. Kennedy
Surveyor: A. E. Minvielle, Jr.

Transmitted herewith is a map of the proposed subdivision at Lanikai. Your comments and recommendations are respectfully requested.

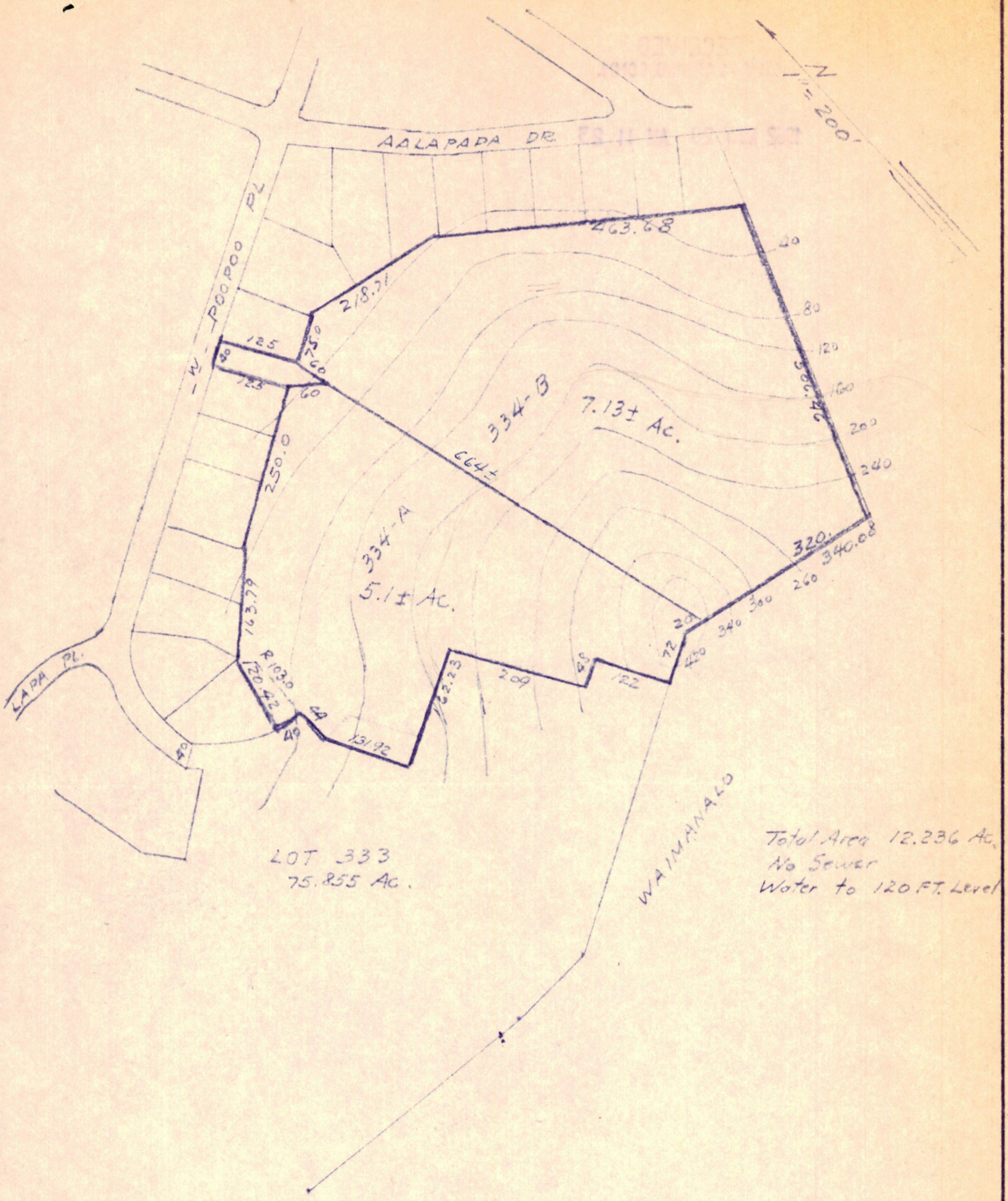
Very truly yours,

PLANNING DEPARTMENT

Frederick K. F. Lee

Frederick K. F. Lee
Planning Director

EY:ef
Enc.



Total Area 12.236 Ac.
No Sewer
Water to 120 FT. Level

PRELIMINARY PLAN

PROPOSED SUBDIVISION OF LOT 334 MAP 55 LD.CT. APP. 616
LANIKAI, KOOLAUPOKO, OAHU, HAWAII

Owner: Eugene F. Kennedy

May 28, 1962 Scale 1" = 200'

TAX KEY 4-3-02:1

A. E. MINVIELLE, JR.
ENGINEER—LAND SURVEYOR
HONOLULU, HAWAII

RECEIVED
CITY PLANNING COMM.

1962 MAY 28 AM 11 23

NEAL S. BLAISDELL
MAYOR

YOSHIO KUNIMOTO
CHIEF ENGINEER

RECEIVED
CITY PLANNING COMM.
1962 JUL 3 PM 4 09

CITY AND COUNTY OF HONOLULU

DEPARTMENT OF PUBLIC WORKS

HONOLULU 13, HAWAII

July 2, 1962

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

Dear Mr. Lee:

Proposed Subd.: Lanikai - Off Poopoo Place and Lanipo Drive
Tax Map Key: 4-3-02: 1
Owner: Eugene F. Kennedy
Surveyor: A. E. Minvielle, Jr.

In reference to your letter of May 16, 1962, we submit herewith our comments as to the suitability of the subject site for residential use.

Our on-site inspection revealed that the site is situated on the side of a mountain, extending from the edge of the existing developed residential area to the top of the ridge. The existing ground slope varies from 30% to approximately 80%.

