SHIMIZU ASSOCIATES, INC.

A65-95

File under Shoreline pet.

RECEIVED
JUN 2
State of Hawaii
LAND USE COMMISSION

May 31, 1966

Shimizu Associates
Rm. 305, 1126 12th Avenue
Honolulu, Hawaii 96816

Gentlemen:

The Board of Land and Natural Resources, at its May 27, 1966 meeting, approved your request to construct a drainage ditch for the diversion of run-off water from the slopes of Waialae-Nui Ridge Subdivision within the Conservation District, identified as portion of TMK 3-5-24-01.

The approval, however, is subject to Paragraph C (Conditions; "GU" Conservation Subzone) and Paragraph F (Compliance with Statutes, etc.) of Section 2, Regulation No. 4, Department of Land and Natural Resources.

Please feel free to call on me should you have any questions on this matter.

Very truly yours,

BOARD OF LAND AND NATURAL RESOURCES

Lucas Kido

JIM P. FERRY
Chairman and Member

cc: Dept. of Health
Bd. of Water Supply
C&C Planning Dept.
LUC

STATE OF HAWAII

LAND USE COMMISSION

VOTE RECORD

Item A65-95 Shimizu Date 2-25-66

Place Honolulu Time

Commissioner	Yes	No	Abstain	Absent
~~BURNS, C.E.S.~~				
FERRY, J.	✓			
INABA, G.	✓			
MARK, S.				✓
NISHIMURA, S.	✓			
OTA, C.	✓			
WENKAM, R.	✓			
WUNG, L.	✓			
Chair. Burns ~~THOMPSON, M.~~	✓			

Comments:

Change agreed to staff recom.

March 2, 1966

Mr. Mitsuo Shimizu, President
Shimizu Associates, Inc.
1126 12th Avenue
Honolulu, Hawaii

Dear Mr. Shimizu:

The petition by Shimizu Associates, Inc. (A65-95) to amend the Land Use District Boundaries from a Conservation to an Urban District, involving 4.75 acres, Tax Map Key 3-5-24: portion of 7, in upper Waialae-Nui Valley, Honolulu, was approved by the Land Use Commission at its meeting on February 25, 1966 (see map attached).

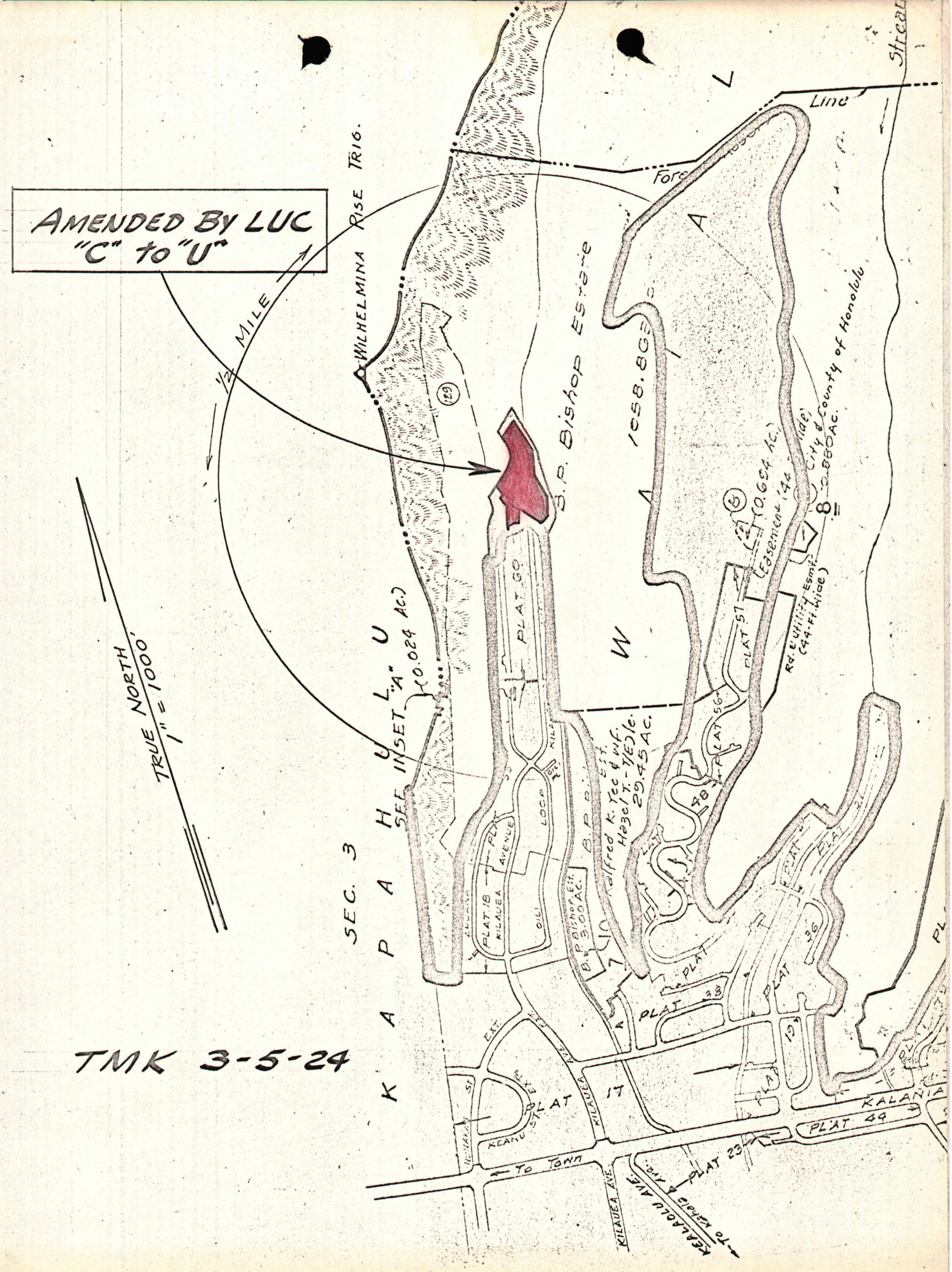
Very truly yours,

GEORGE S. MORIGUCHI
Executive Officer

Encl.
cc: Chairman Thompson
Planning Dept., C&C of Honolulu
Department of Taxation
Dept. of Land & Natural Resources

AMENDED BY LUC
"C" to "U"

TMK 3-5-24



STATE OF HAWAII
LAND USE COMMISSION

February 25, 1966
Honolulu, Hawaii

MEMORANDUM

TO: Land Use Commission

FROM: Staff

SUBJECT: Shimizu Associates, Inc. (A65-95), Lewers & Cooke Development, Corp. (A65-99), Grove Farm Inc. (A65-93), and Grove Farm Inc. (A65-94)

1. Shimizu Associates, Inc. (A65-95)

A petition to change the district designation of certain lands at Waialae-Nui Valley, Oahu, from a Conservation to an Urban District, involving approximately 7 acres, was heard by this Commission on November 27, 1965. At that time, the staff noted that although the need for urban lands in the area was substantiated by the petitioner, the subdivision as designed would scar the topography extensively and unnecessarily and, therefore, approval of the petition should be considered only after redesign of the subdivision in order to minimize scarring.

Since that time the petitioner has submitted a revised grading plan which substantially improves the grading design. Therefore, it is recommended that 4.75 acres of the original 7 acres involved in this petition be approved for change from the Conservation District to an Urban District.

2. Lewers & Cooke Development Corp. (A65-99)

A public hearing was held on this petition, which involves a change in classification of approximately 25 acres of land at Puuloa, Oahu from an Agricultural District to an Urban District. During the public hearing held on December 17, 1965 and up to this date, the Commission has received no adverse comments on the petition.

In response to an inquiry from this Commission, Mr. E. C. Bryan, Vice President and Manager of Ewa Plantation Company, has commented as follows:

1. Ewa Plantation can use additional agricultural land if it is available at a reasonable purchase price or rental.

2. On the basis of the price paid for the parcel in question, a reasonable rate to the owner would require a rental rate in excess of what we could justify for agricultural uses.

3. We do not believe the land in question can be considered prime agricultural land under the terms or intent of the land use law.

4. It would not be practical for Ewa to try to improve this land by the use of mill wastes or top soil since most of this material comes from Campbell Estate land and must be returned to Campbell Estate land.

On the basis of testimony received at the public hearing and from Ewa Plantation Company, the staff maintains its original recommendation for approval of the petition.

3. Grove Farm Co., Inc. (Puhi) (A65-93)

During the public hearing held on November 27, 1965 on the subject petition, the staff recommended that the entire Puhi Camp Urban District be reclassified into an Agricultural District, and that the subject lands of the petition itself be reclassified from an Agricultural District into an Urban District, involving approximately 44 acres. Since that time, Grove Farm Co., Inc. has submitted a supplementary petition in support of the staff's recommendation.

Therefore, the staff maintains its original recommendation to:

1. Reclassify the entire existing Puhi Camp urban area from the highway to the cemetery into an Agricultural District.

2. Reclassify approximately 44 acres of agricultural lands immediately adjacent and on the Lihue side of the Puhi Post Office from an Agricultural District into an Urban District.

4. Grove Farm Co., Inc. (Koloa) (A65-94)

A petition by Grove Farm Co., Inc. to reclassify approximately 8.5 acres of land presently within the Agricultural District to an Urban District at Koloa, Kauai was heard by the Land Use Commission on November 27, 1965.

The staff, at that time. recommended that the urban boundaries in the area be modified to fit the proposed subdivision, which would involve reclassification of approximately 8½ acres from an Agricultural District to an Urban District, and reclassification of approximately 5½ acres from an Urban District to an Agricultural District. This would result in a net increase to the Urban District of approximately 3 acres.

Since that time, the petitioners have modified their petition to conform with the staff's recommendation. Therefore, the staff maintains its original recommendation for approval of the petition.

February 14, 1966

Mr. Mitsuo Shimizu, President
Shimizu Associates, Inc.
1126 12th Avenue
Honolulu, Hawaii

Dear Mr. Shimizu:

The Land Use Commission next meets at 1:30 p.m., on February 25, 1966, in the Land Use Commission hearing room at 426 Queen Street, Honolulu, Hawaii.

On or about that time, decision on the petition by Shimizu Associates, Inc. will be rendered.

Although there is no requirement for you to be present, should you wish to attend, please feel free to do so.

Very truly yours,

GEORGE S. MORIGUCHI
Executive Officer

STATE OF HAWAII
LAND USE COMMISSION

Land Use Commission Hearing Room
Honolulu, Hawaii

3:30 P.M.
November 27, 1965

STAFF REPORT

A65-95 - SHIMIZU ASSOCIATES, INC.

Background

Shimizu Associates, Inc. has submitted a petition to change the district designation of portions of parcel 7, Tax Map Key 3-05-24 at Waialae-Nui Valley from a Conservation District to an Urban District, involving approximately 7 acres.

The petitioners contend:

1. The subject lands are zoned A-1 and are situated in an area where schools, parks and other community facilities are available.
2. Neither the developer, nor the Bishop Estate, was aware of the Conservation District boundary for this area until the mistake involving Kalami-Iki was discovered. Shimizu Associates, Inc. obtained development rights for units 5, 6, and 7 from the Bishop Estate. However, unit 7 is within the Land Use Commission Conservation District.
3. The developer has built a span over the existing stream to connect units 6 and 7 at an estimated cost of about $25,000.
4. The Planning Department of the City & County of Honolulu recommends a change to include the 16 lots as part of the Urban District.
5. The land in question, although small, is needed for urban use. Petitioners indicate that a waiting list of prospective homeowners exceeds the number of lots which will be made available in unit 7. They also cite a 22% increase in population in less than five years for the Island of Oahu.

6. The Waialae area is unique in that most of the land available is lease land. What little fee land is available sells for high prices, as witness the recent auction of state land at Diamond Head. Double A lots in this area sold for as high as $61,000.

7. Although there are certain undeveloped lands in the 17th District which have been classified as urban, it is to be noted that most of these are in the highlands, whereas the land in question lies on the floor of the valley. There is a distinction to be made, for many people do not like the type of homes which necessarily are built on heights and the steep and sometimes hazardous driving which accompany home ownership on heights. These are the Waialae-Nui Ridge (lease), Wiliwili-Nui Ridge (fee and lease), and Hawaii-Loa Ridge.

8. The grade of the land has met with the approval of the City and the land is more adaptable for urban use than it is for conservation. It is submitted that the land is highly usable and adaptable for urban use.

9. The land is located on the floor of the valley and does not go to the end of the valley but remains on outer fringe. Beyond this area is lush growth, which extends several miles deeper. There will be no loss of scenic beauty or of prized vegetation, which presently consist of high weeds, bushes, with sparse cactus and kiawe trees.

10. The homes to be built on subject lands will not be seen from any travelled street or public highway and there will be no eyesores, since the homes themselves will be of the highest quality and beauty.

The Planning Director of the City Planning Department recommended an approximate 4.5 acre portion on the east side of the valley be classified for urban use, and that the 1.22 acre portion on the west bank be maintained in the

Conservation District because of its steep topography. The Planning Commission, after due consideration of the staff report, voted to concur with the Planning Director's recommendation.

Analysis

The subject parcel is approximately 1¼ mile mauka of Waialae Avenue into Waialae-Nui Valley. The area just mauka of Waialae Avenue is developed as an apartment area and also includes the Wilson Elementary School and a park site. The area immediately mauka of the school has been developed as a single-family residential subdivision. With the exception of a section in unit 6 which is presently under construction, all of the residential lots are occupied. All utilities and other community facilities are available in the immediate area. A concrete-lined drainage canal runs along the east side of the valley floor from the subject area to Waialae Avenue.

Rainfall in the area approximates 40 inches annually, with soils being rough broken land alluvial material at the valley floor. Soils on the valley slopes are classified as very steep rock-land types, with practically no soils present. However, an almost continuous green covering occurs on the steep rock land.

General slopes of the subject lands range from 50% down to 15% or less. A portion of the concrete-lined drainage canal forms the makai boundary, while the natural stream channel forms the mauka boundary to the west. The eastern boundary is on the slopes of the hillside, extending up to Kapakahi Ridge. The 16-lot subdivision is proposed for the area with slopes ranging from 15% to 40%. The area proposed for future subdivision has slopes ranging from 35% to 50%.

