RETURN TO:

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

OCEANIC PROPERTIES

A(T) 63-38

copies to Shigezawa & Chun

S. Faye Armitage

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State of Hawaii
LAND USE COMMISSION

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Oahu

BEFORE THE LAND USE COMMISSION

OF THE STATE OF HAWAII

In the matter of the classification of certain land at Waipio on the Island of Oahu	PROTEST OF OCEANIC PROPERTIES, INC. AND DOLE CORPORATION

We have examined the proposed land use regulations and district boundary maps referred to in the Notice of Public Hearing published by the Commission on February 23, 1962. According to those regulations and maps, the Commission proposes to classify as "agricultural" certain land at Waipio, owned by Dole Corporation, and to prohibit any use other than agricultural use thereof. Development of this tract of land will be accomplished by Oceanic Properties, Inc., which now owns an option to purchase an initial increment of 1,000 acres of this land. The boundaries of this tract, which we call Waipio Town, are shown on the attached map. The total area is 3,000 acres, of which 1,850 acres are planned for immediate development, and 1,150 acres are set aside, as an urban reserve, for future development. A permanent greenbelt area of 6,000 acres will surround Waipio Town. We have attached a brochure which explains in detail the proposed development and which has been presented to the City and County Planning Commission in conjunction with the petition of Oceanic Properties, Inc. for changes in the General Plan for Waipio.

We have assumed that the proposed regulations and district boundaries referred to in the Notice of Public Hearing are, respectively, the interim regulations provided for in Section 9 of Act 187 and the temporary district boundaries provided for in Section 5 of that Act.

At the hearing held on March 16, 1962, at Waipahu, representatives of Oceanic Properties, Inc. stated briefly our objections to classification of this tract as agricultural. We are confident that a full presentation of the facts and arguments in favor of classification of Waipio Town as urban will convince the Commission that such classification is required not only by the terms of Act 187 but also by the public interest.

We are constrained to state to the Commission that we feel that the public hearing held on March 16, 1962, was not such a hearing as is required by the Constitutions of the United States and of the State of Hawaii, and by statute, prior to classification of our land under Act 187. Therefore, we respectfully urge that the Commission grant us a hearing at which we may present such facts and arguments as are summarized below, and we hereby respectfully submit to the Commission a protest against the proposed classification of Waipio Town as agricultural.

I

Section 5 of Act 187, S.L.H. 1961, provides for the adoption of temporary district boundaries "determined so far as practicable and reasonable to maintain existing uses and only permit changes in use that are already in progress . . ." (emphasis added) We believe, and respectfully urge the Commission to find, that classification of Waipio Town as "agricultural", rather than "urban", is not practicable and reasonable within the meaning of Act 187, and that in any event a change from agricultural use to urban use is already in progress for Waipio Town. We also believe, and respectfully urge upon the Commission, that under all the circumstances, limitation of Waipio Town to uses permitted by the proposed interim regulations in an agricultural district would be to deprive us of our property in violation of the Fourteenth Amendment to the Constitution of the United States and of Article I, Sections 4 and 6, of the Constitution of the State of Hawaii.

A. Not practicable and reasonable. The apparent purpose of the legislature in enacting Act 187 was to protect prime agricultural land and to prevent inefficient "urban sprawl". It is respectfully submitted that the effect upon the owner of such regulation as is proposed by the Commission must, for each particular parcel of land, be weighed against the public benefit to be derived from the regulation in pursuance of the purposes of Act 187. Also, we believe, and respectfully urge the Commission to find,

that the public benefit which would be derived from the urban development of Waipio Town far exceeds any public benefit which might result from the restriction of this land to agricultural purposes.

1. There are real and substantial public benefits to be derived from an urban development of Waipio Town, as the following facts illustrate:

(a) The Oahu housing market will require some 5,500 units annually to meet the population increase projection during the next 20 years.

(b) 45% of Oahu's families are in the $5,000 - $10,000 income group.

(c) The proposed Waipio Town development will include 1,000 acres for low-cost homes ($15,000 or less) for persons in the $5,000 - $10,000 income group.

(d) The proposed Waipio Town development will provide low-cost housing packages for some 500 families per year.

(e) Housing in Waipio Town will be made available by Oceanic Properties, Inc. to homeowners on a fee simple basis, as well as on a leasehold basis, thus helping to meet the urgent need for fee simple land.

(f) The proposed Waipio Town development will include an industrial area designed to attract new industrial enterprises to Hawaii and so will help to create new job opportunities.

(g) The proposed Waipio Town development

is a planned urban community to be surrounded by a permanent greenbelt of agricultural and open space lands.

(h) An area of approximately 150 acres of Waipio Town will be devoted to diversified agriculture, thus tending to promote one of the principal aims of Act 187.

(i) Another principal purpose of Act 187 - prevention of urban sprawl - will be furthered by the proposed Waipio Town. The town will be efficient and compact in planning and design so as to reduce the cost of municipal services to a minimum.

2. In contrast, little benefit will be derived by classifying Waipio Town as agricultural. The subject lands have been used, for the most part, for pineapple production and would continue to be so used, if at all, if classified "agricultural." However, as the following facts show, there is neither present nor anticipated future need for this purpose.

(a) Dole Corporation has determined that its land requirements to meet market demands of projected population increase during the next 20 years will not be affected by the release of land at Waipio sufficient to meet the requirements of the proposed development.

(b) Dole Corporation and Castle & Cooke, Inc. together have available some 1,200 acres of idle or lower-use fee lands in the Waialua-Paumalu areas of

Oahu which could be brought into pineapple production should market conditions in the future justify the same.

(c) Moreover, Dole Corporation's Wahiawa Plantation has under its control 15,000 acres of fee and leased pineapple lands, of which some 1,800 acres are presently in the inactive status.

(d) Dole Corporation's Lanai Plantation has under its control 16,500 acres of pineapple lands, of which 1,000 acres are in the inactive status. Additionally, there are some 4,000 acres of idle lands on Lanai which could be brought into pineapple with water development.

(e) Dole Corporation has continually and successfully increased over-all productivity through research. Such efforts are expected to be equally successful in the future in reducing the acreage needed to meet market requirements by: Increasing production per acre through improvement in agricultural practices; improving the equipment and techniques at the cannery level and thus increasing the proportion of fruit in can; improving agricultural practices so as to bring into pineapple cultivation lands which are in idle or lower-use status; and improving plant selection so as to increase yields per acre.

(f) Castle & Cooke, Inc. has at North Kohala, Hawaii, some 3,000 acres of land, with a proven capacity for the production of pineapple, which could be put to pineapple cultivation. In the early 1950's,

Kohala Sugar Company, a subsidiary of Castle & Cooke, Inc., successfully concluded experimentation in pineapple cultivation. The following is an extract from the 1952 annual report of the company:

> "After successfully harvesting the experimental pineapple crop the plantings were largely plowed under as a result of a decision by the directors in the middle of the year. While yields and fruit quality were good and there is every indication that the fruit can be grown at competitive costs on 3,000 or more acres of Kohala lands, no immediately profitable markets for further plantings were in prospect."

(g) The pineapple land surplus is not confined to the Dole Corporation/Castle & Cooke, Inc. land complex. With the announced closing of the Hawaiian Canneries and Kauai Pineapple Company on Kauai, approximately 5,080 acres will become surplus pineapple lands, and with the phasing out of the Libby cannery at Pauwela, Maui, another 1,200 acres of pineapple lands will become surplus.

(h) Converting the Waipio lands to diversified farming would create an overproduction situation at market and would force the closing of many small farm operations.

(i) Our studies show that there is now a "balance" in the truck farm-market relationship in terms of production, acreage in production and potential acreage for additional production without the need of any of the Waipio lands identified for urban development. Oahu has 550 acres in diversified farm and would require 250 acres to

replace all mainland imports that can be economically grown here. There are 500 acres of State lands at Waimanalo suitable for diversified farming. There are also considerable acreages of mauka lands at Waianae and Waialua which, under proper management and development with small farm groups, can be put to diversified farm use.

3. In light of these facts, we feel, and urge the Commission to find, that the purposes of Act 187 would be advanced by permitting an urban development of Waipio Town, since this would result in a carefully planned, compact and efficient residential community with an integrated industrial development and with provisions for diversified agriculture, plus a permanent greenbelt zone, whereas classification as agricultural would not serve to promote the legitimate purposes of Act 187. Limitation of this land to agricultural uses would cause a very large loss to us. The value of Dole Corporation's fee would be very greatly reduced, and the value of the option owned by Oceanic Properties, Inc. would be practically destroyed. Consequently, we feel, and urge upon the Commission, that it would be unreasonable and impracticable to classify Waipio Town as agricultural, since the public benefit resulting from such a classification does not justify the harsh effect on us.

B. Change already in progress. This phrase is not defined in Act 187. However, it seems reasonable to suppose that this provision was intended to have a dual effect: first, to protect those who have a substantial investment in the development of new urban areas; second, to provide for a continuity in urban development, avoiding a "freeze" of all progress prior to the adoption of the district boundaries.

In 1957 Dole Corporation determined to investigate the possibility of putting some of its lands into higher use than the production of pineapple. In connection with this decision Dole hired local consultants to make a land use study of all its land in Hawaii.

This study was intended to serve as a guidepost for future planning and development for use of Dole Corporation land. Because of the special emphasis that the consultants placed on the Waipio lands, the study was followed up by aerial photography and contouring work on the lands at Waipio in 1958. In the same year Community Planning Associates was employed to make a detailed urban study of the Waipio lands and its report, completed in May of 1959, recommended the development of 6,750 acres for urban purposes. This report was supported by an economic analysis of Oahu made for us by Charles B. Bennett & Associates in March, 1959. This analysis emphasized the need for a low cost housing package to reach the large market of middle to low income families on Oahu.

The next decision made by Dole Corporation in its effort to increase its utilization of its land had the two-fold purpose of determining the extent of public need for urbanization of the Waipio lands and of determining a program for the development of Waipio lands to meet this need. Charles B. Bennett & Associates was employed to undertake a detailed economic study of the need for the development of a light industrial center, as part of these plans. This study was completed in August of 1960 and led to the conclusion that a light industrial center at Waipio was sound from both an economic and planning standpoint. While this study was in progress, Western Real Estate Research Corporation was hired to prepare a detailed analysis of housing needs on Oahu, including absorption characteristics and capacity for the urban development of approximately 3,000 acres of Waipio lands. This study showed that with due allowance for employment growth and population increase, new family formation and a backlog of demand, there would be a need for an average of about 5,500 housing units a year in the period from 1960 to 1980.

With the merger of Dole Corporation and Columbia River Packers Association into Castle & Cooke, Inc. in the spring of 1961, a new subsidiary was concurrently established to engage in land development in Hawaii and elsewhere. This company, Oceanic Properties, Inc., will, among other activities, acquire the Waipio tract. The final phase of research on the question of public demand for urban land was an industrial market study prepared by Industrial Planning

Associates in December of 1961. This study exhaustively explored the industrial market on Oahu and supported the conclusion that a light industrial area is needed within Waipio Town. Oceanic Properties has continued with detailed planning work, which is now being performed by DeMars & Reay, Architects and Planners, Livingston and Blayney, City and Regional Planners, and Lawrence Halprin & Associates, Landscape Architects. The reports, studies, surveys, planning and field work represent a substantial investment in the proposed Waipio Town. Our actual out-of-pocket cost to date exceeds $250,000, not including the cost of efforts expended by officers and employees of these corporations.

In addition to these privately financed studies, we have coordinated our planning efforts, through preliminary discussions of plans, standards and facilities, with the Board of Water Supply, the City and County Engineer; with the utility companies; with the State Highway Division and the Bureau of Public Roads of the Department of Commerce; and with the State Planning Office. In addition, we have presented the attached brochure to the Planning Department of the City and County in conjunction with the petition of Oceanic Properties, Inc. for adoption of a General Plan incorporating Waipio Town. This petition is now pending before the City and County Planning Commission.

We feel and respectfully urge the Commission to find that these facts show that a change in use of Waipio Town from agricultural to urban is already in progress within the meaning of Act 187.

II

Determination by the Commission of district boundaries requires the application of the legal standards set forth in Act 187 to the facts with respect to each parcel of land to be classified. The legislative standard is that classification should be on the basis of existing use so far as is practicable and reasonable, except to allow for changes that are already in progress. We have contended in Part I of this protest that the facts are such that Waipio Town should be classified as urban and not as agricultural. Since the effect of such classification upon us will be harsh, we respectfully request an opportunity to present evidence and arguments in response to the facts and arguments relied upon by the Commission in proposing to classify Waipio Town as agricultural, and in support of the contentions presented in Part I hereof. We believe,and urge upon the Commission, that the failure of the Commission to afford such a hearing would be to deprive us of our rights under the Fourteenth Amendment to the Constitution of the United States and under Article I, Sections 4 and 6 of the Constitution of the State of Hawaii. We also respectfully submit, and urge upon the Commission, that the requirement of Section 5 of Act 187, S.L.H. 1961, for a hearing prior to adoption of district boundaries, in conjunction with Act 103, S.L.H. 1961, calls for a judicial type of hearing as described in Sections 9 through 13 of Act 103.

A. There has been no reasonable notice to us of the proposed actions of the Commission. The notice published on February 23, 1962 in the Honolulu Star-Bulletin was deficient

in the following respects:

1. It failed to apprise us of the legal authority under which the hearings were to be held.

2. It failed to apprise us of the particular sections of Act 187 involved.

3. It failed to apprise us of the issues involved or of the facts upon which the Commission relies in support of its proposed classification.

4. It failed to apprise us that we could present evidence at the hearing.

5. Finally, it failed to apprise us that we could retain counsel if we so desired.

As a consequence of these deficiencies in notice, we were not aware at the time the hearings were held of the issues involved or of the facts alleged by the Commission in support of its proposed district boundaries, nor of the legal effect which the proposed classification would have on our right to use our land. Furthermore, these deficiencies in notice had the cumulative effect of leaving us uncertain as to whether or not we had any right to present evidence in support of our contentions at the public hearing.

B. The public hearings actually held by the Commission in accord with the published notice did not constitute such a hearing as is required prior to the proposed restriction upon our rights.

1. There was no statement at the hearings of the issues involved or of the facts relied upon by the Commission in fixing the classification of Waipio Town.

2. There was therefore no opportunity to argue

the issues, with the presentation of relevant evidence, or to challenge such facts and information as the Commission proposed to rely upon.

3. There was no procedure available for the presentation of evidence.

C. As a consequence of the deficiencies listed in A and B above, we hereby request an opportunity for a hearing in accord with the requirements of Act 103, S.L.H. 1961, and the requirements of procedural due process of law. In particular, we respectfully request the following:

1. To be informed of the legal authority under which such hearings will be held.

2. To know the particular sections of Act 187 involved.

3. To be provided with a Bill of Particulars specifying in explicit and plain language the issues involved in the classification of Waipio Town in an agricultural district, and the facts alleged by the Commission in support of such classification.

4. To be given an opportunity to present evidence and argument on such issues and an opportunity to present evidence or argument in support of the contentions presented in Part I hereof, and to present such other evidence and argument as the Bill of Particulars requested in 3 above shall show to be relevant.

5. To be informed of all staff memoranda submitted to members of the Commission in connection with their consideration of the classification of Waipio Town as agricultural.

6. To be given a statement of all material of which the Commission has taken notice, either judicially or because of specialized knowledge, concerning classification of Waipio Town.

D. We respectfully call to the attention of the Commission the fact that all of our arguments contained in Part I hereof are based upon the assumption that the Commission is adopting the temporary boundaries and interim regulations provided for in Sections 5 and 9 of Act 187, S.L.H. 1961, and that the issues involved are those issues provided by law in those sections. However, if the Commission should determine that other issues than those we have argued are involved in the classification of Waipio Town as agricultural, we reserve the right to present evidence and arguments on such other issues.

E. We do not intend nor desire to delay classification of Waipio Town in accord with the requirements of Act 187. Therefore, we are willing to enter into stipulations waiving so many of the requests listed here as do not appear essential to a fair hearing. We must, however, respectfully request that we be fully informed of the issues involved in the estimation of the Commission and the facts upon which the Commission relies in support of its proposed classification of Waipio Town before we enter into any such stipulation.

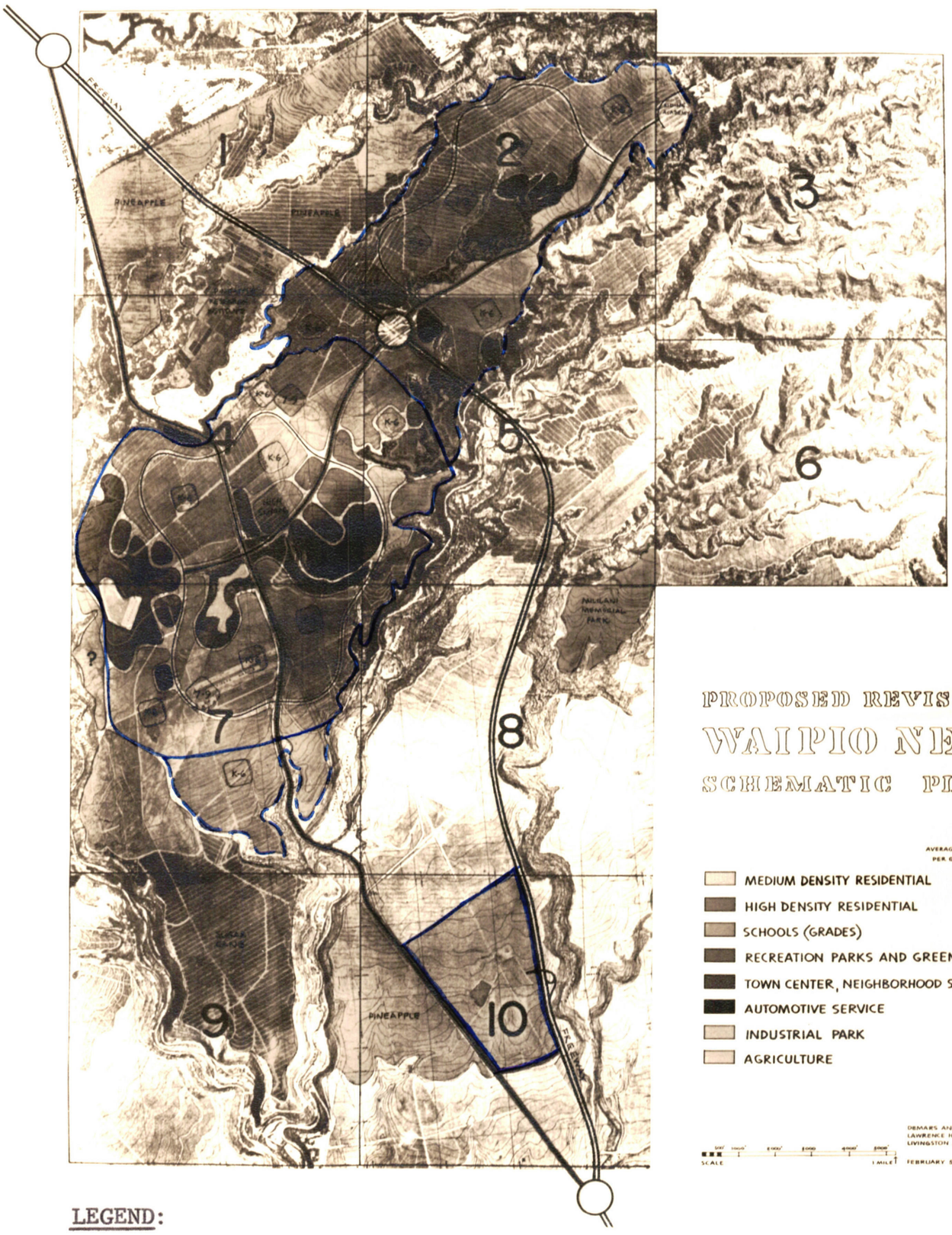
Respectfully submitted,

DOLE CORPORATION

By R. D. Wetherby

OCEANIC PROPERTIES, INC.

By Frederick Simpich Jr



PROPOSED REVISION

WAIPIO NEW TOWN

SCHEMATIC PLAN

	AVERAGE FAMILIES PER GROSS ACRE
MEDIUM DENSITY RESIDENTIAL	5.7
HIGH DENSITY RESIDENTIAL	21.9
SCHOOLS (GRADES)	
RECREATION PARKS AND GREENWAYS	
TOWN CENTER, NEIGHBORHOOD SHOPPING	
AUTOMOTIVE SERVICE	
INDUSTRIAL PARK	
AGRICULTURE	

SCALE 1 MILE

DEMARS AND REAY
LAWRENCE HALPRIN AND ASSOCIATES
LIVINGSTON AND BLAYNEY

FEBRUARY 5, 1962

LEGEND:

Solid blue line surrounds total of 1850 acres for immediate urban development.

Dotted blue line surrounds total of 1150 acres for future urban development.

THE WAIPIO PLAN

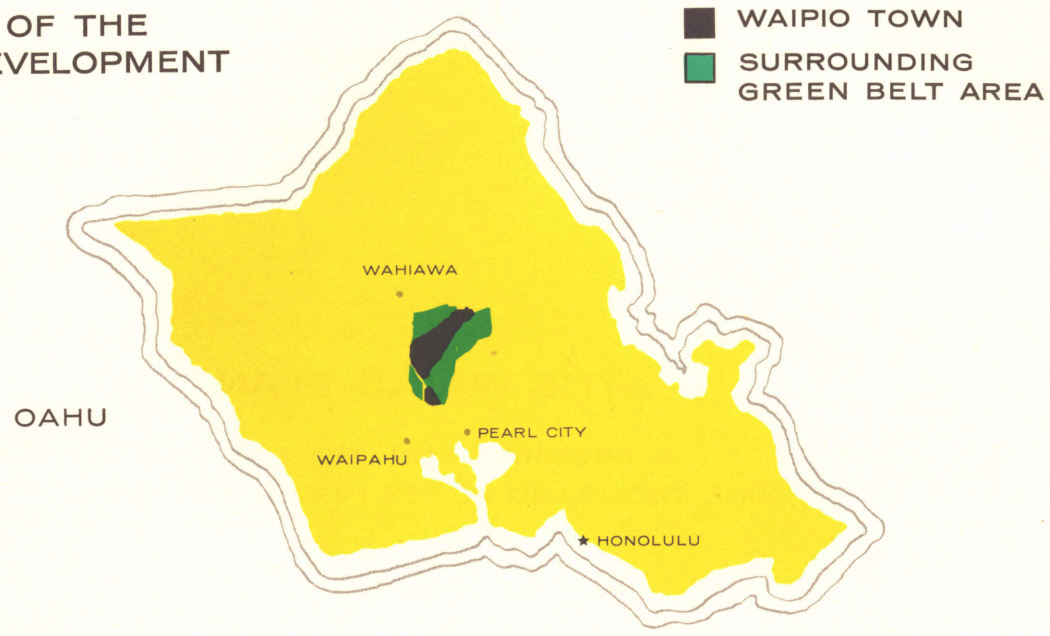
A PROGRAM FOR THE USE OF
NINE THOUSAND ACRES IN CENTRAL OAHU

OCEANIC PROPERTIES, INC.

THE WAIPIO PLAN

A PROGRAM FOR THE USE OF
NINE THOUSAND ACRES IN CENTRAL OAHU

LOCATION OF THE
WAIPIO DEVELOPMENT



Introduction

Oceanic Properties, Inc., a subsidiary of Castle & Cooke, Inc., is proposing the development of a new 3,000-acre community at Waipio, Oahu, surrounded by a permanent green belt of 6,000 acres.

The company is proposing that the plans for the integrated development of the 9,000 acres be adopted as part of the general plan for Oahu.

This program is the culmination of a four-year, long-range study initiated by Dole Corporation and carried forward by Oceanic Properties since the merger of Dole into Castle & Cooke.

The land-use program for the 9,000 acres, all owned by Dole, reflects the planning, economic study and market and research surveys of a number of national and local consultants including Harland Bartholomew and Associates; R. M. Towill; the late Charles Bennett; Community Planning, Inc.; Western Real Estate Research Corporation; Austin, Smith & Associates; and Industrial Planning Associates.

All these lands are now zoned "rural protective" which permits scattered farming and residential use. Of the total area, 6,000 acres are now in pineapple, 650 acres in sugar cane, 110 acres zoned for cemetery use, and 2,240 acres are in valley and mauka lands.

Under the new plan, the long-range use of the 9,000 acres would be as follows:

Agricultural and Green Belt

Diversified agriculture	150 acres
Pineapple and sugar production . .	3,650 acres
Valley and Mauka areas permanently open	2,090 acres
Cemetery	110 acres

Community Development

Low cost homes ($15,000 or less) for persons in the $5,000 to $10,000 per year income group . .	1,000 acres
For other residential and community uses	1,200 acres
For a model industrial park	250 acres
For school and park sites	400 acres
For a championship golf course . .	150 acres
	9,000 acres

Objectives of the Plan

This plan is the first in the history of land development in Hawaii to meet the need for large scale and diversified agriculture, new industry and low-cost homesites with a full range of community facilities on an integrated basis.

The development program has been designed to meet these basic objectives:

1. Stabilization of lands necessary for continuation of large-scale agriculture and to make land available for diversified agriculture.

2. To provide adequate land for good single-family homes for the $5,000 to $10,000 income group which comprises 45 per cent of Oahu's households.

3. To make land available which will attract new industrial enterprise.

4. To develop sound urban areas free of excessive public service costs.

The ultimate result envisioned by the plan is a new town in the Waipio area of Oahu, with carefully planned arrangement of residential, business, schools, parks, recreational and community facilities, adjacent to an industrial park, and surrounded by agricultural and permanently open lands.

Development will be paced in relation to market demand and sales prospects. It is anticipated that the new town eventually will accommodate about 15,000 families.

The first essential step toward these objectives is to have this program become part of the general plan for Oahu and then to obtain the necessary zoning.

It is expected that ground-breaking for the first increment of new homes will take place six to nine months after necessary zoning is established.

Various elements in the plan are reviewed in more detail in the following paragraphs.

Large-scale Agriculture

Pineapple Production

The plan envisions the gradual reduction of Dole Pineapple production lands in the Waipio area from the present total of 6,000 acres to approximately 3,000 acres. This represents less than a 10 per cent reduction in the company's total present pineapple acreage.

Studies of new agricultural practices and test plantings on new Lanai lands demonstrate that Dole can produce a greater pineapple yield on its remaining lands on Oahu and Lanai.

This diversion of land from pineapple to other uses is not now expected to handicap Dole's total capacity to meet market requirements.

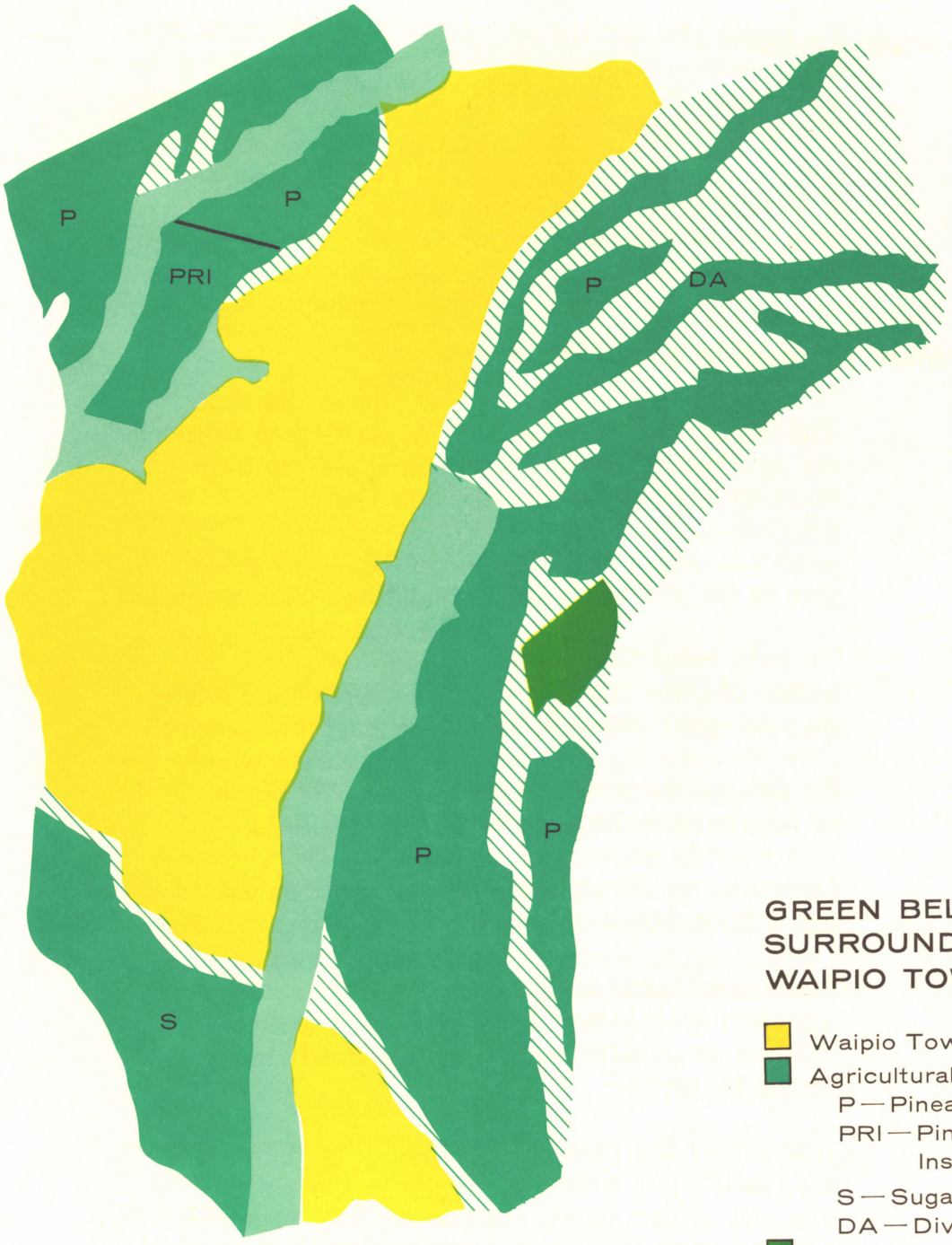
Approximately 150 acres of pineapple land have been set aside for use by the Pineapple Research Institute for continuation of experiments which will be of benefit to the industry. PRI leases this land and has an option to purchase it.

It should also be noted in this connection that Dole and Castle & Cooke together have available in the Waialua-Paumalu areas approximately 1,200 acres of land on Oahu in fee or under lease which might be developed for pineapple production, should future market conditions justify such use.

In view of the foregoing factors, it is proposed that approximately 3,000 acres in the Waipio area now zoned as "rural protective" be changed to "agricultural" for continued pineapple production.

Sugar Cane Land

The total area of 9,000 acres includes 650 acres presently in sugar cane. This land is under long-term lease to Oahu Sugar Company.



GREEN BELT AREA SURROUNDING WAIPIO TOWN

- Waipio Town
- Agricultural Lands
  - P — Pineapple
  - PRI — Pineapple Research Institute
  - S — Sugar
  - DA — Diversified Agriculture
- Mililani Memorial Park
- Open Area
- Government Lands

Total Area	9000 acres
Waipio Town	3000 acres
Green Belt Area	6000 acres

To make way for the new town arrangements have been made with Oahu Sugar Company for the gradual relocation of this cane acreage to the makai portion of the Waipio plateau.

It is proposed, therefore, that 650 acres at that location be changed from "rural protective" zoning to "agricultural."

Diversified Agriculture and Open Areas

The Waipio land-use program recognizes the need for diversified agriculture on Oahu. Such land must be available on long-term lease and must provide sufficient area to permit the farmer to earn a living. Rental must be economic in relation to the farmer's gross income.

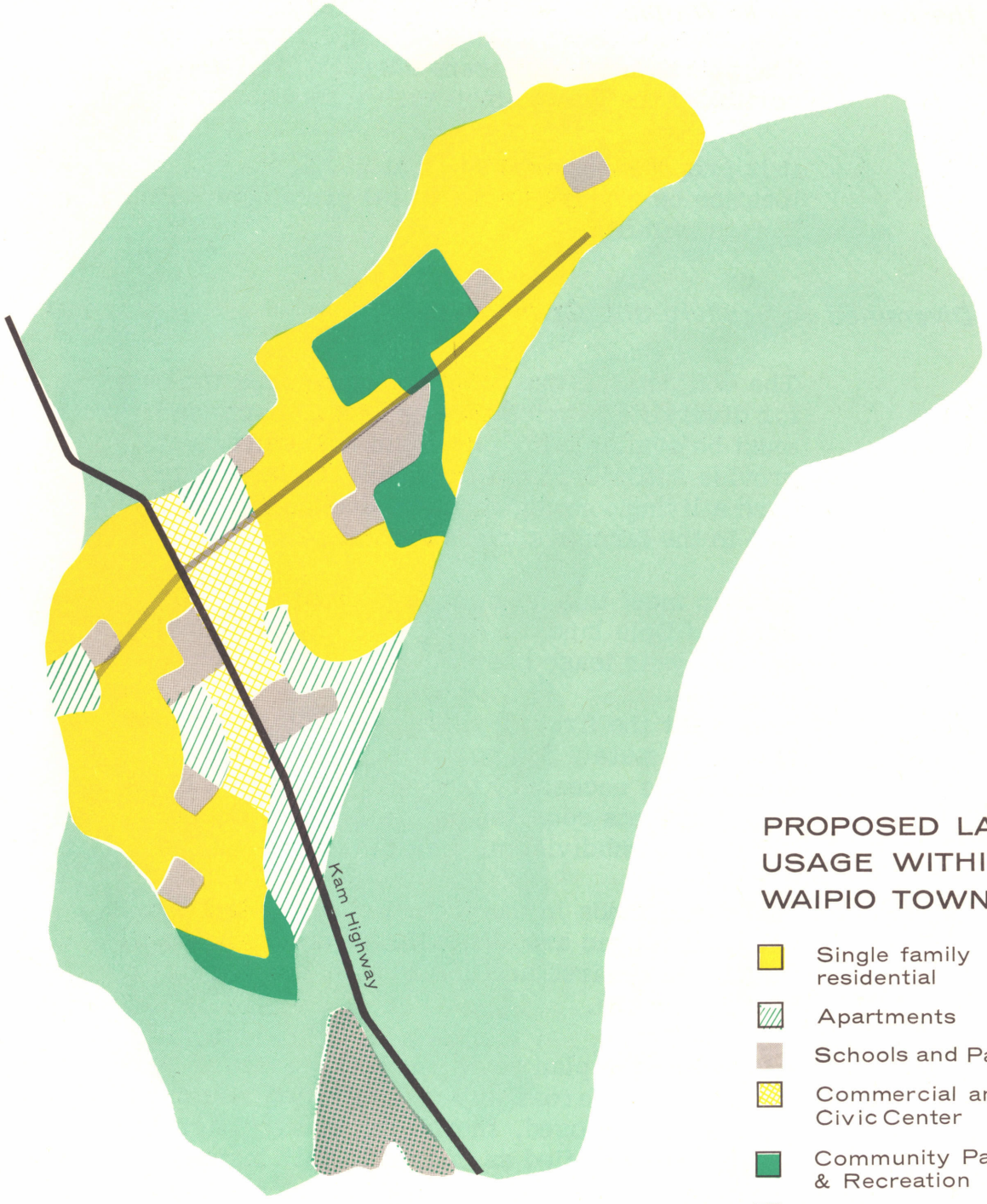
To help meet this need, it is planned that 150 acres of Dole lands in Kipapa be made available on a 50-year lease basis.

Rental for the first 25 years would be at the rate of approximately $30 per acre per year plus whatever is necessary to amortize the cost of improvements required by the City and County for a farm subdivision.

Additional lands in the protected valley and mauka areas of Waipio are available for diversified agriculture as desired and determined suitable by small farmers.

Altogether the plan envisions 2,200 acres in permanently open areas or for diversified farming use. It is proposed, therefore, that this acreage also be reclassified as "agricultural" instead of "rural protective."

In addition, Castle & Cooke has a substantial acreage of valley and mauka lands in the Wahiawa-Waialua area which also appears suitable for diversified agriculture.



PROPOSED LAND USAGE WITHIN WAIPIO TOWN

- Single family residential
- Apartments
- Schools and Parks
- Commercial and Civic Center
- Community Parks & Recreation
- Employment Center
- Surrounding Green Belt

The New Town at Waipio

The agricultural acreage and open areas described in the foregoing paragraphs will surround a completely new residential community, with business, industrial, educational and recreational areas all carefully planned to preserve and enhance the natural beauty of the area.

Good Homes at Low Cost

A major objective of the plan for this diversified new community is to meet Oahu's continuing need for good homes at low cost, in an attractive, balanced environment.

Three extensive market and economic studies have shown that there is a continuing demand in Honolulu for adequate homes which can be sold for $12,000 to $18,000. This need cannot be filled this year or next, but will take not less than ten years at today's construction volume.

It is recognized that meeting this demand has been the goal of many developers. However, it is believed that the Waipio program has several advantages not previously available. These are:

1. The 1,000 acres of land selected for construction of low-cost homes are on a flat plateau. Ninety per cent of all this acreage has a grade of less than five per cent. This means that development costs will be much lower than the cost of hillside construction normal to Honolulu.

2. New construction methods meeting all building code standards will be used.

3. Lower unit profit margins will be adopted.

The initial phase of the Waipio program is designed to meet the needs of persons who earn between $5,000 and $10,000 per year.

Companies affiliated with Oceanic Properties, Inc., have sold over 1,200 houses and lots to employees on Oahu, Lanai and Hawaii over the last ten years. These sales continue. There are no restrictions placed on resale, and the houses and lots sold in fee are financed by local banks.

While Dole and Castle & Cooke have a substantial and continuing pattern of fee sales, consultants who have studied the Waipio proposals strongly recommend leasing land as well to reach the lower income market.

It is expected that the future will indicate that both lease and fee sales will be appropriate. The decision regarding the amount of land to be leased and that to be sold will be reserved until the potential market can be more accurately appraised.

It should be emphasized, however, that this residential development is not a low-cost housing project. The quality of planning and construction, the size and design of homes, and the total character of the residential areas will be of high standards.

Higher priced homes and garden apartments will be added to provide balanced living for all age and income groups.

Parks and Community Facilities

The heart of the new town at Waipio will be a large town square with trees, benches, fountains and a lake opening in one direction directly into the shopping center mall, and in the other, onto a plaza with a civic center building, a high school-community auditorium and community theatre. The town square will serve as a focal point for the residents, linking their shopping and cultural facilities.

Future garden apartment development is planned for the periphery of the community center so that apartment dwellers may walk to the shopping center.

Higher density at the center of the community will provide an opportunity for an economic public transit system and efficient and economic municipal services.

A site has been set aside for medical office buildings within walking distance of the shopping center, and church sites have been provided at appropriate locations.

Ten school sites with adjoining neighborhood parks have been master planned, as have two intermediate and two high schools. The total area set aside for schools and adjoining parks is 250 acres.

These will be phased into the development at appropriate times in conformity with standards set by the Department of Education and the City-County Park Department.

When the plan is accepted by the City and when the school sites are purchased by the City, an equivalent amount of land for adjoining neighborhood parks will be donated at no cost to the City.

It will be expected, however, that the City in return will commit itself to development of adequate park facilities ready for use by the time the school buildings are completed and occupied.

In addition, two large community parks totaling 150 acres are contained in the plan and will be available as needed for proper development, and at least one 18-hole golf course of 150 acres will be built.

Recreational opportunities will be further enhanced by the proximity of the permanently open valley

and mountain lands which will be within walking distance of every residence and available for hiking, bridle trails and camp sites.

Industrial Park Employment Center

Studies indicate that in addition to land for good, low-cost housing, another of Oahu's more pressing needs for sound economic development is land for light industry.

Oceanic Properties has on file requests by local and mainland companies desiring to establish branches or expand facilities close to but not in central Honolulu.

These companies represent general office, electronics, research, equipment manufacturing and processing of various types.

The need for entry and expansion of these companies into the Island economy, to create jobs and diversify the industrial base, is obvious.

To meet this need, a 250-acre industrial park will be established at Waipio within one mile of Waipahu Junction, located on Kamehameha Highway makai of Kipapa Gulch.

This area is planned as an employment center with tree-lined streets, wide landscaped building setbacks, no on-street parking or parking in front of buildings.

In addition to being well located to serve Honolulu, this new employment center or industrial park will be within a three-minute drive of the residential portions of the proposed new town.

The proximity to the new development, including new low-cost housing, is seen as an added inducement for new industry and for companies who will be attracted by the easy availability of good living accommodations and community services for their employees.

In Summary

It is proposed that the General Plan for Oahu include the Waipio development program as outlined above--the creation of an entirely new community.

The relative compactness and efficiency of the new town have been designed to permit municipal services at a minimum cost, so important to the increasing indebtedness of urban areas today.

This is a proposal for application of sound, integrated planning to meet a diversity of urgent community needs.

It is a proposal for a new town, controlled in size by a permanent agricultural green belt, to set a new standard for urban growth on Oahu.

It is a plan based on four years of study by companies which have a vital stake in the long-term economic health and social progress of the entire state.

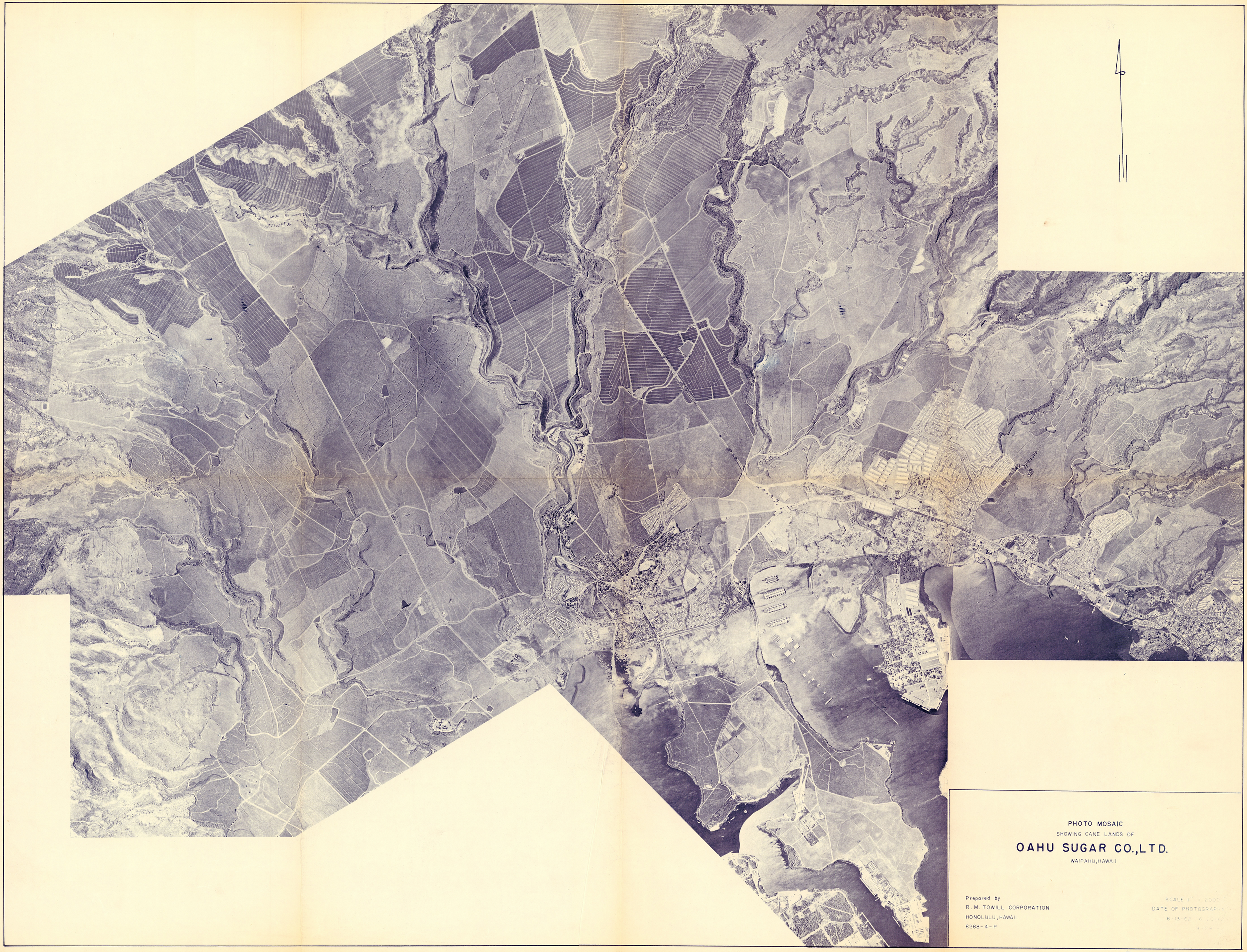


PHOTO MOSAIC

SHOWING CANE LANDS OF

OAHU SUGAR CO., LTD.

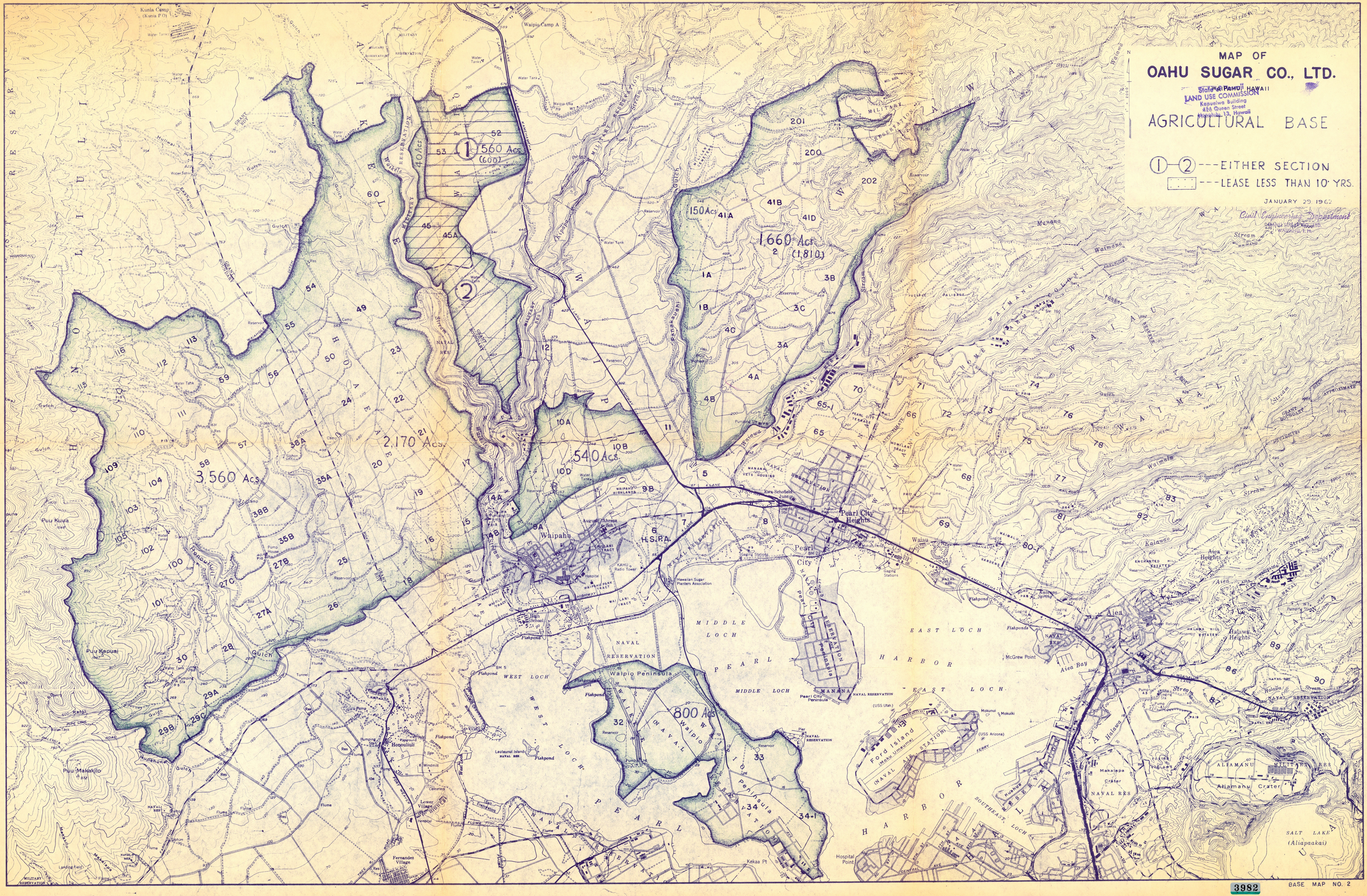
WAIPAHU, HAWAII

Prepared by
R. M. TOWILL CORPORATION
HONOLULU, HAWAII
8288-4-P

SCALE 1" = 2000'
DATE OF PHOTOGRAPHY
6-13-62

3981

BASE MAP NO. 3


MAP OF
OAHU SUGAR CO., LTD.
TWP. OF EWA, OAHU, HAWAII
State of Hawaii
LAND USE COMMISSION
Kapuaiwa Building
426 Queen Street
Honolulu, Hawaii
AGRICULTURAL BASE
①—② ---EITHER SECTION
---LEASE LESS THAN 10 YRS.
JANUARY 29, 1962
Civil Engineering Department
OAHU SUGAR CO., LTD.
WAIPAHU, T.H.
560 Acs (600)
40 Acs
150 Acs
1,660 Acs (1,810)
2,170 Acs
3,560 Acs
540 Acs
800 Acs
Waipahu
Pearl City Heights
Pearl City
Aiea
Aiea Heights
Halawa Heights
Honouliuli
Waipio Peninsula
Ford Island
Aliamanu Crater
SALT LAKE (Aliapaakai)
PEARL HARBOR
MIDDLE LOCH
EAST LOCH
WEST LOCH
SOUTHEAST LOCH
NAVAL RESERVATION
MILITARY RESERVATION
Puu Kuua
Puu Kapuai
Puu Makakilo
Kunia Camp (Kunia P.O.)
Waipio Camp A
McGrew Point
Hospital Point
Kekaa Pt
Fernandez Village
Lower Village
Leulaunui Island
Waiau
Waimano
Kalauao
Halawa
Aiea Bay
Makalapa Crater
3982
BASE MAP NO. 2

AG. BASE

The Cuban Sugar Co., Ltd.
Map No. 1166
Drawer No. 34

COR. KENDALL

AG. BASE

3983

Table 1.-- POPULATION OF CENSUS TRACTS 36, 37, 39, AND 40: 1940 TO 1960
(Includes armed forces)

Census tract (1940 definition)	1940	1950	1960	Percent increase 1940-60	Percent increase 1950-60
All tracts	37,301	35,586	64,418	72.7	81.0
Tract 36	6,086	10,184	18,316	201.0	79.9
Wahiawa	5,420	8,369	15,512	186.2	85.4
Whitmore and rural	666	1,815	2,804	321.0	54.5
Tract 37 (Schofield)	16,331	7,179	16,279	-0.3	126.8
Tract 39 (Ewa-Barbers Pt.)	5,389	8,957	16,449	205.2	83.6
Tract 40	9,495	9,266	13,374	40.9	44.3
Waipahu	6,906	7,169	8,353	21.0	16.5
Waipio and rural	2,589	2,097	5,021	93.9	139.4

Source: U.S. Census, 1940, 1950 and 1960.

Table 2.-- VACANCY RATES FOR CENSUS TRACTS 36, 37, 39 AND 40: APRIL 1, 1960

Census tract (1940 definition)	All units	Vacant, available for rent or sale			
		Total		For sale only	For rent
		Number	Percent		
All tracts	13,476	690	5.1	61	629
Tract 36 (Wahiawa and Whitmore)	4,583	111	2.4	20	91
Tract 37 (Schofield)	2,347	37	1.6	-	37
Tract 39 (Ewa-Barbers Point)	4,032	503	12.5	29	474
Tract 40	2,514	39	1.6	12	27
Waipahu	1,857	36	1.9	10	26
Waipio and rural	657	3	0.5	2	1

Source: U.S. Census, 1960.

Table 3.-- VACANCY RATES FOR THE WAHIAWA-WAIPAHU AREA: SEPTEMBER 1963

Subject	Private housing			Military housing			
	Kunia	Wahiawa	Waipahu	Helemano mil. Res.	Wahiawa	Waikele	West Loch
All units	142	5,135	2,177	32	2,616	12	18
1-family	126	4,168	1,765	-	-	-	-
multi-family	16	967	412	32	2,616	12	18
Vacant units	-	73	61	1	17	1	-
1-family	-	47	29	-	-	-	-
multi-family	-	26	32	1	17	1	-
Percent vacant √	0.0	1.4	2.8	3.1	0.6	8.3	0.0
1-family	0.0	1.1	1.6	-	-	-	-
multi-family	0.0	2.7	7.8	3.1	0.6	8.3	0.0
Under construction	-	23	93	-	250	-	-
1-family	-	16	58	-	-	-	-
multi-family	-	7	35	-	250	-	-

√ For all private housing on Oahu, the rate was 2.5 percent (1.6 for 1-family, 4.0 for multi-family).

Source: Advance data from Federal Housing Administration 1963 housing vacancy survey, prepared by FHA with cooperation of the Post Office. Subject to later revision. Issued for administrative use only; not for publication.

9 4 02

CORRECTED
SEP 13 1955
JAN 3 6 1962
JUN 14 1943
JUN 4 1945
JAN 10 1947
JAN 14 1947

Reduced and Copy by
THE BLUE PRINT CO.
88 S. QUEEN STREET Phone 66148
SEPT. 1962

Dwg. No. 3420
Source: Tax Maps Bureau & Blue Print from Castle & Cooke
By: RK - E.B. Apr. 1959

W A I P O

PLAT 07

PLAT 05

PLAT 21

Oahu Sugar Co. Ltd.
96.686 Acs.

Oahu Sugar Co. Ltd.
104.214 Acs.

A. HUALII

James Robinson Heirs et al
103.187 Acs.

GRANT 712

Oahu Sugar Co., Ltd.
143.21 Acs.

United States of America
112.938 Acs.
U.S. NAVAL RESERVATION

Por. R.P. Civil 739

7.801 Acs.

Oahu Sugar Co., Ltd.
16.285 Acs.

United States of America

L. Oahu Sugar Co. Ltd.
54.758 Acs.
(51.410 Acs.)

Ar. 593

U. S. Navy Access Road

James Robinson Heirs, et al
(See Estate Schedule Book)

W A I K E

MAHELE AWARD 4

(Oahu Sugar Co.)le.

568.271 Acs.

PLAT 05

DITCH

POR. PARCEL

WAIKELE BOUNDARY

True North
1" = 600'

(320.088 Acs.)

H O A E A

765.871 Acs.

L. C. AWARD 10474:9

RES.

City & County of Honolulu
RESERVOIR SITE
53,105 ft²
or 1.219 Acs.

17

(52.286 Acs.) pl.

To Schofield

KUNIA ROAD

H O N O U L I U L I

SEC. 2

Por. WAIKELE & HOAEAE - EWA - OAHU

Oahu Sugar Co.
70.8 Acs.

PLAT 13

WAIPAHU
VILLAGE

PLAT 10

PLAT 38

PLAT 28

PLAT 01

Kamehameha Hwy.

Farrington Hwy.

Waipahu St.

Hikimoe St.

Paiwa St.

Lumiauau St.

Kaholo St.

Kaholo Pl.

Kaholo Ln.

Kaholo Way

Kaholo Pl.

Kaholo Ln.

Kaholo Way

Kaholo Pl.

Kaholo Ln.

Kaholo Way

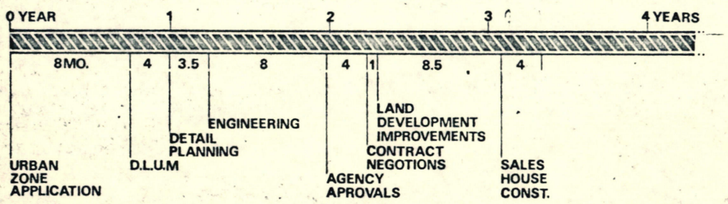
OAHU
SUGAR

Table 6. -- PLACE OF WORK OF HOUSEHOLD HEADS, BY MILITARY STATUS AND PLACE OF RESIDENCE: OCTOBER 1962

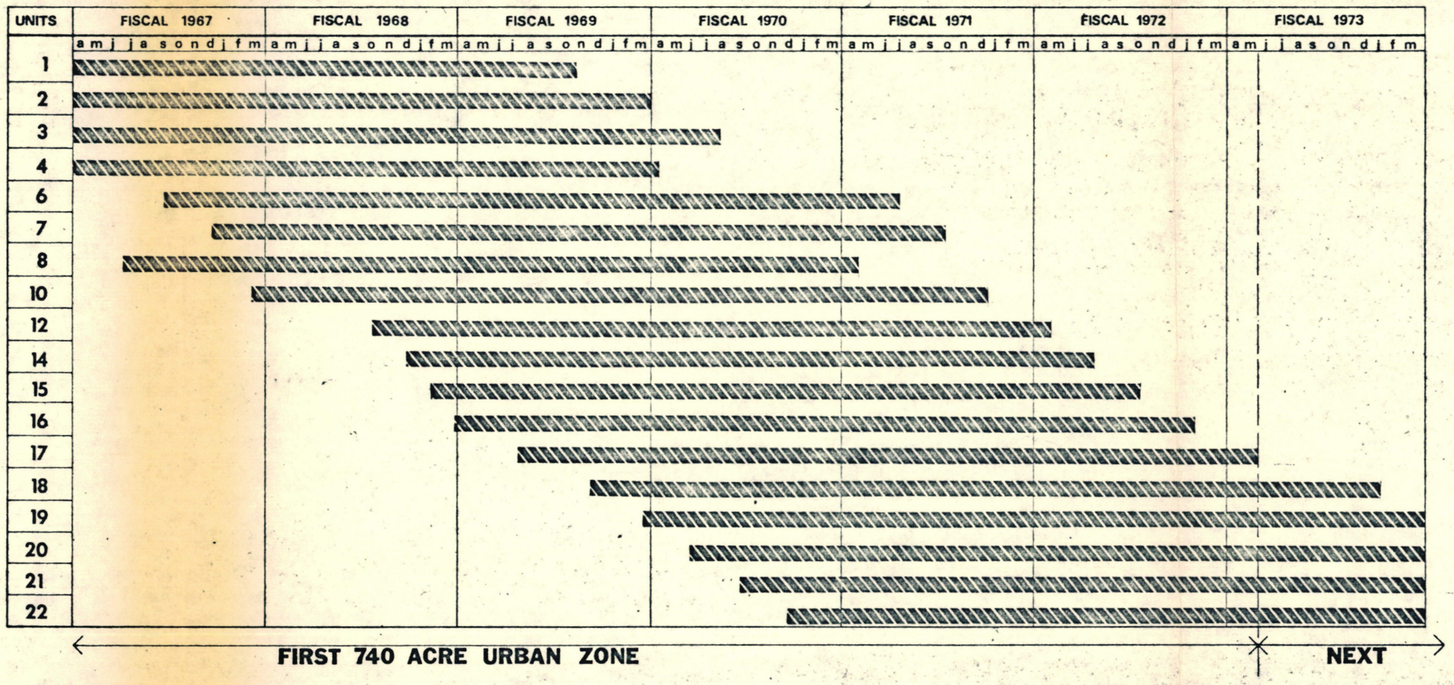
Military status and census tract of residence (1940 definition)	Place of work				
	Total	Leeward Oahu [1]	North Oahu [2]	Other Oahu [3]	All others [4]
All households	129,200	9,044	10,013	94,593	15,550
Military status:					
Armed forces	23,948	2,630	5,629	13,474	2,215
Civilian	105,252	6,414	4,384	81,119	13,335
Place of residence:					
Waialua district	2,030	138	1,292	369	231
Wahiawa district	6,598	231	4,983	1,061	323
Tract 39 (Waipahu-Waipio)	5,537	3,553	277	1,384	323
Tract 40 (Ewa-Barbers Pt.)	3,368	1,338	369	1,292	369
Remainder of Oahu	111,666	3,784	3,092	90,486	14,304

[1] From Waipahu to Makaha.
[2] Wahiawa and Waialua districts.
[3] City of Honolulu, Windward Oahu, and Pearl City to Hickam Field.
[4] At sea, abroad, not employed, or not reported.

Source: Honolulu Newspaper Agency, Inc., special tabulation from survey of 2,800 households.



TYPICAL SUBDIVISION PROCESS



MASTER SCHEDULE FOR SUBDIVISIONS 1 - 22

Mililani Town

DEVELOPMENT SEQUENCE

Mailed 7/27/64

DEPARTMENT OF PLAN

STATE O

HONOLULU

Mr. B.H. Greeley
P.O. Box 3199
Honolulu, Hawaii

al- please send copy of letter ~~to~~ to above which was sent to Mr. Wolters on action taken by LUC on Wolter's petition re: Kahana Valley

Ray

STATE OF HAWAII

Department of PLANNING AND ECONOMIC DEVELOPMENT

1..... 2..... 3..... 4.....

5..... 6..... 7..... 8.....

LUC..... OTS.....

Originator: [ ] DUE DATE.....

.....For Your Information .....Approval

.....Appropriate Action .....Signature

.....See Me ( ) .....Please Type

.....Note & Return to ( ) .....Investigate & Report

.....Prepare Draft: letter, report, memorandum

.....Verifax .....copies .....Comment & Recommendation

.....Mail .....

.....File .....Discard [ ]

.....Direct Reply with copy to Director

.....

.....

.....

(Keep routing slip attached to material)

DEVELOPMENT AREA

	PRIVATE	PUBLIC
1	225	60
2	245	0
3	140	35
4	60	80
5	115	10
	785	185

Total 1054 ac

160 970 1130 Ac Grand Total

Note !

See memorandum attached dated 25 February 1964.

