

DEPT. OF LAND AND NATURAL RESOURCES

A(T)63-41

STATE OF HAWAII
LAND USE COMMISSION

VOTE RECORD

ITEM A(T)63-41
DATE 1/17/63
PLACE LUC Hearing Room
TIME 9:10 AM.

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

COMMENTS:

Moved to approve - Burns based on staff
rec.
see - ~~Wang Inaba~~

Ref. No. LUC 33

January 22, 1964

Mr. James Ferry, Chairman
Department of Land and Natural Resources
State Office Building
Honolulu, Hawaii

Dear Mr. Ferry:

The Land Use Commission, State of Hawaii, voted to approve your request for amendment of the temporary district boundary from an agricultural district classification to an urban district classification for the properties described by Kauai tax map keys 2-8-22: 3 and 2-8-22: 9.

The Land Use Commission's recommendation is based on the fact that idle lands are being converted to more productive use, and the development is an essential precondition to public facilities development as well as economic development for the County.

Sincerely,

RAYMOND S. YAMASHITA
Executive Officer

cc: David F. Wong
Myron Thompson
Department of Taxation
State of Hawaii

Meeting held in Land Use Commission hearing room, 426 Queen Street, Honolulu, Hawaii, at 7:00 p.m., 1/17/64. Advertisement for public hearing 11/13 & 20/63 in Star-Bulletin & Garden Isle. Public hearing held 11/30/63, at 3:00 p.m., Boardroom - Bd. of Supervisors, Lihue, Kauai.

LAND USE COMMISSION
STATE OF HAWAII

Minutes of Meeting

LUC Hearing Room

Honolulu, Hawaii

7:30 P. M. - January 17, 1964

Commissioners

Present:

C.E.S. Burns
James P. Ferry
Goro Inaba
Shelley Mark
Shiro Nishimura
Myron B. Thompson
Charles S. Ota
Robert G. Wenkam
Leslie E. L. Wung

Staff

Present:

Raymond Yamashita, Executive Officer
Roy Takeyama, Legal Counsel
Richard Mar, Field Officer

The Land Use Commission, having adjourned at a dinner meeting from 5:00 p.m. to 7:00 p.m. at the Tropics, reconvened at this time and place.

The Chairman called the meeting to order and swore in those persons who would be participating in the matters for action before the Commission.

PETITION OF CADINHA LAND INVESTMENT COMPANY (A(T)62-21), FOR AMENDMENT TO THE TEMPORARY DISTRICT BOUNDARIES FROM AGRICULTURAL TO URBAN DISTRICT CLASSIFICATION FOR LANDS IN MAILE: Described as TMK 8-7-03: 10.

The Executive Officer gave a brief summary of the petition before the Commission. He stated that the staff recommended approval of this petition and the County recommended denial. He stated that no additional comments or protests were received since the public hearing. In answer to a question posed by Commissioner Wenkam, the Executive Officer stated that there are no dedicated lands in the immediate vicinity of this request.

Mr. Cadinha stated that the Company would not be developing themselves. He stated that there was no buyer at present because of the long delay on their petition. He was certain though that they would be able to secure buyers as soon as their petition was granted. He informed the Commission that there was sufficient water in the area; a school recently just built; and utilities and facilities that were adequate.

In respond to Commissioner Ferry's question concerning the proposed lines in the area, the staff was requested to make further study on how much of the land in the area should be utilized for urban at this time and to submit its recommendation on a proposed boundary line for the area at the time the Commission considers the proposed final district boundaries.

Commissioner Burns moved to accept the staff's recommendation on the petition; seconded by Commissioner Wenkam. The Executive Officer polled the Commissioners. Approval: Commissioners Wung, Inaba, Ota, Wenkam, Burns, Nishimura, Mark, Ferry and Chairman Thompson. Disapproval: None.

PETITION OF EUGENE AND EVA KENNEDY (A(T)62-37), FOR AMENDMENT OF THE TEMPORARY DISTRICT BOUNDARIES FROM AGRICULTURAL TO URBAN DISTRICT CLASSIFICATION FOR LANDS IN LANIKAI: Described as TMK 4-2-03: Por. 1.

The following background information was submitted by Mr. Yim. Mr. Yim stated that in 1958 the Kennedys, representing a hui of 85 small investors, bought about 88 acres of land in Lanikai. It was hillside land which adjoined an area that had been developed for residential use or 10,000 sq. ft. lots. This land itself was zoned double A residential. They had hoped to develop it into a profit by some day developing it themselves. In October 1961, the Kennedys representing the hui applied to the City Planning Commission to subdivide approximately 28 of those 88 acres into double A residential subdivision. (Mr. Kennedy identified this 28 acres as immediately adjoining the already developed portion of the hillside as Unit I of this Tract.) The Planning Department was supposed to either approve or disapprove this subdivision within the given period of time, but the City wanted more time to study it. There were two extensions of time granted and agreed to between the Kennedys and the Planning Department for acting on this subdivision. In the meantime the Kennedys were asked to redesign some of their roadways in the subdivision and to develop plans for a sewage treatment plant and domestic water service facilities. These were done at a considerable expense, and just when they thought they had everything resolved, they got this letter in May 1962 from the Planning Director that the temporary boundaries had been established and nothing more could be done on this Unit I. It seemed that the temporary boundaries bisected Unit I, although it wasn't clear at the time just where it ran. The Planning Director was very sympathetic because of all the work that had been done, but there wasn't much he could do about it. It was in late 1962 that the Kennedys filed a petition with the Land Use Commission to amend the district boundary which bisected Unit I, making the lower portion urban, and the upper portion agricultural. The Kennedys petitioned the Land Use Commission to take the entire whole 88 acres out of an Agricultural classification and put it in an Urban district. The previous Land Use Commission had a hearing in March of 1963. The Commission was informed that Mr. Kennedy has been a real estate broker and developer for ten years; that there was a shortage of fee simple homesites on the island of Oahu particularly in the area in question; that there was no market for agricultural lands in that