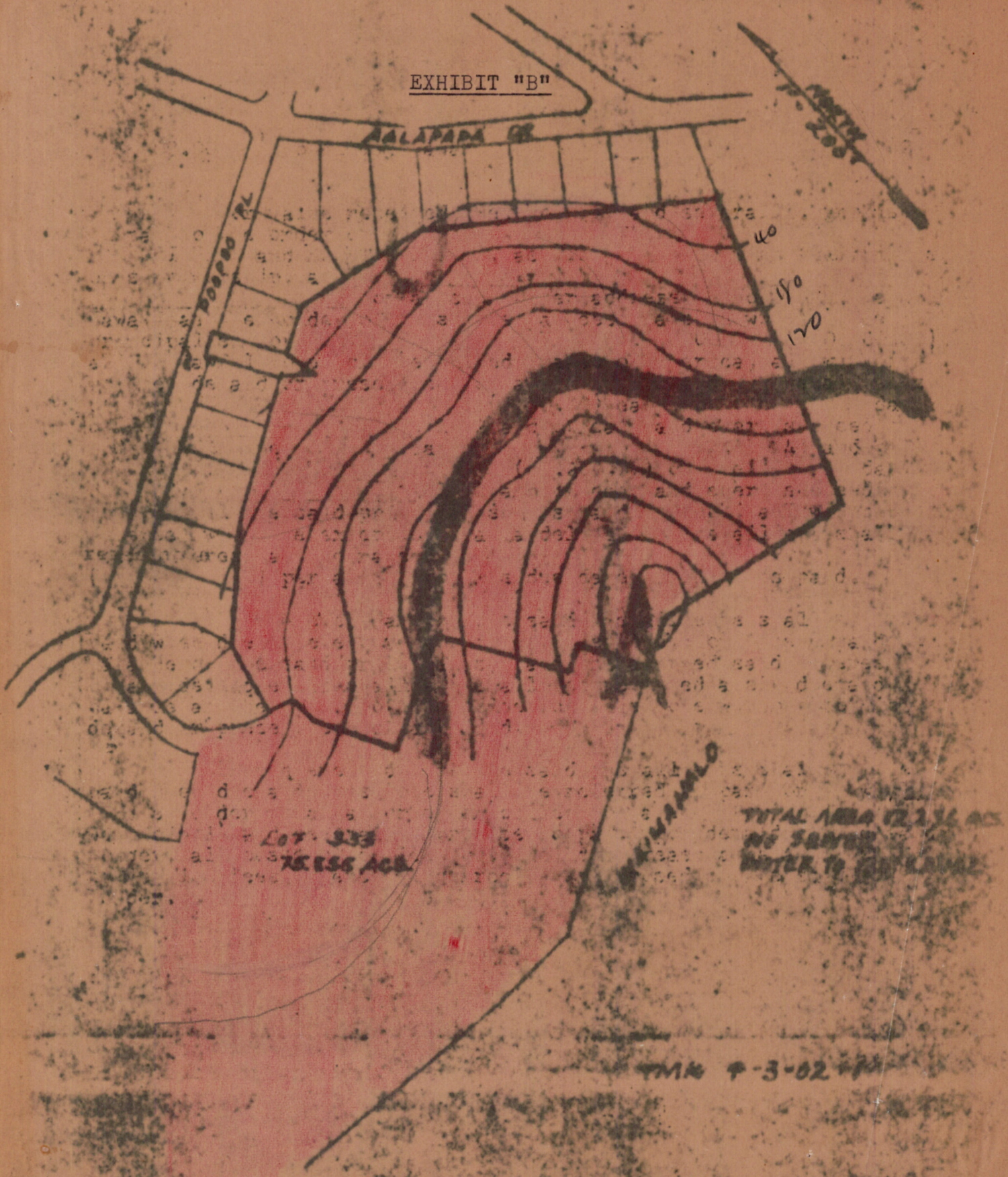
On the basis of the contour map submitted and on our on-site inspection, we believe that the subject site can be made suitable for residential use.