N

0 200 400

New Town at Waipio

Oahu, Hawaii

Oceanic Properties Inc

2000 Acres

DeMars and Reay, Architects

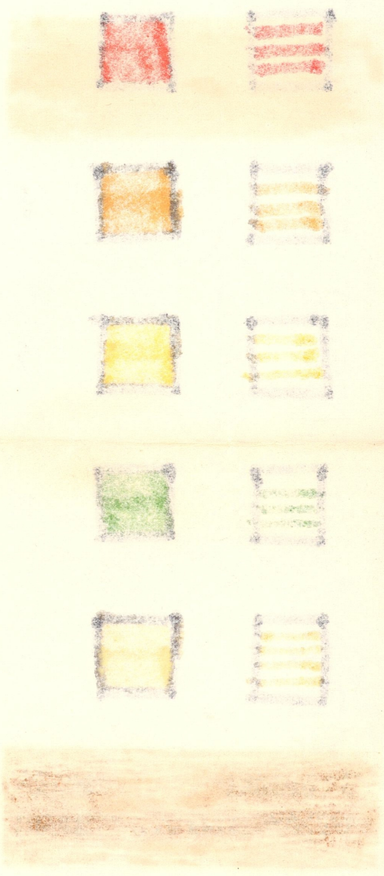
Lawrence Halprin and Associates, Landscape Architects

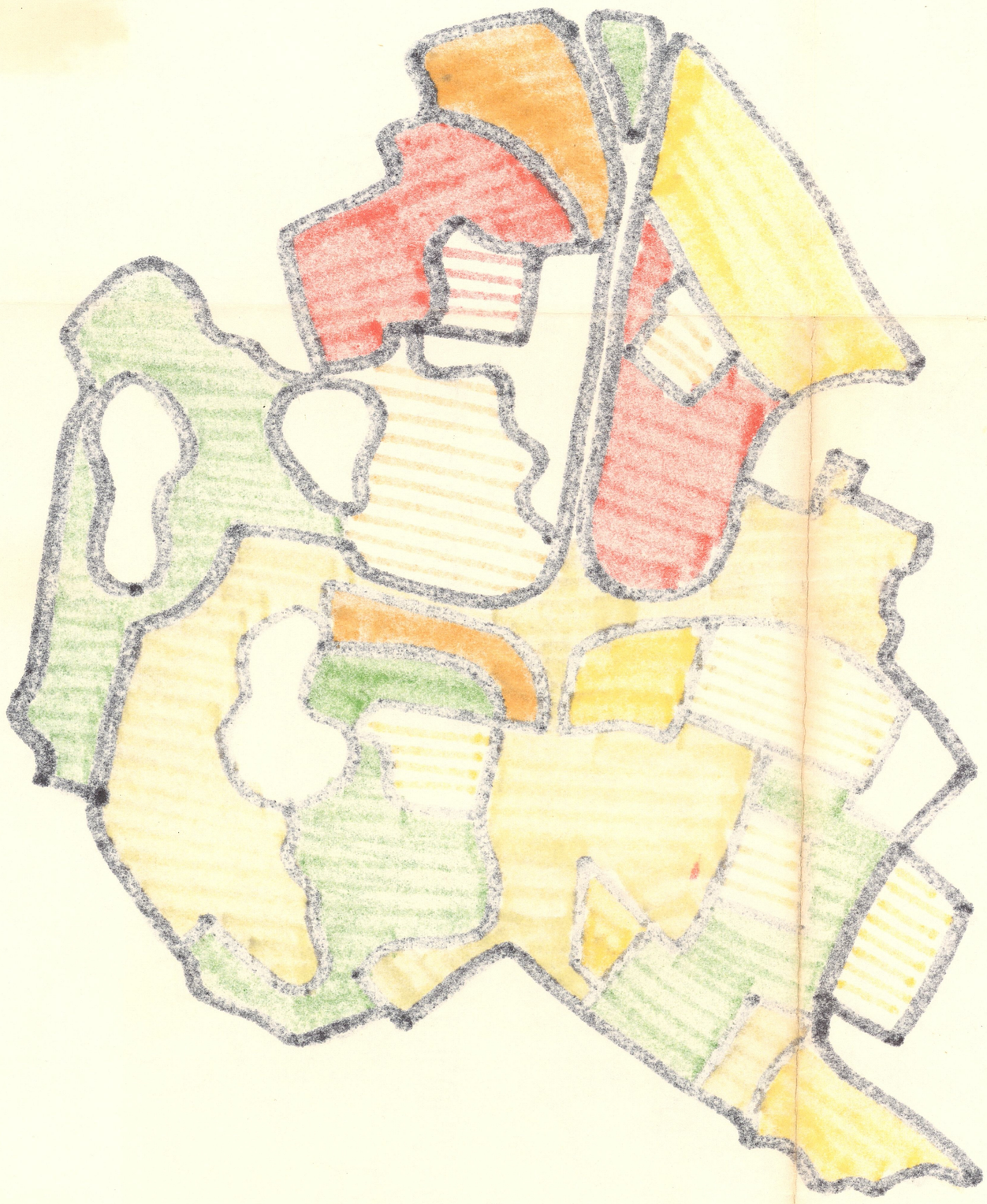
Livingston and Blayney, City and Regional Planners

June 1962

3984







RECEIVED
FEB 27 1964
State of Hawaii
LAND USE COMMISSION

3985

REPORT TO THE SECOND LEGISLATURE OF THE STATE OF HAWAII ON HOUSE CONCURRENT RESOLUTION NO. 4, GENERAL SESSION OF 1961, FIRST LEGISLATURE OF THE STATE OF HAWAII

STATE OF HAWAII
March 5, 1963

EXECUTIVE CHAMBERS

Honolulu

JOHN A. BURNS
Governor

March 5, 1963

Honorable Members
Second State Legislature
Regular Session of 1963
State of Hawaii

Dear Sirs:

I am transmitting herewith for your information and consideration, a report requested by House Concurrent Resolution No. 4 of the General Session of 1961, First Legislature of the State of Hawaii.

Respectfully yours,

(S) John A. Burns
JOHN A. BURNS
Governor

H.C.R.4

CONCURRENT RESOLUTION

REQUESTING THE HAWAII HOUSING AUTHORITY AND THE DEPARTMENT OF LAND AND NATURAL RESOURCES TO STUDY THE FEASIBILITY OF DEVELOPING COMMUNITIES PARTICULARLY SUITABLE TO THE USE OF SENIOR CITIZENS ON PUBLIC LANDS AND IF FEASIBLE, WHAT ADDITIONAL ENABLING LEGISLATION, IF ANY, IS NECESSARY TO ACCOMPLISH THIS PURPOSE.

WHEREAS, the living conditions of our senior citizens are of the utmost concern to the people of the State of Hawaii and to the United States as a whole; and

WHEREAS, the conditions under which such senior citizens live must meet reasonable standards of health, decency and respect due them in consideration of the great contributions they have made to our society; and

WHEREAS, housing is a key factor which determines whether such standards are being met; and

WHEREAS, many senior citizens find an atmosphere of common interest and self sufficiency within a community created primarily for their use and occupancy; and

WHEREAS, the existence of a community primarily for those who have retired from regular employment might attract self-supporting retired persons from the mainland and thereby bring additional funds into the State of Hawaii; now, therefore,

BE IT RESOLVED by the House of Representatives of the First Legislature of the State of Hawaii, General Session of 1961, the Senate concurring, that the Hawaii Housing Authority and the Department of Land and Natural Resources be and are hereby requested to study the feasibility of developing communities particularly suitable to the use of senior citizens on public lands and if feasible, what additional enabling legislation, if any, is necessary to accomplish this purpose; and

BE IT FURTHER RESOLVED that this study be prepared and submitted to the next session of the First State Legislature; and

BE IT FURTHER RESOLVED that certified copies of this Concurrent Resolution be forwarded to the Honorable Governor, the Director of Land and Natural Resources, and the Director of the Hawaii Housing Authority.

House Concurrent Resolution No. 4 of the General Session of 1961, First Legislature of the State of Hawaii, requested "the Hawaii Housing Authority and the Department of Land and Natural Resources to study the feasibility of developing communities particularly suitable to the use of senior citizens on public lands and if feasible, what additional enabling legislation, if any, is necessary to accomplish this purpose." The text of this Resolution noted that "the existence of a community primarily for those who have retired from regular employment might attract self-supporting retired persons from the mainland and thereby bring additional funds into the State of Hawaii."

On January 19, 1962, Governor Quinn transmitted to the Legislature a progress report by the Hawaii Housing Authority with regard to the Resolution. This report noted that a complete survey designed to answer the questions posed by H. C. R. 4 could not be undertaken by the U. S. Bureau of the Census before mid-1962, but that the Honolulu District Office of the Social Security Administration was exploring the possibility of assisting in a preliminary survey.

Neither of these potential sources of information needed to answer the Legislature's request has as yet materialized. Delays in processing results of the 1960 U. S. Census have precluded any offers of assistance by the Bureau of the Census before mid-1963. A policy decision from Washington has ruled out using the resources of the Social Security Administration.

The Hawaii Housing Authority and Department of Land and Natural Resources accordingly decided to prepare a brief preliminary study based on existing information. The present report incorporates the findings of this analysis, together with recommendations based on these findings. Two major conclusions based on data summarized in the accompanying statistical tables emerged from this research:

1. Older residents are too few in number and low in income to justify construction of unsubsidized independent retirement communities on State lands.

2. There is little or no hope that an appreciable number of self-supporting older persons can be attracted from the mainland to settle in such retirement communities on State lands.

The older population of Hawaii is at present a relatively small group, which, despite a rapid growth rate, is unlikely to reach significant absolute proportions for many years. Residents 65 years of age or more numbered 20,418 in 1950 and 28,304 in 1960. They constituted 4.1 per cent of the total population of Hawaii on the former date and 4.5 per cent on the latter. Population projections recently published by the National Education Association point to a 23.4 per cent increase in this group during the present decade, bringing their total to 36,000 by 1970.

Many of these older persons are bachelors, widows, or widowers living with friends or relatives or in rooming houses. Census statistics for 1960 listed only 44.0 per cent of them as "married, spouse present." Less than two-thirds of the men were classified as household heads. Many were inmates of institutions or occupied other group quarters.

Incomes were low. Eleven per cent of the older males and 36.5 per cent of the older females received no income during 1959. Among the remainder, median income was only $1,545 for the men and $776 for the women. Of the 9,045 families headed by a person 65 years of age or more, 48.8 per cent reported incomes as high as $5,000. Median income for the 4,984 unrelated individuals in the 65-and-over group was slightly more than $1,000.

Migration of older persons from the mainland has been negligible. Census statistics for 1960 reported that only 3,199 Hawaii residents 65 years old or more were mainlanders by birth. Less than one-twentieth of all Island residents in this age group--some 1,351 persons--reported that they had moved to Hawaii during the preceding five-year period. Only 2.0 per cent of all intended residents arriving in Hawaii during 1962--about 370 persons out of a record-breaking 18,745--were 60 years of age or more. Among "party heads" moving to Hawaii during 1962, only 295 (or 2.5 per cent of all in-migrant party heads) were classified as retired.

Sometimes the Hawaii residents moving elsewhere outnumber the mainlanders coming in. Between 1950 and 1960, there were 1,300 more out-migrants than in-migrants 65 years of age or more (as of 1960). Among males 75 or older at the beginning of the decade, net out-migration was 11 per cent of the average number present during the decade. Data for the fiscal year ended June 30, 1962 reveal that 132 aged Old-Age and Survivors Insurance beneficiaries moved to Hawaii and 118 moved out of the State, leaving a net gain of only 14 persons. High living costs limited activities, and distance from friends and family may be factors discouraging retirement in Hawaii.

These statistics indicate a limited market for the type of independent retirement community proposed in H.C.R. 4. Hawaii residents 65 years old or more are few in number and low in income, and would presumably be more interested in the type of subsidized individual project exemplified by Punchbowl Homes, or in low-cost housing in existing neighborhoods. Whatever their income, mainlanders moving to Hawaii to retire have been disappointingly few, and frequently smaller in number than Islanders going elsewhere to retire. A complete retirement community for self-supporting older persons would obviously depend on a severely restricted market.

We doubt that comprehensive studies would produce other conclusions. Such studies would encompass surveys of the social, economical and housing chara[illegible]

as well as attitudes toward a retirement community in Hawaii of elderly and retired persons both in Hawaii and on the mainland. Such persons are thinly scattered throughout the nation, resulting in difficult sampling problems and high survey costs, and it is probable that to provide useful results, such a study would cost a minimum of $100,000.

In view of our findings, we recommend that the Legislature defer action on the establishment of such communities indefinitely.

Table 1.--Population, All Ages and 65 Or Older, By Sex, For Hawaii: 1950 and 1960

Sex	All ages		65 years old or more		%65 or more	
	1960	1950	1960	1950	1960	1950
Both sexes	632,772	499,769	28,304	20,418	4.5	4.1
Male	337,552	273,871	15,066	12,379	4.5	4.5
Female	295,220	225,898	13,238	8,039	4.5	3.6

Table 2.--Place of Birth of Persons 65 Years Old and Over, By Sex, for Hawaii: 1960

Sex	65 and older	Born in Hawaii		Born in other state or terr.	Born in U. S.; place not reported	Foreign born
		Number	Percent			
Both sexes	28,304	6,396	22.6	3,199	509	18,200
Male	15,066	3,031	20.1	1,499	241	10,295
Female	13,238	3,365	25.4	1,700	268	7,905

Source of tables 1 and 2: U. S. Bureau of the Census, U. S. Census of Population: 1960, Final Report PC(1)-13D, tables 96 and 98.

Table 3.--Previous Residence of Persons 65 Years Old and Over, By Sex, for Hawaii: 1950 and 1960

Sex	Hawaii residents, 1950			Hawaii residents, 1960		
	Reporting 1945 residence	Outside Hawaii, 1945		Reporting 1955 residence	Outside Hawaii, 1955	
		Number	Percent		Number	Percent
Both sexes	20,045	760	3.8	28,022	1,351	4.8
Male	11,945	310	2.6	14,907	565	3.8
Female	8,100	450	5.6	13,115	786	6.0

Source: U. S. Bureau of the Census, U.S. Census of Population: 1950, Bulletin P-C52, table 34, and U. S. Census of Population: 1960, Final Report PC(1)-13D, table 100.

Table 4.-- Marital Status and Household Relationship of Persons 65 Years Old and Over, for Hawaii: 1960

Subject	Both sexes	Male	Female
Population 65 and older	28,304	15,066	13,238
MARITAL STATUS			
Married, spouse present	12,457	8,254	4,203
Other status	15,847	6,812	9,035
HOUSEHOLD RELATIONSHIP			
In households	26,766	14,018	12,748
Head of household	12,743	9,780	2,963
Other household members	14,023	4,238	9,785
In group quarters	1,538	1,048	4[illegible]
Inmate of institution	1,093	720	37[illegible]
Other group quarters	445	328	117

Table 5. -- Income in 1959 of Persons 65 Years Old and Over, Families Headed by a Person 65 Years Old and Over, and Unrelated Individuals 65 Years Old and Over: 1960

Subject	Persons 1/		Families 2/			Unrel. indiv.	
				Other types			
	Male	Female	Husband-wife	Male head	Female head	Male	Female
Total	15,066	13,238	6,891	755	1,399	3,083	1,901
With income	13,480	8,405	6,891	755	1,399	3,083	1,901
Under $1,000	4,555	5,418	537	45	179	1,526	938
$1,000 - $1,999	4,006	1,471	829	84	127	886	335
$2,000 - $2,999	2,045	527	958	63	111	323	192
$3,000 - $3,999	975	309	709	62	126	146	127
$4,000 - $4,999	490	200	563	95	134	75	88
$5,000 - $5,999	368	141	450	87	111	27	63
$6,000 - $6,999	216	109	454	69	105	25	39
$7,000 - $9,999	324	88	980	127	235	20	39
$10,000 - $14,999	501	142	809	94	182	27	46
$15,000 and over			597	29	89	28	34
Without income	1,586	4,833	-	-	-	-	-
Median income 3/	1,545	776	4,726	5,203	5,203	1,017	1,037

1/ Persons 65 years old and over.
2/ Headed by a person 65 years old and over.
3/ In dollars. For persons or families with income.

Source of tables 4 and 5: U. S. Bureau of the Census, U. S. Census of Population: 19[illegible] Final Report PC(1)-13D, tables 105, 106, 107, 134, and 139.

Table 6. -- Net Civilian Migration of Persons 65 Years Old and Over, By Age and Sex, for Hawaii: 1950 to 1960

Age in 1960	Number 1/		Percent 2/	
	Male	Female	Male	Female
65 to 69 years	-200	-100	-3	-2
70 to 74 years	-500	-	-8	-
75 to 79 years	-200	-	-5	-1
80 to 84 years	-100	-	-3	1
85 years and over	-200	-	-11	-2

1/ Not shown where less than 50.
2/ Net migrants as percent of average number in cohort for decade (computed as average of 1950 and 1960 totals). Based on unrounded data. Not shown where less than 0.5.

Source: Hawaii Department of Planning and Research, Hawaiian Migration, 1950-1961 (Research Report 21, March 20, 1962), p. 16.

Table 7. -- Intended Residents 60 Years Old and Over and Intended Resident Party Heads Reported as "Retired" Arriving in Hawaii: 1952 to 1962

Year	Persons			Party heads		
	Reporting Age	60 years old and over		Reporting	Retired	
		Number	Percent	Occupation	Number	Percent
1952-1956, ann. ave.	7,528	157	2.1	4,523	50	1.1
1957	16,124	240	1.5	7,660	112	1.5
1958	15,976	204	1.3	7,375	68	0.9
1959	17,493	271	1.5	-	-	-
1960	14,220	285	2.0	-	-	-
1961	15,640	265	1.7	10,555	190	1.8
1962	18,745	370	2.0	11,710	295	2.5

Source: Hawaii Department of Planning and Research, Hawaii's In-migrants [illegible] Quarter 1961 (Research Report 12, October 23, 1961), p. 5, and subsequent quarterly issues.

Table 8. -- Interstate Migration of Aged OASDI Beneficiaries, For the Continental United States and Selected Areas, 1959-1960, and State of Hawaii, 1961-1962

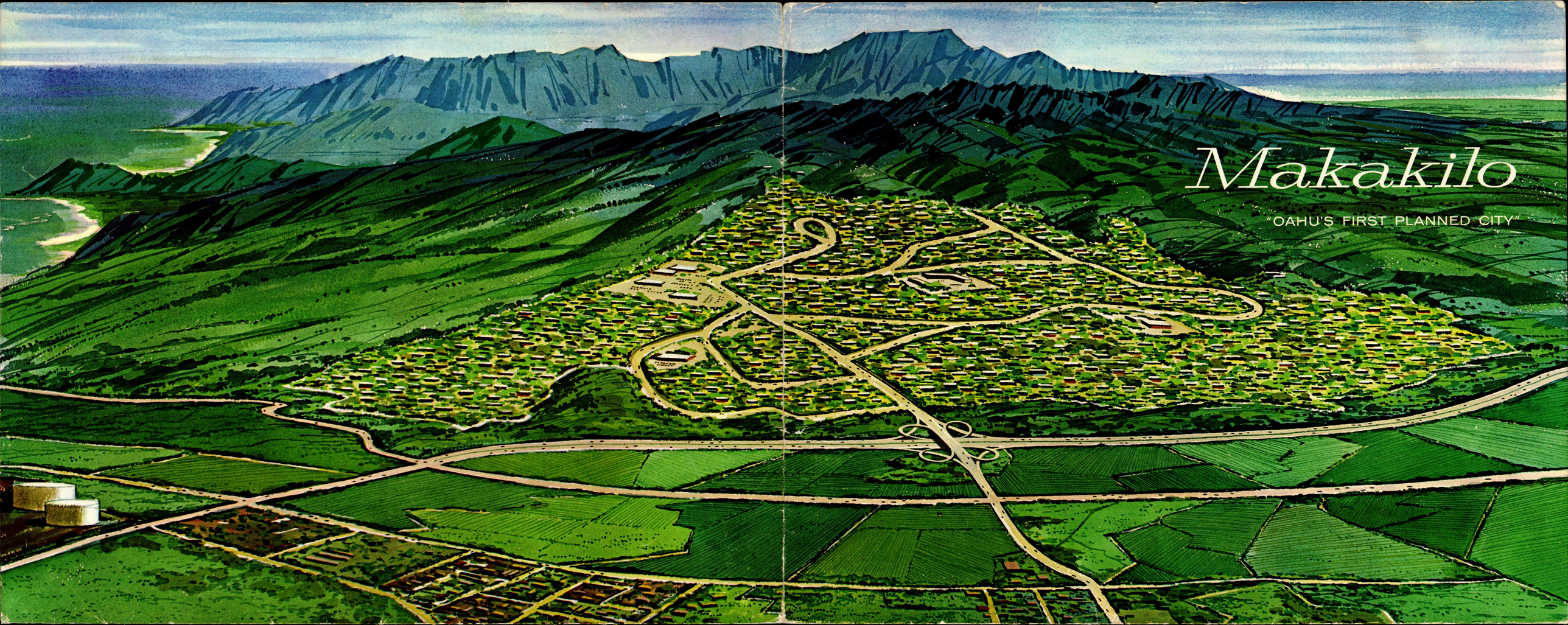
Georgraphic area	Migration		
	In (+)	Out (-)	Net (+-)
Cont. U. S., July 1, 1959-June 30, 1960	160,810	160,810	-
Northeast	33,935	46,673	-12,738
North Central	35,398	47,879	-12,481
South	56,272	39,986	+16,286
Florida	26,993	11,942	+15,051
Other	29,279	28,044	+ 1,235
West	35,205	26,272	+ 8,933
Arizona	4,533	2,511	+ 2,022
California	18,850	12,223	+ 6,627
Other	11,822	11,538	+ 284
Hawaii, July 1, 1961-June 30, 1962	132	118	+ 14

Source: U. S. Social Security Administration, Interstate Mobility of Aged Beneficiaries Under OASDI in Fiscal Year Ended June 30, 1960 (January 5, 1961) and letter dated January 25, 1963.

Table 9. -- Population, Total and 65 Years Old and Over, for the United States and Hawaii: 1960 to 1970

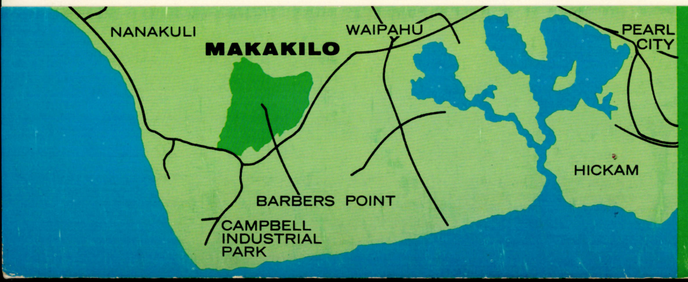
	Population of Hawaii			Percent increase, 1960-70	
	1960	1965	1970	Hawaii	U. S.
All ages	632,772	702,000	770,000	21.7	19.1
65 years old and over	29,162	32,000	36,000	23.4	21.0

Source: Special Project on Financing Education in the 1960's, Research Division, National Education Association, Population Projections, 1960-1970, tables 1 and 10.


Makakilo
"OAHU'S FIRST PLANNED CITY"

note experimental material.

2 homes - timberlin pressd board walls



"OAHU'S FIRST PLANNED CITY"

Makakilo

N

ELEMENTARY SCHOOL AND PLAYGROUND

PALEHUA ROAD

TO HONOLULU

TO HONOLULU

HILLTOP RESTAURANT

INTERMEDIATE SCHOOL

CHURCHES

ELEMENTARY SCHOOL AND PLAYGROUND

SHOPPING CENTER

COMMUNITY PARK

CIVIC CENTER

ELEMENTARY SCHOOL AND PLAYGROUND

SCHEDULED COMPLETION DATE 1964-65

FARRINGTON HIGHWAY

PROPOSED INTERSTATE HIGHWAY

GARDEN APARTMENTS

ELEMENTARY SCHOOL AND PLAYGROUND

POSSIBLE HIGH SCHOOL

TO WAIANAE

MODEL HOMES

TO BARBERS POINT NAVAL AIR STATION

Makakilo

"Oahu's First Planned City"

(GREY AREA) RESIDENTIAL

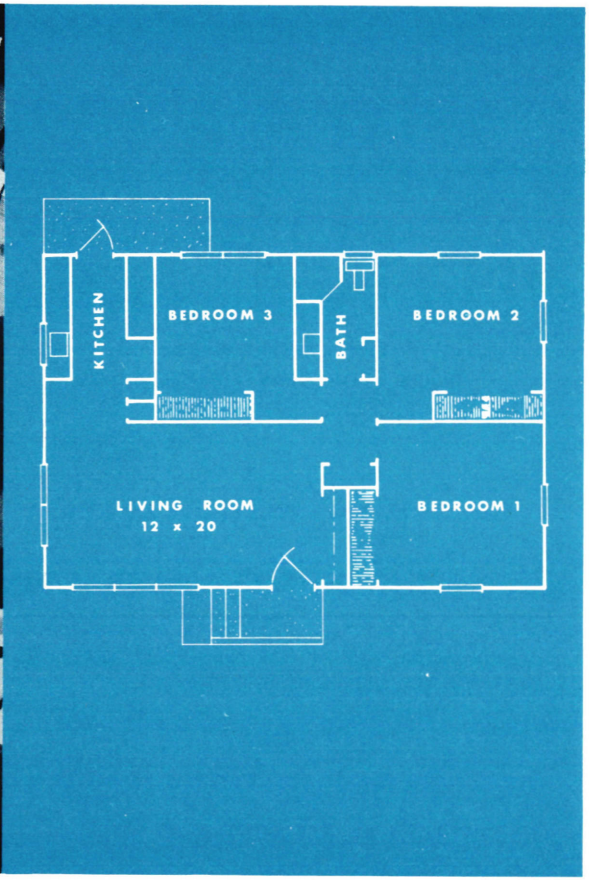
MAJOR ROADS

LOCAL STREETS

ULTIMATE DEVELOPMENT 5000 HOMES

3986





Mainliner A-1

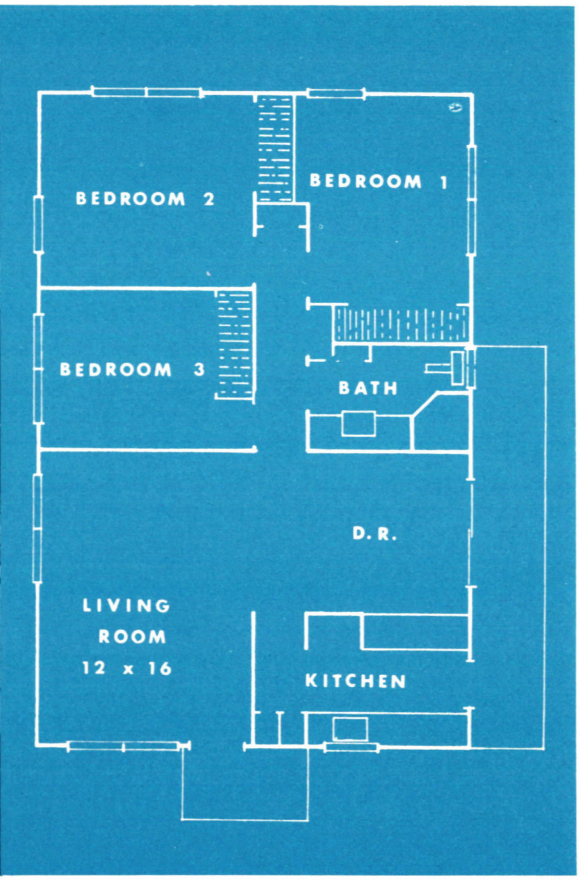
FEATURES:

1. Built-in appliances:
   Large 30-inch Frigidaire electric range
   Pryne ductless hood and fan
   40 Gallon glass-lined electric water heater
2. One-piece Formica counter tops in kitchen
   Stainless steel sinks
3. Large closets with bi-fold doors
4. Tile shower and built-in vanity in bath
5. Separate laundry area
6. Storage in garage
7. 15-year bonded warranty roof

Makakilo *"Oahu's First Planned City"*

FINANCE REALTY COMPANY KING AND ALAKEA STREETS • PHONE 58-212





Triumph A

FEATURES:

1. Built-in 30-inch Frigidaire electric range
   Pryne ductless hood and fan
   Pass-through and breakfast bar
   Stainless steel sinks
   One-piece Formica counter tops
2. Separate dining room
3. Large closets with bi-fold doors
4. Tile shower and built-in vanity in bath
5. Picture windows and aluminum sliding glass doors
6. Separate laundry area
7. Storage in attached garage
8. 15-year bonded warranty roof

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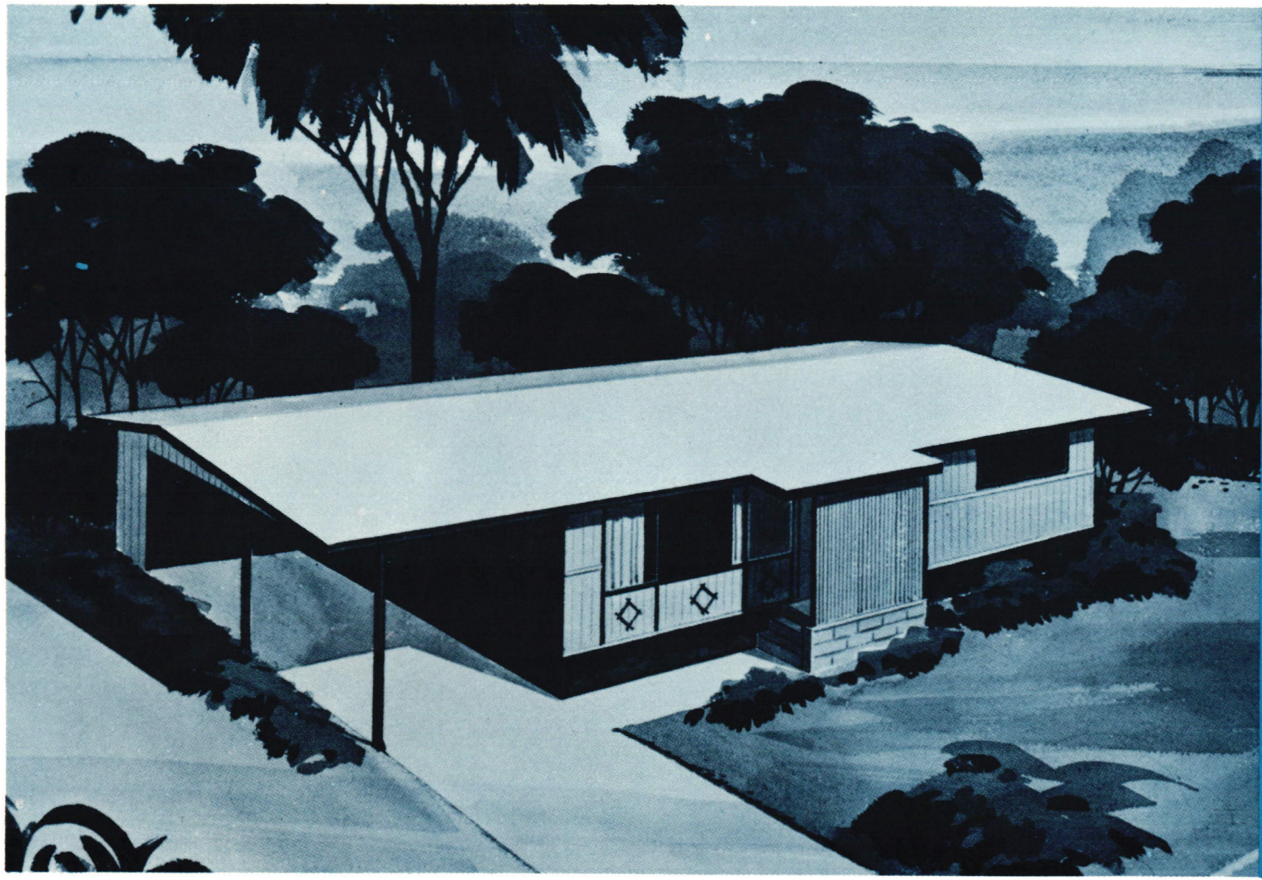

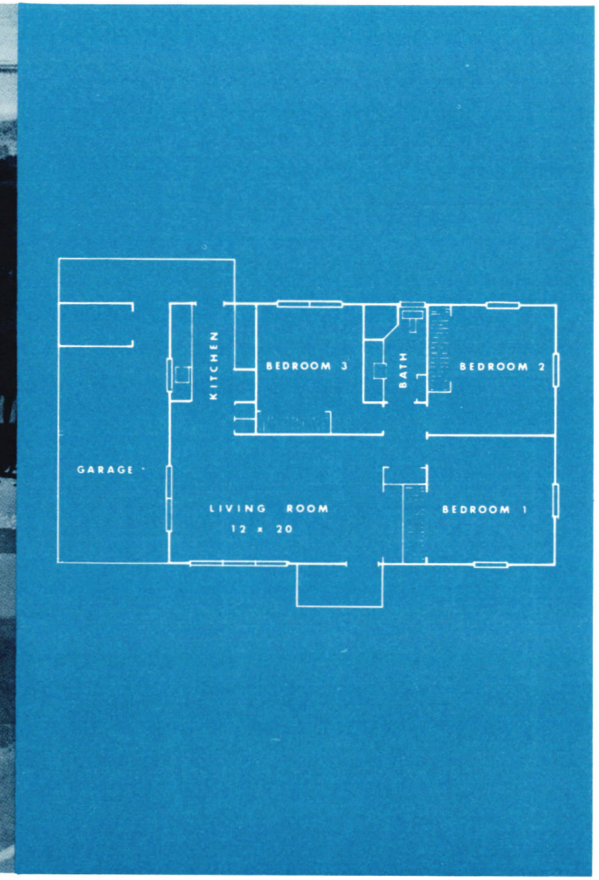

Mainliner B

FEATURES:

1. Built-in appliances:
   Large 30-inch Frigidaire electric range
   Pryne ductless hood and fan
   40 Gallon glass-lined electric water heater
2. One-piece Formica counter tops in kitchen
   Stainless steel sinks
3. Large closets with bi-fold doors
4. Tile shower and built-in vanity in bath
5. Separate laundry area
6. Storage in garage
7. 15-year bonded warranty roof

Makakilo *"Oahu's First Planned City"*

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Makakilo

"Oahu's First Planned City"

FINANCE REALTY COMPANY, LIMITED

KING & ALAKEA STREETS, HONOLULU

PHONE: 58-212

Makakilo City is a design for living. Years in the planning stage, it is carefully devised to combine relaxed, easy living in an area of great natural beauty with all the comforts and conveniences of urban living.

Makakilo has everything.

It has elbow room in which families can grow and prosper. It has the perfect climate, cool, dry, and healthy. It is away from the hustle and bustle of the city, yet it will provide for every need. It is within a few minutes' distance of beaches, fishing, and recreation grounds. It will have natural greenbelts and beautiful landscaping and its newness and beauty will not be spoiled by any approach to the city through older populated sections.

Makakilo has been master-planned to the last detail. Nothing has been left to chance. It offers everything that the resident of Oahu looks for in the ideal community.

Makakilo has been designed for everybody, with a place and a price for all. Its homes will range from some of the finest low priced houses in the Islands to large and luxurious estates. It is a city in the real sense—of and for the people.

The site of Makakilo City borders on Palehua, long known on Oahu as the exclusive domain of a fortunate few of Hawaii's well known families. The feeling and the beauty of Palehua will mark the character of Makakilo—with this magnificence being extended throughout a cluster of many small communities united into a single planned city of 5,000 homes. There will be a feeling of openness and greenness and beauty. There will be no sea of rooftops. There will be a feeling of old Hawaii—gracious and charming—combined with the needs and comforts of modern times.

Makakilo is where you'll want to live.

LOCATION

Makakilo City is located on Leeward Oahu, with its entrance just opposite Barber's Point. The city is nestled on the beautiful slopes which overlook Campbell Industrial Park and Pearl Harbor.

Makakilo has the *finest* panoramic view on all Oahu, sweeping from Diamond Head across Honolulu to the Industrial Park harbor. Sea and mountains combine to give homes at Makakilo one of the most beautiful settings in the world. Homes are built on generous lots and are planned to take advantage of the striking view.

ACCESSIBILITY

Makakilo is readily accessible from Barber's Point, Pearl Harbor, and Campbell Industrial Park and is an ideal place of residence for persons working in these areas.

It is also ideal for those who work in Honolulu but like to put the clamor of the city behind them at the end of the day. The new Interstate Highway, to be under construction in 1963, will pass close to the entrance of Makakilo and will put the new city within 25 minutes of downtown Honolulu.

FEATURES

Makakilo City consists of more than a thousand acres. The master plan has made generous use of this land, making sure that the city will preserve the feeling and look of spaciousness and leisurely living.

The plan calls for 100 acres to be set aside for a civic center, shopping center, and apartments. The center will provide every service and commodity necessary to a community.

The city will also have three elementary schools, one intermediate school, and possibly a high school. It will have churches, parks and playgrounds. It will be landscaped throughout. There will be many miles of broad and attractive streets.

These features of Makakilo will not be "afterthoughts" but are already planned and their development will keep pace with the overall growth of the city.

PRICES

Makakilo City is built on Campbell Estate land. All leases run for 75 years. *Lease rental on the initial section will be only $60 a year,* lowest in Island history for a major development.

Prices of homes start at $14,990 in the first unit and range to $17,500. There are many styles of homes available and all are economically planned and use the best grade of materials.

For further information, call

Finance Realty Company, limited

Makakilo

"Oahu's First Planned City"

TO SCHOOL

TO CIVIC CENTER AND SHOPPING

UNIT 6

UNIT 5

UNIT 4

UNIT 3

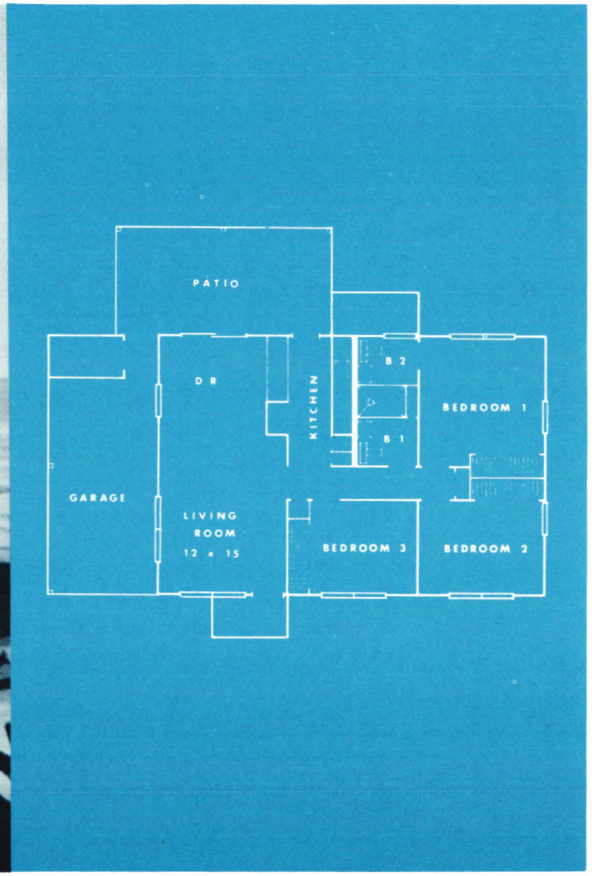
UNIT 2

#20 7,200
#21 7,537
#19 7,200
#18 7,501
#16 7,200
#17 7,500
#15 7,535
#14 7,200
#13 7,200
#12 7,200
#10 7,200
#11 7,516
#9 7,200
#8 7,514
#22 7,204
#23 7,208
#24 7,200
#25 7,200
#26 7,247
#27 7,524
#28 7,260
#29 1,121
#33 7,208
#32 7,200
#31 7,201
#30 7,264
#48 7,514
#47 1,372
#49 7,200
#50 7,200
#51 7,200
#52 7,572
#53 7,303
#46 7,572
#45 7,251
#50 1,816
#57 1,604
#55 7,998
#54 7,995
#44 7,231
#58 7,622
#43 1,307
#59 7,625
#60 7,616
#61 7,799
#62 7,801
#7 7,508
#6 7,200
#5 7,200
#4 7,200
#3 7,200
#2 7,200
#1 7,203
#34 7,437
#35 7,241
#36 7,200
#37 7,327
#38 8,120
#39 7,748
#40 7,671
#41 7,291
#42 7,283

EXISTING UNIT 1

ROAD TO KAM HIGHWAY





COUNTRY SQUIRE C

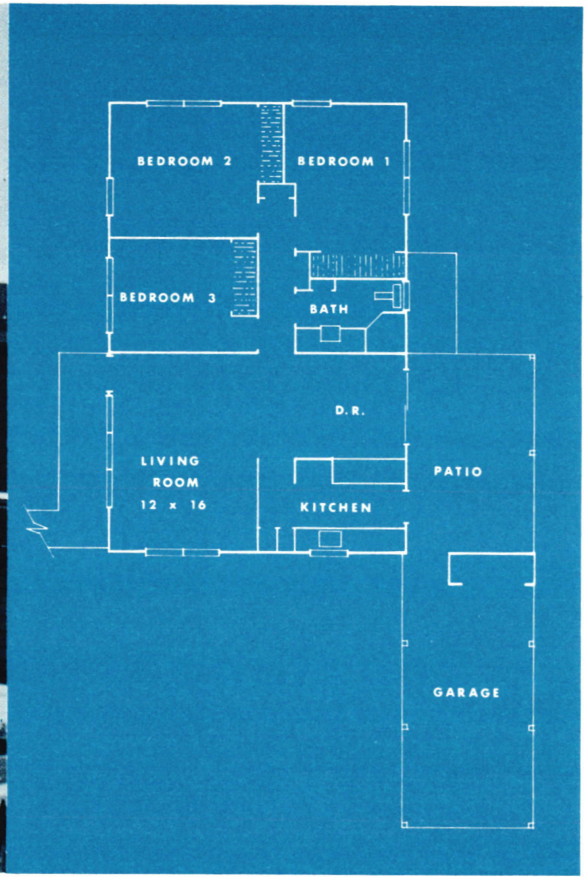
FEATURES:

1. Kitchen with:
   Large 30-inch built-in range
   Pryne ductless hood and fan
   Pass-through and breakfast bar
   Stainless steel sinks
   One-piece Formica counter tops
2. Separate dining room
3. 1½ Baths with dual use tile shower
4. Large closets with bi-fold doors
5. Picture windows and aluminum sliding glass doors
6. Large covered patio
7. Storage in attached garage
8. 15-year bonded warranty roof

Makakilo *"Oahu's First Planned City"*

FINANCE REALTY COMPANY KING AND ALAKEA STREETS • PHONE 58-212





Trîumph D

FEATURES:

1. Built-in 30-inch Frigidaire electric range
   Pryne ductless hood and fan
   Pass-through and breakfast bar
   Stainless steel sinks
   One-piece Formica counter tops
2. Separate dining room
3. Large closets with bi-fold doors
4. Tile shower and built-in vanity in bath
5. Picture windows and aluminum sliding glass doors
6. Covered patio
7. Separate laundry area
8. Storage in attached garage
9. 15-year bonded warranty roof

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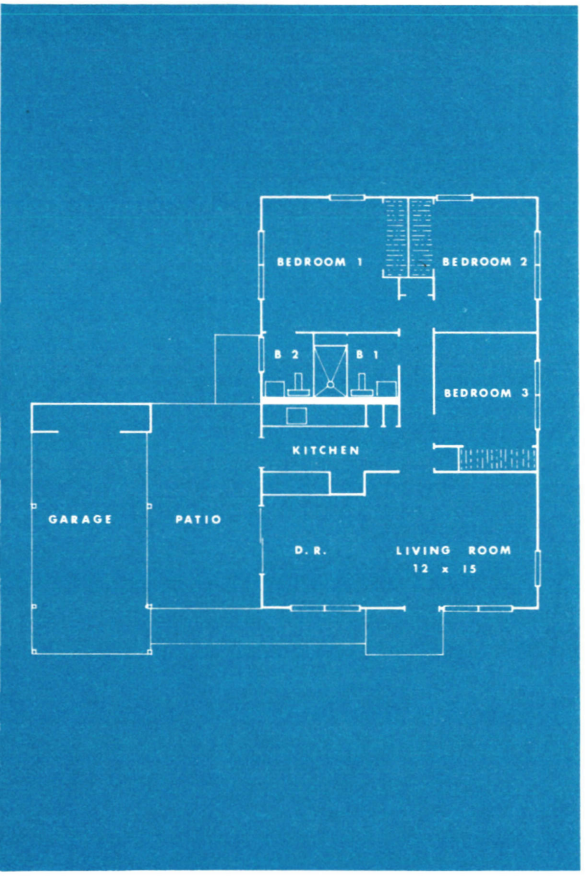
Makakilo

BASIC MODELS	BASE PRICE	ESTIMATED FHA MORTGAGE AVAILABLE	ESTIMATED FHA DOWN PAYMENT
Mainliner			
A	$15,250.00	$14,750.00	$ 500.00
B	15,500.00	15,000.00	500.00
C	14,990.00	14,550.00	450.00
Triumph			
A	$15,750.00	$15,250.00	$ 500.00
B	16,000.00	15,500.00	500.00
C	16,200.00	15,600.00	600.00
D	16,500.00	15,800.00	700.00
Country Squire			
A	$17,000.00	$16,000.00	$1,000.00
B	16,900.00	15,900.00	1,000.00
C	17,500.00	16,000.00	1,500.00
D	17,400.00	16,000.00	1,400.00
E	17,500.00	16,000.00	1,500.00





COUNTRY SQUIRE E

FEATURES:

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   Stainless steel sinks
   One-piece Formica counter tops
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4. Large closets with bi-fold doors
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6. Large covered patio
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HOUSING DEMAND IN THE WAHIAWA-WAIPIO-WAIPAHU AREA, 1963

This memorandum summarizes the major statistical series bearing on the demand for housing in the Wahiawa-Waipio-Waipahu area of the Island of Oahu. Detailed information is given in the accompanying statistical tables.

Population growth

The area in question has increased rapidly in population since the pre-World War II period. Some parts of the area have grown faster than others, and year-to-year patterns have varied widely. Most of the increase has been a result of the 1955-1960 expansion of the armed forces on Oahu, which in turn has brought many military dependents to the area.

Table 1 presents population counts by census tract for 1940, 1950, and 1960. Reliable estimates for the postcensal period are unfortunately not available.

The area as a whole -- including Barbers Point and Ewa Beach -- declined somewhat during the 1940-1950 decade, then spurted upward. The 1960 total, including armed forces and their dependents, was 64,418, 81.0 percent more than in 1950 and 72.7 percent above the 1940 level.

Only a small proportion of these residents lived between Waipahu and Schofield Barracks. The 1960 population of that part of census tract 40 ↓ exclusive of Waipahu was 2,589, including 1,158 at Waipio Acres. Increase for this area was 93.9 percent since 1940 and 139.4 percent since 1950 (it declined sharply between 1940 and 1950).

Elsewhere in the total area, 1950-1960 rates of increase ranged from 16.5 percent in Waipahu to 126.8 percent in Schofield Barracks. Census tracts with concentrations of Wherry Act, Capehart Act and other military housing (including barracks) had particularly high rates.

↓ As defined for the 1940 Census. In 1950, that part of tract 40 outside of Waipahu was numbered 40-C. In 1960, it became tracts 82 and 89.

Vacancy rates

Effective vacancy rates -- computed as the number of vacant available units relative to the total housing inventory -- were relatively low in the Waipio area but much higher elsewhere in the market area, both in 1960 and 1963.

Vacancy statistics are reported in tables 2 and 3. Data from the most recent Census of Housing, taken as of April 1, 1960, appear in table 2. Advance results from the latest Federal Housing Administration-Post Office vacancy survey, made in mid-September 1963, are cited in table 4. The FHA-PO data are preliminary tabulations and subject to revision; they are given here through the courtesy of the responsible federal agencies in advance of their general release.

Neither the 1960 nor the 1963 vacancy rates indicate a critical housing shortage in the overall area. The rate for 1960 was 5.1 percent, well above the Islandwide figure (2.8 percent). For a somewhat different area (which excluded Ewa Beach, Ewa and Barbers Point), the 1963 rate was 1.5 percent, compared with an Oahu average of 2.5 percent. The 1960 figure was particularly high in the Iroquois Point area, and lowest in the Waipio area (3 out of 657 units). The 1963 data, which were compiled by postal area, ranged from no vacancies in both Kunia and West Loch to 8.3 percent at Waikele.

A number of units were reported under construction at the time of the September 1963 survey. Such housing (not included in the computation of vacancy rates) numbered 23 private and 250 military units in the Wahiawa area, and 93 private units in Waipahu. Forty-two of the 116 private units under construction were in apartment houses.

In spite of the rather modest vacancy rates reported for the market area, turnover remained high, thus giving persons wanting to move numerous opportunities to find accommodations. In census tract 40 (Waipahu-Waipio), for example, 31.5 percent of all units were vacated one or more times during the 12-month period ending in October 1962. Comparable rates were found for adjacent census tracts. This high turnover rate was attributable in part to the predominance of highly mobile

military households in the area (from one-sixth of the total in tract 40 to 98 percent in tract 39, Schofield Barracks).

Complete information on military status and turnover, obtained from special tabulations of a sample survey made in October 1962, are given in table 4.

Place of work

The Waipio area is relatively near three sizeable employment concentrations, the military installations at Schofield Barracks, Barbers Point, and Pearl Harbor-Hickam. Ewa, Waipahu, and Wahiawa are plantation communities.

Tables 5 and 6 present statistics on the number of household heads employed in that part of Oahu lying west and north of Pearl City, and including Waipahu, Ewa, Barbers Point, Waianae, Wahiawa, and Waialua. These data were obtained from sample surveys made by the Hawaii Newspaper Agency, Inc., with the aid of the Honolulu Redevelopment Agency. They exclude workers who are not household heads, chiefly working wives and persons living in rooming houses, barracks, and similar group quarters.

The number of household heads employed in leeward and north Oahu has increased from 15,000 in December 1959 to 19,000 in October 1962. The 1962 total included about 8,000 servicemen and 11,000 civilians (in 1959, about half of the total was military).

Many of the persons employed in this area lived elsewhere; conversely, many living in the area worked elsewhere. For example, about 37 percent of the household heads employed in Waialua or Wahiawa districts were residents of other districts, chiefly Honolulu. Approximately 23 percent of the employed household heads living in Waialua or Wahiawa districts worked in other parts of the Island. A similar lack of correlation between place of work and place of residence was evident for other residential and employment concentrations on Oahu.

Conclusions

The foregoing discussion inevitably leads to the following conclusions:

1. Although population growth has been rapid in the Wahiawa-Waipio-Waipahu area, the growth has been erratic and largely based on increases in the armed forces and their dependents.

2. Vacancy rates are relatively low in the area, but mitigated in large measure by the high turnover rates, which provide frequent opportunities to find suitable housing. No crucial shortages of housing is evident, either in this area or elsewhere on Oahu.

3. The number of persons employed in the area is increasing, particularly in the civilian category. Many of these persons live outside of the area. Many persons who live in the area work elsewhere.

Table 1.-- POPULATION OF CENSUS TRACTS 36, 37, 39, AND 40: 1940 TO 1960

(Includes armed forces)

Census Tract (1940 definition)	1940	1950	1960	Percent increase	
				1940-60	1950-60
All tracts	37,301	35,586	64,418	72.7	81.0
Tract 36	6,086	10,184	18,316	201.0	79.9
Wahiawa	5,420	8,369	15,512	186.2	85.4
Whitmore and rural	666	1,815	2,804	321.0	54.5
Tract 37 (Schofield)	16,331	7,179	16,279	-0.3	126.8
Tract 39 (Ewa-Barbers Pt.)	5,389	8,957	16,449	205.2	83.6
Tract 40	9,495	9,266	13,374	40.9	44.3
Waipahu	6,906	7,169	8,353	21.0	16.5
Waipio and rural	2,589	2,097	5,021	93.9	139.4

Source: U.S. Census, 1940, 1950 and 1960.

Table 2.-- VACANCY RATES FOR CENSUS TRACTS 36, 37, 39 AND 40: APRIL 1, 196

Census tract (1940 definition)	All units	Vacant, available for rent or sale			
		Total		For sale only	For rent
		Number	Percent		
All tracts	13,476	690	5.1	61	629
Tract 36 (Wahiawa and Whitmore)	4,583	111	2.4	20	91
Tract 37 (Schofield)	2,347	37	1.6	-	37
Tract 39 (Ewa-Barbers Point)	4,032	503	12.5	29	474
Tract 40	2,514	39	1.6	12	27
Waipahu	1,857	36	1.9	10	26
Waipio and rural	657	3	0.5	2	1

SOURCE: U.S. CENSUS, 1960.

Table 3.-- VACANCY RATES FOR THE WAHIAWA-WAIPAHU AREA: SEPTEMBER 196-

Subject	Private housing			Military housing			
	Kunia	Wahiawa	Waipahu	Helemano mil. Res.	Wahiawa	Waikele	West Loch
All units	142	5,135	2,177	32	2,616	12	18
1-family	126	4,168	1,765	-	-	-	-
Multi-family	16	967	412	32	2,616	12	18
Vacant units	-	73	61	1	17	1	-
1-family	-	47	29	-	-	-	-
Multi-family	-	26	32	1	17	1	-
Percent vacant 1/	0.0	1.4	2.8	3.1	0.6	8.3	0.0
1-family	0.0	1.1	1.6	-	-	-	-
Multi-family	0.0	2.7	7.8	3.1	0.6	8.3	0.0
Under construction	-	23	93	-	250	-	-
1-family	-	16	58	-	-	-	-
Multi-family	-	7	35	-	250	-	-

1/ For all private housing on Oahu, the rate was 2.5 percent (1.6 for 1-family, 4.0 for multi-family).

Source: Advance data from Federal Housing Administration 1963 housing vacancy survey, prepared by FHA with cooperation of the Post Office. Subject to later revision. Issued for administrative use only, not for publication.

Table 4.-- TURNOVER, OCTOBER 1961 TO OCTOBER 1962, AND MILITARY STATUS, OCTOBER 1962, FOR HOUSEHOLD HEADS IN CENSUS TRACTS 36, 37, 39 AND 40

Census tract (1940 definition)	All households	Military status (%)		Turnover	
		Military	Civilian	Number	Percent
Tract 36 (Wahiawa) ------	4,600	38.6	61.4	1,730	37.6
Tract 37 (Schofield) ------	2,000	97.6	2.4	760	38.1
Tract 39 (Ewa-Barbers Pt.) ---	5,500	45.8	54.2	1,340	24.4
Tract 40 (Waipahu-Waipio) ---	3,400	16.4	83.6	1,070	31.5

Source: Honolulu Redevelopment Agency, Redevelopment and Housing Research, No. 23, July 1963, p. 13, and records.

Table 5.-- HOUSEHOLD HEADS EMPLOYED IN LEEWARD AND NORTH OAHU: 1959 TO 1962

Survey date	Leeward Oahu 1/			North Oahu 2/		
	Total	Military	Civilian	Total	Military	Civilian
December 1959 ----	7,044	2,724	4,320	8,406	5,119	3,287
January 1961 ----	7,886	...	...	9,523	...	...
October 1961 ----	7,620	1,853	5,816	9,271	5,192	4,093
October 1962 ----	9,044	2,630	6,414	10,013	5,629	4,384

1/ Waipahu to Makaha

2/ Waialua and Wahiawa judicial districts.

Source: Honolulu Redevelopment Agency, Redevelopment and Housing Research, No. 17, April 1960, p. 17; No. 19, June 1961, p. 15; No. 21, June 1962, p. 15. Present report, table 6. Because of rounding, detail may not add exactly to indicated totals for October 1961.

Table 6. -- PLACE OF WORK OF HOUSEHOLD HEADS, BY MILITARY STATUS AND PLACE OF RESIDENCE: OCTOBER 1962

Military status and census tract of residence (1940 definition)	Place of work				
	Total	Leeward Oahu [1]	North Oahu [2]	Other Oahu [3]	All others [4]
All households	129,200	9,044	10,013	94,593	15,550
Military status:					
Armed forces	23,948	2,630	5,629	13,474	2,215
Civilian	105,252	6,414	4,384	81,119	13,335
Place of residence:					
Waialua district	2,030	138	1,292	369	231
Wahiawa district	6,598	231	4,983	1,061	323
Tract 39 (Waipahu-Waiau)	5,537	3,553	277	1,384	323
Tract 40 (Ewa-Barbers Pt.)	3,368	1,338	369	1,292	369
Remainder of Oahu	111,666	3,784	3,092	90,486	14,304

[1] From Waipahu to Makaha.
[2] Wahiawa and Waialua districts.
[3] City of Honolulu, Windward Oahu, and Pearl City to Hickam Field.
[4] At sea, abroad, not employed, or not reported.
Source: Honolulu Newspaper Agency, Inc., special tabulation from survey of 2,800 households.

STATE OF HAWAII
LAND USE COMMISSION

File
Oceanic
Property
petition

Appendix D

Population and Housing

A(T)63-38
OCEANIC PROPERTIES
and DOLE CORP.

Source: Robert C. Schmitt, Statistician
Dept. of Planning and Economic Development



STAGING

- 1969
- 1970
- 1971
- 1972
- 1973
- 1974
- 1975
- 1976
- 1977

MAJOR 5-YEAR DEVELOPMENT INCREMENTS

Mililani Town

RESIDENTIAL DEVELOPMENT THRU 1982

RE/ MODIFICATION of GENERAL PLAN,
MILILANI TOWN
by OCEANIC PROPERTIES INC.
PROPOSED URBAN USES IN AGRICULTURAL DISTRICTS
APPL. MADE TO CITY PLANNING COMM.

NOTE: denotes no vehicle access permitted.
denotes vehicle access permitted.

INSET "A"

KAMEHAMEHA HIGHWAY

Harold T. Stearns & w/f Claudia D. -Tte (Waipio Land Co. Ltd.) 4/5
0.526 Ac.

Harold T. Stearns & w/f Claudia D. -Tte (Waipio Land Co. Ltd.) 4/5
(Stearns Oil Co. of California) Lse.

Harold T. Stearns & w/f Claudia D. -Tte
1.863 Acs.

Pineapple Research Institute of Hawaii Trust
149.592 Acs.
(97.569 acs.)

Finance Realty Co., Ltd.

Koda Camp

Dole Corporation

PROPOSED MILILANI TOWN

Waialole

Waipio - USA

Sec 1 Zone 1

PLAT 02 PLAT 03 PLAT 05 PLAT 07 PLAT 09

SCHEDULE OF PARCEL 1

Lot	539	(1.818 acs)
"	1-A-12-D	(1.012 Acs)
"	1-A-12-G-3	(34.129 acs)
"	" J	(0.731 ac.)
Por. "	1-A-15	(3.055 acs)
"	" B	(7.139 acs)
"	1-A-12-G-6	(1.239 acs)
	543	(0.855 acs)
"	8-A-18	(0.827 ac.)
"	8-A-22	(0.062 ac.) (The Board of Home Mission & Church Ext. of the Meth. Epis. Ch. - Lot 8-A-22)
"	8-A-17-E	(0.202 ac.)
"	8-A-17-A-4	(0.258 ac.)
"	K-2	(0.066 ac.)
	8-A-17-A-1-C	(0.037 ac.)
		46.631 acs.

PARCELS 25
Harold T. Stearns & w/f Claudia D. -Tte
(Waipio Land Co. Ltd.) 4/5

73.716 Acs.

See Schedule of Parcel 1 above.

Lot 1-A-15 (278.015 ac.)
1-A-17 (127.479 ac.)
405.494 acs.

(27.479 ac.)

37.710 Acs.

Note: All lots owned by Dole Corporation unless otherwise noted.

Parcels dropped: 6, 24, 18, 09, 30, 31

FIRST DIVISION		
ZONE	SEC.	PLAT
9	5	01
CONTAINING		PARCELS
SCALE: 1in. = 600 ft.		

Tax Maps Branch
Tax Office Bldg.
Honolulu, Hawaii

3987 PRINTED APR 24 1964

OCT 25 1945

ZONE	SEC.	PLAT
9	5	05
CONTAINING		PARCELS
SCALE: 1in. = 600 ft.		

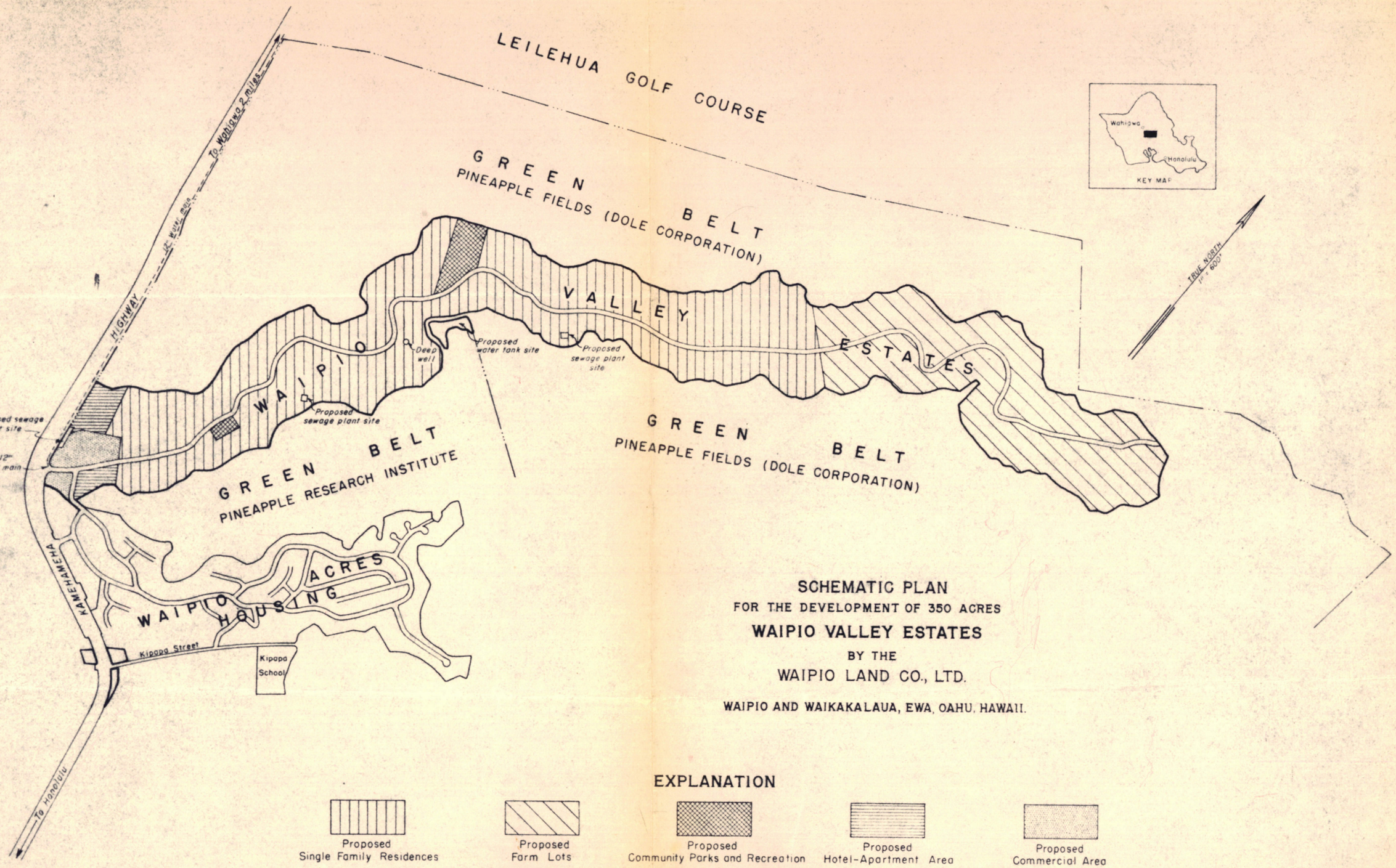
PRINTED APR 23 1964

9 4 05

RECEIVED
APR 29 1964
State of Hawaii
LAND USE COMMISSION

Submitted w/ltr.
dated 4/28/64
from Donald Carter,
Oceanic Properties, Inc
Relating to delineation
of 705 acres of
land in Waipio, Oahu

3988



SCHEMATIC PLAN

FOR THE DEVELOPMENT OF 350 ACRES

WAIPIO VALLEY ESTATES

BY THE

WAIPIO LAND CO., LTD.

WAIPIO AND WAIKAKALAUA, EWA, OAHU, HAWAII.

EXPLANATION

- Proposed Single Family Residences
- Proposed Farm Lots
- Proposed Community Parks and Recreation
- Proposed Hotel-Apartment Area
- Proposed Commercial Area

CENTRAL OAHU
(II) 2

MARKETABILITY STUDY

WAIPIO INDUSTRIAL PARK

OAHU, HAWAII



INDUSTRIAL PLANNING ASSOCIATES

ECONOMIC DEVELOPMENT CONSULTANTS

SAN FRANCISCO · LOS ANGELES

WASHINGTON, D. C.

INDUSTRIAL PLANNING ASSOCIATES

ECONOMIC DEVELOPMENT CONSULTANTS

5818 OSCEOLA ROAD, WASHINGTON 16, D. C.
OLIVER 4-3094

2875 GLENDALE BLVD., LOS ANGELES 39
NORMANDY 3-2211

260 CALIFORNIA ST., SAN FRANCISCO 11
EXBROOK 7-1763

STUART PARRY WALSH
GILBERT G. McCOY
KENT H. HALLAWELL
BERTRAM H. LINDMAN

San Francisco
December 18, 1961

Oceanic Properties Inc
Honolulu, Hawaii

Gentlemen:

We are submitting herewith our final report on the marketability of the proposed industrial area of the planned new town at Waipio.

This report is the result of two months' intensive study of the general economy, industrial activity, and site needs in the state of Hawaii, on the island of Oahu, and in the Honolulu and Waipahu areas. This study has included field observation, personal interviews in Hawaii and on the mainland, and the analysis of numerous reports and other published information. We have made full use of the August 1960 study of the Waipio industrial area prepared by Charles B. Bennett & Associates, and the two recent reports by Western Real Estate Research Corporation on other aspects of the Waipio development.

We have benefited considerably in performing this study from our past association with Hawaii as industrial development consultants to the Territory and the state from 1957 to 1959, and from knowledge of Hawaii's problems and opportunities gained in other recent assignments. We have made full use of this background knowledge and of data in our files.

The purpose of this study is to analyze the present and future market for sites in the industrial area, and to determine the outlook for its successful development. In view of the type of development that is expected to take place, this 250-acre area has been designated as the Waipio Industrial Park.

A summary of our findings is set forth immediately preceding the main body of the report. Detailed analyses of these conclusions are presented in the five succeeding chapters.

The planned new town at Waipio is an extremely interesting and unusual project. While the proposed industrial area is an integral part of the community, we have considered its merit solely on the basis of its expected return on the value of land and improvements, and have found it to be a potentially desirable undertaking. Any contribution that the presence of employment in the industrial area may make to the residential and commercial development of the new town will be additional.

