

CAPITAL INVESTMENT COMPANY

A(T)63-60



STATE OF HAWAII
DEPARTMENT OF ACCOUNTING AND GENERAL SERVICES
HAWAIIAN SURVEY DIVISION
James M. Dunn, Surveyor
HONOLULU WATERSHED FOREST RESERVE
DISTRICT OF HONOLULU
ISLAND OF OAHU
Scale: 1 in. = 2000 ft.
Compiled by A. Taga March 1959
For Description see CSF 12-882-13594
Revised by A. Taga December 5, 1961

NOTE:
Red Cross-hatched shows
Private Lands

Exhibit A

Resort Area	73.6 Acs.
Residential	219.0 Acs.
Golf Course	213.0 Acs.
Neighborhood Park	32.9 Acs.
Beach Park	19.4 Acs.
Drainage	17.2 Acs.
Total	575.1 Acs.

105 ±

105 ±
31.7 ±
105 ±

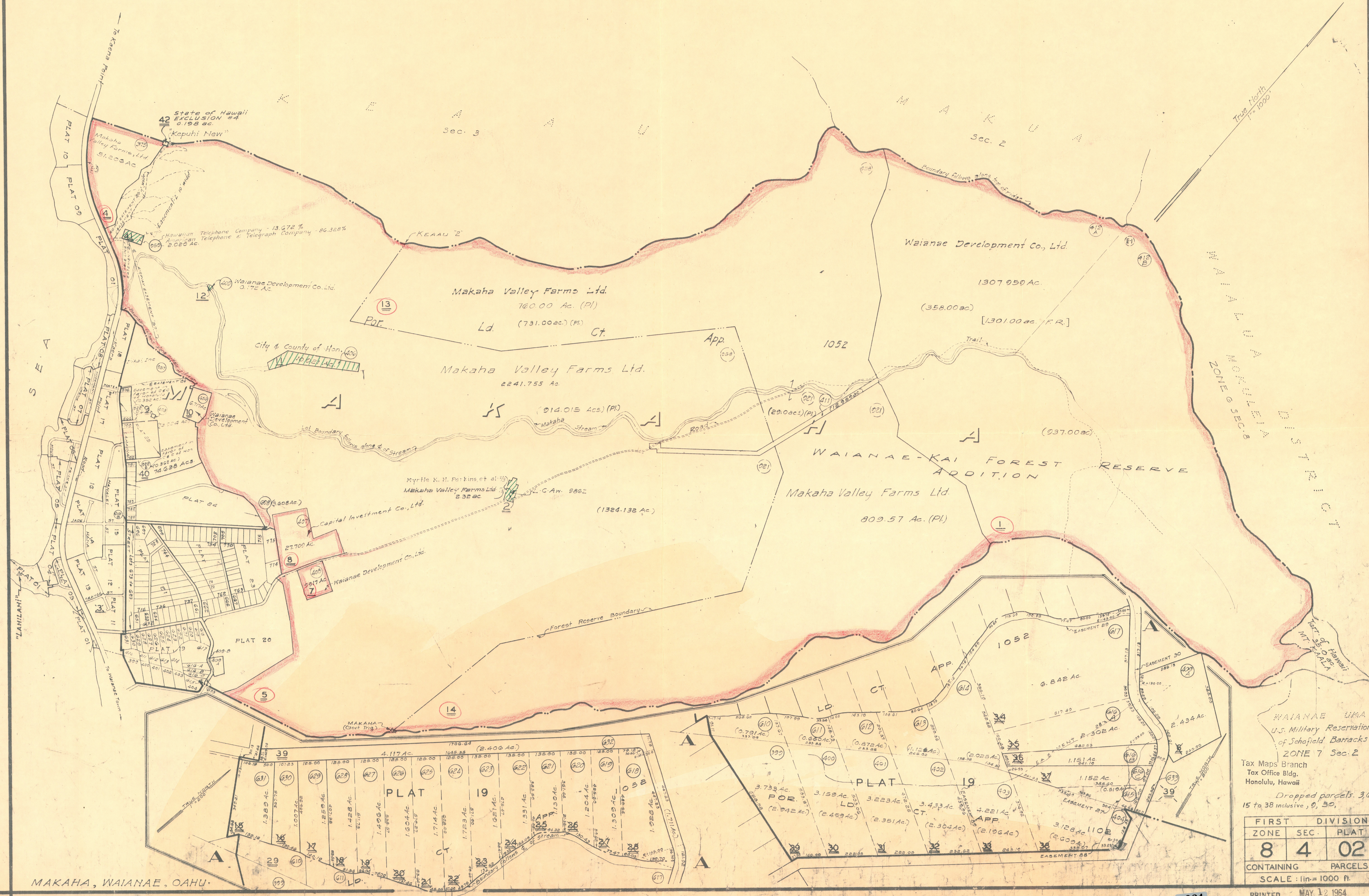


- GENERAL PLAN LINE
- PROPOSED PERMANENT DISTRICT BOUNDARY
- TEMPORARY DISTRICT BOUNDARY

MAKAHA VALLEY FARMS
CAPITAL INVESTMENT
Oahu

CAPITAL INVESTMENT Co.
MAY 10 1963
4-16-63

APR 16 1951
MAY 4 1951



Div. No. 22
Source Tax Maps Bureau
By: N. Ahuna

WAIANAE LIMA
U.S. Military Reservation
of Schofield Barracks
ZONE 7 Sec. 2
Tax Maps Branch
Tax Office Bldg.
Honolulu, Hawaii
Dropped parcels 30,
15 to 38 inclusive, 9, 50,

FIRST DIVISION	
ZONE	SEC. PLAT
8	4 02
CONTAINING PARCELS	
SCALE: 1 in. = 1000 ft.	
PRINTED MAY 12 1964	

4021

True North
Scale: 1 in = 2000 ft.

WAIANA E DISTRICT
MOKULEIA

Terr. of Hawaii
35.0 ac
MT. KAALA
HAWAIIAN DISTRICT
U.S. Military Reservation
of Schofield Barracks

- RESIDENTIAL
- GOLF COURSE
- FUTURE GOLF COURSE EXPANSION
- PARKS
- SEMI-PUBLIC (SCHOOLS & PARKS)
- MOTEL SITES
- SHOPPING CENTER
- RESIDENTIAL PRESENTLY OCCUPIED (OWNED BY OTHERS)
- AGRICULTURAL & PASTURE LAND
- FOREST RESERVE
- LAGOONS
- OTHERS

MASTER PLAN OF MAKAHA VALLEY
WAIANA E, OAHU, HAWAII

Map compiled from
various sources

LEEWARD OAHU PROTEST
(I)-2

STATE OF HAWAII
LAND USE COMMISSION

VOTE RECORD

ITEM A(T) 63-60 - Capital Invest. Comp.
DATE 8/1/64
PLACE LUC Hearing Room
TIME 9:45 pm.

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: Wenkam - Petition be denied except for that final portion designated urban in the adopted boundaries.
Ferry - Sec. as of July 1, 1964.

In letter - word carefully -

STATE OF HAWAII
LAND USE COMMISSION

VOTE RECORD

ITEM A(T) 63-60 - Capital Invest Company
DATE 7/31/64
PLACE LUC Hearing Room
TIME 4:30 pm.

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

COMMENTS: Motion - Ferry - To conform to adopted district boundaries
Sec - Wung
Motion - Ferry - to deny petition
Sec - Wung
motion for deferral - Ferry
X Sec - Wung

STATE OF HAWAII
LAND USE COMMISSION

Minutes of Meeting

LUC Hearing Room

Honolulu, Hawaii

9:00 A. M. - August 1, 1964

Commissioners

Present:

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

Staff

Present:

Raymond S. Yamashita, Executive Officer
Roy Y. Takeyama, Legal Counsel
Richard E. Mar, Field Officer
Alberta L. Kai, Stenographer

The meeting was called to order by Chairman Thompson.

PETITIONS PENDING ACTION BY COMMISSION

PETITION OF CAPITAL INVESTMENT COMPANY (A(T)63-60) TO AMEND THE TEMPORARY DISTRICT BOUNDARIES FROM AN AGRICULTURAL DISTRICT TO AN URBAN DISTRICT FOR BEACH, RESIDENTIAL, FARM AND RESORT DEVELOPMENT IN MAKAHA VALLEY, WAIANAE, OAHU FOR ONLY 575.1 ACRES: Described as TMK 8-4-02: 1, 4, 5, 7, 8, 13, and 14 (comprising of approximately 5,210 acres)

A review of what had been discussed and learned since yesterday (7/31/64) was made by Commissioner Burns.

Commissioner Wenkam moved that the petition be denied except for that final portion designated urban in the adopted land use district boundaries as of July 1, 1964. Commissioner Ferry seconded the motion.

The Executive Officer polled the Commissioners as follows:

Approved: Commissioners Wung, Inaba, Ota, Wenkam, Burns, Mark, Ferry and Chairman Thompson.

Disapproved: Commissioner Nishimura.

The motion was carried.

PETITION OF PHILIP MINN (A(T)63-58) FOR AMENDMENT TO THE TEMPORARY DISTRICT BOUNDARY FROM A CONSERVATION DISTRICT TO AN URBAN DISTRICT FOR RESIDENTIAL SUBDIVISION AT UPPER KAMANAIKI VALLEY IN KALIHI, OAHU: Described as TMK 1-4-15: 11 (approximately 106 acres)

The general consensus of the Commission was that action be taken on this petition inasmuch as the required maximum days were about up, and the request by the petitioner for deferral was orally given.

Commissioner Ferry moved that the petition be denied except for that final portion designated urban in the adopted land use district boundaries as of July 1, 1964. Commissioner Burns seconded the motion.

The Executive Officer polled the Commissioners as follows:

Approved: Commissioners Wung, Inaba, Ota, Wenkam, Burns, Nishimura, Mark, Ferry, and Chairman Thompson.