The developer's construction plans indicate construction grading involving three tiers of benching for the eastern lots with maximum cuts 15 feet in height.

The western lots are flatter and are planned for filling. Cut slopes as proposed will be at a 1:1 or 100% slope.

Recommendations

In substantiating the developer's contention that the land is needed as indicated by demands to date, it has been found that approximately 53 lots per year have been sold over the past 3½ years in the area. This would indicate that the 16 lots, at this rate of sale, will be sold in a period of 4 months. In view of this data and in view of the fact that lands of a similar nature available for single-family residential development are available only in the upper reaches of Aina Haina, the need for the proposed development can be justified.

The usability and adaptability of the lands for urban purposes have not been substantiated for the area to the west, which involves steep lands from 35% to 50%, with most of the area being of lands with slopes of 40% and 50%.

The 16-lot area to the east of the valley involves more moderate slopes. These slopes can be generally developed without extensive scarring. However, the developer's plans call for excessive benching and scarring which appear to be unnecessary from the standpoint of residential construction on the existing slopes.

The staff's recommendation involves two alternates:

1. That the entire petition be denied on the basis of present plans for development of the single-family residential lots. This is based on the extensive benching in three tiers that appears quite unnecessary.
2. That the portion on the west side of the valley be disapproved and that the 16 lots to the east side of the valley be approved, pending preparation of grading, subdivision plans, which would utilize the existing slopes generally and which would eliminate the extensive grading as presently proposed.

File

1826

RECEIVED
DEC 10 1965
State of Hawaii
LAND USE COMMISSION

December 8, 1965

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

Gentlemen:

Re: Petition to Amend Land Use District Boundaries, A65-95 - Shimizu Associates, Inc.

As a followup to the public hearing on the above application which was held on November 27, 1965, it is respectfully requested that the following changes be made:

1. The land located in the western portion of the application (marked 'future subdivision' on the map) is deleted from the petition.
2. The exact boundaries shall be that of the lot boundaries as submitted, and not the shaded line beyond.
3. Two lots, designated numbers 33 and 34 of Unit VI of the same subdivision, are included in the petition for change in classification. This is because some question has arisen and we wish to clarify their status definitely at this time.

4. Petitioner agrees to eliminate some 'benching', thereby utilizing present slopes as much as possible and making the homes blend into the landscape.

In connection with the above, a new layout and grading plan is hereby submitted.

Very truly yours,

Mitsuo Shimizu

Mitsuo Shimizu

RECEIVED
NOV 22 1965
State of Hawaii
LAND USE COMMISSION

LAND USE COMMISSION
STATE OF HAWAII
KAPUAIWA BUILDING
426 S. QUEEN STREET
HONOLULU, HAWAII

Gentlemen:

Re: Petition to Amend Land Use District Boundaries A 65-95 Shimizu Associates, Inc.

The following statement of need is respectfully submitted in support of the petitioner in its request for a change in boundaries of land situated in Waialae-Nui, Honolulu. A general statement has already been submitted, however, it is felt that a separate statement covering only this specific question, that of need, is proper and necessary.

POPULATION GROWTH.

It is generally conceded that the principal factor which determines need is the demand created for a certain commodity by the citizens of a community. Here in Hawaii, a unique situation exists with regard to land due to the limited acreage available for homesites. This may not hold true throughout the state, however, on Oahu the situation may be termed critical. All previous estimates on the population explosion in our rapidly growing state have been far exceeded by the actual growth. In 1960 the population on Oahu was 500,409. As of July 1, 1965, this increased to 613,000. (Statistical Report 23, October 30, 1964, Department of Planning and Economic Development). This represents a 22.49% increase in less than

5 years. The latest population projections for Hawaii by the State Department of Planning and Economic Development have had to be revised, and new projections will be forthcoming soon. This rapid increase in the population on Oahu means a greater and greater demand for residential land, which already commands premium prices.

DEMAND IN WAIALAE AREA.

The tremendous population growth, which has created a great demand for homesites, has resulted in large subdivisions in the windward and leeward areas of Oahu. While this has, and will, meet the needs of a certain segment of our population, it will not meet the needs of those who wish to reside in Honolulu proper, especially in the Waialae area.

The Waialae area is unique in that most of the land available is lease land. What little fee land is available sell for high prices, as witness the recent auction of state land at Diamond Head. Skeptics opined that the upset prices set by the state were too high, but quickly had to revise their opinions when AA lots sold for as high as $61,000.

Lease land has been selling for premium prices also. Lots in Waialae-Iki, above the Golf Course Addition subdivision, have been selling for premiums of over $15,000. Other lease lots in Niu Valley, over 5 miles further from Honolulu, have sold for over $12,000. The demand is there, and where there is demand, there is need.

In Waialae-Nui, which is all lease land, the demand for homes has been great for the past two years. The 16 homes which can be created by Unit VII can be sold in ten minutes, with many others to be disappointed. The developer has informed

prospective purchasers that other subdivisions, greater in size, are forthcoming in the 17th District. But the convenience of Waialae-Nui is unmatched by the others. It is closer to town, has shopping and educational facilities second to none, and the quality of the neighborhood is one which is highly sought. As such, purchasers have informed the developer that they would much rather prefer Waialae-Nui.

OTHER UNDEVELOPED URBAN LAND IN VICINITY.

It is admitted that there are certain undeveloped lands in the 17th District which have been classified as urban by the Commission. Among these are the Waialae-Nui Ridge (lease), Wiliwili-Nui Ridge (fee and lease), Aina Haina, and Hawaii Loa Ridge. It is to be noted that most of these are in the highlands, whereas the land in question lies on the floor of the valley. There is a distinction to be made, for many people do not like the type of homes which necessarily are built on heights and the steep and sometimes hazardous driving which accompany home ownership on heights.

The main contention by developer, however, is that all of the undeveloped urban areas in the 17th District, including its proposed Unit VII, are needed for homesites. The need for this particular parcel of land for urban use far outweighs its needs as conservation land. The population of the state, especially on Oahu, has created, and will continue to exert, a demand for homesites which will not be satiated by the land presently set aside for urban use.

Respectfully submitted,

Shimizu Associates, Inc.

By Mitsuo Shimizu

NEAL S. BLAISDELL
MAYOR

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

CITY AND COUNTY OF HONOLULU
PLANNING DEPARTMENT
HONOLULU HALE ANNEX
HONOLULU, HAWAII 96813

May 14, 1964

Mr. Chung Dho Ahn
1126 12th Avenue
Honolulu, Hawaii 96816

Dear Sir:

Proposed Subdivision: Waialae-Waialae Nui Valley
Residential Subdivision Unit 6
Tax Key: 3-5-24:portion of 1
Owner: B.P. Bishop Estate
Developer: M. Shimizu
Surveyor: Chung Dho Ahn and Associates

Tentative approval was granted by the Planning Director on May 14, 1964 to the proposed subdivision of a portion of R.P. 4475, L.C. Aw. 7713, Ap. 50 to V. Kamamalu at Waialae Nui into Waialae Nui Valley Residential Subdivision Unit 6 of 34 lots with areas ranging from 7,500 sq.ft. to 11,800 sq.ft. together with a 44-ft. right of way and a drainage channel.

Limit of water service is to the 300-ft. elevation.

Approval will be subject to construction of all street improvements, utilities and drainage facilities to the limit of the boundaries, including the construction of street improvements for Unit 5 inasmuch as access to the proposed subdivision will be over and across the roadways of Unit 5; filing of a letter of authorization from the owner to submit the proposed subdivision; and filing of final survey maps.

Very truly yours,

PLANNING DEPARTMENT

Frederick K.F. Lee
Planning Director

EY:my
Encl.
cc: Bishop Estate

File

C & C File # 1965-57

Shimizu Assoc. (A65-95) TMK 3-5-24 por 1 Waialae Nui Valley

Maps - ① Prop. subd. - Unit VII into Lots 1 to 16; date Apr 5 '65 scale 1" = 40' - ~~no date~~; Apr 6 '65 rec'd.

② Prop. subd. Unit VII into Lots 1 to 28 scale 1" = 40' - rev. date Mar '65

③ Prop. subd. Unit VII into Lots 1 to 28 scale 1" = 40' - rev. date Jan 19 '65

Board File - (DOES ~~NOT~~ CONCERN PETITION)

① C & C Wksht. - date rec'd Feb 2 '65; Zoning A-1; subd. of 3-5-24: por 1 into 28 Lots (7500 to 9500 ♯) w/16 & 44' RW; channel & remainder for future subd.

② BW Supply to CP.; results of review - Feb 2 '65

③ Ltr - B. Est to Chung Dhi Ahn & Assoc. dtd Jan 28 '65 approving plans

④ Ltr - Ahn to CP. dtd Feb 1 '65 submitting maps fee & item ③

⑤ Ltr - CP to Ahn dtd Feb 5 '65 stating tentative approv. was granted on Feb 9 '65 for prop. subd of said 28 lots; water available to 325' elev.

⑥ Eng to CP - interdepart. Feb 5 '65

⑦ Health Dept to CP - Feb 15 '65

⑧ Traffic Eng to CP - Feb 9 '65

⑨ Maps - Unit VII into Lots 1-28 consisting of the consolid & resubd. of Lts 14 & 15 (Unit 5) Lots 33, 39 & 16' rd (Unit 6) & ~~resubd~~ subd. of por of 3-5-24:1 scale 1" = 40'; revision date Mar 2 '65

⑩ CP. to Ahn dtd Mar 15 '65, stating action was deferred on Mar 11 '65 to revised proposed subdiv. Deferral at req. of Chief Engr.

⑪ Ch. Engr. to CP dtd Mar 11 '65 requesting defer.

request consultation on rd & stream.

(12) Dept. Health to CP – Mar 17'65

(13) Traffic to CP – Mar 19'65

(14) Chief Engr. to CP dtd Mar 23'65 stating disapproval of subd. direct. stream align. not acceptable.

(15) Ahn to CP dtd Apr 5'65 transmitting revised plans

(16) CP to Ahn dtd Apr 12'65 stating tentative appr. granted on Apr 8'65 for approp. subd. of apx of 3-5-24 into 16 lots of 7500 to 10000 ±

(17) Interdepart. – Traffic

(18) " – Ch. Engr. Apr. 12 stating requirem.

(19) D. Health to CP – Apr 14'65

(20) Memo – C&C

(21) "

(22) Interdepart. – Traffic

(23) " – BWS.

(24) " – Ch. Engr.

(25) CP to Ahn June 24'65 requesting submission for grade variance

(Oahu) TMK 3-5-24 : 1

Bishop Estate

Yr.	1960	1961	1962	1963
Area	2510.427 Ac	2494.796	2412,963	2313309
Land Val.	1405597	1397555	1637505	1609572
Improv.	-	-	-	10012
Total	1405597	"	"	1619584
Taxes	16445.48	19512.09	22744.99	23793.10

Area	Unit Value	Gr. Val.
		1964
335.0 Ac	8900 —	2,981,500
762.029	3.50	2667
1097.029		2984167
		1965
* (U) 299.337 Ac	8900 —	2,669,099
* (C) 772.591	3.50	2,709
1071.928		2,666,803
		1966
* (U) 286.271 Ac	8900	2,547,812
* (C) 772.591	3.50	2,709
1058.862 Ac		2,550,516

* Follows LUC Bounds.

TMK - [redacted]-5-60

12 lots sold of 66
from Dec 64 to July '65

TMK - 3-5-55

Approx 107 lots - all sold ex. 2
from Jun '62 - Sep '65

TMK - 3-5-18

68 lots - all sold
fr. Dec 61 to Nov '64

TMK - 3-5-17

Approx 39 lots - all sold
fr Jun 61 Apr 64

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185 lots sold
in 3½ yrs

= 53/yr.

187 lots sold
in 3½ yrs
= 54/yr.

RECEIVED
NOV 22 1965
State of Hawaii
LAND USE COMMISSION

STATEMENT IN SUPPORT

PETITION TO AMEND LAND USE DISTRICT BOUNDARIES

WAIALAE-NUI, OAHU, TMK 3-05-24: POR 07

SUBMITTED BY MITSUO SHIMIZU, PRESIDENT, SHIMIZU ASSOCIATES, INC.
1126 12th AVENUE, HONOLULU, PHONE 775555

The following information is respectfully submitted to support the petition filed by the above corporation on August 6, 1965.

LOCATION.

Waialae-Nui valley is land owned by the Bishop Estate, and is located opposite the Waialae Shopping Center in Honolulu. It formerly was a general farming and piggery area. In the late fifties the land was converted to other uses. The frontage along Waialae Avenue is zoned for business use, and a familiar landmark is the Village Inn Restaurant. Beyond the business area is an apartment area, the whole of which is taken up by the Tropicana Village Apartments, a series of well planned low rise units. A portion of this has been converted into condominium type ownership.

Beyond the apartment zone is the residential. The area adjoining the apartment area is AA residential (10,000 square feet lots). The rest of the residential area, all the way into the valley, is zoned A-1 (7,500 square feet lots).

Within this entire complex is an elementary school (Wilson), a large park and playground, and a smaller lot in the residential area which will be dedicated for community use by the residents.

The land in question is located on the inner fringe of this valley.

BACKGROUND OF DEVELOPMENT.

Development of the residential area began in 1959. Mr. Shimizu, along with two other principals, were developers on behalf of a group of persons who associated themselves into a joint venture. This was done under development rights granted by the Bishop Estate, owner. The development was broken down into units. Units I, II, III and IV were part of the joint venture mentioned above. Shimizu Associates, Inc. took over Units V, VI and VII. These are in the deeper part of the valley.

The Bishop Estate at all times has maintained close scrutiny, control and supervision over the manner and quality of development, the result of which has been an orderly and beautiful subdivision, very much in demand by prospective homeowners.

At the time the Land Use Commission established boundaries in 1964, the mauka urban use boundary for this area followed the lines of Units V and VI. Due to an oversight, Unit VII was not included, and the result was that said area became part of the conservation area. Neither the developer nor the Bishop Estate was aware of this until this year, when the same mistake was discovered in the Kalani-Iki development. It was then that the City and County of Honolulu made a comprehensive check into the entire area, and discovered several developments or proposed projects within conservation areas, including Unit VII of the Waialae-Nui development. It is maintained that the Land Use Commission would have included Unit VII, which consists of only 16 lots, had proper steps been taken at the time the final boundaries been set.