area; that they had consulted with Dr. Nunns, Land Study Bureau of the University of Hawaii, whose staff had surveyed the area and found that the land which they termed as scrubby brush land, was very poor agricultural quality, where not even specialty orchard crop could be grown; that they had checked with the Forestry Division of the Department of Land and Natural Resources and talked with the Assistant Forrester, Mr. Arnett, who indicated that there was no involvement of this land for any conservation program of the State; and that in a letter (which was submitted for record) from Chief Engineer of the City, Mr. Kunimoto, he stated that he believed that the land could be made suitable for residential use. Mr. Yim stated that, however, when they attended the hearing they were confronted with a bombshell from Mr. Lee, Director of City Planning Department, in a letter to the Commission which he indicated that he thought that there were enough homesites in the area and recommended that the entire area be classified in a conservation district. Mr. Yim stated that they immediately "ran over" to Mr. Lee in the Planning Department hoping to come up with a reconciliation. Mr. Lee's explanation was that their (Kennedys) request was for the entire 88 acres to be classified for urban use. Mr. Lee stated that if they had restricted their request merely to those 28 acres for which their petition for subdivision had been submitted earlier to the Planning Department, his recommendation would have been different. Mr. Yim stated that they had asked for a letter from Mr. Lee to this effect to submit to the Commission (Land Use Commission), but Mr. Lee stated that he did not think it was proper for him to volunteer anything. He stated, however, that if the Commission (Land Use Commission) wanted to discuss the matter with him, he would be happy to "come over". But the Land Use Commission wasn't confirmed and now there is a new Commission.

Mr. Yim stated that upon notification that this petition would again be considered by this new Commission, they amended their petition so that it was restricted merely to Unit I, 28 acres of that portion of the 88 acres for which they had submitted for approval for a subdivision with the City Planning Department earlier; and it is that 28 acres of Unit I for which they are seeking for a classification in the urban district. The temporary district lines run somewhere in the middle of Unit I which are outlined in yellow on the map submitted. Mr. Yim stated that where they did not meet with any objections or resistance at the March 1963 hearing, they were met with numerous objections from the people in the area at the November 30th hearing. Some of the objections voiced at the hearing were: (1) there was a flood control problem - everytime it rains water came down from the hillside; (2) if flood control measures were met, it undoubtedly will run out to the ocean and will cause beach erosion; (3) if the subdivision were developed, the sewage disposal facilities would involve sewage outfall into the ocean and this would pollute the beaches; and (4) having land in its natural state was better than having it developed. Mr. Yim stated that their answer to these objections is that they are unwarranted indictments of our city administration. Mr. Yim stated that in approving a subdivision, flood control is considered. If there is a flood control problem, having a portion of the hillside subdivided can only improve the situation. To say that this necessarily will create a pollution problem of the water, is to say there can't be anymore subdivisions on this island, because there is no other place for sewage outfalls to go but into the ocean. To say that sewage outfall into the ocean is going to pollute the water, is to say that the State Department of Health

and County Department of Health

/have no consideration for the public interest. In considering the Conservation question, Mr. Yim stated that he did not know whether the area concerned could be used for any of the Conservation purposes which the Act spells out. He stated that the conservation districts are for improving areas necessary for protecting watersheds and water sources - he did not think this would concern this area; preserving scenic areas - he referred to Dr. Nunns description of the area as scrubby brush land and stated that these hillside homesites would improve this land in its natural state and provide a more pleasant view to see. In considering the Agricultural question, Mr. Yim stated that this land isn't useable for any of the established agricultural purposes. Mr. Yim invited the Commissioners to review the area in person and requested a possible continuance in order that they may do this. In considering Mr. Lee's statement that there are enough homesites in the area, Mr. Yim stated that he was sure Mr. Lee was referring to leasehold and fee simple homesites as one package. Mr. Yim stated that he felt that fee simple homesites were more desirable for a community than leasehold and apartment sites.

In reply to a question posed by the Chairman, Mr. Yim stated that they have held two discussions with the City Planning Department on the 28 acres which they are requesting for a boundary change at this time. One discussion was held before the March 1963 public hearing; and another discussion, before the November 30th public hearing in 1963. Mr. Yim stated that during the time of both of these discussions Mr. Lee had indicated that his recommendation would have been different if the petition were restricted to Unit I; that he was willing to work with us on this subdivision; and that he felt that a subdivision was feasible, excluding the pali areas.

In reply to questions posed by Commissioner Ferry, Mr. Yim stated that he was referring to lands in Lanikai which were not on the market and available for new home building. He stated concerning the traffic flow problem, he could not speak intelligently on the matter but would assume that the City Planning Commission in approving a subdivision, would obtain a report and recommendation from the Traffic Engineer's Office.

In reply to questions posed by Commissioner Nishimura, Mr. Yim stated that the area in question is serviced by cesspools, but that they would put in a sewage treatment plant which would meet the requirements of the Board of Health.