Disapproved: None.

The motion was carried.

OTHER BUSINESS

The Executive Officer reported that the boundaries and regulations would be filed with the Lt. Governor's Office within 2 weeks.

The Chairman reported that a meeting will have to be scheduled some time prior to the convening of the Legislature to discuss possible amendments to the Land Use Law. He stated that Legal Counsel will be making a presentation in this area at the forthcoming Planning Conference on Kauai. (Legal Counsel was requested to circulate copies of his speech to each Commissioner prior to the conference.) He further reported that a written progress report to the Governor was made and that the Governor was very satisfied with the work of this Commission.

Commissioner Ota suggested that a Commissioner (other than from the County petition is concerned) accompany the staff when a field investigation of a petition is made.

Chairman Thompson asked whether it was possible to obtain federal funds to supplement this Commission's planned programs. He requested that the staff and Dr. Mark explore this area. He also requested that the staff and Dr. Mark explore the areas of grants that are available to this Commission. He suggested the various foundations, the legislative reference bureau, and the University of Hawaii. He stated that he has a book in his office with a list of various foundations that provide grants for different programs, which may be of help.

CONTINUED REVIEW OF LAND USE DISTRICT BOUNDARIES

The Commission continued reviewing the land use district boundaries which were not completed.

The meeting adjourned at 12:30 p.m.

STATE OF HAWAII
LAND USE COMMISSION

Minutes of Meeting

LUC Hearing Room

Honolulu, Hawaii

11:00 A. M. - July 31, 1964

Commissioners

Present:

C.E.S. Burns
James P. Ferry
Goro Inaba
Shelley Mark
Shiro Nishimura
Charles S. Ota
Leslie E. L. Wung

Absent:

Myron B. Thompson
Robert G. Wenkam

Staff

Present:

Raymond S. Yamashita, Executive Officer
Roy Y. Takeyama, Legal Counsel
Richard E. Mar, Field Officer
Alberta L. Kai, Stenographer

The meeting was called to order by Acting Chairman Burns.

ADOPTION OF MINUTES

The minutes of 11/1/63 meeting in Honolulu, Hawaii were approved unanimously. The motion was made by Commissioner Nishimura, seconded by Commissioner Inaba, and carried.

The minutes of 2/1/64 meeting and hearing in Hilo were approved as circulated.

The minutes of 4/10/64 hearing in Wailuku were approved with the following correction:

Page 2 - Mr. Jamieson of Ulupalakua Ranch should read Mr. Erdman of Ulupalakua Ranch instead.

The minutes of 4/10/64 hearing in Lahaina were approved unanimously. The motion was made by Commissioner Ota, seconded by Commissioner Nishimura, and carried.

ACTION ON TEMPORARY DISTRICT BOUNDARY CHANGES

PETITION OF FATHERS OF THE SACRED HEARTS (A(T)63-57) FOR AN AMENDMENT TO THE TEMPORARY DISTRICT BOUNDARIES FROM AN AGRICULTURAL DISTRICT TO AN URBAN DISTRICT FOR RESIDENTIAL AND INSTITUTIONAL DEVELOPMENT IN KANEOHE, OAHU: Described as TMK 4-5-25: 1, 9, and 20 (approximately 62 acres more or less)

A letter of withdrawal submitted by the petitioner dated July 20, 1964 was read into the record by the Field Officer.

Commissioner Wung moved to accept the petitioner's request to withdraw, which was seconded by Commissioner Mark. The motion was carried unanimously.

PETITION OF PHILIP MINN (A(T)63-58) FOR AMENDMENT TO THE TEMPORARY DISTRICT BOUNDARY FROM A CONSERVATION DISTRICT TO AN URBAN DISTRICT FOR RESIDENTIAL SUBDIVISION AT UPPER KAMANAIKI VALLEY IN KALIHI, OAHU: Described as TMK 1-4-15: 11 (approximately 106 acres)

The Executive Officer informed the Commission that the staff has received an oral request by the petitioner to defer his request for a boundary change until such time that he is able to submit a letter of withdrawal. The Executive Officer explained to the Commission that the petitioner's attorney was away at this time, and this is his reason for making this request. The Commission deferred action on this petition as orally requested by the petitioner.

PETITION OF CAPITAL INVESTMENT COMPANY (A(T)63-60) TO AMEND THE TEMPORARY DISTRICT BOUNDARIES FROM AN AGRICULTURAL DISTRICT TO AN URBAN DISTRICT FOR BEACH, RESIDENTIAL, FARM AND RESORT DEVELOPMENT IN MAKAHA VALLEY, WAIANAE, OAHU FOR ONLY 575.1 ACRES: Described as TMK 8-4-02: 1, 4, 5, 7, 8, 13 and 14 (comprising of approximately 5,210 acres)

The Executive Officer informed the Commission that notification to the petitioner had been made informing them that possible action would be taken on their petition this afternoon at 1:30 p.m. (7/31/64). He stated that inasmuch as the petitioner was requesting approval for their whole request, and this Commission had included only a portion of their request in its adopted urban boundaries, he did not suggest to the petitioner that they withdraw.

The Commission deferred this petition for consideration at 1:30 p.m. (7/31/64).

ACTION ON SPECIAL PERMIT

PETITION OF PEPEEKEO SUGAR COMPANY (SP(T)64-11) FOR A SPECIAL PERMIT TO SUBDIVIDE PROPERTY INTO 8 RESIDENTIAL LOTS ON THE OLD MAMALAHOA HIGHWAY, PEPEEKEO, SOUTH HILO, HAWAII: Described as TMK 2-8-07: 2 and 2-8-07: 6

A letter of withdrawal, dated July 27, 1964, submitted by G. R. Ewart of C. Brewer & Company, Ltd. on behalf of Pepeekeo Sugar Company was read into the record by the Field Officer.

The Executive Officer gave a brief review of the area and the adopted district boundaries for the area as of July 1, 1964.

Commissioner Inaba moved to accept the petitioner's request for withdrawal, which was seconded by Commissioner Wung. The motion was carried unanimously.

PLANNING CONFERENCE ON KAUAI

The Executive Officer briefly reviewed the schedule of the Planning Conference to be held at the Coco Palms on Kauai from 9/10/64 to 9/12/64. He informed the Commission that they were all scheduled to attend this conference, and that all expenses incurred during attendance at this conference will be applied against the Commission's operating budget. The Executive Officer suggested that this Commission may wish to hold a meeting to consider any pending business it may have while attending this Conference on Kauai.

PETITIONS PENDING BEFORE THIS COMMISSION

The Executive Officer informed the Commission that there are four petitions from Hawaii and one from Maui pending before this Commission. He stated that these are all scheduled for hearings in October.

The Executive Officer informed the Commission that the staff has taken upon itself to withdraw a petition (by Pedro & Lucy Oro) for a boundary change and has refunded the petitioner his fee of \$50.00 inasmuch as his petition was not heard by this Commission, or notice of public hearing was not published. The Executive Officer explained to the Commission that the staff has been following this policy: (1) if the petitioner requests a withdrawal and the petition has not been published for a hearing or has not been heard by this Commission, staff has taken upon itself to withdraw the petition and refund the petitioner his \$50.00 fee without it being considered by this Commission; but (2) if the petitioner requests a withdrawal and his petition has been published for a hearing or has been heard by this Commission, staff has placed the petition on the Commission's agenda for its consideration.

It was the general consensus of the Commission that this would be the best way to handle this matter administratively, and favorably accepted this administrative procedure that the staff has been following.

OTHER BUSINESS

Schedule of Meetings and Hearings

Chairman Burns requested that the staff prepare a schedule of this Commission's forthcoming hearings and meetings. He further requested that the staff arrange a meeting for this Commission with each County Planning Commission that would coincide with this Commission's schedule of hearings and meetings. He suggested that an agenda be prepared and circulated to each County Planning Commission prior to this meeting. He suggested that a meeting be arranged with the Hawaii County Planning Commission at the same time this Commission is scheduled to hold a hearing on Hawaii in October.

Citizens Group Participation

Chairman Burns informed the Commission that on July 23, 1964 a meeting was held to discuss the possibility of having a citizens committee group formed in each county as a medium of communication between the people and the Land Use Commission. Chairman Burns stated that he, Mr. Thompson, Mr. Yamashita, Mr. Alfred Preis and Mr. Aaron Levine were the people who participated in this meeting. Chairman Burns stated that from this meeting they learned that there were about 8 to 10 committees of this sort already in existence. They further learned that the State General Plan was up for reconsideration and review in 1965, and Mr. Levine suggested that the Land Use Commission combine this citizen group committee with the State General Plan Citizens Committee Group. Chairman Burns stated that two questions were raised: (1) whether this group should be appointed by the Governor or each respective County; and (2) whether this group should be appointed after the November elections.

The Executive Officer stated that one of the programs in the revision of the State General Plan is the formation of a Citizens Committee Group. Because the Land Use District Boundaries as set up by the Land Use Commission is recognized as the tool which implements the State General Plan and is closely related to the State General Plan, the Executive Officer felt that this Commission should be a part of this Citizens Committee Group for the State General Plan. Chairman Burns stated that Mr. Levine made the same suggestion.

Commissioner Mark explained that Chairman Thompson had spoken to him earlier and felt that if a Committee of this sort was formed, it would lessen the work of each individual on this Commission. Commissioner Mark stated that this Committee would be assisting this Commission in its work by providing information to this Commission and would be carrying information to the public from this Commission. Commissioner Mark stated that Chairman Thompson felt that a Committee of this sort should be formed in each County. He suggested that this Committee could be the Committee that makes up the State General Plan Citizens Group Committee, which the Executive Officer of this Commission could be one of the members comprising this Committee.

The Commission was generally in favor of participating in the Revision of the 1965 State General Plan and in forming a Citizens Group Committee. The Commission

also recommended that upon appointment of a State General Plan Citizens Group Committee that the Executive Officer be considered as a participant or included in the Committee.