HARDSHIP CREATED.

As stated herein, neither the Bishop Estate nor the developer was aware that Unit VII, consisting of 16 lots, was not in the urban classification, until so notified by the City and County. The developer has already built a span over the stream or drainage ditch to connect Units VI and VII. It is estimated that costs of about $25,000 have thus been incurred. A great hardship will be suffered by developer unless the commission grants the prayer of this petition. It is respectfully requested that, although this need not be considered, this matter of hardship be taken into consideration by the commission in its final deliberations.

POSITION OF PLANNING DEPARTMENT, CITY AND COUNTY.

This matter has been brought before the city's Planning Commission. The Panning Director recommended that the area marked for future subdivision (please refer to map submitted) be rejected, but that the other area showing 16 lots be approved for change. The only negative vote cast by the commission was not an actual vote against recommending approval, but was because the entire area was not included.

Therefore, the official position of the City and County of Honolulu is that it recommends a change in boundaries to include the proposed 16 lots as part of the urban district.

NEED OF LAND FOR URBAN USE.

The land in question, although small, is needed for urban use. Everyone is well aware of the great demand for homesites on the island of Oahu. The demand is much greater in the Waialae area, whether it be fee simple or lease land. The recent sale of homesites by the State of Hawaii is a graphic

illustration of such a need. Even lease lands sell for high premiums, as shown by recent sales in the Waialae-Iki area. The demand in Waialae-Nui itself has been great throughout. The area is close to all of the necessities and conveniences, such as markets, stores, schools (elementary and secondary), and to downtown Honolulu. The waiting list of prospective homeowners exceeds the number of lots which will be made available in Unit VII.

The need for this parcel of land for urban use far exceeds its need as part of the conservation area of this valley. There is adequate land which will remain in conservation in the valley. The factor of terrain and growth also favor urban use of this land.

LAND IS USABLE AND ADAPTABLE FOR URBAN USE.

As stated earlier, both the Bishop Estate and the developer thought this land had been included in the urban classification at the time final boundaries were set. The land itself is a continuation of Units V and VI insofar as terrain and vegetation is concerned. (please refer to photographs submitted) It is on the floor of the valley, and the growth mainly consists of bushes, cactus and a few kiawe trees. It can be argued that that the land is more adaptable for urban use than it is for conservation. The grade of the land has met with the approval of the city. The stream alongside is dry during much of the year, and serves more for drainage purposes. It is respectfully submitted that the land is highly usable and adaptable for urban use.

THE QUESTION OF AESTHETICS.

The question of aesthetics has assumed a greater role in urban communities in recent years, and rightfully so. Hawaii has seen its population grow by leaps and bounds within the past decade, with the concentration being on Oahu. The needs caused by this explosion must be balanced with other needs, in order that the growth be orderly and the beauty of Hawaii remain in proper balance with its urban expansion.

There will be no destruction or marring of beauty if the change in classification is approved for Wailae-Nui Valley. As stated earlier, the land is located on the floor of the valley. It does not go to the end of the valley, but merely remains on the outer fringe. Beyond this area is lush growth, which extends several miles deeper. There will be no loss of scenic beauty or of prized vegetation. The area is presently one of high weeds, bushes, with sparse cactus and kiawe trees.

The homes to be built will not be seen from any travelled street or public highway. In other words, there will be no 'eyesores'. The homes themselves will be of the highest quality and beauty, with all plans subject to approval by the Bishop Estate. The photographs submitted give an example of the quality of homes to be built.

Thus, it is respectfully submitted that there will be no loss to the community as far as the aesthetics of the matter is concerned.

CONCLUSION.

It is hoped that the foregoing, together with other material submitted, has given a sufficient picture of the situation, and that the reasons cited in support of the petition to amend the urban district boundaries to include the land in question meet with the approval of the commission.

November 15, 1965

Mr. Mitsuo Shimizu, President
Shimizu Associates, Inc.
1126 12th Avenue
Honolulu, Hawaii

Dear Mr. Shimizu:

The Land Use Commission next meets on November 27, 1965 at 3:30 p.m. in the hearing room of the Land Use Commission at 426 Queen Street, Honolulu, Hawaii. At that time the petition by Shimizu Associates, Inc. (A65-95) for an amendment of the Urban District boundary in upper Waialae-Nui Valley will be heard.

Very truly yours,

GEORGE S. MORIGUCHI
Executive Officer

cc: Chairman Thompson
Planning Director,
C&C of Honolulu

File

1754

NEAL S. BLAISDELL
MAYOR

CITY AND COUNTY OF HONOLULU
PLANNING DEPARTMENT
HONOLULU HALE ANNEX
HONOLULU, HAWAII 96813

PLANNING COMMISSION
GEORGE F. CENTEIO, CHAIRMAN
CYRIL W. LEMMON, VICE-CHAIRMAN
STANLEY T. HIMENO
FRANK W. HUSTACE, JR.
KINJI KANAZAWA
THOMAS N. YAMABE, II
ALFRED A. YEE
BUDGET DIRECTOR, EX-OFFICIO
MANAGING DIRECTOR, EX-OFFICIO
ZONING BOARD OF APPEALS
GEORGE I. BROWN, CHAIRMAN
HENRY C. H. CHUN-HOON
HAROLD K. KOMETANI
PLANNING DIRECTOR
FRANK SKRIVANEK

September 28, 1965

LUC 43

RECEIVED
OCT 4 1965
State of Hawaii
LAND USE COMMISSION

Mr. George Moriguchi
Executive Officer
State Land Use Commission
426 Queen Street
Honolulu, Hawaii 96813

Dear Mr. Moriguchi:

SUBJECT: Amendment to Land Use District Boundaries
Waialae-Nui Valley
Tax Map Key: 3-5-24: portion of 7
Owner: B. P. Bishop Estate
Applicant: Shimizu Associates, Inc.

Pursuant to Section 98H-4, R.L.H. 1955, as amended, the Planning Commission at its meeting on Thursday, September 23, 1965, considered the petition filed by Shimizu Associates, Inc. for an amendment to the Land Use District Boundaries from Conservation District to Urban District for an area of land comprising 5.70 acres situated at the mauka end of Kilauea Avenue in upper Waialae-Nui Valley, Honolulu, Oahu, 0-13.

The Planning Director reported to the Planning Commission that the subject site encompasses the mauka portion of the Waialae-Nui Valley floor and enbankments. The slope study and the contour map reveal that substantial portions of the two banks of the valley have grades in excess of 20 percent. The west bank has a maximum slope of about 60 percent. The east bank appears more gradual than the west side, ranging about 35 percent.

It was the recommendation of the Planning Director that an approximate 4.5 acre portion on the east side of the valley, that portion situated mauka of the existing drainage channel, be recommended for urban use and that the 1.22 acre portion on the

west bank, located on the makai-ewa side of the drainage channel, be disapproved because it was considered too steep and precipitous for logical subdivision development.

The Planning Commission, after due consideration of the staff report, voted to concur with the Planning Director's recommendation that only the 4.5 acre area of the land be included in the Urban district as shown on the enclosed map for your information and presentation to the Land Use Commission.

Very truly yours,

PLANNING COMMISSION

By Frank Skrivanek
Frank Skrivanek
Planning Director

CONCUR:

Managing Director

John D Ellis
ACTING Mayor

RT:ef
Enc. Map

True North
scale: 1" = 40'

FUTURE SUBDIVISION

1.22 ACS

4.5 ACS

MALU PLACE

KILAUEA AVENUE

Waialae-Nui Valley Subdivision Unit V

Waialae-Nui Valley Subdivision Unit VI

existing

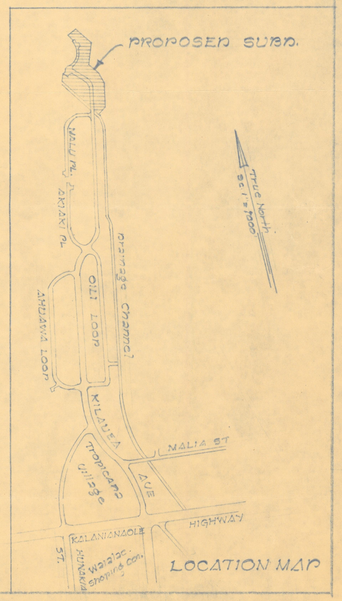
AREA REQUESTED
FOR URBAN
APPROX: 7.60 Ac

PLANS BY
CHUNG DHO AHN & ASSOC., INC.
CIVIL ENGINEER

CHUNG DHO
REGISTERED
PROFESSIONAL
ENGINEER
No. 712
HAWAII, U.S.A.

PRELIMINARY LAYOUT

OF WAIALAE - NUI VALLEY SUBDIVISION
BEING UNIT VII
INTO LOTS 1 TO 16 INCLUSIVE
AND THE SUBDIVISION OF THE PORTION OF T.M.K. 3-5-24:1
AT WAIALAE-NUI, HONOLULU
OWNER: B. P. Bishop Estate



7744

Edward Foster

WAIALAE-NUI VALLEY

~~SUBDIVIS~~

RE-ZONING

RECEIVED
OCT 4 1965
State of Hawaii
LAND USE COMMISSION

7745

September 15, 1965

Mr. Frank Skrivanek
Planning Director
Planning Department
Honolulu Hale Annex
Honolulu, Hawaii

Dear Mr. Skrivanek:

We are enclosing herewith five (5) photographs submitted by the petitioner, Shimizu Associates, Inc., concerning the proposed district boundary amendment at Waialae-Nui Valley, Honolulu, Hawaii.

Very truly yours,

GEORGE S. MORIGUCHI
Executive Officer

Encls. - 5

Pls deliver

STATE OF HAWAII
DEPT. OF LAND & NATURAL RESOURCES
DIVISION OF WATER & LAND DEVELOPMENT
P. O. BOX 373 HONOLULU, HAWAII 96809

To

Mr. Raymond Yamashita
Executive Officer
Land Use Commission
Dept of Planning & Economic Dev.

RETURN POSTAGE GUARANTEED

Photographs


AHUAWA PL
AHUAWA LP

TAKEN IN SEPTEMBER, 1965

WAIALAE NUI VALLEY SUBDIVISION

Ewa side of valley, with Kahala Heights in background.

Shows type of homes to be built in Unit VII, with gentle slope and quality homes blending into landscape. Vegetation is typical of area, with cactus and kiawe trees.

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SEP 15 1965
State of Hawaii
LAND USE COMMISSION



TAKEN IN SEPTEMBER, 1965

WAIALAE NUI VALLEY SUBDIVISION

Looking mauka into valley from rooftop at 1455 Oili Loop. Unit VII is situated at far end of valley.

RECEIVED
SEP 15 1965
State of Hawaii
LAND USE COMMISSION

3



TAKEN IN SEPTEMBER, 1965

WAIALAE NUI VALLEY SUBDIVISION

Looking from Unit VI into Unit Vii, photo shows continuation of general contours.

RECEIVED
SEP 16 1965
State of Hawaii
LAND USE COMMISSION

4



TAKEN IN SEPTEMBER, 1965

WAIALAE NUI VALLEY SUBDIVISION

Looking from Kokohead to Ewa Direction, at portion of Unit VI, which is within urban zoning. Unit VII, which immediately adjoins this, is within the same general contours, and has the same vegetation, of heavy underbrush, cactus and kiawe trees.

RECEIVED
SEP 16 1965
State of Hawaii
LAND USE COMMISSION

5



TAKEN IN SEPTEMBER, 1965

WAIALAE NUI VALLEY SUBDIVISION

Taken from Unit VII, looking makai. Photo shows width of valley, with gradual slope all the way down to Waialae Avenue. Unit VII cannot be seen from a distance, and one has to be 'right on it' to see it. Therefore, there will be no distraction for the public or others.

RECEIVED
SEP 15 1965
State of Hawaii
LAND USE COMMISSION

September 3 1965

Mr. Frank Skrivanek
Planning Director
Planning Department
Honolulu Hale Annex
Honolulu, Hawaii

Dear Mr. Skrivanek:

Additional data have been submitted by the petitioners, Shimizu Associates, Inc., concerning the proposed district boundary amendment at Waialae-Nui Valley, Honolulu, Hawaii.

These data are enclosed herewith to supplement data transmitted to you on August 9, 1965.

Very truly yours,

GEORGE S. MORIGUCHI
Executive Officer

Encl.

George S. Moriguchi
xxxxxxxxxxxxxxxx

August 9, 1965

Mr. Frank Skrivanek
Planning Department
City & County of Honolulu
Honolulu Hale Annex
Honolulu, Hawaii 96813

Dear Mr. Skrivanek:

Pursuant to Section 98H-4, RLH 1955, as amended, and Act 32/SLH 1965, a copy of a petition for an amendment to the Land Use District Boundaries, submitted by Mr. Mitsuo Shimizu, President of Shimizu Associates, Inc., is forwarded to you for your comments and recommendations.

Thank you for your cooperation.

Very truly yours,

GEORGE S. MORIGUCHI
Executive Officer

Encl. - 1 (petition w/map)

George S. Moriguchi
xxxxxxxxxxxxxxx

August 9, 1965

Mr. Mitsuo Shimizu, President
Shimizu Associates, Inc.
1126 12th Avenue
Honolulu, Hawaii

Dear Mr. Shimizu:

This is to acknowledge the receipt of your $50.00 check for an application to amend the land use district boundaries as shown on TMK 3-05-24:Por 07.

In accordance with Section 98H-4, RLH 1955, as amended and Act 32/SLH 1965, this Commission must schedule a public hearing on your petition no sooner than 60 days nor more than 120 days. After 45 but within 90 days following the public hearing, the Land Use Commission is obliged to render a decision on your petition.

A hearing schedule will be determined at a later date to consider the several pending petitions, including yours, in the County of Honolulu. We will inform you of the date of the hearing as soon as it is determined.

Should any questions develop in the meantime, we will contact you. If you should have any questions, please feel free to contact us.

Very truly yours,

GEORGE S. MORIGUCHI
Executive Officer

cc: Chairman Thompson

166v

RECEIVED
AUG 6 1965
State of Hawaii
LAND USE COMMISSION

August 6, 1965

A65-45

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

Gentlemen:

Attached please find a form Petition for Amendment to the Land Use Commission District Boundary. As you know, this petition is very brief and there may be questions raised by your staff in checking on the matter.