Commissioner Ferry stated that the Lanikai area is scheduled to have sewers about now, that they were about 2 years behind. He stated that it would be his guess that the developers of this 28 parcels would not invest in a sewage treatment plant because timing would be such that their development would be just about the time that Lanikai would have their sewers.

Mr. Yim confirmed Commissioner Ferry's statements and stated that in 1962 when they spoke to the City Sewers Department, they told them that they had made a survey in this area and had asked the people if they wanted an improvement district for sewers, and the people's reply was that even though they were having cesspool problems they did not want a sewer improvement district in there. The Kennedys then were willing to put in a permanent sewage treatment plant for their subdivision.

The Executive Officer presented the following communications (for the record) which were received since the hearing:

1. A letter from Mr. Yim summarizing the Kennedys' case.
2. A letter from the Lanikai Association (Mr. Fred W. Bennion, President), opposing to the subdivision and requesting that the Commission reclassify the lands in question to Conservation.

The Executive Officer stated that the staff's recommendation was for denial in concurrence with the County's recommendation for denial. The Executive Officer stated that the recommendation that was received from the County and denying the petitioners' request was for the original petition and the whole 88 acres. The Executive Officer submitted that the staff did not request the County's recommendation on the petitioners' amendment for only the 28 acres. The staff was requested to follow through on this and to communicate with the County.

Commissioner Wenkam who was not in complete accord with Mr. Yim's remarks, asked Mr. Yim if he had gone back to the City (since the November 30th hearing), to discuss with the City the delineated lines in the area which the City felt could be feasible for development? Mr. Yim, who did not know such a statement was made at the hearing, replied that they did not, and requested that this Commission continue this matter, in order that they may follow up on this matter.

Chairman Thompson stated that in all fairness to the petitioners in order that they may have an opportunity to discuss this matter with the City Planning Department, the Commission will defer action on this matter. The Commission will continue this matter on this petition until the petitioners and the City Planning Department can delineate an area that can be agreed upon for resubmittal to this Commission. The petitioners are to keep in close contact with this Commission on this matter.

The action was deferred in the matter of Eugene and Eva Kennedy.

PETITION OF JAMES H. WOLTERS ET AL (A(T)63-37), FOR AMENDMENT OF THE TEMPORARY DISTRICT BOUNDARY FROM AN AGRICULTURAL DISTRICT CLASSIFICATION TO AN URBAN DISTRICT CLASSIFICATION FOR LANDS IN KAHANA VALLEY: Described as TMK 5-2-01, 02, 03, 04, 05 and 06.

The Executive Officer gave a brief summary on the background of the petition. He stated that the recommendation of the County and the staff was for denial of the petition. He stated that the Land Use proposed lines show the area in Conservation. He presented the following communications all opposing the petition received since the hearing for the record:

1. Letter from the Department of Land & Natural Resources.
2. Letter from Oahu Sugar Company.

3. Letter from the Garden Club.
4. Letter from the Board of Water Supply.
5. Letter from the Mountain and Trail Club.

Chairman Thompson stated that a question was raised at the hearing concerning the appropriateness of this petition submitted by Mr. Wolters. The Chairman stated that Mr. Wolters has signatures of 68% of the owners of this particular area and therefore would assume that Mr. Wolters petition is appropriate. (A letter from the Attorney General's Office confirms this statement which is on file.)

Commissioner Ferry moved to deny the petition which was seconded by Commissioner Nishimura.

Discussion: The following bases for denial were given - This Commission is working for the State; State plans development in this Valley and feels it will be the major park in the State. The present State Park policy is to develop a major park in each County. Kahana Valley will be the major park in the City and County of Honolulu. The area is under extensive planning by the State to the extent where appropriations have been made to carry this Plan out.

This Commission has acted upon the districting of this area for the proposed final district boundaries and has classified the area as Conservation which in itself constitutes a legitimate reason.

The Executive Officer polled the Commission. Approval: Commissioners Wung, Inaba, Ota, Wenkam, Burns, Nishimura, Mark, Ferry and Chairman Thompson.
Disapproval: None.

PETITION OF SENSUKE UEUNTEN (A(T)63-35), FOR AMENDMENT OF THE TEMPORARY DISTRICT BOUNDARY FROM AGRICULTURAL DISTRICT TO URBAN DISTRICT CLASSIFICATION FOR LANDS IN KALAHEO, KAUAI: Described as TMK 2-3-2: 42.

A summary of the petition was given by the Executive Officer. The staff recommendation was approval of the petition but not as an endorsement of the petitioner's plans to subdivide. The County's recommendation was for approval. The Commission's proposed lines show the area in Urban.

The Executive Officer stated that there were no communications received since the hearing.

Commissioner Wung moved to approve the staff's recommendation which was seconded by Commissioner Nishimura. The Executive Officer polled the Commissioners. Approval: Commissioners Wung, Inaba, Ota, Wenkam, Burns, Nishimura, Mark, Ferry and Chairman Thompson. Disapproval: None.

PETITION OF THE DEPARTMENT OF LAND & NATURAL RESOURCES (A(T)63-41), FOR AMENDMENT OF THE TEMPORARY DISTRICT BOUNDARY FROM AN AGRICULTURAL DISTRICT CLASSIFICATION TO AN URBAN DISTRICT CLASSIFICATION FOR LANDS IN WELIWELI, KAUAI: Described as TMK 2-8-22.

A brief summary of the petition was presented by the Executive Officer. He stated that the staff and the County recommended approval of the petition. The Commission's proposed lines show the area in Urban. No additional communications were received since the hearing.