Sincerely yours,
INDUSTRIAL PLANNING ASSOCIATES

Stuart P. Walsh

Stuart P. Walsh, Director

SPW:bms

Marketability Study

of the

WAIPIO INDUSTRIAL PARK

Oahu, Hawaii

A Report Prepared For

Oceanic Properties Inc

Honolulu, Hawaii

By

INDUSTRIAL PLANNING ASSOCIATES

Economic Development Consultants

San Francisco Los Angeles Washington D.C.

December 1961

Summary and Conclusions

Waipio is a proposed new town development of approximately 3,000 acres, situated in Honolulu County on the island of Oahu, Hawaii. This planned community of 15,000 dwellings, with civic and shopping centers, industrial area, schools, parks, and recreation facilities, is to be developed by Oceanic Properties Inc on land presently owned and used by the Dole Corporation. Both companies are subsidiaries of Castle & Cooke, Inc., Hawaii's largest private enterprise.

The Waipio site is located in suburban Honolulu, about half-way between Pearl City and Wahiawa, which is near Schofield Barracks. The Waipio Industrial Park is situated at the southern end of the project, eleven highway miles from the central Honolulu business district.

The designated industrial area is well suited physically and well located geographically. The property rises gently from the Pacific towards the mountains at an average slope of approximately four percent. Its rich soil is firm, with good load-bearing qualities. The project is located near the geographic center of Oahu's population, is adjacent to a primary state highway providing good access to all parts of the island, and will be within short access distance of a new major freeway by 1970.

Considering this general suitability of the property for industrial use, the following conclusions pertaining to its marketability are set forth below, in the form of answers to six questions:

1. What are the overall industrial development potentials and opportunities for Oahu in the next ten years?

Since 1940 Hawaii has experienced rapid growth and many changes. Prior to World War II the Islands were highly dependent on agricultural production and processing. Today the state has a considerably more diversified economy, with two additional major supports - federal government expenditures and the tourist industry. Hawaii now has a gross state product that is rapidly approaching $2 billion annually, and a population of approximately 650,000. Conservative projections indicate that its population will reach 1,000,000 by 1980.

Oahu is the hub of Hawaii's economy, has provided all of its recent population growth and most of its new development, and is expected to continue to do so. It will be the logical location for almost all new industry established in Hawaii in the next 20 years to serve local or export markets.

Oahu is just on the brink of its real potential for industrial growth and development. While its present manufacturing activity is still very largely concerned with the processing of agricultural products, significant additions have recently been made to its industrial base, including an oil refinery, a steel mill, two cement plants, two pipe plants, and an electronics firm. A much greater number and wider variety of new industrial opportunities are now evident for Oahu and more will become apparent during the next ten years. The extent to which these potentials for industrial development are achieved will depend primarily on decisions of management, the availability of financing, and the activities of land developers and promotional agencies.

Summary and Conclusions, Continued

2. What types and volumes of new industries are likely to be attracted to Oahu, and what will be their approximate site requirements?

Specific new opportunities for industrial activity will in many cases be exploited by the attraction of new firms from the mainland, but more frequently by the expansion or diversification of existing Oahu businesses and the formation of new local companies. The former situation is most likely to occur in the highly technical fields of industrial activity, including electronics, chemical specialties, plastics, and pharmaceuticals; the latter in such fields as metal fabrication, building and heavy construction materials, apparel, food processing, and paper conversion.

The types of firms indicated above as new prospects for Oahu represent some of the most difficult industries to attract to Hawaii. In most cases their locations are flexible, their markets are national and world-wide, and they are sought after by thousands of communities in all parts of the country. Only a few are likely to be attracted to Hawaii during the next ten years.

Mainland firms in these and other fields that do establish operations on Oahu will expect similar site conditions to those found on the mainland, particularly in California. They will probably need from 2 to 12 acres, and will expect to locate in a planned and controlled industrial district, at a reasonable cost, and near to an adequate and productive labor supply.

3. What is the outlook for the dispersal and expansion of existing Oahu industries from their present locations, and what will be their approximate land needs?

The dispersal of firms now located on close-in Honolulu sites is and will continue to be the major factor affecting the demand for industrial land on Oahu. Undesirable surroundings, the lack of room for expansion, traffic congestion, and the pressure of increasing land values have already caused several dozen firms to relocate or make definite plans for moving out of the older industrial districts. A continued rise in land values, and land encroachment by the prospective new Interstate freeway, will necessitate the relocation of several dozen more Honolulu industries over the next five to ten years. Many additional firms will be ripe for consideration of a move, provided they can be shown the savings and other benefits that will accrue.

The site requirements of these firms will vary greatly. For land area they will require from one to 15 or more acres. As in the past, almost all will claim a need for, "Two dollar a square foot land within five miles of Aloha Tower," which is of course unavailable. Almost all will say that they require much less land than they really do need, a natural carry-over from their present crowded conditions and high land rentals. A requirement for relocations will be the financing of industrial buildings.

The suitability of the Waipio Industrial Park to the actual site requirements of firms subject to relocation, the timing of the development, and the type of marketing and promotion program undertaken, will largely determine the success of this project.

Summary and Conclusions, Continued

4. How well are present industrial site needs on Oahu being met by existing districts and areas?

Present industrial land needs on Oahu for new, expanding, and relocating firms are being partially provided for by existing industrial districts and areas. In contrast to the very limited number of sites that were available as recently as three years ago, there are now about 1,750 acres of vacant zoned industrial land on Oahu. About 270 additional acres are likely to be zoned for industry in the near future, not including the Waipio property or Hawaii-Kai.

Despite this large volume of available industrial land, certain major site needs are not presently being met, particularly regarding location, price, and character of development. There are no fully-developed and controlled available sites located between the Honolulu Airport, 3½ miles from Aloha Tower, and the Barbers Point vicinity, 22 miles from the Tower; and almost no available sites at prices between the $3.50 to $4.00 a square foot at the Airport Industrial District, and the 50¢ per square foot at the James Campbell Industrial Park. There is presently on Oahu no planned industrial park of the type and caliber commonly found on the mainland - devoted largely to light manufacturing and distribution activities.

Analysis of the types of Honolulu firms likely to be needing sites for expansion or relocation, and of the kinds of new operations that may be attracted to Oahu in the future indicates a probable need by many for relatively moderate-cost sites, an industrial park setting, and a location somewhat more central than the Campbell Estate.

5. To what degree will existing and proposed industrial districts compete with sites in the Waipio property?

The existing industrial areas on Oahu should not be very directly competitive with the proposed Waipio Industrial Park for the location of most prospective industries. The Waipio development can present a distinctly new type of industrial site to the Honolulu area, quite different in location, price, and character from those that are presently available.

The major competition will come from similar developments that are presently being planned or are likely to be undertaken during the next 10 years, principally in the Waipahu area. At least two such developments are now in the planning stage: the 202-acre Robinson Estate property, located just Ewa of Waipahu at the junction of highways 90 and 75, which is zoned for general industry; and the 66.5-acre Oahu Sugar Co. property, located immediately north of Waipahu and adjacent to the sugar mill, which is zoned for heavy industry. The degree to which each will compete with the Waipio project depends largely on the relative timing, cost, character of developments, and marketing programs. Based on available information, it is believed that the Waipio Industrial Park can feasibly be the first developed, best controlled, most aggressively marketed, and most attractively priced of the three projects.

Summary and Conclusions, Continued

6. What kind of absorption rate can be expected for property in the Waipio industrial area?

Estimates of land absorption during five year periods are as specific as conditions will allow in this case, and should prove adequate guides in determining project expenditures and revenues. Assuming a high caliber project, an initial maximum developed land value of 85 cents per square foot (to be subsequently increased only as justified by market conditions), an immediate and vigorous marketing program, and a reasonable return on investment, the following five-year increments of land absorption can be expected for the Waipio Industrial Park:

1962-1967	70 Acres
1967-1972	100 Acres
1072-1977	125 Acres

The above figures represent net leased acreages, excluding land used for interior streets, utilities, public areas, and any space that might be lost due to grading. As these on-site improvements usually require about 15 percent of the total land area in a project of this type, the net leasable area in the Waipio Industrial Park is likely to be between 210 and 215 acres. Thus the project can be expected to be about 80 percent marketed during the first ten years of development, when 170 acres are estimated for absorption, and should be completely marketed within 15 years.

I. THE HAWAIIAN ECONOMY

Prior to 1940 Hawaii's major economic activities were the production and processing of sugar and pineapple, which together accounted for large proportions of total income and employment. In the seventy previous years the continuous expansion in the growth and export of these two basic crops provided for a consistent and steady economic development. Hawaii's population increased during that period from about 57,000 to 423,000 persons.

World War II suddenly increased and altered the economy of the Islands, and the postwar period has been characterized by continued rapid growth and change.

Today Hawaii has a relatively mature and a more diversified economy, and a resident population of close to 650,000. Five basic activities - agriculture, federal government expenditures, tourism, manufacturing (including food processing), and construction - provide the major supports for a $1.7 billion economy (1960 gross state product), and produced $1.4 billion in personal income in 1960.

Income

Almost three-fourths of Hawaii's income results from economic interchange with other areas, particularly with the mainland; the remaining one-fourth comes from internal trade. Most of this outside income, which in 1960 amounted to $1,028,000,000, is derived from federal government expenditures in Hawaii, and the sale of goods and services to mainland firms, consumers, and visitors. The record of economic interchange with the mainland and other areas is shown below:

Table 1. Sources of Hawaii's Outside Income

	1930	1940	1950	1955	1960
		(In millions of dollars)			
Federal Government	$ 21	$ 57	$ 198	$ 338	$ 486
Sugar and Pineapple	101	107	126	251	236
Tourists	8	13	26	58	134
Other*	20	38	69	99	172
	$ 150	$ 215	$ 509	$ 746	$ 1,028
		(Percentage distribution)			
Federal Government	14%	27%	39%	45%	47%
Sugar and Pineapple	67	49	42	34	23
Tourists	5	6	5	8	13
Other*	14	18	14	13	17
	100%	100%	100%	100%	100%

* Includes the export of apparel, canned fish, tropical fruits and nuts, etc.; sales to transportation companies; dividends and interest; etc.

Source: Bank of Hawaii, Department of Business Research.

Income, Continued

The dependence of the Hawaiian economy on federal expenditures, which accounted for almost one-third of the total annual income in 1960, is clearly illustrated by the foregoing figures. Between 1950 and 1960 the federal government increased its expenditures in Hawaii at a rate of better than $28½ million per year. About 80 percent of both the average annual increment and the present level of expenditure are for activities directly related to national defense.

Federal expenditures in Hawaii for military activities increased during the past decade from $147 million to $373 million, an average growth rate of about $22½ million each year. In the early 1950's annual growth increments averaged nearly $30 million, but declined in the mid and late 1950's to about $12 million per year. The increase from 1959 to 1960, however, was close to $40 million, and first quarter 1961 expenditures indicate an annual rate of $404 million, or an expected increase of $41 million over 1960.

The growth rate of defense spending in Hawaii has and will continue to fluctuate with general world conditions, the locale of specific crises, and changes in weapon emphasis and technology. Considering the present world condition and outlook, Hawaii's strategic location, its position as operational base for the defense system throughout the Pacific, and the extensive investments that have been made here, it can be expected that defense spending in the Islands will continue to increase.

The relative importance of sugar and pineapple as sources of income has steadily declined since 1930. The actual value of production has fluctuated with such factors as yield, world price and market conditions, the mainland business situation, plant diseases, and strikes. Despite severe problems of competition and increasing production costs, the future of sugar and pineapple in Hawaii is likely to see a continued trend of stable or gradually increasing dollar value, with a decreasing relative contribution to the total economy.

Tourism has been the most recently important and rapidly growing of Hawaii's basic economic supports. The growth has been even more spectacular than shown in Table 1, considering the 1946 annual level of $6 million in tourist industry income. Between 1950 and 1960 new visitor arrivals to the Islands increased at an average annual rate of 20.3 percent, and income from tourist expenditures increased $10.8 million per year.

The most significant economic impact of Hawaii's tourist industry is the 10,500 average daily visitor count, which adds better than 1½ percent to the resident population. This visitor population is dependable, fairly well distributed throughout the year, and is unusually demanding of goods and services. Increased income, leisure time, and retirement travel by mainlanders, improved transportation, and planned improvements in Hawaii's tourist facilities assure a continued rapid growth in visitors and visitor spending in the foreseeable future.

Employment

Agriculture, while showing a significant increase in total value of production, has steadily declined as a source of employment, due to mechanization in the fields and factories. In 1940, 65,000 persons, or more than one-third of Hawaii's working force of 180,000, were employed in the growing, harvesting, and processing of agricultural products. In 1960 about 36,000, less than 13 percent of the 280,000 work force, were engaged in these pursuits.

Employment, Continued

Defense activities, other government employment, services, and wholesale and retail trade have accounted for most of the increase in employment. Government, including defense, accounted for 39,000 jobs in 1940, or 21.7 percent of the work force, and for 101,600, or 36.3 percent in 1960. Services increased from 28,400 to 51,900 employees; trade from 21,800 to 46,700; and manufacturing, despite the relatively stable situation in food processing, from 15,500 to 25,300.

Population

Hawaii suffered almost a hundred years of continuous population decline from an estimated 300,000 in 1778, the date of Captain Cook's discovery of the Islands, to 56,000 persons in 1872. A reversal of this downward trend began to take place in the late 1870's, and spectacular population growth has since characterized the Island economy almost continually.

Hawaii's resident population has increased rapidly in recent years, as shown below:

Table 2. Census Population Of Hawaii

Year	Population	Increase	Percent Increase
1930	368,300	112,419	43.9%
1940	422,770	54,470	14.8
1950	499,794	77,024	18.2
1960	632,772	132,978	26.6

Source: U.S. Department of Commerce, Bureau of the Census.

Included in the 1960 census count were 52,881 members of the armed forces residing in Hawaii, accounting for about 8½ percent of the state's total population. There were also present about 58,400 members of military families, making a combined total of 113,000 personnel and dependents, or almost 18 percent of the state total. In 1950 there were 22,856 resident military personnel in Hawaii, accounting for about 4½ percent of the total population.

A number of studies have been made of Hawaii's future population growth, including those by the state Department of Planning and Research, the Bank of Hawaii, Harland Bartholomew and Associates, John Child and Co., and the U.S. Bureau of the Census. Most of the available published projections are for civilian population only, and most appear to be unduly optimistic. Considering the intended purposes of this study, the estimates of future population shown on the following page, which are believed to be conservative, have been prepared.

Table 3. Population Projections for Hawaii

Year	Population	Increase	Percent Increase
1970	830,000	197,228	31.2%
1980	1,035,000	205,000	24.7

The above projections are based primarily on expected growth in the civilian population. Despite increased military expenditures for goods and services, the number of armed forces personnel in Hawaii is not expected to increase significantly during the next 20 years.

Oahu

The island of Oahu, with less than ten percent of Hawaii's land area, has eighty percent of the state's population and provides for a great majority of its economic activity in almost every category. On Oahu are situated the city of Honolulu, the state capitol and university, all major military installations, and the headquarters of almost all the important business firms. All visitors and most cargoes arriving in the Islands on public transport facilities are disembarked at Honolulu.

In 1960 Oahu was the recipient of over ninety percent of all federal government and tourist expenditures in Hawaii, contributed over 90 percent of the state's total value of construction, manufacturing, and wholesaling, and accounted for 85 percent of all service and retail transactions.

About 80 percent of Hawaii's total working force is employed on Oahu. The present and past employment pattern by categories is shown below:

Table 4. Employment By Type of Activity On Oahu

Category	1950	1960	March 1961
Manufacturing	13,000	16,100	15,887
Food Processing	n.a.	n.a.	8,141
Government	29,400	40,200	42,911
Federal	19,600	25,900	25,877
Local	9,800	14,300	17,034
Trade	24,200	34,000	36,665
Wholesale	7,200	9,300	10,162
Retail	17,000	24,700	26,503
Services(Including Hotels)	14,500	20,700	22,834
Construction and Mining	7,300	13,700	16,169
Transportation	5,400	8,600	8,552
Communications & Utilities	2,800	3,700	3,925
Finance, Insur., & Real Estate	3,000	7,200	9,222
Agriculture	6,600	7,400	7,190
Domestics & Self-employed	11,800	20,000	21,256
TOTAL	118,000	171,600	184,611

Source: State of Hawaii, Department of Labor and Industrial Relations.

Oahu, Continued

The 1950 and 1960 figures shown in Table 4 on the previous page are annual averages; the March 1961 figure represents the average employment during that month.

Oahu and particularly the Honolulu area, has been responsible for all of Hawaii's population growth in recent decades, in addition to offsetting actual population losses on the Neighbor Islands. Past population growth and projections to 1980 are shown in the following table:

Table 5. Population Growth and Projections For Oahu

Year	Population	Increase	Percent Increase
1930	204,000		
1940	257,000	53,000	26.0%
1950	352,020	95,020	37.0
1960	500,409	148,389	42.2
(Projections)			
1970	685,000	184,591	36.9
1980	865,000	180,000	26.3

Oahu is and will continue to be the hub of the Hawaiian economy, and the location of most of its growth and development The greater Honolulu area is a modern metropolitan complex, with a prosperous trading area and most of the other opportunities and problems found in the more dynamic mainland communities of similar size.

II. OAHU INDUSTRIAL DEVELOPMENT OUTLOOK

The state of Hawaii, and Oahu in particular, is just at the beginning of the industrial stage of growth and development. Both the state and the island are still rather limited in manufacturing activity, with the processing of agricultural products accounting for the great majority of investment and employment. An outlook for significant change in this pattern is indicated by examination of present and potential markets, comparisons with similar areas elsewhere, and analysis of the present industrial base and of the types of new firms that have been established in recent years.

Hawaii's industrial development has been delayed by a public image of insular location and limited markets that was historically correct, but is currently inaccurate. Many business operators and investors have not yet recognized the changes that have been brought about in recent years by population and economic growth and by improvements in transportation and communications.

Regional Market

Today the Hawaiian Islands, extending 400 miles from end to end, constitute a typical United States western regional market. Like the other western regions, Hawaii's population is heavily concentrated in a single metropolitan complex and several smaller centers, with wide uninhabited areas between. Like other regions its income level is rising and its metropolitan concentration is increasing.

Hawaii's normal effective buying power is expanded by two factors not found in all other western regions:

- the presence of large numbers of visitors with fairly high incomes and a rapid rate of turnover
- the absence of neighboring larger metropolitan areas to which part of the buying power might be diverted.*

Thus the Hawaii regional market for consumer and capital goods is considerably larger than its population figures would indicate.

There is also a very large military market in Hawaii, concentrated on Oahu, with direct expenditures for goods and services now amounting to over $110 million a year. This military market is subject to expansion as more goods and materials become locally available. Local industrial markets are also significant, though limited primarily to agricultural, food processing, and construction activities.

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* Regional centers of similar size on the mainland lose appreciable portions of their buying power to larger regional centers; Examples: Omaha to Chicago; Oklahoma City to Dallas; and Sacramento to San Francisco. Honolulu loses a relatively much smaller portion of Hawaii buying power to San Francisco and Los Angeles.

Regional Market, Continued

There are many products that can be profitably manufactured to serve a regional market of this size and diversity. A number of such products are now being made in Hawaii, but the list of additional possibilities appears to be much longer. While some studies have been made to determine the potential Island markets for specific goods, very few of these studies have explored the actual feasibility of producing those goods in Hawaii. The 1959 Stanford Research Institute study of the market for construction materials estimated the consumption of all types of such materials in the Islands, thus providing essential data for further studies directed at the feasibility of Island production of specific items. Several such feasibility studies have been made, resulting in the steel, cement, and certain other plants which have now been established. Many other items remain to be investigated.

There is considerable difference between estimating the potential market and determining the feasibility of producing for the market. The latter involves a study of material sources, transportation costs, distribution outlets, competition, capital outlay, labor cost and availability, and a number of other factors. Thus, the fact that Hawaii consumes a large volume of certain goods and pays a big freight bill to get them there from the mainland does not necessarily mean that it would be feasible to produce them locally.

If feasibility studies for specific industries* were to be made by public or private agencies and effectively followed up, the growth rate of regional manufacturing activity in Hawaii could probably be accelerated to a half-dozen major new plants or expansions a year. Without such special efforts a "normal" rate of growth should bring in about half that number.

These feasibility studies are necessary to overcome the natural lag in industrial development which has been noted in all western regions, whose significant growth has not been fully recognized in eastern home offices where expansion plans are made. This lag is also due in part to regional distributors and agents who do not want to see their functions curtailed by local manufacture.

Establishing a branch to serve a regional market several thousand miles from the parent plant is always a difficult decision, doubly so when part of the intervening space is sea instead of land.

Export Industries

Opportunities for early industrial development on Oahu also appear to exist in the "domestic export" market. In the 1960 Hawaiian market survey by the J. Walter Thompson Company** the situation of Hawaii is compared to that of

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* "The Feasibility of Manufacturing Cast Iron Soil Pipe in Hawaii" by the EPCA research staff in 1957 is an example of the type of study required.

** "The Hawaiian Market" - World Market Series, J. Walter Thompson Company, New York, 1960.

Export Industries, Continued

Switzerland, which has limited local sources of minerals, timber, and energy, as well as inadequate sources of basic food supplies. Like Hawaii, Switzerland has unique and world-famous tourist attractions. The following paragraphs from the J. Walter Thompson report are pertinent:

> "The case of Switzerland proves that a very high economic level can be reached and an excellent standard of living can be maintained without abundant domestic basic resources and without a large home market. Primary conditions for reaching and keeping these high levels are diversification and specialization of industries, skilled management and labor, and catering to quality export markets. Continuous access to an adequate fund of investment capital is of equal importance.
>
> ". . . . Hawaii's past economic development initiative and the ethnic composition of its population prove that the 50th State could meet the primary conditions described above . . . In view of these facts it would seem that industries having the best chance to survive and expand are those making quality and specialty products that are in good demand in export markets. Making or assembling the products will require ingenuity, artistic talents and skillful,dextrous labor. . . .
>
> "A cursory glance at the list of products and articles made in areas having basically the same economic conditions and potentialities as Hawaii shows that the choice is almost unlimited. The list includes linen goods, microscopes, lenses, electronic specialties or parts thereof, leather articles, pharmaceuticals, clocks, watches, costume jewelry; in fact all high-priced, small-sized quality products."

The proposed free trade zone and transshipment center at Sand Island may open further opportunities for the expansion of Hawaii's domestic and foreign export markets, for industrial as well as consumer goods.

Translating these potentialities for export industries into successful enterprises will require the same kind of thorough feasibility studies referred to in the preceding discussion of industries to serve regional markets. Such studies should explore foreign as well as domestic export opportunities.

California is a significant example of an island-type economy, with a limited regional market, wide separation from major national markets, specialized agriculture, and heavy dependence on defense activities and tourists. On a somewhat larger scale California has many of Hawaii's economic aspects and problems. Its manufacturing industries were first developed primarily to serve small regional markets, and they have rapidly become more diversified; many of them are now serving nation-wide and world markets.

Future Industrial Growth

While the potentials for industrial expansion on Oahu thus appear to be considerable, it is hard to estimate the extent to which they will actually be exploited. This will depend on the vision and competence of industrial leadership, as well as the availability of capital for new and expanded operations. These factors in turn will be affected by the intensity of development efforts by State and private agencies, in the Islands and on the mainland.

Future Industrial Growth, Continued

Such development efforts, as already mentioned, could usefully be expanded by the State Department of Economic Development, through feasibility studies and follow-up contacts on specific industries. Similar projects might be pursued by the Hawaiian Electric Company and the banks, continuing their previous efforts in this field. Investment capital for industrial growth must also be found and put into use, at a fairly high degree of risk in some cases.

While many of the industrial opportunities on Oahu might be exploited by firms attracted from the mainland, it is likely that most will be developed by the expansion or diversification of existing Oahu firms and the formation of new local companies. This is partly because of the outdated image of Hawaii that exists on the mainland, and the very limited efforts of the State and the community to "sell" its industrial potentials, even to the degree that was being done a few years ago.

The exploitation of industrial opportunities by local business operators and investors will also require considerable effort, including feasibility studies, education, technical assistance, and provision for financing. Despite the aggressiveness evident in certain fields of economic activity in the Islands, business operators and investors have been typically conservative regarding industrial potentials. Existing firms have frequently overlooked opportunities for expansion, and new industries have often remained in the idea stage for lack of encouragement and financing. Similar ideas or opportunities in many parts of the mainland would be speedily exploited by business promoters and venturesome investors.

A really adequate industrial development effort to attract and encourage new industries and expansions for Oahu would require wider and more active participation than anything yet attempted here. An example of such an effort is the program just adopted in Sacramento County, California - a metropolitan area of comparable size and population to Oahu, with a similar concentration of defense activities. There the county and city governments, the utilities, the port district, a privately financed industrial foundation, and the City-County Chamber of Commerce have teamed up for an adequately staffed and financed effort. These agencies, with the cooperation of private land developers and financial institutions, have launched a comprehensive program to exploit Sacramento's advantages and remedy some of its deficiencies as an industrial location. An equally comprehensive and well-integrated program is needed for Oahu.

Intensive programs carried on over a ten-year period to promote industrial location and expansion could more than double the amount of industrial growth that will take place "normally" - that is, with the extent of development efforts now being made. The "normal" growth may be expected to raise manufacturing employment on Oahu from the 1960 total of 16,100 to about 20,000 in 1970, assuming the same rate of industrial growth as in the previous decade. A stepped-up development program could probably raise the 1970 figure to 24,000.

III. DISPERSAL OF EXISTING OAHU INDUSTRY

The most spectacular industrial developments in Hawaii in many years have been the 1958 and 1959 locations of an oil refinery, a steel mill, and two cement plants at or near Barbers Point on Oahu. These are new activities for the island and the state, and are significant achievements. Each plant represents a major financial investment and is a relatively large user of industrial land. But each plant is limited in its location to a zone provided for "noxious" industry, and each is permanently fixed on its present site for many years to come by reason of its zoning and heavy plant investment.

As a contrast, during 1960 and thus far in 1961 at least forty smaller but significant-sized industries have moved from one location on Oahu to another. A number of others have signed leases or made some degree of commitment to move, and many additional firms are now or will soon become likely prospects for relocation. Not only can most of these be expected to move to new locations during the next ten years, but some of them, and others that have moved in the past, will be subject to second and possibly third relocations.

The combined effect of all this continued shifting about by many relatively small businesses has a greater impact on the industrial land market than do the one-time location of a few much larger and more impressive establishments. This is true even though one of the larger industries, such as Standard Oil Company, may require a site that is larger than the total land area used by all the other firms.

Almost all these transfers thus far have involved moves from the older close-in Honolulu industrial areas to newly developed sites located more than three road miles from Aloha Tower. The reasons for the past dispersal of Honolulu industries and the justification of expected future move-outs are for the most part related to problems of environment, cost, expansion, and congestion at their past or present locations. A few displacements have resulted from highway projects and other public works. Many firms will be removed in the future by the Interstate freeway, and perhaps by urban redevelopment.

It has been the pattern in other metropolitan centers, and should be particularly true under Honolulu conditions, that these many manufacturing and distributing firms (and combinations of the two) will continue to move around until they find relatively permanent homes in planned and controlled industrial districts. If these industrial districts or parks are suitably planned and developed, they will provide a much greater assurance of stable environment, relatively fixed cost, room for expansion, and freedom from future threats of congestion, incompatible neighbors, and encroachment by freeways and redevelopment projects.

The poor environment, traffic congestion, and over-crowded conditions of Honolulu's older industrial districts are visibly evident. Many firms have moved and will move from these areas for various economic and social reasons, just as quality store operators will move out of run-down business districts, and private residents will evacuate deteriorating neighborhoods. Just as individuals often do not move far enough, so many industries move to temporarily better locations that subsequently prove inadequate or undesirable. The many Honolulu firms that have apparently made this mistake have done so primarily for two reasons:

- a belief that they must be within a fixed distance of Aloha Tower
- lack of a really suitable site.

Dispersal of Existing Industry, Continued

For Honolulu firms needing or wishing to relocate their plant facilities the choice has often been between postponing the move or accepting a less than suitable location.

Future Dispersal

Rising land values are and will continue to be the major factor affecting Honolulu's industrial dispersion. Whether the land is owned or leased, the pressure of rising value and the potentials for alternate use are brought firmly to bear on the industrial occupant - his operations must produce a residual land income commensurate with present value and comparable to what a competing use could earn. Because of the suitability of much of Honolulu's industrial area for other more dynamic and profitable uses, it can be expected that industry will fight a losing battle for this land, and that a great number of its present occupants will move to new locations during the next 15 years.

The proposed route of the new Interstate System freeway, if approved, would further accelerate the dispersal of Honolulu industry. The most likely route, according to the Chief of Advance Planning for the State Highway Department, would bisect the Mapunapuna, Kalihi, Iwilei, and Kakaako industrial areas. The proposed eight-lane freeway, for which land acquisition is scheduled to start within six years, could require as much as 40 acres of existing industrial land. Of even greater significance would be its effect in upgrading these areas, adding further to their desirability for other uses, and increasing the pressure of land values.

The dispersal of existing Honolulu industries will surely offer the greatest number of opportunities for location in the Waipio Industrial Park and similar developments. As in the case of attracting new industries to Oahu, there is a clear potential for increasing and accelerating the trend of dispersal, by developing the facts and making them known. Many firms will fail to recognize the benefits of or impending need for relocation until they are clearly demonstrated to them.

IV. COMPETING INDUSTRIAL SITES

There are at present approximately 4,950 acres of land on Oahu that are or soon will be zoned for industrial use. Of this total about 2,020 acres are presently vacant, and much of this land is available, accessible, and suitable for industrial use. Neither of these figures includes potential industrial areas of several hundred acres each that have been proposed for the new towns of Waipio and Hawaii-Kai. This availability of industrial sites is in sharp contrast to the situation three and a half years ago, when the Economic Planning & Coordination Authority could report for Oahu less than 100 acres of vacant, usable, and available industrial land, all in scattered parcels.

The present supply of available industrial sites can be roughly broken down into the following major components:

Location	Approximate Acreage
Zoned:	
James Campbell Industrial Park	720
Campbell Estate - Kahe Point	409
Airport Industrial District	95
Damon Estate	35
Sand Island*	200
Robinson Estate	202
Oahu Sugar Company	66
Kahaluu	133
Other	160
Total	2,020
Not zoned:	
Waipio Industrial Park	250
Hawaii-Kai Industrial Area	300-500

The price, location, timing, and character of the developments will largely determine the relative competitiveness of these various projects.

Only the James Campbell Industrial Park and the Airport Industrial District are now offering fully developed sites for immediate use. Scattered vacant parcels of developed land, included in the "other" category, are available in some of the older industrial areas, particularly Mapunapuna, Kalihi, Iwilei, and the vicinity of Sand Island Access Road.

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* Expected to be available within the next two years.

Campbell Industrial Park

The James Campbell Industrial Park at Barbers Point was at the time of its opening in 1958 Hawaii's first planned and organized industrial district. It was created largely to meet the very obvious demand for such a development, and to provide a location for the proposed oil refinery and steel mill. Its total area comprises about 1,255 acres, 535 of which have thus far been leased for industrial use. In addition to the 310-acre site of Standard Oil Company and the 7-acre site of Hawaiian Western Steel, approximately 218 acres have been leased to 31 other tenants. Fourteen of these have built and occupied new plant facilities, fourteen are companies that plan to build, and three are investors. As increments of the park are prepared for marketing the streets and all utilities are extended into new areas.

The Campbell Industrial Park is 22 miles from downtown Honolulu - 45 minutes to over an hour's driving time, depending on traffic conditions. It is situated on barren land that is unsuitable for agricultural production other than sparse grazing. Industrial sites are valued at the relatively low figure, for Oahu, of $20,000 per acre, or about 46 cents a square foot. Ground leases for the first 15 years, at a fixed cost, run slightly less than three cents per square foot per year. By way of contrast, sites in the close-in Kalihi industrial area bring three cents or more per square foot per month.

The Campbell development is adequately controlled for long-term maintenance of value, with a 30-foot building setback on all street frontages, required landscaping of setback areas, prohibition of street parking, and required screening of open storage.

The Campbell Industrial Park has been an extremely successful project, despite very limited marketing efforts. Its success has been due largely to the previous need on Oahu for any kind of available industrial land, its low cost, and its relatively pleasant environment. Recognizing that these features were rapidly becoming less unique on Oahu, the trustees and the management have recently embarked on a more vigorous sales and promotion campaign. They have also provided a new and important feature by the construction of a barge harbor on the industrial park, and have proposed its further development into a deep-water port.

Despite these new efforts the park will continue to be limited in the types of industry that it is likely to attract for three reasons:

- its distance from central Honolulu and other major Oahu industrial and consumer markets*
- its distance from major sources of labor supply and executive residential areas*
- the "heavy industry" conditions of smoke, noise, and plant appearance that characterize many of its tenants.

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* These distances will be reduced time-wise by construction of the Interstate highway, due to be completed from Barbers Point to Aiea in 1968. However, this and other future highway construction will also provide relative benefits to all Ewa industrial areas.

Campbell Industrial Park, Continued

While these factors may be considered as disadvantages to many firms, it should be noted that they are in part the same factors that make the Campbell Industrial Park attractive as a location for a number of heavy industries that want to be well removed from residential and commercial areas, and also from light manufacturers and distributors that might look on them as bad neighbors. It is largely on this basis that the Waipio Industrial Park, though in a similar price range, will not be in very direct competition with the Campbell Industrial Park. Each serves a different type of industrial operation and land use.

Airport District

The Airport Industrial District, a development of Loyalty Enterprises, is Oahu's first close-in planned industrial district of significant size. The total development of 133 acres occupies a previously low-grade and sparsely settled residential area. The first increment of 57 acres was opened in August of 1961, and the second unit of 76 acres will be ready for occupancy in early 1962. The first increment is presently about two-thirds leased and about one-third occupied. Thirteen buildings ranging in size from about 5,000 to over 50,000 square feet have been constructed. Some have been built on speculation, without known tenants, and several are designed for subdivision.

The Airport District is located between the Nimitz Highway and Honolulu Airport, approximately three and one-half miles from Aloha Tower. At the time of its opening sites were valued for lease purposes at $152,460 per acre, or $3.50 a square foot. Ground leases for up to 50 years were available at a cost of 21 cents per year, or just under two cents per month. These figures have since been increased.

A 20-foot landscaped setback on all street fronts, a 60 percent maximum lot coverage, off-street parking requirements, and architectural control of buildings provide adequate protection for the appearance and character of the development.

Like the Campbell Industrial Park, the Airport Industrial District has succeeded largely due to its uniqueness - an attractive, controlled environment, a location central to markets and transportation, and a cost well below that of its limited competition. It has attracted the same kinds of high-value and fast-turnover distribution and service activities as the expensive close-in industrial parks on the mainland, and should continue to do so. Like most other high-value and well-located industrial areas, it has already attracted some semi-commercial operations.

At its present rate of absorption the Airport District should be filled by 1963. Even if it weren't, the cost and character of its development should preclude serious competition with the Waipio project.

Waipahu Industrial Areas

Chief competition for the Waipio Industrial Park will probably come from other developments in the immediate vicinity of Waipahu, particularly those of the Robinson Estate and Oahu Sugar Company.

Waipahu Industrial Areas, Continued

The Robinson Estate has a 202-acre parcel located one mile Ewa of Waipahu and straddling present Highway 90. It is apparently being planned for development as an industrial subdivision. The substantiation of this conclusion is as follows:

- the entire parcel is zoned for "general industry," according to the Honolulu City-County Planning Department
- industrial realtors and promotional agencies indicate that sites are available for commitment to prospective lessees
- several planning officials have reported seeing or discussing development plans for the property
- representatives of the developers have reported on negotiations with prospects, and volumes of commitments made.

Estimates of the probable developed land value for lease purposes, made by persons in the groups mentioned above, ranged from 75 cents to $1.25 a square foot. Considering the location and possible alternate uses of the land it seems likely that the value will be over $1.00 a foot, giving the Waipio Industrial Park some price advantage. The Waipio project is almost a mile closer to downtown Honolulu, and at present is five to ten minutes driving time closer, but the Robinson Estate area will get its new freeway connection a few years sooner. The status of known plans would indicate that the two projects are now moving along on about the same timing schedule, with the exception of Waipio's need for zoning.

The Oahu Sugar Company has a 66-acre industrial parcel adjacent to its sugar mill and just north of Waipahu. The City-County Planning Department reports that this area is presently zoned for "heavy industry," and was originally intended for the proposed bagasse paper plant. This area has been recommended for an industrial park development by Community Planning, Inc., a consulting firm.

The northern end of the property fronts on the planned route of the Interstate freeway between Honolulu and Barbers Point. It is expected that the proposed industrial park development will await construction of the adjacent freeway segment, which is scheduled for completion in about three years. At that time the land should have a developed value for lease purposes of $1.00 to $1.25 a square foot. The land is the same distance from downtown Honolulu as the Waipio Industrial Park.

Other industrial areas of smaller size have been or are likely to be developed in the vicinity of Waipahu and Pearl City. One plan has recommended the zoning for industry of about 1,000 acres along Highway 90 between Aiea and Waipahu. There are presently about 225 acres so zoned, including the Oahu Sugar Company's 66.5 acres mentioned above and its 18.4-acre plant site. The Joe Pao organization and the Bishop Estate control most of the remainder, in scattered parcels ranging from eight to 35 acres.

Waipahu Industrial Areas, Continued

The real competition between Waipio Industrial Park and other projects will be in the caliber of the respective development and marketing programs. In both aspects the stated plans for the Waipio project exceed anything that has been done or, to our knowledge, contemplated in relation to these or any other industrial land developments on Oahu.

Other Areas

The Damon Estate's 35-acre development adjacent to the Mapunapuna area, now undergoing site preparation, will add a small supply to the industrial land market, and should be rapidly absorbed by firms similar to those now locating in the Airport District.

A part of Sand Island will be developed by the State Land Commission, probably within the next two years, providing about 200 acres of new industrial land. This area has an estimated developed value of approximately $6.00 per square foot, and will probably lease for 30 cents a foot or more per year. Lessees are likely to be limited to those firms needing direct access to waterfront facilities.

Oahu Railway and Land Company's proposed $50 million waterfront redevelopment in the Iwilei district of Honolulu will reportedly produce a new industrial complex of about 55 acres. Land in this area will have a greater value than Sand Island and its use will thus be even more restricted.

The Campbell Estate property at Kahe Point and the industrially zoned area at Kahaluu, windward, are probably too remote for development prior to 1975.

Hawaii-Kai, where as much as 500 acres of industrial land might be made available, remains an unknown quantity due to the unpredictability of the developer. Even if such an area were developed "at the head of his third valley," as is rumored, the remoteness from markets, labor supply, and industrial services would greatly limit its attractiveness. Regarding the intention to attract electronics, research, and development activities, the difficulty of luring these industries to Hawaii at all has been previously discussed.

Other areas that are future possibilities for industrial land development consist primarily of military-held properties at Waimanalo, Pearl Harbor, Sand Island, and the Honolulu waterfront. Past experience has shown that such properties are released for commercial use only after long and persistent effort, and that their eventual disposition by the military should not be depended upon.

V. SITE REQUIREMENTS AND ABSORPTION

The site requirements of the prospective new, expanding, and relocating industries described in Chapters II and III, and the ability to meet their needs best, will largely determine the outlook for successful marketing of the Waipio Industrial Park.

Site Needs

The general site requirements of most existing and future industries on Oahu will be:

- small land area
- permanently controlled environment
- fairly central and convenient location
- relatively low land cost.

The last two factors will usually be the variables that determine exact location. Industries that must be close in will probably locate in the Airport, Damon Estate, or similar industrial districts, despite the higher land price. Those requiring a fairly central location, but needing or wanting a lower land cost and more room to spread out, are likely to select a site in the Waipahu area. Firms for whom land rental is a critical factor, as well as those of a "heavy" industry nature or with large bulk storage, can be expected to locate in the Campbell Industrial Park or similar areas.

The Waipio Industrial Park should be planned and developed especially for the types of industry to which its location is best suited - "light" manufacturing and distributing firms using relatively small sites, and seeking a pleasant controlled environment and a modest land cost.

Site Sizes

The amount of land needed by each firm will have a significant effect on the planning, development, and absorption of the Waipio Industrial Park. The expected maximum, minimum, and average requirements can be estimated from national and local trends, the experience of other areas, and analysis of the probable needs of specific prospects.

An Urban Land Institute study* of 2,400 occupants of private planned industrial districts throughout the U.S., excluding railroad-owned tracts, reports the average size of manufacturing sites at 5.4 acres, and the average of non-manufacturing sites at 3.5 acres. Individual site sizes range from a low of 2,000 square feet to several hundred acres; by far the greatest number are between one-half and five acres. Relatively few are in excess of 25 acres.

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* "Industrial Districts Restudied" - Technical Bulletin 41, by Robert E. Boley, Secretary of the Industrial Council: Urban Land Institute, Washington, D.C. April, 1961.

Site Sizes, Continued

In a survey of land needs for Oahu industries made by EPCA in 1958, fifty of the 151 respondents said they would need additional land for early expansion, totalling 25 million square feet. The median requirement was 32,500 feet, or about three-fourths of an acre. Forty-four firms said they would consider moving to a planned industrial district, and their median estimated requirement for a new site was about one acre.

In view of the present site sizes of those light manufacturing and distributing industries that are located in the Airport Industrial District, the Campbell Industrial Park, and elsewhere, it appears that the average land requirements on Oahu are slightly smaller than on the mainland. This is partly because of the higher Island land costs, and the number of small plants built to serve the regional Island market. Instead of the average of 5.4 acres for mainland manufacturing sites reported in the ULI study mentioned previously, the average for most such sites in the Waipio Industrial Park will be 2 to 4 acres. The average for most non-manufacturing sites will probably be 1½ to 2 acres. The minimum size site should probably be one acre; the maximum about 20 acres.

In relocating on new sites,firms that are accustomed to an extreme economy of space caused by crowded conditions and high land values will tend to underestimate their actual site requirements. Most of the firms that move to Waipio from present outgrown locations should at least double their present ground space.

Every modern manufacturing or warehouse site must provide for ten space uses, with allowance for future expansion:

- Processing or handling
- Storage of supplies
- Store of goods or products
- Offices
- Washroom, locker rooms, or lunch rooms
- Repair or tool shops
- Employee parking
- Visitor parking
- Loading and unloading of trucks
- Landscaping or set-back strips

It is a usual pattern in mainland experience that a firm moving from a cramped site in a congested city area wants more room, but not nearly enough room, for all its needs in a new location. A plant occuping one acre in a congested central city area may need not two but four or five acres in a new suburban location.

An average site size for most firms of from one to four acres does not mean that all the industries locating in the Waipio Industrial Park will want small sites. Being located and priced between the Airport and Campbell tracts, the Waipio project will attract some of the larger types of operations that need to be as close as possible to Honolulu without paying high land prices. For some larger firms the Waipahu-Wahiawa location will also be central to markets or materials, or will have other advantages. These will include manufacturing plants and major distributors seeking ten acres or more, though very few will go much beyond 12 acres.

Site Sizes, Continued

In summary, the location, character, and land costs of the Waipio project will be attractive to a wide range of operations including most types of manufacturing and distribution, excepting those which belong in a "heavy" industrial area and those which must be in the central city area. Their site requirements will likewise cover a wide range of sizes, with sites of less than four acres predominanting, a smaller number of four to ten acres, and a very few of over ten acres.

Absorption Rate

The rate of absorption for any industrial land project is at best very difficult to predict. Industrial land utilization does not relate itself, except over periods of years, to population growth and other factors used to project residential land absorption. The situation here is further complicated by the unique conditions of land ownership, development, and value found in Hawaii. In the case of Waipio Industrial Park, however, it is possible to make fairly accurate estimates of the absorption that will take place during five-year periods, based on the findings described earlier in this report and on observation of similar developments elsewhere.

Certain stated plans of the developer and recommendations of the consultant have been assumed for the project in considering its absorption rate:

- Waipio Industrial Park will be a high caliber project, adequately restricted and permanently protected
- an immediate and vigorous marketing program will be undertaken
- complete flexibility of development will be maintained, within the limits of the standards set
- buildings will be constructed, if desired, to specification for lease to tenants
- initial developed land value for rental purposes will not exceed 85 cents per square foot, and will be increased only as justified by market conditions
- a fair and reasonable return on investment in land, buildings, and improvements will accrue to the developer.

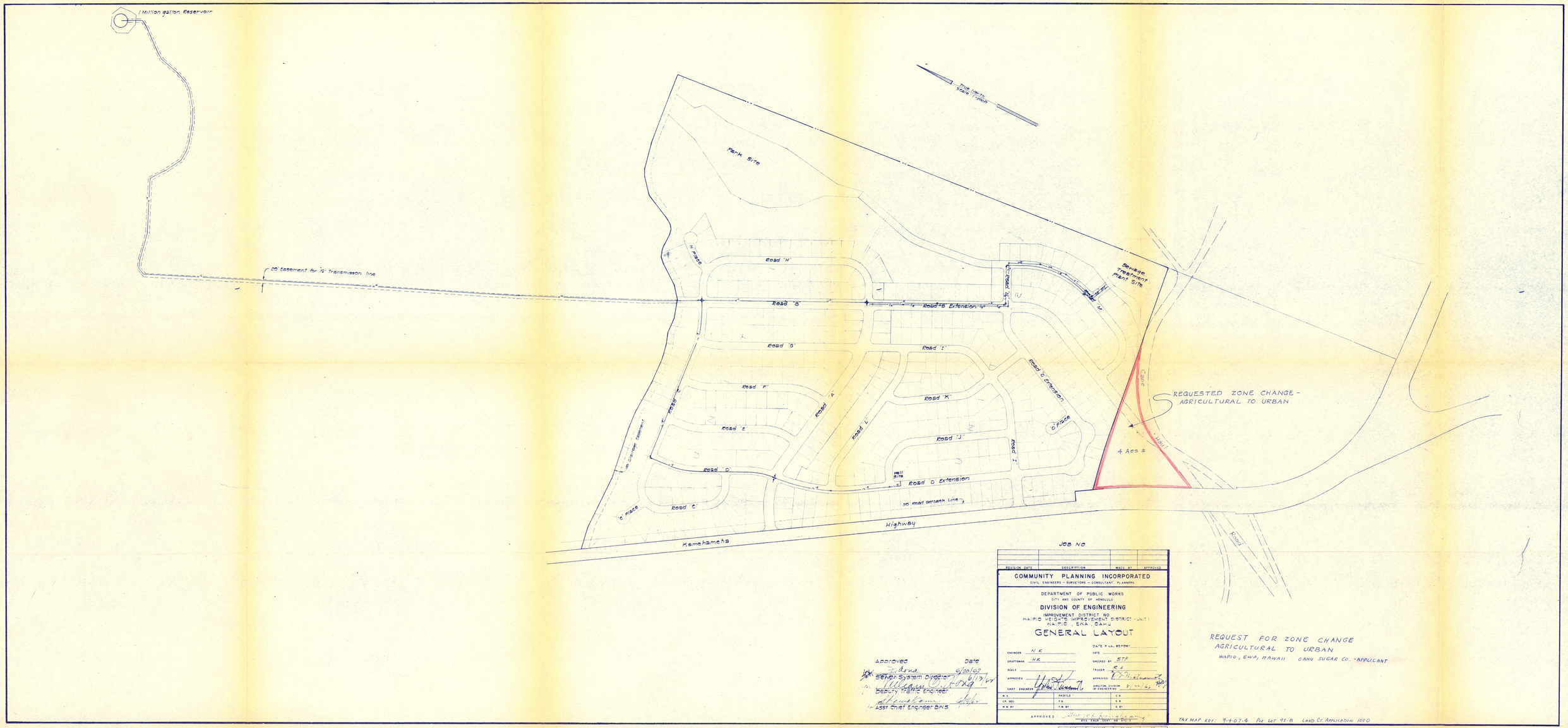
In view of these assumptions and previous factors discussed, the following land absorption can be expected in the marketing of the Waipio Industrial Park:

1962-1967	70 Acres
1967-1972	100 Acres
1972-1977	125 Acres

Absorption Rate, Continued

The previous figures represent net acres leased to tenants. The 250 gross acres designated for the Waipio industrial area will be reduced by about 15 percent, or 35 to 40 acres during development, to provide for streets, utilities, public areas, and any space that might be lost in grading. The net leasable space in the Waipio Industrial Park can thus be expected to total about 210 to 215 acres.

In the first ten years 170 net acres, or about 80 percent of the total project, is expected to be marketed. The remainder should be fully utilized early in the third five-year period, and it is likely that additional acreage could also be marketed at that time should the industrial area be expanded in the future.



1 Million gallon Reservoir
20' Easement for 16" Transmission line
Park Site
Road "H"
Road "B"
Road "B" Extension
Road "G"
Road "I"
Road "F"
Road "K"
Road "E"
Road "J"
Road "D"
Road "C"
Road "D" Extension
Road "D" Extension
Road "C" Place
Road "D" Place
Sewage Treatment Plant Site
Cape
Haul
Road
REQUESTED ZONE CHANGE - AGRICULTURAL TO URBAN
4 Acs ±
Well Site
30' Road Setback Line
Kamehameha
Highway
JOB NO
REVISION DATE
DESCRIPTION
MADE BY
APPROVED
COMMUNITY PLANNING INCORPORATED
CIVIL ENGINEERS - SURVEYORS - CONSULTANT PLANNERS
DEPARTMENT OF PUBLIC WORKS
CITY AND COUNTY OF HONOLULU
DIVISION OF ENGINEERING
IMPROVEMENT DISTRICT NO
NAIPIO HEIGHTS IMPROVEMENT DISTRICT - UNIT 1
NAIPIO, EWA, OAHU
GENERAL LAYOUT
ENGINEER N.K.
DRAFTSMAN H.K.
SCALE
APPROVED
CHIEF ENGINEER
DATE FINAL REPORT
DATE
CHECKED BY STF
TRACER R.L.
APPROVED
DIRECTOR, DIVISION OF ENGINEERING
W.S.
CR. SEC.
W.M. BY
PROFILE
F.B.
F.M. BY
C.B.
S.B.
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APPROVED
REQUEST FOR ZONE CHANGE
AGRICULTURAL TO URBAN
WAPIO, EWA, HAWAII OAHU SUGAR CO. - APPLICANT
Approved
Date
Sewer System Director
6/20/62
6/13/62
Deputy Traffic Engineer
Asst. Chief Engineer BWS
TAX MAP KEY: 9-4-07-4 PLT. LOT 92-B LAND CT. APPLICATION 1000
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3989

OAHU SUGAR Co.

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Ewa Plantation Company

E. C. BRYAN
VICE PRESIDENT & MANAGER

ADDRESS ALL COMMUNICATIONS TO
EWA PLANTATION COMPANY

Growers and Manufacturers of Cane Sugar

AGENTS
CASTLE & COOKE, INC.
HONOLULU, HAWAII

Ewa, Hawaii

April 8, 1964

RECEIVED
APR 9 1964
State of Hawaii
LAND USE COMMISSION

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

Dear Sir:

A member of your Commission, Mr. Wenkham, indicated in a telephone conversation with me yesterday, that there may not be complete understanding of my letter of March 20, 1964, concerning mill capacity and cane acreage at Ewa.

Our stated mill capacity of approximately 60,600 tons 96° sugar per year takes into account a normal grinding season including:

(1) The total number of grinding days available at straight time wage rates.

(2) Allowances for weather interruptions, annual overhaul, and weekly cleaning of furnaces.

The acreage available to meet this capacity includes acres which are presently in production as well as other areas in various stages of development leading to production, all within the boundaries of present leases or on land in which we have a leasehold interest. We are actively discussing the possibility of leasing additional area with two adjacent landowners. This would provide additional acres for seed cane, should we change to mechanical seed harvesting, as practiced at Oahu Sugar Company, or to one hundred percent planting of ratoons, as practiced at Waialua Agricultural Company, or other changes in practice not foreseeable.

Yours truly,

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

ECB:jyp

PETITION OF OCEANIC PROPERTIES, INC. AND DOLE CORPORATION (A(T)63-38), FOR AMENDMENT OF THE TEMPORARY DISTRICT BOUNDARIES FROM AN AGRICULTURAL DISTRICT TO AN URBAN DISTRICT CLASSIFICATION FOR LANDS IN WAIPIO: Described as First Division, TMK 9-4 and 9-5.

A description and background of the area and request was given by Mr. Gordon Soh, who pointed out and outlined the location of the area involved on the map.

Mr. Harold Suenaga introduced himself and Mr. Kidwell as counsels for the petitioners; and Mr. Frederick Simpich, Jr. President of Oceanic Properties, Inc., who was sworn in.

Mr. Suenaga stated that they were appearing before this Commission to ask that certain interim boundaries be amended to permit them to use a portion of their lands in the Waipio area for urban purposes in accordance with the General Plan of the City & County of Honolulu. He stated that their petition requests that the interim boundaries be amended pursuant to Act 205, Session Laws of Hawaii 1963 which provides among other things that "in establishing the boundaries of the districts in each County, the Land Use Commission shall give consideration to the master plan or the general plan of the County." In Section 98H-4 of the Act, Amendment of District Boundaries, the petitioner must convince the Commission that "the area is needed for a use other than that for which the district in which it is situated is classified, and that the land is useable and adaptable for the use it is proposed to be classified."

Mr. Suenaga stated that he felt that everyone would agree that the land in question is clearly useable and adaptable for the use it is proposed to be classified within the meaning of the statute. He stated that 90% of the land has a slope of 5%, that it is well drained and inexpensive to develop. He stated that the only evidence which remains for them to show is that the area is needed for the use for which they propose to use it--the construction of a self contained satellite city which will be called "Waipio New Town." Mr. Suenaga stated that the petitioners will undertake to show their plans in establishing this need.

Mr. Simpich gave a brief history of their project and stated that one of the urgent urban needs of Oahu is a development that provides adequately sized houses for income people between $5,000 and $10,000 per year. He contended that there is no urban land available on Oahu today that meets the urgent need for fee simple housing for people of this income bracket. He stated that they were confident that they could produce such a development at Waipio New Town for as little as $15,000 including the land in fee which would meet this urgent urban need. He concluded his presentation (which was submitted in writing for the record) that they are convinced that if Waipio New Town is not authorized, 2,000 acres of Hawaii's land would be idled and would have no foreseeable economic use.

Mr. Suenaga stated that technically this hearing is only concerned with their petition for amending the interim boundaries which was adopted by this Commission's predecessors in 1962. He requested that the Commission grant their

petition because the use for which they propose to put this land to adequately meets the present urban needs on Oahu for low priced home available in fee simple in the green open and beautiful environment. He stated that no other lands that have been designated urban or other proposed housing development can satisfy the need adequately as the New Waipio Town. He asked that the Commission's decision include: (1) amendment to the temporary district boundary as soon as practicable, after the statutory waiting period of 45 days, to include all of the 2,000 acre Waipio town adopted as part of the City and County General Plan for Oahu; and (2) an immediate designation of 2,000 acres of land as urban on the proposed permanent boundaries in conformance with the City and County General Plan for Oahu.

The following communications were presented by Mr. Suenaga for the record and read into the record by the Executive Officer:

1. Letter from Stanley S. Yanagi, Business Representative, United Brotherhood of Carpenters and Joiners of America, dated January 17, 1964, favoring the request of the petitioner.

2. Letter from Mayor Neal S. Blaisdell, City and County of Honolulu, dated January 13, 1964, urging favorable consideration by the Commission for the petitioner's request.

3. Letter from Mr. Frederick K. F. Lee, Planning Director, City Planning Department dated January 17, 1964 recommending that the petitioner's request be granted.

4. Letter from J. C. Reynolds, Business Representative of the Honolulu Building & Construction Trades Council, AFL-CIO, dated January 15, 1964, supporting the petition and requesting favorable consideration by the Commission.

The staff proceeded with the staff's analysis and recommendation. The recommendation of the staff was for denial of the request.

Mr. Frederick K. F. Lee, Planning Director of the City Planning Department, stated that the City has never had the opportunity to present their arguments to this Commission as a whole which they had utilized in their presentation to the Planning Commission. Mr. Lee stated that in their analysis, the first thing they considered was the pineapple operation--whether or not the use of this property as indicated would affect the pineapple industry locally. Mr. Lee stated that they found that Hawaiian pineapple had decreased from 72% to 55% of the world market. He stated, however, the Hawaiian pineapple juice has not decreased but has steadily increased through more effective means of agriculture. They have managed to increase production per acre in that way to get more proof per acre. This, he stated, resulted in a vacancy ratio of approximately 1,000 acres on the Island of Oahu. Oceanic has lands up and beyond the Wahiawa area totaling 12,000 acres. The City contend that 2,000 out of the 12,000 acres for urban purpose is a reasonable amount. The second thing they investigated was the availability of lands. He stated that they found (as the Land Use Commission staff found) that on the entire island

of Oahu there are only 21,000 acres of developable lands. Mr. Lee stated that these lands, however, are not clustered in one spot; it threads all around Kailua, Kaneohe, parts of Honolulu, Ewa, Kaena, Makaha, Haleiwa. Of the 21,000 acres, 10,000 acres would be available in the next few years.

Mr. Lee asked whther the staff in their review of the vacancy ratio of lands around the island, considered the vacancy ratio in Wahiawa? Mr. Lee stated that Wahiawa has the lowest vacancy ratio of any reasonable community area which proves that Wahiawa (the town) is crowded and has to expand in some direction. Mr. Lee stated that the staff has mentioned that there is a demand for urban developable lands within the area on the ewa side of Honolulu. Mr. Lee stated that this urban area has crept along the shoreline into a strip development to what is known as urban sprawl. Mr. Lee stated that the economy of a satellite city is obvious, everything is centered, and service is readily available. Concentration of population would be within this area to prevent scatteration and urban sprawl.

Mr. Lee stated that there is a great demand for housing in the area. He stated that Waiphau just recently asked for 100 somewhat acres for an apartment development. He stated that there is a need for housing below the $20,000 level and felt that Oceanic can provide this development. Mr. Lee stated that in regard to agriculture truck crops are cheaper to import than to produce. He stated that Oahu produces 50% of truck crops and consumes 80%. He stated that there are 1,300 somewhat acres of land in truck crops and of this 750 acres are on the other islands and 550 acres are on Oahu. Mr. Lee stated that presently there are 550 acres in the Waimanalo Valley agricultural development and 500 acres to be allocated by the Stat for a new program; also in the Kipapa Gulch upper area, some lands have been released for agricultural use. Mr. Lee stated that this shows that the need for truck crops is being met. Mr. Lee stated that the agricultural uses proposed by the staff such as continued pineapple or converting to irrigation of sugar cane are impractical. Mr. Lee pointed out that one of the impracticalities of expanding this operation is the lack of water in this area. Waihole ditch flows into the area but every water will have to be utilized from this ditch for irrigation. Wells can't be drilled in this elevation without great expense. Mr. Lee stated that these are the bases why the City felt that Waipio should be urbanized. The restriction that the City placed on this was that the highland of Kipapa Gulch was to remain in Agricultural and the land mauka would remain in Agricultural, so that the 2,000 acres would be contained within this area, leaving the balance in agricultural. The purpose of this was to retain most of the beautiful view that is in existence now along the highway, when the new highway is built. Mr. Lee stated that the esthetics of this New Town is considered well planned, and to which the Land Use Commission staff has no criticism of this planning concept. Mr. Lee stated that Oceanic Properties will be doing most of the development cost of this city, so that the cost of the City government will be on a minimum basis. Mr. Lee stated that with the cost of government today, this is a very important point, and no one is a better judge than the people at the City level.

Mr. Sandy Parker, Realtor, Security Finance Company, Ltd. was sworn in. Mr. Parker stated his opposition to a separate new city outside of Wahiawa and submitted his written comments as part of the record.

Mrs. Centeio, representing Mr. Chinn Ho, Managing Trustee of Mark A. Robinson Trust, was sworn in. She stated that the Trust is against the urban zoning by Oceanic Properties, and submitted the Trust's written comments for the record.

Mr. Masanobu Arakaki, representing the Hawaii Farm Bureau Federation, was sworn in. He expressed the Bureau's support of the petition and submitted its written comments for the record.

Mr. Max Velasco, speaking as a resident of the area, was sworn in. The following statement was given by Mr. Velasco:

"There is no one more affected by this project than I am, as I am living in the community. I have lived in the area for the last 15 years. There were just 53 students in the school--up to the present time there are over 1,000 students. In other words I have experienced the growth of the community and that is a wonderful feeling. I know this project here will help us tremendously in the growth and expansion of our community in the right direction. You have not experienced this as yet, but I have as I have grown with it. If there is any selfish motive it would be on my part--I would be the first one to oppose it. If this goes through I would be evicted from my house because I rent a home, but I am going along with this project. I am not speaking on behalf of Oceanic Properties and the people involved, because business wise they are my enemies. I am speaking for this project because I know what it will do not only for my community, for Wahiawa or Kipapa district, but for the whole State of Hawaii. I can understand those speaking against it as they are speaking to protect their interest and I feel that these are selfish motives.

"I made some notes on the report of the staff. The staff stated that there are many pieces of land for urban use available but failed to mention the ability of people to pay for this abundant. There are many lands available for sale but try to find out who can buy these lands for these exorbitant prices that they are asking for. This is why I am still renting a house because I cannot afford to buy one. Now this Kennedy development in Wahiawa that they talk about is asking for $32,000 and a person whose income range averages between $5,000 to $10,000 cannot afford to buy one. I could afford a down payment but I would be paying all of my wages for the mortgage and what would be left for me and my family to live on, nothing. There was mentioned the matter concerning residences of the army people in Schofield who might be using some of the houses available in this development. This is to be expected. There are two important features of this project: (1) job opportunities it lends and affords to the people of the State. I have seen these lands and they have been lying idle for the last 4 years, it is not producing. If the pineapple company did produce and continue pineapple planting in this area, there is no doubt that there would never be a job opportunity for anybody because the company could still use their present working force to continue the job in planting. In other words there would be no new job available for anyone. But if this project is to go on, there will be thousands of jobs available to the people. There will be thousands and thousands of dollars that will be paid to these people for circulation for the economy of our State as well as for the people of Hawaii. I feel

the Commission should consider this. (2) The greatest feature of this project is the opportunity that it gives and offers to the people who have been yearning, hoping and dreaming to own their own home. You Commission members own your own home, you know the feeling, the pride and the satisfaction of owning your own home. There are thousands and thousands of people who would like to have the same feeling, too, including myself. It is impossible for these people to own a home at the exorbitant prices that are being offered on all of the houses and leases that are available for sale. There is no secret about that. You pay over $20,000 for a lease land which is really not your own, but here at $15,000 a person can own a home, fee simple, where else can you get that. I don't think that this 2,000 acres will badly affect the agricultural projects of the island. There are lots of land and I invite the Commissioners to come to the country and see some of these lands for agricultural that are not being used, because people are holding it back for speculation. I request that this Commission approve this plan, just like your predecessors did, the City & County, the Mayor and you will not regret your decision as far as the people in the community is concerned."

A letter presented for the record, dated January 18, 1964, from Richard H. Rodby, Kemoo Farm, Wahiawa, Oahu, recommending favorable consideration by the Commission on this request was read into the record by the Executive Officer.

Miss Gertrude Humphries was sworn in. Miss Humphries posed the following questions to be considered by the Commission and staff:

1. Would the tax be quite low if it stayed in agricultural even if the land was idle? Wouldn't the land being idle, if you say it had no economic use, wouldn't that lower the taxes?

2. Can the plans for this town be saved for some future time, 20 years or so? Does it necessarily mean that it will need to be changed? (Miss Humphries realized that Oceanic wants their plan now, and not 20 years) If it is later decided it is not needed for agriculture, way in the future, can this plan still be used?

3. In a book by Mr. Udall, Secretary of Interior, population growth is one of the problems facing the United States and eventually some control will be made. The City and County of Honolulu faces this problem in this respect that they can't do anything about it, and they simply go on providing lands for people indefinitely. Lands will eventually disappear for houses and the City people will be forced to say no. Why do they feel that economic pressure requires them to keep on providing homes?

4. Mr. Simpich mentioned that the agricultural uses of this land is for the next 10 to 15 years which does not seem like a long range. The Commission should think way ahead for the next 100 years when taking something into consideration--if you put a town in, it would be pretty permanent for a 100 years.

5. This plan is related to the plan for the whole island. Has the Commission made public its proposed boundaries, where it would put the urban areas?

Chairman Thompson stated that the Land Use Commission has adopted the proposed boundaries, but that the proposed boundaries are in the working stage and have not been drawn or made public as yet.