The meeting recessed at 12:00 noon.

The meeting was called to order at 1:45 p.m. after a brief recess.

PETITION OF CAPITAL INVESTMENT COMPANY (A(T)63-60) TO AMEND THE TEMPORARY DISTRICT BOUNDARIES FROM AN AGRICULTURAL DISTRICT TO AN URBAN DISTRICT FOR BEACH, RESIDENTIAL FARM AND RESORT DEVELOPMENT IN MAKAHA VALLEY, WAIANAE, OAHU FOR ONLY 575.1 ACRES: Described as TMK 8-4-02: 1, 4, 5, 7, 8, 13 and 14 (comprising of approximately 5,210 acres)

The Field Officer, having been sworn in, gave a brief review of the petition and area involved. The Field Officer stated that in the Commission's adopted district boundaries as of July 1, 1964, the Commission has included all of the areas of petitioner's request except for the golf course and the mauka subdivision. The staff's recommendation was for approval of those areas as adopted by the Land Use Commission in its final district boundaries.

Commissioner Ferry asked Mr. Morio Omori whether he was satisfied with this Commission's decision as a result of its July 1, 1964 adopted district boundaries. Mr. Omori replied in the negative.

Mr. Morio Omori, attorney for Capital Investment Company, informed the Commission that while the present City and County of Honolulu General Plan does not include their proposed development as indicated in their petition, the City Planning Commission did recommend to this Commission that their whole request be approved. Mr. Omori stated that he was certain that their proposal will be included in the City and County's General Plan. Mr. Omori referred to their supplemental letter of May 28, 1964 to support his presentation. He stated that, through past experiences, they have learned it would not be economically feasible to go ahead with such a project if this Commission would be limiting their proposed development shown by the adopted district boundary lines.

Commissioner Ferry did not concur with Mr. Omori. He stated that from studies that have been made, the boundaries as adopted for Makaha by this Commission would not hamper the development as proposed by the petitioner. He stated that it would be economically feasible to go ahead with such a project.

The Executive Officer pointed out to the petitioner that the Land Use Commission is primarily districting urban lands for the purpose of providing lands for the present and foreseeable urban needs and particularly with respect to resort development in this issue. He stated that the emphasis of the arguments seems to be on residential developments - the need for which has already been considered in the adopted district boundaries.

Commissioner Ferry made a motion to approve that portion which was included in the adopted urban district boundary. The motion was seconded by Commissioner Wung and defeated by a vote of 4 ayes and 3 noes.

Commissioner Ferry then made a motion to deny the petition which was seconded by Commissioner Wung. The motion was defeated by a vote of 4 ayes to 3 noes.

Commissioner Ferry then moved for deferral which was seconded by Commissioner Wung and carried unanimously.

REVIEW OF LAND USE DISTRICT BOUNDARIES

A review of the land use district boundaries before filing with the Lt. Governor's Office was made by the Commission. The Commission completed reviewing the land use district boundaries for Honolulu and Kauai before adjourning.

The meeting adjourned at 5:30 p.m.

STATE OF HAWAII
LAND USE COMMISSION

LUC Hearing Room
426 Queen Street, Honolulu, Hawaii

2:00 P. M.
May 15, 1964

STAFF REPORT

A(T)63-60
CAPITAL INVESTMENT COMPANY

Temporary District Classification: AGRICULTURAL &
CONSERVATION

Background

The Capital Investment Company has petitioned the Land Use Commission to amend the temporary district boundaries from temporary agriculture to temporary urban for Oahu TMK 8-4-02: 1, 4, 5, 7, 8, 13, & 14 containing approximately 5,210 acres. By letter dated April 16, 1963, petitioner requested redesignation of district boundaries for 575.1 acres, only, as shown on his attached development plan. The subject properties are located in Makaha Valley which is in the northern portion of the Waianae district. Access to the petitioner's land is by the two lane paved Farrington Highway. Travel time by automobile to Makaha Valley is about one hour from downtown Honolulu.

To date, the petitioner has submitted the following points in support of his petition for a boundary change and which seem pertinent to the "test" in Act 205:

- (1) Petitioner initiated a long range development plan in April of 1947 and has developed 4 subdivisions to date. This proposed development is "but a portion of the orderly development of Makaha Valley under taken in 1947 and progressively continued from that year to date".
- (2) "....the permanent boundaries proposed prevent maximum utilization of the area mauka of Farrington Highway. The petitioners plan to reroute and elevate Farrington Highway in order to give safe access from the resort area to the beach."

- (3) "Note should also be taken of the fact that the golf course development is the only such development planned in the Leeward area. The combination of a resort development with a surfing beach, which is gaining national and international recognition for water sports, cannot be easily found along any beach area on Oahu."
- (4) "The Petitioners earnestly believe that the four stage development¹ is vitally necessary for the best utilization of natural resources for living which are unsurpassed and unavailable in other locations on Oahu. Makaha Valley is blessed with natural living and recreational advantages. It has an unusual and unique character. Its fine beach and beach park, its exposure to the ocean, its ancient and historical heiaus and landmarks in the valleys, its excellent surfing conditions all combine for optimum development as a resort-recreational-residential area."
- (5) "The Petitioners further submit that an indiscriminate blanket zoning of such a unique valley into agricultural and conservation districts merely stultifies a development which is essential for the economic well-being of the Leeward area and for that matter, of the State of Hawaii. Tourists and local critics alike decry the destruction of the local color and native charm of Waikiki. Makaha has been looked to as a Waikiki unspoiled and uncommercialized. To cast a poll on a valuable asset and meticulously planned development through the proposed greenbelting of the remaining valley is to stifle the type of well-conceived and well-financed complexes which experienced economists and planners have been recommending for the economic advancement of the State."

¹ "The four stage development" refer to (1) Makaha Beach Subdivisions, (2) Makaha Residential Subdivisions, (3) Makaha Farm Subdivisions, and (4) Makaha Resort Subdivisions.

The valley is very dry in its makai portion, receiving approximately 20" rainfall a year, while the upper reaches of the valley have a yearly rainfall of about 40".¹ The generalized slope of land for the proposed development of 575.1 acres is about 4%.

Detailed land classification for Makaha Valley indicates that the level portions of the Valley have soils of A & B quality while the slopes are of class E quality. All of the 575.1 acres included in this petition has been classified as A or B by the Land Study Bureau. About 80 to 90% of the area is classified A and the remainder as B. Therefore, the entire area may be considered as prime agricultural lands.

Except for residential sections in the makai portion of the valley adjacent to Farrington Highway, the remaining acres in Makaha Valley are presently in agricultural use such as livestock grazing and the growing of various truck and fruit crops. The land areas used for grazing are covered with a growth of brushes and shrubs. All of the existing dwellings in and around the Makaha area are within the Land Use Commission's proposed permanent urban district boundary and the proposed City & County General Plan line. All of the 575.1 acres in this petition are now in agricultural uses or vacant. There are no urban uses.

Discussions with the Board of Water Supply indicate that there is a 16" water main along Farrington Highway which ends at Waianae High School. Thereafter, the water line consists of an 8" main which extends along that portion of Farrington Highway crossing Makaha Valley and fronting the proposed development. A water tunnel which

¹ State General Plan, p. 28.

feeds a 0.5 million gallon reservoir is located on the west side of the Valley about a mile above Farrington Highway. These facilities are interconnected to the (capacity of the) above distribution system. The water system is now only slightly in excess of the current demand in that area. Any large development will require adjustments to the system. Until further study is given, the extent to which this proposal may require adjustments is not known. The present water system serves up to the 172' elevation while the proposed development (575.1 acres) extends up to about the 240 foot elevation. There is also an existing Makaha private water system which serves 970 people and has a capacity of 0.7 million gallons per day. Much of this private water is used for agricultural operations. According to the City & County, considerable capital expenditures would be necessary to provide water so that all of the Makaha Valley lands could be used for agricultural purposes.

In the Waianae area, extensive use of leaching pits have been developed as a sewerage system for Waianae town only. The remaining areas in Waianae including Makaha Valley utilize the cesspool method for their sewerage system.¹

Both the State and City & County General Plans indicate resort development in the vicinity of Makaha Beach and residential uses for that portion of the land in this petition which lies between the alignment of a new highway above Farrington Highway and the existing Farrington Highway. Although portions of the proposed residential and resort development are included in the general plans, the proposed development (of 575.1 acres) may be considered to be in substantial nonconformance.

In addition to the General Plan, the State has prepared "Visitor Destination Areas in Hawaii." This study was primarily designed as a guide line to public works

¹ General Plan for Urban and Urbanizing Areas, City & County of Honolulu, p. 47.

projects which would assist in development of the tourist industry. The study is not based on detail analysis or research. This study indicates a resort development for about 150 to 300 rooms and a golf course bordered and interspersed by resort residential use of some 300 lots. This petition is in substantial conformance with the "Visitor Destination Areas in Hawaii." According to the planning consultants, "The key to the highest & best use of the Makaha Valley is based on four principal tourist activities--surfing, recreational swimming, deep sea fishing, and golf."¹

The City & County's proposed general plan designates a portion of the petitioner's 575.1 acres for urban use, while the remaining area is in agriculture.

On April 9, 1964, the City & County Planning Commission "voted to recommend that the petitioner be granted the boundary change as requested from agricultural - conservation to urban district for approximately 575 acres of land in Makaha."

The Commission's approval was based on the following reasons:

- "a) The development plans which indicate resort development together with the construction of an 18 hole golf course and perimeter residential development which the Planning Commission felt was highly desirable for the future development of Makaha area in the vicinity of Makaha Surfing Beach.
- "b) The Commission also noted that the lands in question were not presently being used for agricultural purposes and although soil conditions were fair to good, considerable capital expenditures to provide water would be necessary to utilize these lands for agricultural purposes."