Very truly yours,

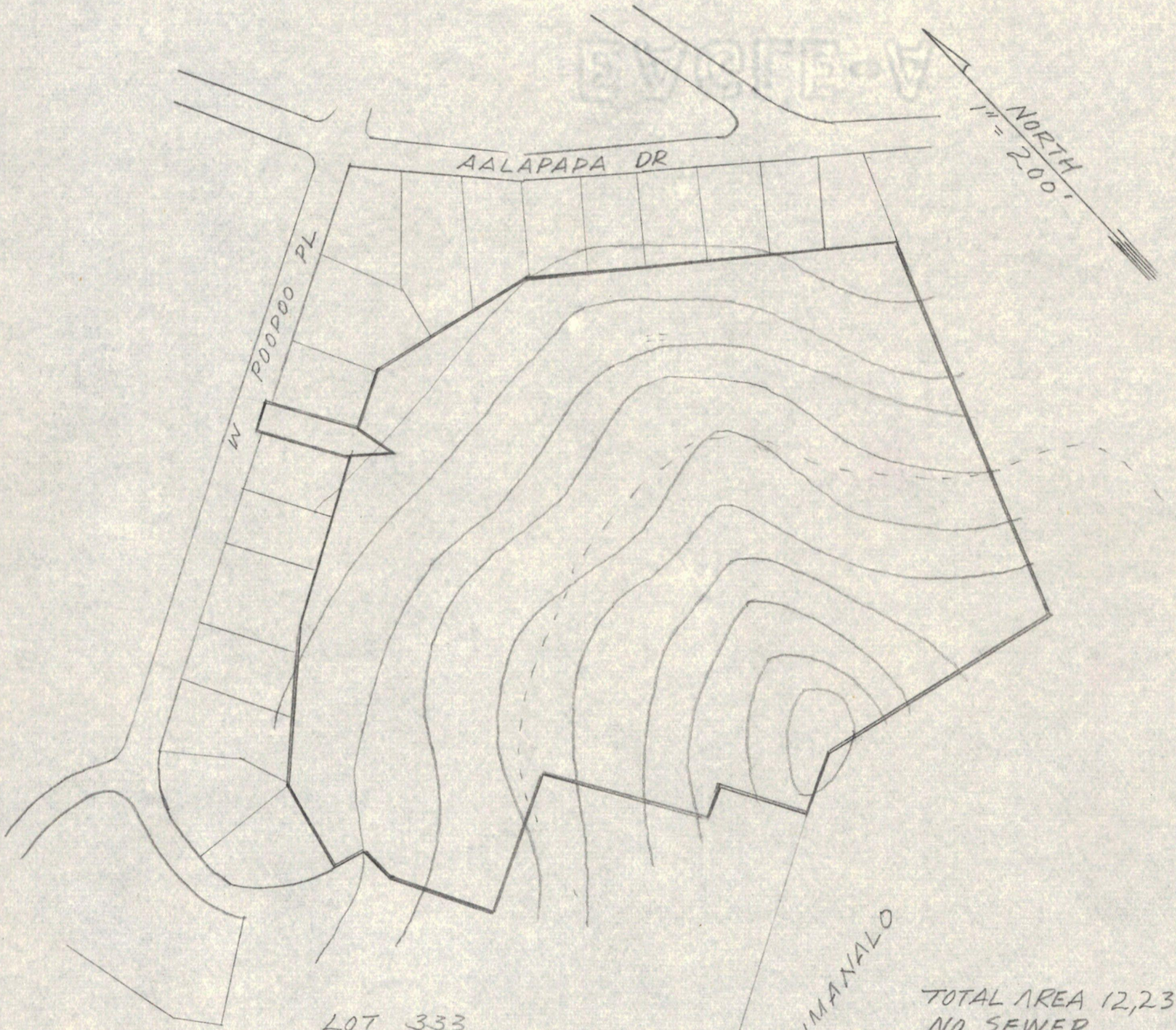
Yoshio Kunimoto
Chief Engineer

6-47

EXHIBIT "B"


KALAPANA DR
KAMEHA HWY
POSPSO RD
40
150
170
LOT 233
76.156 ACS
WAHAMOLO
TOTAL AREA
TMK 4-3-02

file



LOT 333
75.855 ACS.

TOTAL AREA 12,236 ACS.
NO SEWER
WATER TO 120' LEVEL

TMK 4-3-02:1

HAWAII NEWSPAPER AGENCY, INC.
AGENT FOR
HONOLULU STAR-BULLETIN, INC. AND
ADVERTISER PUBLISHING COMPANY, LTD.
P.O. BOX 3350 PHONES 57911/52977
NEWS BUILDING, 605 KAPIOLANI BLVD.
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. ADS FOR THIS ORDER	DESCRIPTION OR ORDER NO.	CLASSIFIED CLASS	LINES	TIMES	SPACE	RATE OR REFERENCE NUMBER	AMOUNT	STATE TAX	AMOUNT DUE
2	12	63	15	148				2900		9570		9570
2	12	63	15	ST. TAX							335	335
												9905

TYPE OF AD — 11 STAR-B 21 ADVER 31 BOTH 41 UNIT

CLASSIFIED STAR-BULLETIN AND/OR ADVERTISER — NATIONAL 84 — 94 ADVERTISER

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 Cafetorium, 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 Tomigawa SP(T) 62-11 for Special Permit to subdivide a one acre parcel into two residential lots on land described as Second Division, TMK 3-7-3: 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 Meleana Pahukoa, et. al. SP(T) 62-41 for Special Permit to create one homelot from a larger parcel of .3 acres on land in Keanae Homesteads, Maui described as Second Division, TMK 1-1-3: 38—Wailuku Hearing only.

(4) Petition of Holy Kona Associates A(T) 62-26 for Change of Temporary District Boundary from an Agricultural district to an Urban district classification on land in Waialua, Molokai described as Second Division, TMK 5-7-3: 23—Molokai Hearing only.

Petition of [illegible] A(T) 62-25 for Change of Temporary District Boundary from an Agricultural district to an Urban district [illegible] on land in Makena, Maui described as Second Division, TMK

THE OUTDOOR CIRCLE

ANNUAL REPORT 1963

1963
BOARD OF DIRECTORS

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Mrs. Wm. Blackfield
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Mrs. C. H. Davis
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Mrs. J. T. Woolaway
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Mrs. H. C. Eichelberger
Mrs. F. L. Turner
Mrs. E. A. Solomons
Mrs. R. M. Alden
Mrs. J. Marnie
Mrs. G. J. Wimberly
Mrs. H. E. Lardin,
Ex. Secretary

Cover Design:
Leonie F. Cushnie

ANNUAL REPORT 1963

A YEAR OF CHALLENGE: AN ERA OF TRANSITION

As the year 1963 comes to an end there is some feeling of encouragement for those of us who are concerned with Hawaii's natural beauty.

There is an increasing awareness on the part of the public and our legislators that continuing defacement of our islands must not be accepted as inevitable in the name of progress. The time has come when the natural beauty of Hawaii can no longer be taken for granted, but must be guarded and protected as it is cherished.

The Outdoor Circle recognizes that changes are inevitable in this era of transition based on a growing population and surging economy, but the need for the necessary balance between economic progress and esthetics must be met. These changes will be vitally affected by decisions on matters of concern to every citizen interested in the city beautiful: permanent land use boundaries, adoption of a General Plan for Oahu, and a Comprehensive Zoning Ordinance; future Urban Renewal projects, planning and construction of the Interstate & Defense Highway on Oahu; and the new state Capitol Building and Civic Center plans.

The Outdoor Circle's program is measured to keep pace with the changing community and to acquaint its members with important issues which will determine the future physical appearance of Hawaii. The following report shows how the Circle has worked to preserve and enhance Hawaii's beauty during the past year.

To the more than 2,000 members of the Circle who have helped make these accomplishments possible, and to responsive government officials, civic groups, local newspapers, radio and television media, businessmen and individuals, our sincere thanks.