Commissioner Burns moved to accept the staff's recommendation and reasons outlined in its report; seconded by Commissioner Inaba. The Executive Officer polled the Commissioners. Approval: Commissioners Wung, Inaba, Ota, Wenkam, Burns, Nishimura, Mark, Ferry and Chairman Thompson. Disapproval: None.

Request for Additional Per Diem by Commissioner Wenkam

It was the general consensus of the Commission that Commissioner Wenkam request was not in consistent with the policy of the Commission. The Commission's policy in essence encourages that field inspections, investigations or other land use activities be made at the time an official meeting or hearing is scheduled for a particular county by the Commission; and that per diem would be issued. Any other traveling status other than the time an official meeting or hearing is called would not be considered official and basis for per diem.

Motion for Withdrawal by Chairman Thompson

Chairman Thompson stated that he would like to have his statement to withdraw his vote on the motion concerning Pukalani placed on record which had no effect at the time it was stated ^{on 12/20/63} as the Commission was still in executive session. Chairman Thompson stated that the vote on the motion concerning Pukalani still stands 6 to 1, but he would like the record to show that if he were able to vote again, he would withdraw his vote.

Proposed Final District Boundary Maps

The following questions were raised:

When will the proposed final district boundary maps be made available, if not to the public, to the Commissioners themselves? The Executive Officer stated that the staff has set the deadline for the middle or ending of February.

What is the problem? The Executive Officer stated that manpower was the problem.

It was suggested that the Executive Officer inquire at the Land Study Bureau to see if this manpower could be obtained and to look into the problem to see if this additional help is needed or a revision in the time schedule is needed. (This has been done and additional help has been obtained from the Department of Land & Natural Resources; and the staff is planning to meet the deadline as originally set.)

The meeting adjourned at 9:00 p.m.

Ref. No. LUC 12

January 7, 1964

Mr. James P. Ferry, Chairman
Department of Land and Natural Resources
State Office Building
Honolulu, Hawaii

Dear Mr. Ferry:

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

As the waiting period prescribed by SECTION 98H-4 of Act 205 will have expired, your petition for change of temporary district boundary in Koloa, Kauai has been placed on the Commission's agenda for consideration at this meeting, and final action may be taken at that time.

Very truly yours,

R. YAMASHITA
Executive Officer

STATE OF HAWAII
LAND USE COMMISSION

Board of Supervisors Board Room
Lihue, Kauai, Hawaii

3:00 P.M.
November 30, 1963

STAFF REPORT

A(T)63-41 - DEPT. OF LAND
AND NATURAL RESOURCES

Temporary District Classification: AGRICULTURAL

Background

The Department of Land and Natural Resources of the State of Hawaii has petitioned the Land Use Commission for amendment of the temporary district boundaries so that the properties described by Kauai tax map keys 2-8-22: 5 and 2-8-22: 9 would be changed from an agricultural to an urban district classification.

The two parcels total approximately 42 acres and are located in Weliweli, Kauai extending from approximately 650 feet mauka of Poipu Beach Road about 4000 feet along a gentle slope uphill toward Koloa.

The land is vacant, covered by Kiawe brush and used in a limited way for grazing. The soil is not suitable for intensive agriculture according to the 1959 survey of the Land Study Bureau.

East of this area are lands planted to sugar cane. North and west lie more vacant land. South are residential uses.

The Department of Land and Natural Resources proposes to use this land for the development of houselots. In connection with this development the Department of Land and Natural Resources proposes to construct roads, a water system and utilities out of funds (\$50,000) appropriated by Act 30/SLH 1962. These items are part

of a coordinated program to develop the Koloa-Poipu area. Act 30/SLH 1962 also appropriated \$123,000 for the Koloa-Poipu water system^{1/} and \$256,500 for construction of a new Poipu Beach Road. These capital improvement projects are essentially in conformity with the County and State general plans for the Poipu area.

In a letter dated November 13, 1963 to the Department of Planning and Economic Development of the State of Hawaii Mr. Ralph Hirata of the Kauai Office of Economic Development points out that there are strong sentiments for developing the Weliweli houselot subdivision. He states in his letter that the **effort** to develop the subdivision "goes back at least ten years."

Mr. Hirata also informed the Department of Planning and Economic Development that at a meeting of the Koloa Economic Development Committee on November 7, 1963 a motion was adopted regarding the assignment of priorities to certain developments at Koloa as follows: first priority, completion of the new Poipu Road to the site for the proposed Weliweli subdivision; second, the development of the subdivision; and third, the extension of the new Poipu Road toward Mahaulepu-- a distance of 3,000 feet. The underlying reason of this priority schedule is that County officials and Kauai citizens hope to use the Weliweli houselot development as a means of acquiring rights-of-way for a new road between Koloa and Poipu and for installation of a proposed 12" water main leading to two 250,000 gallon tanks located 2500 feet east of the northern tip of the subdivision at an elevation of about 200 feet.

^{1/} Act 195/SLH 1961 appropriated \$65,000 for the system.

An improved water system at Koloa is regarded as basically necessary to development of the area for resorts and retirement residences. These uses are desired to inject fresh capital and income into Koloa's faltering economy,^{2/} and for this reason have been included in State and County plans for the Koloa-Poipu area.

Analysis

Your staff harbors some doubt about the development potential of the Koloa-Poipu area, particularly insofar as houselot developments are concerned. There are a number of vacant lots available in the Poipu area which have not been developed either because the asking prices are too high, because demand is non existent or because up until recently public facilities were of lower standard.