¹ Belt, Collins, and Associates, and HB&A, Visitor Destination Areas in Hawaii, p. 28.

Analysis

Based on the following considerations, staff concludes that there is reasonable evidence that some of the land is required for uses other than that set by the temporary district boundaries:

1. The proposed development is "but a portion of the orderly development of Makaha Valley undertaken in 1947 and progressively continued from that year to date". The fact that earlier increments have been successively sold and occupied is, to a degree, a demonstration of that need.
2. The proposed resort development, while not in the precise location or including the same size, is indicated on both the City & County and State General Plans. Also, the proposed development is oriented to Makaha Beach as in both Plans. In addition, the State's Visitor Destination Areas in Hawaii indicates a similar development to that proposed.
3. The Makaha Beach area does possess the certain qualities necessary for resort development.
4. A provisional projection of hotel units on Oahu, to 1970, has been prepared by the Department of Planning and Economic Development. (See Appendix) This projection indicates that there will be a requirement of some 5,300 hotel units on Oahu in addition to existing units (9,203), units under construction (1,708) and units in the known planning stage (1,707). Although the distribution or location of the projected units have not been determined, there is a demand and the Makaha area is considered desirable as indicated by the plans referred to previously.
5. The General Plans referred to include the lower area of the proposed residential uses as such. Although the Plans are long range, they do indicate at least a future need.

Thus, there appears to be reasonable evidence for resort use and at least the lower area of proposed residential use. The golf course use can be reasonably justified as a necessary accessory to help support the resort use. However, the golf course is now and proposed to be a permitted use in the agricultural district.

In respect to the two mauka residential areas being proposed, there is no real basis or evidence, yet submitted, that would indicate the need at this time. Staff can find no basis for recommending that the urban district boundary be amended to include these two areas. Petitioner contends that "Any districting limitations on even a portion of the proposed development would stymie such financial arrangements (presently being undertaken) because of the nature of the planned development. Every planned activity is an integral part of the total development. One cannot be developed without the other...." To date, there has been no evidence submitted that such contention is real. Should there be real evidence submitted, then the inclusion of these two other residential areas would be reasonable.

The Land Use Commission's proposed districting, being virtually identical to the City & County's General Plan in this particular area, would seem liberal in view of time differences in projecting urban land needs in both Plans. Should at least the proposed resort area be approved for inclusion in the urban district, staff has considered the possible effects on the urban needs of the more limited location. Assuming all employment created by the resort use would reflect in residential use on the site, a demand for about 300 residential lots might result. This is based on a possible resort development of 150 to 300 units with a resultant employment of about one employee per unit. The makai residential area proposed contains about 105 acres and could easily provide about 400 lots.

The closing of Waianae Plantation in 1946 demonstrated that extensive and intensive crop cultivation is not feasible. This fact depreciates the value of the area for intensive crop production even though the land is rated prime for agriculture. While there is now about 46 acres in the subject area under intensive cultivation, it represents a less important consideration in determining land use policy. On this basis it appears reasonable to give more favorable consideration to those other uses to which the land is also adaptable, and to those other uses that might make more significant contributions to the economy and general welfare.

The City & County has recommended approval for urban districting of the entire 575.1 acres. In the initial consideration of this petition, which then included 5,210 acres, the petition was rejected by the Planning Commission. The City Planning Director urged rejection on the following grounds:

"Comprehensive studies on economics, population and land use potentials conducted for Oahu indicate that only a small portion of the makai area of Makaha Valley will be needed for urban development during the next 20 years. The proposed General Plan designates most of the area for agricultural use. Only 171 acres are proposed for urban use.

"There is ample vacant residential land within the urban district in Waianae and Makaha Valley to accommodate the anticipated growth in the next five years.

"Conditions and trends in this area have not changed since the adoption of the present district boundaries to warrant an amendment at this time."

(Your staff concurs with these statements but cannot find sufficient justification in the bases used by the City Planning Commission's recommendation to approve urban districting of the 575.1 acres.)

Further, the Land Use Commission is faced with several hundred protests which are requesting the addition of some several thousands of acres into the urban district. A significant amount of land is involved in situations similar to this petition. Since the areas now proposed to be zoned urban was considered to be adequate for the foreseeable needs at the time of adopting the proposed boundaries, an excessive amount might result unless careful consideration is given to each petition or protest now before the Commission. Not only would an excessive amount of urban land create scatteration but, there might be a tendency to shift to other than intended urban uses--say resort to residential.

The Land Use Commission would have no effective control once lands have been designated in urban districts.

Recommendation

On the basés of the above analysis, staff recommends approval of only that portion of the proposed development shown in resort use, the residential area now generally included in the City & County and State's General Plans as such, the beach park, and the portion of the drainage way included in the above areas. The total amount of land area is about 200 acres. Since the golf course is a permitted use in the agricultural district, the petitioner would thus be allowed to proceed with his plans for about 413 acres of the 575.1 acres shown on his development plan.

Aug 13

77-303
6

APPENDIX

May 9, 1964

TO: Department of Planning & Economic Development Staff

FROM: Robert C. Schmitt

SUBJECT: Provisional projections of hotel units in Oahu, 1963-1970

During the past eleven years, growth rates have differed significantly for visitor arrivals, average daily visitor census, and hotel units:

Period	Overnight Visitor Arrivals	Average Daily Visitor Census	Hotel Units ¹		
			State	Oahu	Neighbor Islands
Number:					
1952	60,539	3,796	2,805	2,142	663
1959	243,216	10,390	6,825	5,716	1,109
1963	429,140	15,316	11,434	9,203	2,231
Annual % Increase					
1952-1959 . .	17.2	13.3	11.1	12.1	6.7
1959-1963 . .	13.8	9.6	12.6	11.7	16.8

¹ Data refer to July 1952 and December 31, 1959 and 1963.

Since: Arrivals from HVB annual reports; average census estimated by DPED from HVB data; hotel units from DPED, Statistical Report 16.

These trends suggest that, in view of declining Statewide average daily census growth rates and decentralization of hotel accommodations, an annual increase of 10 per cent in Oahu hotel units for the next five or ten years might be reasonable. If so, the following trend may be extrapolated:

Year (Dec. 31)	Units
1963 . . .	9,203
1964 . . .	10,123
1965 . . .	11,135
1966 . . .	12,248
1967 . . .	13,473
1968 . . .	14,820
1969 . . .	16,302
1970 . . .	17,932

11,135
9,203
—
1,932

17,932	1970 Projection
<u>3,415</u>	Less units under construction and planned
14,517	
<u>9,203</u>	Less existing 1963 units
5,314	Net

KAHALA HILTON

<u>Hotels Under Construction</u>	<u>Number of Rooms</u>
Ilikai	500
Reef Addition	450
Coral Seas, 240 Lewers Street	144
Alohalani	220
Kaimana Hotel	126
Waikiki Cabanas (9 floors) \$500,000	96
Royal Grove (6 floors)	40
Uluniu & Prince Edward	
Saratoga Sands, 321 Saratoga Road	60
10 floors, \$400,000	
International Inn (Airport)	72
Art Hunt, \$500,000	<u>1,708</u>

Hotel Units - Planning Stage

Finance Investment	
Royal Hawaiian (Sheraton)	57
(Construction dependent on outcome of negotiations with Bishop Estate to extend lease and development plan for Waikiki.)	350
Kalaka Hotel	140
Clark Enterprises	
Osano - on for Judd property	500
Kelley	500
Former Outrigger Canoe Club Site	
Edgewater Towers Hotel - 225 Saratoga Road	<u>160</u>
	1,707

Ref. No. LUC 284

April 28, 1964

Mr. Morio Omori
Attorney for Capital Investment
Company, Limited
602 Capital Investment Building
239 Merchant Street
Honolulu, Hawaii

Dear Mr. Omori:

This is to inform you of the public hearing called by the Land Use Commission of the State of Hawaii on May 15, 1964 at 2:00 p.m. in the Land Use Commission hearing room, 426 Queen Street, Honolulu, Hawaii. Your petition on behalf of Capital Investment Company for Change of Temporary District Boundary from an Agricultural-Conservation district to an Urban district classification will be heard at that time.

Publication of Legal Notice appeared in the Honolulu Star-Bulletin and the Honolulu Advertiser on April 25, 1964 and will appear again on May 5, 1964.

Very truly yours,

RAYMOND S. YAMASHITA
Executive Officer

cc: Myron Thompson
C.E.S. Burns
City Planning Commission

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 the public hearing to be held by the Land Use Commission of the State of Hawaii in the City and County of Honolulu to consider petitions for Change of Temporary District Boundary as provided for in SECTION 2, 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, Honolulu, Hawaii, on May 15, 1964, at 2:00 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)63-57
Fathers of the Sacred
Hearts

4-5-25: 9, 20 & 1
(approximately 62.00 acres)

Change from an Agricultural district classification to an Urban district classification for residential and institutional development in Kaneohe.

A(T)63-58
Philip P. Minn

1-4-15: 11
(approximately 106 acres)

Change from a Conservation district classification to an Urban district classification for residential subdivision at upper Kamaikai Valley in Kalihi.

A(T)63-60
Capital Investment
Company

8-4-02: 1, 4, 5,
7, 8, 13 & 14
(5,210 acres)

Change from an Agricultural district classification to an Urban district classification for beach, residential, farm and resort subdivision development in Makaha Valley, Waianae.

Maps showing the areas under consideration for change of Temporary District Boundary and copies of the Rules and Regulations governing the petitions above are on file in the office 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 public hearing, or filed up to fifteen (15) days following the hearing.

LAND USE COMMISSION

MYRON B. THOMPSON, Chairman

RAYMOND S. YAMASHITA, Executive Officer

(Legal ad - 2 cols. w/border to appear:)
(THE HONOLULU STAR-BULLETIN AND THE)
(HONOLULU ADVERTISER - April 25 and May 5, 1964)

125B 3/14/64 Planners Deny Makaha Land Change

The City Planning Commission has advised the State not to allow the conversion of 5,210 acres of agricultural lands at Makaha to urban use.