Only through such support can the work to "Keep Hawaii Beautiful" continue undiminished. To each and everyone of us comes the challenge—the responsibility for a beautiful state is up to its citizens.

Cynthia H. Marnie

MRS. JACK MARNIE
President

BEAUTY FOR ALL TO ENJOY

The Outdoor Circle is aware that our park lands are grossly inadequate, and that the expected increased population on Oahu will generate even greater need for additional park and recreational facilities.

"Park Projects Scheduled for the Future" was the subject of a talk by Mayor Blaisdell at our May General Membership meeting. The Circle has continued to support the purchase of Kawainui Swamp by the City for flood control and future park use; and urged that parks be developed at Waimalu, Waimea Beach and Kualoa. We have also consistently sought the addition of the two acres for Foster Botanic Garden which would complete its logical boundaries. Also, it has supported the State in its proposed plan for Kahana Valley.

The Outdoor Circle has asked for the protection of established parks, which offer tempting solutions to the problems of land acquisition for future highways and parking facilities.

This year a representative of The Outdoor Circle Board of Directors was appointed to the Parks Board.

FOSTER GARDEN VOLUNTEERS

Circle Volunteers were honored last May on the 100th anniversary of Foster Garden for having completed eight years of continued service to the community.

More than 150 volunteers representing The Outdoor Circle gave over 5,000 hours and welcomed more than 100,000 visitors during 1963 as they manned the reception desk of Honolulu's oldest historic garden.

THE PROBLEM OF DEFACEMENT

Litter spread by thoughtless individuals is a growing problem which is receiving prominent national attention.

The Outdoor Circle's Executive Secretary, Mrs. Harry E. Lardin, officially represented the State of Hawaii at a three-day national conference of Keep America Beautiful, Inc. in cooperation with the U.S. Department of Commerce in Washington June 23–25.

The conference stressed the need of government officials and citizen groups working together, with strict enforcement of anti-litter laws on state and city levels. The ultimate solution is through a continuing campaign of public education.

Through the courtesy of Richfield Oil Company of California, the award-winning litter-prevention film, "Heritage of Splendor," has been loaned to The Outdoor Circle until March 1964. This well-narrated color film has been shown at various membership meetings and has been placed with the State Department

of Education for its exclusive use. The Circle has also donated 2,000 teacher guides on anti-litter to the Department. Mrs. Lardin's report on the conference has been filed in the Municipal Reference Library and the Library of the University of Hawaii.

The Outdoor Circle continues its emphasis on clean-up on a year-round basis. Assistance was given to this program by the City with the initiation of a year-round pickup of large non-combustible objects. This year's drive spearheaded by The Circle in cooperation with Mayor Blaisdell, resulted in the collection of more than 800 tons of refuse.

Assistance in the Clean Up, Fix Up, Paint Up Drive was given by the Honolulu Paint and Lacquer Dealers Association. The Painter's Union, Local 4791, added a fresh coat of paint to the *"oldest frame house in the islands."* The Kapahulu–Moiliili Lions Club cleaned the grounds and repaired the fence of historic Ka Moiliili Chapel. Bottomless Pool at Laie was cleaned and beautified by the Hawaii National Guard.

Accomplishments of windward Branches were the mailing of 650 copies of refuse collection rules through the courtesy of Kailua Hardware Co.; assistance of other organizations in an all out clean-up at Kaneohe.

A MORE BEAUTIFUL HAWAII

During 1963, The Outdoor Circle continued its promotion of the planting of trees and landscaping throughout Hawaii.

We have been represented on Mrs. John A. Burns' "Garden Group" to assist in beautifying the grounds of the Governor's Mansion, Washington Place. An Orchid House, designed by Mrs. Alice S. Bowen as an 1860 lattice garden structure, was built by the State Department of Accounting and General Services. A paklan tree and many bird of paradise plants have been donated to this project by The Circle. Over 130 McCoy spathyphyllum were planted through the courtesy of members, local nurseymen, Garden Club of Honolulu, and the City Botanic Gardens. Weeding newly grassed areas was done by the Boy Scout Troop 41 of the Soto Mission and the Kaimuki High School Key Club through the cooperation of the Volunteer Service Bureau.

A major accomplishment was the Arbor Day planting of 23 coconut palms at Kuhio Beach by The Circle with the assistance of other organizations and individuals: The Garden Club of Honolulu, Waikiki Rotary Club, Hawaii Shade Tree Council, We The Women of Hawaii, American Institute of Architects, Mr. On Char, Mrs. Henry Caldwell, Dr. H. B. Craven, Mrs. A. Lewis Jr., Mrs. H. H. Warner, Makiki Nursey, F. C. Atherton Trust, Inc., a memorial, and an anonymous donor.

The Circle assisted with landscaping and helped secure plants for Booth Memorial Home; donated 350 jasmine plants and mondo grass to Moanalua School and 10 crepe gardenia plants to the Waikiki Fire station.

More than 700 coconut seedlings which were donated to The Outdoor Circle by Mr. Y. Gotanda were distributed in various ways. Approximately 200 were planted at Waimanalo Beach Park by the City, 500 went to beautify Army installations, and many were given to visitors at The Circle's "Festival of Old Hawaii." Many plumeria cuttings were flown to Midway.

Subjects of long-standing concern of The Outdoor Circle are the future beautification of Nimitz Highway, preservation of the Keeaumoku–King Street century old Bengal Banyan tree, Ala Wai Canal strip, and the adoption of a model street tree ordinance.

"Most visitors who delight at the sight of flowering trees stretching for blocks along the streets of residential districts are unaware that most of these trees were planted under the auspices of The Outdoor Circle." The Street Tree section of the Division of Botanic Gardens, which was formed in 1960 at the instigation of The Circle and The Shade Tree Council, now has available a complete staff facility for designing and executing a street tree project. The Division, by maintaining a steady regular pace year after year, should achieve a well-rounded street tree program.