Open for Question and Answer Session

Commissioner Ferry asked whether Oceanic Properties had any projections as to time schedule for development; and stated that evidently the basic presentation has been for the need of a low cost housing in the State (and as a Commissioner recognizes this). In relation to your time for development, when do you propose to offer the $15,000 package?

Mr. Simpich replied within one year after this Commission grants the urban approval and the City & County has approved the zoning request on the first increment that theywould be able to offer the house that they describe.

Commissioner Ferry asked whether there will be approximately 4,000 residences? Mr. Simpich replied that it will vary with the demand and density that the demand generates, but based on the research and experience Oceanic has had, there have been about 5,000 to 6,000 units built a year since 1960 on Oahu. Based on this research there will be a demand in 1970 for 5,600 homes under $20,000 a year. Oceanic has assumed that it should be able to capture 10% of this market in this location, so that Oceanic concept will be to advance after building 500 to 600 houses a year which is what the first increment is based on. However, Oceanic will consider its roads, water system, sewage disposal system, schools for a community which would over 10 years have 5,000 to 6,000 dwelling units in it.

Commissioner Ferry asked how many of these $15,000 packages are proposed in the first increment? Mr. Simpich replied that this would have to be a test of the market. He stated that their architects have designed some 12 to 16 different type houses in the price range being discussed, and in the plan these houses will be set up as model and from then on the market will dictate.

Commissioner Ferry asked whether the first increment will include this $15,000 package? Mr. Simpich replied in the affirmative, stating as much as the market demands of our models and requires of itself. This was their commitment.

Commissioner Mark asked for the description of the $15,000 package. Mr. Simpich stated that this is in our memorandum but briefly it is a 1100 foot house which will have three bedrooms, bath and a half, and in addition a two car port encompassing 475 feet and a wall storage area.

Commissioner Mark asked what is the size of the lot? Mr. Simpich replied that the average size of the lot that is in question is 6,000 ft. which would apply to the $15,000 house described.

Commissioner Mark asked what price range is being discussed in terms of the other units? Mr. Simpich replied that the houses that Oceanic is preparing

to deliver are the $15,000 to $20,000 range. From knowledge of market technique Oceanic will not be the only builder in this area. Oceanic will build to the market as discussed but there will also be areas available for others. From experience on the mainland it has definitely been shown that it is well to have competition in situation of this sort and therefore, Oceanic builders will be confine to what Oceanic has committed itself to this Commission and the City to deliver. There will also be a place for an occasional person who may want to start a $5,000 home with his own architects, but Oceanic will deliver the $15,000 to $20,000 houses.

Commissioner Ferry stated, "Do I understand you to say that you may not offer a total package on a lot?" Mr. Simpich replied in the negative. Commissioner Ferry stated, "In other words a person can buy a lot himself." Mr. Simpich replied in the affirmative, stating that there will be areas to do that but under control by the plan and architectural development. Commissioner Ferry asked, "Do you propose to sell a block of lot to a developer?" Mr. Simpich replied that they probably would have to do that to help finance the project. They (Oceanic) could not possibly handle the development alone since there are millions of dollars in this. But where they do it will be subject to architectural control and compliance with the plans.

Commissioner Mark asked, "Architectural control by whom?" Mr. Simpich replied by the standards that Oceanic is establishing and guaranteeing to provide.

Chairman Thompson asked if this is a firm plan? Mr. Simpich replied that it is firm in terms of what they have said they will do. There is yet to be a detail engineering of a subdivision plan for submission to the City, but there will be no departure from this concept as it is here. In fact the only thing that will make it go and the reason for it, is the Plan and the fee land.

Commissioner Wenkam asked whether the houses described were fee simple drawings? Mr. Simpich replied in the affirmative stating that this is something that can be built under current City and County regulations.

Commissioner Burns asked whether the City is prepared to take over the parks and operate them or will Oceanic be doing it? Mr. Simpich replied that they have told the City that if they take them over and develop it they will give them the land. If the City declines to accept this then Oceanic will develop them and insure their perpetual maintenance through a community association which this type of a development will have to do any way.

Commissioner Wenkam stated that in a report by the Land Study Bureau of the University of Hawaii there are considerable references to the fact that bulk employment opportunities are in the general built up Honolulu area and will remain so. It also comments that developers in the central portion of Oahu may be disappointed in their anticipated market because of the feelings especially for those who wish low cost housing will wish to live near their place of work, and that the expansion of the Campbell Industrial Park will be by people who live in the Makakilo area and the Robinson Estate area who will be working locally. Commissioner Wenkam stated that these statements seem contrary to your (Mr. Simpich) statements with respect to the demand of need for houses in the central area. Could you discuss this further?

Mr. Simpich stated that they would be submitting a detail study of their research people who have been employed by the State and the City and other public agencies on market for real estate in Hawaii which would answer most of this. He stated, briefly, the employment center and population center of the island are here (Honolulu). But because the low price housing is available only on the windward side, every morning there is a steady stream of cars, clearly military, destined for Pearl Harbor and leeward direction. This housing is even in a much higher bracket then what is being discussed. But even in this price bracket, Pacific Palisades is doing very well. Mr. Simpich stated that they may be wrong but they have the best research people, and all the logic of market analysis that have been made to us state that there will be a tremendous market for demand.

Commissioner Wenkam mentioned that the Department of Transportation in justifying their H-3 route over the windward side states that the center employment is more in the area where downtown Honolulu is now. Commissioner Wenkam stated that there seems to be several opinions with respect to this and the demand for low cost home.

Mr. Simpich stated that the work that their people have done is quite thorough and while they propose to only give the 1964 study which was just completed on Wednesday, January 15, 1964, if there is any doubt on any part of the Commissioners, Mr. Simpich stated that he would be glad to include the 1960, 1961, 1962 study. (It was the consensus of the Commissioners that the current one would be more sufficient.)

Commissioner Wenkam requested that an abstract of a significant portion covering the need for low cost housing in this particular area and where the people are to work would he helpful. Commissioner Wenkam stated that there has been a great deal of comment with respect to job opportunities in this proposed satellite city. If Waipio did not go ahead according to the existing population demand, would it not cause equal opportunities for construction jobs in other existing urban zoned areas? This would not mean an increase in job opportunities but rather just moving them around.

Mr. Simpich replied in the negative. The Hawaii Housing Authority research found that there was one house on December 29 for sale under $20,000 which had two bedrooms. Therefore the people being talked about are living today in Kaimuki, in a guest house or an extra bedroom who cannot afford a home. So it is Oceanic's feeling that they will be generating construction which will not be created. Mr. Simpich stated that the land reduces offsite improvement cost to about 40¢ a foot as compared to $1.50 and $2.50 on the ridges that is being offered today.

Commissioner Wenkam stated that Oceanic will be taking people out of low cost housing projects, apartments, rental units in other areas and creating a brand new market. Do you feel that in spite of this remote location, opportunities for low cost housing will go up?

Mr. Simpich stated that this is remote to me, but it is not remote to what our figures indicate in a central employment.

Chairman Thompson stated that isn't there a confusion concerning the term of employment in the matter of waiting rather than the actual location. Mr. Simpich replied that people are trying to feel that everybody is working in Honolulu and overlooking all the agricultural labor, people working for the military, industry which locates the employment center to that direction. Chairman Thompson stated that this is the waiting focal point.

Commissioner Nishimura asked whether Oceanic had a contract with the Farm Bureau and making available 2,000 acres to the Bureau? Mr. Simpich replied that in the summer of last year, they negotiated a lease with the Farm Bureau which was much easier to negotiate and under the lease the Bureau is subleasing to farmers in the area. Mr. Simpich stated that Oceanic has made available 470 acres for lease and have stated that if there is a demand for more they will provide it.

Commissioner Ota asked that Mr. Simpich clarify the question concerning the lands in question being prime agricultural land. Mr. Simpich replied that the lands are prime agriculture for growing pineapple or sugar cane but, to make this land produce, the necessary heavy applications of fertilizer and water are quite expensive. Also the matter of transportation must be considered.

Commissioner Mark asked whether Mr. Simpich personally agreed to the statement by Professor Mullet that the future of agriculture seem to be pessimistic, at least on the island, if not in the State? Mr. Simpich replied that he was surprised that the College of Agriculture would be as pessimistic. Mr. Simpich stated that he believes that there is an opportunity for citrus here. He stated, however, that the future is extremely limited for its new export agricultural crops and in publications like Diversified Crop Parade of 30 Years Ago, it is the same problems. Oceanic's experience in these various products are not shallow. Oceanic has experimented, planted about every crop in the State and were not successful.

Commissioner Ferry asked how does Oceanic propose to deliver this $15,000 to $20,000 package with the developers in the picture? Mr. Simpich stated that Oceanic will be the developers who will meet this guarantee. Commissioner Ferry asked whether the developers will come in for anything over and above, or come in and compete at the same level; and Oceanic will fulfill the commitments it has made. Mr. Simpich stated that Oceanic makes no commitments to developers, but they have told everyone that besides meeting all of the other standards, Oceanic will be building in here too because they are on the line with the City and the State and are going to do it.

Commissioner Mark asked, "What percentage or portion of the total amount of housing available will Oceanic's commitment represent?; Do you have an estimate?" Mr. Simpich replied, "We will meet the market. I don't know what the market demand will be." Commissioner Mark asked, "Will you meet the market at 5%, 10% or 20%?" Mr. Simpich replied, "We can't tell you until we have had the necessary proof, because we have not been able to see or talk to people, advertise or anything else."

Commissioner Ferry stated, "Mr. Simpich, that is a very broad statement--you will meet the market--because if you put out $5,000, $15,000 packages,

you have met the market." Mr. Simpich replied, "But not according to our research." Commissioner Ferry replied, "I'm sure you will find buyers that is what I am trying to say." Mr. Simpich replied, "We will see."

Mr. Simpich stated that their only qualification on this is that this is on today's circumstance. This is in relation to the new contract the construction industries had to sign, but what happens three or four years from now they did not know what the outlook would be.

Commissioner Ferry asked whether this will exist for at least three years, to which Mr. Simpich replied in the affirmative, stating that it is a three year contract.

Mr. Simpich in closing stated that a number of questions have been raised by staff (which is the first time that they have known what the staff's views were) in terms of specifics. (Chairman Thompson clarified this point and stated that this was the first time that the Commission has known the staff's position, that this was the procedure.) Mr. Simpich stated that they would like to submit a memorandum in reply to the questions that the staff has raised. He stated, however, that the fundamental problems are clear and the first being, whether or not this land can be profitable under agriculture, under all of the circumstances; and the second is, whether or not the need which we know exists of the 5,000 to 10,000 year man for a good house and a nice environment is more compelling, to which Mr. Simpich submitted that the staff failed to address itself to this question.

The Chairman announced that the Commission will receive additional comments and protests within the next 15 days from this hearing and will take action 45 to 90 days from this hearing.

The public hearing was closed at 5:00 p.m.

LUC FILE COPY

PLAT 02

NOTE: denotes no vehicle access permitted; denotes vehicle access permitted.

Easement 126 (15.0 ft. wide)

Easement 127 (16.0 ft wide)

Easement 128 (16.0 ft wide)

Harold T. Stearns & wf Claudia D. Tte 156.3 Acs.

Harold T. Stearns & wf Claudia D. Tte (Waipio Land Co., Ltd.) 4/n

0.526 Ac

Harold T. Stearns & wf Claudia D. Tte (Waipio Land Co., Ltd.) 4/n

Standard Oil Co. of California, Inc.

KAMEHAMEHA HIGHWAY

INSET "A"

Sec 1

Zone 1

Finance Realty Co., Ltd.

Pineapple Research Institute of Hawaii (129.590 Acs.) (97.569 acs.)

Harold T. Stearns & wf Claudia D. Tte (55.743 acs.)

(60.068 acs.)

(48.055 ac)

(3.923 acs)

(14.6 ac) or (16.001 Ac.)

(10.007 Ac.)

PLAT 08

PLAT 07

PLAT 06

PLAT 11

PLAT 10

PLAT 03

PLAT 01

PLAT 02

PLAT 09

PLAT 05

PLAT 04

Koda Camp

Dole Corporation

Waiahole Ditch

Waiahole

Kamehameha Highway

Pio Ema Oahu (A.C. Hop Co.)

(127 Ac.)

(23.873 Ac.)

(40.958 acs.)

(2.818 acs)

(3.028 Ac.)

(2.128 Acs.)

(51.114 acs.)

(22.569 Acs.)

(30.837 Acs.) (9.703 acs.)

(6.381 acs)

(19.0 Acs.)

(73.716 Acs.)

(38.162 acs.)

(37.710 Acs.)

(127.478 acs.)

(278.015 acs.)

(539 Ac.)

PROPOSED 705 Ac. WAIPIO TOWN

Sewer disposal system from Dole Corporation 61.20 acs.

Dole Corporation (632.65 acres)

Dole Corporation (632.65 acres)

Dole Corporation (632.65 acres)

3992

RECEIVED
APR 23 1984
State of Nevada
LAND USE COMMISSION

Smithfield Valley
Should Ground Water
From Bonnel Springs Be
Appropriated for Use in
Oregon? Yes, if it
Reduces Excess of
Salts Going on
Land in Woapo Delta

return Hodge

Oceanic Properties Inc

401 Kamakee Street
P O Box 2780
Honolulu 3 Hawaii
Telephone 587-011

Frederick Simpich Jr
President

(1045)

RECEIVED
APR 9 1964
State of Hawaii
LAND USE COMMISSION

MAY 13 1964

April 8, 1964

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

Regarding: A (T) 63-38, Petition of Oceanic Properties, Inc. and Dole Corporation for Amendment of Temporary District Boundaries.

Gentlemen:

The captioned petition concerns approximately 2,000 acres of land at Waipio in central Oahu, which area has been proposed by Oceanic Properties, Inc. as the site of a new town. The Honolulu Planning Commission has recommended that the entire area be included in an urban district, in accordance with the petition. The petition was heard before the Land Use Commission on January 18, 1964.

Questions raised at the hearing and discussions with the Commission's staff have indicated that an incremental approach to the redistricting of this area is under consideration by the Commission. By our letter of March 27, 1964 to your Executive Officer, a plan was presented which included the areas shown on our five-year incremental plan previously submitted to the Commission, excepting those lands makai of Waiahole Ditch that are ewa of Kamehameha Highway, and also excepting the fourth and fifth year increments of the employment center. The March 27 plan included the golf course, which does not require urban districting. We have concluded that the portion of the employment center shown on the March 27 plan may be deferred for consideration by the Commission at a future date.

We enclose a map delineating the portion of the Waipio new town shown on the March 27 map, with the deletion of the golf course and the employment center, showing the areas set aside for internal open space, schools, residential use (including roads and streets) and commercial uses.

The urban area delineated on the enclosed map represents, in our opinion, the minimum which will permit the development of the Waipio new town to proceed in accordance with the over-all town plan which has been described to the Commission.

This will confirm that we are prepared to commence development of the initial increments of the Waipio new town, in conformity with the representations which we have made to the Commission in relation to our petition, upon the change of the land use district boundaries to include within an urban district the lands delineated upon the enclosed map.

Very truly yours,

Frederick Simpich Jr.

STATE OF HAWAII
LAND USE COMMISSION

LUC Hearing Room
426 Queen Street, Honolulu, Hawaii

1:00 P.M. to 4:00 P.M.
January 18, 1964

STAFF REPORT

A(T) 63-38 OCEANIC PROPERTIES, INC. Temporary District Classification: AGRICULTURAL AND DOLE CORPORATION

Background

Oceanic Properties, Inc. and Dole Corporation have petitioned the Land Use Commission for amendment of its temporary district boundaries so that approximately 2,000 acres at Waipio would be reclassified from an agricultural to an urban district.

The property in question lies both Koolau and Waianae of Kamehameha Highway on the Waipio plain south of Wahiawa. The property also lies both Wahiawa and Pearl Harbor of the Waiahole ditch. It is thus conveniently divided into four quadrants; a fifth lies Pearl Harbor of Kipapa Gulch fronting the road to the Mililani Cemetary.

The Koolau-Wahiawa quadrant comprises over 700 acres approximately 50 of which is currently districted as urban. The urban acreage is largely in plantation type housing located on the bluff above Waipio Acres. This acreage also includes a school, a gas station and a Dairy Queen stand as well as warehouse-like sheds.

The same quadrant also includes a group of about five homes along the Waiahole ditch. The remainder of the quadrant is almost wholly planted to pineapple. A strip approximately a quarter of mile wide adjacent to Kamehameha Highway appears to be untended, but the remainder appears to be in cultivation. 1/ Most of this acreage was formerly leased by Dole Corporation to Libby, McNeil and Libby which ceased planting operations in 1960.

1/ Another quarter mile wide strip farther in may also have been abandoned although this may have occurred more recently.

The Waianae-Wahiawa quadrant -- approximately 302 acres -- is almost totally planted to pineapple although a large portion Wahiawa of the field road leading from the highway appears to be untended. The Waikakalana ditch runs near the Wahiawa edge of both Wahiawa quadrants. 1/

Both Wahiawa quadrants contain Class B soils and are rated by the Land Study Bureau of the University of Hawaii as being very good for pineapple and good for such other agriculture as sugar cane, forage crops, grazing and orchards, but only fair to marginal for vegetables.

The three quadrants Pearl Harbor of Waiahole ditch are rated by the bureau as Class A. The two (about 220 and 243 acres) Koolau of the highway are almost entirely so; the Waianae quadrant (about 515 acres) is partly Class C. The first two are now planted to pineapple while the Pearl Harbor-Waianae quadrant is under lease to Oahu Sugar Co. and is planted to cane.

All five areas are non-stony and have deep, well-drained, fine-textured soils. The surface soil is dark red and the sub surface soil red. Soil reaction is slightly to strongly acidic. Slopes are under 10 per cent. Lands are easily worked. Average annual rainfall is between 30 to 40 inches. Elevation ranges from 450 feet to 750 feet. (See Appendix A).

Immediately north of the lands under petition are about 400 lots chiefly residential in character located on about 108 acres. The Waipio Acres, as the subdivision is called, is the closest urban development next to Wahiawa and the Wheeler Field-Schofield military complex. On a spur north of Waipio Acres is a facility belonging to the Pineapple Research Institute. In the low land around this spur

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1/ The ditch appears to have poor discharge reliability. Average discharge according to Surface-Water Resources of the Territory of Hawaii 1901-1938, Territorial Planning Board was 1.98 million gallons per day. The same report also indicates a 24 hour maximum of 40 mgd on April 25, 1934 but at the same time says that minimum discharge was frequent.

approximately 235 acres is districted for urban use. This acreage is largely vacant but about half of it is now being graded for single family residential development. The soils are primarily Class D and Class E.

East of the lands under petition is the 30 acre or so Mililani Memorial Park and some 468 acres leased to the Farm Bureau Federation for agricultural purposes. Except as previously noted, the lands surrounding the area under petition are chiefly in agricultural and military uses.

The petitioner's staff has orally advised that some 7,500 dwelling units are currently contemplated in the area for which redistricting is requested although the point was made that the eventual number could vary with changing market conditions. The number of units contemplated is less than 10% over what the petitioner's housing market analysts recommend for the first ten-year development.1/

The total development proposed is for a complete community including open space, industrial, commercial and, public uses in addition to residential uses. (See Appendix B) Plans, drawings and models have been prepared by the petitioner as well as a five-year program for initial construction.

Analysis

The staff is impressed with the quality of the design for Waipio which not only anticipates residential needs on Oahu with great thoroughness but all the needs of a full-sized community as well. The efficiency implicit in the allocation of acreage for streets, the generous allowance for open space, the positive control of the green belt, provision for primary employment areas, careful and comprehensive

1/ Petitioner's consultants assume that 10% of the new housing market on Oahu can be captured by the Waipio development and on this basis anticipate that the Waipio development can absorb 500 units a year initially and 6900 units within a ten-year period. The absorption schedule seems in part to be based on marketing fee simple, low cost, attractively planned development. Cf. Urbanization Analysis Dole Waipio, Ewa Lands, Western Real Estate Corp. Circa. 1961-62.

calculation of public and community facilities, and a flexible and imaginative approach in providing a wide range of housing types based on real market needs all serve to demonstrate a good planning proposal. To some extent this proposal is approximated by Hawaii Kai (6,100 ac.) and Makakilo (13,000ac.), but not wholly so.

By letter dated September 19, 1963, the City Planning Director wrote "At its meeting on Thursday, September 12, 1963, the Planning Commission considered the petition submitted by Oceanic Properties, Inc., et al., for change of Temporary District Boundary from Agricultural to Urban District, area of land approximately 2,000 acres at Waipio, Oahu.

"The Planning Director reported to the Commission that the subject area under consideration is the same area the Commission had general planned for urbanization under the Waipio Plan in 1962. Therefore, the Director recommended to the Planning Commission that the petition be granted.

"Please be advised that the Planning Commission voted to reaffirm its previous action taken for the area by recommending that the necessary amendment to the temporary boundary for the area be granted to permit proper development of this area in conformity to the Waipio Plan." 1/

As previously stated, the Waipio proposal involves 2,000 acres. This acreage is larger than Wahiawa (about 1,375 acres excluding Schofield) and Whitmore Village (about 114 acres) combined. It is larger than Waipio Acres (roughly 108 acres) and the proposed Waipio Valley Estates (about 350 acres including about 115 acres in farm lots).

1/ Statement by the petitioner's staff is included in Appendix E herein. Additional statements are available in the Land Use Commission's files. Comments by the Land Study Bureau is incorporated in Appendix F. The latter appears to refer to a 3,000 acre rather than a 2,000 acre development. An extract of Land Use Districts for the State of Hawaii by Harland Bartholomew and Associates is included in Appendix G.

Nearly all the acreage under the petition involves good or very good agricultural soils. The petitioner's staff has indicated that these lands are not needed for pineapple production and that it would not be feasible to place the lands in some other agricultural use. (See Appendix C, pp. 4 through 7). On this particular point two questions have occurred to the staff:

1. Are the findings of the petitioner regarding agricultural use of these lands conclusive, 1/ or can agricultural use of this land be made until urbanization pressures reach the area of Waipio?
2. Is the conversion of agricultural land to urban uses because of softness in the demand for agricultural land an acceptable justification under Act 205/SLH 1963?

The staff recognizes that on the basis of housing needs in the Wahiawa area there is a small need for additional urbanization in the area. This need can to a large extent be met by development of 235 acres of the Waipio Valley Estates except that the degree of choice and competition would be reduced. Also, continuing development of military housing of both Schofield adjacent Wheeler will further reduce housing needs. More than 50% of household heads in this area are military personnel.

1/ The case for discontinuing pineapple production is convincing. Hawaiian production of canned pineapple has dropped to 50.83% in 1961 from 71.08% in 1950 although in absolute terms production has increased to 13,434,247 (24/2½) cases from 11,314,453. Similarly, for canned pineapple juice Hawaii's share of the market declined from 84.00% in 1950 to 76.66% in 1961 although the absolute production was stable 13,698,705 cases in 1950 vs. 13,321,504 cases in 1961. The reduced requirement for pineapple acreage can be explained by increased field productivity and canning recovery which appear to have overtaken the ability of the Hawaiian pineapple industry to increase its share of world production.

The case against planting petitioner's lands to sugar may be less convincing.

The staff believes that all demands for agricultural land on Oahu both present and future have not necessarily been met and that whatever present need exists will increase when sugar lands between Aiea and Pearl City are converted to urban use. While the developers of the areas between Aiea and Pearl City may be few in number and would tend to command a disproportionate share of the housing market for the next ten years; urbanization of these agricultural lands closer to the "city" and employment centers is more logical and closer to large scale urban pressures. 1/

While it may be unreasonable that lands surplus to current agricultural needs be kept in an agricultural district, the converse that urban districting is therefor reasonable does not necessarily result. Your staff is impressed but not persuaded that the lands under petition are surplus to agricultural needs. It is felt that such a position is based on a fatalistic certainty that secular trends affecting pineapple agriculture applies to all Hawaiian export agriculture and that all agriculture geared to local consumption is forever condemned to containment in a pocket market or will otherwise wither.

1/ The staff reasons that in the case of good agricultural lands urbanization "pressures" rather than "demand" should be the basis for determining urban districts since "demand" may be artificially created and "pressures" describe evolutionary tendencies for urban growth. In the case of poor agricultural lands, the staff concedes that planned communities may be more desirable than an evolutionary process resulting in urban sprawl. Act 205, however, requires that the greatest possible protection shall be given to those lands with high capacity for intensive cultivation. The staff, therefore, feels that conversion of agricultural lands to urban lands can only be justified because of pressure indicated by population levels and area comparisons to determine which area should be converted first. While scattering urban land areas in various places may be desirable from the standpoint of increasing the ownership of urban districts, the practice may be susceptible to arbitrariness and caprice whether instigated as a zoning measure or as general plan.

Your staff well understands that productivity gains and substitutability of lands can at least in part satisfy future demands for agricultural land. But it should be understood that protection of good agricultural lands is espoused by Act 205 because of the importance of such lands to productivity. It should be further understood that such lands are "prime" so that substitutability can only be approximated at some technological cost.

Having at least momentarily regarded possible future needs for agricultural lands and considered briefly and generally the question of availability of other lands, what then can be said about present agricultural employment of Waipio lands? The staff believes that all the lands can be used to raise sugar cane if irrigation is possible for the Class B lands. The staff further believes irrigation is possible if leases are negotiated covering a long enough term to amortize investments in irrigation facilities. (See Appendix D)

The speculative nature of this analysis is deliberate not to minimize any dilemma the petitioner may be faced with but to point out that the demands and requirements of Act 205 are not so unreasonable as they may at first glance appear to be.

On the other hand because lands are available for urbanization closer to large population concentrations on Oahu and because lands having poor agricultural soils are currently undeveloped, the staff regards the petition at hand to urbanize 2,000 acres of good agricultural lands is less than reasonable.

It must be conceded that the land is usable and adaptable for urbanization. However, to assume that the duty to grant the petition for amendment on this ground exists is to ignore the provision of Section 98H-2 of Act 205/SLH 1963 that "in the establishment of the boundaries of agricultural districts the greatest possible protection shall be given to those lands with high capacity for intensive cultivation."

The major issues to which the LUC is obliged to be concerned with in this petition are that contained in the Land Use legislation and are as follows:

1. Findings and declaration in Act 187 state the evidences of the need for public concern and action, which in part is as follows: "the shifting of prime agricultural lands into non-revenue providing residential uses when other lands are available that could serve the urban needs".
2. "In the establishment of the boundaries of agricultural districts the greatest possible protection shall be given those lands with high capacity for intensive cultivation".
3. "In the establishment of boundaries of urban districts those lands that are now in urban use and a sufficient reserve area for foreseeable urban growth shall be included".

The findings and declaration of Act 187 stated above constitutes the most important test against which any decision concerning prime agriculture lands must meet.

The temporary district boundaries, against which the petition is directed, must be assumed to have been "determined so far as practicable and reasonable to maintain existing uses and only permit changes in use that are already in progress until the district boundaries are adopted in final form." On this assumption, it may be concluded that the temporary district boundaries did not consider "a sufficient reserve for foreseeable urban growth" nor did it consider "the shifting of prime agricultural lands into non-revenue producing residential uses when other lands are available that could serve the urban needs". The petition, as may be measured against the Temporary Urban Districts, may have its merits. However, the preparation of proposed final district boundaries by the prior LUC, this LUC and the consultants, did consider those issues.

The Consultants report contain the procedures by which estimates of land needs are projected. In essence, the report states that the requirement of urban land needs for the next 10 year period is about 8,000 and 9,000 acres. The proposed final district boundaries being proposed by this LUC provides some 21,000 acres in the urban district which are not now in urban use. In the entire course of history and up to this date, some 31,400 acres of land on this island are now in urban uses. The 21,000 acres in the proposed final urban district, which is not now in urban use, includes some 6,500 acres of prime agricultural lands distributed throughout the island. Most of the 6,500 acres include areas "committed" to urban (by law), areas surrounded by existing or "committed" urban areas and isolated parcels on the windward side not in intensive agricultural uses. Some 1,500 acres of prime agricultural land now in sugar cane and located in the Aiea-Pearl City area, constitutes part of that 6,500 acres of prime agricultural land. The petitioners have earlier stated that it is patternly unjust to require one landowner to leave its lands in agricultural use for the convenience of an adjoining landowner who is urbanizing his lands. It appears unfortunate that the situation may exist which prompted this remark. However, to quote a remark which pertains to this issue, "The acceptance of what existed when this work began is simply one of the facts of life."

These figures presented resulted from field surveys, recorded data and measurements from maps. They are not represented as precise figures but result from standard and accepted methods which give sufficiently reliable results for the uses intended.

The figures above indicate that a sufficient reserve of urban land has been provided. The proposed final urban district without consideration of the area

at issue, provides 21,000 acres of additional urban land where 8 to 9,000 acres has been estimated as the foreseeable need in the next 10 years. This 21,000 acres of additional urban land compares to 31,400 acres of lands now in urban use and developed since history began. There is already criticism that too much additional land has been proposed for the urban district, resulting in an undue amount of prime agricultural land being shifted to non-revenue producing residential uses. However, as described previously, much of the 6,500 acres of prime agricultural land included in the urban district is "spilt milk". The subject area constitutes nearly 2,000 acres of prime agricultural land in one big contiguous block and most of which is now in intensive agricultural uses which are highly mechanized. This area is not yet "spilt milk".

Further attention to the statistics indicate that since the estimated 10 year urban requirement is 8 to 9,000 acres, there will be some 12 to 13,000 acres of vacant urban land at about 1973. For the added urban increment, then, the vacancy rate after 10 years would have an average vacancy of 60%, more or less, whereas the average vacancy rate in approximately 36,000 acres of existing urban areas is now 12.6%. This appears to be a basis for the charge that an excessive amount of land has been proposed for the urban district. The further real fear exists that such excessive designation of urban areas will seriously endanger the investments made particularly of the larger developments initiated where early increments do not realize profits because of excessive costs of improvements required for an ultimately larger area. In addition should adequate controls for orderly development not be instituted by the City, the resultant scatteration and attendant evils can be many times worse in the additional urban as compared to existing urban areas. The vacancy rate is one indication of the degree of scatteration and the efficiency with which governmental services and

facilities can be provided. The vacancy rate of the additional urban areas is 60% or about 5 times more than the 12.6% of the existing urban areas. Effective control over location and proper timing of developments on the part of the City must be assumed.

There is virtually no adverse comments in relation to the quality of planning in the proposed Waipio development. There has been no questions raised regarding its potential success. The claim of the petitioner, that the development will promote the efficient and economical provision of public facilities and services within the development, has not been challenged. However, the cost to the public must be examined. The complete success of such an extensive development will not be accomplished without serious adverse affects upon similar developments already sanctioned by and in which government has also made or is committed to make substantial investments in facilities and services. The efficient use and economic provisions of such facilities and services will be most adversely affected should already sanctioned developments not reach anticipated levels of growth.

Recommendation

The staff recommends denial of the petition by Oceanic Properties, Inc. and Dole Corporation, at this time, on the following bases:

1. Adequate other lands are now available that could serve the urban needs. That, therefore, approval would constitute a violation against the basic tenet against "the shifting of prime agricultural lands into non-revenue producing residential uses when other lands are available that could serve the urban needs". Other prime agricultural land designated in the proposed final urban district primarily consist of "spilt milk" whereas subject area may not be similarly considered.

2. The petitioners have not submitted sufficient proof that the particular area is needed for the uses stated rather than the agricultural uses for which the area is now districted. While there is an abundance of material submitted, much of the items are not legitimate concerns of the LUC. Further, while studies submitted by petitioner indicate a substantial need for low cost homes, there is no evidence that the need could not be met in other substantial urban areas whose developers also claim that low cost homes will be provided. Nor is there sufficient evidence that the subject area is better suited than other available areas already or proposed to be designated as urban areas. Further, the activity to increase sugar cane acreage, specifically by C. Brewer in Kau and Hamakua, Ewa Plantation into the more marginal lands at Barbers Point and Oahu Sugar into the high altitudes and more marginal lands in the foothills of the Waianae Range, raises a serious question whether the subject area can be used for this use. Also, there appears to be several possible ways of increasing the water supply as indicated in Appendix D attached hereto.

STATE OF HAWAII
LAND USE COMMISSION

Appendix A
Land Suitability

A(T) 63-38
Oceanic Properties and
Dole Corporation

Source: Detailed Land Classification
Island of Oahu
Land Study Bureau
January 1963


KAMEHAMEHA HIGHWAY
KIPAPA AIRFIELD

Land Suitability Sketch

Notes:

I. Data taken from Detailed Land Classification Island of Oahu; Land Study Bureau, University of Hawaii; January 1963.

II. Northerly direction is toward top of sketch; southerly toward bottom.

III. Dotted lines denote approximate boundaries of areas proposed for urban designation.

Legand

(1) A1i 909

a. Master rating of agricultural suitability is very good. Productivity ratings for pineapple, vegetables, sugar cane, forage crops, grazing and orchards are very good. Land is suitable for commercial forestry.

b. Land type includes non-stony, deep, well-drained, fine-textured lands having reddish-brown to dark red surface soil and red subsoil. The soils have developed on uplands and high terraces from old alluvium and residuum from basic igneous rocks. Soil reaction is slightly to strongly acid. Slopes range from 0 to 10 percent. Soil series included are Kahana, Kunia and Wahiawa. Lands are easily worked. Median annual rainfall varies from 30 to 60 inches. Elevations range from 250 to 1,200 feet.

c. Land is irrigated.

(2) B1 910

a. Master rating of agricultural suitability is good. Productivity rating for pineapple is very good; for sugar cane, forage crops, grazing and orchards -- good; for vegetables -- fair to marginal. Land is suitable for commercial forestry.

b. Land type description is the same as (1b) above.

(3) B15i 913 a. Master rating of agricultural suitability is good. Productivity rating for grazing is very good; for pineapple, vegetables, sugar cane, forage crops and orchards -- good. Land is suitable for commercial forestry.

b. Land type includes non-stony, deep, well-drained moderately fine to fine-textured lands having reddish brown to dark red surface soil and red subsoils. The soils occur on uplands, high terraces, and alluvial fans. Some have developed from residuum weathered in place and others from old alluvium. Soil reaction is strongly acid. Slopes range from 11 to 20 per cent. Soil series included are Kahana, Kunia, and Wahiawa. The lands are somewhat difficult to work because of slope. Median annual rainfall varies from 30 to 60 inches. Elevations range from 250 to 1,200 feet.

c. Land is irrigated.

(4) C15 916 a. Master rating of agricultural suitability is only fair. Productivity ratings for pineapple and grazing are good; for vegetables, sugar cane, forage crops and orchards -- fair to marginal. Land is suitable for commercial forestry.

b. Land type description is the same as (3b) above.

(5) C36i 942 a. Master rating of agricultural suitability is only fair. Productivity ratings for vegetables, sugar cane, grazing and orchards are good; for pineapple and forage crops -- poor. Land is suitable for commercial forestry.

b. Land type includes stony, deep, well-drained, moderately fine to fine-textured lands having dark red surface soil over red sub soil. The soils have developed on upland positions from lava materials weathered in place. Soil reaction is medium acid

to slightly acid. Slopes range from 0 to 10 per cent. Soil series included are Kahana and Wahiawa. Lands are difficult to work because of the stoniness. Median annual rainfall varies from 30 to 60 inches. Elevations range from 200 to 1,350 feet.

c. Land is irrigated.

(6) E57 944

a. Master rating of agricultural suitability is very poor. Productivity ratings for pineapple, vegetables, sugar cane, forage crops, grazing, and orchards are very poor. Land is suitable for commercial forestry.

b. Land type includes stony or rocky, shallow, well-drained, medium to fine-textured lands having variable surface and subsoil colors. The soils have developed on uplands or upland alluvial positions from residuum of basic igneous rocks or from alluvium. Soil reaction is quite variable. Slopes range from 36 to 80 per cent. Soil series and complexes included are Ewa, Ewa-Lualualei complex, Kaena, Kunia, Lahaina, Lolekaa, Lualualei, Lualualei-Ewa complex, Mahana, Manana, Molokai, Waikapu, and the (Rough Broken Land) Soil complexes. Lands are virtually impossible to work because of the slope. In some cases, erosion is a serious problem. Median annual rainfall varies from 15 to 100 inches. Elevations range from nearly sea level to 1,500 fee.

(7) U 924

a. Areas where physical use precludes agriculture, e.g., urban, recreational and institutional sites.

STATE OF HAWAII
LAND USE COMMISSION

Appendix B

Proposed Land Use and Public Facilities

A(T)63-38
OCEANIC PROPERTIES
and DOLE CORPORATION.

Source: Varied.

Proposed

Planimetric measurement of the attached small sketch of the proposed development indicates that if 15%[1/] of the total development is used for roads and streets, the remaining percentage distribution among uses in the Waipio development is (estimated)[2/] as follows:

Low Density Residential Use	30%
Medium to High Density Residential Use	12%
Open Space Uses	22%
Industrial Use	12%
Schools	9%
Commercial Use	

The assignment for open space uses is an unusually high portion of the 2,000 acres under consideration but is less remarkable when viewed in terms of further developments indicated in the sketch. Nevertheless, generous provision for recreational facilities is indicated.

Generally speaking, the size and allocation of uses are characteristic of what one might expect of a "new town" or a "satellite city." The staff estimates that the low density residential area may accommodate 3,300 homes or so to house about 12,500 people. The medium and high density areas might accommodate between 3,600 and 4,300 dwelling units far between 10,000 to 17,000 people.[2/] The concentration within residential areas can perhaps be

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1/ Staff construction of the remarks by Frederick Simpich, Jr. to the Mayor, City Planning Commission and Land Use Commission at the Pacific Club on September 19, 1962. The assignment signifies a highly efficient street system in the staff's opinion or that the assignment may be small because of the generous provision of open space.

2/ These crude estimates are offered only as an indication of the general nature of the development proposed and not as a substitute for precise data which petitioner may have.

New Town at Waipio

Oahu, Hawaii

Oceanic Properties Inc

3000 Acres

DeMars and Reay, Architects

Lawrence Halprin and Associates, Landscape Architects

Livingston and Blayney, City and Regional Planners

June 1962



	Families Per Net Residential Acre
High Density Residential	31.7
Medium High Density Residential	17.5
Medium Density Residential	9.6
Low Density Residential	5.4

Shopping, Offices, Community Buildings

Service Area Commercial

Employment Center

School (Grades)

Recreation, Park

Agricultural Greenbelt

Diversified Agriculture

Landscaped Buffer

Gulch Boundary

Lake

Parkway

Freeway

Major Highway

Secondary Thoroughfare

N

best explained by the apparent fact that the 2,000 acres being requested for urban districting constitutes the dense care of a more extensive development of some 3,000 acres or more.

A quantitative indication of the total residential development contemplated is attached hereto--a table extracted from a market analysis made for Dole Corporation by Western Real Estate Research Corporation.

Public Facilities

Reliance is placed on the developer's sketches of the proposed Waipio development in determining part of the requirements for public facilities. On the basis of sketches dated June 1962 prepared by De Mars and Reay, Lawrence Halprin and Associates, and Livingstan and Blayney, the staff notes possible need for the following facilities within the 2,000 acres covered by Petition A(T)63-38:

	One (1)	High School
	Two (2)	Intermediate Schools
	Five (5)	Elementary Schools
	One (1)	Town Park
	One (1)	Recreation Center
	One (1)	Central Park
	Ten (10)	Neighborhood Parks
	One (1)	Landscaped Buffer-Park
(Approx.)	Nineteen (19)	Tot Lots
	One (1)	Community Center
	One (1)	Library

Based on the Oahu Water Plan indications are that a complete domestic water system linked with the Wahiawa system but having its own sources will also be

Table 20

PROJECTED ABSORPTION SCHEDULE
DOLE WAIPIO LANDS

Proposed Land Uses	Development Period In Years							
	1	2	3	4	5	10	15	20
Cumulative Number of Units:								
Single Family Residential	545	1,125	1,613	2,061	2,469	4,392	6,456	7,586
High Income	-	113	211	345	508	1,470	2,502	3,000
Medium	545	1,012	1,402	1,716	1,961	2,922	3,954	4,586
Multi-Unit Apartments	-	-	122	314	586	2,509	4,673	7,569
Garden	-	-	122	314	586	2,200	3,332	4,700
Tower	-	-	-	-	-	309	1,341	2,869
Total Number of Residential Units	545	1,125	1,735	2,375	3,055	6,901	11,129	15,155
Cumulative Percentage Complete								
Single Family Residential								
High Income	-	4%	7%	11%	17%	49%	83%	100%
Medium	12%	22%	31%	37%	43%	64%	86%	100%
Multi-Unit Apartments								
Garden	0%	0%	3%	7%	12%	47%	71%	100%
Tower	0%	0%	0%	0%	0%	10%	45%	96%
Total Residential Units	4%	7%	11%	16%	20%	45%	72%	99%
Commercial	5%	10%	15%	20%	25%	60%	75%	100%

needed. The need for public facilities, therefore, includes:

One[1/] of two (1 of 2) wells (2 MGD + ea.)

Assuming occupancy of 6,901 dwelling units by households having an average of 3.78 persons per unit, the population of the proposed Waipio development and other areas of Waipio might be 26,000 ten years from the start of the development.

On the basis of the State General Plan standards, a ninety-one bed hospital might be required with probable financial support from Hill-Burton funds. In addition, since the total Waipio population would approximate 30,000, a health center might be required. Thus the list of public facilities could include:

One (1) Hospital (91 beds)[4/]

One (1) Health Center

Among other public facilities which the staff anticipates may be required are:

One (1) Fire Station (1250 GPM pumping engine)

One (1) Sewage Treatment Plant and Sewerage System

The staff presumes that road, water and sewer service line, drainage systems, et. al. will be paid for by the petitioner or by residents of the development, but that the maintenance cost will be borne by the government. Trash collection

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1/ As before, the assumption is based on the development of 2,000 acres (one-half development anticipated by Oahu Water Plan) although based on absorption schedule by Western Real Estate Corporation, industrial uses proposed by petitioner's plans and on State General Plan Standards a 3,835,000 gallons per day system might be needed.

2/ For purposes of comparison, the following were obtained from Construction Plan for Hospitals and Medical Facilities:

Kuakini Hospital	143-149 beds	Hilo Hospital	164 beds
Kapiolani Hospital	111 beds	Central Maui Hospital	152 beds
Wahiawa Hospital	81 beds	Wilcox Memorial Hospital	94 beds

operations will doubtless be financed by the government in addition to operation of the facilities previously enumerated--either in whole or in part.

As far as the staff can determine from Honolulu's five-year capital improvements program for fiscal 1964-1969, none of the above facilities are expected to be constructed before July 1969. Subsequent programs might be adjusted, however, if all government action on Waipio is favorable to petitioner.

While a precise discrimination of financial responsibilities of the above "municipal" public facilities is not possible, in general the anticipated division is as follows:

	Land	Construction	Maintenance	Operation
Schools	Developer	County State Aid Federal Aid	County	State Federal Aid
Local Parks	Developer[2/]	County	County	County
Community Center	Varies	Varies	Varies	Varies
Library	State	State	State	State
Water System	Developer[2/]	Developer[2/]	County	County
Hospital[1/]	Private	Private Federal Aid	Private	Private
Health Center	State	State Federal Aid	State	State
Fire Station	County	County	County	County
Sewerage Systems	Developer[2/]	Developer[2/] County Federal Aid	County	County
Streets	Developer	Developer	County	County
Drainage	Varies	Varies	County	--

1/ Excluding special hospitals built, maintained and operated by the State.

2/ From "Outline of A. Boeke Presentation to the Mayor, City Planning Commission and Land Use Commission."

STATE OF HAWAII
LAND USE COMMISSION

Appendix C

Remarks by Messrs. Simpich and Boeke

A(T) 63-38
Oceanic Properties and
Dole Corporation

Frederick Simpich, Jr.

REMARKS BEFORE THE MAYOR, CITY PLANNING COMMISSION AND LAND USE COMMISSION
IN INFORMAL SESSION AT THE PACIFIC CLUB
September 19, 1962

They say that brevity is a virtue, but I am afraid that we must suffer some penalty for we cannot be as brief tonight as the other developers have been with their problems.

Our objective in this appearance of Oceanic Properties is to support the inclusion on your final maps of the City's Master Plan for Central Oahu.

Oceanic Properties is the product of the merger last year of Dole, Castle & Cooke and Bumble Bee. This merger centralized a large quantity of land in the Hawaiian Islands under one management. Oceanic was organized as a third major subsidiary of Castle & Cooke and was charged not only with finding the highest and best use for those lands, but as well with seeking opportunities and growth in the field of land development here and elsewhere. To date the associated companies own 154,000 acres in the state, most of it agricultural. Of this, 42,000 acres lie on the central Oahu plain running from a little makai of Pearl Harbor to Waialua and Haleiwa. In addition, 9,000 acres are leased in this general area. The City's plan for central Oahu embraces 12,000 acres, a large part of which we own. Our plan embraces 9,000 acres within the City's Master Plan. Of this we propose to commit 7,000 acres to greenbelt and 2,000 to urban purposes.

Of the urban area, 850 acres will be developed to housing, 450 to internal greenbelt and the remaining 700 to roads, schools, an employment center and other facilities in support of the community.

This Waipio Town, for the benefit of you people who do not live on this Island, will be located astride Kamehameha Highway as it runs from the Waipahu traffic circle towards Schofield. It would begin at Kipapa Gulch where the Roosevelt Bridge crosses and runs toward Schofield, ending at Waikele Gulch where

there is now a subdivision of 600 or 700 homes known as Waipio Acres included on your temporary maps as urban with some urban reserve extending up the gulch.

Our town will extend on the average about one-and-one-half miles from the highway towards the Koolau Range and about one-half that distance or three-quarters of a mile on the other side of the road towards the Waianaes.

Planning for this community began in 1957 when Dole inaugurated new agricultural practices which are expected to increase substantially fruit yields per acre and when it also initiated an $8,000,000 factory improvement program designed to increase recovery. In other words, it anticipated not only increased fruit per acre, but increased cases of finished goods per ton of fruit produced. Thus faced with a surplus of land, it embarked not only on studies of possible urbanization of this prospective surplus, but alternative uses in agriculture. More on these studies in a moment.

The developing urbanization plans were first discussed with government officials and the various departments of the City & County administration in 1959. They were publicly announced in 1960, long before Act 187 was conceived. Even at that time the commitment of a majority of the area to permanent greenbelt was fundamental to the project. We have now spent about one-half million dollars on this work, the majority of that in the out-of-pocket expense involved in retaining consultants, engineers and attorneys, all to the end of producing the plan which we will present to you following these remarks.

Throughout this period from 1957 until April of this year, these lands were zoned Rural Protective. The owners were free at any time to proceed with this development on a tract basis with lot sizes of 5,000 feet or more. Had our objective been tract developments, there was no barrier to our going ahead. However, the objective was the highest and best use of the land, and we were convinced that if it was to be urbanized rather than employed in some other form of

agriculture, it should be urbanized in the highest and best fashion. So we deferred committing the land to housing pending four developments.

First, we wanted to be sure that the anticipated improvements in field yields and factory extraction were actually being attained.

Second, we had to be sure we could not market more pineapple. This was of critical importance for as those of you who are familiar with sugar or pineapple production know how it is the last acre or the last ton of sugar or pineapple that produces the greatest profit. This is a normal function of volume which demands the spread of overhead over the largest possible base.

Third, while finalizing our plans for the highest and best urban use, we needed also to conclude our studies of possible alternative uses in agriculture.

Finally, we recognized that though we might commit 2,000 acres to urban purposes, we would not build houses on them all at once as several other studies were required. Even though the first increment of housing would involve only 400 or 500 units, it would be necessary to install initially at locations designed to serve 2,000 people, water developments, sewage disposal systems and a first increment of the town center all sized and located to serve the final community. This in turn would produce a checkerboard pattern of development with intervening areas of undeveloped land for which interim uses would be required. How to employ these parcels in the interim period without disturbance to a growing population in the area required examination.

It was only in the fall of last year that we were in a position to proceed before the City Planning Commission with our studies concluded. As I have remarked, before we committed this land to urbanization, we wanted to explore alternative uses in agriculture. Of these, there were four possibilities.

The first was for pineapple. Dole has committed itself to the fact that it can produce all the Hawaiian pineapple it can market from the land that will

remain if these 2,000 acres are urbanized. In fact if some new product - a juice combination or a salad - were to be developed which succeeded in the market and generated a demand for more fruit than now anticipated, Dole has ample reserves of proven land on Lanai and at Kohala which it could call into production in those happy circumstances. By coincidence only, the impact of improved cultivation practices and higher cannery extraction have been realized in the period of time our proposal has been under review by various agencies of government. When we appeared before the City Council last year, these programs had served to render 1,200 acres fallow. There are now about 2,000 Dole acres fallow on this Island. There is more to come.

Finally evidencing the lack of land use for pineapple is what is occurring on the neighbor islands. You have recently visited each of them and know of the areas that are going out of pineapple production on Kauai and Maui.

This land could grow sugar. Waialua and Oahu sugar companies are our neighbors. Waialua has said that it could not for reasons of distance and irrigation complexities incorporate any of this area in its operations. The Oahu Sugar Company has told use that while its activities in urbanizing some of its cane areas have left it short of its full requirements for sugar lands, it will be able to meet its needs from other areas than Waipio. In fact we are now leasing 1,200 acres of sugar land to Oahu Sugar Company and making provision for relocating those of the sugar fields which now lie in the Waipio area elsewhere to permit construction of this new town.

Finally, were additional lands in the Waipio area to be made available to Oahu Sugar Company, there are so many complexities involving easements, transportation and irrigation, that I seriously doubt they would be in a position to make the capital expenditures involved for the very short term on which we would be prepared to give them leases.

There is a popular feeling that substantial additional acreage could be used for the growing of truck crops in the state. We examined this also, and came to the conclusion that in 1970 after allowing for a 30% increase in consumption and the production here of all imported produce that could be economically grown here, only 800 additional acres would be required for this purpose. In fact, if all the land that is presently devoted to truck farming were used to its full efficiency instead of at a level of 60%, no additional acres would be required to reach this 1970 objective. These figures have been checked with the Farm Bureau Federation and the University and both agencies are in substantial agreement with these statistics. You are well aware that there are 500 acres being developed by the state at Waimanalo for this purpose, that there are 1050 acres on Molokai for which water is now available for truck farming and 2,000 acres at Lalamilo on the Big Island.

We have considered the possibility of using these fallow pineapple lands for truck farming ourselves on a mechanized, industrialized basis. Even if we could do so economically, I think you will agree the social and economic impact on the small farmers is not to be desired. Development of the Waipio town will, however, permit the development of added acreage for truck farmers in Kipapa Gulch. Under today's conditions, the cost of bringing in access roads, water and other utilities is so great as to price these areas out of the market for the small farmer. On the other hand, development of the town will bring these facilities right to the edge of an area quite suitable for truck farming. In fact our plan commits us to develop 150 acres for this purpose and more will be available if a demand actually appears.

Statistics and other analyses aside, probably the best conclusion on this point is reflected in the fact that the Farm Bureau Federation which represents the small farmers and truck farmers on all the islands sent a representative to

appear before the City Council and strongly endorsed the proposed new town.

The final possibility for agricultural use of the Waipio lands is in some new export crop. In this connection if I use the word "I" too frequently, forgive me. It is here that I feel that I can speak with considerable authority. For 15 years I was assigned the responsibility to lead a team in research for new export crops for Hawaii. In this period we studied scores of possibilities, literally from the arcerola cherry to yams. At various times we have had the largest plantings in the state of liliquot and lichee. We know their fertilizer requirements, their cultivation costs, their yields under various soil and weather conditions. Most importantly, we have studied them in the mainland marketplace and satisfied ourselves that they offered no future potential for these Islands. In the course of these studies, we have established only one new export crop that we feel holds real promise. This is the macadamia.

Over the last 13 years we have planted over 1,500 acres to macadamia trees, and our investment now exceeds $4,000,000 in the speculation. To date we have yet to break even. This does not mean that we have lost our conviction that we can make a success of this business, but it does evidence, I believe, our willingness to back a new export crop if we thought there was one with a potential for these lands. As a matter of fact the only other crops that we considered as promising are tree crops, and like the macadamia there are many other areas in Hawaii which are more suited for orchard-type plantings than Waipio. There are in fact thousands of acres on the neighbor islands in localities such as Hana, Puna and Kona which are much better.

There are a few who hold to the hope that something new will come along to occupy fallow, so-called, agricultural lands. Most of you here are probably too young to remember that 25 years ago, the then president of the University of Hawaii published a book called, "Hawaii's Crop Parade," and in this volume he

discussed over 200 possible agricultural products for production in Hawaii. Some of his recommendations have been tried. One for the local production of taro for sale on the mainland in powdered and paste form as a baby and health food was backed by us. The plant was located at Waiau nearby the present Hawaiian Electric power plant. After a stubborn effort to develop the market, it went bankrupt at the start of the war. But that is beside the point, Since this study of 25 years ago, no one has come up with a suggestion for a crop not included in that study.

We feel that there are more urgent needs for this land than to leave it in fallow awaiting a crop that may never come. So these studies have led us to this conclusion; that no land, however rich the soil, has a high capacity for intensive cultivation, unless that which it produces can be sold. The simple fact is that these lands would still be in intensive pineapple cultivation if the product could be sold.

I appreciate your attention and will now turn to the more stimulating part of our presentation. Mr. Boeke, our vice president and planning director, will:

1. Cite the physical, economic and market studies underlying the project.
2. Show that the new town is located with regard to the urban growth, employment center, highway development, greenbelt concepts, municipal service costs and tourism considerations required by Oahu's general plans.
3. State the assumptions utilized with respect to sale of fee land, price of homes, density, age and income range of residents and the desired social and visual environment.
4. Outline the stable, financially sound and socially vital community that will result.

5. Present the details of the plan as they concern greenbelt, highways, agriculture, town center, belt and spine roads, park system, traffic and comparable factors.

With your permission, Mr. Mayor and Mr. Chairman, I would like to ask that we adjourn to another room. This one was too small to accommodate our exhibit material, so I took the liberty of having it set up in the room in the far corner of the building which we can reach by walking down this lanai.

(Due to the time required by Mr. Boeke's presentation, the summary intended for the conclusion of the presentation was abbreviated to the following.)

I would like to take one minute to make two points.

First, when I assumed the responsibility for Oceanic last year, I was deeply concerned with our ability to accomplish the sort of town that we have presented to you tonight. There is to be nothing like it in the Western Hemisphere, though I believe there are a few such communities in England replacing bombed-out towns, and in Sweden.

I was also concerned about our ability to deliver a good home of the character described for $15,000. I have spent much of the intervening time in verifying to my own satisfaction that this can be done. I am satisfied that it can, and this is true primarily because we are in single control of such a large area and because unlike the estates and individuals owning large blocks of land who for tax or other reasons cannot make it available in fee, we can.

I will conclude by urging you to include the City's Master Plan on Central Oahu on your permanent maps.

(To complete the records, there follows what would have been said had time permitted.)

There are three points which I would like to add here that neither

Mr. Boeke nor I have made before summarizing our presentation.

The first is that the fallow acreage which each of us has mentioned is not now all in one parcel, though some hundreds of acres are fallow in the area proposed for the town. What will happen is that as fields complete their cycles within the town area, they will be allowed to go fallow and other areas presently in fallow but outside the boundaries of the town will be planted to replace them.

The second point is that while statistically there are thousands of lots included in the urban areas of your temporary maps which have not yet been developed, you will find on detailed analysis that they are either rag-tag parcels in unsuccessful subdivisions or sited on ridges, swamps or under other conditions where development costs are so high that they are automatically placed beyond the reach of lower income families where the market and public demand lie.

Finally, Mr. Boeke neglected to mention that his plan is so contrived that his town will have no "wrong side of the tracks". The greenway and variable lot size structure will permit the mingling of better, more expensive homes with the lower income house which is our primary target. The very location of the golf course is deliberately contrived to insure that we erase any possibility of social distinctions marking neighborhoods.

In a brief summary then, let me point out first that this project has been in progress since 1957 and that the costs are in excess of one-half million dollars.

Second, that we can foresee no alternative economic use for the land after prolonged studies on pineapple, sugar, truck crops and other export crops.

Third, we and the City, and then only after considerable study, feel that the proposal is consistent with the sound growth of Oahu in terms of aesthetics, cost of municipal services, development of tourism and all other relevant factors.

Fourth, I would like to reiterate my personal guarantee of our ability to provide houses and the environment that we have described.

Fifth, our singular ability to provide housing for lower income families on fee land is, I believe, strongly in the public welfare.

Sixth, our state as a whole will, I believe, benefit from this proposal to create a community unique in the Western Hemisphere.

Of this I am sure, no one else in the state is in a position to do it or will do it if we are denied inclusion of the area as urban on your permanent maps.

Finally, therefore, we would like to urge your adoption of the City & County Master Plan for Central Oahu to permit this program to continue its progress.

OUTLINE OF A. BOEKE PRESENTATION TO THE MAYOR,
CITY PLANNING COMMISSION AND LAND USE COMMISSION

GENERAL

The New Town at Waipio is a proposal for the development of an exceptional, mature and integrated community to be constructed on surplus agricultural lands in the heart of Oahu. Urban location studies over the last five years indicate that this site is ideal for urban development to a controlled size.

1. The 2,000 acres are surplus to long-term pineapple needs for the foreseeable future. They are surrounded by a 7,000-acre greenbelt to be zoned agriculture and an adjacent 6,500-acre wilderness area to be zoned conservation under the ownership of the developer. Community use of the wilderness area for hiking, camping and riding is an integral part of the new town development.

2. Waipio is located along the proposed route of the interstate freeway which will be constructed with 90% Federal funds which reduces the urban development pressure on State CIP funds. Almost the entire Waipahu Junction-Wahiawa leg of the interstate freeway will be located on lands owned by the subject developer.

3. Oceanic Properties, Castle & Cooke and Dole are interested in the long-range stable growth of Oahu. The New Town at Waipio's planning is founded on this premise. We, and incidentally government, will be involved with this new community forever, and only through the development of the finest environment will a stable and profitable one result.

4. Land will be offered in fee or lease at the option of the purchaser.

5. The type, variety and price range of residential units will be carefully programmed to attract all age and income groups.

6. This new community is sized for optimum community life, and will be self-sufficient for daily needs but does not include or anticipate a regional shopping center as a part of its development. Reliance for all but daily commercial needs will be placed on Wahiawa.

7. The developer will, over the years, be reinvesting in all parts of the new town as greater densities are required by the maturing community. The intent of this program is to stimulate similar improvement and reinvestment by land owners and lessees, resulting in a continuing stable environment from both the community and government standpoint.

8. Self-sufficient satellite communities of this type should relieve some of the pressure for strip urbanization of Hawaii's shoreline which can detract seriously from the Islands' beauty and tourist potential. Strip development also entails the disadvantage of excessive CIP costs and a lack of proper balance between the municipal service costs and desirable tax revenues.

9. The developer wishes to commit not less than 150 to 250 acres for permanent diversified farm use. Analysis shows that this program is economically feasible for the farmers only if access routes and utilities are made available through urban development in the area.

10. Provision of water and its distribution, as well as the collection of sewage and its disposal will be paid for by the developer.

11. The developer will provide neighborhood park sites at no charge to the city if they are properly developed along with the elementary school construction. In addition, the developer will connect these neighborhood parks and schools with other major community facilities by an extensive and integrated park and greenway system that will be maintained by private community funds.

12. The employment center or controlled industrial park is designed to encourage the close proximity of employment and low-cost homes. The land prices

in lease and fee as well as the rental of buildings constructed for lease will allow for the expansion of Oahu's typically small, basic and service industry. This employment center will be located 12 to 14 miles from Aloha Tower and only 6 to 8 miles from the present center of gravity of both employment and houses on Oahu which is moving westerly towards Waipio.

13. The town center is designed for day and night shopping, professional, community, social and recreational uses. Its relationship to a 15-acre commons and its off-the-highway location is indicative of the developer's intention not to construct a regional center, but to serve the needs of the residents of the new town.

HOUSING

1. The physical characteristics of the Waipio site allow for development at the lowest cost to the ultimate consumer with the finest community environment.

2. The developer's detailed market studies indicate a frustrated and continuing need for 5,000 to 6,000 dwelling units per year if priced well below $20,000. At Waipio, the developer will construct a maximum of 500 dwelling units per year, which is 10% or less of the market potential.

3. Homes will be priced within the reach of families in the $5,000 to $10,000 income group. For example, dwelling units will be available on lease land priced above and below $15,000 and will include 1,100 sq. feet of living area or over, plus double carport and of exceptional design and construction quality. The same homes will be available on fee land at prices increased only enough to reflect the value of the raw land.

SUMMARY

This balanced satellite community will evolve from social, visual

and economic planning as near to ideal as the current United States understanding allows. All statements by the developer as well as his plans and market studies filed with the City & County Planning Department and other agencies require his providing housing in delightful, traffic-free neighborhoods for families in the low to medium-income range who heretofore have not been able to qualify for the higher priced homes that have been available in the Oahu market. The New Town at Waipio has had more thoughtful and experienced study over a five-year period than possibly any other urban growth proposal in the U. S. Its planning, construction and living experience will be closely followed by urbanists and students and will atrract attention and importance to Oahu and the 50th State.

COPY

March 16, 1962

Land Use Commission
Department of Planning and Research
State of Hawaii
Honolulu, Hawaii

Attention: Mr. Ralph Ajifu, Chairman

Gentlemen:

We have examined your proposed interim use classification maps establishing temporary boundaries for urban, agricultural and conservation districts for central Oahu and, in particular, for certain lands at Waipio which Oceanic Properties, Inc., proposes to develop. We have also reviewed your proposed interim rules of practice and procedure and regulations on property uses.

Section 5, Act 187, S. L. H. 1961, provides for the establishment and adoption of temporary district boundaries by the Commission after due public hearing. This Section provides in part that "temporary districts shall be determined so far as practicable and reasonable to maintain existing uses and permit changes in use that are already in progress until the district boundaries are adopted in final form." Section 9 of the Act provides for the adoption of temporary regulations by the Commission which "shall be related to, and shall be designed to maintain the existing condition, in so far as is practicable and reasonable, until the adoption of regulations in their final form."

We understand that your interim use classification maps for Oahu identify and provide for existing uses and those changes in use which have received preliminary approval from the County Planning Department; and that no other changes in land use in progress, at the County level or otherwise, are reflected on said maps.

We are concerned whether the Commission's intent, in limiting the temporary maps to existing uses and changes in land use given preliminary approval by the County Planning Department, is sufficient to meet the needs and requirements of Section 5. We are disturbed that such limitation, without further clarification by the Commission with respect to those changes in land use in progress but not yet approved by County authority, will create a freeze or a suspension of activity for the period of the next 9 to 15 months after April 11, 1962 (final date for adoption of the interim maps and regulations), and it is entirely possible that this freeze for some or all of those changes in land use could well continue beyond the 15-month period.

Consider the following examples of changes in land use which are in progress but not given preliminary approval by the Planning Department:

(1) Proposed subdivision in accord with County general plan which has been filed with but not yet approved by the County Planning Department as of April 11th;

(2) Proposed subdivision in accord with County general plan which has been filed with the County Planning Department prior to April 11th but given tentative approval after April 11th;

(3) Applications for specific zoning pursuant to County general plan which have been filed with but not approved by the County Planning Department as of April 11th;

(4) Applications for specific zoning pursuant to the County general plan which have been filed with the County Planning Department prior to April 11th but given approval after April 11th;

(5) Applications for change in the County general plan filed with the County Planning Department but not yet approved either by the Planning Department and/or the City Council as of April 11th; and

(6) Applications for change in the County general plan filed with the Planning Department but approved either by the Planning Department and/or the City Council after April 11th.

These examples of "in progress planning" without County approval prior to April 11th or with County approval after April 11th suggest the following questions:

(1) What do developers of in progress planning do after April 11th? Should they continue such in progress planning at County level or await the outcome of the final maps of the Land Use Commission?

(2) What is the function and responsibility of the County Planning Department after April 11th and prior to adoption of the final maps by the Land Use Commission? Can the County proceed to process applications filed prior to April 11th, or must it cease its planning and subdivision responsibility until adoption of the final maps by the Land Use Commission some 9 to 15 months later?

We are one of the several developers <u>who have made an application at the County level</u> but have not received approval as of this date and therefore must face the problem of uncertainty and indecision during this period between April 11th and the adoption of the final maps. Our application is a request to the County to incorporate our plan for the development of the Waipio lands into the general plan for the area. We therefore ask this

Commission to put our Waipio plan on the interim map, or alternatively, to adopt a certain regulation which is hereafter proposed by us in this presentation.