If the State's Weliweli subdivision were to be developed, a question regarding the marketability of lots might exist due to oversupply and low demand. Immediately west of the subdivision are large acreages which the Knudsen Trusts plan to develop for residential, apartment, commercial and recreational uses. Were the Knudsen Trusts lands to be developed, the condition of lot supply and demand could become severe.

Nevertheless, the State does recognize some development potential for Koloa-Poipu which may lead to and require houselot development. According to a report of the Planning Office of the Department of Land and Natural Resources,^{3/} hotel units on Kauai increased from 115 in July 1952, to 237 in December 1959, to 605 in August 1962. In the Poipu-Kukuiula area, there were 10 units in 1952, 9 units in

^{2/} Kauai Pineapple Co., a principal employer in Koloa, is scheduled "to go out of business and cease operations by 1965."

^{3/} cf. Memorandum B-3, "Statistics on Hotels in Hawaii, 1962" dated January 8, 1963 by the Planning Office, Department of Land and Natural Resources.

1959, and 118 units in 1962. The considerable growth of hotel development between 1959 and 1962 apparently has not run its course, and expansion plans for at least the Prince Kuhio and the Waiohai operations are in the offing.

Because of this increase in the employment base at Poipu, increase in the demand for houseslots might be expected although the expectation would have some limits. Additionally, because of recent and current expansion of public facilities, the demand for houseslots should in some uncertain degree increase. On these bases, limited urban expansion at Poipu might justifiably be considered. Because the proposed Weliweli houseslot development would serve to further the County General Plan, the Planning and Traffic Commission of Kauai County has voted its agreement to change the Weliweli Tract from an agricultural district to an urban district.

The County planning effort appears to be a good example of planning to fulfill economic as well as social and aesthetic needs of a community. Careful attention seems to have been devoted to the matter of development priorities at Koloa and Poipu. The timing entails developing the Weliweli subdivision to secure certain rights of way and State financing for public facilities incident to further residential and resort development at Poipu. The overall timetable appears closely geared to Kauai's unemployment problems so that new employment opportunities would be created as fast as unemployment occurs.

Recommendation

The staff recommends approval of the petition by the Department of Land and Natural Resources for a change in the temporary district boundaries at Poipu.

The recommendation is based on the fact that idle lands are being converted to more

productive use, that the development is an essential precondition to public facilities development, that the subdivision is therefore indirectly necessary to economic development and to the creation of employment opportunities, that the subdivision would be in furtherance of the State and County general plans, that the development would in no way be detrimental to agricultural pursuits, and that the state development might serve to neutralize any inflated land pricing in Poipu.

Your staff has seriously considered recommending a deferral of action on this petition until the need for the Weliweli subdivision were demonstrated in terms of local demands for houseslots.^{4/} The staff, however, recalls several instances where this need was attested to or implied in conversations with the staff of the Kauai Planning and Traffic Commission, in a newspaper article and in the Kauai General Plan. This need, however, has not been quantified nor is the evidence available very satisfying. The Weliweli subdivision will provide from 76 to 120 houseslots which the staff feels will be sold only after a considerable period of time. The staff recommendation, therefore, must also include an additional note that similar petitions originating in the Koloa-Poipu area at a later date be critically reviewed in order to prevent a houseslot glut and to curb premature urbanization.

^{4/} Memorandum B-2, "The Market for Residential and Resort Lands on Kauai, 1962" dated January 7, 1963 by the Planning Office, Department of Land and Natural Resources did not contain an analysis of Poipu which would satisfy the staff's curiosity on this score.

Ref. No. LUC 732

November 7, 1963

Mr. James P. Ferry, Chairman
Department of Land and Natural Resources
State Office Building
Honolulu, Hawaii

Dear Mr. Ferry:

This is to correct our notification stated in our letter dated November 6, 1963, Ref. No. LUC 723. Please be advised that the legal notice publication of the public hearing on your petition will appear in the Garden Isle on November 13 and 20, 1963 instead of November 8 and 22, 1963.

Very truly yours,

R. YAMASHITA
Executive Officer

Ref. No. LUC 723

November 6, 1963

Mr. James P. Ferry, Chairman
Department of Land and Natural Resources
State Office Building
Honolulu, Hawaii

Dear Mr. Ferry:

This is to inform you of the public hearing called by the Land Use Commission of the State of Hawaii, on November 30, 1963, at 3:00 p.m., in the Board Room of the Kauai County Board of Supervisors, County Building, Lihue, Kauai. Your petition for Change of Temporary District Boundary from an Agricultural district classification to an Urban district classification will be heard at that time.

Publication of Legal Notice will appear in the Honolulu Star-Bulletin on November 8, 1963; and the Garden Isle on November 8 and 22, 1963.

Sincerely,

R. YAMASHITA
Executive Officer

NOTICE OF PUBLIC HEARING

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

NOTICE IS HEREBY GIVEN of the public hearing to be held by the Land Use Commission of the State of Hawaii in the Board Room of the Kauai County Board of Supervisors; County Building, Lihue, Kauai on November 30, 1963 at 3:00 p.m., or as soon thereafter as those interested may be heard, to consider petitions for change of Temporary District Boundary within the County of Kauai as provided for in SECTION 98H-4, Revised Laws of Hawaii 1955, as amended.