In such event I will be only too happy to sit down and discuss the whole matter with you or your staff. I may be reached at 1126 12th Avenue, telephone number 78178.

Very truly yours,

Mitsuo Shimizu

Mitsuo Shimizu

State Form B14

STATE OF HAWAII

OFFICIAL RECEIPT No. 66

Planning & Econ. Development
Department, Bureau or Commission

Aug. 13, 1965

RECEIVED from Shimizu Associates, Inc.

Fifty and no/100 **DOLLARS**

Public Hearing Fees – Land Use Commission

$ 50.00

Henry J. Kaleda
Public Accountant

State Form B14

STATE OF HAWAII

Land Use Commission
426 Queen Street
Department, Bureau or Commission

OFFICIAL RECEIPT No. 110

August 6 1965

RECEIVED from Shimizu Associates, Inc.

Fifty + no/100 **DOLLARS**

For public hearing by LUC for boundary change from conservation to urban TMK 3-05-24: 07

$ 50.00

Don Y. Horikawa
Public Accountant

RECEIVED
AUG 6 1965
State of Hawaii
LAND USE COMMISSION

STATE OF HAWAII
LAND USE COMMISSION

426 Queen Street
Honolulu, Hawaii

This space for LUC use

Date Petition and Fee received by LUC_____

Date forwarded to County for recommendation_____

Date Petition, and County recommendation received by LUC_____

PETITION FOR AMENDMENT TO THE LAND USE COMMISSION DISTRICT BOUNDARY

(I) ~~(We)~~ hereby request an amendment to the Land Use Commission District Boundary respecting the County of Honolulu, Island of Oahu, map number and/or name O-13 Honolulu, Hawaii to change the district designation of the following described property from its present classification in a(n) Conservation district into a(n) Urban district.

Description of property: Tax Map Key 3-05-24:Por 07 Waialae-Nui Valley
An area approximately 850 feet north of the present conservation boundary and bounded on the sides by the 350 foot contour.

Petitioner's interest in subject property: Petitioner has received authorization from the owner, Bishop Estate, to develop the above property into a residential subdivision.

Petitioner's reason(s) for requesting boundary change: The land is suitable for development into a residential subdivision.

(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.~~

Signature(s) SHIMIZU ASSOCIATES, INC.
by: Mitsuo Shimizu
President

Address: 1126 12th Avenue, Hon.

Telephone: 78178

INTERIOR—GEOLOGICAL SURVEY, WASHINGTON, D. C.—1956
M R-1446

ROAD CLASSIFICATION

Heavy-duty — Light-duty

Medium-duty — Unimproved dirt

Mapped, edited, and published by the Geological Survey

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

Topography from aerial photographs by photogrammetric methods and by planetable surveys 1928. Revised from aerial photographs taken 1959. Field check 1959

Hydrography compiled from USC&GS chart, 4131 (1958)

Polyconic projection. Old Hawaiian datum

10,000-foot grid based on Hawaiian coordinate system, zone 3

1000-meter Universal Transverse Mercator grid ticks, zone 4, shown in blue

Red tint indicates areas in which only landmark buildings are shown

HAWAIIAN ISLANDS

OAHU

QUADRANGLE LOCATION

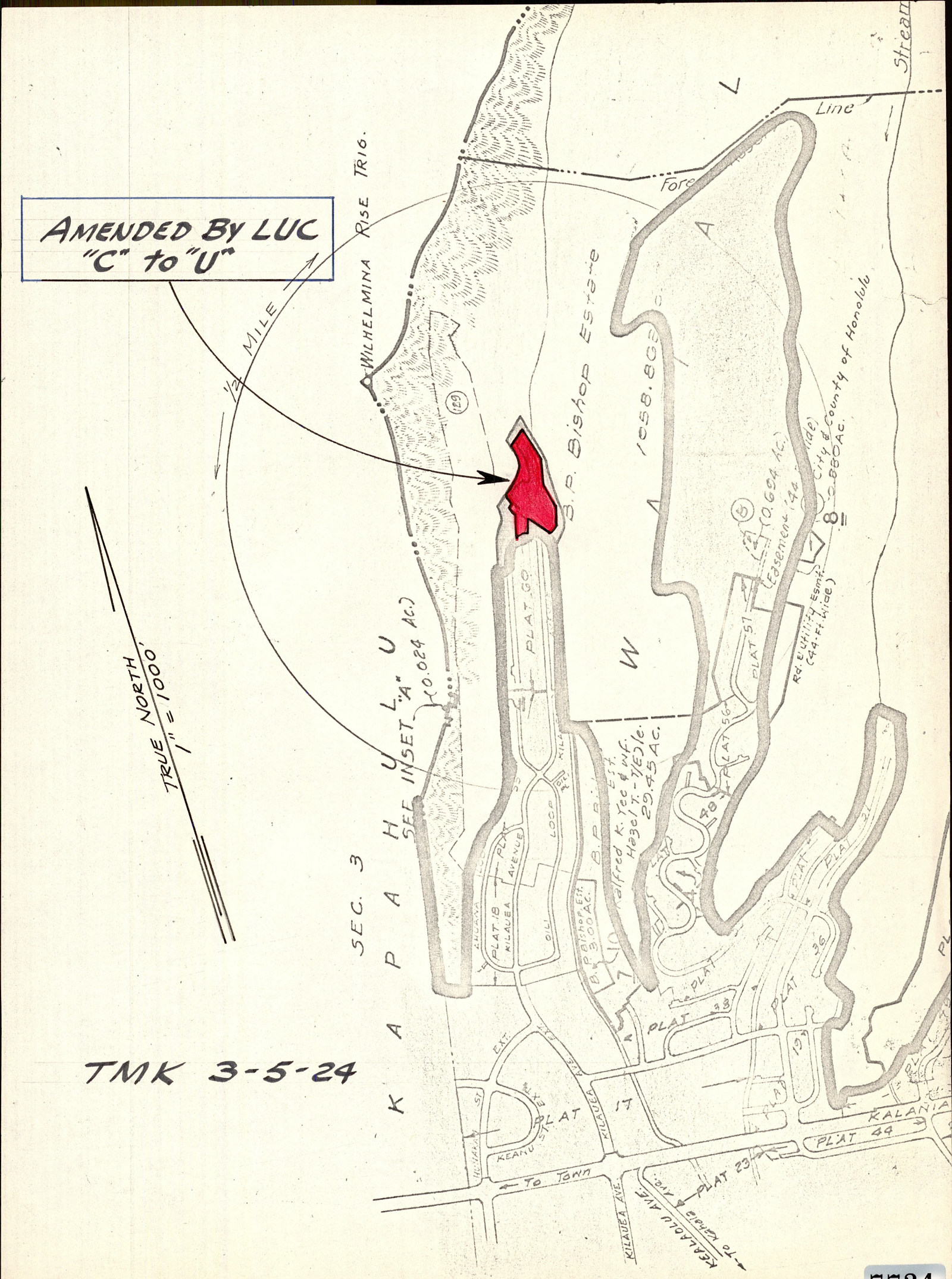
RECEIVED

0-13

HONOLULU, HAWAII

TRUE NORTH 11½° MAGNETIC NORTH

7723


AMENDED BY LUC
"C" to "U"
TMK 3-5-24
TRUE NORTH
1" = 1000'
1/2 MILE
WILHELMINA RISE TRIG.
SEC. 3
KAPAHULU
SEE INSET "A"
(0.024 Ac.)
B.P. Bishop Estate
1058.8 Ac.
Line
Stream
Fore
Kalfred K. Yee & wf.
Hazel T. - T/E) le.
29.45 Ac.
B.P. Bishop Est.
3.00 Ac.
PLAT 60
PLAT 18
KILAUEA AVENUE
PLAT 17
PLAT 38
PLAT 36
PLAT 19
PLAT 44
PLAT 23
PLAT 57
PLAT 56
PLAT 48
KALANIA
KEANU ST.
To Town
KILAUEA AVE.
KEALAOLU AVE.
To Kahala Ave.
Easement (44 Ft. Wide)
City & County of Honolulu
Rd. & Utility Esmt.
(44 Ft. Wide)
129
8
7
10

7724

ZONE 3 SEC. 1

ZONE 3 - SECTION 2

ZONE 3 - SEC. 3

K A P A H U L U

BOUNDARY

KAALAWAI

CLIFF SUB'D

BLACK POINT 25' RADIUS

ROYAL SUBDIVISION

BLACK PT.

KAHALA

WAIALAE-KAHALA TRACT

WAIALAE KAPAHULU SUB'D

NEIGHBORHOOD BLOCK 1 SUB'D

NEIGHBORHOOD TRACT

KAHALA-NEIGHBORHOOD SUB'D F.P. 324

WAIALAE-NEIGHBORHOOD TRACT "C" 322

WAIALAE-NEIGHBORHOOD SUB'D F.P. 11

WAIALAE-KAHALA RESIDENTIAL SUB'D

ISENBERG

ROAD HOUSE

KAHALA SUB'D F.P. 513

NEIGHBORHOOD TR. "D" F.P. 513

KAHALA BLK 18

BEACH BLK 17

BEACH LOTS

KAM. SCHOOL BEACH R.S.S. SUB'D.

WAIALAE BEACH PARK

LD. CT. APP. 663

WAIALAE GOLF COURSE

TO TOWN

HUNAKAI ST. EXT.

KEALIA ST. EXT.

AINA KOA ELEMENTARY SCHOOL SITE

KILAUEA AVE. EXT.

KILAUEA AVE.

HALELUA PL.

KALANIANAOLE HIGHWAY

STAR OF THE SEA CHURCH & SCHOOL

WAIALAE-NUI

WAIALAE-NUI RIDGE SUB'D.

UNIT 1

LIMAHULI PL.

MAUNAKEA PL.

HUNAKEA PL.

AINAKOA SUBDIVISION

AINAKOA AVENUE

AINAKOA ST.

LUNAKOA DRIVE

AINA KOA EXT. NO. 1

AINA KOA EXT. NO. 2

WAINUI PLACE

WAIOLO STREET

WAITIKI PLACE

WAITIKI STREET

KAPUNOHU PLACE

KAPUNOHU STREET

WAIANIAHI PLACE

KALANI'IKI STREET

KALANI HIGH SCHOOL

BLUE FLAME F.P.

SUBDIVISION 664

HAWN. ELEC. CO., LTD.

LAUKANI ST.

AUKENA PL.

KAMANI ST.

KAMANI PL.

KAMANI WAY

KAMANI CIR.

KAMANI LOOP

KAMANI PLACE

KAMANI ROAD

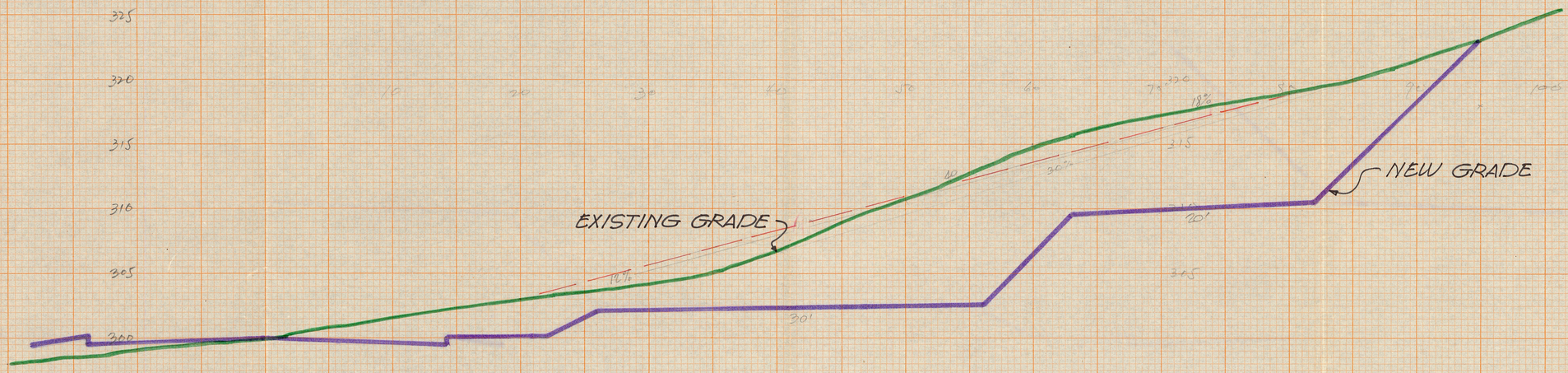
KAMANI CIRCLE

KAMANI LANE

KAMANI PLACE

KAMANI WAY

KAMANI LOOP



STA. 17+74 WAIALAE-NUI VALLEY SUBD.