Before discussing the proposed regulation, we would like to apprise the Commission of the status of our in progress planning for our Waipio lands. We had filed an application last year with the County Planning Department for incorporation of our Waipio New Town plan into the County general plan for this area. The follow up procedure on this application is a public hearing after favorable review by the Planning Commission and Director, subject, however, to City Council approval next following public hearing and favorable recommendation from the Planning Commission and Director.

Our Waipio New Town development plan was started as far back as mid 1957 with a land use report by local consultants. Follow up surveys and studies emphasized the desirability, suitability and marketability of the Waipio lands for urban development. These surveys and studies included:

(1) Aerial photography and contouring work for 10,000 acres of Waipio lands in 1958;

(2) Report of Community Planning Associates in early 1959 recommending the use of approximately 6,300 acres for urban purposes;

(3) Urban market analysis by Charles B. Bennett and Associates in March 1959 for effective planning and development of Waipio lands;

(4) A second and third market study by Western Real Estate Research Corporation in 1960 and 1961 supporting the earlier report of Charles B. Bennett and Associates of the tremendous continuing demand for low cost housing on Oahu;

(5) Industrial market study by Charles B. Bennett and Associates in August 1960 indicating the need for medium price light industrial lands in central Oahu;

(6) Industrial market study by Industrial Planning Associates in October 1961 supporting the need for an industrial area in the Waipio plan; and

(7) Detailed planning work now being performed by DeMars & Reay, Architects and Planners, Livingston and Blayney, City and Regional Planning, and Lawrence Halprin & Associates, Landscape Architects.

During this period of study and planning work, Dole also reviewed its land requirements for pineapple production to meet the market demands of projected population increase during the next 20 years. Following this

review, Dole Corporation felt it could release 1,000 acres immediately and up to 3,000 acres of Waipio land for urban development over a period of years without jeopardizing its market position or production requirements. The withdrawal of 3,000 acres from pineapple cultivation over a period of years is not expected to adversely affect Dole's ability to meet its market requirements as Dole is continually (1) increasing production per acre by improved agricultural practices; (2) improving equipment and techniques at the cannery level which result in increased proportion of fruit in the can; (3) improving agricultural practices so as to bring into pineapple cultivation lands which are in idle or other lower use status; and (4) improving plant selection to increase yields per acre.

In connection with the decision to reduce pineapple acreage at Waipio, the question has been raised as to whether or not these lands should be converted to diversified farming. Although these lands have been identified by the Land Study Bureau as "well suited and moderately suited agricultural lands", there is no apparent economic need for them. Our studies show that Oahu now has approximately 550 acres in farm use and would require but 250 additional acres in order to replace all mainland imports that can be economically grown here. Because there are some 500 acres at Waimanalo suitable for diversified farming, and because there are other areas in Waianae and Waialua which could be put to diversified farming under proper management and development with farm groups, it is clear to us that there are enough lands for truck farming in the foreseeable future without saturating the Oahu market, and therefore we did not find that our Waipio lands could be profitably put to diversified farm use.

Thus, as the land is not required for pineapple or diversified farming, it is evident to us that it should best be diverted to meet the evident demand for good low priced homes in fee which our research revealed will be required by 5500 lower income families for each year in the foreseeable future.

Our Waipio plan which we have submitted for County approval is a proposed development of a new 3,000-acre community surrounded by a permanent greenbelt of 6,000 acres. We have proposed for the greenbelt areas diversified agriculture of 150 acres; pineapple and sugar production of 3,650 acres; open space of valley and mauka areas of 2,090 acres, and a cemetery development of 110 acres. We have proposed for the community development areas 2,200 acres for residential and community uses; 250 acres for a model industrial park; 400 acres for school and park sites; and 150 acres for a championship golf course. The basic objective of our plan is to meet the need for diversified agriculture, new industry and low cost homesites with full range of community facilities on an integrated basis. Other details of our plan will be found in the attached presentation made to government officials preliminary to submission of our application at the County Planning Department.

The foregoing summary of the status of our new town development shows a change in use in progress by reason of the careful planning over a period of nearly 5 years, substantial expenditures for basic field work, planning and market studies, and application at County level for favorable adoption of our plan.

We submit that the interim regulations which have been proposed for this public hearing do not provide any method to benefit from this kind of nature in progress planning. We submit that a limiting intent or policy which would in effect freeze changes in use in progress which have not received preliminary approval on April 11th imposes a real hardship on developers who have spent time, effort and money on in progress planning.

Inasmuch as Sections 5 and 9 do recognize in progress changes in use but leave to the Commission's discretion and policy the degree or kinds of in progress changes which may be recognized for the interim maps and/or regulations, we submit for your favorable consideration and adoption proposed regulation along the following lines:

Section 5 of the State Land Use Commission chapter provides that temporary districts shall be determined "so far as practicable and reasonable to maintain existing uses and only permit changes in use that are already in progress". Section 9 provides that temporary regulations shall be designed to maintain the existing condition "insofar as practicable and reasonable until the adoption of regulations in their final form".

Paragraph 2. 1. (d) of the temporary regulations proposed by the Commission would provide that "Any lawful use of land existing or under construction at the time this regulation was adopted may be continued", -- subject to a proviso relating to the discontinuance of a non-conforming use. The language "or under construction" does not appear to be as broad as the statutory reference to "changes in use that are already in progress". A change in use may be already in progress although not as yet under construction..

We suggest that the language of Paragraph 2. 1. (d) be changed to provide that "Any use of land lawfully existing at the time of this regulation may be continued, and any use of land not then existing but conforming to appropriate existing requests or applications submitted or filed prior to April 11, 1962, such as for a change in or adoption of a general plan or segment thereof or for a zoning or for preliminary or final approval of a subdivision, to the extent that such proposed changes in uses shall be subsequently approved pursuant to procedures then in effect, may be adopted and thereafter continued, and nothing herein shall be deemed to prevent the appropriate county authorities from acting upon any such existing requests or applications, or from taking such other actions as shall be consistent with such use, provided that if such non-conforming use be discontinued for a period

of one year, any further continuance of such use shall not be allowed, and provided, further, that no such non-conforming use shall be changed to a different non-conforming use." (Underscored portion our change).

In conclusion we wish to restate our position in this presentation:

The lands in question have been in the process of planning since 1957. They are not required for pineapple or diversified agriculture.

There is a demand by 5500 or more lower income families a year for the foreseeable future for houses of the character we propose to develop. This demand will probably be strengthened by our relatively unique ability and desire to sell land in fee. In view of the vast sums involved and the great community need for this type of housing we ask that you incorporate our Waipio New Town plan in your proposed interim map or alternatively, adopt our proposed regulation so that the County may continue to process our plan to approval.

Very truly yours,

OCEANIC PROPERTIES, INC.

/s/ Frederick Simpich, Jr., President

Attachment

STATE OF HAWAII
LAND USE COMMISSION

Appendix D

Irrigation

A(T)63-38
OCEANIC PROPERTIES
and DOLE CORP.

Your staff has briefly inquired about the possibility of irrigating the lands under petition and believes that it is entirely possible to do so provided leases are negotiated for a long enough term to amortize costs. Several solutions may be possible.

The first is to reduce demands on Waiahole ditch by converting fields irrigated by the ditch to overhead irrigation; an estimated 40% increase in field irrigation is possible thereby. The main discharge of the Waiahole tunnel[1/] at adit 8 for fiscal year 1960 was 29.7 mgd. Extension of Uwau tunnel by 250 feet last November has initially yielded another 7 mgd which may eventually drop to a sustained yield of 3 or 4 mgd. Currently, a total yield of 33 mgd would be sufficient to irrigate 3300 acres although rainfall or conversion to overhead irrigation would serve to increase this acreage.

The second alternative is divert water resources currently used for irrigating sugar lands between Pearl City and Aiea for use in the leeward area. Pumping costs which may be necessary can in part be offset by using surplus generating capacity available at bagasse-fined sugar mill plants.

The task might compare favorably with operations at Honouliuli where new sugar lands have been developed through pumping operations against a head of 640 feet.

A third possible alternative is to further extend the collection tunnels at the water source of Waiahole Ditch.

It should be emphasized that the economics of such alternatives have not been determined and would depend heavily on the term provided for cost amortization. The number of alternatives available, however, and the possibility of adjusting irrigation water assignments would seem to indicate that irrigation is feasible over a sufficiently long term.

1/ The capacity of Waiahole ditch is believed to be 125 mgd.

STATE OF HAWAII
LAND USE COMMISSION

Appendix E

Comments: Land Study Bureau

A(T) 63-38
Oceanic Properties and
Dole Corporation

C O P Y

March 14, 1962

Mr. Frederick K. F. Lee
Director, Planning Department
City and County of Honolulu
Honolulu Hale Annex
Honolulu 13, Hawaii

Dear Mr. Lee:

Reference is made to your inquiry of March 7, 1962, concerning Oceanic Properties' request for urban zoning of lands within its "Waipio Plan". Owing to the nature of your request, the matter was referred to the University Administration for a policy ruling.

The position of the University is that it would be improper for the Land Study Bureau to recommend whether any specific body of land should or should not be zoned to urban use. The University maintains that our function is limited to development of objective information that contributes to land use decisions required of policy-making bodies.

Within this framework, the Land Study Bureau is happy to submit the subsequent information for use in arriving at your decision.

Your letter enclosed the Department of Taxation's land valuation of areas within the "Waipio Plan". This scale of valuation supports the Land Study Bureau's high regard for the agricultural capacity of the lands involved.

A brief listing is hereby made of our detailed land classification data on lands within the "Waipio Plan". Using statewide standards, the agricultural tracts are classified according to their level of crop productivity under prevailing production practices. Class A lands are highly productive and the best in the state. Class B lands are productive and definitely prized although they are moderately inferior to Class A acreages. Class C lands have only fair to marginal productivity, and Class D lands are unsuited for intensive agricultural use.

Making a reasonable approximation, the Land Study Bureau finds that lands of the "Waipio Plan" are distributed as follows among the aforementioned land classes:

Land Class (by productivity)	% of Total	Location with respect to Kam Highway
A	55	Adjacent and closest to highway
B	24	Close, but a bit more removed than Class A
C	13	Generally, most removed from highway
D	8	Scattered

Class A lands comprise more than half of the tract's area, and Class B lands about a fourth of the total. Together, Class A and B lands comprise about 80% of the total. By virtue of their location within the "Waipio Plan" area, the Class A and B lands are assumed to be the acreages that would first be put into urban development, and perhaps the Class C lands would never be developed.

Below the Waiahole Ditch, there are presently about 1,205 acres receiving irrigation. Above the Waiahole Ditch, there are about 2,015 acres that could be irrigated by pumping. All arable lands are now producing pineapples and sugar cane, with pineapples being the major crop. With irrigation, crops adapted to these lands include vegetables, fruits, alfalfa, etc.

The Land Study Bureau has consistently gone on record as being opposed to use of prime cropland for urban development, whenever the supply of lands of lesser agricultural quality is adequate and reasonably suited for needed urban development.

Your basic decision with respect to the public interest seems in this instance and at this time, to hinge importantly upon the answers to the following questions:

1. Is this tract of exceptionally high agricultural value needed now for new urban development?

2. In connection with Question 1, is there a sufficient reserve of suitable land that is presently undeveloped but officially committed for urban development--to satisfy the needs of this leeward area for the next 5, 10, or 20 years?

3. In view of prior considerations (Questions 1 and 2), would the long-term public interest be served now by "drying-up" the considerable revenue derived by the City and County of Honolulu from this acreage?

4. If additional acreage is required now and in this general area for urban expansion, is there no other area of lesser agricultural quality that could serve the need?

5. Would the zoning of lands within the "Waipio Plan" to urban development constitute an unnecessary deviation from the intent of Act 187, the new state zoning law?

6. Does the proposed urban development constitute an example of uneconomic urban sprawl decried by planners?

7. If urban development of this tract were approved, what economic base activity would be substituted by that now provided by agriculture?

In addition to the considerations already mentioned, the subsequent information is submitted because it bears on the "need" for the proposed urban development.

Oceanic Properties' "Waipio Plan" proposes to develop the lands for accommodation of approximately 15,000 families (roughly 55,000 persons). According to population projections extended to 1980 by Oahu Planning Associates (Economic Base Study, Oahu, Hawaii, 1959), the proposed urban development plan could accommodate:

1. About a quarter of all Oahu's anticipated increase in civilian population between 1960 and 1980.

2. All of the anticipated population increase (12,700 families $\pm$) for planning areas 6, 7, and 8 (Waipio, Ewa, Waipahu, Pearl City and Aiea communities) during the period 1960-1980, with an unused capacity remaining for about 2,000 additional families (Figure 1).

Obviously, the "Waipio Plan" area would capture but a fraction of the population increases expected in planning areas 6, 7, and 8.

Additional perspective on scale of the proposed urban development and need therefor, may be obtained by reference to urban development in tax zones 3 and 4 that extend from St. Louis Heights around Koko Head and past Kaneohe with some remaining unoccupied by 1962. These two tax zones accounted for more than 50% of Oahu's population growth between 1950 and 1960. However, only an extreme maximum of seven-tenths of this population increase could have been accommodated within these areas between 1950 and 1960, even if the unrealistic assumption of 100% development were made. It follows therefore that at least 30% of the population increase must have been accommodated by "old" areas previously committed to urban development.

Table 1.

Lots platted in Tax Zones 3 and 4
1946-1960

	1946-50	1951-55	1956-60	Total
Tax Zone 4	2,066	2,674	3,530	8,270
Tax Zone 3	2,544	2,261	1,817	6,622
Total	4,610	4,935	5,347	14,892

The foregoing observations within tax zones 3 and 4 agree with the historical fact that lateral expansion of urban development does not move proportionately with population increases. New multiple dwellings and re-subdividing within "old" urban areas absorb an appreciable part of continued population increases.

Thus it becomes clear that <u>at least</u> 30% of the projected population increase for planning areas 6, 7, and 8, will be absorbed by more intensive use of "old" urbanized areas. For all Oahu it would be more realistic to expect that 40% of the projected population increase (1960-1980) will be absorbed by more intensive use of "old" urbanized areas.

Therefore if one were to be more realistic about the total capacity of the "Waipio Plan" area, his conclusions would be that the tract could accommodate (1960-1980):

1. About 40% of all Oahu's population increase.

2. <u>All</u> of the laterally moving population increase in planning areas 6, 7, and 8 with unused space remaining for more than 6,000 families.

Again it would be wholly unrealistic to expect that the "Waipio Plan" area could competitively capture more than a fraction of population increase within planning areas 6, 7, and 8, particularly in light of its location which is not athwart any major growth sector of the urban area.

I trust that the foregoing information will be helpful to your decision. It is doubtful that we could add to it by an appearance at your meeting of March 15.

Very truly yours,

Frederick K. Nunns
Director

FKN:fo

cc: Dean R. W. Hiatt
Mr. R. J. Darnell


PLANNING AREA 7
PLANNING AREA 8
PLANNING AREA 6
KANEOHE BAY
KAILUA BAY
TAX ZONE 4
TAX ZONE 3
ROKO PT.

Figure 1

STATE OF HAWAII
LAND USE COMMISSION

Appendix F

Report by Harland Bartholomew and Associates

A(T) 63-38
Oceanic Properties
and Dole Corporation

WAIPIO TOWN SITE

The prime requirement for additional urban lands in the central plateau stems from two significant factors:

A. A center of employment at Schofield Barracks immediately adjacent and

B. The recognized need for provision of high elevation plateau lands with their favorable climatic conditions. This circumstance is difficult to satisfy in most other areas on Oahu.

The consultants recommendations for urban zoning on Oahu, including the Wahiawa vicinity are shown on the attached map, (Plate XXXIII). In the Wahiawa vicinity this map provides for immediate urban zoning, in addition to present urban development, of approximately eight hundred acres of land for the central plateau area. This includes about five hundred and fifty acres of Oceanic Properties lands of which about five hundred are prime agricultural land and about two hundred and fifty acres are adjacent gulch property. This area will have direct access from the Defense Highway when it is built. Five years from now, the time of the first comprehensive review of all districts by the Land Use Commission, this highway will probably be under construction, or scheduled for immediate construction. At that time, or at a considerably earlier time if conditions warrant, additional acreage above the five hundred and fifty acres could be included in the Urban District, by the Land Use Commission. Under this arrangement a possible community of about sixteen hundred acres on the Plateau plus the adjacent gulch lands would provide roughly eighteen hundred acres of urban lands in the central plateau in addition to those now within the Wahiawa urban "skin".

The consultants have deliberated in great detail the proposal of Oceanic Properties to build a two-thousand acre community on their lands below the Defense

Highway and on both sides of the existing highway to Schofield Barracks and Wahiawa. Our recommendations against the adoption of the proposed Waipio plan as it appears on the City and County General Plan as an Urban District, and in favor of the five hundred fifty acres shown on the attached map is based on the following considerations:

A. The lands on the upper Plateau have the lesser quality for general agricultural and for pineapple agriculture, as reported by the Land Study Bureau, than do the lands which Oceanic Properties wishes to develop. The attached map shows the Bureau's evaluation of the subject lands.

B. The lands above the Defense Highway provide a greater climatic variation from most other residential properties on Oahu than do the lower elevation lands. The proposal of Oceanic Properties extends from an elevation about five hundred feet above sea level to about seven hundred and fifty. The site recommended by the consultants extends from about seven hundred fifty feet elevation to about eleven hundred feet elevation.

C. The lands recommended by the consultants and adjacent mauka lands, if ever developed have been carefully examined and are found to be very favorable for development as a community. The opportunities in this area from the standpoint of providing an excellent design are outstanding.

D. Costs for public facilities should be comparable with the lower site. The principal current disadvantage in utilizing the upper site is the need to construct one mile of access highway from the present road to the proposed town site for use during the next five or six years, or until the Defense Highway is built. The distance to the initial development as proposed by the landowners is approximately seventeen miles from the Aloha Tower, the distance to the proposed site as

recommended by the consultants is approximately one mile farther. It is our opinion that this added distance of one mile, or one-seventeenth of the distance from the center of Honolulu to the proposal by Oceanic Properties, does not warrant the utilization of the higher quality lands at lower elevations.

The developers have cited the need for zoning an entire town site at the beginning in order to handle development financing. They expect to request the City Planning Commission to zone for purposes in increments within the two thousand acre town site which they propose to develop, as they require it. The consultants would expect the Land Use Commission to be understanding of the genuine requirements for urban growth, as they expect the City Planning Commission to understand such requirements.

With these considerations in mind we have strongly recommended to the Commission that the urban development in the Wahiawa area begin on the mauka side of the future Defense Highway alignment, and the initial districting for urban use include five hundred and fifty acres with the expectation that growth up the plateau to the top can take place as needs develop.

Oceanic Properties have emphasized the following major points in developing reasons for approval by the Land Use Commission of their plans. The consultants comments follow each point.

1. They have developed a fine plan, in detail, for use of their lands.

Comment by consultants: The Land Use Commission has no legal authority (or responsibility) to consider the relative quality of design or construction by various subdividers. It is solely the responsibility of the City and County to require good planning in all urban developments. However, the consultant's recommendation would permit equivalent quality of

urban development, in fact, the commitments made by Oceanic Properties to the Land Use Commission regarding their development should be equally applicable in the locale recommended by the consultants.

2. Oceanic Properties plan is for a complete community, not a bedroom subdivision.

Comment by consultants: Plans on Oahu for Hawaii-Kai, Waimanalo, Kailua, Kaneohe, Kahuluu, Waialua, Wahiawa, Waipahu, Makakilo and Waianae all have opportunities for integrated whole communities. This is not a new idea, but has been a significant planning consideration on Oahu for years.

3. Any needs by Oahu Sugar Company for additional lands stems from conversion of some of its lands to urban use. "It is patently unjust to require one landowner to leave its lands in agriculture for the convenience of an adjoining landowner who is urbanizing his lands".

Comment by consultants: The concept of zoning lands for certain uses has no legal foundation which could even suggest that this public power is for the purpose of benefiting selected owners. Zoning is for the general welfare. Sugar lands which have been subdivided in the past, including segments effectively committed although not developed, may be "Spilt milk". This is not a basis for claiming that a past error must be knowingly repeated. A property owner must be permitted a reasonable use for his lands. The use of prime agricultural lands for agricultural purposes would appear to be reasonable.

4. 2,000 acres of pineapple land now is fallow:

Comment by consultants: Much of the site of Waipio Town as proposed by Oceanic Properties is readily suited for return to irrigated sugar, a use which occupied it for 50 years prior to its acquisition by Hawaiian

Pineapple Company a few years ago. Likewise, both gulch and plateau lands are suited to various forms of diversified agriculture.

The City and County Planning Department has emphasized the following points in supporting the Waipio Town Plan as adopted by the City Council.

1. Schools and water supply exist in the vicinity and it is better to have the initial development adjacent to an existing area than to begin at a new site.

Comment by consultants: There are no vacant school rooms in Waipio. Additional school children will mean new school construction or crowding of present schools. The capacity of the present 10-inch water line will quickly be reached. The present sewage treatment plant was sized for present development and paid for by another developer. All public services will require new construction or commensurate expansion, on an incremental basis, to accommodate the major population growth contemplated by Oceanic Properties, who already have indicated that they will provide all utilities at no cost to the government and will provide school sites free of charge. These opportunities are equally available to Oceanic Properties on the location recommended by the consultants.

The Commission agrees with the consultants that there is need for additional urban development in Central Oahu and that the use of agricultural land for this purpose is both necessary and consistent with the purview and policy of the Land Use Act. However, the Commission differs with the consultants over the location of the urban development and feels that the recommendations of the City and County of Honolulu, expressed in the adoption of its General Plan, are entitled to major weight in the selection of the location of this development.

Accordingly, the Commission has decided (without a dissenting vote) to approve and present to the public the proposal which conforms to the General Plan

ordinance, enacted by the City Council and approved by the Mayor upon the recommendations of the City Planning Director and the City Planning Commission.

The Commission does not regard as persuasive the additional elevation of the lands recommended by the consultants, and feels that the merits of the City and County General Plan outweigh any reported difference in the agricultural quality of the lands involved. Orderly development of such a large area requires a mutual understanding of the needs of the community by the developers and County agencies, coordinated planning by both parties and close cooperation in the execution of the plan. Additionally the Commission feels that the public welfare would include, among other things, low-priced housing on fee land to satisfy existing urban needs, and a fully planned satellite city, thus curbing urban sprawl. The Commission is favorably impressed by the City's General Plan for the 16,000 acres central Oahu plain. Within this area 13,500 acres are greenbelted for agriculture, including an increased allocation to small diversified farms. The largest landowner (9,000 acres) has nearly 7,000 acres in large scale agriculture, including 1,200 acres leased to a neighboring sugar producer, and has extensively studied the economic feasibility of many other crops, finding none suitable for the remaining 2,000 acres.

BEFORE THE LAND USE COMMISSION

OF THE STATE OF HAWAII

RECEIVED
JUN 19 1963
State of Hawaii
LAND USE COMMISSION

In the matter of the classification of certain land at Waipio on the Island of Oahu

PETITION OF OCEANIC PROPERTIES, INC. AND DOLE CORPORATION FOR AMENDMENT OF TEMPORARY DISTRICT BOUNDARIES

ANDERSON, WRENN & JENKS
(H. B. Kidwell)
Bank of Hawaii Building
Honolulu, Hawaii

Attorneys for Petitioners

BEFORE THE LAND USE COMMISSION

OF THE STATE OF HAWAII

In the matter of the classification of certain land at Waipio on the Island of Oahu	PETITION OF OCEANIC PROPERTIES, INC. AND DOLE CORPORATION FOR AMENDMENT OF TEMPORARY DISTRICT BOUNDARIES

TO THE HONORABLE LAND USE COMMISSION

OF THE STATE OF HAWAII:

Oceanic Properties, Inc. and Dole Corporation hereby petition for a change in the temporary district boundaries shown on the maps adopted by the Commission on April 4, 1962 for the Island of Oahu and designated O-5 (Schofield Barracks) and O-9 (Waipahu), so that the district in which the following described land is situated on said maps shall be changed from an Agricultural to an Urban district. Any documents filed in this proceeding may be served upon any member of the firm of Anderson, Wrenn & Jenks, P. O. Box 3196, Honolulu, Hawaii, attorneys for these petitioners, pursuant to Rule 1.7(e) of the Rules of the Commission.

Description of Property

This petition concerns approximately 2,000 acres of land at Waipio in the vicinity of Wahiawa in central Oahu, which land has been proposed by Oceanic Properties, Inc. as the site of a new town. The subject land was classified as urban on the use classification maps showing the proposed final district boundaries for the Island of Oahu, as prepared by the Commission in January of 1963. The subject land is the land discussed in Appendix "A" of the Study on Land Use Districts for the State of

Hawaii, forwarded to the Commission on January 11, 1963, by Harland Bartholomew & Associates, and is all of the land of Dole Corporation in the vicinity of Wahiawa which is within the Urban District Boundaries on the aforesaid maps but not within the Urban District Boundaries recommended by Harland Bartholomew & Associates and shown on Plate XXXIII of the aforesaid study. The map attached hereto as Exhibit A shows the location and approximate boundary of the subject land. The subject land is owned by Dole Corporation, subject to an option to purchase owned by Oceanic Properties, Inc.

Reasons for Request

This petition is filed pursuant to Section 98H-4, Revised Laws of Hawaii 1955, as amended by Act 205, Session Laws of Hawaii 1963, and is based upon the following:

(a) The subject land is needed for a use other than that for which the district in which it is situated is classified. As stated in Appendix "A" of the said Study on Land Use Districts for the State of Hawaii, the Commission and its consultants have found that there is need for additional urban development in central Oahu. Oceanic Properties, Inc. has matured plans for the orderly development of the subject land to meet this need. A detailed presentation of the development plan and of the economic and other data in support thereof will be made upon the hearing of this petition.

(b) The subject land is useable and adaptable for the use to which it is proposed to be classified. The subject land is ideally situated and suited for the urban uses proposed to be made of it, as is more fully detailed in (i) the written statement of Frederick Simpich,

Jr., filed with the Commission at the public hearing held before the Commission at Waipahu on March 27, 1963 with respect to the proposed final district boundaries then under consideration by the Commission, and (ii) in a written protest of these petitioners filed with the Commission on March 31, 1962 with respect to the proposed temporary district boundaries then under consideration by the Commission. The above-mentioned statement and protest are hereby incorporated herein by reference.

(c) Conditions and trends of development have so changed since the adoption of the present classification that the proposed classification is reasonable. Such change is evidenced by the designation of the subject land for urban uses in the General Plan for central Oahu, as adopted by the City and County of Honolulu on August 30, 1962 by Ordinance No. 2220. Pursuant to Section 98H-2, Revised Laws of Hawaii 1955, as amended by said Act 205, Session Laws of Hawaii 1963, the Commission is directed to give consideration to said General Plan in establishing the boundaries of the district in which the subject land is situated.

(d) Failure to grant petitioners' request will deprive petitioners of their rights under the Constitution of the United States of America and under the constitution and statutes of the State of Hawaii.

Request for Hearing

Additional evidence in support of the above allegations will be presented at the request of the Land Use

Commission and, in any event, at the public hearing to be held on this petition, which hearing is hereby requested.

DATED: Honolulu, Hawaii, June 19th, 1963.

DOLE CORPORATION

By s/Malcolm MacNaughton
Its President

OCEANIC PROPERTIES, INC.

By s/Frederick Simpich Jr.
Its President



EXHIBIT A

(Petition of Oceanic Properties, Inc. and Dole Corporation for Change of Temporary District Boundaries)

THE WAIPIO PLAN

A PROGRAM FOR THE USE OF
NINE THOUSAND ACRES IN CENTRAL OAHU

OCEANIC PROPERTIES, INC.

THE WAIPIO PLAN

A PROGRAM FOR THE USE OF
NINE THOUSAND ACRES IN CENTRAL OAHU

LOCATION OF THE
WAIPIO DEVELOPMENT



Introduction

Oceanic Properties, Inc., a subsidiary of Castle & Cooke, Inc., is proposing the development of a new 3,000-acre community at Waipio, Oahu, surrounded by a permanent green belt of 6,000 acres.

The company is proposing that the plans for the integrated development of the 9,000 acres be adopted as part of the general plan for Oahu.

This program is the culmination of a four-year, long-range study initiated by Dole Corporation and carried forward by Oceanic Properties since the merger of Dole into Castle & Cooke.

The land-use program for the 9,000 acres, all owned by Dole, reflects the planning, economic study and market and research surveys of a number of national and local consultants including Harland Bartholomew and Associates; R. M. Towill; the late Charles Bennett; Community Planning, Inc.; Western Real Estate Research Corporation; Austin, Smith & Associates; and Industrial Planning Associates.

All these lands are now zoned "rural protective" which permits scattered farming and residential use. Of the total area, 6,000 acres are now in pineapple, 650 acres in sugar cane, 110 acres zoned for cemetery use, and 2,240 acres are in valley and mauka lands.

Under the new plan, the long-range use of the 9,000 acres would be as follows:

Agricultural and Green Belt

Diversified agriculture	150 acres
Pineapple and sugar production . .	3,650 acres
Valley and Mauka areas permanently open	2,090 acres
Cemetery	110 acres

Community Development

Low cost homes ($15,000 or less) for persons in the $5,000 to $10,000 per year income group . .	1,000 acres
For other residential and community uses	1,200 acres
For a model industrial park	250 acres
For school and park sites	400 acres
For a championship golf course . .	150 acres
	9,000 acres

Objectives of the Plan

This plan is the first in the history of land development in Hawaii to meet the need for large scale and diversified agriculture, new industry and low-cost homesites with a full range of community facilities on an integrated basis.

The development program has been designed to meet these basic objectives:

1. Stabilization of lands necessary for continuation of large-scale agriculture and to make land available for diversified agriculture.

2. To provide adequate land for good single-family homes for the $5,000 to $10,000 income group which comprises 45 per cent of Oahu's households.

3. To make land available which will attract new industrial enterprise.

4. To develop sound urban areas free of excessive public service costs.

The ultimate result envisioned by the plan is a new town in the Waipio area of Oahu, with carefully planned arrangement of residential, business, schools, parks, recreational and community facilities, adjacent to an industrial park, and surrounded by agricultural and permanently open lands.

Development will be paced in relation to market demand and sales prospects. It is anticipated that the new town eventually will accommodate about 15,000 families.

The first essential step toward these objectives is to have this program become part of the general plan for Oahu and then to obtain the necessary zoning.

It is expected that ground-breaking for the first increment of new homes will take place six to nine months after necessary zoning is established.

Various elements in the plan are reviewed in more detail in the following paragraphs.

Large-scale Agriculture

Pineapple Production

The plan envisions the gradual reduction of Dole Pineapple production lands in the Waipio area from the present total of 6,000 acres to approximately 3,000 acres. This represents less than a 10 per cent reduction in the company's total present pineapple acreage.

Studies of new agricultural practices and test plantings on new Lanai lands demonstrate that Dole can produce a greater pineapple yield on its remaining lands on Oahu and Lanai.

This diversion of land from pineapple to other uses is not now expected to handicap Dole's total capacity to meet market requirements.

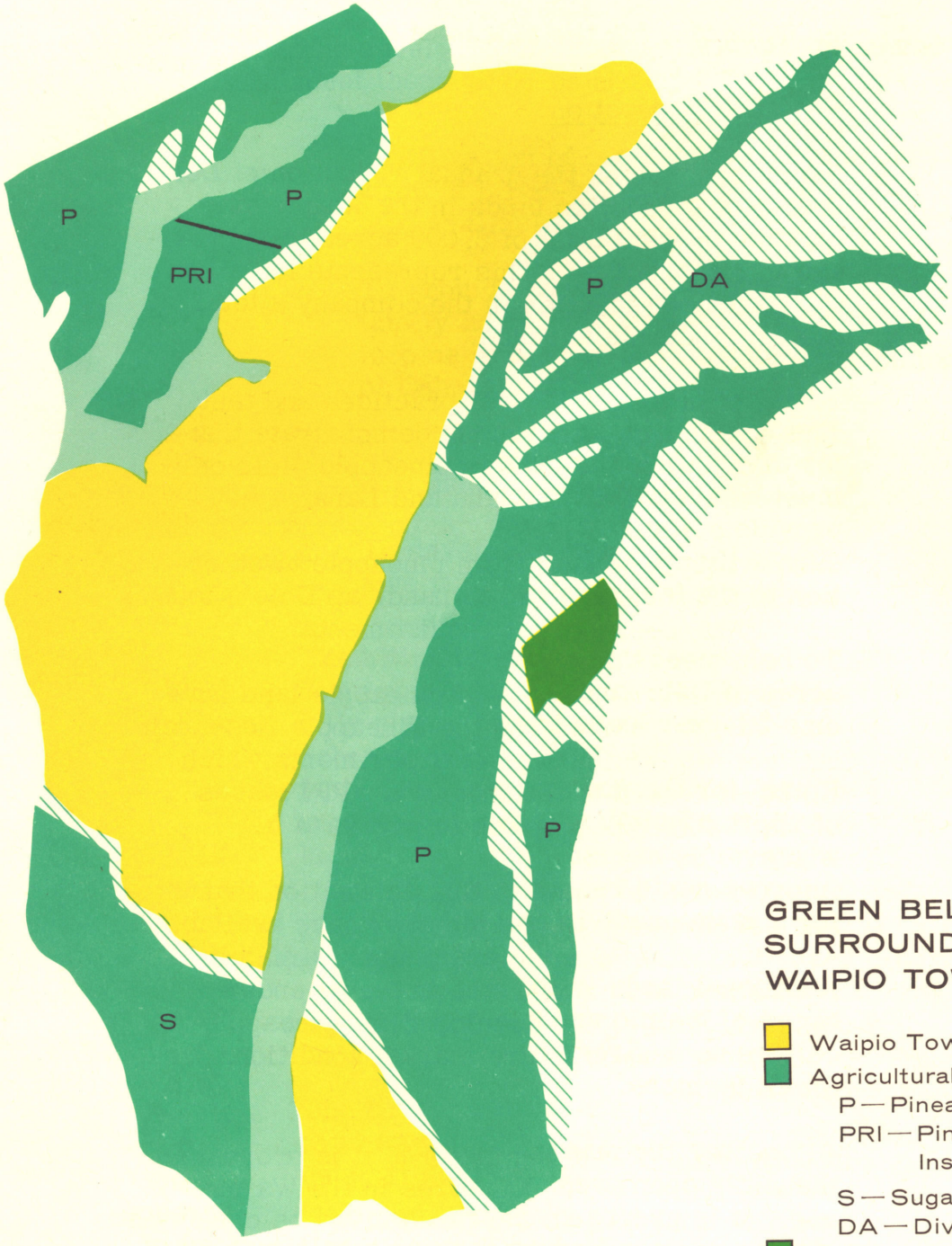
Approximately 150 acres of pineapple land have been set aside for use by the Pineapple Research Institute for continuation of experiments which will be of benefit to the industry. PRI leases this land and has an option to purchase it.

It should also be noted in this connection that Dole and Castle & Cooke together have available in the Waialua-Paumalu areas approximately 1,200 acres of land on Oahu in fee or under lease which might be developed for pineapple production, should future market conditions justify such use.

In view of the foregoing factors, it is proposed that approximately 3,000 acres in the Waipio area now zoned as "rural protective" be changed to "agricultural" for continued pineapple production.

Sugar Cane Land

The total area of 9,000 acres includes 650 acres presently in sugar cane. This land is under long-term lease to Oahu Sugar Company.



GREEN BELT AREA SURROUNDING WAIPIO TOWN

- Waipio Town
- Agricultural Lands
  - P — Pineapple
  - PRI — Pineapple Research Institute
  - S — Sugar
  - DA — Diversified Agriculture
- Mililani Memorial Park
- Open Area
- Government Lands

Total Area	9000 acres
Waipio Town	3000 acres
Green Belt Area	6000 acres

To make way for the new town arrangements have been made with Oahu Sugar Company for the gradual relocation of this cane acreage to the makai portion of the Waipio plateau.

It is proposed, therefore, that 650 acres at that location be changed from "rural protective" zoning to "agricultural."

Diversified Agriculture and Open Areas

The Waipio land-use program recognizes the need for diversified agriculture on Oahu. Such land must be available on long-term lease and must provide sufficient area to permit the farmer to earn a living. Rental must be economic in relation to the farmer's gross income.

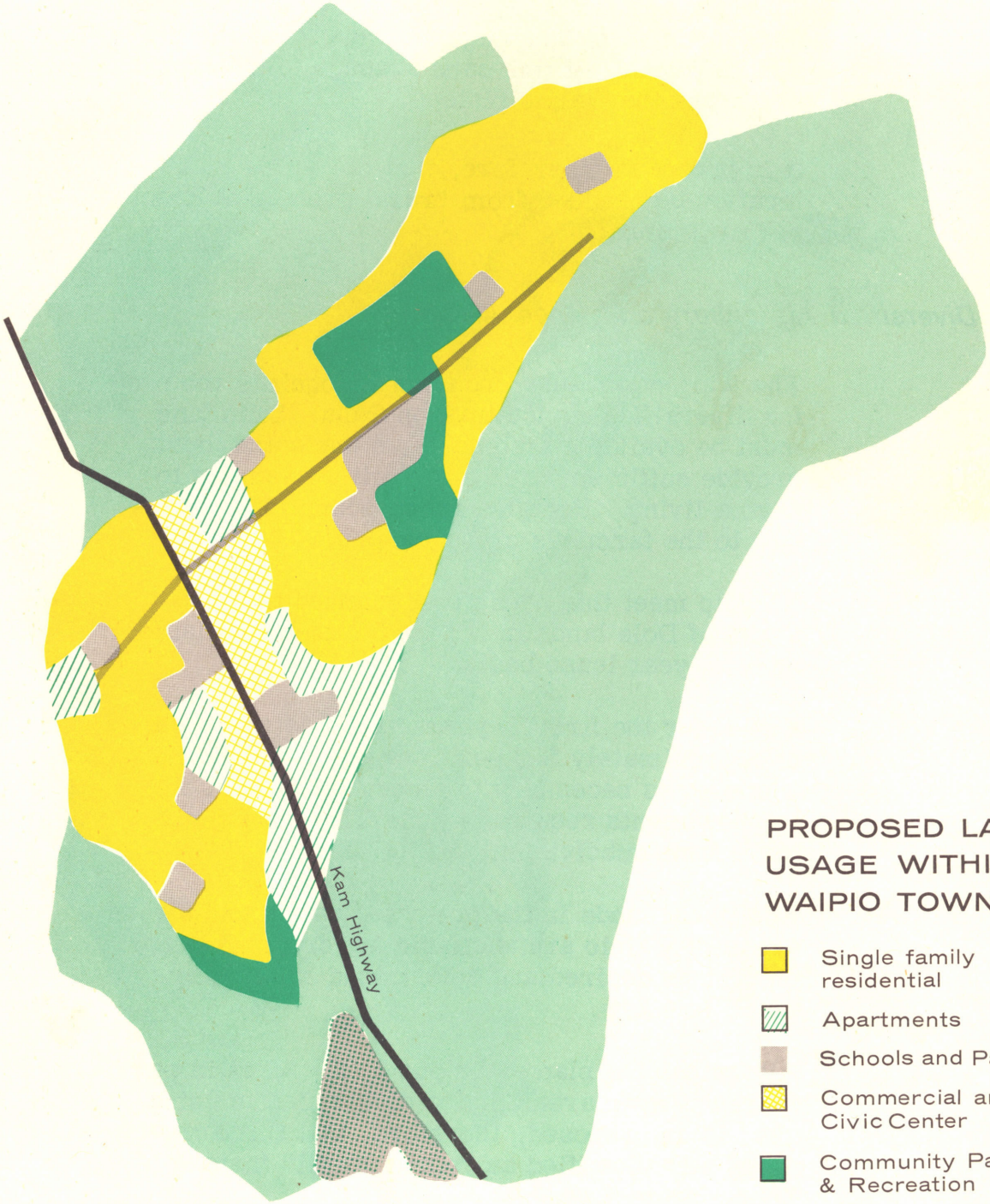
To help meet this need, it is planned that 150 acres of Dole lands in Kipapa be made available on a 50-year lease basis.

Rental for the first 25 years would be at the rate of approximately $30 per acre per year plus whatever is necessary to amortize the cost of improvements required by the City and County for a farm subdivision.

Additional lands in the protected valley and mauka areas of Waipio are available for diversified agriculture as desired and determined suitable by small farmers.

Altogether the plan envisions 2,200 acres in permanently open areas or for diversified farming use. It is proposed, therefore, that this acreage also be reclassified as "agricultural" instead of "rural protective."

In addition, Castle & Cooke has a substantial acreage of valley and mauka lands in the Wahiawa-Waialua area which also appears suitable for diversified agriculture.



PROPOSED LAND USAGE WITHIN WAIPIO TOWN

- Single family residential
- Apartments
- Schools and Parks
- Commercial and Civic Center
- Community Parks & Recreation
- Employment Center
- Surrounding Green Belt

WATER

DAMAGED

ORIGINAL
DOCUMENT

signed to meet the needs of persons who earn between $5,000 and $10,000 per year.

Companies affiliated with Oceanic Properties, Inc., have sold over 1,200 houses and lots to employees on Oahu, Lanai and Hawaii over the last ten years. These sales continue. There are no restrictions placed on resale, and the houses and lots sold in fee are financed by local banks.

While Dole and Castle & Cooke have a substantial and continuing pattern of fee sales, consultants who have studied the Waipio proposals strongly recommend leasing land as well to reach the lower income market.

It is expected that the future will indicate that both lease and fee sales will be appropriate. The decision regarding the amount of land to be leased and that to be sold will be reserved until the potential market can be more accurately appraised.

It should be emphasized, however, that this residential development is not a low-cost housing project. The quality of planning and construction, the size and design of homes, and the total character of the residential areas will be of high standards.

Higher priced homes and garden apartments will be added to provide balanced living for all age and income groups.

Parks and Community Facilities

The heart of the new town at Waipio will be a large town square with trees, benches, fountains and a lake opening in one direction directly into the shopping center mall, and in the other, onto a plaza with a civic center building, a high school-community auditorium and community theatre. The town square will serve as a focal point for the residents, linking their shopping and cultural facilities.

Future garden apartment development is planned for the periphery of the community center so that apartment dwellers may walk to the shopping center.

Higher density at the center of the community will provide an opportunity for an economic public transit system and efficient and economic municipal services.

A site has been set aside for medical office buildings within walking distance of the shopping center, and church sites have been provided at appropriate locations.

Ten school sites with adjoining neighborhood parks have been master planned, as have two intermediate and two high schools. The total area set aside for schools and adjoining parks is 250 acres.

These will be phased into the development at appropriate times in conformity with standards set by the Department of Education and the City-County Park Department.

When the plan is accepted by the City and when the school sites are purchased by the City, an equivalent amount of land for adjoining neighborhood parks will be donated at no cost to the City.

It will be expected, however, that the City in return will commit itself to development of adequate park facilities ready for use by the time the school buildings are completed and occupied.

In addition, two large community parks totaling 150 acres are contained in the plan and will be available as needed for proper development, and at least one 18-hole golf course of 150 acres will be built.

Recreational opportunities will be further enhanced by the proximity of the permanently open valley

and mountain lands which will be within walking distance of every residence and available for hiking, bridle trails and camp sites.

Industrial Park Employment Center

Studies indicate that in addition to land for good, low-cost housing, another of Oahu's more pressing needs for sound economic development is land for light industry.

Oceanic Properties has on file requests by local and mainland companies desiring to establish branches or expand facilities close to but not in central Honolulu.

These companies represent general office, electronics, research, equipment manufacturing and processing of various types.

The need for entry and expansion of these companies into the Island economy, to create jobs and diversify the industrial base, is obvious.

To meet this need, a 250-acre industrial park will be established at Waipio within one mile of Waipahu Junction, located on Kamehameha Highway makai of Kipapa Gulch.

This area is planned as an employment center with tree-lined streets, wide landscaped building setbacks, no on-street parking or parking in front of buildings.

In addition to being well located to serve Honolulu, this new employment center or industrial park will be within a three-minute drive of the residential portions of the proposed new town.

The proximity to the new development, including new low-cost housing, is seen as an added inducement for new industry and for companies who will be attracted by the easy availability of good living accommodations and community services for their employees.

In Summary

It is proposed that the General Plan for Oahu include the Waipio development program as outlined above--the creation of an entirely new community.

The relative compactness and efficiency of the new town have been designed to permit municipal services at a minimum cost, so important to the increasing indebtedness of urban areas today.

This is a proposal for application of sound, integrated planning to meet a diversity of urgent community needs.

It is a proposal for a new town, controlled in size by a permanent agricultural green belt, to set a new standard for urban growth on Oahu.

It is a plan based on four years of study by companies which have a vital stake in the long-term economic health and social progress of the entire state.

WAIPIO LAND COMPANY, LIMITED
P. O. Box 241, Wahiawa, Hawaii

Oahu protest file

March 17, 1962

State Land Use Commission
426 S Queen Street
Honolulu 13, Hawaii
Attention: Mr. Darnell

Dear Mr Darnell, Re Waipio Valley Estates, 350 acres.
(T.K.M 9-5-001 & 9-5-002)

The above properties are owned in fee by Waipio Land Company, Harold T Stearns and Claudia D Stearns. They are located mauka of the Waikakalaua Bridge, are connected directly with Kam Highway and plans for residential subdivision are far advanced. We hereby protest the proposed zoning of this valley acreage as a "green belt". The zoning should be "urban".

We have been working on surveys and improvements for over six years to prepare this valley for special residential use. We have spent large sums to drill a deep and successful well to meet the high standards of the Board of Water Supply; have surveyed, graded and built roads; have planted trees along the road and have preserved and graded special areas along Waikakalaua Stream, and on the rim of the valley, as a part of an overall plan, already filed, for a residential community of the sort greatly needed on Oahu but rapidly disappearing.

Attached hereto is a print of the overall plan filed with the City Planning Commission in 1961. Our building program for the first increment has been delayed due to the fact that the CPC has not yet completed their General Plan for the Waipio-Waikakalaua area.

We have many detailed plans on file, including water, sewage, drainage, apartments, old folks' home, parks and other special features, awaiting the General Plan. We feel therfore that any arbitrary "freeze" on this property as a "green belt" would be discriminatory.

Yours truly

WAIPIO LAND COMPANY, LIMITED

By Harold T Stearns
Harold T. Stearns
Its President

HTS/m
enc. plan

WAIPIO VALLEY ESTATES

WAIPIO LAND COMPANY

SCALE 1"=40'

PLAN 'B'

APARTMENTS

SHOPPING CENTER

4.1 Ac.±

BUSINESS DISTRICT

APARTMENTS

BRIDGE

WAHIAWA

6" C.I. Water Main from Wahiawa

LOT 8-A-17 A = 1.1
(MAP 72) 40860 sf

TO HONOLULU

HIGHWAY

LOT 633 (MAP 66)

LOT 634

LOT 635 (Abandoned)

ROAD LOT 632 (Abandoned)

ROAD LOT 1066

ROAD LOT 966

Road to Mt.

COLONY STEAM

TERRACE

Elev. 602

Elev. 603

Elev. 606

Elev. 602.2

Elev. 602.6

Elev. 602.6

Elev. 602.6

Waipio Building Project Gets Setback At Hearing

THE SUNDAY STAR-BULLETIN & ADVERTISER January 19, 1964

Related Story On Page A10

The staff of the State Land Use Commission yesterday recommended against Oceanic Properties' plan to develop a "satellite city" of $15,000 to $20,000 homes on 2,000 acres of agricultural land at Waipio.

At a public hearing, the staff also recommended against Hawaiian Trust Co.'s plan to withdraw about 60 acres from the Manoa watershed forest reserve for a residential subdivision. The move was strongly opposed by the Honolulu Board of Water Supply.

The commission, which has the responsibility of determining the boundaries of conservation and urban districts, has 90 days to act on the requests. The requests ask that the land involved be rezoned to urban use.

At the hearing, Oceanic Properties president Frederick Simpich Jr. said his firm—which holds 154,000 acres in Hawaii—will have to move to the Mainland if its petition is denied.

* * *

OVERWHELMING support for Oceanic came from people at the hearing, including Waipio resident Max Velasco, who praised the firm for trying to make fee simple lots and homes available for $15,000.

Commission member Jim P. Ferry, who also is chairman of the State Land Board, was the only commissioner to indicate his feelings. He told Simpich he was "certain you will have a market for 5,000 homes at that price."

Simpich said the land is not needed for agriculture by Oceanic's parent firm, Castle & Cooke, or by Oahu Sugar Co. and other farmers.

The Land Use staff recommendation to deny the request for a change in land use was based on its arguments that adequate other lands are available for Oahu's urban needs and that Oceanic had not submitted enough proof that the Waipio area was needed for non-agricultural use.

* * *

SIMPICH countered by saying that less land is needed these days to produce pineapple since mod-

See LAND on A1A, Col. 4

★ *Land Use Staff Hits Waipio Building Project*

Continued from Page 1

ern methods make better use of the land.

He said his proposed $15,000 fee lot-and-house package would include an average lot of 6,000 square feet and an individual three bedroom, 1½-bath home of 1,100 square feet of enclosed living space plus a 425-square-foot two-car carport.

He said the first units could be available within a year of the project's approval by the State and City.

Mayor Blaisdell and the City Planning Commission endorsed the project in letters to the Land Use Commission.

IN THE MANOA matter, Hawaiian Trust Co. originally asked for 160 acres in three parcels. However, it amended its request to include only the lower 60 acres. The trust company holds leases on two parcels owned by the Catholic Church and is guardian of a smaller parcel owned by the Mabel K. Ena Estate.

Spokesmen for Hawaiian Trust contended that the area was never legally included in the watershed forest reserve and that maps so labeling it were "erroneous."

Kenneth Nurse, HTC real estate manager, said a subdivision plan for the area was approved by the City and that it would not have been if the area were watershed area.

Speaking against the project was a Board of Water Supply spokesman, A. J. Watson. He urged that the area be kept in watershed use to protect the water source for the expanding valley population.

Also against the project were the Manoa Valley Community Assn. and University of Hawaii President Thomas H. Hamilton.

Hamilton said in a letter he feared the project would endanger the University's arboretum, which is subject to flood problems.

April 30, 1964

Mr. Donald Rietow
Oceanic Properties, Inc.
P. O. Box 2780
Honolulu 3, Hawaii

Dear Mr. Rietow:

We have received your two (2) copies of tax maps showing the 705 acres of land at Waipio recently approved by the Land Use Commission. Your response to our request is sincerely appreciated.

Very truly yours,

RAYMOND S. YAMASHITA
Executive Officer

cc: Myron Thompson

Oceanic Properties Inc

401 Kamakee Street
P O Box 2780
Honolulu 3 Hawaii
Telephone 587-011

Donald Rietow
Vice President &
General Manager

April 28, 1964

1154

RECEIVED
APR 29 1964
State of Hawaii
LAND USE COMMISSION

Land Use Commission
State of Hawaii
426 Queen Street
Honolulu, Hawaii 96813

Attention: Mr. Raymond S. Yamashita
Executive Officer

Gentlemen:

At your request, we are forwarding herewith two (2) copies of applicable tax maps on which we have delineated the outline of the 705 acres (approximate) of land at Waipio, Oahu, approved recently by the Land Use Commission for urban districting.

This is in response to your letter of April 16, 1964.

Sincerely,

Donald Rietow

DR:vml
Encls.

cc: Mr. F. K. Lee, City Planning Director

4/28/64

Donald Rietow
Oceanic Properties, Inc

Delineating Waipio,
Oahu Lands

STATE OF HAWAII

LAND USE COMMISSION

VOTE RECORD

ITEM Oceanic Properties

DATE 4/9/64

PLACE LUC Hearing Room

TIME

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

COMMENTS:

Table 4.-- TURNOVER, OCTOBER 1961 TO OCTOBER 1962, AND MILITARY STATUS, OCTOBER 1962, FOR HOUSEHOLD HEADS IN CENSUS TRACTS 36, 37, 39 AND 40

Census tract (1940 definition)	All households	Military status (%)		Turnover	
		Military	Civilian	Number	Percent
Tract 36 (Wahiawa)	4,600	38.6	61.4	1,730	37.6
Tract 37 (Schofield)	2,000	97.6	2.4	760	38.1
Tract 39 (Ewa-Barbers Pt.)	5,500	45.8	54.2	1,340	24.4
Tract 40 (Waipahu-Waipio)	3,400	16.4	83.6	1,070	31.5

Source: Honolulu Redevelopment Agency, Redevelopment and Housing Research, No. 23, July 1963, p. 13, and records.

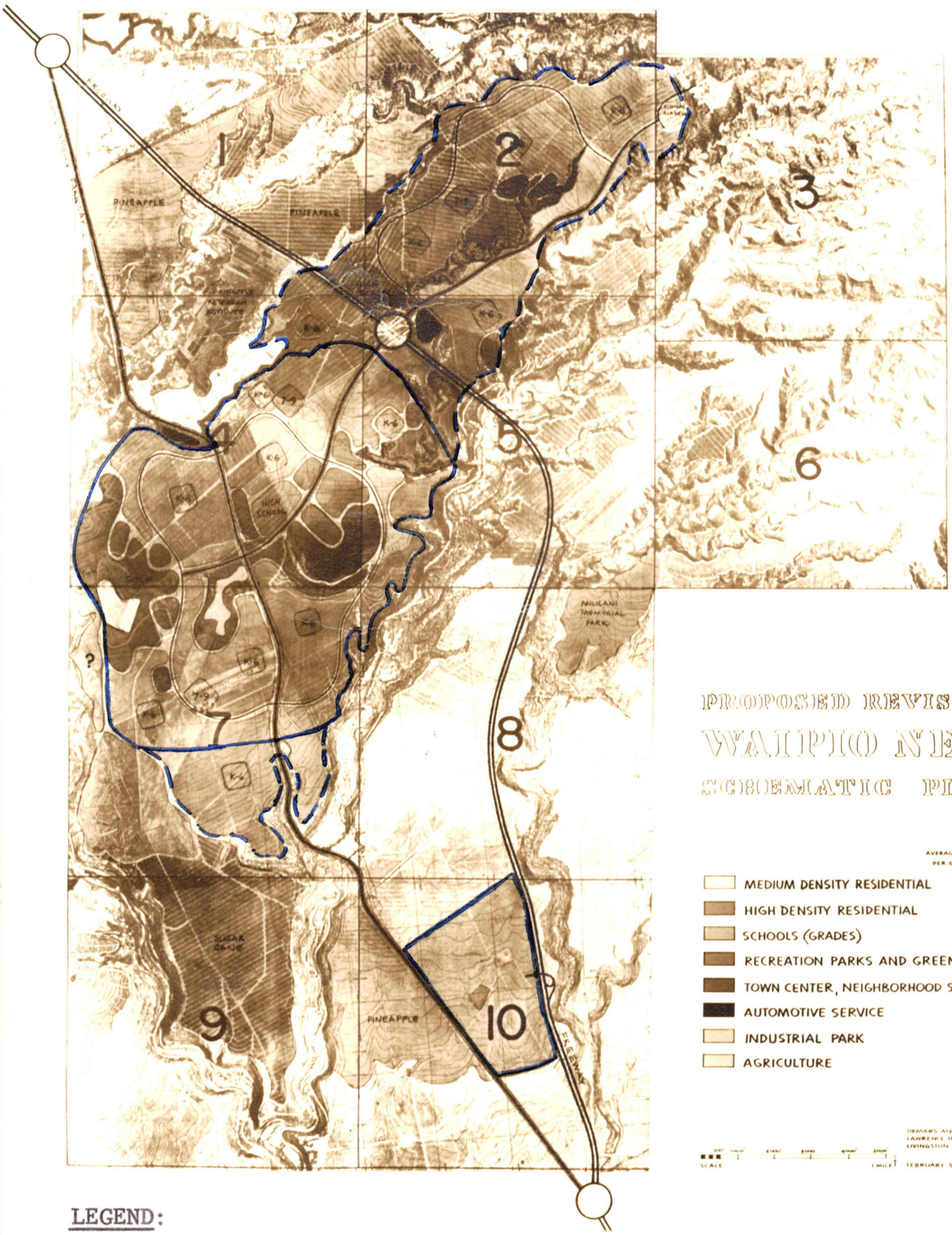
Table 5.-- HOUSEHOLD HEADS EMPLOYED IN LEEWARD AND NORTH OAHU: 1959 TO 1962

Survey date	Leeward Oahu ↓			North Oahu ↓2		
	Total	Military	Civilian	Total	Military	Civilian
December 1959	7,044	2,724	4,320	8,406	5,119	3,287
January 1961	7,886	...	...	9,523	...	...
October 1961	7,620	1,853	5,816	9,271	5,192	4,093
October 1962	9,044	2,630	6,414	10,013	5,629	4,384

↓ Waipahu to Makaha

2 Waialua and Wahiawa judicial districts.

Source: Honolulu Redevelopment Agency, Redevelopment and Housing Research, No. 17, April 1960, p. 17; No. 19, June 1961, p. 15; No. 21, June 1962, p. 15. Present report, Table 6. Because of rounding, detail may not add exactly to indicated totals for October 1962.



PROPOSED REVISION

WAIPIO NEW TOWN

SCHEMATIC PLAN

	AVERAGE FAMILIES PER GROSS ACRE
MEDIUM DENSITY RESIDENTIAL	5.7
HIGH DENSITY RESIDENTIAL	21.9
SCHOOLS (GRADES)	
RECREATION PARKS AND GREENWAYS	
TOWN CENTER, NEIGHBORHOOD SHOPPING	
AUTOMOTIVE SERVICE	
INDUSTRIAL PARK	
AGRICULTURE	

SCALE 1" = 1 MILE

DEMARS AND REAY
LAWRENCE HALPRIN AND ASSOCIATES
LIVINGSTON AND BLAYNEY

FEBRUARY 5, 1962

LEGEND:

Solid blue line surrounds total of 1850 acres for immediate urban development.

Dotted blue line surrounds total of 1150 acres for future urban development.

M.D_1

BEFORE THE LAND USE COMMISSION

OF THE STATE OF HAWAII

In the matter of the classification of certain land at Waipio on the Island of Oahu	PROTEST OF OCEANIC PROPERTIES, INC. AND DOLE CORPORATION

We have examined the proposed land use regulations and district boundary maps referred to in the Notice of Public Hearing published by the Commission on February 23, 1962. According to those regulations and maps, the Commission proposes to classify as "agricultural" certain land at Waipio, owned by Dole Corporation, and to prohibit any use other than agricultural use thereof. Development of this tract of land will be accomplished by Oceanic Properties, Inc., which now owns an option to purchase an initial increment of 1,000 acres of this land. The boundaries of this tract, which we call Waipio Town, are shown on the attached map. The total area is 3,000 acres, of which 1,850 acres are planned for immediate development, and 1,150 acres are set aside, as an urban reserve, for future development. A permanent greenbelt area of 6,000 acres will surround Waipio Town. We have attached a brochure which explains in detail the proposed development and which has been presented to the City and County Planning Commission in conjunction with the petition of Oceanic Properties, Inc. for changes in the General Plan for Waipio.

We have assumed that the proposed regulations and district boundaries referred to in the Notice of Public Hearing are, respectively, the interim regulations provided for in Section 9 of Act 187 and the temporary district boundaries provided for in Section 5 of that Act.

At the hearing held on March 16, 1962, at Waipahu, representatives of Oceanic Properties, Inc. stated briefly our objections to classification of this tract as agricultural. We are confident that a full presentation of the facts and arguments in favor of classification of Waipio Town as urban will convince the Commission that such classification is required not only by the terms of Act 187 but also by the public interest.

We are constrained to state to the Commission that we feel that the public hearing held on March 16, 1962, was not such a hearing as is required by the Constitutions of the United States and of the State of Hawaii, and by statute, prior to classification of our land under Act 187. Therefore, we respectfully urge that the Commission grant us a hearing at which we may present such facts and arguments as are summarized below, and we hereby respectfully submit to the Commission a protest against the proposed classification of Waipio Town as agricultural.

I

Section 5 of Act 187, S.L.H. 1961, provides for the adoption of temporary district boundaries "determined so far as practicable and reasonable to maintain existing uses and only permit changes in use that are already in progress . . ." (emphasis added) We believe, and respectfully urge the Commission to find, that classification of Waipio Town as "agricultural", rather than "urban", is not practicable and reasonable within the meaning of Act 187, and that in any event a change from agricultural use to urban use is already in progress for Waipio Town. We also believe, and respectfully urge upon the Commission, that under all the circumstances, limitation of Waipio Town to uses permitted by the proposed interim regulations in an agricultural district would be to deprive us of our property in violation of the Fourteenth Amendment to the Constitution of the United States and of Article I, Sections 4 and 6, of the Constitution of the State of Hawaii.

A. Not practicable and reasonable. The apparent purpose of the legislature in enacting Act 187 was to protect prime agricultural land and to prevent inefficient "urban sprawl". It is respectfully submitted that the effect upon the owner of such regulation as is proposed by the Commission must, for each particular parcel of land, be weighed against the public benefit to be derived from the regulation in pursuance of the purposes of Act 187. Also, we believe, and respectfully urge the Commission to find,

that the public benefit which would be derived from the urban development of Waipio Town far exceeds any public benefit which might result from the restriction of this land to agricultural purposes.

1. There are real and substantial public benefits to be derived from an urban development of Waipio Town, as the following facts illustrate:

(a) The Oahu housing market will require some 5,500 units annually to meet the population increase projection during the next 20 years.

(b) 45% of Oahu's families are in the $5,000 - $10,000 income group.

(c) The proposed Waipio Town development will include 1,000 acres for low-cost homes ($15,000 or less) for persons in the $5,000 - $10,000 income group.

(d) The proposed Waipio Town development will provide low-cost housing packages for some 500 families per year.

(e) Housing in Waipio Town will be made available by Oceanic Properties, Inc. to homeowners on a fee simple basis, as well as on a leasehold basis, thus helping to meet the urgent need for fee simple land.

(f) The proposed Waipio Town development will include an industrial area designed to attract new industrial enterprises to Hawaii and so will help to create new job opportunities.

(g) The proposed Waipio Town development

is a planned urban community to be surrounded by a permanent greenbelt of agricultural and open space lands.

(h) An area of approximately 150 acres of Waipio Town will be devoted to diversified agriculture, thus tending to promote one of the principal aims of Act 187.

(i) Another principal purpose of Act 187 - prevention of urban sprawl - will be furthered by the proposed Waipio Town. The town will be efficient and compact in planning and design so as to reduce the cost of municipal services to a minimum.

2. In contrast, little benefit will be derived by classifying Waipio Town as agricultural. The subject lands have been used, for the most part, for pineapple production and would continue to be so used, if at all, if classified "agricultural." However, as the following facts show, there is neither present nor anticipated future need for this purpose.

(a) Dole Corporation has determined that its land requirements to meet market demands of projected population increase during the next 20 years will not be affected by the release of land at Waipio sufficient to meet the requirements of the proposed development.

(b) Dole Corporation and Castle & Cooke, Inc. together have available some 1,200 acres of idle or lower-use fee lands in the Waialua-Paumalu areas of

Oahu which could be brought into pineapple production should market conditions in the future justify the same.

(c) Moreover, Dole Corporation's Wahiawa Plantation has under its control 15,000 acres of fee and leased pineapple lands, of which some 1,800 acres are presently in the inactive status.

(d) Dole Corporation's Lanai Plantation has under its control 16,500 acres of pineapple lands, of which 1,000 acres are in the inactive status. Additionally, there are some 4,000 acres of idle lands on Lanai which could be brought into pineapple with water development.

(e) Dole Corporation has continually and successfully increased over-all productivity through research. Such efforts are expected to be equally successful in the future in reducing the acreage needed to meet market requirements by: Increasing production per acre through improvement in agricultural practices; improving the equipment and techniques at the cannery level and thus increasing the proportion of fruit in can; improving agricultural practices so as to bring into pineapple cultivation lands which are in idle or lower-use status; and improving plant selection so as to increase yields per acre.

(f) Castle & Cooke, Inc. has at North Kohala, Hawaii, some 3,000 acres of land, with a proven capacity for the production of pineapple, which could be put to pineapple cultivation. In the early 1950's,

Kohala Sugar Company, a subsidiary of Castle & Cooke, Inc., successfully concluded experimentation in pineapple cultivation. The following is an extract from the 1952 annual report of the company:

> "After successfully harvesting the experimental pineapple crop the plantings were largely plowed under as a result of a decision by the directors in the middle of the year. While yields and fruit quality were good and there is every indication that the fruit can be grown at competitive costs on 3,000 or more acres of Kohala lands, no immediately profitable markets for further plantings were in prospect."