Petitions for Change of Temporary District Boundary to be heard:

<u>Docket Number and Petitioner</u>	<u>Tax Map Key</u>	<u>Change Requested</u>
A(T)63-45 Sensuke Ueunten	2-3-2: 42	Change from an Agricultural district classification to an Urban district classification.
A(T)63-41 Department of Land & Natural Resources, State of Hawaii	2-8-22: 5 and 2-8-22: 9	Change from an Agricultural 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 Kauai Planning and Traffic Commission and the Land Use Commission and are open to the public during office hours.

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

LAND USE COMMISSION

M. B. THOMPSON, Chairman Pro Tempore

R. YAMASHITA, Executive Officer

(Legal ad - 2 cols. w/border)
(To appear November 8, 1963)
(THE HONOLULU STAR-BULLETIN)
(AND THE GARDEN ISLE)
(To appear November 22, 1963)
(THE GARDEN ISLE)

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

October 22, 1963

MEMORANDUM TO ALL PETITIONERS CONCERNED

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

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

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

Sincerely,

Myron B. Thompson
MYRON B. THOMPSON
Chairman, Pro Tempore

Ref. No. LUC 671

October 10, 1963

Mr. George P. Siu, Director
Department of Land & Natural Resources
State Office Building
Honolulu, Hawaii

Dear Mr. Siu:

This is to acknowledge receipt of your petition for the amendment of temporary district boundary for land in Weliweli, Kauai as established by the Land Use Commission.

The term of the last Commission expired on May 3, 1963, and a new Commission has not yet been appointed. When this has been done, we will advise you concerning the hearing of your petition.

Sincerely,

CLARENCE L. HODGE
Acting Director
Department of Planning and
Economic Development

cc: Roy Takeyama, Attorney General's Office

ASD: [unclear]
[unclear]
[unclear]

September 9, 1963

Ref. No. LUC 645

Mr. David F. Wong, Planning Director
Planning and Traffic Commission
P. O. Box 111
Lihue, Kauai

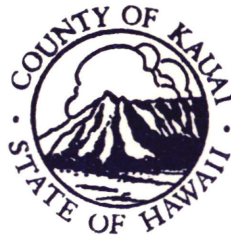
Dear Mr. Wong:

This will acknowledge receipt of your Commission's recommendations for approval of the petition of the State Department of Land and Natural Resources for change in temporary district boundary for land in Weliweli, Kauai.

Thank you for your prompt consideration of this matter.

Very truly yours,

William Mullahey
Acting Executive Officer



LIHUE, KAUAI, HAWAII

Ref. No. LUC 628

September 6, 1963

Sept 9

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

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

Gentlemen: Subject: Petition for Amendment of Temporary
District Boundary - Dept. of Land &
Natural Resources

At its regular meeting held on September 5, 1963, the Planning and Traffic Commission approved the recommendation of the Planning Director for approval of subject petition.

Copy of the Director's report is attached.

Very truly yours,

PLANNING AND TRAFFIC COMMISSION

David F. Wong
David F. Wong
Planning Director

attach.

RECEIVED

SEP 9 1963

State of Hawaii
LAND USE COMMISSION

KAUAI PLANNING AND TRAFFIC COMMISSION
LILUÉ, KAUAI, HAWAII

Sept. 5, 1963

TO: Planning Commissioners
FROM: David F. Wong, Director
SUBJECT: Development, Weliweli Houselots, Poipu, Koloa

Submitted herewith is a report with reference to a petition for amendment of temporary district boundary at Poipu, Koloa.

The petitioner is the Department of Land and Natural Resources, State of Hawaii, thru its director, Mr. George P. Siu, who is requesting for change of temporary district boundary from agriculture to urban district for the development of additional increments of Weliweli Houselots, at Poipu, Koloa.

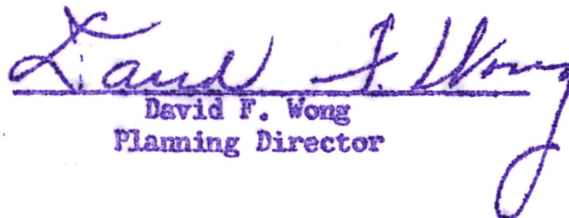
The property in issue is portion of the State lands in Weliweli, situated on the North side of Poipu Road approximately 600 feet from the junction of KUAI and Poipu Roads and running in a northerly direction for about 4,000 feet having an average width of 300 feet at the Southerly end of the strip to an average width of 800 feet at the Northerly end containing an area of 42.33 acres as shown on Land Court Map 1188 and also on tax map 2-8-22 as tax parcels 5 and 9.

The existing use of the property in question is being utilized as pastoral or grazing lands. The area is also rocky and densely covered with vegetation.

The County General Plan designates this area for residential use with a major loop highway running thru the Weliweli strip as a controlled access facility to the Poipu tourist destination area.

There is no immediate zoning proposed for the subject area.

The development of houselots on the State Weliweli lands will accomplish portion of the County General Plan for the Koloa Planning Area. It is recommended that petition for amendment of temporary district boundary as requested be granted.