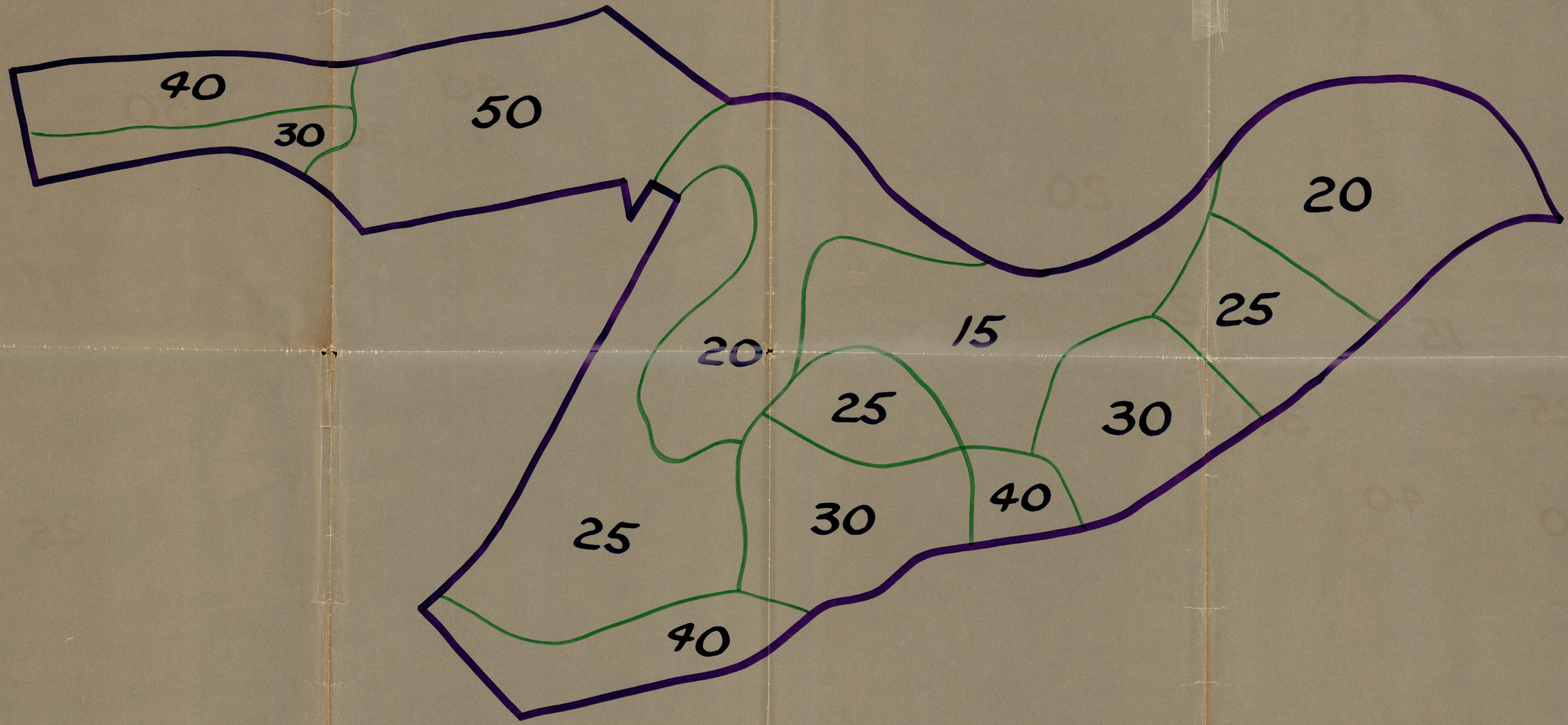
11-24-G5

HOR. & VER. SCALE: 1"=5'-0"

CROSS SECTION 10 X 10.
TRADE ☆ MARK

CROSS SECTION 10 X 10
TRADE ☆ MARK

7726



SLOPE OVERLAY
A65-95
NOV 24 '65

7727

FUTURE SUBDIVISION

MALU PLACE

Waialae - Nui Valley Subdivision Unit VI

Waialae - Nui Valley Subdivision Unit V

KILAUEA AVENUE

Existing

URBAN DISTRICT

CONSERVATION BDRY

True North
Scale: 1" = 40'

AREA REQUESTED FOR URBAN

PETITIONERS' REQUEST — 7.0 Ac

STAFF RECOMMENDATION — 4.75 Ac

PLANS BY
CHUNG PHO AHN & ASSOC., INC.
CIVIL ENGINEER

CHUNG PHO AHN
ENGINEER
No. 742
HAWAII, U.S.A.

PRELIMINARY LAYOUT
OF WAIALAE - NUI VALLEY SUBDIVISION
BEING UNIT VII
INTO LOTS 1 TO 16 INCLUSIVE
AND THE SUBDIVISION OF THE PORTION OF T.M.K. 3-5-24:1
AT WAIALAE-NUI, HONOLULU
OWNER: B. P. Bishop Estate

PROPOSED SUBD.

LOCATION MAP

Ref # — 37 Ac

7728

PETITIONER'S REQUEST (7.0 AC.)

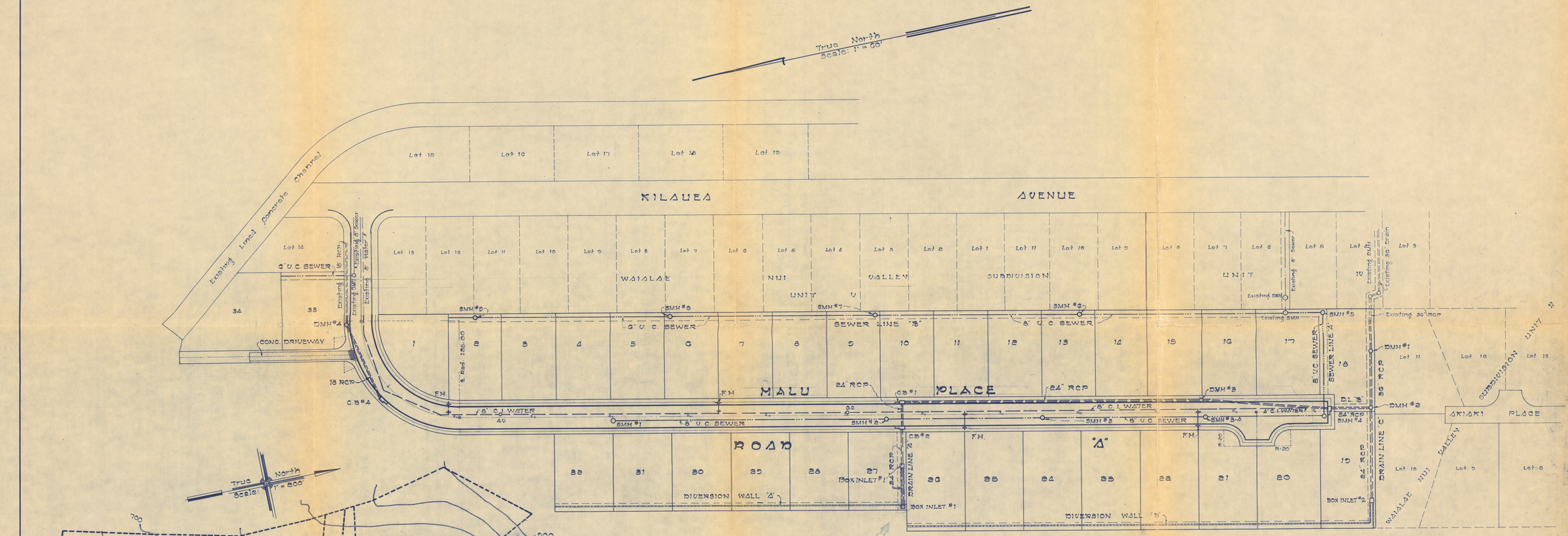
STAFF RECOMMENDATION (3.7 AC.)

URBAN DISTRICT

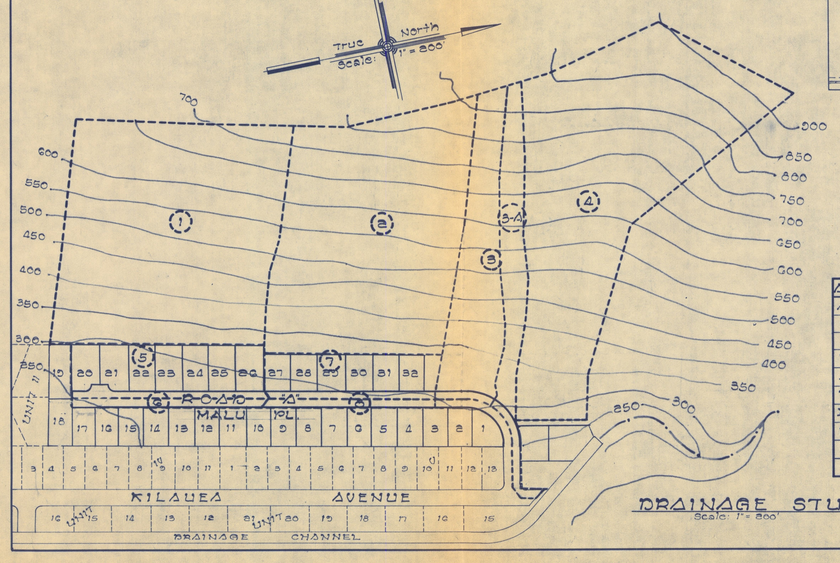
CONSERVATION BDRY

RECEIVED
AUG 6 1965
State of Hawaii
LAND USE COMMISSION

7729



GENERAL PLAN
Scale: 1" = 60'



DRAINAGE STUDY
Scale: 1" = 200'

DRAINAGE STUDY SUMMARY

AREA NO	1	2	3	4	5	6	7	8	3-A
A (Ac)	7.64	7.87	2.40	9.18	1.82	0.23	1.38	0.24	1.39
S	0.50	0.50	0.48	0.46	0.074	0.074	0.05	0.05	0.48
L (Ft.)	850	950	1150	1200	450	450	5.50	550	1150
Tm (Yr.)	10	10	10	10	10	10	10	10	10
J (In.)	2.25	2.25	2.25	2.25	2.25	2.25	2.25	2.25	2.25
Tc. (Min.)	12	12.5	13.5	13.5	5.5	5.5	6.5	6.5	13.5
Ic. (In./Hr.)	4.45	4.40	4.30	4.30	5.45	5.45	5.25	5.25	4.30
R	0.79	0.79	0.79	0.79	0.79	0.79	0.79	0.79	0.79
C	0.85	0.85	0.85	0.85	0.70	1.00	0.70	1.00	0.85
Q	22.83	23.25	6.93	26.51	5.48	0.99	4.01	1.00	4.01

NO	REVISION	DATE	APPROVED
1	Revised Drain Line "A" & Spillway 7/22/65 N.W.K.W.	DIV. OF ENGR. 8/18/65	

CHUNG DHO AHN & ASSOCIATES
CIVIL ENGINEERS

WAIALAE – NUI VALLEY SUBDIVISION
UNIT VI

AT WAIALAE – NUI VALLEY, HONOLULU, OAHU

GENERAL PLAN & DRAINAGE STUDY

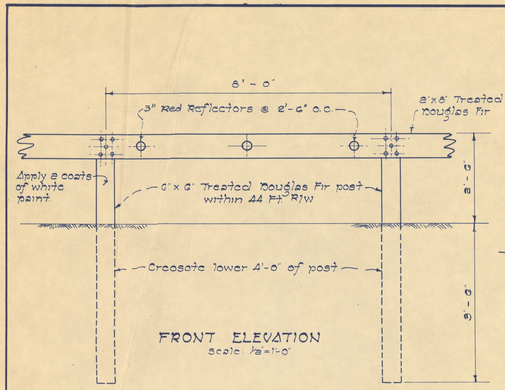
OWNER: B.P. BISHOP ESTATE
TAX MAP KEY: 3 – 5 – 24 : 1

Chung Dho Ahn
REGISTERED ENGINEER
CERTIFICATE NO. 742 E

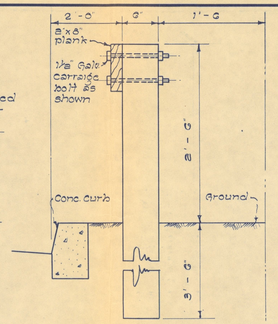
APPROVED		
7/29/64	11/18/64	17/6/64
DIRECTOR, DIVISION OF ENGINEERING	ENGINEER, DIVISION OF SEWER	ASST. CHIEF ENGINEER BOARD OF WATER SUPPLY

SHEET NO 2 OF 12 SHEETS

7730

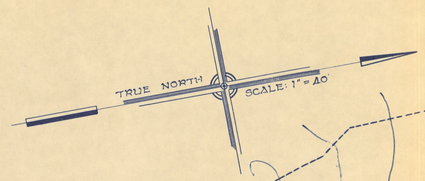


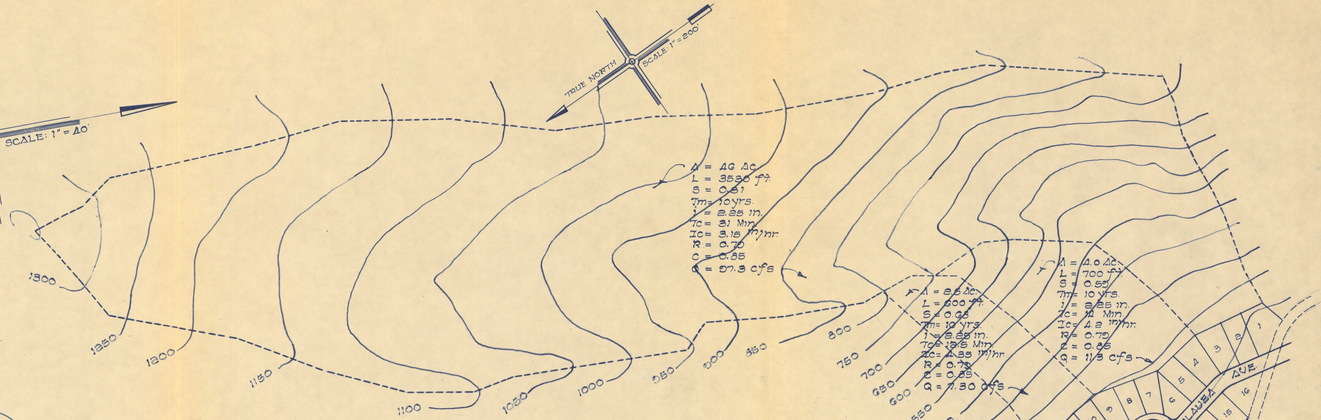
FRONT ELEVATION
Scale: 1/2"=1'-0"