The door was left open, however, for Capital Investment Company, which owns the land in Makaha Valley at Waianae, to submit new information about its application for the change.

The commission's action was taken on a petition now before the State Land Use Commission. Under the Land Use Law, the State board must seek the County board's advice on petitions.

Capital Investment is seeking an amendment to the proposed Land Use Law boundaries, which — as now drawn — would keep the valley in agricultural uses. The company wants to develop the land for subdivisions.

At yesterday's meeting Planning Director Frederick K. F. Lee recommended denial of the petition, on

grounds that the lands will not be needed for urban use for the next 20 years.

The commission in adopting Lee's recommendation did so with an acknowledgment that it had heard no information from the com-

pany to justify its petition.

If the company will supply further information, the commission said, it will reconsider.

Commissioners George F. Centeio and Kenji Kanazawa voted against the denial.

Capital Investment's Rezoning Plea Rejected

The City Planning Commission yesterday turned down a request from Chinn Ho's Capital Investment Co. that it approve a rezoning of 5,210 acres in the Makaha Valley, Waianae, from an agriculture to an urban district.

Capital Investment petitioned the State Land Use Commission for the change. The Land Use Commission asked the City commission for an opinion. However, the opinion is not binding.

George F. Centeio, vice chairman of the City Planning Commission, objected to the decision.

Centeio and Planning Commission member Kinji Kanazawa said Capital Investment had not submitted sufficient information on what the firm plans to do with the land for the commission to base a decision.

Frank W. Hustace Jr., commission chairman, said after the meeting that the "door is still open" if Capital Investment wants to "give us more information."

HUSTACE SAID Capital Investment's plan was at considerable variance with the new General Plan for Oahu which the commission sent to the City Council this week.

City Planning Director Frederick Lee's office urged rejection of the rezoning on the following ground:

✕ "Comprehensive studies on economics, population and land use potentials conducted for Oahu indicate that only a small portion of the makai area of Makaha Valley will be needed for urban development during the next 20 years. The proposed General Plan designates most of the area for agricultural use. Only 171 acres are proposed for urban use.

"There is ample vacant residential land within the urban district in Waianae

and Makaha Valley to accommodate the anticipated growth in the next five years.

"Conditions and trends in

this area have not changed since the adoption of the present district boundaries to warrant an amendment at this time."

Advertiser
3/13/64

March 3, 1964

REPORT TO: Mr. Fred Lee

FROM: Rom Duran

SUBJECT: Land Use Commission petition by Capital Investment Company, Ltd., Makaha Valley Farms, Ltd., Waianae Development Company, Ltd., and Ilikai, Incorporated to amend the State Land Use Commission boundary to include Makaha Valley in the Urban District (5,210 acres).

Recommendation: The petition should be denied for the following reasons:

1. Comprehensive studies on economics, population and land use potentials have been conducted for Oahu, which indicate that only a small portion in the makai area of Makaha Valley will be needed for urban development during the next 20 years. The proposed general plan designates most of the area for agricultural uses. Only 171 acres are proposed for urban uses. The following chart shows the details of the proposed general plan land designations:

		Slope	
		Less Than 20%	Over 20%
Resort	40	40	
Golf Course	126	126	
Park	5	5	
Agriculture	1,104	1,104	
Preservation	965		965
Forest Reserve	<u>2,970</u>	<u> </u>	<u>2,970</u>
	5,210	1,275	3,935

2. The present use of the area in question is predominantly for agricultural purposes. (3,935 acres are in excess of 20%, which is not desirable for residential development.)

3. There is ample vacant residential land within the urban district in Waianae and Makaha Valley to accommodate the anticipated growth in the next 5 years. Note that the existing population

for Makaha and Waianae is approximately 7,000. Almost 850 acres are designated for residential and apartment purposes in this area which is ample land area to accommodate about 20,000 persons or to accommodate the estimated growth for the next 15 years. The following table shows detailed population and residential land use designations:

	<u>Population</u>		
	<u>Makaha</u>	<u>Waianae</u>	<u>Total</u>
Existing 1960	3,050	4,100	7,150
Future 1980	12,000	15,000	27,000

	<u>Future Residential Land Uses In Acres</u>		
	<u>Makaha</u>	<u>Waianae</u>	<u>Total</u>
Residential	523	375	808
Apartment	5	33	38
	528	408	846

Act 187 as amended provides for a "comprehensive review of the classification and districting and of the regulations at the end of each 5 years..."

4. Conditions and trends in this area have not changed since the adoption of the present district boundaries to warrant an amendment at this time.

Rom Duran

Ref. No. LUC 38

January 16, 1964

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

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

Gentleman:

Pursuant to section 98H-4, RLH 1955, as amended, a copy of the Petition for Amendment of Temporary District Boundary submitted by Morio Omori in behalf of Capital Investment Company, Ltd., Makaha Valley Farms, Ltd., Waianae Development Company, Ltd., and Ilikai, Incorporated, is forwarded for your comment and recommendation.

Sincerely,

RAYMOND S. YAMASHITA
Executive Officer

Enclosure

Ref. No. LUC 421

August 4, 1964

Capital Investment Company
239 Merchant Street
Honolulu, Hawaii

Gentlemen:

At its meeting on August 1, 1964, the Land Use Commission took action on your petition for a boundary change for TMK 8-4-02: 1, 4, 5, 7, 8, 13, and 14 comprising of approximately 575 acres situated at Makaha Valley in Waianae, Oahu.

The Commission, after due consideration of the presentation made by Mr. Morio Oaori and the staff of the Land Use Commission, voted to deny your request for the urbanization of the entire 575 acres. A motion was made by Commissioner Wenkam and seconded by Commissioner Ferry to deny the petition except for that final portion designated urban in the adopted final boundaries as of July 1, 1964. The motion was passed with 7 votes for and 1 vote against. Of the 575 acres requested for urbanization, approximately 200 acres more or less have been designated urban in the adopted final boundaries.

It is anticipated that the effective date of the adopted final boundaries will take place sometime during the latter part of August 1964.

Should you have further questions, please feel free to contact this office.

Very truly yours,

RAYMOND S. YAMASHITA
Executive Officer

REM/an

cc: Myron Thompson
Roy Takeyama
Morio Oaori
Department of Taxation
City Planning Department

Ref. No. LUC 411

July 21, 1964

Capital Investment Company
239 Merchant Street
Honolulu, Hawaii

Gentlemen:

The Land Use Commission of the State of Hawaii will hold a meeting on the Island of Oahu on July 31, 1964 in the Land Use Commission Hearing Room, 426 Queen Street, Honolulu, Hawaii, at 1:30 p.m.

As the waiting period prescribed by SECTION 98H-4 of Act 205/63 will have expired, your petition for change of temporary district boundary has been placed on the Commission's agenda for consideration at this meeting. Final action may be taken on your petition at this time.

Please be advised that this notice is simply to inform you as to the status of your petition before the Land Use Commission. It is not necessary for you to be at this meeting. Should it be convenient for you to attend, of course, you may do so at your own discretion.

Very truly yours,

RAYMOND S. YAMASHITA
Executive Officer

cc: Myron Thompson
Morio Omeri
City Planning Dept.

July 17, 1964

Mr. Norman K. F. Mau
Waianae Junior Chamber of Commerce
P. O. Box 683
Waianae, Hawaii 96792

Dear Mr. Mau:

Your statement presented at the Land Use Commission public hearing at Waianae High School Library on April 25, 1964, was fully considered prior to the adoption of the land use district boundaries. You have made the following specific requests:

1. Endorsement of the development of Capital Investment Company to improve 575.1 acres in Makaha Valley (in effect, to include the area in the Urban District).
2. Set the land use district boundaries in accordance with the 1961 General Plan of Waianae.

With the exception of the proposed mauka residential areas and the golf course, Capital Investments' area has been included in the adopted Urban District. The proposed golf course area was left in the Agricultural District since a golf course is a permitted use in such a district. Capital Investment would thus be allowed to proceed with plans for about 413 of the 575 acres shown on the development plan - subject to approval by the City & County of Honolulu.

The General Plan and the land use district boundaries are based on a different period of time in the future. On this basis alone, there are many differences between the limits of the Urban District and of the General Plan. Also, there are technical differences in the general bases of the General Plan and the Land Use District Boundaries. And, of course, there are some minor differences in the conclusions drawn by the agencies preparing the work. It would be impractical to attempt to indicate and explain each difference by correspondence. However, should you wish further information, we would be happy to assist you.

SEAL OF THE CITY OF HONOLULU

1006-54025

Mr. Norman K. F. Mau

Page 2

July 17, 1964

The Land Use Law, Act 187, SLH 1961 as amended by Act 205, SLH 1963, mandates the Land Use Commission to prepare and adopt land use district boundaries and regulations not later than July 1, 1964. This legislative mandate has now been accomplished with the adoption of the land use district regulations, and the Kauai County and Maui County district boundaries on June 20, 1964; and the Hawaii County and City and County of Honolulu district boundaries on June 27, 1964. These adopted regulations and boundaries will become effective 10 days after they are filed in the Lt. Governor's Office. It is anticipated that the regulations and boundaries will be ready for filing in about a month and would become effective some time in August. In the meantime, the temporary regulations and district boundaries are in effect.

The recently adopted regulations and boundaries will be reviewed in its entirety every five (5) years. However, any landowner or lessee may, at any time, petition the Land Use Commission for a boundary change or petition the appropriate County for a special permit. Information, forms and assistance in initiating a petition may be obtained by contacting this office or the appropriate County Planning Agency.