(g) The pineapple land surplus is not confined to the Dole Corporation/Castle & Cooke, Inc. land complex. With the announced closing of the Hawaiian Canneries and Kauai Pineapple Company on Kauai, approximately 5,080 acres will become surplus pineapple lands, and with the phasing out of the Libby cannery at Pauwela, Maui, another 1,200 acres of pineapple lands will become surplus.

(h) Converting the Waipio lands to diversified farming would create an overproduction situation at market and would force the closing of many small farm operations.

(i) Our studies show that there is now a "balance" in the truck farm-market relationship in terms of production, acreage in production and potential acreage for additional production without the need of any of the Waipio lands identified for urban development. Oahu has 550 acres in diversified farm and would require 250 acres to

replace all mainland imports that can be economically grown here. There are 500 acres of State lands at Waimanalo suitable for diversified farming. There are also considerable acreages of mauka lands at Waianae and Waialua which, under proper management and development with small farm groups, can be put to diversified farm use.

3. In light of these facts, we feel, and urge the Commission to find, that the purposes of Act 187 would be advanced by permitting an urban development of Waipio Town, since this would result in a carefully planned, compact and efficient residential community with an integrated industrial development and with provisions for diversified agriculture, plus a permanent greenbelt zone, whereas classification as agricultural would not serve to promote the legitimate purposes of Act 187. Limitation of this land to agricultural uses would cause a very large loss to us. The value of Dole Corporation's fee would be very greatly reduced, and the value of the option owned by Oceanic Properties, Inc. would be practically destroyed. Consequently, we feel, and urge upon the Commission, that it would be unreasonable and impracticable to classify Waipio Town as agricultural, since the public benefit resulting from such a classification does not justify the harsh effect on us.

B. Change already in progress. This phrase is not defined in Act 187. However, it seems reasonable to suppose that this provision was intended to have a dual effect: first, to protect those who have a substantial investment in the development of new urban areas; second, to provide for a continuity in urban development, avoiding a "freeze" of all progress prior to the adoption of the district boundaries.

In 1957 Dole Corporation determined to investigate the possibility of putting some of its lands into higher use than the production of pineapple. In connection with this decision Dole hired local consultants to make a land use study of all its land in Hawaii.

This study was intended to serve as a guidepost for future planning and development for use of Dole Corporation land. Because of the special emphasis that the consultants placed on the Waipio lands, the study was followed up by aerial photography and contouring work on the lands at Waipio in 1958. In the same year Community Planning Associates was employed to make a detailed urban study of the Waipio lands and its report, completed in May of 1959, recommended the development of 6,750 acres for urban purposes. This report was supported by an economic analysis of Oahu made for us by Charles B. Bennett & Associates in March, 1959. This analysis emphasized the need for a low cost housing package to reach the large market of middle to low income families on Oahu.

The next decision made by Dole Corporation in its effort to increase its utilization of its land had the two-fold purpose of determining the extent of public need for urbanization of the Waipio lands and of determining a program for the development of Waipio lands to meet this need. Charles B. Bennett & Associates was employed to undertake a detailed economic study of the need for the development of a light industrial center, as part of these plans. This study was completed in August of 1960 and led to the conclusion that a light industrial center at Waipio was sound from both an economic and planning standpoint. While this study was in progress, Western Real Estate Research Corporation was hired to prepare a detailed analysis of housing needs on Oahu, including absorption characteristics and capacity for the urban development of approximately 3,000 acres of Waipio lands. This study showed that with due allowance for employment growth and population increase, new family formation and a backlog of demand, there would be a need for an average of about 5,500 housing units a year in the period from 1960 to 1980.

With the merger of Dole Corporation and Columbia River Packers Association into Castle & Cooke, Inc. in the spring of 1961, a new subsidiary was concurrently established to engage in land development in Hawaii and elsewhere. This company, Oceanic Properties, Inc., will, among other activities, acquire the Waipio tract. The final phase of research on the question of public demand for urban land was an industrial market study prepared by Industrial Planning

Associates in December of 1961. This study exhaustively explored the industrial market on Oahu and supported the conclusion that a light industrial area is needed within Waipio Town. Oceanic Properties has continued with detailed planning work, which is now being performed by DeMars & Reay, Architects and Planners, Livingston and Blayney, City and Regional Planners, and Lawrence Halprin & Associates, Landscape Architects. The reports, studies, surveys, planning and field work represent a substantial investment in the proposed Waipio Town. Our actual out-of-pocket cost to date exceeds $250,000, not including the cost of efforts expended by officers and employees of these corporations.

In addition to these privately financed studies, we have coordinated our planning efforts, through preliminary discussions of plans, standards and facilities, with the Board of Water Supply, the City and County Engineer; with the utility companies; with the State Highway Division and the Bureau of Public Roads of the Department of Commerce; and with the State Planning Office. In addition, we have presented the attached brochure to the Planning Department of the City and County in conjunction with the petition of Oceanic Properties, Inc. for adoption of a General Plan incorporating Waipio Town. This petition is now pending before the City and County Planning Commission.

We feel and respectfully urge the Commission to find that these facts show that a change in use of Waipio Town from agricultural to urban is already in progress within the meaning of Act 187.

II

Determination by the Commission of district boundaries requires the application of the legal standards set forth in Act 187 to the facts with respect to each parcel of land to be classified. The legislative standard is that classification should be on the basis of existing use so far as is practicable and reasonable, except to allow for changes that are already in progress. We have contended in Part I of this protest that the facts are such that Waipio Town should be classified as urban and not as agricultural. Since the effect of such classification upon us will be harsh, we respectfully request an opportunity to present evidence and arguments in response to the facts and arguments relied upon by the Commission in proposing to classify Waipio Town as agricultural, and in support of the contentions presented in Part I hereof. We believe,and urge upon the Commission, that the failure of the Commission to afford such a hearing would be to deprive us of our rights under the Fourteenth Amendment to the Constitution of the United States and under Article I, Sections 4 and 6 of the Constitution of the State of Hawaii. We also respectfully submit, and urge upon the Commission, that the requirement of Section 5 of Act 187, S.L.H. 1961, for a hearing prior to adoption of district boundaries, in conjunction with Act 103, S.L.H. 1961, calls for a judicial type of hearing as described in Sections 9 through 13 of Act 103.

A. There has been no reasonable notice to us of the proposed actions of the Commission. The notice published on February 23, 1962 in the Honolulu Star-Bulletin was deficient

in the following respects:

1. It failed to apprise us of the legal authority under which the hearings were to be held.

2. It failed to apprise us of the particular sections of Act 187 involved.

3. It failed to apprise us of the issues involved or of the facts upon which the Commission relies in support of its proposed classification.

4. It failed to apprise us that we could present evidence at the hearing.

5. Finally, it failed to apprise us that we could retain counsel if we so desired.

As a consequence of these deficiencies in notice, we were not aware at the time the hearings were held of the issues involved or of the facts alleged by the Commission in support of its proposed district boundaries, nor of the legal effect which the proposed classification would have on our right to use our land. Furthermore, these deficiencies in notice had the cumulative effect of leaving us uncertain as to whether or not we had any right to present evidence in support of our contentions at the public hearing.

B. The public hearings actually held by the Commission in accord with the published notice did not constitute such a hearing as is required prior to the proposed restriction upon our rights.

1. There was no statement at the hearings of the issues involved or of the facts relied upon by the Commission in fixing the classification of Waipio Town.

2. There was therefore no opportunity to argue

the issues, with the presentation of relevant evidence, or to challenge such facts and information as the Commission proposed to rely upon.

3. There was no procedure available for the presentation of evidence.

C. As a consequence of the deficiencies listed in A and B above, we hereby request an opportunity for a hearing in accord with the requirements of Act 103, S.L.H. 1961, and the requirements of procedural due process of law. In particular, we respectfully request the following:

1. To be informed of the legal authority under which such hearings will be held.

2. To know the particular sections of Act 187 involved.

3. To be provided with a Bill of Particulars specifying in explicit and plain language the issues involved in the classification of Waipio Town in an agricultural district, and the facts alleged by the Commission in support of such classification.

4. To be given an opportunity to present evidence and argument on such issues and an opportunity to present evidence or argument in support of the contentions presented in Part I hereof, and to present such other evidence and argument as the Bill of Particulars requested in 3 above shall show to be relevant.

5. To be informed of all staff memoranda submitted to members of the Commission in connection with their consideration of the classification of Waipio Town as agricultural.

6. To be given a statement of all material of which the Commission has taken notice, either judicially or because of specialized knowledge, concerning classification of Waipio Town.

D. We respectfully call to the attention of the Commission the fact that all of our arguments contained in Part I hereof are based upon the assumption that the Commission is adopting the temporary boundaries and interim regulations provided for in Sections 5 and 9 of Act 187, S.L.H. 1961, and that the issues involved are those issues provided by law in those sections. However, if the Commission should determine that other issues than those we have argued are involved in the classification of Waipio Town as agricultural, we reserve the right to present evidence and arguments on such other issues.

E. We do not intend nor desire to delay classification of Waipio Town in accord with the requirements of Act 187. Therefore, we are willing to enter into stipulations waiving so many of the requests listed here as do not appear essential to a fair hearing. We must, however, respectfully request that we be fully informed of the issues involved in the estimation of the Commission and the facts upon which the Commission relies in support of its proposed classification of Waipio Town before we enter into any such stipulation.

Respectfully submitted,

DOLE CORPORATION

By _____

OCEANIC PROPERTIES, INC.

By _____

Ewa Plantation Company

Growers and Manufacturers of Cane Sugar

AGENTS
CASTLE & COOKE, INC.
HONOLULU, HAWAII

ADDRESS ALL COMMUNICATIONS TO
EWA PLANTATION COMPANY

Ewa, Hawaii

March 20, 1964

RECEIVED
MAR 20 1964
State of Hawaii
LAND USE COMMISSION

Land Use Commission
State of Hawaii
Honolulu, Hawaii

Attention: Mr. Raymond S. Yamashita,
Executive Officer

Gentlemen:

Please refer to your letter dated March 17, 1964 requesting certain data on mill capacity and cane acreage. We understand that this data has been requested for use at a Commission meeting to be held at 2:00 p. m. today.

Information on milling capacity and cane acreage may be summarized as follows:

(1) Our general average mill capacity is approximately 60,600 tons 96° sugar annually.

(2) Our present acreage can meet our mill capacity without additional acreage being brought into cultivation.

(3) Expected acreage losses to highway construction will be made up by reclamation of lands in the general vicinity of our leasehold.

Very truly yours,

EWA PLANTATION COMPANY

E. C. Bryan

E. C. Bryan
Vice President and Manager

DEPARTMENT OF PLANNING AND ECONOMIC DEVELOPMENT

JOHN A. BURNS
GOVERNOR

RAYMOND YAMASHITA
EXECUTIVE OFFICER

STATE OF HAWAII
LAND USE COMMISSION

Ref. No. LUC 190

426 QUEEN STREET
HONOLULU, HAWAII 96813

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VICE CHAIRMAN
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JAMES P. FERRY, EX-OFFICIO
LAND AND NATURAL RESOURCES

SHELLEY M. MARK, EX-OFFICIO
PLANNING AND ECONOMIC DEVELOPMENT

March 18, 1964

Oceanic Properties, Inc.
401 Kamakee Street
P. O. Box 2780
Honolulu, Hawaii

Attention: Mr. Donald Rietow

Gentlemen:

Enclosed herewith is information which the Land Use Commission staff is considering in its preparation of recommendations to the Land Use Commission.

Very truly yours,

RAYMOND S. YAMASHITA
Executive Officer

Encl.

cc: Mr. Myron Thompson

Oceanic

AMERICAN FACTORS, LIMITED

P. O. BOX 3230
HONOLULU, HAWAII 96801

Main Office:
HONOLULU

Branches:
HILO
HANAPEPE
KAILUA-KONA

NEW YORK 18
1440 Broadway
Suite 1403
SAN FRANCISCO 5
215 Market St.
Cable Address: "AMFACTORS"

March 17, 1964

RECEIVED
MAR 17 1964
State of Hawaii
LAND USE COMMISSION

Mr. Raymond S. Yamashita
Executive Officer
Land Use Commission
Department of Planning and Economic Development
426 Queen Street
Honolulu, Hawaii 96813

Dear Mr. Yamashita:

In accordance with our letter of March 12, replying to yours of March 5 and March 10, we submit herewith the answers to the questions posed.

1. Oahu Sugar Company could use 2,000 additional acres if made available at reasonable cost.

2. The entire 2,000 acres could be used.

3. The additional area referred to above would unquestionably make a substantial contribution toward the financial strength of Oahu Sugar Company. Even without it, however, in our opinion Oahu Sugar Company will remain a profitable and economical unit into the foreseeable future. We are constantly on the alert for opportunities to acquire new land and by this means we hope to improve our position from time to time.

4. Oahu Sugar Company has the factory capacity to process cane from the additional area without significant modification. Some additional field and transportation equipment might be necessary but its acquisition and operation would not pose a major cost.

5. Certain portions of the Waipio Village area lie below our Waiahole ditch and could be supplied with irrigation water from that source. A combination of booster pumping and well development would probably take care of the remaining area. The installation of sprinklers would also be studied since their use reduces the irrigation water requirement. The installation of any irrigation facilities would have to be predicated on the length of land tenure since sufficient time would have to be allowed to amortize the investment.

Turning now to your letter of March 10:

1. As a general rule, we do not lease new land for periods shorter than eight years since that period provides approximately for the normal cane cycle of one plant and three ratoon crops. This, therefore, would probably be the shortest time to be considered with longer periods required depending upon the amortization of additional investment.

2. On January 1, 1963, Oahu Sugar Company had under cultivation a total of approximately 11,850 acres. During the year 1963, a combination of additions and withdrawals resulted in a net increase of about 50 acres bringing the total to approximately 11,900 acres in cultivation. During 1964, scheduled withdrawals call for a reduction in area of 393 acres bringing the total down to 11,507. In 1965, 356 additional areas are scheduled to go out of cane making the total 11,151. In 1966, 468 acres; in 1967, 446; in 1968, 132; in 1969, 142; in 1970, 236; in 1971, 54; and in 1972, 190 acres are all scheduled to be withdrawn from Oahu Sugar's total cultivated area. In 1972, therefore, we are anticipating at the present time an area in cane of 9,483 acres. This would be the minimum area under cultivation and is subject to increase by any delay in the withdrawals mentioned above or by acquisitions of new land.

3. The plantation would require additional manpower to cultivate 2,000 more acres. It is difficult to be precise about the labor requirements since several factors enter the picture. The rate at which the land becomes available, the comparable rate of loss of other lands, the particular fields and their topography, the use or non-use of sprinklers, as well as several other factors would determine the precise added employment. As a rough measure, however, somewhere between 40 and 60 more jobs would be created at Oahu Sugar Company than would otherwise be available.

Without doubt, land needs for urban development are growing steadily on Oahu. The increasing population pressure must be accommodated. In our own case, Bishop Estate lands under short-term lease to Oahu Sugar Company were made available for homesites. As a part of the program, other Bishop Estate cane leases were extended giving Oahu Sugar the security of longer tenure. The problem of balancing needs for housing development against the need for maintaining the base of our agricultural economy is a difficult one. Future years will surely see a steady erosion of agricultural areas by land demands for other purposes.

We do hope that the foregoing has fully answered the questions raised in your two letters. If additional

information or detail is needed, we will be most happy to provide it.

Sincerely,

AMERICAN FACTORS, LIMITED

H. C Eichelberger
President

cc: Mr. J. E. Ednie
Mr. J. E. Loomis

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Sincerely,

AMERICAN FACTORS, LIMITED

H. C Eichelberger
President

cc: Mr. J. E. Ednie
Mr. J. E. Loomis

March 10, 1964

Mr. Henry Walker
Vice President, American Factors
and General Manager of Plantation Division
745 Fort Street
Honolulu, Hawaii

Dear Mr. Walker:

Subsequent to our letter of March 5, several other questions have developed. We would sincerely appreciate your comments and answers on the following:

1. What is the minimum length of a lease you would find acceptable should a desired portion of the subject area be made available for sugar cane use or, what is the length of a lease required to amortize the cost of putting the land into sugar cane production?

2. Do you expect to lose areas that are now in sugar cane? If so, how much?

3. What is the employment potential generated by putting the additional land you could use into sugar production?

We would very much appreciate hearing from you as early as possible before March 20, when the Land Use Commission is expected to take action on this matter.

Very truly yours,

LAND USE COMMISSION

RAYMOND S. YAMASHITA
Executive Officer

cc: Mr. Myron Thompson

Oceanic Properties

March 5, 1964

Mr. Henry Walker
Vice President, American Factors
and General Manager of Plantation Division
745 Fort Street
Honolulu, Hawaii

Dear Mr. Walker:

Oceanic Properties now has a petition before the Land Use Commission for a change in the temporary district boundaries so that approximately 2,000 acres of land at Waipio, now in the Agricultural district, would be changed to an Urban district. The petitioner wishes to develop a new town on the 2,000 acre site. Such a development is not permitted in the Agricultural district in which the subject area now lies.

In order to properly evaluate the petition, it is necessary that all of the issues are adequately considered. It is in this connection that we are writing to you. Because of your area of interest, we believe that you are well qualified to answer certain questions, the answers to which are most important to a fair appraisal of the petition. Therefore, we respectfully request your comments or answers to the following questions:

1. Assuming the subject area was made available at a reasonable cost, can you feasibly use or incorporate into your operations the 2,000 acres for growing sugar cane?

2. If you can feasibly use or incorporate only a portion of the 2,000 acres, approximately how many acres can you reasonably use or incorporate?

3. If you can feasibly use all or a portion of this area, of what relative importance would this additional area have on your operations? For example, you may require a certain acreage to "break even", financially, with your fixed plant and a minimum organization. The acreage beyond this "break even" point would then provide the opportunity for profit. Would your use of any of the subject parcel contribute towards placing your agricultural operations in a more economically secure position either currently or in the long run?

4. Can your existing processing plant and organization absorb all or any portion of the 2,000 acres and if so, with little or no additional expense, without unreasonable costs or, only with unreasonable added expenses?

5. If any portion or all of the 2,000 acres were available for your use, would you have any water problems which could not be reasonably solved or, could you make reasonable adjustments to the present system so that adequate water could be made available at reasonable costs?

Any additional comments or remarks that would further amplify any of your answers are also respectfully requested.

We would sincerely appreciate hearing from you at your earliest convenience as the Land Use Commission will meet to act on this petition on March 20, 1964.

Very truly yours,

LAND USE COMMISSION

RAYMOND S. YAMASHITA
Executive Officer

cc: Mr. [illegible]

Same letter sent to Mr. Driver
of California Packing Corporation

RECEIVED
MAR 4 1964
State of Hawaii
LAND USE COMMISSION

950

THE KIPLINGER AGRICULTURAL LETTER

Circulated privately to clients
THE KIPLINGER WASHINGTON EDITORS
1729 H St., N.W., Washington, D.C. 20006

Dear Sir:

Washington, Feb. 28, 1964.

Warning to farm-land owners: A dangerous situation is developing under which land could be taken from you without your consent.

A public land grab is now getting under way, and before long it is expected to become an acute problem for farmers and the nation.

It's aided & abetted by the federal gov't, believe it or not... through a collection of big new programs which, when taken all together, have the effect of setting a whole new land policy for the United States.

Ponder the programs and their total effect: Outdoor recreation, more wildlife and other conservation, industrial expansion, housing, etc. Gov't will lend and give billions to help buy land for these purposes... to states, local gov'ts, private groups...plus money for development.

The pity is, bureaucrats really don't know what they have done, merely thought up individual programs without regard to total effect.

These programs will spark a land boom, and many will cash in... as we've reported...but they also threaten indiscriminate land take-overs of good farm land by interests unaware or uninterested in U.S. food needs.

Net effect: Farmers must fight to prove their right to the land. That, simply, is U.S. land policy as it emerges from the new programs.

None of the programs carries safeguards to protect good farm land from take-over for non-farm uses...new laws just clear way for it.

This makes farmers fair game for the state and local governments, and for special interests...provides the wherewithal for acquisition.

Farmers and landowners are vulnerable to this land take-over... there are fewer of them now and they're losing their political potency. Forthcoming shuffle of congressional districts ordered by Supreme Court will cut farm influence in Congress very sharply in the next few years. And coming redistricting for state legislatures will cut it still more.

The loss of political heft is as much a problem on farm land as it is on commodities. City people will write the commodity programs of the future, and they'll make the laws concerning use of the land.

Aren't land rights protected by law? Certainly, to some extent. BUT, land take-overs will be based on the "public interest," the "will" of the majority. This is a potent argument and if the majority wills it, state gov'ts need only to condemn property..."in the public interest." This means court cases if owner won't sell...and probably forced selling.

What about referendums, public hearings, etc.? Not much good... most Americans take food abundance for granted, don't know importance of farming to the economy. Many think farmers are gov't wards anyway.

Basically, it means that farmers can't count on true ownership of their land. A time may come when they'll have to yield to take-over.

Don't kid yourself into thinking this couldn't happen to you.

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Now, example of what's going on...attempted land grab in Indiana.

The Fish & Wildlife Service wants a bird refuge near Terre Haute, in Wabash Valley, covering just under 10,000 acres...85% good farm land.

The tract happens to include the farm of Paul and Richard Haas, nationally known brothers often cited as among the best farmers today.

The Haas brothers produced an average of 170 bu. of corn per acre on 250 acres last year...most we've ever heard of (U.S. average is 65 bu.). Had other top yields, too...65 bu. per acre on wheat, 40 bu., soybeans.

Gross farm product in the area is about 1 million dollars a year. Most of this farm income is spent in surrounding towns, spent on items such as fertilizer, chemicals, seeds, machinery and living requirements. It is highly doubtful that revenue from refuge could offset this loss.

Wildlife enthusiasts, hunters and other interests want the land, but most of the farmers in the area say they want to continue farming.

Note the WAY in which this land was put up for a wildlife refuge: Farmers say they had no advance notice...that the governor signed papers for acquisition by F&WS without public hearings or notification. That apparently is legal, but farmers complain that they had no chance to be heard before the wheels were set in motion. They're now forced to fight a rearguard action...an uphill fight, costly, time consuming.

Sen. Hartke told the farmers last year that the plan was dead... but since then, tremendous pressure to get Hartke to approve the move.

A final decision by the gov't will be made later on this spring. Fish & Wildlife Service now is considering another area, but it indicates preference for Wabash Valley. Farmers in the other area WANT the refuge.

That's the kind of thing farmers are facing all over the country.

Rezoning of rural land...there's no doubt this will come along because of soaring population and resulting increased pressure for space to do the many things required to support a much larger population.

Planning for the most efficient use of land will be a necessity, just as planning developments of cities, urban renewal, highways, etc. Farmers and other landowners will have to face up to it, like it or not. Well, zoning can be helpful to farmers as well as the other people.

BUT, right now there are no specific rules to protect good farm land. Very little zoning to make sure the U.S. gets sufficient food production.

This gap opens the door to take-over of good agricultural land, indiscriminate scramble for land for more "popular" uses, which include outdoor recreation, wildlife and other conservation, and the like.

What can farmers do to protect land now? Push for land zoning as quickly as possible, based on the protection of good land for farming.

Keep a special eye on activity of state, county and local gov'ts for early indications of moves to acquire land. Not always in the open.

Alert their farm organizations. At first inkling of a land grab, publicize value of farms to economic well-being of the towns and cities.

Get local businessmen behind saving farms. They have a stake.

Make sure there is a good case. Then organize and publicize.

Note: This country is heading toward more PLANNING of land uses but until safeguards are set up to protect farm land for nation's welfare, action for more gov't efforts to take over good land. Be forewarned.

Cattle prices WILL start going higher...within a short time now. It has taken longer than we expected for working off the large inventory of heavy fed cattle, but most of this stuff has now been sent to market. Price strength is beginning to show up...and the worst is over, we think.

When the rise comes, it will be a sharp one, not a slow increase. The price for choice cattle now is about $21. Look for the price rise to average about $2 in March. Another $1-$2 increase is likely by May. In other words, fed cattle prices should average over $25 in late spring. After that, chances are cattle prices will stay up well into 3rd quarter.

Hog prices are in for a strong spring rise. They've held steady for some weeks, but now show signs of life. Prices at 8 major markets are close to $14.70, compared with last year's Feb. price of near $15.25.

Most of the price rise will come in April-May, and by summer prices should hit $4-$5 higher than now. The peak will come in July-Aug. We look for some $19 hogs in 8 major markets then. So, outlook: Good.

Soybeans: There now are indications that the price peak is past, and that some decline is still to come. As it turns out, bean supplies are larger than USDA anticipated. We're running 13 million bu. behind last year's crush, feed use is off, and less demand for bean meal & oil. As a consequence, farmers should take a fresh look at continued holding.

Moreover, USDA's reason to boost 1964 supports is disappearing. A desired boost in output was the reason. But now, with more carryover, and the possibility of some cotton land going into beans, a forced boost through price incentives may not be needed. We'll keep you posted.

Meat imports: That pact with Australia-N. Zealand, a mere token. It will cut 1964 imports a bit, but they'll remain at near-record levels. Why the token cut? Gives U.S. freer hand in other trade dealings.

Congress may order a bigger cut, but the chances remain slim.

On sugar, note Johnson's recent talk with President of Mexico. It's a tip-off as to direction the administration may take in Congress when the foreign part of the Sugar Act comes up for renewal this spring.

The principle Johnson agreed to: Let the underdeveloped nations produce the things they can best, and sell more of these to the U.S... so that they can earn dollars with which to buy other things from us.

Sugar was cited by Johnson as a commodity which fits the pattern. The idea is to let Latin America grow more of the sugar the U.S. needs.

If Congress buys this, wheat growers would gain bigger markets, but the 25,000 U.S. sugar growers would have quotas limited. A big row.

On tobacco: Fed. Trade Commission is expected to order companies to warn of "health hazard" on cigaret packs and in ads and commercials after mid-March hearings. But makers will fight back...take it to court.

On wheat: Price slippage is due to adjustment to the low support that goes into effect if new program for '64 isn't adopted by Congress.

But the trend will reverse, we think. Congress is likely to OK SOME kind of wheat bill to prevent the big drop expected in farm income. If the certificate plan is turned down, we think the administration must push for a substitute, political reasons...just a boost in support.

As for sales to Russia, they will mount to sizable proportions for wheat and other commodities. Takes time, but more than 1-shot deals. Growing conditions are poor in Russia again...almost as bad as last year.

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Now, look at the new tax law. Some important changes to note... aside from the general reduction in individual federal income taxes.

The new income-averaging provision is of great value to farmers because income often fluctuates widely, year to year. A real tax break. If income is over 33% higher than the previous 4-year average, figure tax on the overage by a special method...provided excess is at least $3000. So, instead of paying lots of tax in big income years, and maybe nothing in poor years...the excess is taxed as though received over five years. This applies first on 1964 income, and you can average back to 1960.

Change in investment credit means you can get more depreciation. Until now, farmers & businessmen had to reduce the tax basis of assets by amount of credit claimed. Starting in 1964 this won't be necessary, AND you can add back to depreciation basis reductions made in '62 & '63.

If you lease equipment and claimed the investment credit on it, you now won't have to cut reductions claimed for the rentals you paid. And deductions lost in 1962 and 1963 can be included in the 1964 return.

Cost of auto licenses will not be deductible from this year on. Nor will state or local taxes on liquor or cigarets. Gas taxes are OK.

Old folks who sell their homes without reinvesting the proceeds in another one won't have to pay capital gains tax on profit they make on first $20,000 of selling price. On higher prices, break is pro-rated. Total cost of medicines for oldsters is now deductible, not just a part.

On 1964 farm income...there's much confusion as to the prospects. True, there are weaknesses, but don't think they are general. The facts:

The major problem is in wheat, down 600 to 700 millions from '63, if Congress fails to do something about changing present wheat program. This is where most of the drop in total farm income will show up.

Cotton income is another problem, but any decline will be small, and this will depend primarily on something you can't gauge now...yields. Income changes in other commodities will be relatively minor, up or down.

Most farmers should do as well this year as they did last year... the efficient ones...except where a decline in wheat prices would hurt.

Gross farm income, the total take, will be about the same as '63, about 41 billions...assuming Congress does act to hold up wheat prices. But out of this, farmers probably will spend another half-billion more for production items this year...so their net will be down by that much.

Will Congress finally pass Senate wheat & cotton plans? Probably, but odds are only slightly better than 50-50. Lots of opposition to them, and the House will have its own ideas. Tougher there.

Note the importance gov't programs have in terms of farm income, taking wheat as the example. What Congress decides has a direct bearing on the well-being of many farmers...600-700 millions in income involved.

It shows that farm programs are more than help for the farmers, that they are important to businessmen and the entire rural economy.

Yours very truly,

Feb. 28, 1964

THE KIPLINGER WASHINGTON EDITORS

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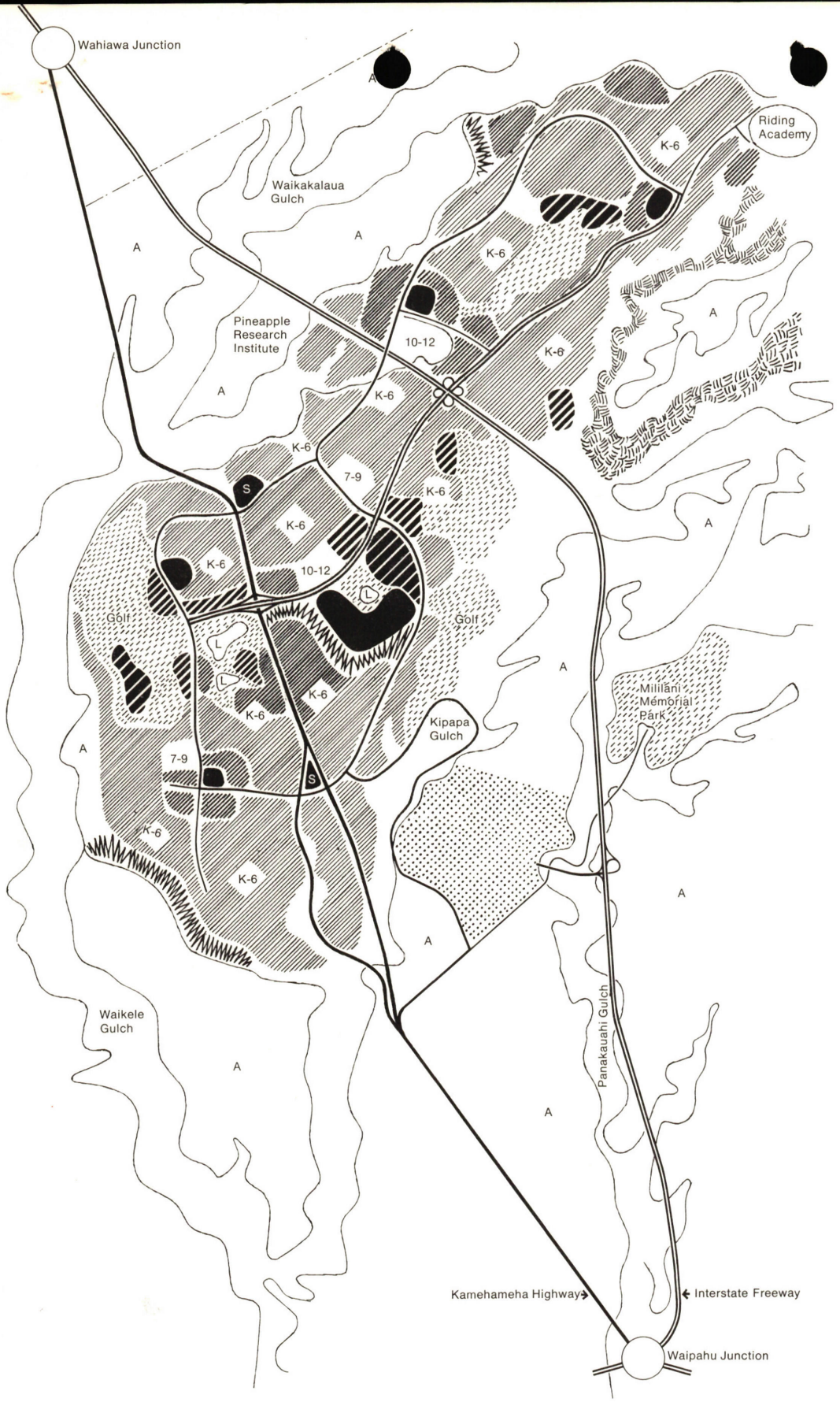

New Town at Waipio

Oahu, Hawaii

Oceanic Properties Inc

3000 Acres

DeMars and Reay, Architects

Lawrence Halprin and Associates, Landscape Architects

Livingston and Blayney, City and Regional Planners

June 1962

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FEB 27 1964
State of Hawaii
LAND USE COMMISSION

	Families Per Net Residential Acre
High Density Residential	31.7
Medium High Density Residential	17.5
Medium Density Residential	9.6
Low Density Residential	5.4

- Shopping, Offices, Community Buildings
- S Service Area Commercial
- Employment Center
- 7-9 School (Grades)
- Recreation, Park
- A Agricultural Greenbelt
- Diversified Agriculture
- Landscaped Buffer
- Gulch Boundary
- L Lake
- Parkway
- Freeway
- Major Highway
- Secondary Thoroughfare

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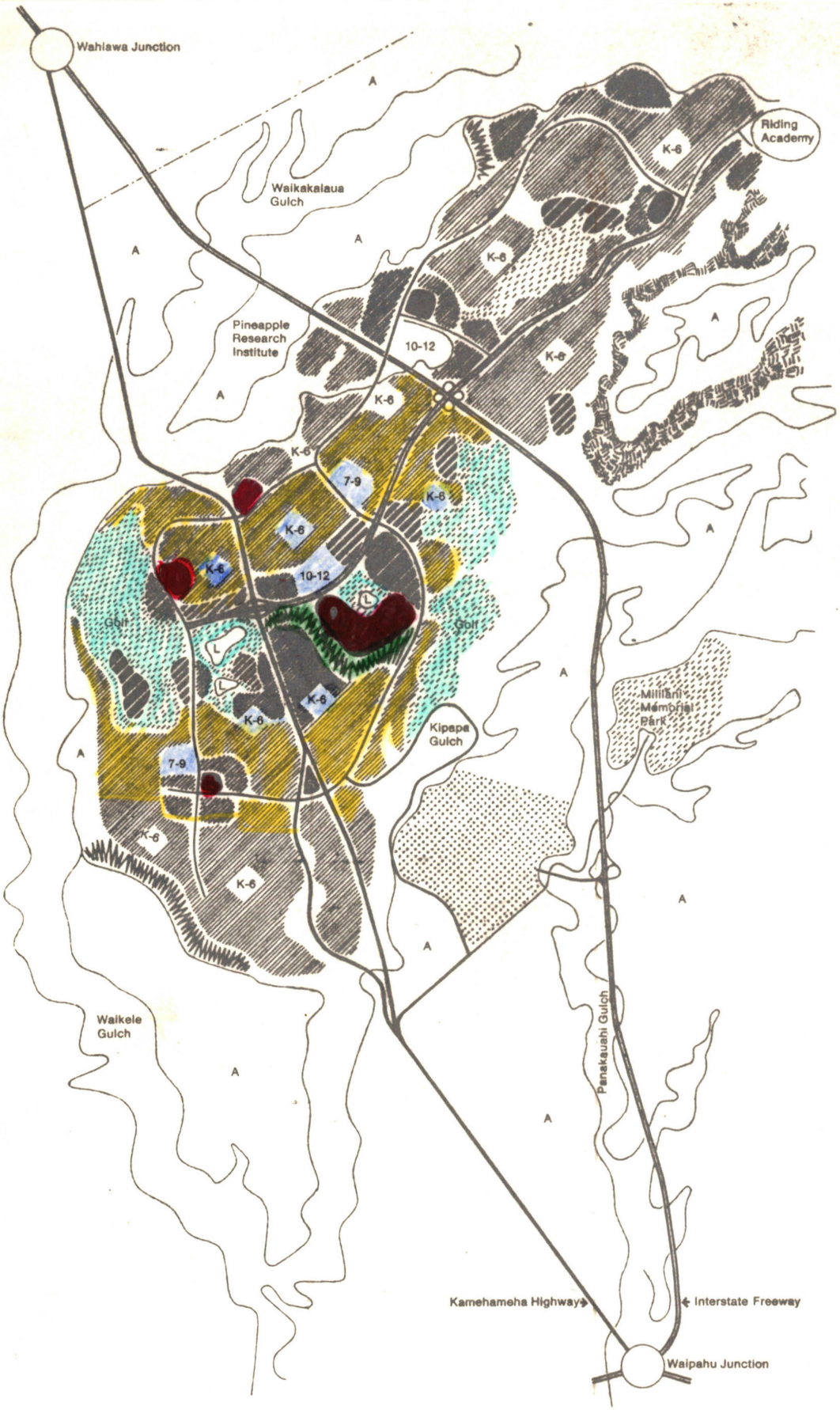

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June 1982

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Medium Density Residential	9.8
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924

- Shopping, Offices, Community Buildings
- Service Area Commercial
- Employment Center
- School (Grades)
- Recreation, Park
- Agricultural Greenbelt
- Diversified Agriculture
- Landscaped Buffer
- Gulch Boundary
- Lake
- Parkway
- Freeway
- Major Highway
- Secondary Thoroughfare

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NOTICE OF PUBLIC HEARING
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 of public hearings to be held in the City and County of Honolulu by the Land Use Commission of the State of Hawaii on January 18, 1964 to consider petitions for change of Temporary District Boundary as provided for in Section 98H-4, Revised Laws of Hawaii 1955, as amended.

1. In the hearing room of the Land Use Commission, on the second floor of the Kapuaiwa Building, 426 Queen Street at 10:00 A.M. or as soon thereafter as interested persons may be heard in considering:

Docket Number and Petitioner	Tax Map Key	Change Requested
A(T)63-45 Leatrice S. Yang, et al.	9-6-02	Change from an Agricultural district classification to an Urban district classification.

2. In the same hearing room above described at 1:00 P.M. or as soon thereafter as interested persons may be heard in considering:

Docket Number and Petitioner	Tax Map Key	Change Requested
A(T)63-38 Oceanic Properties, Inc.	9-4 (portion) and 9-5 (portion)	Change from an Agricultural district classification to an Urban district classification.
A(T)63-40 Hawaiian Trust Co., Ltd. and the Roman Catholic Church in the State of Hawaii	2-9-54: 07 2-9-54: 13 2-9-54: 18 2-9-55: 05 and 2-9-55: 10	Change from a Conservation district classification to an Urban district classification.
A(T)63-44 Mabel K. Ena by Hawaiian Trust Co., Ltd.	2-9-54: 05	Change from a Conservation district classification to an Urban district classification.

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 Land Use Commission and are open to the public during office hours.

All written protests and 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 filed up to fifteen (15) days following the hearing.

LAND USE COMMISSION

M. B. THOMPSON, Chairman

R. YAMASHITA, Executive Officer

(Legal ad - 2 cols. w/border to appear:)
(THE HONOLULU STAR-BULLETIN - December 28, 1963)

Original in folder

July 12, 1963

MEMORANDUM TO FILES

SUBJECT: Oceanic Properties Petition

H. Baird Kidwell, attorney for the petitioners, will be out of the state for approximately 4 weeks, starting today, July 12, 1963. In his absence Cris Cobb will act as representative for the petitioners.

W. M. Mullahey

Also in folder

ANDERSON, WRENN & JENKS

ATTORNEYS AT LAW

HEATON L. WRENN
LIVINGSTON JENKS
JOHN P. RUSSELL
HOBARD KIDWELL
JAMES M. RICHMOND
MARSHALL M. GOODSILL
WALTER E. BLISS
RICHARD E. STIFEL
PAUL M. ANDERSON
MARTIN ANDERSON
HUGH SHEARER

TOBIAS G. TOLZMANN
GEORGE L. DYER, JR.
CHRISTOPHER COBB

BANK OF HAWAII BUILDING
HONOLULU 1, HAWAII

ROBBINS B. ANDERSON
[illegible]

CABLE & WIRELESS ADDRESS
"DELTA"
P.O. BOX [illegible]

July 8, 1963

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JUL 11 1963
State of Hawaii
LAND USE COMMISSION

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

Dear Mr. Mullahey:

Thank you for your letter of June 27, which acknowledges receipt of the filing fee and the Petition of Oceanic Properties, Inc. and Dole Corporation for Amendment of Temporary District Boundaries. Our clients will be glad to make available to you additional information with respect to the Waipio project and will contact you to ascertain how they can be of assistance in the studies to be made by the Land Use Commission staff.

We will be glad to provide a petition upon the form which you suggest with your letter, supplementing the petition filed on June 19, if this can be done without prejudice to our clients. It should be recalled that when the petition was prepared and filed with the Land Use Commission, the only standard form of petition for amendment of temporary district boundaries was that which had been prepared by the Commission staff for use in petitions under Section 98H-6, Revised Laws of Hawaii 1955, as that section read prior to the amendment of Chapter 98H by Act 205, Session Laws of 1963. That form is inappropriate for a petition under Section 98H-4, after the amendment of Chapter 98H by Act 205, and it did not occur to us that any use should be made of that form.

We have enclosed herewith a suggested supplement to the petition. If this appears satisfactory to you, please so advise and we will arrange for it to be completed and filed. If you would like to discuss this matter, we

will be happy to meet with you at your convenience.

Sincerely,

ANDERSON, WRENN & JENKS

By H. B. Kidwell

H. B. Kidwell

HBK:sjr
Enclosure

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APR 11 1963
State of Hawaii
LAND USE COMMISSION

BEFORE THE LAND USE COMMISSION

STATE OF HAWAII

In the Matter of the classification of certain land at Waipio on the Island of Oahu

COMMENT BY AND REQUEST FOR NOTICE TO OCEANIC PROPERTIES, INC. AND DOLE CORPORATION

This comment and request concerns the classification of certain land by the Land Use Commission pursuant to Chapter 98H, R.L.H. 1955. The subject land consists of all of the land located at Waipio in central Oahu owned by Dole Corporation and classified as urban on the Land Use Commission's proposed final district boundary maps. This land is subject to an option to purchase owned by Oceanic Properties, Inc. and is the land which Oceanic Properties has proposed as the site of a new town at Waipio. A statement concerning this land and the proposed new town was made to the Land Use Commission by Frederick Simpich, Jr., President of Oceanic Properties, at the public hearing held before the Land Use Commission on March 27, 1963, at Waipahu. A written statement was also filed with the Commission by Mr. Simpich on the same date. This comment and request is intended as a supplement to the statements so made and filed and is filed pursuant to § 98H-4, R.L.H. 1955.

The proposed district boundaries adopted by the Land Use Commission in January of 1963 show the subject

land as being within an urban district. Thus, the Land Use Commission, prior to the public hearings held on the Island of Oahu with respect to the final district boundaries to be adopted pursuant to § 98H-4, R.L.H. 1955, tentatively concluded that the subject land should be classified as urban under the Land Use Law. In reaching this decision, the Land Use Commission has necessarily rejected the alternatives presented to it. In particular, the Commission has necessarily rejected the alternative plan proposed by Harland Bartholomew & Associates, as presented in Appendix A to the recommendations of that organization for implementation of the State Land Use Law. Also, in adopting those boundaries, the Land Use Commission has proposed a classification which is consistent with the General Plan for central Oahu as adopted by the City and County of Honolulu in 1962.

Both Dole Corporation and Oceanic Properties concur with the proposed action of the Land Use Commission. They consider that the proposed action is consistent with the purposes of the Land Use Law in every respect. Moreover, they consider that the proposed new town at Waipio, which will be possible if this land is classified "urban", will be beneficial to the entire State of Hawaii. Thus, Dole Corporation and Oceanic Properties have no objection whatever to classification of the subject land as urban.

Both Dole Corporation and Oceanic Properties are opposed to classification of the subject land in any

district other than urban. Therefore, they respectfully request that they be notified prior to any decision by the Land Use Commission, at any time in the future, to classify the subject land as either "conservation" or "agricultural" pursuant to the provisions of the Land Use Law (Chapter 98H, R.L.H. 1955), and respectfully request that subsequent to such notice they be provided a statement of the reasons for such proposed classification and an opportunity to present evidence and arguments to the Commission in opposition thereto.

DATED: Honolulu, Hawaii, April 11, 1963.

Respectfully submitted,

ANDERSON, WRENN & JENKS

By _____
H. B. Kidwell

Attorneys for Dole Corporation
and for Oceanic Properties, Inc.

Ref. No. LUC 606

June 27, 1963

Mr. R. C. Dunlap, Director
Division of State Parks
Department of Land & Natural Resources
P. O. Box 621
Honolulu 9, Hawaii

Dear Mr. Dunlap:

Thank you for affording me the opportunity to comment on Senate Resolution No. 119 and your primary implementation of its intent.

As one of the primary issues from the Land Use Commission is the delineation of a boundary line, I should very much like to meet and discuss this proposal with either yourself or a member of your staff.

I shall hold myself ready for a meeting on this subject which can be called at your convenience. My only suggestion would be that, if possible, this meeting be initiated within the next month or so as our boundary proposals must be formalized for public hearings by January 1964.

Very truly yours,

W. M. MULLAHEY
ACTING EXECUTIVE OFFICER

O.R.

WAIPIO

E. Bryan (Summary of last meeting on Waipio): The only item of business that was left on the Island of Oahu was the central plain, particularly the section surrounding present Waipio Village concerning the proposed Waipio Town. As I recall when we left Oahu the last time there was a motion to approve a certain area there in conformance with the City's Master Plan; and it was voted on with 4 affirmative votes and no negative votes. But 4 votes are not sufficient to take action by this Commission and accordingly we should take this up the first thing today. I understand the consultants have additional comments to make at this time.

D. Wolbrink: I would like to speak briefly covering 6 points which we think are important for your consideration in examining this particular problem. The first question is that you are considering now, and what you might decide now. This is how we see it as your consultants. The question is whether or not Waipio Town as an entity is to be in the permanent boundaries, or whether what you are going to propose is for the public hearings. The question of whether it will be in or whether it will not be in is something that must be decided after the public hearing by July 11. So that the question at the moment is what will the Commission set up as your proposal for public hearing purposes. In looking at this problem from this standpoint I would like to comment briefly on the approach to the problem and the practical needs which do exist in proposing for public hearings the various interim boundaries. We all recognize that there must be reasonable answers to all problems if you don't want to create any unnecessary problems in proposing boundaries for public hearing purposes. There is often a difference between what might be thought of as a purely technical answer to the problem and an answer which ultimately is accepted by the public for what you might say politically an acceptable answer. This is the first basic in our democratic process. In the final analysis any action by any public body must be politically acceptable or the democratic process will take its due course. This is the purpose of the public hearings which are coming up between now and July 11, and the decisions on all the boundaries, not only on this particular problem, but on all of them, of course, will be made by you.

Between the conclusions of this proposal and the six month period, in doing this, you will recognize, of course, the need for urban lands, the need for diversified agriculture, the need for large scale agriculture, and the need for conservation. With this preliminary comments in mind I would like to speak directly to the Waipio Town problem. This has been with us as a proposal from the very beginning of the work, in fact it was a proposal prior to the passage of this Act. In my own personal opinion I think I consider it the most critical and significant problem this commission will handle, and it is for this reason that I want to speak directly to it. One of your commissioners gave you a review report last week on some very specifics in connection with the proposal, and with your permission I would like to run through this and offer some further comments. I might say that the various items which have been discussed and presented by the property owners, Oceanic Properties, all have been reviewed by us and have been background in the recommendations that we have made to you. I simply will take these in the order in which they are presented. These comments were presented by the attorney of Oceanic to your commission in its presentation to you. READ FROM OCEANIC'S STATEMENT

In regard to your comments yesterday with relation to the need of Oahu Sugar Company we request with respect that you consider the following:

a. Oceanic is already leasing 1200 acres of land ~~from~~ to Oahu Sugar? Of course this is correct.

b. Any need that Oahu Sugar has for additional lands result from conversion of its lands from agriculture to urban use? This no doubt is correct.

c. It is pattenly unjust to require one landowner to leave its lands in agricultural use for convenience of an adjoining landowner who is urbanizing his lands? We are getting a little out of focus here. You are not proposing to zone any lands on this island for urban for a particular property owner's convenience, but rather you are taking the objective public point of view as to where urban development should occur, recognizing all the requirements of this Act. As far as the unjustness of zoning certain lands urban and certain lands agriculture, this is a process that you have been involved in considering all the lands of the state.. Of course it has been long upheld in zoning that a property owner cannot be denied a reasonable use for his lands. But you cannot assume the responsibility of seeing that any one property owner gets its income on his lands at a higher figure simply because you would like to do it for him and you feel his interest is perhaps a little different or better than somebody

elses. In approaching the classification of land for districting or land in use for zoning purposes, it is very important that the overall needs of the community be your guide and in no case we believe you should consider that property A is good, while property B hasn't been doing so well. The point of view must be overall. Oahu Sugar Company has said that it intends to satisfy its needs by use of other areas. I believe that this is correct. However, I don't think the statement has been made that some of these central valley lands are not good sugar lands or they would not be put in sugar or other agriculture, if they were not used for urban purposes.

The Commission must make a choice between permitting urbanization of Oahu Sugar's lands and Oceanic lands. The matter should be given preference to cost. (1) Oceanic proposed development is the only one which would offer fee simple ownership to the public. All other developers are offering leasehold. Oceanic offers the public the choice of either. I don't think this is correct. I think there are other fee simple lands on the market on Oahu. However, it is very desirable to have fee simple lands and I might add right now in our recommendation to you all of the commitments and basic concepts of Oceanic Property in terms of good planning and development that can be carried out. (2) Oceanic plans for its development is complete. Other developers plans are only complete as to minor parts of their entire proposed development. Gentlemen: Once you have determined the limits of an urban district, your responsibilities ceases. You have no responsibility or no authority to compare the quality of detail planning within these urban districts. This is completely the responsibility of the city & county. If one developer is carrying out a good idea and another is not, this is the city & county of Honolulu's responsibility. If there are degrees of excellence, if there are degrees of mediocrity, the blame and the credit can be placed with the City. But you cannot in all wisdom in our opinion say we think developer X is doing a great job, so we are going to give him some urban land. We think some of them over here, the planning is miserable, so we are going to hold back on him. But our advice to you is please don't at any point try to become involved in judging the relative merits of technical plans as proposed in the urban district because we believe this is not only your responsibility but we believe you have no authority to do so.

(3) Oceanic plans are for an integrated whole community not merely another bedroom subdivision. This is correct but the whole story must be stated. The proposed urban districts that we have been considering make provisions for what might be called whole communities in places like Hawaii Kai, Waimanalo, Kailua, Kaneohe, Kahaluu, Makakilo, and other areas. Again coming back to my previous point, the quality of planning to see that these are good, complete communities rest with the city & county. Failures in that respect of theirs and any successes should be credited to them. (4) Priority in time of obtaining tentative approval of paper subdivision is not a valid logical or wise criterion to use in making the judgment as to the best use of Oahu's lands. Quality of a plan and the contribution of a proposed development to the welfare of the state are better criterions. Well gentlemen, I think we are all realists and we all know we can't make the hands on the clock turn backwards; we have to begin where we are right now. We have to accept the facts of life as they are and it might be nice to dream about being able to be retroactive. But even legislative action has great difficulty in being retroacted. So the acceptance of what existed on when this work began is simply one of the facts of life. The next point with reference to your consideration about whether Oceanic would be able to carry out its proposed development, may I point out the following:

I think it is the custom of the extent of the plan which Oceanic has prepared as to how it could have been marketed in small subdivision, but rather they chose to prepare a comprehensive plan. It is Oceanic's determination to create a new high quality satellite city that has prompted it to spend more than $500,000 in planning for this project. This very meritorius in all of the concept which have been developed by Oceanic can be initiated in our recommendation to you. But we feel that we must point out that this is still a paper plan. Current business does undertake expensive and expensive research for the development of plans, for the development of programs, for the marketing of products; how to make the most research automobiles in the history of the automobile industry was in essence the car. The motivation research of what do people want, what do we need; a tremendous amount of research went into it. It was a landmark in research and it cost Ford Motor Company $200,000,000. My only point is that this is still a proposal or plan as to what needs to be done; it's a demonstration that can become a fact and our recommendation to you provides this opportunity.. The Waipio project has been embodied in the Honolulu General Plan. However, no zoning has been granted. If the project is included in an urban district

by your commission, Oceanic must still obtain appropriate zoning from the city government. This must be done in increments. If the plan fails Oceanic will be unable to obtain additional zoning after the first increment. This would prevent development of any sprawling ordinary subdivision. This is true because Oceanic has pledged this out to the City Council to carry through it's plans. Failure to do so would result in denial of further zoning. Oceanic hereby makes the same commitment to you. Gentlemen: we know of no reason why the same objective judgment in extending an urban zone after the initial increment has proven itself could not be expected from this body that is expected from the city and county.

Despite our inability to foresee what will happen in the future there is no reason to believe that Oceanic Property will fail. It has raised many merits, and again the concepts in it we believe can be applied to the recommendation we are recommending to you. There is further discussion about the need for agricultural lands. I would like to cover very briefly some additional points which we consider as the facts as we see them in this Waipio case. The City and county has adopted the plan basically with adjustment as proposed initially by Oceanic Property. The delineation with the area above the future defense highway. I think the City &County in their discussions (you probably have a letter which requests the commission to adopt the Waipio plan as set forth in the City & County's master plan and the City & County Planning Commission) have commented that they have spent a great deal of time and effort in developing the city & county master plan and they would like you to follow it. You have all seen this large blue book which represents the detail and comprehensive study for the city & county of Honolulu. This is the master plan which was completed two or three years ago. Probably no one is more familiar with the specifics and details that are in that large blue book than our office as we have worked in detail with this Oahu districting problem. We are unable to find in it any reference to the concept which is back of Act 187. It may be there but we have not found it, where there is any declaration of purpose to provide any particular protection of prime agricultural lands. There are many, many cases in developing these boundaries where minor adjustments here and there can be made in order to recognize the multitude of detail needs and interest. But here gentlemen, we are looking at one great, big problem, and one which we believe must be looked at squarely for what it is. We don't know of efforts in the preparation of that plan to protect prime land and it probably would be a fair statement to say that concept in protecting prime agri-

cultural lands which is now a very active concept in the planning department staff has become active to a large extent since the passage of Act 187. A second point which we think is important is, we believe, that Oceanic Property can keep all the commitments and all the statements and promises that have been made in accordance with the recommendations we are making to you. One of the points that have received some consideration is the question of utilities. Incremental development of a community in this area undoubtedly will call for incremental utility development. That is sewage treatement plants, water supply development that are developed as required. We would not visualize (you have an engineer on your commission and he might want to comment on this) that a utility would be built in this location to serve beyond the known projected needs. We would visualize an incremental development of utilities. The fourth point that seems important to us concerns the need for zoning 2,000 acres now (I did comment on this briefly before), and it would be our judgment that the same objective evaluation could be expected from this commission based on changed needs. The change need would be approved if the project is going ahead. It is only view project now. The recognition of change needs would logically be as set forth by this commission as it might be from the city. I'll comment briefly on the differences of Oceanic requests and our recommendation to you. On this map we have shown in red the proposed urban districts exclusive of this central Oahu plateau. Not including the urban lands which are military and all military lands which are intensively used such as airfields, etc. are zoned in red; it is an urban type use. But exclusive of those urban lands there is something over 16,000 acres proposed for urban development within those boundaries. In addition there are nearly about 4,000 acres which is within the present urban skin. So there is roughly 20,000 acres of land for urbanization as proposed on these boundaries now. The greatest consumption has been running about 800 acres per year (800, 900 and approximate a 1,000). So on a theoretical basis if future growth is as rapid as past on a statistical basis, that would be enough land for 20 years. Of that, 16,000 acres of additional urban is shown here, something over 6,000 is now not prime agricultural lands. Of that 6,000 we have made a very high rough estimate; It has been impossible to get an ample figure but we have made a rough guess that about 4,000 acres is now in intensive cultivation for major agricultural or diversified agriculture, or recently has been in such use. This map that we are looking shows the southern limits, the golf limits, and the defense high limits of the Waipio plan which is on the wall behind you. That is roughly 2,000 acres, slightly under that. This is the proposed industrial site which is purple on that map. This is the proposed town site.

So you can see on this map graphically the developing position between the Waipio town site and the other urban areas. We are recommending to you that about 550 acres on the mauka side of the defense highway immediately be zoned for urban and that would be the area which is shown in this piece that I have just pasted on. In recognition of that initial zoning, if that area proceeds successionly then the remainder of this flat iron piece of land lies between what would be urbanized. That would be this area. So that from the defense highway to the forest reserve zone ultimately might be a complete planned community. The first increment which would be starting here instead of over here. The basic differences as far as topography is concerned is that this is a much higher elevation than the upper end. This is incorporating the climatic differential which the central plateau has to a better expanse than this area, and on the basis of soil ranges this land is not as good as this land. Above the highway we have about a 1,050 acres between this strategic defense highway and forest reserve boundary of land which is graded by the land study bureau of the university as Class A for pineapple, Class B for general agriculture. Below the highway and within the confines only of the Oceanic Property plans we find approximately 1,850 acres of Class A pineapple land and the same acreage of Class A for general agriculture. The first step which we proposed to you of 550 acres includes about 400 acres of class A pineapple land. In summary when we take the area above the highway and add toit the adjacent properties in Waikele Gulch (which we have recommended to you be included as urban), we have above the highway on this entire flat iron plateau about 1800 acres for the complete urban entity to be developed in increments up the plateau, stage by stage, versus a total about 1,950 acres below the highway which likewise would be developed incrementally of better lands in a lower elevation with less climatic change found in the remaining of the islands. A question has come up in some discussions as to whether or not this upper plateau area is as developable and as useable economically as the lower area. I have taken some pictures up there which I will pass around which you might look at. The first picture is standing on the future defense highway line. The area to the right is looking towards Schofield Barracks. The area to the right would be up to the plateau, the area to the left is down. The remaining pictures in this little booklet are all taken in the upper plateau area. (I haven't tried to identify these sepcific locations but they do indicate the general character), and perhaps (I took some Kodachrome slides) the commission would like to see. To show this at a larger scale I'll pass this around. This shows the same basic areas with

which we have been concerned. Here is the future defense highway; this is the lower plateau area; this is the lower golf course area; this is the proposed industrial site. We would recommend to you that you adopt now for public hearing purposes on the maps to be presented, this 550 acres and this 192 acres providing something under 750 acres for immediate urban zoning in the central plateau, in order that in the future this may grow up to the forest reserve incorporating roughly another 1,000 acres in lieu of coming below the highway and growing in this area. So I would like to conclude my comments with the recommendation that for public hearing purposes the commission adopt these boundaries as shown. One comment I did not make which I intended to pertains to diversified agriculture. These golf areas are readily developable for diversified agriculture under either plan. Oceanic Property and every landowner can within this entity carry out all the concept and acts of planning, develop provisions that have been suggested for the lower area in terms of good design, in terms of large scale programs. Therefore this is our recommendation to you.

Mr. Yamabe: You have seen the detail map at the city planning level, however, some of the comments made by Don Wolfram are quite interesting. We did study this area extensively; now Don commented, maybe it was not taken into consideration the preservation of agriculture land. I don't know whether it means the larger agricultural use or whether it is diversified agricultural use. But I have found for myself that very little consideration was given towards the agricultural use on the island of Oahu, mainly simply because of the type of zoning we have probably because of complacency in reality with the citizens as a whole. We are trying to bring about some changes in this area, for example, the agricultural area was zoned and is still zoned presently Rural Protective or Highway Protective which did really mean agricultural use. It meant anything from agricultural to 5,000 sq. ft. lots for housing purposes. I personally feel, as the Chairman I can speak for the rest of the commission, that we have discussed this matter and we feel that the plans that we have submitted to you people be our recommendation and I would like to point out that we ~~have~~ had one advantage over your commission as Don has pointed out. We not only have taken into consideration the actual land use broadly as agricultural or urban but we have taken into consideration the type of development, the actual zoning that came up with the comprehensive zoning ordinance which devises the actual use into

many areas. Residential-I think we have about 70 different types of residential and so on, plus hotel-resort. So considering all this we felt that the recommendation was the best Oahu master plan which is actually projected into 20 years hence. It is not a short term master plan; it is a long term, taking all the little considerations into focus. Now I agree with Don Wolbrink 100% the points which he had pointed out to you people. I think these are very important areas and points to be considered, but I would like to inform you people as far as the city planning commission's concern to the best of our knowledge have considered all the points that were brought up and we came up with this master plan rather this general plan submitted to you people. I don't think I can say anymore. I'm sure there is difference in opinion in some areas as we said planning is not a stagnant thing, it changes. Many times it needs matter of opinion and I would like to say that the commission members as a whole support the plans submitted to you people as far as Waipio area is concerned. If there are any questions I will be glad to answer them.

Y. Iga: The comment that I would like to make is that on Oahu there is a real need for intensive prime agricultural land. From this map we can see very well that all the urban areas have been expanding to include those areas with intensive agriculture on the fringe boundary of this urban line that was extended primarily because of the fact that they have a 10 year study, and, increase in the population would have to have that much area. Naturally that leaves all the intensive diversified agriculture, on Oahu especially, in no place. We have very few lands for diversified agriculture. This program to increase urban zoning, once it takes over, there will be less diversified agriculture land in the next 10 years. Consequently from the standpoint of diversified agriculture; from the standpoint of economics; and from the standpoint of food prices on Oahu; diversified agriculture has to remain. A considerable amount of diversified agriculture should remain on Oahu otherwise the housewives will retain more on consumer goods. If you were to move all the diversified agriculture to the outside islands, I'm quite sure that the various truck crops and diversified products will increase in prices. Now we have an opportunity here where the Oceanic Properties are willing to let go some of the land for diversified agriculture, in that respect I heartily respect their program it helps diversified agriculture to remain on this island. Oceanic Properties as I understand has lands available on outside islands. Whether they will miss 2,000 acres is just a buck in the bucket so I understand. From the standpoint of efficiency in production, they said they don't have to get lands on

the outside islands to produce the amount of production that they have presently here. Now as far as Oahu Sugar is concerned I understand that they have enough land, they don't need anymore land. They have, on the inspection trips that the commission made and I went along, I find, acquired so much more land which was not available for diversified agriculture. Also Oahu Sugar has made plans to acquire more land from Bishop Estate, I understand, so consequently that land is not needed by Oahu Sugar Company. Furthermore, in Mr. Wolbrink's discussion regarding requirements of land, insofar as the upper area or mauka of the defense highway and the area makai of the defense highway for diversified agriculture is concerned whether they were assuming that they were able to get or not able to get the zoning, it doesn't make any difference to the agriculture because diversified agriculture cannot get that land. They will not sell that land for diversified agriculture. Consequently from the overall standpoint, if we can allow them to go into urban district over here whereby land is sold to the consumers to the general public, and at the same time, agriculture land is made available, I think as far as the economic base is concerned we have a better economic base. So based on those assumptions, because it is more the people who are involved in the actual work who will be doing the work, and the people who are doing the work would like to have the makai side of that highway, and because of the City & County General Plan is wholeheartedly behind this plan, I would rather see, whatever or what little I do know of the Oahu picture, the makai side be zoned for urban.

F. Sunn: Mr. Chairman, on the basis of reports we received from consultants, and from reports that we have read from the University of Hawaii, we have been informed that diversified agriculture needs on Oahu from the starting stage can be met by just about doubling the present use of some 1,000 acres. I suppose this is pretty close. With an addition of 1,000 acres of land this would meet and satisfy all of the State of Hawaii's needs as far as diversified agriculture other than the prime crops. This doesn't seem like much in the way of land area requirements when you are thinking of providing 16,000 acres for urbanization. From that basis this commission in deciding whether or not we should use certain prime agriculture lands for urban uses, the Act prescribes that we minimize this to the greatest possible extent. Now the propose rules and regulations reiterate this. However, we are faced with the problem that the only suitable urban lands (question this) as shown by the consultants, something more than 6,000 prime agricultural lands have to be urbanized in order to meet the growing needs of our community. This does not quite conform with the Act that this have to be because these are the only economical and practical areas for development.