The Kaneohe Outdoor Circle's main projects were assistance in the landscaping of the Kaneohe Library, Police Station, Kapunahala School, and Castle Memorial Hospital. At the suggestion of this Circle, trees in the Keapuka and Alii Shores subdivisions were planted by the City Street Tree Division. The Kaneohe Circle received the Dr. and Mrs. C. H. Chung Trophy for outstanding community service in Windward Oahu for 1963.

The Kailua Outdoor Circle planted large containers at the YMCA, encouraged mailbox planting, sponsored the planting of 85 trees at Kailua High School by the Kailua Junior Outdoor Circle, donated a Norfolk pine as a Christmas tree for Castle Hospital. Classes in pruning, fertilizing and grafting, through the courtesy of the University of Hawaii Extension Services, were offered to members.

Three Norfolk pines and four coconut palm trees were planted at Swanzy Beach Park by the Kaaawa Outdoor Circle.

Landscaping for the new School for Retarded Children, in cooperation with the Wahiawa Jaycees, is the current project of the Wahiawa Outdoor Circle. On Arbor Day, this Branch gave a monkeypod tree to Leilehua High School and a dark rainbow shower to Wahiawa Intermediate School. The Wahiawa Circle continues to deliver flowers to Tripler Hospital every month and floral arrangements weekly to Wahiawa Branch Library. It rejoiced over the box planting by the City of 40 Star Fruit trees along the main highway.

The Aiea Circle, with the assistance of other organizations, planted 188 trees furnished by the City.

The Kona Outdoor Circle planted heliconia, plumeria, alamanda and banana plants at the four water pump areas in Keauhou and Keeia; also, landscaped the Napoopoo Junction in Captain Cook. An orange jade vine was planted at Hale

Halawai, and 30 unusual South African Bouganvillea will soon be planted along the Airport road, adding to this already colorful and outstanding project.

The new Waialae–Kahala Garden Circle, a neighborhood group of Honolulu, conducted workshops on orchid repotting and have scheduled different programs for the coming months.

The Maui Outdoor Circle continued with its beautification of Kaahumanu Avenue, assisted in landscaping of the Wailuku Health Building, and the President of the Maui Circle was appointed to the City's beautification Committee. Lokahi O Lahaina assisted with the landscaping around Baldwin House in the 1830–1878 era.

CONSTANT VIGILANCE

The Outdoor Circle firmly believes that an attractive, well kept business establishment is a far better advertisement than the image created by the clutter of cheap, honky-tonk signs.

Hawaii has long been recognized as the number one state that places natural beauty ahead of disfiguring signs. Secretary of the Interior Stewart Udall pays tribute to The Outdoor Circle in his new book "The Quiet Crisis," in which he commended The Circle's work "in keeping the Island State free of billboards."

The signs problem is of continuing significance in Hawaii where visitor promotion is a vital part of our economic foundation. Growth and prosperity bring keener competition and with it an increasing blight of signs in size and number. Many signs violations were cited by City officials and illegal signs were removed.

After The Circle pointed out the need of some legislation regulating drive-in theater signs, the City Council passed ordinance #2420.

No aerial advertising has appeared in Hawaii since last spring. Only through public opinion and cooperation from many organizations and businessmen have Hawaii's skies been kept clear of "flying billboards."

WORKING WITH OTHERS

Throughout the year, The Outdoor Circle attended various study groups, planning sessions and public hearings. Many members attended classes in Community Planning given by City Planning Director Frederick Lee. The Outdoor Circle was represented at the Conference of the Conservation Council, Urban Renewal Workshop and the Mayor's Urban Renewal Conference.

The Circle spoke out with conviction on a number of public issues for a better community. It recommended that the Comprehensive Zoning Ordinance and the General Plan for Oahu be more clearly defined to assure permanent protection of landmarks such as the Pali, Punchbowl and Diamond Head. It went on record favoring the relocation and restoration of Iolani Barracks and the repair and preservation of Iolani Palace and grounds. The Outdoor Circle supported

the restoration of the Honolulu Post Office Building. It urged that the Civic Center complex be considered in its entirety to afford harmonious blending of beautiful new buildings with the restored historic buildings. It recommended that the State engage the services of a landscape architect to insure proper landscaping which is the keystone to this accomplishment.

PUBLIC AFFAIRS

Last Fall, The Outdoor Circle presented a special program sponsoring a public talk by John E. Hirten, executive director of SPUR in San Francisco. This helped achieve The Circle's desire to give citizens an opportunity to become better informed on the problems of elevated freeways and the esthetic impact of such structures.

At a public hearing, The Circle strongly opposed that portion of the proposed H-1 Route of the Interstate & Defense Highway of Oahu which would be an elevated expressway along the City's waterfront. The Outdoor Circle is deeply concerned with the visual aspects of all future highways... their impact on surrounding landscape and scenic beauty... their encroachment on existing park and recreational areas.

The Kailua Outdoor Circle presented an informative public meeting on the planned H-3 route of the Defense Highway.

FUND RAISING

The need of dollars for accomplishing The Outdoor Circle's objectives is a continuing one. In 1963, fund raising was accomplished in various ways. In Honolulu, our "Festival of Old Hawaii" was a financial success. Our sincere gratitude goes to the Hawaiian Electric Company for their continued and invaluable support of this yearly event. Funds raised by the Branches were through plant sales, hookupu tables, poi luncheons, flea markets and fashion shows.

STRENGTH OF NUMBERS

The Outdoor Circle welcomes all those who have an interest in its purposes. There are seven Branches on Oahu: Honolulu, Aiea–Halawa, Kaneohe, Lani–Kailua, Wahiawa, Waialua and Kaaawa. There is the Maui Outdoor Circle and its Lokahi o Lahaina, and the Kona Outdoor Circle on the Island of Hawaii.

To men who wish to show their support of the work of The Outdoor Circle, there is a Kane Kokua membership. Also, an Aloha Membership is available for those who wish to introduce others to the work of the organization.