Prior to the adoption, the proposed regulations and boundaries were discussed with the public at 12 public hearings conducted throughout the State. Further, additional written comments and specific requests were received from the public subsequent to the public hearings. Over 300 oral and written requests were submitted and each request was fully considered by the Land Use Commission prior to the adoption of the regulations and boundaries. About half of the specific requests were favorably considered, and about half were denied because of inadequate information at this time or because the granting of the request would be contrary to the intent and purpose of the Land Use Law.

The land use district boundary maps, after being filed in the Lt. Governor's office as prescribed by law, will be the official maps in the event that there are any discrepancies in the information transmitted by this letter.

Your participation has been most helpful in implementing the Land Use Law. Should you have further questions about the Land Use Law or the action taken on your request, please feel free to contact us.

Very truly yours,

RAYMOND S. YAMASHITA
Executive Officer

cc: City Planning Department

NEAL S. BLAISDELL
MAYOR



RECEIVED

APR 17 1964

State of Hawaii
LAND USE COMMISSION

CITY AND COUNTY OF HONOLULU

PLANNING DEPARTMENT
HONOLULU HALE ANNEX
HONOLULU, HAWAII 96813

April 14, 1964

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

BUDGET DIRECTOR, EX-OFFICIO
MANAGING DIRECTOR, EX-OFFICIO

ZONING BOARD OF APPEALS
HAROLD K. KOMETANI, CHAIRMAN
GEORGE I. BROWN, VICE-CHAIRMAN
HENRY C. H. CHUN-HOON

PLANNING DIRECTOR
FREDERICK K. F. LEE

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

Dear Mr. Yamashita:

SUBJECT: Waianae - Change of Temporary District Boundary
Tax Key: 8-4-02: 1, 4, 5, 7, 8, 13 and 14
Applicant: Capital Investment Co., Ltd., et al
By: Morio Omori, attorney

Pursuant to Section 98H-4, RLH 1955, as amended, the Planning Commission at its meeting on Thursday, April 9, 1964, considered the petition filed by Capital Investment Company, Ltd. et al, for amendment of temporary district boundary from Agricultural-Conservation districts to Urban district for area of land comprising approximately 575 acres, situated at Makaha Valley in Waianae, Oahu.

The Commission, after due consideration of the presentation made by the applicant's attorney, Mr. Morio Omori, and the Planning Director, voted to recommend that the petitioner be granted the boundary change as requested from Agricultural-Conservation to Urban district for approximately 575 acres of land in Makaha. The Commission based their recommendation on the following reasons:

a) The development plans which indicate resort development together with the construction of an 18-hole golf course and perimeter residential development which the Planning Commission felt was highly desirable for the future development of Makaha area in the vicinity of Makaha Surfing Beach.

Mr. Raymond Yamashita

-2-

April 14, 1964

b) The Commission also noted that the lands in question were not presently being used for agricultural purposes and although soil conditions were fair to good, considerable capital expenditures to provide water would be necessary to utilize these lands for agricultural purposes.

Very truly yours,

PLANNING COMMISSION

By

Frederick K. F. Lee
for Frederick K. F. Lee
Planning Director

RT:ef

cc: M. Omori

CONCUR:

John D. Ellis

Managing Director

Neals Blansdell

Mayor

Ref. No. LUC 341

June 2, 1964

Mr. Morio Omori
Attorney-At-Law
Suite 602, Capital Investment Building
Honolulu, Hawaii 96813

Dear Mr. Omori:

Your supplement presentation of May 28, 1964 has been received, and copies have been distributed to each commissioner for his review.

The Commission will give your presentation its fullest consideration prior to any action to be taken on your petition. You will be notified when such an action may occur.

Very truly yours,

RAYMOND S. YAMASHITA
Executive Officer

MORIO OMORI
ATTORNEY-AT-LAW
SUITE 602, CAPITAL INVESTMENT BUILDING
HONOLULU, HAWAII 96813

28 May 1964

1262
RECEIVED

MAY 28 1964

State of Hawaii
LAND USE COMMISSION

Land Use Commission, State of Hawaii
426 Queen Street
Honolulu, Hawaii 96813

Re: LUC 284, Capital Investment Company,
Limited, et als (Makaha)

Dear Sir:

This will supplement the presentation made on May 15, 1964 relative to the petition of Capital Investment Company, Limited, and its affiliated companies, for amendment of the temporary district boundaries affecting a portion of land in Makaha identified as TMK 8-4-02: 1, 4, 5, 78, 13 & 14, said portion consisting of 575.1 acres of a total land area of 5,210 acres, more or less.

At the outset, we would like to state that the staff report on the application has covered the subject completely and very fastidiously. The report indicates remarkable research and analysis.

In view of the quality and completeness of the staff report, we would like to limit this communication to areas which need supplementation.

The report states the following on page 7: "Petitioner contends that 'Any districting limitations on even a portion of the proposed development would stymie such financial arrangements (presently being undertaken) because of the total development. One cannot be developed without the other....' To date, there has been no evidence submitted that such contention is real. Should there be real evidence submitted, then the inclusion of these two other residential areas would be reasonable."

As stated in my presentation, the first preliminary cost analysis was prepared in 1957 by Harland Bartholomew and Associates. The analysis was based upon a more modest initial development of 317 acres or so, consisting of resort sites, a shopping center, park lands, relocated highway, a lagoon, 9-holes of an 18-hole golf course, and 308 residential lots and streets.

The total development cost for these items were estimated back in 1957 at \$1,464,000 broken down as follows:

28 May 1964

Highway relocation and Bridge	\$ 219,000
9-Holes of the Golf Course.	173,000
Interior salt water Lagoon.	152,600
Roads to serve the Development.	370,400
Water (Local only - <u>not</u> source development) . .	305,000
Total	<u>\$1,220,000</u>
Add 20% for Engineering & Contingencies	244,000
Total Development Cost	<u>\$1,464,000</u>

Even on this more modest scale, only 35% of the 317 acres or only 113 acres - the resort area, shopping center, and residential lots - were deemed by the consultants to be revenue producing. The remaining areas were deemed incapable of supporting themselves, except that their value should be measured on an intrinsic scale.

It is obvious from the foregoing that financing for the development could not be obtained. The present plan, therefore, is designed to alleviate this difficulty. The lagoon development has been eliminated. The increased residential area, as can be seen by the above projection of costs, is a necessity. The golf course area has been doubled to 213 acres from the original projection. The park area has been increased to over 50 acres. The decrease of the residential area as proposed by the staff to 105 acres by limiting the residential area only to the makai residential area would magnify the same problems of the previous 1957 plan. As proposed by the staff, only 178 acres of the 575.1 acres or less than 32% of the 575.1 acres will be revenue-producing as compared to 35% under the 1957 plan which was rejected as economically unfeasible by local and mainland financial institutions.

As pointed out in the staff report on page 7, of the 575.1 acres sought to be urbanized, the golf course area (213 acres) actually does not need an urban designation since a golf course is permitted in an agricultural district. Therefore, the petition which encompasses 575.1 acres, in reality, covers only 362.1 acres for urban designation. The actual acreage that would be put to urban use is 292.6 acres (73.6 acres for resort and 219 acres for residential), and a portion of this acreage (a major portion of the makai residential) is already within the present urban boundaries. The remaining 69.5 acres, exclusive of the 213 acres for the golf course, are designated for park and drainage purposes.

The petitioners respectfully submit again that the residential areas should be interspersed within the golf course area to present a better conceived development. If the urban use line is drawn in a manner which forces the golf course area to be located outside the urban boundary (in the agricultural zone mauka of

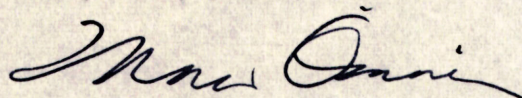
Land Use Commission
Page 3

28 May 1964

the urban boundary), the development plan will be unnecessarily circumscribed. As we stated at the hearing, any attempt by the petitioners to eliminate the 213 acres of golf course area or its conversion into an urban use would not be condoned by the Planning Commission since the approval of the Planning Commission was specifically premised on a resort development that utilizes the Makaha beach and recreational development concept. Any such development would be summarily rejected by the Commission. Moreover, the intrinsic value of the surfing beach area for resort purposes would be lost to the petitioners if a resort or other type of development without this concept were attempted.

Your favorable consideration of the foregoing will be sincerely appreciated.

Very truly yours,



MORIO OMORI
Attorney for Capital Investment
Company, Limited, et als.

MO:eyh

STATE OF HAWAII
LAND USE COMMISSION

426 Queen Street
Honolulu, Hawaii

RECEIVED

This space for LUC use 1964

Date Petition and Fee received
by LUC State of Hawaii
LAND USE COMMISSION

Date forwarded to County
for recommendation 1/6/64

Date Petition, and County
recommendation received
by LUC _____

PETITION FOR AMENDMENT OF TEMPORARY DISTRICT BOUNDARY

(I) (We) hereby request an amendment of Land Use Commission Temporary District Boundary respecting the County of Honolulu, Island of Oahu, map number and/or name 0-2 to change the district designation of the following described property from its present classification in agricultural- a(n) conservation district into a(n) Urban various districts as shown in maps heretofore submitted.

Description of property:

Makaha Valley, Waianae, Oahu, Hawaii - Tax Map Key 8-4-02-1, 4, 5, 13, 14, 7, 8, containing 5,210 acres.

Petitioner's interest in subject property:

Owners.

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

Please refer to letter dated April 16, 1963 to the Land Use Commission from our attorney, Morio Omori, 602 Capital Investment Building, which letter is by reference made a part hereof.