As far as Waipio area is concerned Oceanic has seen fit to propose the development of prime agricultural land for their magic city. The City & County wholeheartedly approve of their concept and go along with this deletion of prime agricultural land from central Oahu. Our consultants have recommended that there is a need for urban lands within central Oahu to meet the growing pains of the other communities on Oahu. The difference is now rather or not we should zone an area that is mauka of this propose highway or conform with the City & Oceanic proposal for zoning of an urban area makai of the highway. Now I am still uncertain as to how vital this agriculture land is, or whether you are taking prime agriculture land versus B or C lands. Now the City and Oceanic feel different. They feel that there is a lot of agriculture land available and that they can give up other lands for agriculture uses in other areas. I am just wondering whether we can make a determination from the overall public understanding standpoint whether we should follow the consultants recommendation or follow the city & county's recommendation, this is what we are faced.

E. Bryan: It is a cinch we have to put something up for the public to look at.

R. Darnell: Mr. Chairman, we have another record of recommendation or partial recommendation from the staff. The question that there is sufficient urban pressure to warrant any additional urban area in central Oahu. In other words if the problem does not exist as the need for urban land in central Oahu, than you would not be faced with the choice-which of the areas should be developed. It is unquestionable to cut up the agricultural lands in both of these areas. The staff does not necessarily agree that there is urban pressure to warrant any of this addition that is proposed by either the consultant or the city. I want to state on record as questioning whether any additional urban areas are required in central Oahu to satisfy the urban pressure on all Oahu or any part of Oahu. The vacancy occupancy ratio in Wahiawa---I do not completely understand it. I understand you've got a 5%, is that correct.

E. Bryan: The statement I think was made by the city & county, about being the lowest in the state, something like that.

R. Darnell: In other words Wahiawa is about filled up. I agree that is undoubtedly correct. Whether there is additional land needed is my point. I cannot say that it is or it isn't. I question that it is however. If a small amount of additional land is needed in central Oahu, my first recommendation would be to use the plans for the area which is immediately south of Leilehua Golf Course and as closely adjacent to

Wahiawa on the south as you can get. This is proposed neither by the city & county nor the consultants. As a second choice if a considerable area is needed I then would agree with the consultants.

D. Wolbrink: The only thing that would be little more effective would be watching those pictures.

E. Bryan: The commissioners would like to see those slides. Go ahead.

W. Gregg: Mr. Chairman, can I ask a couple of questions. When you talked (I assume you talked to Oceanic Properties) was the question ever raised, "Why they picked below the Defense Highway in preference to mauka for their original plan?" I mean basically we're almost talking about the same acreage, why did they pick down below in place of above? You say it would not cost anymore to develop one or the other. I assume they must have had some reason, does anybody know?

D. Wolbrink: However incidental, although I cannot speak for Oceanic Properties, the initial plan which was prepared by Oceanic Properties encompasses I believe virtually all of this, both side of the property. From about here, the makai side, up across the defense highway and going on up the spur to the extent of the gulch. I presume right up to the forest reserve boundary as shown on this map. I believe in discussions of the plan with the City Planning Commission and with the City Council it was proposed that they delete the upper area from their plan and develop the lower area. In our conversations with them the indications have been made, that after the lower area is developed, if the project is successful, they would then come back to the upper area and this is the understanding I believe was in the discussion. After the lower area is developed, they would then proceed with upper gulch. The difference to Oceanic Property right now as I see it is simply this. The lower area is bisected by an existing highway. In their plans I think they have provided three connections: one at a mid point and one at each end of that plateau on to the present highway. So the initial development can proceed with access off the present highway, adjacent to the present highway. The defense highway is scheduled for construction sometime in the future. We can fairly state that five years from now when the first comprehensive review is made of the entire state under Act 187, the defense highway will either be a fact or will be so eminent it will be scheduled for construction or about to go under construction, or it will be completed, it will be one those. So five years from now there will be access from the defense highway and in the meantime if Oceanic Property develops the area above the defense highway site, they will be obliged to build about 1 mile of roadway

from the present highway over to the location of the defense highway. That could very well be a roadway which would ultimately be incorporated in the plans 15 to 20 years from now, far beyond the requirement that you are thinking, lest it could be developed more rapidly. So there is one mile of roadway to be built. The distance from the lower tower to the kickoff point is about 17 miles. So the distance from Aloha Tower to the area which we have recommended to you for public hearing purposes for consideration on these maps will be 17 longer in travel time than the area which Oceanic Property wants to initiate for its development. The actual construction of this highway I don't believe is serious, but this one mile of roadway seriously bothers Oceanic in their overall picture. So what the advantage to them is as I visualize it in developing their own defense highway first is the immediate adjacency to a present road, a condition that will be gone 5 years from now, a condition that can be solved by the building of about one mile of road.

W. Gregg: So it is a matter of economics to start with.

F. Sunn: That's another point. The reason that they have selected this is apparently that where they have their proposed civic center located from high ground . . . . . which has a very prominent effect. This probably is one of their considerations, I don't know for sure. Mr. Lee would probably know.

F. Lee: In confining myself to this proposed development the reason why it was selected and one of the reasons why we chose makai of the roadway is this. (1) it is a matter of time. You have an existing road there and an existing urban development there. From the existing road they can start developing right away with utility. You have a 10 inch waterline that runs down to the Waikakalaua Gulch. Also in the gulch you have an existing sewage treatment plant. Right above there on the little plateau above the area also you have an existing school plan. So immediately you have a source of water, you have a sewage treatment plant, you have a school facility. So we asked them if it would be feasible for them to develop on their first increment around this existing area, then the City would not have to put up a brand new school plan, it would not have to worry too much about water; actually the developer would be the one who has to develop a new well if he intends to serve all of this area. So it would start off with maybe approximate 500 homes (something like that later on). They would

have to go ahead (and if they started off in the reversing area) drill a well, put in a sewage treatment plant, put in roadways up to there and then the city of course would put in a school. These are their considerations as far as the City is concerned and economically as a test it makes more sense I feel. Now, one of the other points that Franklin mentioned, Frank looking at this prime agricultural land, perhaps this might help you. When Mr. Ige was talking about diversified agriculture, he must realize that here we can plant such things that are predominant vegetables that we have on the table. To raise the other kind or type of crop on this arid land without adequate water with the wind that is over in that area I think you would find it extremely costly; in the shelter areas within the Kipapa Gulch area water may be gotten from the Waihole Ditch. These are the areas that go/more for diversified agriculture. Another factor in our selection of the lower area is we felt that in view of coming up here, as your staff suggested, we would like to keep this an individual entity and not tied to Wahiawa. Wahiawa is a town which was oriented for us by Schofield Barracks as an employment center. People living here largely work in this area. Some of them work in the city and this is where Don and I both agree - that there is a need for this type of development here in this climatic area, but we felt if we kept it apart from Wahiawa, it would give this community a new character. You see the overall design of your city here. We are looking far ahead in which we feel we should have clusters of developers. Each cluster has its own individuality, and not just a mass urban sprawl just like Los Angeles where there is no individuality. By isolating this piece here and by stopping development here, with greenbelt in this area (we have a little greenbelt in here), will give this an entirely new character. The plans drawn by the developer of this area are excellent. We think as far as the quality of their work, there can be no doubt as to their actions and those are the following reasons that we have recommended this development.

W. Gregg: When we are speaking of prime agricultural land below the road is better than makai the road, or mauka of the road, what type of intensive agriculture are we talking about? Sometimes crops will grow in the mauka area better than they would down in the lower area, depending on what kind of crops you're talking about. If it is intensive agriculture the cooler or higher climate may be better than the lower plains as Mr. Lee has pointed out. But that bothers me. What is prime agriculture land and what type of crops are we talking about, if you are going to save

Mr. Yamabe: I note what Fred Nunns is doing up at the University concerning prime agriculture land. Here he is talking about soil. He refers it to the aridability of the land. As far as the industry is concerned and I do not speak as one of the commission members of the city planning, but as a member of the Farm Bureau, the prime agriculture identification of a land is not hinged upon the actual soil condition itself, but also on the possibility of acquiring that land, the cost of development, and taking into consideration the many different crops and commodities that you mentioned. Out in Waianae area we were told that it was not prime agricultural land; but it is considered one of the best animal husbandry, and the ownership is individually owned. It is fee simple, and it is about the only area we have animal husbandry operation allowed by the city planning zoned actions. So it is quite difficult to say what is prime. But the points that I have pointed out to you, I think, should be considered. When we acquired this land; what is the value of the land here today; if it were put into diversified agriculture what must we pay for that land; what would be the cost for developing water which is needed. These things are taken into consideration as far as the industry is concerned in determining what we consider prime agriculture land.

W. Gregg: It is the matter of what can you grow to make a living or to develop. And as you pointed out prime land for raising cattle one place, prime land for vegetables, truck farming, and others. So if you want to grow vegetables it probably will grow better below the road and down below because of the cooler climate. I would judge the soil might not be good from a soil analysis basis for pineapple and sugar, but it might be better below as a pig farm.

Mr. Yamabe: I would say there is a possibility there. More important is the development cost of this land itself.

D. Wolbrink: The proposal has been made that the Kipapa Gulch area be used for diversified agriculture. I believe that can be used for such a purpose. Whether this upper plateau is urbanized or the lower plateau, in either event the landowner refuses do so. I believe that area could go into diversified agriculture. In addition this lower plateau area does have developed irrigation water; so that where there is a crop which requires irrigation, you could irrigate in this area and I believe the upper plateau does not have equal leverage to solve the water problem.

W. Gregg: But isn't it true the reason the upper area doesn't have water is because it doesn't need it as much, because it gets more natural rain which make it cheaper.

D. Wolbrink: Shows picture slides and explains.

F. Sunn: Mr. Lee in connection with your remarks on Waipio, the State's consultants have recommended that the area mauka of the proposed highway - actually if you were to develop either that area or the area proposed by Oceanic as far as water supply and water facilities are concerned, I doubt that you would service that area with the water facilities from Wahiawa, you probably would have to develop something new. In either event it would be comparable. Also for the sewage disposal facility you cannot expand the present plan now servicing Waipio because of its location and its size.

Mr. Lee: There is one point here. You have a 10 inch main coming down there which terminates that; you also have a sewage treatment plant which is owned and operated by the golf course/ there - I think they finally turned it over to the city & county, I'm not sure.

F. Sunn: Is it adequate for anything else.

F. Lee: Here you have a possibility. You have a school and facilities there. You have the possibility of taking some water from the gulch in servicing this area. I realize it will not be for the overall development. The overall development you will have to develop your own water source. In the overall development you will have to develop your own sewage treatment plants. At least there is a start here. Within that gulch area there may be room enough to expand sewage treatment plant - they can go makai or mauka to put in additional tanks. But this is a possibility from the stamping of existing utilities that are there. This is where we ran into this problem here, and why we want to stop here. For developing a water source up in here we had to dig all that water on this side to help this area because we are pulling all the water out to feed this area. This is what we are trying to avoid. We are trying to centralize so that they all come to one source and prevent this urban sprawl. In doing that we are going to force the developer to put his own utilities in - you might say feed his own plant here. Whether they do it up here or down here it is entirely up to them as you say. But what we would like to do is see

them developed around the existing facilities. Now, in the way with water we admit would probably be inadequate to service this area. But at the development of this source I think we can then use the 10 inch main as more less an emergency in case anything does happen. Without asking them to start off developing that water source I feel they could pull enough water from here to start the initial development. In other words we don't intend to overload because of facility. We don't intend to ask them to put in their master sewage treatment plant and water source right away. We feel that there might be enough of surplus here for them to start off initially with their demonstration project. Now I haven't investigated thoroughly and haven't pull out dollars and cents, and I haven't done any preliminary feasibility study for it. But I do know that these facilities are available and do know that here is a possibility for them to start here. If they started here, this would require them to put in their water source, their sewage treatment plant, and more than likely we would have to program a school facility in the upper area.

F. Sunn: From the location of the future defense highway it is immaterial from the city's standpoint as to whether this community is makai or mauka.

F. Lee: Well with the defense highway we face some problems there. Inasmuch as we have nothing to say where the line goes, as far as the city is concerned we are working on this principle of trying to get together with the State and working on a joint study with them for a conservation system. In this case we would not like to see the transportation system bisect the proposed development. We would like to see this transportation system be on the edge of it at the very beginning. Now as far as whether it should be on the top of one edge, I think economics dictate here that it must be on an existing roadway. I say economics dictate because we are talking of this road five years from hence, if we are lucky. When you say five years from hence your own planning program is limited to five years. So how would you plan a facility or urbanize a facility entirely depended upon the roadway five years from hence. So logically, economically, it would be better for the development to start around the core of the existing development. Those are my views on this.

Y. Ige: On the question of assurance - what assurance do you have from this Oceanic Properties in regard to carrying their plans in motion to follow the master plan which

is suggested by your city planning commission. What assurance does this commission have that your commission will carry out the plans that is being put forth by this Oceanic Property.

F. Lee: The map that you see on the wall is a general plan which was passed by the City Council and adopted. What is adopted by the City Council is law. So the developers will have to follow that. It is a legal requirement that is a legal document there. Our zoning also dictates and is another legal document which he will follow in order to develop this plan. Now as far as actual assurance as to whether he will ever build houses or ever will put in a capitol site on that node of his overlooking the civic center, or overlooking the development, the only assurance we have of that is this good thing. After putting I don't know how many thousands of dollars in their development plans and their models and everything, we feel that they are very sincere about the development of that area. Now of course if overnight we have a major economic change whereby it is no longer feasible to rely on people in the lower income bracket with $12,000 home that may change the entire picture. Immediately that would probably be wiped out. Because they are shooting for the lower income group and as far as we are concerned they have our blessings on it. We think they can make it a success.

E. Kanemoto: Mr. Lee what will happen in case the Land Use Commission went ahead and approved the upper area instead of the lower area as far as city planning commission is concerned.

F. Lee: Well if you approve the upper area it would put us in a very embarrassing position because we have one legal document which is at the city level saying that this is an urban area and if we have another legal document on the state level saying that the urban area should be mauka therefore we have to go back to the planning commission and rearrange our thoughts as to whether or not we can justify the upper area.

E. Bryan: What is your pleasure gentlemen? I would like to ask the commissioners from Oahu to suggest a solution to this, either Commissioner Sunn or Commissioner Ige.

Y. Ige: Mr. Chairman I would like to make a motion to move that this commission adopt the city's general master plan recommendation as presented for the Waipio Section for presentation at the public hearing to be held for agricultural district zoning purposes after January 11. E. Kanemoto seconded the motion.

DISCUSSION

S. Friel: I would like that pointed out on that map there. Does that include the green area?

E. Bryan: Yes. That is the question we raised the last time. It also is the existing development and the starting development which we have left this whole puka on the island of Oahu. So any motion covering this would have to decide what we are going to do. You have a description of the existing Waipio urban area?

Y. Ige: That is the general master plan.

R. Darnell: As I understand the motion that includes the colored area, which includes the existing Waipio acres here and starting at the defense highway alignment according to this map. As far as I know it does not refer to any of those. The City's master plan considers all of this residential development along the defense highway alignment and does not include mauka of that.

Y. Ige: It also includes that industrial district.

R. Darnell: That existing subdivision is a nonconforming subdivision at present which the consultants did not recommend it be included in urban.

D. Wolbrink: We recommended that it simply be a nonconforming use as a subdivision, thereby not having a basis for future expansion. But the city's master plan shows that as urban.

F. Lee: Because it is an existing thing.

D. Wolbrink: If you follow our recommendation on that particular point it would not include the area according to plan.

R. Darnell: Don, would you please go over your recommendation as far as Waikakalaua. I believe you had the recommendation that this area be retained in urban.

D. Wolbrink: Our recommendation is that this upper golf area be put in the urban classification for the public hearing along with this 5[illegible] acres.

R. Darnell: Did the motion include leaving the area that is already in urban, in urban district.

D. Wolbrink: This is in the temporary urban district. The city's master plan does not have it in urban.

E. Bryan: I think it would be wise to include that area also in the motion as it is already in the urban district.

R. Darnell: The motion includes placing approximately all the areas that is in red and the industrial district.

S. Friel: Mr. Chairman may I ask Mr. Ige a question. Mr. Ige, I wonder if you could change your motion to include that area which is already in the urban area above the highway to include Waikakalaua Gulch.

F. Sunn: The motion included something about agricultural which I don't understand. Would you reword your motion so there will be no doubt as to what we are voting on.

E. Bryan: Mr. Mullahey, did you get that motion?

W. Mullahey: Yes. I have adopt city master plan as shown by this ordinance and as the XO pointed out to us exclusive of the diversified agriculture, but including the industrial district and interim urban district in Waikakalaua Gulch. I didn't get the original motion.

E. Bryan: Does that answer your question.

F. Sunn: Yeah, that is what he meant.

Y. Ige: That Waipio plan includes the agricultural district?

E. Bryan: The urban area would exclude the agriculture, the diversified agriculture, which stays in the agricultural district. Is that what you said Mike?

R. Darnell: It would exclude this area from urban.. It would add all the rest of the urban that is shown on this map: this industrial, the Waipio town area, the existing Waipio Acres area, and the Waikakalaua Gulch almost up to the forest reserve boundary. The only difference between the motion and this map is that this area will go into urban instead of diversified agriculture, and this area will go into agriculture instead of urban. This is shown as diversified agriculture, this wedge up here is shown as agriculture; this is shown as a golf course and a possible airport which is allowed in an agriculture district.

Y. Ige: I thought that section up there was in urban?

E. Bryan: It is.

Y. Ige: Why does Darnell says it is in agriculture.

R. Darnell: The City's plan shows this as diversified agriculture. It is presently in an urban district, however.

E. Bryan: It is on our temporary maps shown as urban. This is the place where that fella had graded all of the valley. Any further questions on this motion, if not Mr. Mullahey will you poll the commission, please.

Approved: Commissioners Kanemoto, Williams, Friel, Ige, Gregg; Abstained: Commissioners Sunn, Chun & Chairman Bryan. Disapproved: None. Absent: Commissioner Cook.

1961 HOUSING PICTURE
RENT CONTROL
COMMISSION

EXHIBIT 2

December 1, 1961

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

Gentlemen:

As Ordinance 1513, as amended will expire on December 31, 1961, the Rent Control Commission respectfully submits this report to assist the Honorable Mayor and Members of the City Council in the findings of fact to the housing situation in the City and County of Honolulu.

1. The problem of shelter is not static, it tends to increase with the population explosion we and the rest of the world are experiencing. It is a problem which requires and is receiving the help of government at the federal, state, county and municipal levels.

   Although the Authority's (Hawaii Housing Authority) basic program, for which it was created by Territorial legislation in 1935, is the development, maintenance and operation of federally-subsidized housing for families of low income, a large part of its total program is housing of temporary nature, developed during and immediately after World War II. This is essential because of acute housing shortage created by the war has never been completely remedied - both as related to low-rent housing and community housing as a whole.

   Hawaii Housing Authority
   1960 Annual Report (September 22,1961)

2. Oahu population - 500,409

1961 Annual Economic Report
Bank of Hawaii - July 1961

3. Civilian population of the City and County of Honolulu - 1960 - 1975

1960 Enumerated (April 1) 447,839

1965 Projections without program(July 1)..569,377
1970 " " " " " ..638,761
1975 " " " " " ..711,764

1965 Projections with program (July 1)....586,670
1970 " " " " " 664,823
1975 " " " " " 748,304

The 'projections without program' assume no major governmental assistance to tourism and transportation programs, the 'projections with program' assume active governmental assistance to tourism and transportation programs.

State of Hawaii
Department of Planning & Research
Research Report 10, August 15, 1961

4. Summary of Current Demand and Inadequacies.

Inventory of Inadequacies

	Narrow Definition	Wider Definition
Dilapidated units	7,800	7,800
Overcrowded, not dilapidated		
1.51 or more persons per room	5,000	5,000
1.01 to 1.50 persons per room	---	13,600

	Narrow Definition	Wider Definition
Undoubling and additional vacancies	3,000	------
Five years public clearance of standard units	650	650
TOTAL	16,450	27,050

A Housing Needs Index for Oahu
March 1961

5. He (Robert C. Schmitt, State Research Planner) said Hawaii's influx of residents increase rapidly prior to Statehood in 1959, then suddenly sloped in the months following.

However, the last three months of this year brought a record 6,770 new settlers into the State with August's figure the highest for any month in 11 years.

Honolulu Star Bulletin
November 7, 1961

6. Construction of commercial buildings and plans for tourist developments continue to show strength, though residential construction, especially Capehart project, is beginning to moderate.

Bank of Hawaii
Review of Business and Economic
Conditions - March 1961

7. The total of bid openings for the January to July period was, 28.9 percent below that for the same period of 1960.

Bank of Hawaii
Review of Business and Economic
Conditions - September 1961

8. The relatively modest increase in rent paid for renter occupied units was more than offset by the rapid rise in rents asked for vacant and available housing. The average amount asked for units advertised in newspaper classified columns soared from $89.00 in February 1956 to $144.00 in February 1960 (decontrol emphasis area) a rise of 62 per cent or more than twice the increase in median family income during the same period.

Redevelopment and Housing Research
June 1961 - No. 19

9. The submission of the Annual Report of the Hawaii Housing Authority for the year 1960 is of more than usual significance. For although the Authority was able to help many families, both civilian and military, the Report points up the sobering fact that our future construction program will be severely limited -- unless action is taken by the Public Housing Administration -- due both to the availability and cost of acquiring and developing land on Oahu, and particularly in Honolulu.

Hawaii Housing Authority
1960 Annual Report
(September 22, 1961)

Although advances have been made in the housing problem we still find ourselves with a housing shortage. For we are in the position of taking up the previous gap in housing, having to replace units that were and are going to be demolished, (such as this year's 273 dwellings in Kaimuki and 172 dwellings in Kapalama to clear the path for state highways) to make for progress and growth of population. However, the Rent Control Commission cannot be effective in this matter for the following reasons:

1. Short staffed (five persons, when the workload and proper procedure calls for a staff of ten or twelve persons).

2. Temporary nature of the department.

3. Short cuts made necessary to accomplish the work does not lend itself to the best job being done.

4. Lack of proper equipment.

5. Lack of statistics and data, investigation and enforcement.

6. Department Head not having time nor staff to tend properly to administrative needs and problems.

Respectfully submitted,

RENT CONTROL COMMISSION

By David R. Owens
David R. Owens, Chairman

TRANSMITTED BY:

Charles G. Clark, Managing Director

Neal S. Blaisdell, Mayor

EXHIBIT 3

EXCERPT

HAWAII HOUSING AUTHORITY 1961 ANNUAL REPORT (450.3)

BUILDING PERMITS ISSUED BY CITY AND COUNTY BUILDING DEPARTMENT (PAGE 20)

YEAR DEC. 31	SINGLE-FAMILY		DUPLEXES		APARTMENTS		ALL RESIDENTIAL STRUCTURES	
	PERMITS	UNITS	PERMITS	UNITS	PERMITS	UNITS	PERMITS	UNITS
1951	2,022	2,385	43	90	71	441	2,136	2,916
1952	1,844	2,428	32	68	87	472	1,963	2,968
1953	1,625	2,284	84	168	97	583	1,806	3,035
1954	1,834	2,695	34	92	63	696	1,931	3,483
1955	2,180	3,328	58	162	96	712	2,334	4,202
1956	2,301	2,871	36	76	125	1,369	2,462	4,316
1957	3,137	3,137	34	68	182	1,581	3,353	4,786
1958	3,061	3,061	33	66	215	2,389	3,309	5,516
1959	3,591	3,591	30	60	337	5,027	3,958	8,678
1960	4,189	4,189	38	76	196	3,193	4,423	7,458
1961	3,412	3,412	108	216	126	2,146	3,646	5,774

EXCERPT

HAWAII HOUSING AUTHORITY 1961 ANNUAL REPORT

Page 20 --

MARRIAGES REGISTERED BY BUREAU OF HEALTH STATISTICS (CITY AND COUNTY)

YEAR ENDING	NUMBER OF MARRIAGES	YEAR ENDING	NUMBER OF MARRIAGES	YEAR ENDING	NUMBER OF MARRIAGES
1941 June 30.....	4,234	1948 Dec. 31.....	4,378	1955 Dec. 31....	4,356
1942 " ".....	6,098	1949 " ".....	4,043	1956 " ".....	4,144
1943 " ".....	4,515	1950 " ".....	4,249	1957 " "...	3,992
1944 " ".....	3,949	1951 " ".....	4,560	1958 " "...	3,934
1945 " ".....	3,896	1952 " ".....	4,571	1959 " "...	4,120
1946 " ".....	4,279	1953 " ".....	4,481	1960 " "...	4,359
1947 " ".....	4,702	1954 " ".....	4,253	1961 " "...	4,468

EXCERPT

HAWAII HOUSING AUTHORITY 1961 ANNUAL REPORT
(City and County Municipal Reference Library of Honolulu - 450.3)

THE SCOPE OF HAWAII'S PUBLIC HOUSING PROGRAM - (PAGE 5)

Permanent, Low-Rent, Federally-Aided Projects . . . .

As required by the U. S. Housing Act, the Authority has established income limits for admission and continued occupancy. These limits relate to income of all kinds received by all members of a family during a year, less an exemption of $100 for each minor member of a family, except the head or his spouse. Net annual income limits for admission and continued occupancy in the federally-aided projects for families of low income are:

OAHU	Admission	Continued Occupancy
1 or 2 persons	$ 4,200.00	$ 5,250.00
3 or 4 persons	4,400.00	5,500.00
5 or 6 persons	4,600.00	5,750.00
7 or more persons	4,800.00	6,000.00

BEFORE THE LAND USE COMMISSION

OF THE STATE OF HAWAII

RECEIVED
JUN 19 1963
State of Hawaii
LAND USE COMMISSION

In the matter of the classification of certain land at Waipio on the Island of Oahu

PETITION OF OCEANIC PROPERTIES, INC. AND DOLE CORPORATION FOR AMENDMENT OF TEMPORARY DISTRICT BOUNDARIES

ANDERSON, WRENN & JENKS
(H. B. Kidwell)
Bank of Hawaii Building
Honolulu, Hawaii

Attorneys for Petitioners

BEFORE THE LAND USE COMMISSION

OF THE STATE OF HAWAII

In the matter of the classification of certain land at Waipio on the Island of Oahu	PETITION OF OCEANIC PROPERTIES, INC. AND DOLE CORPORATION FOR AMENDMENT OF TEMPORARY DISTRICT BOUNDARIES

TO THE HONORABLE LAND USE COMMISSION

OF THE STATE OF HAWAII:

Oceanic Properties, Inc. and Dole Corporation hereby petition for a change in the temporary district boundaries shown on the maps adopted by the Commission on April 4, 1962 for the Island of Oahu and designated O-5 (Schofield Barracks) and O-9 (Waipahu), so that the district in which the following described land is situated on said maps shall be changed from an Agricultural to an Urban district. Any documents filed in this proceeding may be served upon any member of the firm of Anderson, Wrenn & Jenks, P. O. Box 3196, Honolulu, Hawaii, attorneys for these petitioners, pursuant to Rule 1.7(e) of the Rules of the Commission.

Description of Property

This petition concerns approximately 2,000 acres of land at Waipio in the vicinity of Wahiawa in central Oahu, which land has been proposed by Oceanic Properties, Inc. as the site of a new town. The subject land was classified as urban on the use classification maps showing the proposed final district boundaries for the Island of Oahu, as prepared by the Commission in January of 1963. The subject land is the land discussed in Appendix "A" of the Study on Land Use Districts for the State of

Hawaii, forwarded to the Commission on January 11, 1963, by Harland Bartholomew & Associates, and is all of the land of Dole Corporation in the vicinity of Wahiawa which is within the Urban District Boundaries on the aforesaid maps but not within the Urban District Boundaries recommended by Harland Bartholomew & Associates and shown on Plate XXXIII of the aforesaid study. The map attached hereto as Exhibit A shows the location and approximate boundary of the subject land. The subject land is owned by Dole Corporation, subject to an option to purchase owned by Oceanic Properties, Inc.

Reasons for Request

This petition is filed pursuant to Section 98H-4, Revised Laws of Hawaii 1955, as amended by Act 205, Session Laws of Hawaii 1963, and is based upon the following:

(a) The subject land is needed for a use other than that for which the district in which it is situated is classified. As stated in Appendix "A" of the said Study on Land Use Districts for the State of Hawaii, the Commission and its consultants have found that there is need for additional urban development in central Oahu. Oceanic Properties, Inc. has matured plans for the orderly development of the subject land to meet this need. A detailed presentation of the development plan and of the economic and other data in support thereof will be made upon the hearing of this petition.

(b) The subject land is useable and adaptable for the use to which it is proposed to be classified. The subject land is ideally situated and suited for the urban uses proposed to be made of it, as is more fully detailed in (i) the written statement of Frederick Simpich,

Jr., filed with the Commission at the public hearing held before the Commission at Waipahu on March 27, 1963 with respect to the proposed final district boundaries then under consideration by the Commission, and (ii) in a written protest of these petitioners filed with the Commission on March 31, 1962 with respect to the proposed temporary district boundaries then under consideration by the Commission. The above-mentioned statement and protest are hereby incorporated herein by reference.

(c) Conditions and trends of development have so changed since the adoption of the present classification that the proposed classification is reasonable. Such change is evidenced by the designation of the subject land for urban uses in the General Plan for central Oahu, as adopted by the City and County of Honolulu on August 30, 1962 by Ordinance No. 2220. Pursuant to Section 98H-2, Revised Laws of Hawaii 1955, as amended by said Act 205, Session Laws of Hawaii 1963, the Commission is directed to give consideration to said General Plan in establishing the boundaries of the district in which the subject land is situated.

(d) Failure to grant petitioners' request will deprive petitioners of their rights under the Constitution of the United States of America and under the constitution and statutes of the State of Hawaii.

Request for Hearing

Additional evidence in support of the above allegations will be presented at the request of the Land Use

Commission and, in any event, at the public hearing to be held on this petition, which hearing is hereby requested.

DATED: Honolulu, Hawaii, June 19th, 1963.

DOLE CORPORATION

By s/Malcolm MacNaughton
Its President

OCEANIC PROPERTIES, INC.

By s/Frederick Simpich Jr.
Its President

LAW OFFICES
NORMAN K. CHUNG
ATTORNEY AND COUNSELOR AT LAW
926 BETHEL STREET
HONOLULU 13, HAWAII
TELEPHONE 54-396

~~RAYMOND X. TAM~~
CLINTON K. L. CHING
TELEPHONE 512-160

March 27, 1963

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

Gentlemen:

Supplementing the presentation of Mr. Frederick Simpich, President of Oceanic Properties, Inc., we respectfully submit the following information regarding the need for low-priced homes on Oahu, a need which requires that the Commission adopt the use Classification maps and district boundaries for Central Oahu (including the Waipio New Town) as soon as possible after conclusion of the public hearings on this Island.

Our basic contention is that there exists on Oahu today a pressing demand for homes priced between $12,000 and $20,000, that can be afforded by families whose income is between $5000 and $10,000 a year.

Surveys conducted by Western Real Estate Corporation, originally made in 1960 and updated in 1961 and 1962, show that between 1960 and 1980, the Oahu housing market will absorb an average of 5500 new units, priced below $20,000, per year.

According to those surveys, the median annual income, before taxes, on Oahu, was $6398 in 1960. There are 62,000 families on Oahu who have incomes between $5000 and $10,000 a year. There is immediate need for 3148 houses for people in this income bracket today. Three-fourths of this demand is in the group having an income of between $5000 and $7000 per year.

We believe that these surveys are reliable. Western Real Estate Corporation has the confidence of the State government, the Honolulu Redevelopment Agency, and the City and County of Honolulu, which have used its services. Oceanic Properties, Inc., has spent $500,000 for the planning of Waipio New Town in reliance on these studies.

The gist of Western's reports is corroborated by Dr. Sherman G. Maisel of the University of Hawaii Economic Research Center, in his "Housing Needs in Hawaii" (Dec., 1961):

> ".... around 16,000 civilian families of two or more persons might now be classed as living in inadequate housing situations, using a rather narrow definition of overcrowding, while perhaps 27,000 families were badly housed under a wider definition...." (P. 58).
>
> ".... The immediate need (for low-priced adequate housing) thus totals 6500 dwelling units .... We should stress again that this estimate of needs is in addition to the 3100 families already housed by the Hawaii Housing Authority and that it does not include one-person or military households...."

This shortage is aggravated by the current prices of adequate homes. The 1960 Census of Housing of the U. S. Department of Commerce shows that the median value of non-farm owner-occupied homes in the United States ranged from $6700 in Arkansas to a high of $20,900 in Hawaii. The next highest was Connecticut at $16,700, more than $4,000 lower than Hawaii.

The 1960 F.H.A. analysis of operations showed that the median value of new homes in Hawaii was $21,622, as against a U. S. average of $14,727. After deducting the value of the land, the difference in cost of the house itself was $15,120 in Hawaii as against $12,235 for the rest of the United States.

Besides high costs, slum clearance and other governmental projects, together with the wartime moratorium on private construction, have contributed to a desperate housing situation.

A report to the Mayor and City Council from the Honolulu Rent Control Commission, dated November 28, 1960, stated:

> ".... housing must be built for almost 6,400 middle-income households on Oahu during the next twenty-seven months if needs arising from population growth, slum clearance and other demolition programs are to be met. In addition, adequate housing should be found for more than 19,000 middle-income households now occupying dilapidated or overcrowded quarters."

The report also showed that by the end of 1962, 798 middle-income families would be displaced by slum clearance, highway construction and other public works. A copy of this report is attached hereto as Exhibit 1.

Also attached (as Exhibit 2), is a similar report dated December 1, 1961. Excerpts from the 1961 Annual Report of the Hawaii Housing Authority are attached as Exhibit 3.

Finally, the deep desire of Oahu's people for fee simple land should be recognized as an important factor in determining today's housing needs. Waipio New Town is unique in that it offers home sites in fee simple, or on a leasehold basis, whichever the purchaser prefers.

This is not a new policy, During the past 12 years, Oceanic's predecessors have sold 4,925 acres in fee simple. Of these, 559 acres were for home sites. One thousand two hundred and eighteen homes have been sold in fee simple to their employees.

We respectfully contend that the prime purpose of Act 187, i.e. "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....." requires speedy adoption of the use classification maps and district boundaries for Central Oahu, so that Oceanic Properties, Inc., may proceed to meet Oahu's "urban need" for low-priced homes for its people.

Sincerely,

Norman K. Chung

NORMAN K. CHUNG
Attorney for Oceanic Properties, Inc.

NKC/hkg
Enclosures

DRAFT

Letter to Amfac and CPC

Dear _____:

Oceanic Properties now has a petition before the Land Use Commission for a change in the temporary district boundaries so that approximately 2,000 acres of land at Waipio, now in the Agricultural district, would be changed to an Urban district. The petitioner wishes to develop a new town on the 2,000 acre site. Such a development is not permitted in the Agricultural district in which the subject area now lies.

In order to properly evaluate the petition, it is necessary that all of the issues are adequately considered. It is in this connection that we are writing to you. Because of your area of interest, we believe that you are well qualified to answer certain questions, the answers to which are most important to a fair appraisal of the petition. Therefore, we respectfully request your comments or answers to the following questions:

1. Assuming the subject area was made available at a reasonable cost, can you feasibly use or incorporate into your operations, the 2,000 acres for growing sugar cane (or pineapple)?

2. If you can feasibly use or incorporate only a portion of the 2,000 acres, approximately how many acres can you reasonably use or incorporate?

3. If you can feasibly use all or a portion of this area, of what relative importance would this additional area have on your operations? For example, you may require a certain acreage to "break even", financially, with your fixed plant and a minimum organization. The acreage beyond this "break even"

point would then provide the opportunity for profit. Would your use of any of the subject parcel contribute towards placing your agricultural operations in a more economically secure position either currently or in the long run?

4. Can your existing processing plant and organization absorb all or any portion of the 2,000 acres and if so, with little or no additional expense, without unreasonable costs or, only with unreasonable added expenses?

5. If any portion or all of the 2,000 acres were available for your use, would you have any water problems which could not be reasonably solved or, could you make reasonable adjustments to the present system so that adequate water could be made available at reasonable costs?

Any additional comments or remarks that would further amplify any of your answers are also respectfully requested.

We would sincerely appreciate hearing from you at your earliest convenience as the Land Use Commission will meet to act on this petition on March 20, 1964.

Very truly yours,

LAND USE COMMISSION

RAYMOND S. YAMASHITA
Executive Officer

cc: Myron B. Thompson

WAIPIO

Donald Wolbrink: The City has included in their master plan a major urban area of about 2,000 acres in this locale. In our discussion with the Planning Director of the City Planning Department, he had said that he would go along with the idea of urban above the future defense highway if this be approved. We are recommending to you that approximately 550 acres of plateau land mauka from the future defense highway plus the gulch area along Waikele Gulch be put in urban classification providing an area for urban growth in this central plateau. This will mean nearly 900 acres would be provided for urban growth in the central plateau. A problem which may come up in connection with provisions for urban expansion in this area (this is a problem which the commission has looked at in other circumstances such as Hawaii Kai, the town site that is under development out here above Barber's Point), is the problem of starting a new area and providing adequate services for it on a capacity and size that is feasible and can be warranted. In this particular case there has been no initiation of development of utilities and services. Everything that has been done has been on paper but there has been no program commitment of construction or initiation of construction of any such facilities. When we examined the facts in this particular case concerning the future urban growth, there were matters where a kind of commitment we are talking about would be involved, matters of involvement. There is the problem of access, the problem of water supply and the problem of sewage disposal. The facts concerning any discussion of course are not up to the commission to approve - this involvement must be the point that must be proven by others. However, in examining this case the provisions for sewers, or something that is on an incremental basis, treatment plants built as a unit type and expanded. Water supply in this central plateau probably would be developed in incremental basis, both in terms of source capacities, and in terms of storage to meet the incrementai growth development. We are inclined to think that in fact the provisions of those services incrementally as the areas grow are not as big a problem as might be thought when first mentioned of it. What I'm really seeking is the possible idea which was discussed with Fred Lee of making this entire plateau urban at the present time versus the idea of making a portion of it urbanize. We believe that logical and economical development probably should take place on an incremental basis without imposing a burden or hardship.

Now to speak on the more particular point of the allocation of lands for urban uses on this island in reference to needs and at the same time in reference to the use of prime agricultural land for urban purposes. This major conflict is one, which I refer to, occurs only on this island. We are not faced with it to a large degree on other islands, but we are faced with this concept to a large extent on this island. Within the areas which were defined previously as the civilian urban scheme (about 35,000 acres, and of that about 4,000 is actually vacant now), we have about 31,000 acres of urbanized land on this island. We are proposing on this map that about 21,000 acres be included within the proposed urban limits beyond the 31,000 acres now actually occupied. This does not include any military urban. There is provision on this map within the proposed urban limits for expansions within the next 10 years and of course, subject for review in the next 5 years, which is about 67 percent of the present occupied urban. Our conclusion is that this does represent a general provision for urban growth for the next 10 years and even more particularly in view of the fact that these boundaries will be examined in 5 years. One detail is that this 550 acre parcel is shown here from gulch to gulch with a straight line parallelling the highway. Our final refinement of this to you will have some waves in it to fit the contours - the same 550 acres with some adjustments to the contours. We do feel that there must be a reasonable provision for urban growth in the central plateau and we feel that this provision is ample. We have reviewed in some detail since our last meeting with you the soil characteristics of this area. Within that 550 acres is approximately 500 acres of prime agricultural land. The land quality going up to the slope tends to be a little lesser than down here near the defense highway. We thought we had alternatives in this area that we might propose certain parcels along the Army boundaries for urban in lieu of an area parallel to the future highway; but on a comparative basis have cast that out because that would not provide the opportunity for overall sound community development that does prevail by initiating development on this plateau. We do visualize that an urban development initiated mauka from the defense highway now is successful, which could and should grow on up to the top of the plateau. If not, we would then recommend to you now that the entire plateau be included in urban.

WAIPIO

R. Darnell: I was not able to figure out whether this was to be an expansion of Wahiawa or as a separate city. D. Wolbrink: A separate city, separated by the Army lands and the plateau.

R. Darnell: The way it was presented by Fred Lee the other day was that Wahiawa needs a state of expansion because the vacancy occupancy ratio is quite low. I think before going into this area at all, if there is a potential growth in Wahiawa, Wahiawa itself (this is the central town) should grow in this direction. In other words I would rather recommend that before this area be used up, this zoned area be used up first. There are two areas, makai and mauka, actually leaving the east range of Schofield in urban. This is the golf course and then you have what amounts to a very, very narrow strip of agricultural land. I gather this is to be zoned agricultural according to the plan here which would be virtually an island of agriculture built by urban uses or military activity. In other words I believe that however much area is needed should progress from the golf course area south of Schofield and as close to downtown Wahiawa as possible. One good reason I think is that commercial interest and commercial status in Wahiawa is very badly supported.

E. Bryan: I wonder Mr. Sunn if you could cover the difference between the proposal of the consultants and the master plan of the City and County, and make whatever comments you want. Then when you are finished maybe Mr. Ige might have some additions to make. For the benefit of the other commissioners I might say Mr. Sunn, Mr. Ige and myself spent most of one day with the Oahu maps, part of it with the City Planning Commission and its staff.

F. Sunn: Yesterday, of course previously we had gone over this with Bartholomew, Fred Lee in his discussion report yesterday together with the City Planning Commission pointed out that there were only 7 areas that he would like to comment on. He felt in general all the lines as drawn were in compliance with the City and County master plan or very closely.

(Mr. Sunn continues and takes up the otherside of tape which begins I believe on Waipio and goes as follows.)

This 2,000 somewhat acres up here was cut down. This area was deleted mauka of the defense highway and some 2,000 acres was approved in this master plan, and also approved by the County. Now Fred Lee pointed out yesterday that if this small area

would be used as a pilot for development he would much sooner see it close to the existing highway, closer to the existing facilities and water lines then to be some distance away. He did give some indications that he agree with some thought in regards to the Waihole district being a dividing line. This may be or may not be a valid argument. I'm not too sure about that.

E. Bryan: I might say that this was the other subject of this telephone call from Mr. Lee. He said that the letter forthcoming will include a recommendation of conservation for Kawainui Swamp, and Waipio town as included in their master plan.

F. Sunn: Which means all of this some 2,000 acres. I think they would have to take that stand because this is their approved master plan. From the standpoint of the developers certainly they would like to see the entire thing approved so they could plan accordingly and then, develop in increments as they saw fit. They feel that the quarrel of their development is the community center that is centered in the middle and even makai of the Waihole ditch. There were actually 3 points that bothered me and I think bothered some of you in our discussion on Waipio. That is why I posed 3 questions to them and they gave very good answers to all 3 questions.

The first question was with regard to the need for additional lands for Oahu Sugar Company as a cutback. Remember in our talks with Burns he pointed out that with successful plantations you needed somewhere between 9,000 acres to 13,000 acres and eventually it would be cut down to 10,000 after you develop considerable holdings in this Halawa area. Oceanic listed these reasons which are very good as to why they feel that consideration of Oahu Sugar Company's development should not necessarily be considered that seriously: (1) Oceanic is already leasing 1200 acres of land to Oahu Sugar Company; (2) that any need that Oahu Sugar has for additional lands results from conversion of its land from agricultural to urban use; it is pattenly unjust to require o ne landowner to leave his lands in agricultural use for the convenience of an adjoining landowner who is urbanizing his lands; (3) that Oahu Sugar Company has said that it intends to and will satisfy its needs by use of other areas; and (4) if the commission must make a choice between permitting urbanization of Oahu Sugar's agricultural lands and Oceanic agricultural lands, the matter should be given preference because Oceanic proposed development is the only one which will offer fee simple ownership to the public; all other developers are

offering leaseholds. Oceanic offers the public the choice of either. Oceanic plans for development is complete. Other developers are only complete as to minor parts of their entire proposed development. Oceanic plans are for an integrated whole community, not merely another dead subdivision. The priority of time of obtaining tentative approval of the paper subdivision is not valid, logical, wise criterion to use in making a judgment as to the best use of Oahu's lands. Quality of a plan and a contribution of the proposed development to the welfare of the State is a better criterion.

My second question to them was whether or not, and I think some of you had expressed the same thing, they would develop this entire planning city or whether they would just start and find that sale resistance was so high they would stop and you would have another isolated group of housings right in the middle of nowhere. They listed these reasons: (READS FROM PREPARED STATEMENT) (1) they said prior to adoption of the interim boundaries by the land use commission, all of Waipio lands were zoned rural protective. If Oceanic was not determined to create a new town along the line outlined to you, if it were interested in a small money making subdivision it could have subdivided its lands and have an orthodox great subdivision long before the interim boundaries became effective. It is Oceanic determination to create a new high quality satellite city that has prompted it to spend more than $500,000 in planning for this project. Planning of this slope (SCOPE) is unnecessary, uneconomic, and foolhardy unless the 2,000 acres are to be fully developed. (2) The Waipio project has been embodied in Honolulu's General Plan, however, no zoning has been granted. If the project area is included in this urban district by your commission, Oceanic must still obtain appropriate zoning from the city government. This must be done in increments, if the plans fail Oceanic will be unable to obtain additional zoning after the first increment. This would prevent development of any sprawling ordinary subdivision. This is true because Oceanic has pledged itself to the City Council to carry through its plans. Failure to do so will result in denial for further zoning. Oceanic hereby makes the same commitments to you. Despite our inability to see what will happen in the future there is no reason to believe that the Oceanic project will fail. It controls land that has not been sold and resold by speculators prior to the development and therefore, cost status is lower. As a subsidiary of Castle & Cooke it has the financial ability to carry out its plans and commitments and it is developing

lands that will set a terrain and topography that makes it inexpensive to development in contrast to development of hillside lots. It has retained architects to design homes that are attractive, large and low priced. If 1960 survey of the Oahu market of homes in the $15,000 price range shows that a large market does exist, and that production of such homes will fill an urban need. Updated in 1961 and 1962 the survey shows that this market still exists today.

In my third question I tried to point out from our standpoint that we have received many communications both from Rowland Darnell and the University of Hawaii in which the so-called soil experts claim that these lands are very prime agricultural lands and should definitely be retained. They tried to indicate that we should retain this breadbasket area for agricultural uses if at all possible. We are torn here between two things: whether to retain it for agriculture or whether this development would be something that Oahu and the State can look toward this as shining examples. You can do this may be in other areas.

E. Bryan: Did you ask this question among the questions that you had posed to them?

F. Sunn: Yes, and they gave a very good answer although quite lengthy. They pointed out as far as the University is concerned, their statement can be accepted generally. However, there are many other statements that you can take out of cuttaking sessions of their own reports which point out that you are going to have to use flat A and B lands for development of urban and industrial areas sooner or later. The point is our desire should be considered to use the land to its best advantage whether it be prime agricultural lands or otherwise. As far as Waipio is concerned I think we are faced with making two decisions as to what to do, whether we accept the consultants recommendation of this area and what Don points out is well taken. This area could be developed. The only problem is that from the 12% point they don't know whether or not they will ever have this other area approved. They might have to replan this entire thing, and this may not be the most desire terrain for development from their standpoint; and taking all the wasted areas and water problems into consideration, there may be some real problems. Don feels that maybe they won't. You can start from the top and work down. The argument is both ways.

The City feels that we should definitely approve this whole 2,000 acres and this is certainly what Oceanic would like to have the land use commission do, because then they can plan the development of this project properly. Certainly there will be an economic effect on other developers in this entire area, or of the entire island because of their particular development. Whether or not this Waihole Ditch is something that should be considered I don't know. Maybe Ed knows better than anybody as to whether or not this Waihole ditch will be able to service the land makai, whether this is a valid line because there is just so much water that can be drawn through here, if it is being utilized, which means you don't need it for long.

E. Bryan: I'm sure you can argue both ways about Waihole Ditch. The water that is going through there now is being pumped up and used for their more recent developments that we saw along the Kunia foothills; that is how far that water comes and I suppose you can argue and it would be just as valid. To say anything below the Waihole Ditch way up the Koolau foothills would be sacred for that reason. I could argue both sides of that question certainly very easily.

Y. Ige: As far as this area is concerned I don't know. I would go along with this gentlemen. I think that the vested rights of these particular individuals should be considered very well because to me that is going to be one of the biggest questions. These people have a vested right. In other words this area over here I don't see any reason why the State should, if there is any suit or sort coming up because of the vested rights, be in the soup. Rather than that, some person was saying if you leave that in urban than this person has the right to have fee vested right. If he wants to develop, then he can develop that land and get his permit from the city & county. I would like to see this in urban as the staff and consultants are recommending. In this area, I think Mr. Sunn has covered the whole thing. I would like to see this whole area included. As far as agricultural goes, this company owns both ends of the land. It doesn't make any difference. They have studied the whole situation and whether this is agricultural B land, or Agricultural A land, because the land is owned by one owner and it is not owned by any individual it does not make any difference in this particular instance whether this is agricultural or prime agricultural B land. If it is the expenses involved or the economics saying that this area should be in urban then I think I would go along. I would like to pose this question to HB&A. Was this area determined because of this application, or without considering this application would you have gone with this urbanization in this district; was your consideration based on having this an urban

district because of this application?

D. Wolbrink: I think our reasoning for urbanization here is valid with or without this application. The reasons that we have proposed that this be urban are: there is a center of activity here, there is a climatic location, there is a high plateau, and as far as this particular spot is concerned topographically it is an entity that can be developed as a unit. So our proposal for urbanization here is not because of this application, but rather because of our recognition of a need for urban uses in the central plateau.

Y. Ige: Then I would follow the staff's recommendation that this area be recommended for urban rather than this area. But if the consideration was given because of this area here having been applied for zoning (eventually it was decided on this area, I don't know, but in either event because of the general master plan of the city & county which they have studied, and because of Oceanic Property in their talk had stated that they have spent about 4 or 5 years in the study, I would much rather go along on the recommendation of this area than of this recommendation. Another area that Sunn brought out is this area that the City & County wants to follow the plans that they have set along that line. Cut out that urban area.

W. Gregg: On this Waipio thing where Harland Bartholomew has drawn their line up there for 550 acres. Is Oceanic Property apprised of this and have they asked about that, and what they thought about chopping it up like that?

D. Wolbrink: Yes. I just talked about this informally with Fred Simpich, about 10 days ago or so. I told him that we were considering the feasibility or advisability of recommending to the commission an area mauka from the new defense highway. His response was that he wouldn't consider it too great a problem the fact that there will be one mile of access road required from the present highway over to this site. I pointed this out to him in the beginning if he were to initiate development in this area he would have to build a mile of road to get to it. He didn't consider that as serious. He did say that he thought very possibly he would have to have this entire plateau because for financing and programming purposes they wouldn't be able to proceed with what they have in mind without assurance now that when they needn't it, they would be able to use the entire plateau. We discussed informally that if possible some kind of a conditional agreement whereby they would prove themselves in the first increment, and if they had proven themselves, they would be able to go on to the rest of the plateau.

W, Gregg: That is what I wanted to know. Then this proving themselves, have all these other developers ever been asked to prove themselves by piecemeal stuff? No, but they would have to develop and reassured of more area than that, or they wouldn't start, and that is what he had said in essence.

D. Wolbrink: Our thinking in suggesting that urban development be entirely in this area is that as far ahead as we can see the development would occupy this upper plateau. The defense highway would either be built, or will be built five years from now as first reviewed, it will be virtually a fact. This area or plateau will have access from the new highway. In making this recommendation to this Commission that development be initiated up here, we are taking the position that urban development as far as we can see will be in this upper plateau, and will not at any time come down into this lower area. That has been our basic thought in our recommendation to you initially for the development up here, and not as a first increment to be subsequently expanded to this direction. I did not cover that before and it has been important to us in considering where to locate this expansion in the plateau.

W. Gregg: Has any mention been made that it might cost more to develop as you go up, than it would cost in relation as you go down, because the land is steeper and I believe it gets rougher in topography, doesn't it as you go up?

D. Wolbrink: This is a fairly gradual rise all the way up. There are some little fingers here. The difference between this area and this is not particularly great. This plateau down here is the largest.

W.Gregg: When they speak of low cost housing, wouldn't they put it where it is cheap for development initially? I think that the actual land development in this area will not be appreciably different from the high topography up here.

F. Sunn: Mr. Chairman, couldn't we take these 3 points up separately. First in Maile, then Kawainui, then Waipio. They are the only 3 areas of disagreement with the County.

ACTION FOR WAIPIO

Commissioner Ige motioned to follow the recommendation of the city & county for the development of Oceanic Property's 'new town'. Seconded by Commissioner Chun. 4 approvals.

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Oceanic Properties Inc

401 Kamakee Street
P O Box 2780
Honolulu 3 Hawaii
Telephone 587-011

Frederick Simpich Jr
President

October 5, 1962

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

Dear Mr. Darnell:

Enclosed are 11 copies of a letter summarizing our part of the presentation made at the informal meeting with your commission, the Mayor and certain members of the City Planning Commission and its staff on September 19, 1962.

May I ask that you distribute copies to the chairman and members of the commission. The two extra copies are for the files of your staff.

Very truly yours,

Oceanic Properties Inc

401 Kamakee Street
P.O Box 2780
Honolulu 3 Hawaii
Telephone 587-011

Frederick Simpich Jr
President

October 5, 1962

Chairman and Members of the Hawaii
Land Use Commission
Honolulu
Hawaii

Gentlemen:

On September 19, 1962, an informal meeting of your Commission, together with the Mayor and certain members of the City and County Planning Commission and Planning Department, took place at the Pacific Club. The purpose of this meeting, as expressed by Mr. Wallace Kim, Acting City Planning Director, was to present to you the request of the City and County that the discrepancies in land use designations between the City and County General Plan and your interim use classification maps be eliminated in your final adoption of district boundaries. Our representatives were given an opportunity to present our plan for Waipio Town, in support of the inclusion in your final maps of the City and County General Plan for central Oahu.

This is written for the purpose of summarizing the major points of our presentation.

Oceanic Properties, Inc. is a subsidiary of Castle & Cooke, Inc., and is one of a group of associated companies which own 154,000 acres in the State, most of it agricultural. Of this, 42,000 acres lie in the central Oahu plain, and 9,000 additional acres are leased from others in the area. The City and County plan for central Oahu covers 12,000 acres, a large part of which we own. Our plan embraces 9,000 acres within the City and County plan, of which we propose to commit 7,000 acres to greenbelt agriculture and open space and 2,000 acres to urban purposes. Of the urban area, 850 acres will be developed to housing, 450 to internal greenbelt and the remaining 700 to roads, schools, employment center and other facilities in support of the community.

In our oral presentation we explained the planning steps, beginning in 1957, which culminated in the Waipio Town plan exhibited to you in our scale model and drawings. We reviewed the studies which have been made of land availability, with particular reference to possible alternative uses for the 2,000 acres involved in the planned development of Waipio Town. These alternative agricultural uses were explored:

1. Pineapple -- Dole Corporation has confirmed that it can produce from its remaining lands all of the pineapple it can market, with ample reserves to cover any demand for fruit which might be generated by a new product. There are now about 2,000 acres of Dole land fallow on Oahu (with more acreage scheduled to go out of production), and extensive areas are being withdrawn from pineapple production by others on Kauai and Maui.

2. Sugar -- Waialua Agricultural Company and Oahu Sugar Company, Limited are the only plantations neighboring on this area and who might be interested in use of these acres for sugar production. Waialua has advised that it could not incorporate any of this area into its operations. Oahu Sugar Company has told us that, while the conversion from agricultural to urban use of some of its cane areas has left it short of its full requirements for sugar land, it intends to and will satisfy its needs by use of other areas. In fact, we are now leasing 1,200 acres of sugar land to Oahu Sugar Company, and are making provision for the location elsewhere of the sugar fields which now lie in the Waipio Town area.

3. Truck Crops -- Our studies show, and both the Hawaii Farm Bureau Federation and the University substantially agree, that the maximum increase in the State's requirements for this purpose will not exceed 800 acres by 1970. This figure allows for a 30% increase in consumption and the production in the State of all presently imported produce which could be economically grown here. In fact, if all of the land presently devoted to truck farming was used to its full efficiency instead of the present level of 60%, no additional acreage would be required to reach the 1970 objective. Prospective needs are oversupplied by the 500 acres now being developed by the State at Waimanalo, the 1,050 acres on Molokai for which water is now available, and the 2,000 acres at Lalamilo on the Island of Hawaii. The use by our own companies of the Waipio land for truck farming on a mechanized, industrialized basis, even if economical, would have a social and economic impact on the small farmers in the State, and on the economy of our neighbor islands, which must be weighed. On the other hand, the Waipio Town plan permits the development of any supplementary acreage required for truck farming in Kipapa Gulch and commits us to develop 150 acres for this purpose. Additional acreage will be available if a demand appears.

4. New Export Crops -- The only new export crops which have shown any promise in 15 years of intensive study are tree crops (such as macadamia) for which thousands of acres of more suitable lands are available elsewhere in the State.

In summary, we submit that no land, however rich the soil, has a high capacity for intensive cultivation unless the crop which it produces can be sold. The lands contemplated for development into Waipio Town are surplus to any present or remotely foreseeable agricultural use. There is an extensive demand for adequate homes in the $15,000 - $18,000 price range, for middle-income families, which there is no prospect of satisfying with lands now designated as urban on your interim land classification maps. We are uniquely positioned to meet this need. Accordingly, Waipio Town will offer three-bedroom single family homes on single family lots, having 1,000-1,100 square feet enclosed and an additional 700-900 square feet under roof, for a purchase price of $15,000, exclusive of land but including the cost of offsite improvements. The land will be available for lease or fee simple purchase.

The development of Waipio Town will require no extension of existing, or development of new streets or utilities by the government. Except for costs attributable solely to population growth, which the city would bear regardless of location, we will pay all costs of the development of Waipio Town, including streets and all utilities.

The location of the new town reflects planning for growth that will enchance Oahu. Urban expansion through the strip development of shorelines and ridge development of our steep and corrugated hillsides is uneconomic due to the scattering of municipal services, the high offsite costs involved and the need then to improve highways on a 50/50 basis. This type of development produces undesirable social patterns, and removes these natural assets from the recreational use and view of residents and tourists.

In contrast, creation of one or more satellite communities controlled in size, integrated in design, self-sufficient for daily needs, and separated by economic greenbelts, appears the best way for Oahu to achieve desirable growth. The cost of municipal services will be far less than those occasioned by strip and scattered hillside and shoreline developments. By this means, advantage can also be taken of the 90/10 Inter-State Highway System for the location of new growth areas.

We urge that you give prompt and favorable consideration to the request of the City and County that its General Plan for central Oahu be incorporated in your use classification maps, and that the lands designated as urban on the City and County's plan be so designated in your maps.

Respectfully yours,

file
Oceanic Properties

OCEANIC PROPERTIES INC P O BOX 2990 HONOLULU 2 HAWAII 587-011

April 11, 1962

RECEIVED
APR 10 1962
State of Hawaii
LAND USE COMMISSION

Mr. Thomas Yamabe
Executive Secretary
Hawaii Farm Bureau Federation
410 South Hotel Street
Honolulu, Hawaii

Dear Tom:

This refers to our several discussions regarding Oceanic Properties, Inc.'s proposal to develop Kipapa Gulch as a permanent truck farm community. As you know, this proposal is part of our Waipio New Town plan which has been filed with the City and County of Honolulu for inclusion in the County's general plan for the Waipio area.

With respect to the truck farm development, we are sincerely interested in working with the Federal and State agencies in developing an adequate flood control program which, among other things, would protect small farms from flood damage and prevent soil erosion. With this objective in mind, we are prepared to spend up to $50,000 toward the flood control project. Undoubtedly, the project will need considerable financial assistance from the Federal and State governments and therefore your assistance in obtaining the interest and cooperation of the responsible governmental agencies will be needed.

As I mentioned to you, the ability of our company to make the financial commitment for the flood control project is dependent upon governmental approval of our Waipio New Town plan and the subsequent development of the urban portion of that plan. Simply stated, the farm development phase alone could not justify this expenditure by our company and therefore we must look to the urban development for financial support.

Our financial contribution to the flood control project will not increase the basic rent we have discussed for the master lease to your farm group.

Sincerely,

Donald Rietow
Vice President
and General Manager

OCEANIC PROPERTIES INC P O BOX 2990 HONOLULU 2 HAWAII 587-011

March 16, 1962

Land Use Commission
Department of Planning and Research
State of Hawaii
Honolulu, Hawaii

Attention: Mr. Ralph Ajifu, Chairman

Gentlemen:

We have examined your proposed interim use classification maps establishing temporary boundaries for urban, agricultural and conservation districts for central Oahu and, in particular, for certain lands at Waipio which Oceanic Properties, Inc. proposes to develop. We have also reviewed your proposed interim rules of practice and procedure and regulations on property uses.

Section 5, Act 187, S. L. H. 1961, provides for the establishment and adoption of temporary district boundaries by the Commission after due public hearing. This Section provides in part that "temporary districts shall be determined so far as practicable and reasonable to maintain existing uses and permit changes in use that are already in progress until the district boundaries are adopted in final form." Section 9 of the Act provides for the adoption of temporary regulations by the Commission which "shall be related to, and shall be designed to maintain the existing condition, in so far as is practicable and reasonable, until the adoption of regulations in their final form."

We understand that your interim use classification maps for Oahu identify and provide for existing uses and those changes in use which have received preliminary approval from the County Planning Department; and that no other changes in land use in progress, at the County level or otherwise, are reflected on said maps.

We are concerned whether the Commission's intent, in limiting the temporary maps to existing uses and changes in land use given preliminary approval by the County Planning Department, is sufficient to meet the needs and requirements of Section 5. We are disturbed that such limitation, without

further clarification by the Commission with respect to those changes in land use in progress but not yet approved by County authority, will create a freeze or a suspension of activity for the period of the next 9 to 15 months after April 11, 1962 (final date for adoption of the interim maps and regulations), and it is entirely possible that this freeze for some or all of those changes in land use could well continue beyond the 15-month period.

Consider the following examples of changes in land use which are in progress but not given preliminary approval by the Planning Department:

(1) Proposed subdivision in accord with County general plan which has been filed with but not yet approved by the County Planning Department as of April 11th;

(2) Proposed subdivision in accord with County general plan which has been filed with the County Planning Department prior to April 11th but given tentative approval after April 11th;

(3) Applications for specific zoning pursuant to County general plan which have been filed with but not approved by the County Planning Department as of April 11th;

(4) Applications for specific zoning pursuant to the County general plan which have been filed with the County Planning Department prior to April 11th but given approval after April 11th;

(5) Applications for change in the County general plan filed with the County Planning Department but not yet approved either by the Planning Department and/or the City Council as of April 11th; and

(6) Applications for change in the County general plan filed with the Planning Department but approved either by the Planning Department and/or the City Council after April 11th.

These examples of "in progress planning" without County approval prior to April 11th or with County approval after April 11th suggest the following questions:

(1) What do developers of in progress planning do after April 11th? Should they continue such in progress planning at County level or await the outcome of the final maps of the Land Use Commission?

(2) What is the function and responsibility of the County Planning Department after April 11th and prior to adoption of the final maps by the Land Use Commission? Can the County proceed to process applications filed prior to April 11th, or must it cease its planning and subdivision responsibility until adoption of the final maps by the Land Use Commission some 9 to 15 months later?

We are one of the several developers who have made an application at the County level but have not received approval as of this date and therefore must face the problem of uncertainty and indecision during this period between April 11th and the adoption of the final maps. Our application is a request to the County to incorporate our plan for the development of the Waipio lands into the general plan for the area. We therefore ask this Commission to put our Waipio plan on the interim map, or alternatively, to adopt a certain regulation which is hereafter proposed by us in this presentation.

Before discussing the proposed regulation, we would like to apprise the Commission of the status of our in progress planning for our Waipio lands. We had filed an application last year with the County Planning Department for incorporation of our Waipio New Town plan into the County general plan for this area. The follow up procedure on this application is a public hearing after favorable review by the Planning Commission and Director, subject, however, to City Council approval next following public hearing and favorable recommendation from the Planning Commission and Director.

Our Waipio New Town development plan was started as far back as mid 1957 with a land use report by local consultants. Follow up surveys and studies emphasized the desirability, suitability and marketability of the Waipio lands for urban development. These surveys and studies included:

(1) Aerial photography and contouring work for 10,000 acres of Waipio lands in 1958;

(2) Report of Community Planning Associates in early 1959 recommending the use of approximately 6,300 acres for urban purposes;

(3) Urban market analysis by Charles B. Bennett and Associates in March 1959 for effective planning and development of Waipio lands;

(4) A second and third market study by Western Real Estate Research Corporation in 1960 and 1961 supporting the earlier report of Charles B. Bennett and Associates of the tremendous continuing demand for low cost housing on Oahu;

(5) Industrial market study by Charles B. Bennett and Associates in August 1960 indicating the need for medium price light industrial lands in central Oahu;

(6) Industrial market study by Industrial Planning Associates in October 1961 supporting the need for an industrial area in the Waipio plan; and

(7) Detailed planning work now being performed by DeMars & Reay, Architects and Planners, Livingston and Blayney, City and Regional Planners, and Lawrence Halprin & Associates, Landscape Architects.