Enroll a new member today—a larger membership gives The Circle a stronger voice in its effort to "Keep Our Islands Beautiful."

To THE OUTDOOR CIRCLE
1839 Anapuni Street
Honolulu, Hawaii 96814

Please enroll me as a member. My check is enclosed.

Annual	$1.00 per year
Contributing	$2.00 per year
Sustaining	$5.00 per year

LIFE ..... $50.00 PERPETUAL $100.00

KANE KOKUA (same as above)

NAME .....

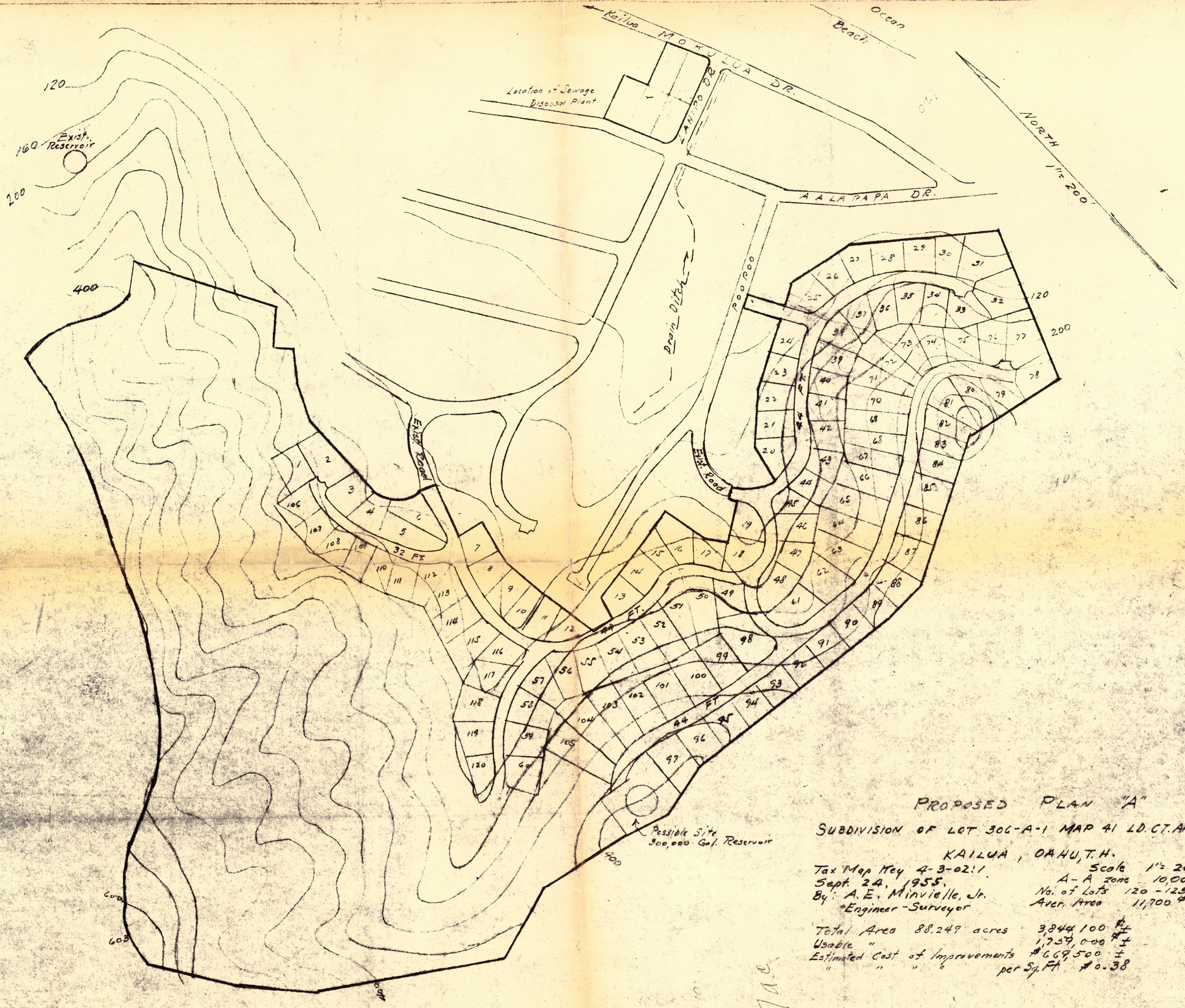
ADDRESS .....

CITY ..... STATE ..... ZIP CODE .....

Mr. Myron Thompson
State Land Use Commission
426 Queen St
Honolulu 13

THE OUTDOOR CIRCLE
1839 Anapuni Street
Honolulu, Hawaii 96814

BULK RATE
U.S. Postage
PAID
Honolulu, Hawaii
Permit No. 765



PROPOSED PLAN "A"

SUBDIVISION OF LOT 306-A-1 MAP 41 LD. CT. APP 616

KAILUA, OAHU, T.H.

Tax Map Key 4-3-02:1. Scale 1" = 200'

Sept. 24, 1955. A-A zone 10,000 ±

By: A.E. Minvielle, Jr. No. of Lots 120 - 125

Engineer-Surveyor Aver. Area 11,700 ±

Total Area	88.249 acres	3,844,100 ±
Usable "		1,759,000 ±
Estimated Cost of Improvements		$669,500 ±
" " " "	per Sq. Ft.	$0.38

3966

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SEPT. 1962

Plat 04

Plat 03

LANIPO

LAMA PLACE

LAMA DRIVE

LANIPO PLACE

EXT.

Gaelic Seder S/P

Margaret M. Courtney - S/P

James W. Hilton & wf. Phyllis W. - T/E

Donald L. Thomas & wf. Margaret G. T/E

Arthur M. Maine wf. Doris S. - T/E.