David F. Wong
Planning Director

F-1

RECEIVED

SEP 9 1963

State of Hawaii
LAND USE COMMISSION

LUC

AUG 28 1963

August 27, 1963

MEMORANDUM

RECEIVED
AUG 28 1963
State of Hawaii
LAND USE COMMISSION

TO: George F. Sin, Director

FROM: Robert S. Farrer, Planning Office

**SUBJECT: Act 30, SLH 1962, C.I.P. Project Execution
to Land Use Commission Districting**

Relative to the above subject, the following C.I.P. projects cannot be executed due to the lack of and/or action by the Land Use Commission:

1. Hilo Industrial Development, Hawaii. Act 30, SLH 1962, \$300,000. Roads, water and utilities for development of State land in Hilo for commercial and industrial use; first increment of 31 acres. A petition for the change from temporary Agriculture to Urban District was received by the Land Use Commission February 14, 1963.
2. Laisile Houselots, Hawaii. Act 30, SLH 1962, \$125,000. Roads, water and utilities for extension of subdivision near Kamaela to provide house lots size 15,000 square feet. A petition for the change from temporary Agriculture to Urban District was received by the Land Use Commission February 14, 1963.
3. Weliweli Houselots, Hawaii. Act 30, SLH 1962, \$50,000. For roads, water system and utilities. A petition for the change from temporary Agriculture to Urban District was received by the Land Use Commission February 14, 1963.

George P. Sin

-2-

August 27, 1963

Until such time that temporary district boundaries are changed, relative to the individual project area requirements, the above projects cannot proceed toward final execution and property disposition.

Robert S. Furrer

ROBERT S. FURRER
Planning Office

RSF:hm

cc: Mr. Mike Mullahey /
Mr. R. Summers
Mr. T.S. Yang
Mr. H. Tanaka
Dr. N. Masunaga

Ref. No. LUC 628

August 1, 1963

Planning & Traffic Commission
County of Kauai
Lihue, Kauai, Hawaii

Attention: Mr. David F. Wong, Planning Director

Gentlemen:

Enclosed is a copy of a petition from George P. Siu, Director, Department of Land & Natural Resources, State of Hawaii, for Change of Temporary District Boundary which I am forwarding for your comments and recommendations pursuant to Act 187/61, as amended.

Very truly yours,

W. M. MULLAHEY
ACTING EXECUTIVE OFFICER

Enclosure

STATE OF HAWAII
LAND USE COMMISSION

426 Queen Street
Honolulu, Hawaii

RECEIVED

This space for LUC use

Date Petition and Fee received
by LUC State of Hawaii

Date forwarded to County
for recommendation 8/1/63

Date Petition, and County
recommendation received
by LUC _____

PETITION FOR AMENDMENT OF TEMPORARY DISTRICT BOUNDARY

(P) (We) hereby request an amendment of Land Use Commission Temporary District Boundary respecting the County of Kauai, Island of Kauai, map number and/or name K-3 to change the district designation of the following described property from its present classification in a(n) Agriculture district into a(n) Urban district.

Description of property:
See attached overlay.

Petitioner's interest in subject property:

Owner

Petitioner's reason(s) for requesting boundary change:
Development of additional increments of Wellwell Houselots through legislative appropriation under Act 30, SLH 1961.

(1) The petitioner will attach evidence in support of the following statement:

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

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

(a) The land is usable and adaptable for the use it is proposed to be classified.

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

(See attached sheet for (1) and (2) (a).)

Signature(s) GC Liu

GEORGE P. SIU, Director
Dept. of Land and Natural
Resources

Address: P. O. Box 621

Telephone: 50511 - 329

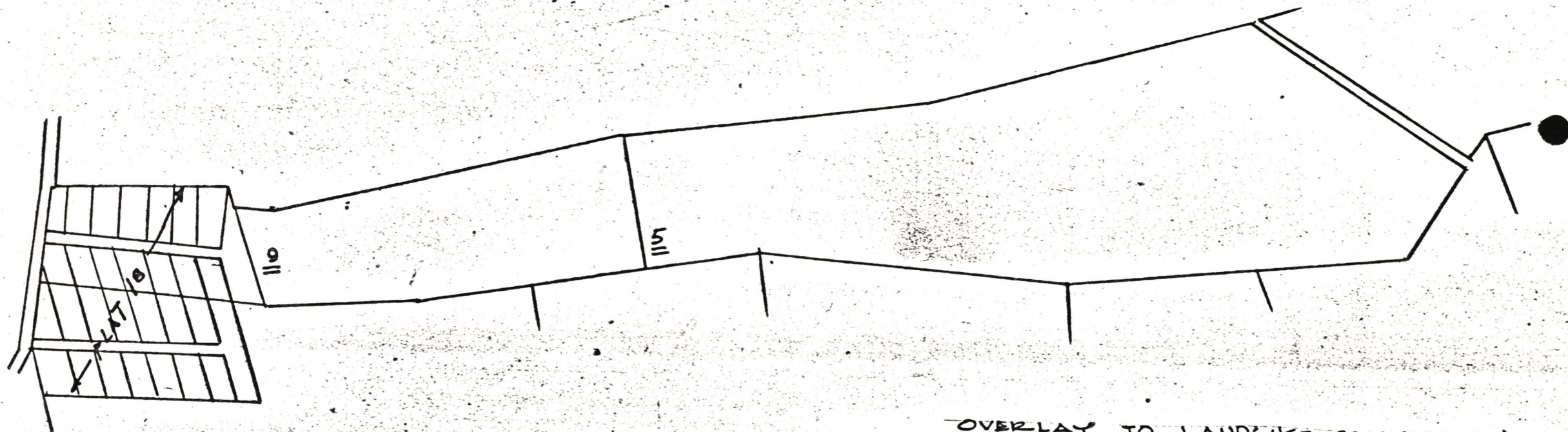
(1) The area is needed for expansion of the existing houselot area adjacent to the Poipu Beach Road to meet current and anticipated demand and to fulfill requirements of Act 30, SLH 1961 as cited above.