During this period of study and planning work, Dole also reviewed its land requirements for pineapple production to meet the market demands of projected population increase during the next 20 years. Following this review, Dole Corporation felt it could release 1,000 acres immediately and up to 3,000 acres of Waipio land for urban development over a period of years without jeopardizing its market position or production requirements. The withdrawal of 3,000 acres from pineapple cultivation over a period of years is not expected to adversely affect Dole's ability to meet its market requirements as Dole is continually (1) increasing production per acre by improved agricultural practices; (2) improving equipment and techniques at the cannery level which result in increased proportion of fruit in the can; (3) improving agricultural practices so as to bring into pineapple cultivation lands which are in idle or other lower use status; and (4) improving plant selection to increase yields per acre.

In connection with the decision to reduce pineapple acreage at Waipio, the question has been raised as to whether or not these lands should be converted to diversified farming. Although these lands have been identified by the Land Study Bureau as "well suited and moderately suited agricultural lands", there is no apparent economic need for them. Our studies show that Oahu now has approximately 550 acres in farm use and would require but 250 additional acres in order to replace all mainland imports that can be economically grown here. Because there are some 500 acres at Waimanalo

suitable for diversified farming, and because there are other areas in Waianae and Waialua which could be put to diversified farming under proper management and development with farm groups, it is clear to us that there are enough lands for truck farming in the foreseeable future without saturating the Oahu market, and therefore we did not find that our Waipio lands could be profitably put to diversified farm use.

Thus, as the land is not required for pineapple or diversified farming, it is evident to us that it should best be diverted to meet the evident demand for good low priced homes in fee which our research revealed will be required by 5500 lower income families for each year in the foreseeable future.

Our Waipio plan which we have submitted for County approval is a proposed development of a new 3,000-acre community surrounded by a permanent greenbelt of 6,000 acres. We have proposed for the greenbelt areas diversified agriculture of 150 acres; pineapple and sugar production of 3,650 acres; open space of valley and mauka areas of 2,090 acres, and a cemetery development of 110 acres. We have proposed for the community development areas 2,200 acres for residential and community uses; 250 acres for a model industrial park; 400 acres for school and park sites; and 150 acres for a championship golf course. The basic objective of our plan is to meet the need for diversified agriculture, new industry and low cost homesites with full range of community facilities on an integrated basis. Other details of our plan will be found in the attached presentation made to government officials preliminary to submission of our application at the County Planning Department.

The foregoing summary of the status of our new town development shows a change in use in progress by reason of the careful planning over a period of nearly 5 years, substantial expenditures for basic field work, planning and market studies, and application at County level for favorable adoption of our plan.

We submit that the interim regulations which have been proposed for this public hearing do not provide any method to benefit from this kind of mature in progress planning. We submit that a limiting intent or policy which would in effect freeze changes in use in progress which have not received preliminary approval on April 11th imposes a real hardship on developers who have spent time, effort and money on in progress planning.

Inasmuch as Sections 5 and 9 do recognize in progress changes in use but leave to the Commission's discretion and policy the degree or kinds of

in progress changes which may be recognized for the interim maps and/or regulations, we submit for your favorable consideration and adoption proposed regulation along the following lines:

Section 5 of the State Land Use Commission chapter provides that temporary districts shall be determined "so far as practicable and reasonable to maintain existing uses and only permit changes in use that are already in progress". Section 9 provides that temporary regulations shall be designed to maintain the existing condition "insofar as practicable and reasonable until the adoption of regulations in their final form".

Paragraph 2.1.(d) of the temporary regulations proposed by the Commission would provide that "Any lawful use of land existing or under construction at the time this regulation was adopted may be continued", -- subject to a proviso relating to the discontinuance of a non-conforming use. The language "or under construction" does not appear to be as broad as the statutory reference to "changes in use that are already in progress". A change in use may be already in progress although not as yet under construction.

We suggest that the language of Paragraph 2.1.(d) be changed to provide that "Any use of land lawfully existing at the time of this regulation may be continued, and any use of land not then existing but conforming to appropriate existing requests or applications submitted or filed prior to April 11, 1962, such as for a change in or adoption of a general plan or segment thereof or for a zoning or for preliminary or final approval of a subdivision, to the extent that such proposed changes in uses shall be subsequently approved pursuant to procedures then in effect, may be adopted and thereafter continued, and nothing herein shall be deemed to prevent the appropriate county authorities from acting upon any such existing requests or applications, or from taking such other actions as shall be consistent with such use, provided that if such non-conforming use be discontinued for a period of one year, any further continuance of such use shall not be allowed, and provided, further, that no such non-conforming use shall be changed to a different non-conforming use." (Underscored portion our change).

In conclusion we wish to restate our position in this presentation:

The lands in question have been in the process of planning since 1957. They are not required for pineapple or diversified agriculture.

March 16, 1962

There is a demand by 5500 or more lower income families a year for the foreseeable future for houses of the character we propose to develop. This demand will probably be strengthened by our relatively unique ability and desire to sell land in fee. In view of the vast sums involved and the great community need for this type of housing we ask that you incorporate our Waipio New Town plan in your proposed interim map or alternatively, adopt our proposed regulation so that the County may continue to process our plan to approval.

Very truly yours,

OCEANIC PROPERTIES, INC.

Frederick Simpich, Jr., President

Attachment

OCEANIC PROPERTIES INC P O BOX 2990 HONOLULU 2 HAWAII 587-011

February 21, 1962

RECEIVED
FEB 28 1962
State of Hawaii
LAND USE COMMISSION

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

Attention: Mr. Rowland J. Darnell
Executive Officer

Gentlemen:

We are writing in regard to your present activity in preparing and adopting interim and permanent land use maps and regulations for the State of Hawaii as required by Act 187, S. L. H. 1961, creating the State Land Use Commission and providing for its powers and responsibilities.

It is our understanding that in preparing the interim maps, it is the Commission's intent to reflect existing uses and proposed uses officially approved for development, and that all future land uses and developments, such as those which might be shown on the general plan of the counties, would be reviewed and studied in connection with the preparation and adoption of the permanent land use maps after adoption of the interim maps.

With respect to your preparation and adoption of the interim and/or permanent land use maps for the Island of Oahu, we wish to advise you that Oceanic Properties, Inc., a subsidiary of Castle & Cooke, Inc., has recently applied to the Planning Department of the City and County of

Honolulu for incorporation in the general plan for Oahu, a general plan for the development of a new 3000-acre urban community surrounded by a permanent greenbelt of 6000 acres at Waipio in Central Oahu. This proposal was first announced in August of 1960 and has been undergoing refinement in the interval. As of this writing no decision has been rendered either by the Planning Department or the City Council who is responsible for the final decision on our request. However, it is expected that the Planning Department and City Council will act on the application during the next 60 to 90 days.

We have enclosed for your information a copy of our presentation on the Waipio plan made to government officials as a preliminary to formal submission to the Planning Department. We are now working with consultants in proceeding from general to detail planning. Should you desire to consult with us on any aspect of the Waipio plan prior to your adoption of the interim land use map for Oahu, we would be happy to meet with you at your convenience. Otherwise, it is our intent to update our plan with you during the period of your development of permanent land use maps for Oahu.

Very truly yours,

OCEANIC PROPERTIES, INC.

J. K. Palk
Vice President & Manager
Real Property Department

Enclosure

Mr Aldrich

BEFORE THE LAND USE COMMISSION

OF THE STATE OF HAWAII

In the matter of the classification of certain land at Waipio on the Island of Oahu	PROTEST OF OCEANIC PROPERTIES, INC. AND DOLE CORPORATION

We have examined the proposed land use regulations and district boundary maps referred to in the Notice of Public Hearing published by the Commission on February 23, 1962. According to those regulations and maps, the Commission proposes to classify as "agricultural" certain land at Waipio, owned by Dole Corporation, and to prohibit any use other than agricultural use thereof. Development of this tract of land will be accomplished by Oceanic Properties, Inc., which now owns an option to purchase an initial increment of 1,000 acres of this land. The boundaries of this tract, which we call Waipio Town, are shown on the attached map. The total area is 3,000 acres, of which 1,850 acres are planned for immediate development, and 1,150 acres are set aside, as an urban reserve, for future development. A permanent greenbelt area of 6,000 acres will surround Waipio Town. We have attached a brochure which explains in detail the proposed development and which has been presented to the City and County Planning Commission in conjunction with the petition of Oceanic Properties, Inc. for changes in the General Plan for Waipio.

We have assumed that the proposed regulations and district boundaries referred to in the Notice of Public Hearing are, respectively, the interim regulations provided for in Section 9 of Act 187 and the temporary district boundaries provided for in Section 5 of that Act.

At the hearing held on March 16, 1962, at Waipahu, representatives of Oceanic Properties, Inc. stated briefly our objections to classification of this tract as agricultural. We are confident that a full presentation of the facts and arguments in favor of classification of Waipio Town as urban will convince the Commission that such classification is required not only by the terms of Act 187 but also by the public interest.

We are constrained to state to the Commission that we feel that the public hearing held on March 16, 1962, was not such a hearing as is required by the Constitutions of the United States and of the State of Hawaii, and by statute, prior to classification of our land under Act 187. Therefore, we respectfully urge that the Commission grant us a hearing at which we may present such facts and arguments as are summarized below, and we hereby respectfully submit to the Commission a protest against the proposed classification of Waipio Town as agricultural.

I

Section 5 of Act 187, S.L.H. 1961, provides for the adoption of temporary district boundaries "determined so far as practicable and reasonable to maintain existing uses and only permit changes in use that are already in progress . . ." (emphasis added) We believe, and respectfully urge the Commission to find, that classification of Waipio Town as "agricultural", rather than "urban", is not practicable and reasonable within the meaning of Act 187, and that in any event a change from agricultural use to urban use is already in progress for Waipio Town. We also believe, and respectfully urge upon the Commission, that under all the circumstances, limitation of Waipio Town to uses permitted by the proposed interim regulations in an agricultural district would be to deprive us of our property in violation of the Fourteenth Amendment to the Constitution of the United States and of Article I, Sections 4 and 6, of the Constitution of the State of Hawaii.

A. Not practicable and reasonable. The apparent purpose of the legislature in enacting Act 187 was to protect prime agricultural land and to prevent inefficient "urban sprawl". It is respectfully submitted that the effect upon the owner of such regulation as is proposed by the Commission must, for each particular parcel of land, be weighed against the public benefit to be derived from the regulation in pursuance of the purposes of Act 187. Also, we believe, and respectfully urge the Commission to find,

that the public benefit which would be derived from the urban development of Waipio Town far exceeds any public benefit which might result from the restriction of this land to agricultural purposes.

1. There are real and substantial public benefits to be derived from an urban development of Waipio Town, as the following facts illustrate:

(a) The Oahu housing market will require some 5,500 units annually to meet the population increase projection during the next 20 years.

(b) 45% of Oahu's families are in the $5,000 - $10,000 income group.

(c) The proposed Waipio Town development will include 1,000 acres for low-cost homes ($15,000 or less) for persons in the $5,000 - $10,000 income group.

(d) The proposed Waipio Town development will provide low-cost housing packages for some 500 families per year.

(e) Housing in Waipio Town will be made available by Oceanic Properties, Inc. to homeowners on a fee simple basis, as well as on a leasehold basis, thus helping to meet the urgent need for fee simple land.

(f) The proposed Waipio Town development will include an industrial area designed to attract new industrial enterprises to Hawaii and so will help to create new job opportunities.

(g) The proposed Waipio Town development

is a planned urban community to be surrounded by a permanent greenbelt of agricultural and open space lands.

1,850 1st increment
1,150 future
3,000

(h) An area of approximately 150 acres of Waipio Town will be devoted to diversified agriculture, thus tending to promote one of the principal aims of Act 187.

(i) Another principal purpose of Act 187 - prevention of urban sprawl - will be furthered by the proposed Waipio Town. The town will be efficient and compact in planning and design so as to reduce the cost of municipal services to a minimum.

2. In contrast, little benefit will be derived by classifying Waipio Town as agricultural. The subject lands have been used, for the most part, for pineapple production and would continue to be so used, if at all, if classified "agricultural." However, as the following facts show, there is neither present nor anticipated future need for this purpose.

(a) Dole Corporation has determined that its land requirements to meet market demands of projected population increase during the next 20 years will not be affected by the release of land at Waipio sufficient to meet the requirements of the proposed development.

(b) Dole Corporation and Castle & Cooke, Inc. together have available some 1,200 acres of idle or lower-use fee lands in the Waialua-Paumalu areas of

Oahu which could be brought into pineapple production should market conditions in the future justify the same.

(c) Moreover, Dole Corporation's Wahiawa Plantation has under its control 15,000 acres of fee and leased pineapple lands, of which some 1,800 acres are presently in the inactive status.

(d) Dole Corporation's Lanai Plantation has under its control 16,500 acres of pineapple lands, of which 1,000 acres are in the inactive status. Additionally, there are some 4,000 acres of idle lands on Lanai which could be brought into pineapple with water development.

(e) Dole Corporation has continually and successfully increased over-all productivity through research. Such efforts are expected to be equally successful in the future in reducing the acreage needed to meet market requirements by: Increasing production per acre through improvement in agricultural practices; improving the equipment and techniques at the cannery level and thus increasing the proportion of fruit in can; improving agricultural practices so as to bring into pineapple cultivation lands which are in idle or lower-use status; and improving plant selection so as to increase yields per acre.

(f) Castle & Cooke, Inc. has at North Kohala, Hawaii, some 3,000 acres of land, with a proven capacity for the production of pineapple, which could be put to pineapple cultivation. In the early 1950's,

Kohala Sugar Company, a subsidiary of Castle & Cooke, Inc., successfully concluded experimentation in pineapple cultivation. The following is an extract from the 1952 annual report of the company:

> "After successfully harvesting the experimental pineapple crop the plantings were largely plowed under as a result of a decision by the directors in the middle of the year. While yields and fruit quality were good and there is every indication that the fruit can be grown at competitive costs on 3,000 or more acres of Kohala lands, no immediately profitable markets for further plantings were in prospect."

(g) The pineapple land surplus is not confined to the Dole Corporation/Castle & Cooke, Inc. land complex. With the announced closing of the Hawaiian Canneries and Kauai Pineapple Company on Kauai, approximately 5,080 acres will become surplus pineapple lands, and with the phasing out of the Libby cannery at Pauwela, Maui, another 1,200 acres of pineapple lands will become surplus.

(h) Converting the Waipio lands to diversified farming would create an overproduction situation at market and would force the closing of many small farm operations.

(i) Our studies show that there is now a "balance" in the truck farm-market relationship in terms of production, acreage in production and potential acreage for additional production without the need of any of the Waipio lands identified for urban development. Oahu has 550 acres in diversified farm and would require 250 acres to

replace all mainland imports that can be economically grown here. There are 500 acres of State lands at Waimanalo suitable for diversified farming. There are also considerable acreages of mauka lands at Waianae and Waialua which, under proper management and development with small farm groups, can be put to diversified farm use.

3. In light of these facts, we feel, and urge the Commission to find, that the purposes of Act 187 would be advanced by permitting an urban development of Waipio Town, since this would result in a carefully planned, compact and efficient residential community with an integrated industrial development and with provisions for diversified agriculture, plus a permanent greenbelt zone, whereas classification as agricultural would not serve to promote the legitimate purposes of Act 187. Limitation of this land to agricultural uses would cause a very large loss to us. The value of Dole Corporation's fee would be very greatly reduced, and the value of the option owned by Oceanic Properties, Inc. would be practically destroyed. Consequently, we feel, and urge upon the Commission, that it would be unreasonable and impracticable to classify Waipio Town as agricultural, since the public benefit resulting from such a classification does not justify the harsh effect on us.

B. Change already in progress. This phrase is not defined in Act 187. However, it seems reasonable to suppose that this provision was intended to have a dual effect: first, to protect those who have a substantial investment in the development of new urban areas; second, to provide for a continuity in urban development, avoiding a "freeze" of all progress prior to the adoption of the district boundaries.

In 1957 Dole Corporation determined to investigate the possibility of putting some of its lands into higher use than the production of pineapple. In connection with this decision Dole hired local consultants to make a land use study of all its land in Hawaii.

This study was intended to serve as a guidepost for future planning and development for use of Dole Corporation land. Because of the special emphasis that the consultants placed on the Waipio lands, the study was followed up by aerial photography and contouring work on the lands at Waipio in 1958. In the same year Community Planning Associates was employed to make a detailed urban study of the Waipio lands and its report, completed in May of 1959, recommended the development of 6,750 acres for urban purposes. This report was supported by an economic analysis of Oahu made for us by Charles B. Bennett & Associates in March, 1959. This analysis emphasized the need for a low cost housing package to reach the large market of middle to low income families on Oahu.

The next decision made by Dole Corporation in its effort to increase its utilization of its land had the two-fold purpose of determining the extent of public need for urbanization of the Waipio lands and of determining a program for the development of Waipio lands to meet this need. Charles B. Bennett & Associates was employed to undertake a detailed economic study of the need for the development of a light industrial center, as part of these plans. This study was completed in August of 1960 and led to the conclusion that a light industrial center at Waipio was sound from both an economic and planning standpoint. While this study was in progress, Western Real Estate Research Corporation was hired to prepare a detailed analysis of housing needs on Oahu, including absorption characteristics and capacity for the urban development of approximately 3,000 acres of Waipio lands. This study showed that with due allowance for employment growth and population increase, new family formation and a backlog of demand, there would be a need for an average of about 5,500 housing units a year in the period from 1960 to 1980.

With the merger of Dole Corporation and Columbia River Packers Association into Castle & Cooke, Inc. in the spring of 1961, a new subsidiary was concurrently established to engage in land development in Hawaii and elsewhere. This company, Oceanic Properties, Inc., will, among other activities, acquire the Waipio tract. The final phase of research on the question of public demand for urban land was an industrial market study prepared by Industrial Planning

Associates in December of 1961. This study exhaustively explored the industrial market on Oahu and supported the conclusion that a light industrial area is needed within Waipio Town. Oceanic Properties has continued with detailed planning work, which is now being performed by DeMars & Reay, Architects and Planners, Livingston and Blayney, City and Regional Planners, and Lawrence Halprin & Associates, Landscape Architects. The reports, studies, surveys, planning and field work represent a substantial investment in the proposed Waipio Town. Our actual out-of-pocket cost to date exceeds $250,000, not including the cost of efforts expended by officers and employees of these corporations.

In addition to these privately financed studies, we have coordinated our planning efforts, through preliminary discussions of plans, standards and facilities, with the Board of Water Supply, the City and County Engineer; with the utility companies; with the State Highway Division and the Bureau of Public Roads of the Department of Commerce; and with the State Planning Office. In addition, we have presented the attached brochure to the Planning Department of the City and County in conjunction with the petition of Oceanic Properties, Inc. for adoption of a General Plan incorporating Waipio Town. This petition is now pending before the City and County Planning Commission.

We feel and respectfully urge the Commission to find that these facts show that a change in use of Waipio Town from agricultural to urban is already in progress within the meaning of Act 187.

II

Determination by the Commission of district boundaries requires the application of the legal standards set forth in Act 187 to the facts with respect to each parcel of land to be classified. The legislative standard is that classification should be on the basis of existing use so far as is practicable and reasonable, except to allow for changes that are already in progress. We have contended in Part I of this protest that the facts are such that Waipio Town should be classified as urban and not as agricultural. Since the effect of such classification upon us will be harsh, we respectfully request an opportunity to present evidence and arguments in response to the facts and arguments relied upon by the Commission in proposing to classify Waipio Town as agricultural, and in support of the contentions presented in Part I hereof. We believe,and urge upon the Commission, that the failure of the Commission to afford such a hearing would be to deprive us of our rights under the Fourteenth Amendment to the Constitution of the United States and under Article I, Sections 4 and 6 of the Constitution of the State of Hawaii. We also respectfully submit, and urge upon the Commission, that the requirement of Section 5 of Act 187, S.L.H. 1961, for a hearing prior to adoption of district boundaries, in conjunction with Act 103, S.L.H. 1961, calls for a judicial type of hearing as described in Sections 9 through 13 of Act 103.

A. There has been no reasonable notice to us of the proposed actions of the Commission. The notice published on February 23, 1962 in the Honolulu Star-Bulletin was deficient

in the following respects:

1. It failed to apprise us of the legal authority under which the hearings were to be held.

2. It failed to apprise us of the particular sections of Act 187 involved.

3. It failed to apprise us of the issues involved or of the facts upon which the Commission relies in support of its proposed classification.

4. It failed to apprise us that we could present evidence at the hearing.

5. Finally, it failed to apprise us that we could retain counsel if we so desired.

As a consequence of these deficiencies in notice, we were not aware at the time the hearings were held of the issues involved or of the facts alleged by the Commission in support of its proposed district boundaries, nor of the legal effect which the proposed classification would have on our right to use our land. Furthermore, these deficiencies in notice had the cumulative effect of leaving us uncertain as to whether or not we had any right to present evidence in support of our contentions at the public hearing.

B. The public hearings actually held by the Commission in accord with the published notice did not constitute such a hearing as is required prior to the proposed restriction upon our rights.

1. There was no statement at the hearings of the issues involved or of the facts relied upon by the Commission in fixing the classification of Waipio Town.

2. There was therefore no opportunity to argue

the issues, with the presentation of relevant evidence, or to challenge such facts and information as the Commission proposed to rely upon.

3. There was no procedure available for the presentation of evidence.

C. As a consequence of the deficiencies listed in A and B above, we hereby request an opportunity for a hearing in accord with the requirements of Act 103, S.L.H. 1961, and the requirements of procedural due process of law. In particular, we respectfully request the following:

1. To be informed of the legal authority under which such hearings will be held.

2. To know the particular sections of Act 187 involved.

3. To be provided with a Bill of Particulars specifying in explicit and plain language the issues involved in the classification of Waipio Town in an agricultural district, and the facts alleged by the Commission in support of such classification.

4. To be given an opportunity to present evidence and argument on such issues and an opportunity to present evidence or argument in support of the contentions presented in Part I hereof, and to present such other evidence and argument as the Bill of Particulars requested in 3 above shall show to be relevant.

5. To be informed of all staff memoranda submitted to members of the Commission in connection with their consideration of the classification of Waipio Town as agricultural.

6. To be given a statement of all material of which the Commission has taken notice, either judicially or because of specialized knowledge, concerning classification of Waipio Town.

D. We respectfully call to the attention of the Commission the fact that all of our arguments contained in Part I hereof are based upon the assumption that the Commission is adopting the temporary boundaries and interim regulations provided for in Sections 5 and 9 of Act 187, S.L.H. 1961, and that the issues involved are those issues provided by law in those sections. However, if the Commission should determine that other issues than those we have argued are involved in the classification of Waipio Town as agricultural, we reserve the right to present evidence and arguments on such other issues.

E. We do not intend nor desire to delay classification of Waipio Town in accord with the requirements of Act 187. Therefore, we are willing to enter into stipulations waiving so many of the requests listed here as do not appear essential to a fair hearing. We must, however, respectfully request that we be fully informed of the issues involved in the estimation of the Commission and the facts upon which the Commission relies in support of its proposed classification of Waipio Town before we enter into any such stipulation.

Respectfully submitted,

DOLE CORPORATION

By _____

OCEANIC PROPERTIES, INC.

By _____

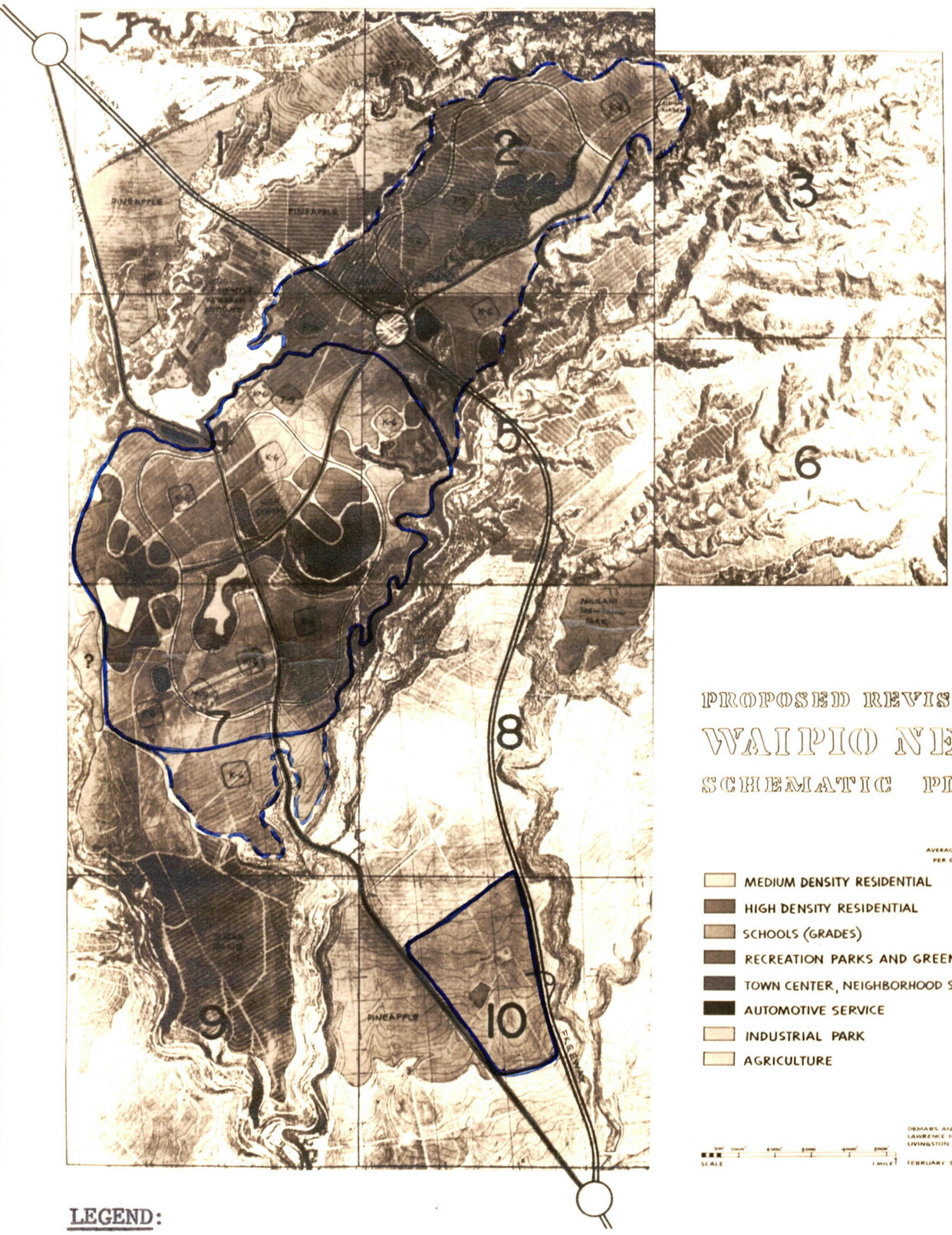
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EXHIBIT 1

1960 HOUSING PICTURE
City and County of Honolulu

Prepared By
Rent Control Commission

David R. Owens, Chairman

Frederick Chun
Kenneth Nakano
Ichini Naramoto

O. C. Soares, Director

Mildred S. Nako
J.C. Rathe LeGurche, Jr.
Irene F. Suto
Helen B. Trask

MUNICIPAL REFERENCE LIBRARY
CITY AND COUNTY OF HONOLULU

CITY AND COUNTY OF HONOLULU
RENT CONTROL COMMISSION
HONOLULU 13, HAWAII

November 28, 1960

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

Gentlemen:

As Ordinance 1513, as amended will expire on December 31, 1960, the Rent Control Commission respectfully submits this report to assist the Honorable Mayor and members of the City Council in the findings of fact to the housing situation in the City and County of Honolulu.

Although advances have been made in the housing problem we still find ourselves with a housing shortage. For we are in the position of taking up the previous gap in housing, having to replace units that were and are going to be demolished to make way for progress and growth of population in one year of 22,420.

The member of families doubling up, a sensitive index of overcrowding, stands at 3.88 because suitable accommodations are not available.

Facts bring forward that housing must be built for almost 6,400 middle-income households on Oahu during the next twenty-seven months if needs arising from population growth, slum clearance and other demolition programs are to be met. In addition, adequate housing should be found for more than 19,000 middle-income households now occupying dilapidated or overcrowded quarters.

The following chart will best indicate the magnitude of housing needs expected to develop on Oahu during the next twenty-seven months.

COMPONENT	ALL HOUSEHOLDS	MIDDLE INCOME HOUSEHOLDS
ALL COMPONENTS	54,085	26,058
Net household formation	10,761	4,713
Demolition programs	3,597	1,668
Now in substandard housing	39,727	19,677

Coupled with these facts we must keep in mind that relocation of middle income households now in dilapidated or overcrowded quarters can be accomplished only to a limited degree.

Social Services Director Mary Noonan (under whose direction Hawaii Housing Authority faces) has stated that only 50 new low income housing units are scheduled for completion in 1961 (in Hilo). Also, that Hawaii Housing Authority has an indicated need for 750 units in 1961, plus 400 units of non-subsidized stall housing. Still further, Alonzo V. Sullivan, acting executive director of the Hawaii Housing Authority estimated there was a need now on Oahu to replace 17,000 "sub-standard" houses.

intended residents arriving in Hawaii for the first nine months of this year is best shown by the following chart.

Year	Three Quarters	Total	THIRD QUARTER JULY	AUGUST	SEPTEMBER
1960	12,200	4,800	1,535	1,555	11,710

The following chart points out the drop of the number of dwellings advertised for rent during the first quarter of 1959 as compared to the first quarter of 1960.

MONTH	No. of Dwellings Units advertised 1959	1960
January	247	190
February	195	113
March	174	112

Projections of population for Oahu by Bank of Hawaii and The Hawaiian Electric Company and announced in newspapers March 14, 1960 gives the following information.

Year	Total Population	Civilian Population
1959	511,402	466,402
1960	530,340	485,340
1965	614,000	569,000
1970	730,000	685,000

Although no vacancy rate survey was conducted this year, reports and other findings point to the fact that the vacancy rate in the City and County of 1.7 per cent of last year is no better this year.

According to the City and County of Honolulu Planning Department "at the present the housing demand is greater than supply by 1970, there is a strong possibility that supply may exceed the demand."

That the housing situation in which the City and County of Honolulu faces today warrants the continuation of Ordinance 1513, as amended, therefore we recommend its extension.

Respectfully submitted,
RENT CONTROL COMMISSION

By David R. Owens
David R. Owens, Chairman

HOUSING AND

POPULATION

STATISTICS

NEW HOUSING UNITS NEEDED FOR OAHU:
OCTOBER 1, 1960 to DECEMBER 31, 1962

Component	All Households	Middle-income ($4,000-$6,999 households only)
All components	54,085	26,058
In substandard housing, 1960:		
Dilapidated, now crowded....	7,701	3,851
Crowded, not dilapidated....	26,485	12,914
Dilapidated and crowded.....	5,541	2,912
Demolition, 1960-1962:		
Slum clearance.....	1,683	551
Highway construction.....	539	236
School construction.....	25	11
Private demolition.....	1,350	600
Other components, 1960-1962:		
Public housing over-income..	-	270
Net household formation.....	10,761	4,713

HOUSEHOLD AND HOUSING CHARACTERISTICS FOR THE ISLAND OF OAHU

Subject	All Households	Military Households	Civilian Households
Population in households.....	510,408	92,370	418,038
Persons per household.....	4.35	3.96	4.44
Percent under 18 years.....	45.8	48.0	45.3
Households or household heads..	117,400	23,339	94,061
Percent living in Honolulu 1/	66.0	40.6	72.2
Percent on Oahu less than one year.....	9.9	31.5	4.5
Percent employed in Honolulu 1/	55.3	13.0	65.8
Median annual income.....	$6,055	$4,629	$6,434
Occupied dwelling units.....	117,400	23,339	94,061
Percent owner occupied.....	47.2	7.6	57.0
Median monthly rent.....	$76.09	$87.86	$67.37
Median rent-income ratio.....	18.7	24.7	16.5
Percent with 1.01 or more persons per room.....	27.3	17.5	29.8
Percent in one-dwelling-unit structures.....	63.5	36.0	70.3
Percent dilapidated.....	11.3	14.3	10.5

1/ Within the Honolulu city limits (Red Hill and Plantation Drive to Makapuu point).

OMIT

MARRIAGES REGISTERED BY BUREAU OF HEALTH STATISTICS

FOR CITY AND COUNTY OF HONOLULU

YEAR ENDING	NO. OF MARRIAGES
1937 June 30	2,258
1938 " "	2,475
1939 " "	2,621
1940 " "	2,874
1941 " "	4,234
1942 " "	6,098
1943 " "	4,515
1944 " "	3,949
1945 " "	3,896
1946 " "	4,279
1947 " "	4,702
1948 December 31	4,378
1949 " "	4,043
1950 " "	4,249
1951 " "	4,560
1952 " "	4,571
1953 " "	4,481
1954 " "	4,253
1955 " "	4,356
1956 " "	4,114
1957 " "	3,992
1958 " "	3,934
1959 " "	4,958
1960 October "	4,315

PERSONS IN PARTY, OCCUPATION OF PARTY HEAD, AND FAMILY INCOME FOR PARTIES OF INTENDED RESIDENTS ARRIVING IN HAWAII: FIRST NINE MONTHS AND THIRD QUARTER, 1960

Subject	First nine months	Third quarter			
		The quarter	July	August	September
All Parties...	8,005	3,110	930	1,025	1,155
Persons in party					
1 person.....	5,850	2,310	650	780	880
2 persons.....	1,090	385	120	115	150
3 persons.....	460	155	65	35	55
4 persons.....	355	135	55	45	35
5 persons or more....	250	125	40	50	35
Persons per party....	1.52	1.54	1.65	1.52	1.48
Occupation of party head					
Professional, semi-professional.....	1,460	730	160	305	265
Business, managerial, official.....	595	255	105	95	55
Clerical, office, sales.....	670	275	80	85	110
Agriculture, fishing.	25	5	-	5	-
Other Civilian occupations.....	2,580	250	110	85	55
Military service.....		325	120	110	95
Military dependents..	2,305	180	55	55	70
Retired.....		50	10	25	15
Student.....		360	45	70	245
Other non-employed...		500	200	105	195
Not reported.....	370	180	45	85	50
Family income					
Less than $5,000.....	1,660	505	170	160	175
$5,000 to $9,999.....	1,940	670	220	185	265
$10,000 to $14,999...	690	250	105	70	75
$15,000 to $19,999...	155	75	25	25	25
$20,000 or more.....	190	85	15	30	40
Not reported.....	3,205	1,495	380	540	575
Not on form.....	165	30	15	15	-
Median income.....	$6,695	$7,146	$7,216	$7,027	$7,170

POPULATION PER DWELLING UNIT
1955 - 1960

Year	Units	Population	Population Per Unit
1955	100,428	362,196	3.60
1956	104,333	386,694	3.70
1957	108,423	416,112	3.83
1958	112,925	443,542	3.92
1959	119,124	466,402	3.91
1960	125,979	488,822	3.88

PERMITS FOR DWELLING UNITS - 1960

Month	Permits Issued for Number of Units		
	Single Family	Duplexes	Apartments
January	274	2	199
February	368	22	195
March	639	2	556
April	342	8	328
May	407	8	272
June	276	0	211
July	471	1	219
August	274	8	17
September	310	4	331
October	466	8	122
Total	3,827	63	2,450
All Residential Units 6,340			

POPULATION, 1950 AND 1960, AND HOUSING UNITS, 1960,
FOR THE STATE OF HAWAII, BY COUNTIES AND ISLANDS

County and island	Population (including military)			Housing units
	1960 1/	1950	Percent Change	1960 1/
The State.....	620,346	499,794	24.1	165,628
Counties:				
Hawaii.....	60,859	68,350	-11.0	18,166
Honolulu.....	488,822	353,020	38.5	125,979
Kalawao.....	273	340	-19.7	135
Kauai.....	28,025	29,905	- 6.3	9,052
Maui.....	42,367	48,179	-12.1	12,296
Islands:				
Hawaii.....	60,859	68,350	-11.0	18,166
Kauai.....	27,771	29,683	- 6.4	9,014
Lanai.....	2,095	3,136	-33.2	750
Maui.....	35,570	40,103	-11.3	10,298
Molokai.....	4,975	5,280	- 5.8	1,383
Niihau.....	254	222	14.4	38
Oahu.....	488,807	353,006	38.5	125,979
Outlying islands..	15	14	7.1	-

1/ Preliminary.

Source: U. S. Bureau of the Census, U. S. Census of population: 1950, Vol. I, Number of Inhabitants, Chapter 52: Hawaii, table 4, 1960 Census of Housing, Preliminary Reports, Hawaii, HC (P1)-13; 1960 Census of Population, Preliminary Reports, Hawaii, PC(P1-13; and unpublished enumeration district tabulations from the 1960 Census. The 1950 total for "outlying islands" (French Frigate Shoal) was obtained verbally from a staff member of the Territories and Possessions Unit of the Bureau of the Census.

SOURCE NOTES

Department of Buildings, City and County of Honolulu

Department of Health (State of Hawaii Bureau of Health Statistics)

Honolulu Advertiser - November 20, 1960 issue

Redevelopment and Housing Research
No. 17 - April 1960
No. 18 - October 1960

State Planning Office (State of Hawaii)
Staff Research Memorandum 25 - March 29, 1960
Staff Research Memorandum 29 - June 27, 1960
Staff Research Memorandum 34 - August 25, 1960

sent to Commissioners

Oceanic Properties Inc

401 Kamakee Street
P O Box 2780
Honolulu 3 Hawaii
Telephone 587-011

Frederick Simpich Jr
President

RECEIVED
OCT 5 1962
State of Hawaii
LAND USE COMMISSION

7+5 1/1 file
Oceanic Prop -
Central Oahu

October 5, 1962

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

Dear Mr. Darnell:

Enclosed are 11 copies of a letter summarizing our part of the presentation made at the informal meeting with your commission, the Mayor and certain members of the City Planning Commission and its staff on September 19, 1962.

May I ask that you distribute copies to the chairman and members of the commission. The two extra copies are for the files of your staff.

Very truly yours,

Frederick Simpich Jr

Oceanic Properties Inc

401 Kamakee Street
P O Box 2780
Honolulu 3 Hawaii
Telephone 587-011

Frederick Simpich Jr
President

RECEIVED
OCT 5 1962
State of Hawaii
LAND USE COMMISSION

October 5, 1962

Chairman and Members of the Hawaii
Land Use Commission
Honolulu
Hawaii

Gentlemen:

On September 19, 1962, an informal meeting of your Commission, together with the Mayor and certain members of the City and County Planning Commission and Planning Department, took place at the Pacific Club. The purpose of this meeting, as expressed by Mr. Wallace Kim, Acting City Planning Director, was to present to you the request of the City and County that the discrepancies in land use designations between the City and County General Plan and your interim use classification maps be eliminated in your final adoption of district boundaries. Our representatives were given an opportunity to present our plan for Waipio Town, in support of the inclusion in your final maps of the City and County General Plan for central Oahu.

This is written for the purpose of summarizing the major points of our presentation.

Oceanic Properties, Inc. is a subsidiary of Castle & Cooke, Inc., and is one of a group of associated companies which own 154,000 acres in the State, most of it agricultural. Of this, 42,000 acres lie in the central Oahu plain, and 9,000 additional acres are leased from others in the area. The City and County plan for central Oahu covers 12,000 acres, a large part of which we own. Our plan embraces 9,000 acres within the City and County plan, of which we propose to commit 7,000 acres to greenbelt agriculture and open space and 2,000 acres to urban purposes. Of the urban area, 850 acres will be developed to housing, 450 to internal greenbelt and the remaining 700 to roads, schools, employment center and other facilities in support of the community.

In our oral presentation we explained the planning steps, beginning in 1957, which culminated in the Waipio Town plan exhibited to you in our scale model and drawings. We reviewed the studies which have been made of land availability, with particular reference to possible alternative uses for the 2,000 acres involved in the planned development of Waipio Town. These alternative agricultural uses were explored:

1. Pineapple -- Dole Corporation has confirmed that it can produce from its remaining lands all of the pineapple it can market, with ample reserves to cover any demand for fruit which might be generated by a new product. There are now over 2,000 acres of Dole land fallow on Oahu (with more acreage scheduled to go out of production), and extensive areas are being withdrawn from pineapple production by others on Kauai and Maui.

2. Sugar -- Waialua Agricultural Company and Oahu Sugar Company, Limited are the only plantations neighboring on this area and who might be interested in use of these acres for sugar production. Waialua has advised that it could not incorporate any of this area into its operations. Oahu Sugar Company has told us that, while the conversion from agricultural to urban use of some of its cane areas has left it short of its full requirements for sugar land, it intends to and will satisfy its needs by use of other areas. In fact, we are now leasing 1,200 acres of sugar land to Oahu Sugar Company, and are making provision for the location elsewhere of the sugar fields which now lie in the Waipio Town area.

3. Truck Crops -- Our studies show, and both the Hawaii Farm Bureau Federation and the University substantially agree, that the maximum increase in the State's requirements for this purpose will not exceed 800 acres by 1970. This figure allows for a 30% increase in consumption and the production in the State of all presently imported produce which could be economically grown here. In fact, if all of the land presently devoted to truck farming was used to its full efficiency instead of the present level of 60%, no additional acreage would be required to reach the 1970 objective. Prospective needs are oversupplied by the 500 acres now being developed by the State at Waimanalo, the 1,050 acres on Molokai for which water is now available, and the 2,000 acres at Lalamilo on the Island of Hawaii. The use by our own companies of the Waipio land for truck farming on a mechanized, industrialized basis, even if economical, would have a social and economic impact on the small farmers in the State, and on the economy of our neighbor islands, which must be weighed. On the other hand, the Waipio Town plan permits the development of any supplementary acreage required for truck farming in Kipapa Gulch and commits us to develop 150 acres for this purpose. Additional acreage will be available if a demand appears.

4. New Export Crops -- The only new export crops which have shown any promise in 15 years of intensive study are tree crops (such as macadamia) for which thousands of acres of more suitable lands are available elsewhere in the State.

In summary, we submit that no land, however rich the soil, has a high capacity for intensive cultivation unless the crop which it produces can be sold. The lands contemplated for development into Waipio Town are surplus to any present or remotely foreseeable agricultural use. There is an extensive demand for adequate homes in the $15,000 - $18,000 price range, for middle-income families, which there is no prospect of satisfying with lands now designated as urban on your interim land classification maps. We are uniquely positioned to meet this need. Accordingly, Waipio Town will offer three-bedroom single family homes on single family lots, having 1,000-1,100 square feet enclosed and an additional 700-900 square feet under roof, for a purchase price of $15,000, exclusive of land but including the cost of offsite improvements. The land will be available for lease or fee simple purchase.

The development of Waipio Town will require no extension of existing, or development of new streets or utilities by the government. Except for costs attributable solely to population growth, which the city would bear regardless of location, we will pay all costs of the development of Waipio Town, including streets and all utilities.

The location of the new town reflects planning for growth that will enchance Oahu. Urban expansion through the strip development of shorelines and ridge development of our steep and corrugated hillsides is uneconomic due to the scattering of municipal services, the high offsite costs involved and the need then to improve highways on a 50/50 basis. This type of development produces undesirable social patterns, and removes these natural assets from the recreational use and view of residents and tourists.

In contrast, creation of one or more satellite communities controlled in size, integrated in design, self-sufficient for daily needs, and separated by economic greenbelts, appears the best way for Oahu to achieve desirable growth. The cost of municipal services will be far less than those occasioned by strip and scattered hillside and shoreline developments. By this means, advantage can also be taken of the 90/10 Inter-State Highway System for the location of new growth areas.

We urge that you give prompt and favorable consideration to the request of the City and County that its General Plan for central Oahu be incorporated in your use classification maps, and that the lands designated as urban on the City and County's plan be so designated in your maps.

Respectfully yours,

Frederick Simpich Jr.

BEFORE THE LAND USE COMMISSION

OF THE STATE OF HAWAII

In the matter of the classification of certain land at Waipio on the Island of Oahu	PROTEST OF OCEANIC PROPERTIES, INC. AND DOLE CORPORATION

We have examined the proposed land use regulations and district boundary maps referred to in the Notice of Public Hearing published by the Commission on February 23, 1962. According to those regulations and maps, the Commission proposes to classify as "agricultural" certain land at Waipio, owned by Dole Corporation, and to prohibit any use other than agricultural use thereof. Development of this tract of land will be accomplished by Oceanic Properties, Inc., which now owns an option to purchase an initial increment of 1,000 acres of this land. The boundaries of this tract, which we call Waipio Town, are shown on the attached map. The total area is 3,000 acres, of which 1,850 acres are planned for immediate development, and 1,150 acres are set aside, as an urban reserve, for future development. A permanent greenbelt area of 6,000 acres will surround Waipio Town. We have attached a brochure which explains in detail the proposed development and which has been presented to the City and County Planning Commission in conjunction with the petition of Oceanic Properties, Inc. for changes in the General Plan for Waipio.

We have assumed that the proposed regulations and district boundaries referred to in the Notice of Public Hearing are, respectively, the interim regulations provided for in Section 9 of Act 187 and the temporary district boundaries provided for in Section 5 of that Act.

At the hearing held on March 16, 1962, at Waipahu, representatives of Oceanic Properties, Inc. stated briefly our objections to classification of this tract as agricultural. We are confident that a full presentation of the facts and arguments in favor of classification of Waipio Town as urban will convince the Commission that such classification is required not only by the terms of Act 187 but also by the public interest.

We are constrained to state to the Commission that we feel that the public hearing held on March 16, 1962, was not such a hearing as is required by the Constitutions of the United States and of the State of Hawaii, and by statute, prior to classification of our land under Act 187. Therefore, we respectfully urge that the Commission grant us a hearing at which we may present such facts and arguments as are summarized below, and we hereby respectfully submit to the Commission a protest against the proposed classification of Waipio Town as agricultural.

I

Section 5 of Act 187, S.L.H. 1961, provides for the adoption of temporary district boundaries "determined so far as practicable and reasonable to maintain existing uses and only permit changes in use that are already in progress . . ." (emphasis added) We believe, and respectfully urge the Commission to find, that classification of Waipio Town as "agricultural", rather than "urban", is not practicable and reasonable within the meaning of Act 187, and that in any event a change from agricultural use to urban use is already in progress for Waipio Town. We also believe, and respectfully urge upon the Commission, that under all the circumstances, limitation of Waipio Town to uses permitted by the proposed interim regulations in an agricultural district would be to deprive us of our property in violation of the Fourteenth Amendment to the Constitution of the United States and of Article I, Sections 4 and 6, of the Constitution of the State of Hawaii.

A. Not practicable and reasonable. The apparent purpose of the legislature in enacting Act 187 was to protect prime agricultural land and to prevent inefficient "urban sprawl". It is respectfully submitted that the effect upon the owner of such regulation as is proposed by the Commission must, for each particular parcel of land, be weighed against the public benefit to be derived from the regulation in pursuance of the purposes of Act 187. Also, we believe, and respectfully urge the Commission to find,

that the public benefit which would be derived from the urban development of Waipio Town far exceeds any public benefit which might result from the restriction of this land to agricultural purposes.

1. There are real and substantial public benefits to be derived from an urban development of Waipio Town, as the following facts illustrate:

(a) The Oahu housing market will require some 5,500 units annually to meet the population increase projection during the next 20 years.

(b) 45% of Oahu's families are in the $5,000 - $10,000 income group.

(c) The proposed Waipio Town development will include 1,000 acres for low-cost homes ($15,000 or less) for persons in the $5,000 - $10,000 income group.

(d) The proposed Waipio Town development will provide low-cost housing packages for some 500 families per year.

(e) Housing in Waipio Town will be made available by Oceanic Properties, Inc. to homeowners on a fee simple basis, as well as on a leasehold basis, thus helping to meet the urgent need for fee simple land.

(f) The proposed Waipio Town development will include an industrial area designed to attract new industrial enterprises to Hawaii and so will help to create new job opportunities.

(g) The proposed Waipio Town development

is a planned urban community to be surrounded by a permanent greenbelt of agricultural and open space lands.

(h) An area of approximately 150 acres of Waipio Town will be devoted to diversified agriculture, thus tending to promote one of the principal aims of Act 187.

(i) Another principal purpose of Act 187 - prevention of urban sprawl - will be furthered by the proposed Waipio Town. The town will be efficient and compact in planning and design so as to reduce the cost of municipal services to a minimum.

2. In contrast, little benefit will be derived by classifying Waipio Town as agricultural. The subject lands have been used, for the most part, for pineapple production and would continue to be so used, if at all, if classified "agricultural." However, as the following facts show, there is neither present nor anticipated future need for this purpose.

(a) Dole Corporation has determined that its land requirements to meet market demands of projected population increase during the next 20 years will not be affected by the release of land at Waipio sufficient to meet the requirements of the proposed development.

(b) Dole Corporation and Castle & Cooke, Inc. together have available some 1,200 acres of idle or lower-use fee lands in the Waialua-Paumalu areas of

Oahu which could be brought into pineapple production should market conditions in the future justify the same.

(c) Moreover, Dole Corporation's Wahiawa Plantation has under its control 15,000 acres of fee and leased pineapple lands, of which some 1,800 acres are presently in the inactive status.

(d) Dole Corporation's Lanai Plantation has under its control 16,500 acres of pineapple lands, of which 1,000 acres are in the inactive status. Additionally, there are some 4,000 acres of idle lands on Lanai which could be brought into pineapple with water development.

(e) Dole Corporation has continually and successfully increased over-all productivity through research. Such efforts are expected to be equally successful in the future in reducing the acreage needed to meet market requirements by: Increasing production per acre through improvement in agricultural practices; improving the equipment and techniques at the cannery level and thus increasing the proportion of fruit in can; improving agricultural practices so as to bring into pineapple cultivation lands which are in idle or lower-use status; and improving plant selection so as to increase yields per acre.

(f) Castle & Cooke, Inc. has at North Kohala, Hawaii, some 3,000 acres of land, with a proven capacity for the production of pineapple, which could be put to pineapple cultivation. In the early 1950's,

Kohala Sugar Company, a subsidiary of Castle & Cooke, Inc., successfully concluded experimentation in pineapple cultivation. The following is an extract from the 1952 annual report of the company:

> "After successfully harvesting the experimental pineapple crop the plantings were largely plowed under as a result of a decision by the directors in the middle of the year. While yields and fruit quality were good and there is every indication that the fruit can be grown at competitive costs on 3,000 or more acres of Kohala lands, no immediately profitable markets for further plantings were in prospect."

(g) The pineapple land surplus is not confined to the Dole Corporation/Castle & Cooke, Inc. land complex. With the announced closing of the Hawaiian Canneries and Kauai Pineapple Company on Kauai, approximately 5,080 acres will become surplus pineapple lands, and with the phasing out of the Libby cannery at Pauwela, Maui, another 1,200 acres of pineapple lands will become surplus.

(h) Converting the Waipio lands to diversified farming would create an overproduction situation at market and would force the closing of many small farm operations.

(i) Our studies show that there is now a "balance" in the truck farm-market relationship in terms of production, acreage in production and potential acreage for additional production without the need of any of the Waipio lands identified for urban development. Oahu has 550 acres in diversified farm and would require 250 acres to

replace all mainland imports that can be economically grown here. There are 500 acres of State lands at Waimanalo suitable for diversified farming. There are also considerable acreages of mauka lands at Waianae and Waialua which, under proper management and development with small farm groups, can be put to diversified farm use.

3. In light of these facts, we feel, and urge the Commission to find, that the purposes of Act 187 would be advanced by permitting an urban development of Waipio Town, since this would result in a carefully planned, compact and efficient residential community with an integrated industrial development and with provisions for diversified agriculture, plus a permanent greenbelt zone, whereas classification as agricultural would not serve to promote the legitimate purposes of Act 187. Limitation of this land to agricultural uses would cause a very large loss to us. The value of Dole Corporation's fee would be very greatly reduced, and the value of the option owned by Oceanic Properties, Inc. would be practically destroyed. Consequently, we feel, and urge upon the Commission, that it would be unreasonable and impracticable to classify Waipio Town as agricultural, since the public benefit resulting from such a classification does not justify the harsh effect on us.

B. Change already in progress. This phrase is not defined in Act 187. However, it seems reasonable to suppose that this provision was intended to have a dual effect: first, to protect those who have a substantial investment in the development of new urban areas; second, to provide for a continuity in urban development, avoiding a "freeze" of all progress prior to the adoption of the district boundaries.

In 1957 Dole Corporation determined to investigate the possibility of putting some of its lands into higher use than the production of pineapple. In connection with this decision Dole hired local consultants to make a land use study of all its land in Hawaii.

This study was intended to serve as a guidepost for future planning and development for use of Dole Corporation land. Because of the special emphasis that the consultants placed on the Waipio lands, the study was followed up by aerial photography and contouring work on the lands at Waipio in 1958. In the same year Community Planning Associates was employed to make a detailed urban study of the Waipio lands and its report, completed in May of 1959, recommended the development of 6,750 acres for urban purposes. This report was supported by an economic analysis of Oahu made for us by Charles B. Bennett & Associates in March, 1959. This analysis emphasized the need for a low cost housing package to reach the large market of middle to low income families on Oahu.

The next decision made by Dole Corporation in its effort to increase its utilization of its land had the two-fold purpose of determining the extent of public need for urbanization of the Waipio lands and of determining a program for the development of Waipio lands to meet this need. Charles B. Bennett & Associates was employed to undertake a detailed economic study of the need for the development of a light industrial center, as part of these plans. This study was completed in August of 1960 and led to the conclusion that a light industrial center at Waipio was sound from both an economic and planning standpoint. While this study was in progress, Western Real Estate Research Corporation was hired to prepare a detailed analysis of housing needs on Oahu, including absorption characteristics and capacity for the urban development of approximately 3,000 acres of Waipio lands. This study showed that with due allowance for employment growth and population increase, new family formation and a backlog of demand, there would be a need for an average of about 5,500 housing units a year in the period from 1960 to 1980.

With the merger of Dole Corporation and Columbia River Packers Association into Castle & Cooke, Inc. in the spring of 1961, a new subsidiary was concurrently established to engage in land development in Hawaii and elsewhere. This company, Oceanic Properties, Inc., will, among other activities, acquire the Waipio tract. The final phase of research on the question of public demand for urban land was an industrial market study prepared by Industrial Planning

Associates in December of 1961. This study exhaustively explored the industrial market on Oahu and supported the conclusion that a light industrial area is needed within Waipio Town. Oceanic Properties has continued with detailed planning work, which is now being performed by DeMars & Reay, Architects and Planners, Livingston and Blayney, City and Regional Planners, and Lawrence Halprin & Associates, Landscape Architects. The reports, studies, surveys, planning and field work represent a substantial investment in the proposed Waipio Town. Our actual out-of-pocket cost to date exceeds $250,000, not including the cost of efforts expended by officers and employees of these corporations.

In addition to these privately financed studies, we have coordinated our planning efforts, through preliminary discussions of plans, standards and facilities, with the Board of Water Supply, the City and County Engineer; with the utility companies; with the State Highway Division and the Bureau of Public Roads of the Department of Commerce; and with the State Planning Office. In addition, we have presented the attached brochure to the Planning Department of the City and County in conjunction with the petition of Oceanic Properties, Inc. for adoption of a General Plan incorporating Waipio Town. This petition is now pending before the City and County Planning Commission.

We feel and respectfully urge the Commission to find that these facts show that a change in use of Waipio Town from agricultural to urban is already in progress within the meaning of Act 187.

II

Determination by the Commission of district boundaries requires the application of the legal standards set forth in Act 187 to the facts with respect to each parcel of land to be classified. The legislative standard is that classification should be on the basis of existing use so far as is practicable and reasonable, except to allow for changes that are already in progress. We have contended in Part I of this protest that the facts are such that Waipio Town should be classified as urban and not as agricultural. Since the effect of such classification upon us will be harsh, we respectfully request an opportunity to present evidence and arguments in response to the facts and arguments relied upon by the Commission in proposing to classify Waipio Town as agricultural, and in support of the contentions presented in Part I hereof. We believe,and urge upon the Commission, that the failure of the Commission to afford such a hearing would be to deprive us of our rights under the Fourteenth Amendment to the Constitution of the United States and under Article I, Sections 4 and 6 of the Constitution of the State of Hawaii. We also respectfully submit, and urge upon the Commission, that the requirement of Section 5 of Act 187, S.L.H. 1961, for a hearing prior to adoption of district boundaries, in conjunction with Act 103, S.L.H. 1961, calls for a judicial type of hearing as described in Sections 9 through 13 of Act 103.

A. There has been no reasonable notice to us of the proposed actions of the Commission. The notice published on February 23, 1962 in the Honolulu Star-Bulletin was deficient

in the following respects:

1. It failed to apprise us of the legal authority under which the hearings were to be held.

2. It failed to apprise us of the particular sections of Act 187 involved.

3. It failed to apprise us of the issues involved or of the facts upon which the Commission relies in support of its proposed classification.

4. It failed to apprise us that we could present evidence at the hearing.

5. Finally, it failed to apprise us that we could retain counsel if we so desired.

As a consequence of these deficiencies in notice, we were not aware at the time the hearings were held of the issues involved or of the facts alleged by the Commission in support of its proposed district boundaries, nor of the legal effect which the proposed classification would have on our right to use our land. Furthermore, these deficiencies in notice had the cumulative effect of leaving us uncertain as to whether or not we had any right to present evidence in support of our contentions at the public hearing.

B. The public hearings actually held by the Commission in accord with the published notice did not constitute such a hearing as is required prior to the proposed restriction upon our rights.

1. There was no statement at the hearings of the issues involved or of the facts relied upon by the Commission in fixing the classification of Waipio Town.

2. There was therefore no opportunity to argue

the issues, with the presentation of relevant evidence, or to challenge such facts and information as the Commission proposed to rely upon.

3. There was no procedure available for the presentation of evidence.

C. As a consequence of the deficiencies listed in A and B above, we hereby request an opportunity for a hearing in accord with the requirements of Act 103, S.L.H. 1961, and the requirements of procedural due process of law. In particular, we respectfully request the following:

1. To be informed of the legal authority under which such hearings will be held.

2. To know the particular sections of Act 187 involved.

3. To be provided with a Bill of Particulars specifying in explicit and plain language the issues involved in the classification of Waipio Town in an agricultural district, and the facts alleged by the Commission in support of such classification.

4. To be given an opportunity to present evidence and argument on such issues and an opportunity to present evidence or argument in support of the contentions presented in Part I hereof, and to present such other evidence and argument as the Bill of Particulars requested in 3 above shall show to be relevant.

5. To be informed of all staff memoranda submitted to members of the Commission in connection with their consideration of the classification of Waipio Town as agricultural.

6. To be given a statement of all material of which the Commission has taken notice, either judicially or because of specialized knowledge, concerning classification of Waipio Town.

D. We respectfully call to the attention of the Commission the fact that all of our arguments contained in Part I hereof are based upon the assumption that the Commission is adopting the temporary boundaries and interim regulations provided for in Sections 5 and 9 of Act 187, S.L.H. 1961, and that the issues involved are those issues provided by law in those sections. However, if the Commission should determine that other issues than those we have argued are involved in the classification of Waipio Town as agricultural, we reserve the right to present evidence and arguments on such other issues.

E. We do not intend nor desire to delay classification of Waipio Town in accord with the requirements of Act 187. Therefore, we are willing to enter into stipulations waiving so many of the requests listed here as do not appear essential to a fair hearing. We must, however, respectfully request that we be fully informed of the issues involved in the estimation of the Commission and the facts upon which the Commission relies in support of its proposed classification of Waipio Town before we enter into any such stipulation.

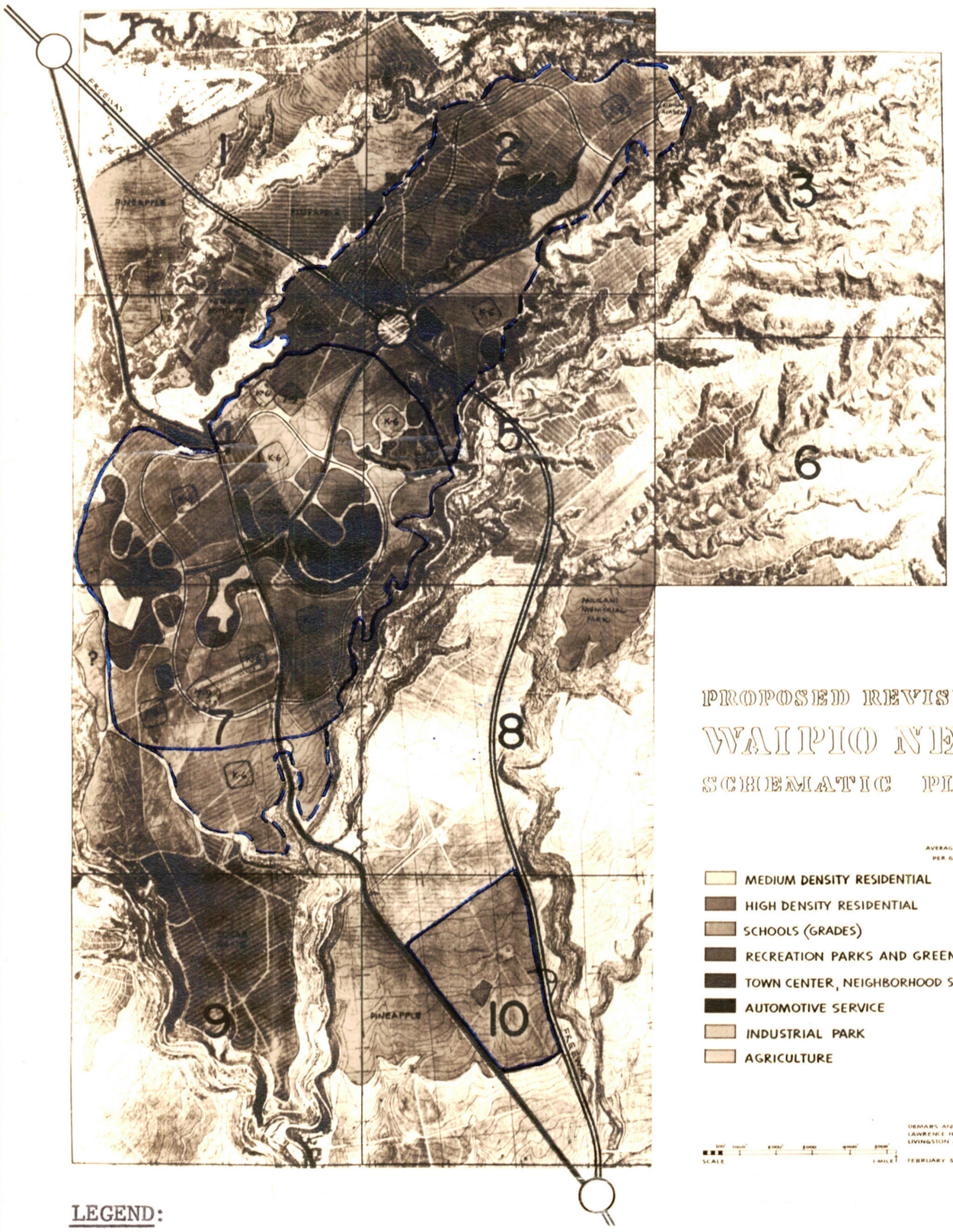
Respectfully submitted,

DOLE CORPORATION

By _____

OCEANIC PROPERTIES, INC.

By _____



PROPOSED REVISION

WAIPIO NEW TOWN

SCHEMATIC PLAN

	AVERAGE FAMILIES PER GROSS ACRE
MEDIUM DENSITY RESIDENTIAL	5.7
HIGH DENSITY RESIDENTIAL	21.9
SCHOOLS (GRADES)	
RECREATION PARKS AND GREENWAYS	
TOWN CENTER, NEIGHBORHOOD SHOPPING	
AUTOMOTIVE SERVICE	
INDUSTRIAL PARK	
AGRICULTURE	

SCALE 1 MILE

DEMARS AND REAY
LAWRENCE HALPRIN AND ASSOCIATES
LIVINGSTON AND BLAYNEY

FEBRUARY 5, 1962

LEGEND:

Solid blue line surrounds total of 1850 acres for immediate urban development.

Dotted blue line surrounds total of 1150 acres for future urban development.