Gordon A. MacDonald & wf. Ruth C. - T/E

August P. Perry & wf. Illiana S. - T/E

Carl E. Reinhardt & wf. Margaret T. - T/E

Sadie P. Breeding

(Eugene F. Kennedy & wf Eva L. - T/E) 1/3 54,442 ft²

Arthur L. Nash & wf. Madge B. T/E

John P. Richardson & wf. Barbara B. - T/E (10,737 ft²)

Ralph M. Neal & wf. Henriette D. - T/E 17,237 ft² (16,937 ft²)

Arne G. Westly & wf. Joan B. - J/T

Warren T. Higa & wf. Michiko - T/E 1/2

Byron O. Nielsen & wf. Frances G. - T/E

William G. Among (Phil N. Atkins & wf. Ninette M. T/E) A/S 10,156 ft² (9556 ft²)

Edwina T. Neal

Charles W. Phillips & wf. Harriette - J/T

Kenneth N. Getzemeyer

Albert C. Croze & wf. Blanche M. - T/E

Woodworth G. Thrombley & wf. Mary J. - T/E (Richard W. Carlson Long) A/S

Rue E. Rush & wf. Rita C. T/E

Ralph E. Corey & wf. Lillian H. T/E (Anne E. Harris) A/S

William G. Griffendon & wf. Mildred A. J/T

Merle L. Halfpenny & wf. Violet K. C. T/E

John A. Hall & wf. Adele C. - T/E

Richard A. Kersenbrock & wf. Bonnie L. - T/E

Marguerite L. Beatty

Raymond R. Heinje & wf. Thelma T. - T/E

Arthur L. Nash & wf. Madge B. T/E

Warren G. Haight & wf. Suzanne K. - T/E

Robert M. Engelbardt & wf. Agnes Ann - T/E

Bettie R. May

Harry F. Calistro & wf. Dorothy B. - T/E (Sun Hing Lau & Aileen M. Lau - J/T) A/S

Donald D. Likuman & wf. Joanne M. - T/E

Eugene F. Kennedy & wf. Eva L. - T/E

Daniel H. Pang & wf. Lila Y. - T/E

William S. Dunford & wf. Elisabeth P. T/E

Peter P. Gudos & wf. Ina C. - T/E

Tolerton H. Vaughn

Leeten P. Murphy & wf. Jessie V. T/E

Ada May Green

Richard E. Pettit & wf. Jane W. - T/E

William L. Ralph & wf. Dorothea P. T/E (Donald L. Guard & wf. Madelyn E. T/E) A/S

Arthur H. Peterson & wf. Virginia M. - T/E

Kenneth C. Litster

Edwin F. Aeschliman & wf. Wilma L. - T/E

Virginia Chester & Catherine A. Cosgrove J/T

James H. Millard & wf. Dorothy F. T/E (Charles E. Burnette) A/S

Thomas Sousa & wf. Barbara U. - T/E

Daniel H. Pang & wf. Lila Y. - T/E

Eugene F. Kennedy & wf. Eva L. - T/E

Easement 11

Easement 10

Easement 9

Easement 8

Easement 7

Easement 6

Easement 5

Easement 4

Easement 12

Easement 13

Easement 14

Easement 15

Easement 16

Easement 17

Easement 18

Easement 19

Easement 20

Easement 21

Easement 22

Easement 23

Easement 24

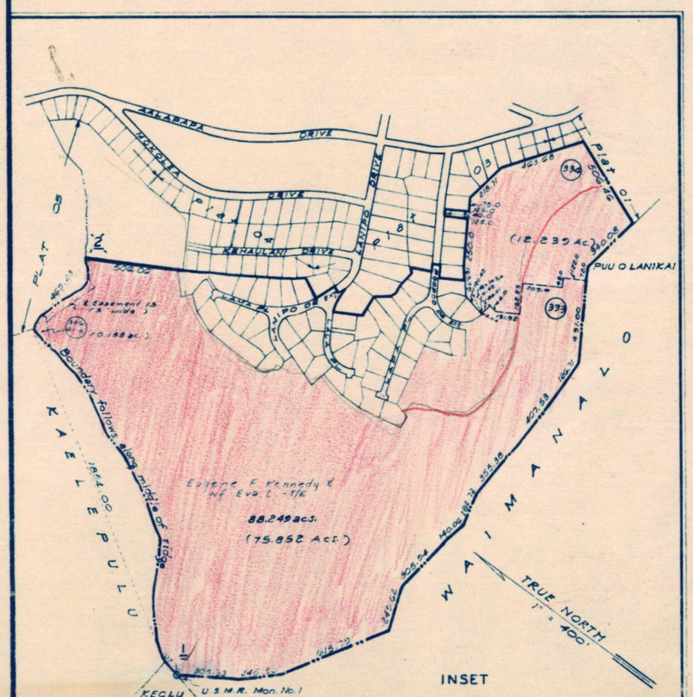
Easement 25

Easement 26

Easement 27

Easement 28

Easement 29



TRUE NORTH
1" = 200'

EXHIBIT "A"

Parcels dropped: 2.47

Note: All lots owned by Daniel Simao, Edward Paul Contreras, Agnes Wood Hinkey, Tolerton Hadley Vaughn, Rufus Charles Longmire, Charles Frank Vavrick, Hubert Durrette Speck unless otherwise noted.

SCALE IN FEET
60 30 0 60 120 180 240

SUBJECT TO CHANGE

Dwg. No: 159 (Revised)
Source: T.M.B. & Map 28, Ld. Ct. App. 616
By: H.N. & S.L. Date: October, 1947.

LANIKAI BEACH TRACT, KAILUA, KOOLAUPOKO, OAHU, T. H.
LD. CT. APP. 616 (MAP 23 & 28).