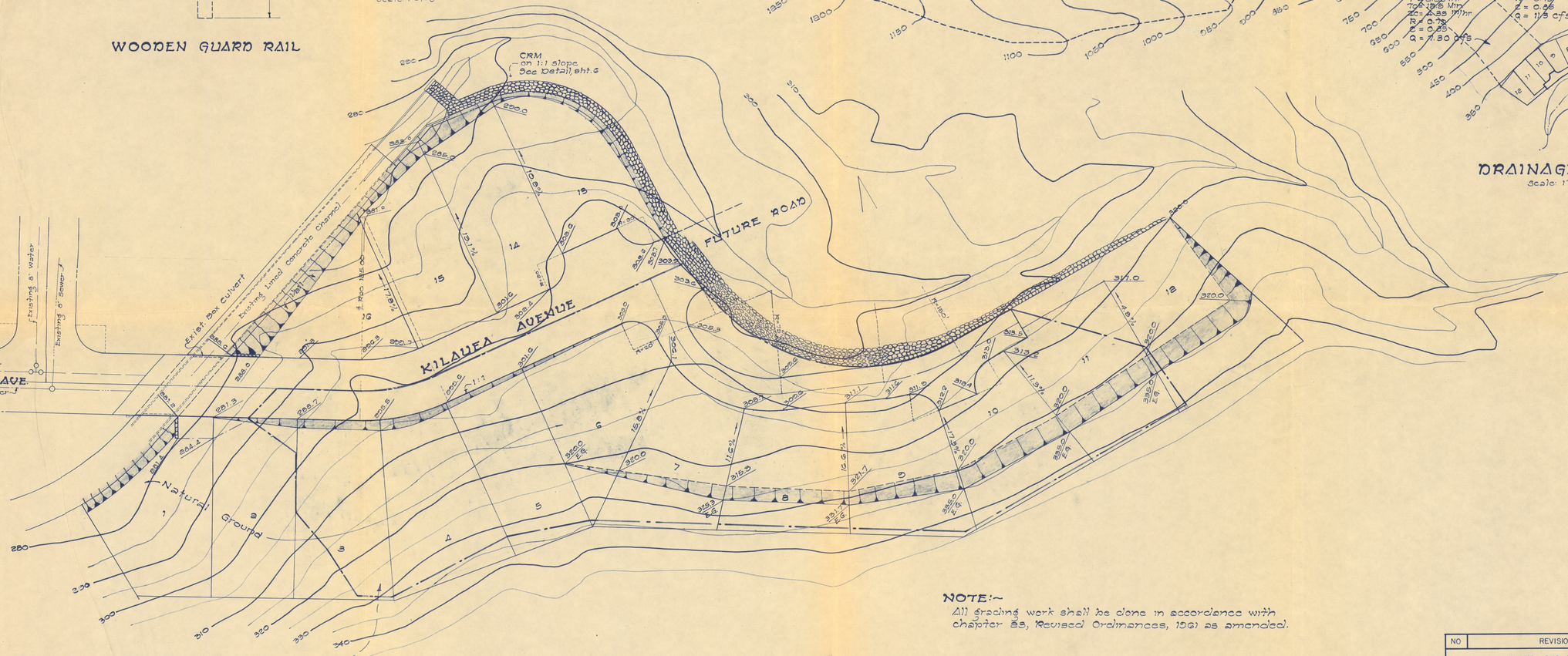
SIDE ELEVATION
Scale: 1"=1'-0"

WOODEN GUARD RAIL





DRAINAGE STUDY
Scale: 1" = 200'



GRADING PLAN
Scale: 1" = 40'

NOTE:-
All grading work shall be done in accordance with chapter 23, Revised Ordinances, 1961 as amended.

LEGEND
- CUT SLOPE 1:1
- FILL SLOPE 1½:1
- FILL AREA

CHARLES YOON REGISTERED PROFESSIONAL ENGINEER No. 1037 HAWAII, U.S.A.

THIS WORK WAS PREPARED BY ME OR UNDER MY SUPERVISION
Charles Yoon

NO	REVISION	DATE	APPROVED

CHUNG DHO AHN & ASSOCIATES, INC.
CIVIL ENGINEERS

WAIALAE- NUI VALLEY SUBDIVISION UNIT VII

AT WAIALAE - NUI VALLEY, HONOLULU, OAHU

GRADING PLAN & DRAINAGE STUDY

OWNER: B.P. BISHOP ESTATE

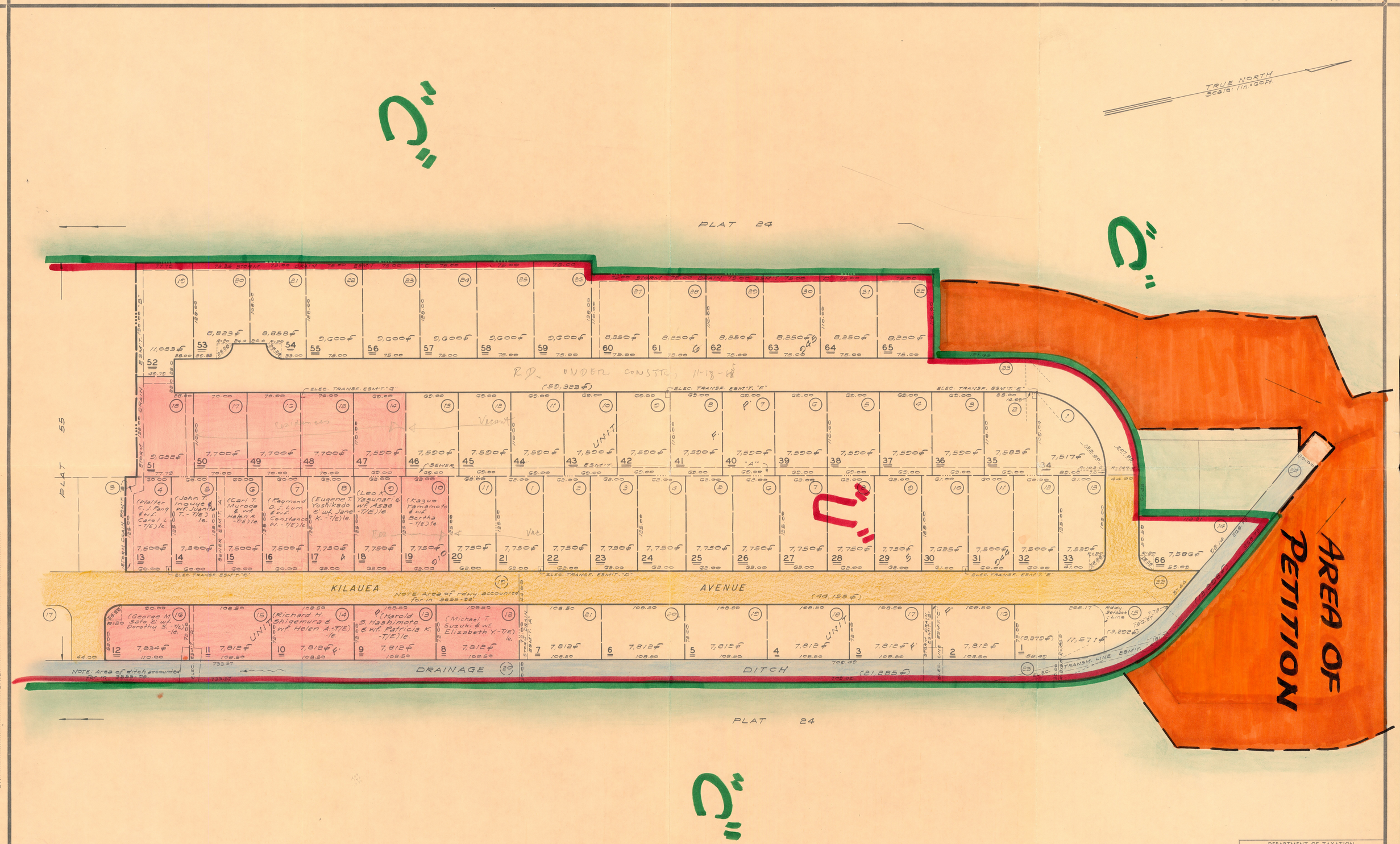
TAX MAP KEY: 3 - 5 - 24: 1

Charles Yoon
REGISTERED ENGINEER
CERTIFICATE NO. 1037 E

APPROVED		
DIRECTOR, DIVISION OF ENGINEERING		ASST. CHIEF ENGINEER BOARD OF WATER SUPPLY

SHEET NO 3 OF 8 SHEETS

7731



DWG. NO. 5564
SOURCE: POR. F.P. 910 & F.P. 944 & 945
BY: HN-RU DATE October 6, 1964

NOTE: All lots owned by B. P. Bishop Estate and leased as noted.

TAX MAPS BRANCH
P. O. Box 259
Honolulu 9, Hawaii

FOR REAL PROPERTY TAXATION PURPOSES
SUBJECT TO CHANGE

DEPARTMENT OF TAXATION
PROPERTY ASSESSMENT DIVISION
TAX MAPS BRANCH
STATE OF HAWAII
TAX MAP
FIRST TAXATION DIVISION

ZONE	SEC.	PLAT
3	5	60

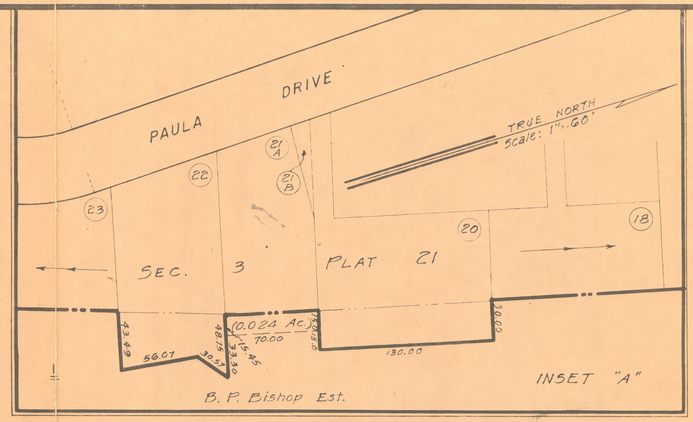
SCALE: 1 IN. = 60 FT.

POR. WAIALAE - NUI VALLEY SUBDIVISION, L. C. AW. 7713:50, HONOLULU, OAHU. (Formerly por. 3-5-24)

AUG 31 1965

7732

3 5 24





PARCEL 9:

(George V. Tharp
Ahaan H. Wong
James Y. T. Leong
Robert C. Sylva
Lowell H. Christensen
Cliff W. Krueger - T/C) 1e.

Parcels dropped: 2, 4,

WAIALAE NUI & WAIALAE IKI, HONOLULU, OAHU

Source: C. & C. Tax Maps Bureau
By: T.A. & N. Jan. 1935

TAX MAPS BRANCH
P. O. Box 259
Honolulu 9, Hawaii

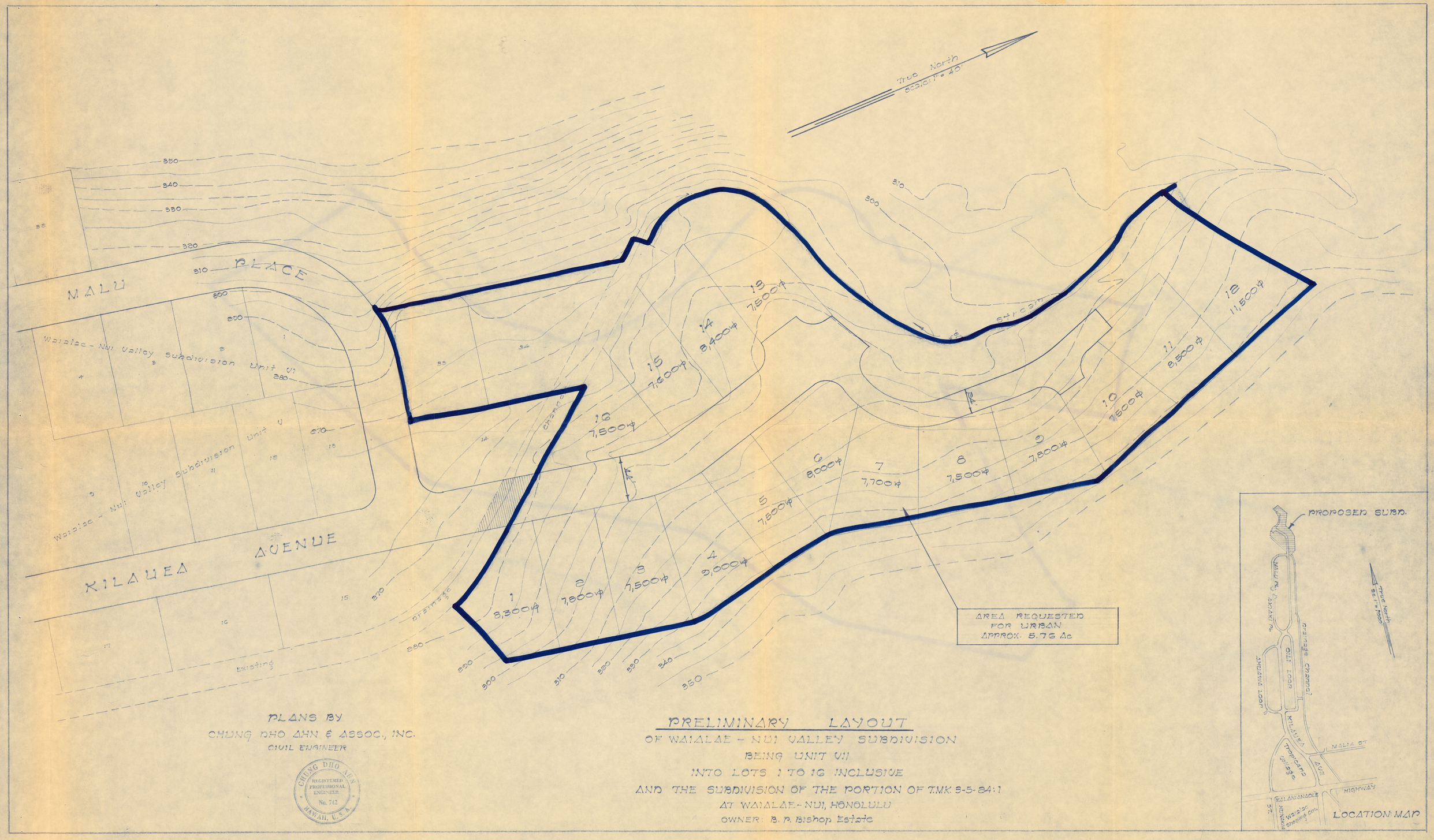
FIRST		DIVISION
ZONE	SEC.	PLAT
3	5	24

CONTAINING PARCELS

SCALE: 1in. = 1000 ft.

PRINTED AUG 31 1965

7733



PLANS BY
CHUNG DHO AHN & ASSOC., INC.
CIVIL ENGINEER

CHUNG DHO AHN
REGISTERED PROFESSIONAL ENGINEER
No. 742
HAWAII, U.S.A.

PRELIMINARY LAYOUT
OF WAIALAE - NUI VALLEY SUBDIVISION
BEING UNIT VII
INTO LOTS 1 TO 16 INCLUSIVE
AND THE SUBDIVISION OF THE PORTION OF T.M.K. 3-5-24:1
AT WAIALAE-NUI, HONOLULU
OWNER: B. P. Bishop Estate

7734

FILE PLAN

WAIALAE-NUI VALLEY SUBDIVISION
UNIT 7

Land situated North of WAIALAE-NUI VALLEY SUBDIVISION UNIT 5 (File Plan 944)

AT WAIALAE-NUI, HONOLULU, OAHU, HAWAII

OWNERS : Trustees under the Will and of the Estate of Bernice Pauahi Bishop, Deceased.