(2) (a) Agricultural development of this area is not anticipated due to the following reasons:

TMK: 2-8-22: and Land Court Map 1188
Lot A, 42.33 acres, subject area, is unsuitable for agricultural use due to rocky soil conditions, vegetative cover and availability of water.

Area is master planned for residential development and major highway. See County of Kauai master plan.

NORTH
SCALE: 1" = 400'



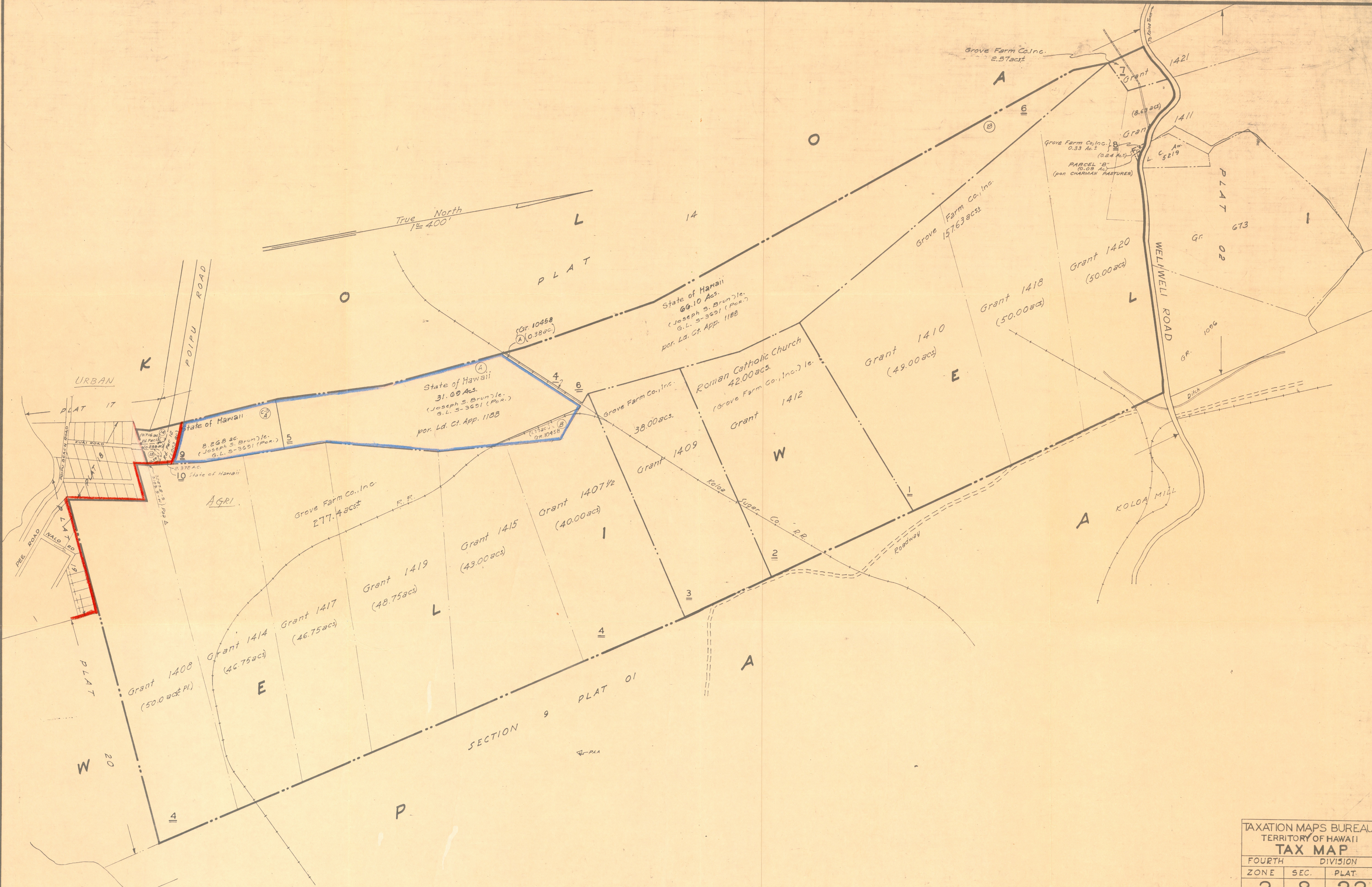
OVERLAY TO LAND USE COMMISSION
COUNTY OF KAUAI, ISLAND OF KAUAI
STATE OF HAWAII

PARCELS REQUESTED FOR INCLUSION WITHIN
THE URBAN BOUNDARY-TMK: 2-8-22: 5-9

PORTION OF WELIWELI (MAKAI)
KOLOA, KAUAI

TMK: 2-8-22

CORRECTED
 SEP 21 1935
 SEP 29 1935
 SEP 16 1939
 APR 15 1940
 APR 15 1941
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 APR 15 2021
 APR 15 2022



30-49
 Dwg. No.
 Taxation Maps Bureau
 Source
 By
 D.S.C. & A.L. Oct. 1936

PORTION OF WELIWELI (Makai) KOLOA, KAUAI.

SUBJECT TO CHANGE

TAXATION MAPS BUREAU		
TERRITORY OF HAWAII		
TAX MAP		
FOURTH	DIVISION	
ZONE	SEC.	PLAT
2	8	22
CONTAINING		PARCELS
		3868
SCALE: 1 in. = 400 ft.		

NOV 18 1903