- (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.~~

CAPITAL INVESTMENT COMPANY, LIMITED
MAKAHA VALLEY FARMS, LTD.
WAIANAE DEVELOPMENT COMPANY, LTD.
ILIKAI, INCORPORATED

By Signature(s) [Signature]
Their Secretary

MORIO OMORI
602 Capital Investment Bldg.
Honolulu 13, Hawaii
581184
Their Attorney

Address: 239 Merchant Street
Honolulu, Hawaii
Telephone: 53981

MORIO OMORI
ATTORNEY-AT-LAW
200 CAPITAL INVESTMENT BUILDING
HONOLULU 13, HAWAII

April 16, 1963

RECEIVED

APR 17 1963

State of Hawaii
LAND USE COMMISSION

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

Dear Sirs:

This written request is filed on behalf of Capital Investment Company, Ltd., Makaha Valley Farms, Ltd., and Waianae Development Company, Ltd., hereinafter referred to as Petitioners, pursuant to section 4 of Act 187, Session Laws of Hawaii 1961, Rule 1.7 of the Rules of Practice and Procedure of the Land Use Commission, and the notice of hearing dated March 11, 1963 for the establishment of permanent boundaries for the City and County of Honolulu. Pursuant to Rule 1.7 (e) the following is submitted:

Morio Omori
Attorney-at-law
602 Capital Investment Building
850 Richards Street
Honolulu, State of Hawaii

The Petitioners are the owners of land in Makaha Valley, Waianae, Oahu, Hawaii, further identified by Tax Map Key 8-4-02-1, 4, 5, 13, 14, 7, 8, comprising a total of 5,210 acres, a major portion of which has been designated for agricultural and conservation districts in the land use classification proposed by your Commission.

The Petitioners respectfully request a redesignation of the proposed permanent boundaries for the Makaha area in accordance with the enclosed development plan. The enclosed development plan encompasses the next and most immediate stage of development that has been carried on by Capital Investment Company, Ltd., Makaha Valley Farms, Ltd., and Waianae Development Company, Ltd.

The Petitioners, as owners of a major portion of Makaha Valley, have been engaged in a prudent and systematic development of Makaha Valley. This long-range development program has envisaged the optimum use of the valley through a gradual development which has progressively met the needs of the Leeward community specifically and the City and County of Honolulu in general.

This long-range development program was initiated in April of 1947. The Petitioners planned a development of the valley through four major classifications: (1) Makaha Beach Subdivisions (2) Makaha Residential Subdivisions (3) Makaha Farm Subdivisions and (4) Makaha Resort Subdivisions. (See map attached to March 29, 1962 letter of protest.)

Unit I of the Makaha Beach Subdivisions was opened in April of 1947 and development of the area continued until 1954. Unit II of the Makaha Beach Subdivisions was also opened in April of 1947. A portion of said unit (Lot K-1-A) was set aside and purchased by the City and County of Honolulu for a surfing beach and park.

Unit III of the Makaha Beach Subdivisions was opened in September of 1947. Unit IV of the Makaha Beach Subdivisions was opened in February of 1948 and a suitable area set aside for further Business Use. A portion of Unit IV was set aside and purchased by the City and County of Honolulu for the Waianae High School site in 1959. Another portion of unit IV adjoining the high school site, makai of the highway and bordering on the beach, was sold and general planned by the City and County of Honolulu for a resort-hotel district and public park site.

Unit I of the Makaha Residential Subdivisions, located across Unit II of the Makaha Beach Subdivisions was opened in September of 1947. Unit II of the Makaha Residential Subdivisions was opened in February of 1948 and a portion thereof zoned for Business Use in 1957 at the corner of Makaha Valley Road and Farrington Highway. Unit III of the Makaha Residential Subdivisions was opened in March of 1948.

Unit I of the Makaha Farm Subdivisions was opened in September of 1950. Unit II of the Makaha Farm Subdivisions was opened in February of 1951. Unit III of the Makaha Farm Subdivisions was opened in May of 1951. Ten acres of Unit III were set aside and purchased by the

City and County of Honolulu for a school and park site in March of 1960. Unit IV of the Makaha Farm Subdivisions was opened in January of 1962.

While the foregoing subdivisions were being opened and developed, the further development mauka into Makaha Valley was being planned. In 1957, the first phase of development of the Makaha Resort Subdivisions was planned for the Petitioners by Harland Bartholomew and Associates, city planners, civil engineers and landscape architects. The initial unit contemplates a resort-recreational-residential complex which capitalizes on the natural recreational attractiveness of both the makai (beach) and mauka (mountain) areas.

In view of the district boundaries problem encountered since last year, the original plan prepared by Harland Bartholomew and Associates has been revised to cover a less extensive urban area for the Makaha Resort Subdivisions.

The attached development plan envisages an urban district for resort and residential complex of 575.1 acres centered around a golf course and recreational facility. The Petitioners plan to zone the area colored in brown for hotel-apartment use, the area colored in green for hotel resort use in conjunction with the hotel-apartment use and the area colored in yellow for residential use.

As indicated on the plan, the resort area will contain approximately 73.6 acres, golf course area, 213.0 acres, residential area, 219.0 acres, park area, 52.3 acres and drainage area, 17.2 acres.

Note should be taken of the fact that the permanent boundaries as proposed prevent maximum utilization of the area mauka of Farrington Highway. The Petitioners plan to reroute and elevate Farrington Highway in order to give safe access from the resort area to the beach.

Note should also be taken of the fact that the golf course development is the only such development planned in the Leeward area. The combination of a resort development with a surfing beach, which is gaining national and international recognition for water sports, cannot be easily found along any beach area on Oahu.

The Makaha Resort Subdivisions are but a portion of the orderly development of Makaha Valley undertaken in 1947 and progressively continued from that year to date. The resort subdivision is at the present stage of Petitioners' planned effort to develop Makaha Valley. Makaha Beach Subdivisions, Makaha Residential Subdivisions and Makaha Farm Subdivisions have all been opened pursuant to Petitioners' long-range plan. Makaha Resort Subdivisions is the fourth and present classification which will be developed in the systematic manner of the first three classifications.

The Petitioners earnestly believe that the four stage development is vitally necessary for the best utilization of natural resources for living which are unsurpassed and unavailable in other locations on Oahu. Makaha Valley is blessed with natural living and recreational advantages. It has an unusual and unique character. Its fine beach and beach park, its exposure to the ocean, its ancient and historical heiaus and landmarks in the valleys, its excellent surfing conditions all combine for optimum development as a resort-recreational-residential area.

The Petitioners further submit that an indiscriminate blanket zoning of such a unique valley into agricultural and conservation districts merely stultifies a development which is essential for the economic well-being of the Leeward area and for that matter, of the State of Hawaii. Tourists and local critics alike decry the destruction of the local color and native charm of Waikiki. Makaha has been looked to as a Waikiki unspoiled and uncommercialized. To cast a pall on a valuable asset and meticulously planned development through the proposed greenbelting of the remaining valley is to stifle the type of well-conceived and well-financed complexes which experienced economists and planners have been recommending for the economic advancement of the State.

Financial arrangements for the development are presently being undertaken by the Petitioners. Any districting limitation on even a portion of the proposed development would stymie such financial arrangements because of the nature of the planned development. The planned complex does not lend itself to piecemeal development. Every planned activity is an integral part of the total development. One cannot be developed without the other. The present proposed permanent boundaries would make it impossible to develop the total complex.

ERASABLE

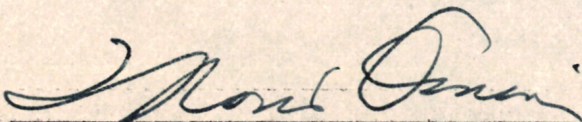
HAG CONTENT

April 16, 1963

Upon the foregoing, the Petitioners respectfully urge a reconsideration of the land use districts proposed for Makaha Valley and the adoption of the plan detailed in Exhibit A.

Very truly yours,

CAPITAL INVESTMENT COMPANY, LTD.
MAKAHA VALLEY FARMS, LTD.
WAIANA DEVELOPMENT COMPANY, LTD.

By 
Morio Omori
Their Attorney



Hemlock
ERASABLE
RAG CONTENT



CAPITAL INVESTMENT COMPANY, LTD.

CORNER MERCHANT AND RICHARDS STREETS • PHONE 53981 • P. O. BOX 2668 • HONOLULU, HAWAII
March 29, 1962

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

Dear Sirs:

This written protest is filed on behalf of Capital Investment Company, Ltd., Makaha Valley Farms, Ltd., and Waiānae Development Company, Ltd., hereinafter referred to as Petitioners, pursuant to section 4 of Act 187, Session Laws of Hawaii 1961, Rule 1.7 of the Rules of Practice and Procedure (proposed) of the Land Use Commission. Pursuant to Rule 1.7 (c) the following is submitted:

Morio Omori
Attorney-at-Law
200 Capital Investment Building
850 Richards Street
Honolulu, State of Hawaii

The Petitioners are the owners of land in Makaha Valley, Waiānae, Oahu, Hawaii, further identified by Tax Map Key 8-4-02-1, 4, 5, 13, 14, 7, 8, comprising a total of 5,210 acres, a major portion of which has been designated for agricultural and conservation districts in the land use classification proposed by your Commission.

The Petitioners presented oral objections to the proposed classification at the public hearing held on March 15, 1962, and reiterate their said objections which are of record. The Petitioners further file this written protest against the proposed classification without any waiver of their rights to question the validity of the proposed rules of practice and procedure.

The Petitioners, as owners of a major portion of Makaha Valley, have been engaged in a prudent and systematic development of Makaha Valley. This long-range development program has envisaged the optimum use of the valley through a gradual development which has progressively met the needs of the Leeward community specifically and the City and County of Honolulu in general.

This long-range development program was initiated in April of 1947. The Petitioners planned a development of the valley through four major classifications: (1) Makaha Beach Subdivisions (2) Makaha Residential Subdivisions (3) Makaha Farm Subdivisions and (4) Makaha Resort Subdivisions. (See map attached hereto as Exhibit A).

Unit I of the Makaha Beach Subdivisions was opened in April of 1947 and development of the area continued until 1954. Unit II of the Makaha Beach Subdivisions was also opened in April of 1947. A portion of said unit (Lot K-1-A) was set aside and purchased by the City and County of Honolulu for a surfing beach and park.