ADDRESS : 519 Halekauwila Street
Honolulu, Hawaii

Being a portion of R. P. 4475, L. C. Aw. 7713, Apana 50 to V. Kamamalu.
Being also a portion of Lot 24 of Waialae-Nui Valley Subdivision, Unit 5 (File Plan 944)

BEING SUBDIVIDED INTO LOTS 1 TO 21, INCLUSIVE AND DESIGNATION OF EASEMENTS "A" AND "B"

AREA = 197,101 Square Feet or 4.525 Acres

This map is from an actual survey on the ground made by or under the direct supervision of the undersigned from Nov. 1964 to May 1965 and may be checked by the State Land Surveyor with my Field Book and Calculation Folder.

2924-B Varsity Circle
Honolulu, Hawaii 96814
May 28, 1965

ICHIRO SAKAMOTO
REGISTERED LAND SURVEYOR
No. 1248
HAWAII, U.S.A.

Ichiro Sakamoto
Registered Professional Surveyor
Certificate Number 1248-S

Easement "A" over and across Lots 1 to 12 Inclusive for Storm Drain Purposes. Area = 8972 Sq. Ft.
Easement "B" over and across Lot 18 for Sanitary Sewer Purposes. Area = 800 Sq. Ft.

NOTE: Figures shown thus (2) indicate number of course in description. Owners of adjoining lands are from records filed in the Tax Maps Branch.

Tax Map Key : 3-5-24

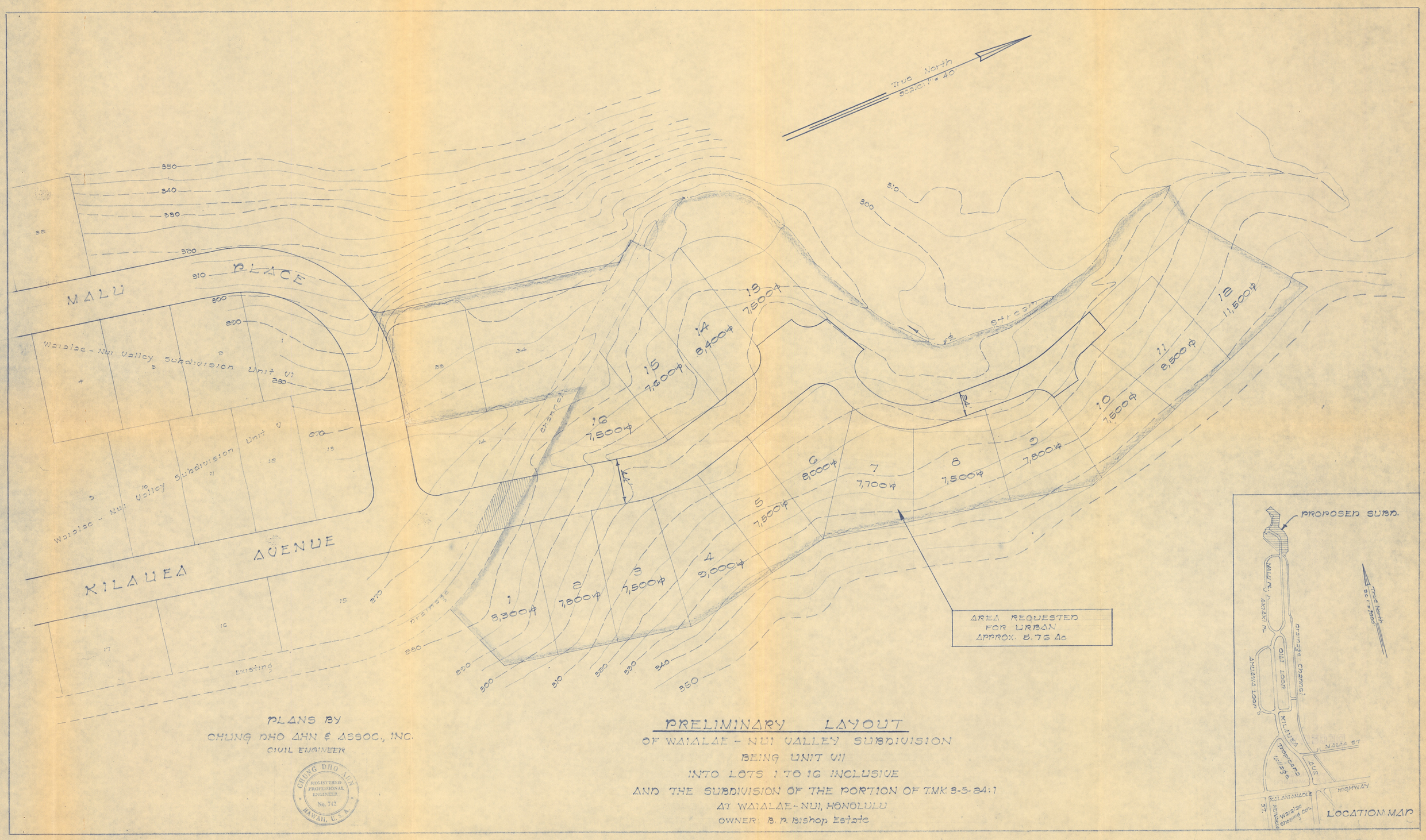
21" x 32" = 4.67 Sq. Ft.

Recd 4-29-66

7735

RECEIVED
APR 28 1966
State of Hawaii
LAND USE COMMISSION

7736



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HAWAII, U.S.A.

PRELIMINARY LAYOUT

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BEING UNIT VII
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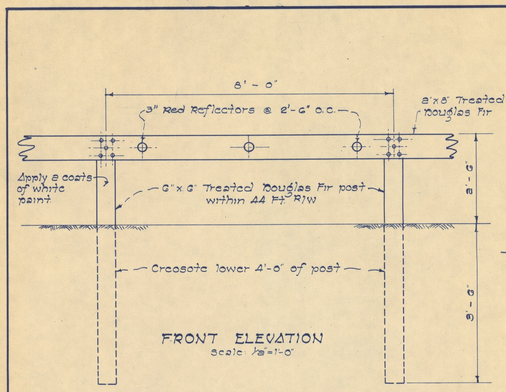
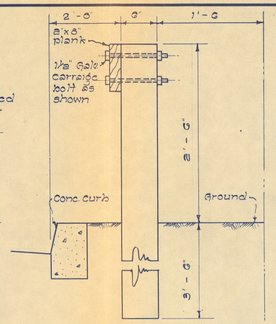
AND THE SUBDIVISION OF THE PORTION OF T.M.K. 3-5-24:1
AT WAIALAE-NUI, HONOLULU
OWNER: B. P. Bishop Estate

7737

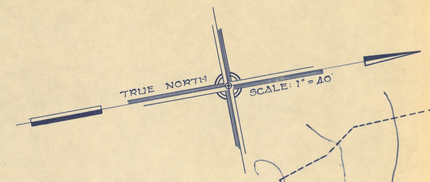
RECEIVED
DEC 10 1965
State of Hawaii
LAND USE COMMISSION