TAXATION MAPS BUREAU
TERRITORY OF HAWAII
TAX MAP
FIRST DIVISION

ZONE	SEC.	PLAT
4	3	02

CONTAINING PARCELS
SCALE: AS NOTED

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SEPT. 1962

Plat 04

Plat 03

Gaelic Seder S/p 15,255 ft² 37

Carl E. Reinhardt & wf Margaret T. - T/E 10,552 ft² 36

Margaret M. Courtney - S/p 12,460 ft² 38

James W. Kliming & wf Phyllis W. - T/E 10,035 ft² 39

Donald L. Thomas & wf Margaret G. T/E 13,623 ft² 40

Arthur M. Maine wf Doris S. - T/E 11,947 ft² 41

Gordon A. MacDonald & wf Ruth C. - T/E 10,979 ft² 42

August P. Perry & wf Lileana S - T/E 11,044 ft² 43

EASEMENT 11

LAMA PLACE

(Eugene E. Kennedy & wf Eva L. - T/E) A/S 54,442 ft²

Arthur L. Nash & wf Madge B. - T/E 10,637 ft² 35

Sadie P. Breeding 10,880 ft² 34

Arne G. Westly & wf Joan B. - J/T 11,987 ft² 33

(Warren T. Higa & wf Michiko - T/E) 14

Byron O. Nielsen & wf Frances G. - T/E 10,699 ft² 32

William G. Among (Phil W. Atkins & wf Ninetta M. T/E) A/S 10,130 ft² (9855 ft²) 31

John P. Richardson & wf Barbara B. - T/E 15,271 ft² (10,757 ft²) 52

Ralph M. Neal & wf Henriette D. - T/E 17,237 ft² (16,037 ft²) 54

Edwina T. Neal 11,657 ft² 30

Kenneth N. Getzemeyer 13,098 ft² 26

Rue E. Rush & wf Rita C. - T/E 18,764 ft² 25

Ralph E. Carey & wf Lillian H. - T/E (Anna E. Harris) A/S 12,917 ft² 24

Albert C. Croze & wf Blanche M. - T/E 10,421 ft² 28 EASEMENT 6

Charles W. Phillips & wf Harriette J. - J/T 10,907 ft² 27

Woodworth G. Thrombley & wf Mary J. - T/E (Richard W. Long) A/S 11,121 ft² EASEMENT 7 29

Merle L. Halfpenny & wf Violet K. C. - T/E 10,000 ft² 13

John L. Hall & wf Adele C. - T/E 10,192 ft² 12

Raymond R. Hemje & wf Thelma T. - T/E 10,367 ft² 11

Marguerite L. Beatty 10,444 ft² 14

Richard A. Kerstetter & wf Bonnie L. - T/E 10,921 ft² 15

Arthur L. Nash & wf Madge B. - T/E 10,912 ft² 20

Warren G. Haight & wf Suzanne H. - T/E 11,906 ft² 21 EASEMENT 9

Robert W. Norton & wf Audrey [illegible] 10,014 ft² 19

Talerton H. Vaughn 10,007 ft² 18

Leeton P. Murphy & wf Jessie V. - T/E 10,013 ft² 17

Harry F. Calistro & wf Dorothy B. - T/E & Sun Hing Lau & Ellen M. Lau - J/T 10,082 ft² 16

Ronald D. Liebman & wf Joanne M. - T/E 12,908 ft² 16

Thomas Sousa & wf Barbara J. - T/E 10,363 ft² 5

Daniel H. Pang & wf Lily Y. - T/E 10,534 ft² 6

William S. Dunford & wf Elizabeth P. T/E 12,208 ft² 8

Peter P. Gudas & wf Ina C. - T/E 11,796 ft² 7

Eugene E. Kennedy & wf Eva L. - T/E 11,733 ft² 45

William L. Rolph & wf Dorothea P. T/E (Donald L. Guard & wf Madelyn E. T/E) A/S 12,126 ft² 46

Talerton H. Vaughn 10,040 ft² 55

Ada Mary Brun 12,282 ft² 44 EASEMENT 12

Arthur H. Petersen & wf Virginia M. - T/E 10,001 ft² 49

Kenneth C. Litster 10,780 ft² 3

James H. Millard & wf Dorothy F. T/E (Charles E. Burnette) A/S 10,168 ft² 4

Edwin F. Aeschliman & wf Wilma L. - T/E 16,323 ft² 48 (104364) (58844)

Virginia Chesler & Catherine A. Colegrove - T/E 10,920 ft² (10,683 ft²) 53

LANIPO DRIVE

LANIPO PLACE EXT.

KOOLAU PLACE

KOOLAU PLACE EXT.

EASEMENT 5

EASEMENT 6

EASEMENT 7

EASEMENT 9

EASEMENT 11

EASEMENT 12

Eugene E. Kennedy & wf Eva L. - T/E A/S

Eugene E. Kennedy & wf Eva L. - T/E 88.249 acs. (75.852 Acs.)

Boundary follows along middle of ridge

KAELEPULU

KAKAAKUA DRIVE

KAHAUKANI DRIVE

PUU O LANIKAI

KEOLU U.S.M.R. Mon. No. 1

INSET

TRUE NORTH 1" = 400'

TRUE NORTH 1" = 60'

Parcels dropped 2.47

Note: All lots owned by Daniel Simao, Edward Paul Contreras, Agnes Wood Hinkey, Tolerton Hadley Vaughn, Rufus Charles Longmire, Charles Frank Vavrick, Hubert Durrette Speck unless otherwise noted.

SCALE IN FEET 60 30 0 60 120 240

SUBJECT TO CHANGE

LANIKAI BEACH TRACT, KAILUA, KOOLAUPOKO, OAHU, T. H.
L.D. CT. APP 616 (MAP 23 & 28).

Dwg. No: 159 (Revised)
Source: T.M.B. & Map 28 Ld. Ct. App. 616
By: H.N. & S.L. Date: October 1947

TAXATION MAPS BUREAU
TERRITORY OF HAWAII
TAX MAP
FIRST DIVISION

ZONE	SEC.	PLAT
4	3	02

CONTAINING PARCELS
SCALE: AS NOTED

KENNEDY

Oahu