Land Use Commission

-2-

March 29, 1962

Unit III of the Makaha Beach Subdivisions was opened in September of 1947. Unit IV of the Makaha Beach Subdivision was opened in February of 1948 and a suitable area set aside for further Business Use. A portion of Unit IV was set aside and purchased by the City and County of Honolulu for the Waiānana High School site in 1959. Another portion of Unit IV adjoining the high school site, makai of the highway and bordering on the beach, was sold and general planned by the City and County of Honolulu for a resort-hotel district and public park site.

Unit I of the Makaha Residential Subdivisions, located across Unit II of the Makaha Beach subdivisions was opened in September of 1947. Unit II of the Makaha Residential Subdivisions was opened in February of 1948 and a portion thereof zoned for Business Use in 1957 at the corner of Makaha Valley Road and Farrington Highway. Unit III of the Makaha Residential Subdivisions was opened in March of 1948.

Unit I of the Makaha Farm Subdivisions was opened in September of 1950. Unit II of the Makaha Farm Subdivisions was opened in February of 1951. Unit III of the Makaha Farm Subdivisions was opened in May of 1951. Ten acres of Unit III were set aside and purchased by the City and County of Honolulu for a school and park site in March of 1960. Unit IV of the Makaha Farm Subdivisions was opened in January of this year, 1962.

While the foregoing subdivisions were being opened and developed, the further development mauna into Makaha Valley was being planned. In 1957, the first phase of development of the Makaha Resort Subdivisions was planned for the Petitioners by Harland Bartholomew and Associates, city planners, civil engineers and landscape architects. The initial unit contemplates a resort-recreational-residential complex which capitalizes on the natural recreational attractiveness of both the makai (beach) and mauka (mountain) areas.

The proposed initial phase involves motel sites, shopping centers, a golf course, an interior swimming lagoon, school and park sites, and street developments within the area designed for direct circulation from the Makaha Beach Park. (See Exhibit A)

This planned complex features a 13-acre interior swimming lagoon which would use salt water and be kept clear by an adequate circulatory system. The Makaha lagoon would have a capacity of approximately 17,500,000 gallons and would be expected to accommodate up to 1,000 swimmers per day. By comparison, the Hawaiian Village salt water lagoon contains about 10,000,000 gallons and accommodates up to 2,000 swimmers per day. The extra volume of water per swimmer is designed to assist the circulatory system in keeping the water clear. The circulatory system is proposed to operate entirely on tidal variations which permit change of approximately 4,000,000 gallons per day. An adjunct to swimming lagoon will be an 18-hole golf course adjoining the motel development and residential development.

Land Use Commission

-3-

March 29, 1962

The so-called motel development will, of necessity, under presently existing City and County zoning ordinances, be developed under any of the hotel-apartment or apartment zoning or the recently adopted hotel-resort zoning ordinances. The shopping center will accommodate the initial phase of the development. The shopping center initially planned is the size of a neighborhood shopping center and will be supplemented in the mauka portion of the residential area by further neighborhood shopping centers ranging from between 5 to 10 acres as the need arises. To preserve the resort-recreational-residential complex planned, commercial centers of regional size are not contemplated.

As indicated in Exhibit A, a test hole for water was made in 1961 and an application for a permit for a well with a capacity of two million to three million gallons per day has been made. Artesian water will be available for the areas designated for the next increment that Petitioners plan for the development of Makaha Valley.

Exhibit A sets aside the Makaha Resort Subdivisions for urban use. The Makaha Resort Subdivisions is but a portion of the orderly development of Makaha Valley undertaken in 1947 and progressively continued from that year to date. The resort subdivision is at the present stage of Petitioners' planned effort to develop Makaha Valley. Makaha Beach Subdivisions, Makaha Residential Subdivisions and Makaha Farm Subdivisions have all been opened pursuant to Petitioners' long-range plan. Makaha Resort Subdivisions has been planned since 1957 and is the fourth and present classification which will be developed in the systematic manner of the first three classifications.

The Petitioners earnestly believe that the four stage development is vitally necessary for the best utilization of natural resources for living which are unsurpassed and unavailable in other locations on Oahu. Makaha Valley is blessed with natural living and recreational advantages. It has an unusual and unique character. Its fine beach and beach park, its exposure to the ocean, its ancient and historical heiaus and landmarks in the valleys, its excellent surfing conditions all combine for optimum development as a resort-recreational-residential area.

The Petitioners further submit that an indiscriminate blanket zoning of such a unique valley into agricultural and conservation districts merely stultifies a development which is essential for the economic well-being of the leeward area and for that matter, of the State of Hawaii. Tourists and local critics alike decry the destruction of the local color and native charm of Waikiki. Makaha has been looked to as a Waikiki unspoiled and uncommercialized. To cast a pall on a valuable asset and meticulously planned development through the proposed greenbelting of the remaining valley is to stifle the type of well-conceived and well-financed complexes which experienced economists and planners have been recommending for the economic well-being of the State.

Land Use Commission

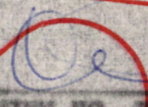
-4-

March 29, 1962

Upon the foregoing, the Petitioners respectfully urge a reconsideration of the land use districts proposed for Makaha Valley and the adoption of the plan detailed in Exhibit A.

Very truly yours,

CAPITAL INVESTMENT COMPANY, LTD.
MAKANA VALLEY FARMS, LTD.
WAIANAE DEVELOPMENT COMPANY, LTD.

By 
CHINN HO, President

COPIES

Castro
Superior Manifold
MADE IN U.S.A.

True North
Scale: 1 in = 2000 ft

WAIALAE DISTRICT
MOKULEIA

Terr. of Hawaii
35,000 ac
MT. KAALA
U.S. Military Reservation
at Schofield Barracks

- RESIDENTIAL
- GOLF COURSE
- FUTURE GOLF COURSE EXPANSION
- PARKS
- SEMI-PUBLIC (SCHOOLS & PARKS)
- MOTEL SITES
- SHOPPING CENTER
- RESIDENTIAL PRESENTLY OCCUPIED (OWNED BY OTHERS)
- AGRICULTURAL & PASTURE LAND
- FOREST RESERVE
- LAGOONS
- OTHERS

MASTER PLAN OF MAKAHA VALLEY
WAIANAE, OAHU, HAWAII

Map compiled from
various sources

RECEIVED

APR 17 1963

State of Hawaii
LAND USE COMMISSIONMORIO OMORI
ATTORNEY-AT-LAW
200 CAPITAL INVESTMENT BUILDING
HONOLULU 13, HAWAII

April 16, 1963

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

Dear Sirs:

This written request is filed on behalf of Capital Investment Company, Ltd., Makaha Valley Farms, Ltd., and Waianae Development Company, Ltd., hereinafter referred to as Petitioners, pursuant to section 4 of Act 187, Session Laws of Hawaii 1961, Rule 1.7 of the Rules of Practice and Procedure of the Land Use Commission, and the notice of hearing dated March 11, 1963 for the establishment of permanent boundaries for the City and County of Honolulu. Pursuant to Rule 1.7 (e) the following is submitted:

Morio Omori
Attorney-at-law
602 Capital Investment Building
850 Richards Street
Honolulu, State of Hawaii

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April 16, 1963

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In view of the district boundaries problem encountered since last year, the original plan prepared by Harland Bartholomew and Associates has been revised to cover a less extensive urban area for the Makaha Resort Subdivisions.

The attached development plan envisages an urban district for resort and residential complex of 575.1 acres centered around a golf course and recreational facility. The Petitioners plan to zone the area colored in brown for hotel-apartment use, the area colored in green for hotel resort use in conjunction with the hotel-apartment use and the area colored in yellow for residential use.

As indicated on the plan, the resort area will contain approximately 73.6 acres, golf course area, 213.0 acres, residential area, 219.0 acres, park area, 52.3 acres and drainage area, 17.2 acres.

Note should be taken of the fact that the permanent boundaries as proposed prevent maximum utilization of the area mauka of Farrington Highway. The Petitioners plan to reroute and elevate Farrington Highway in order to give safe access from the resort area to the beach.

Note should also be taken of the fact that the golf course development is the only such development planned in the Leeward area. The combination of a resort development with a surfing beach, which is gaining national and international recognition for water sports, cannot be easily found along any beach area on Oahu.

April 16, 1963

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Financial arrangements for the development are presently being undertaken by the Petitioners. Any districting limitation on even a portion of the proposed development would stymie such financial arrangements because of the nature of the planned development. The planned complex does not lend itself to piecemeal development. Every planned activity is an integral part of the total development. One cannot be developed without the other. The present proposed permanent boundaries would make it impossible to develop the total complex.

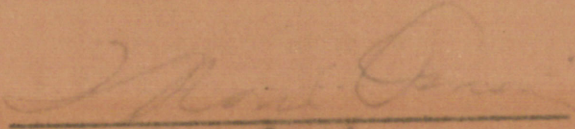
April 16, 1963

Upon the foregoing, the Petitioners respectfully urge a reconsideration of the land use districts proposed for Makaha Valley and the adoption of the plan detailed in Exhibit A.

Very truly yours,

CAPITAL INVESTMENT COMPANY, LTD.
MAKAHA VALLEY FARMS, LTD.
WAIANA DEVELOPMENT COMPANY, LTD.

By


Morio Ozori
Their Attorney

STATE OF HAWAII

OFFICIAL
RECEIPT

No.

76

LAND USE COMMISSION
426 Queen St. Honolulu, Hawaii

Department, Bureau or Commission

Jan. 16, 1964

RECEIVED from

A. M. Goppin for Capital Investment Co., Ltd.

DOLLARS

Fifty & no/100
As per bill being by the LUC for per day charge
from A.C. to 4 for bonds in Maunaloa Valley.

\$ 50.00

Robert L. Kai

Public Accountant

CH 17158 Liberty Bank