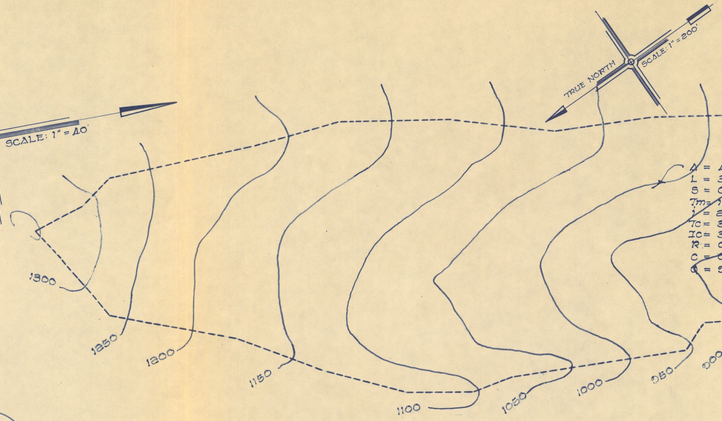
7738

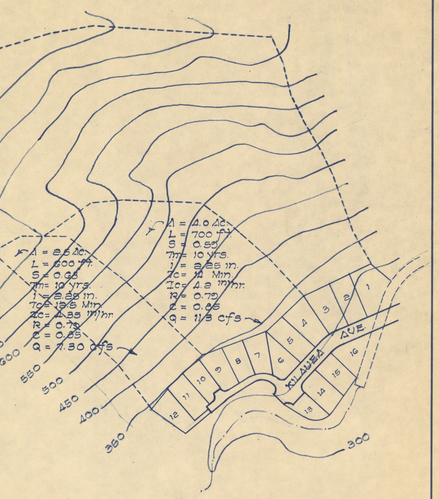




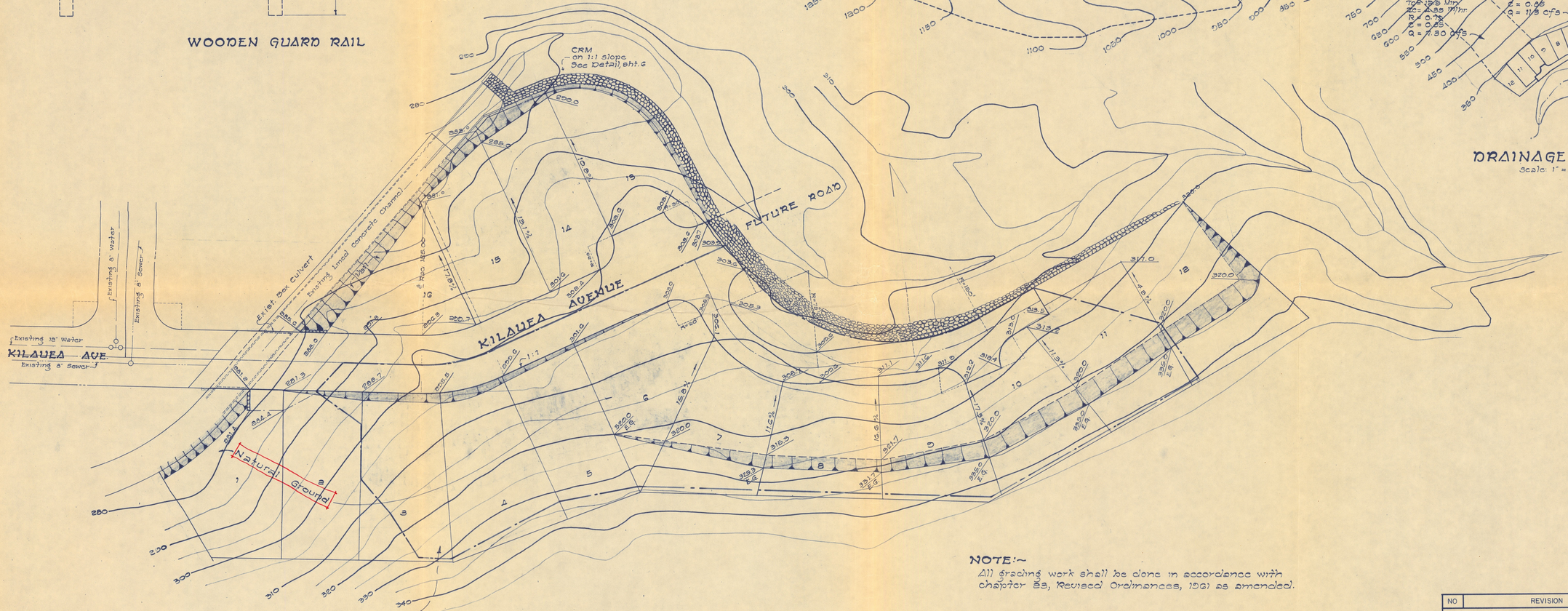
WOODEN GUARD RAIL

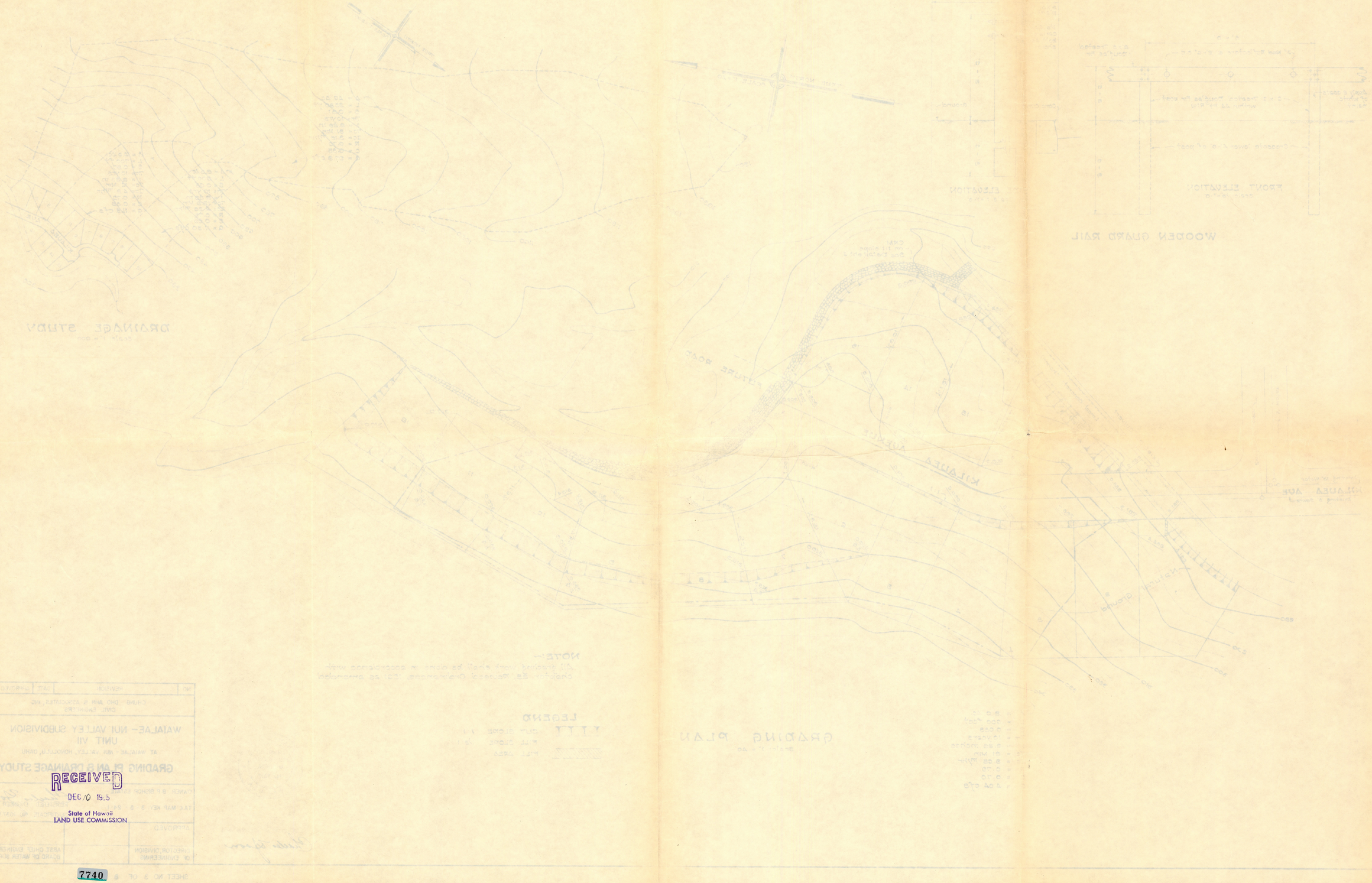






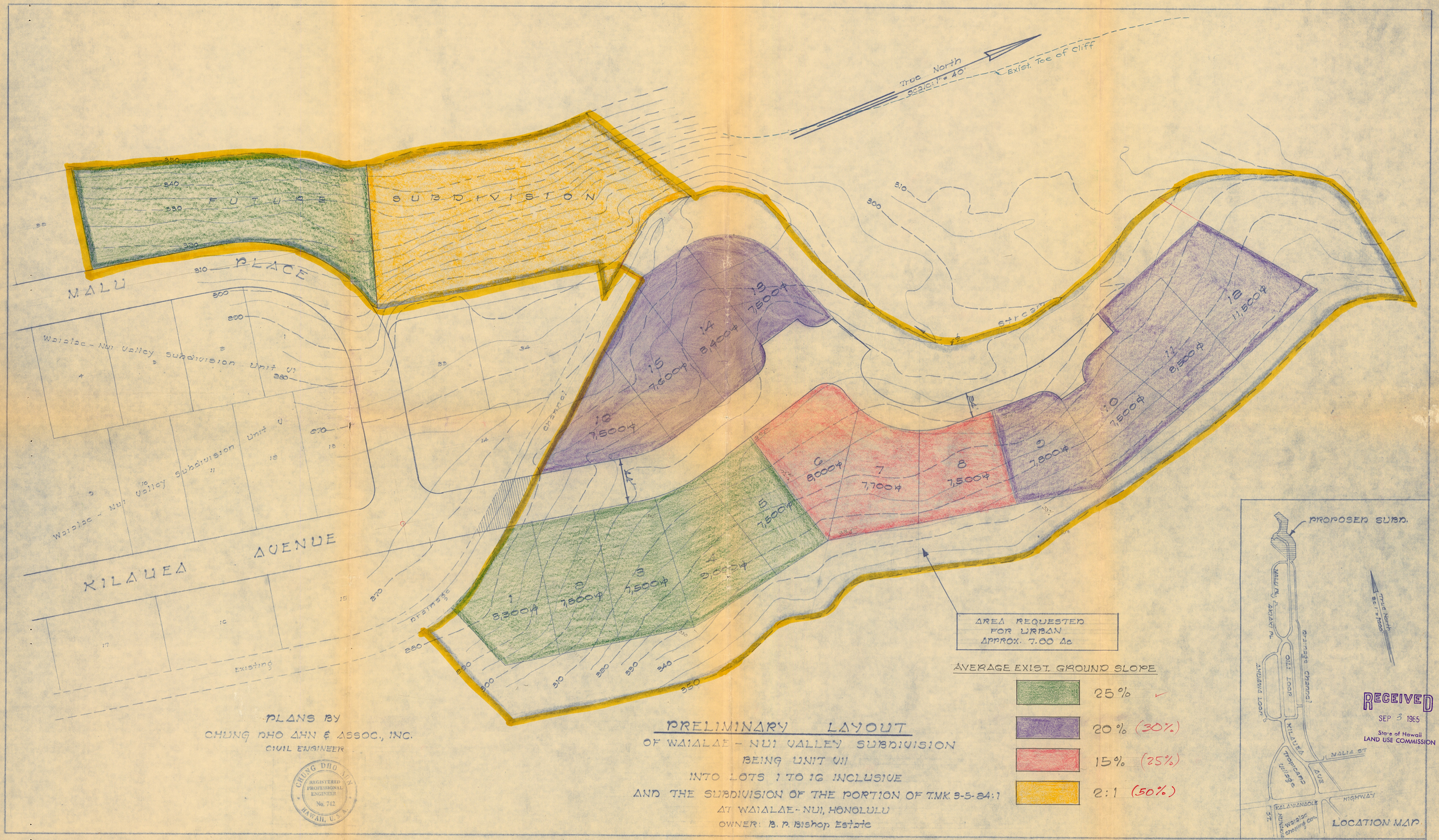
DRAINAGE STUDY
Scale: 1" = 800'


CRM on 1:1 slope See Detail, sht. 6
FUTURE ROAD
KILAUEA AVENUE
Existing 12" Water
Existing 8" Sewer
Exist. Box Culvert
Existing Lined Concrete Channel
Natural Ground
Rad. 245.0'
Rad. 245.0'
Rad. 180.0'
Rad. 180.0'
Rad. 180



RECEIVED
DEC 10 1985
State of Hawaii
LAND USE COMMISSION

7740



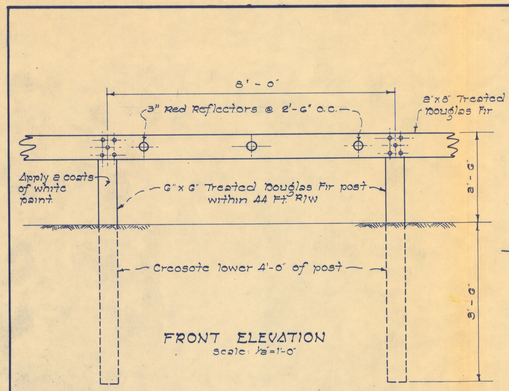
PLANS BY
CHUNG DHO AHN & ASSOC., INC.
CIVIL ENGINEER

CHUNG DHO AHN REGISTERED PROFESSIONAL ENGINEER No. 742 HAWAII, U.S.A.

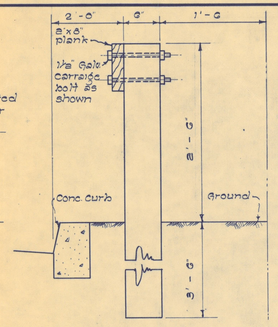
PRELIMINARY LAYOUT
OF WAIALAE - NUI VALLEY SUBDIVISION
BEING UNIT VII
INTO LOTS 1 TO 16 INCLUSIVE
AND THE SUBDIVISION OF THE PORTION OF T.M.K. 3-5-24:1
AT WAIALAE - NUI, HONOLULU
OWNER: B. P. Bishop Estate

RECEIVED
SEP 3 1965
State of Hawaii
LAND USE COMMISSION

7741

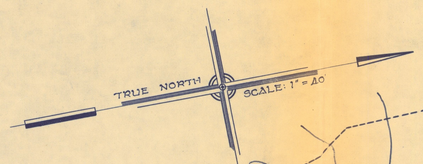


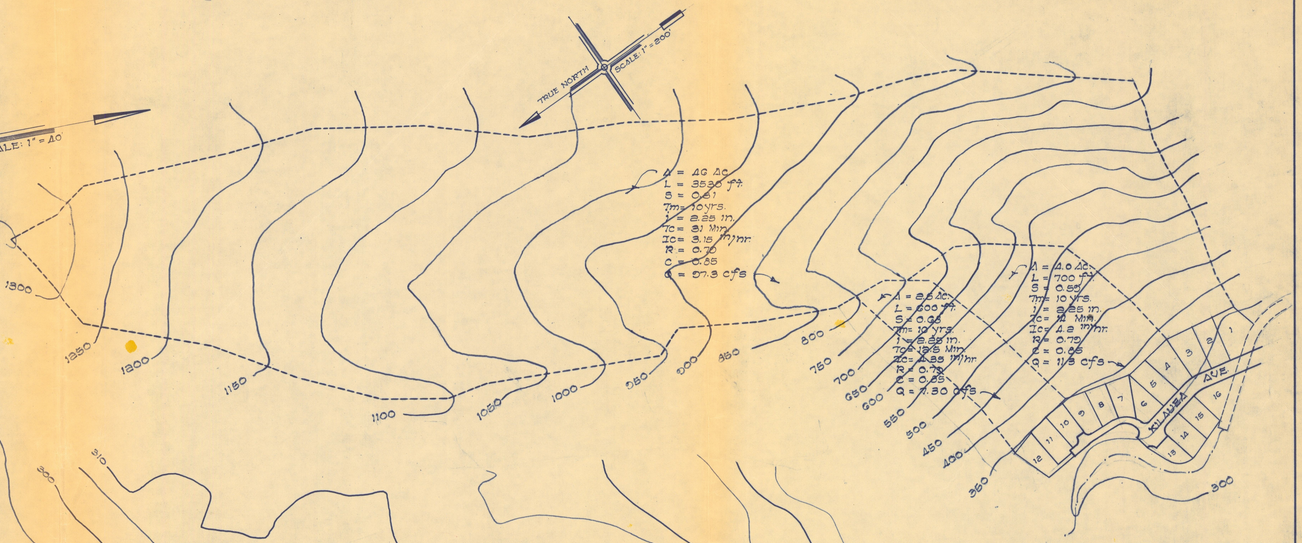
FRONT ELEVATION
Scale: 1/2"=1'-0"



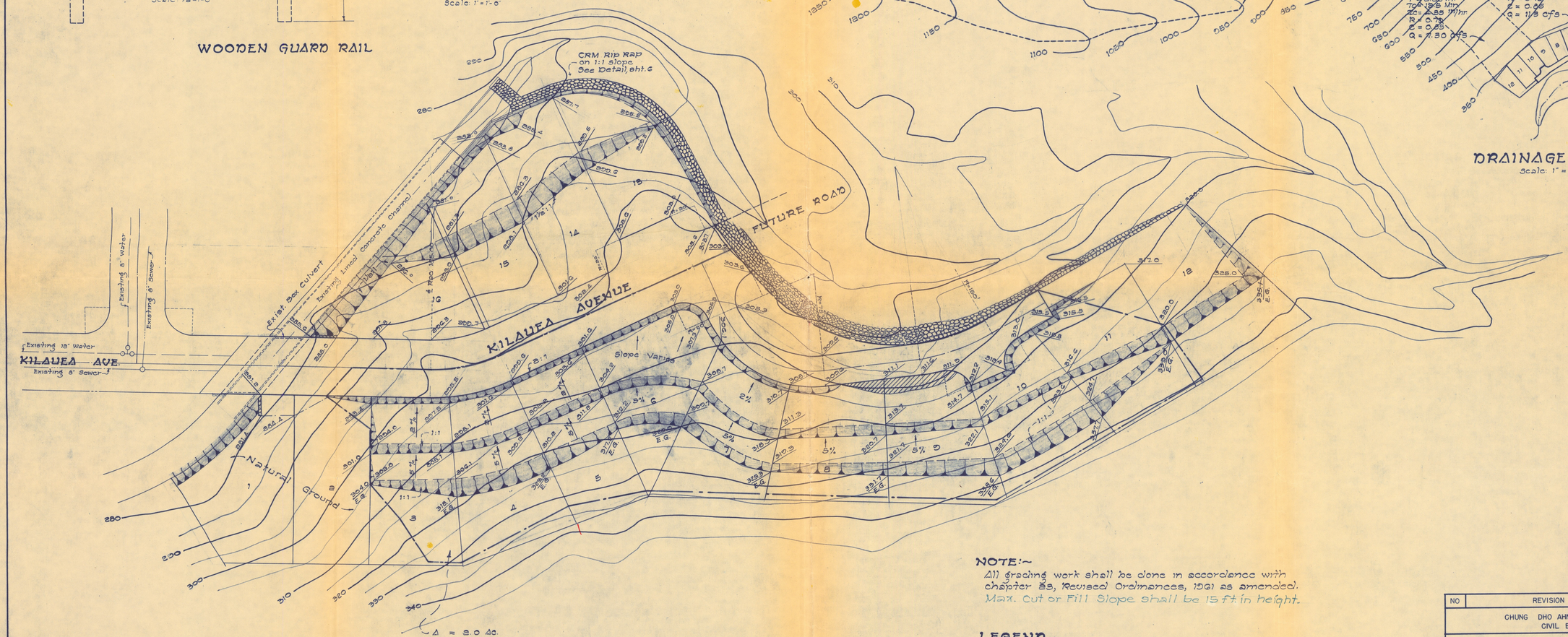
SIDE ELEVATION
Scale: 1"=1'-0"

WOODEN GUARD RAIL





DRAINAGE STUDY
Scale: 1" = 200'



GRADING PLAN
Scale: 1" = 40'

NOTE:-
All grading work shall be done in accordance with chapter 23, Revised Ordinances, 1961 as amended.
Max. Cut or Fill Slope shall be 15 ft in height.

LEGEND
CUT SLOPE 1:1
FILL SLOPE 1½:1
FILL AREA

CHARLES YOON REGISTERED PROFESSIONAL ENGINEER No. 1037 HAWAII, U.S.A.

THIS WORK WAS PREPARED BY ME OR UNDER MY SUPERVISION.
Charles Yoon

NO	REVISION	DATE	APPROVED

CHUNG DHO AHN & ASSOCIATES, INC.
CIVIL ENGINEERS

WAIALAE- NUI VALLEY SUBDIVISION UNIT VII

AT WAIALAE- NUI VALLEY, HONOLULU, OAHU

GRADING PLAN & DRAINAGE STUDY

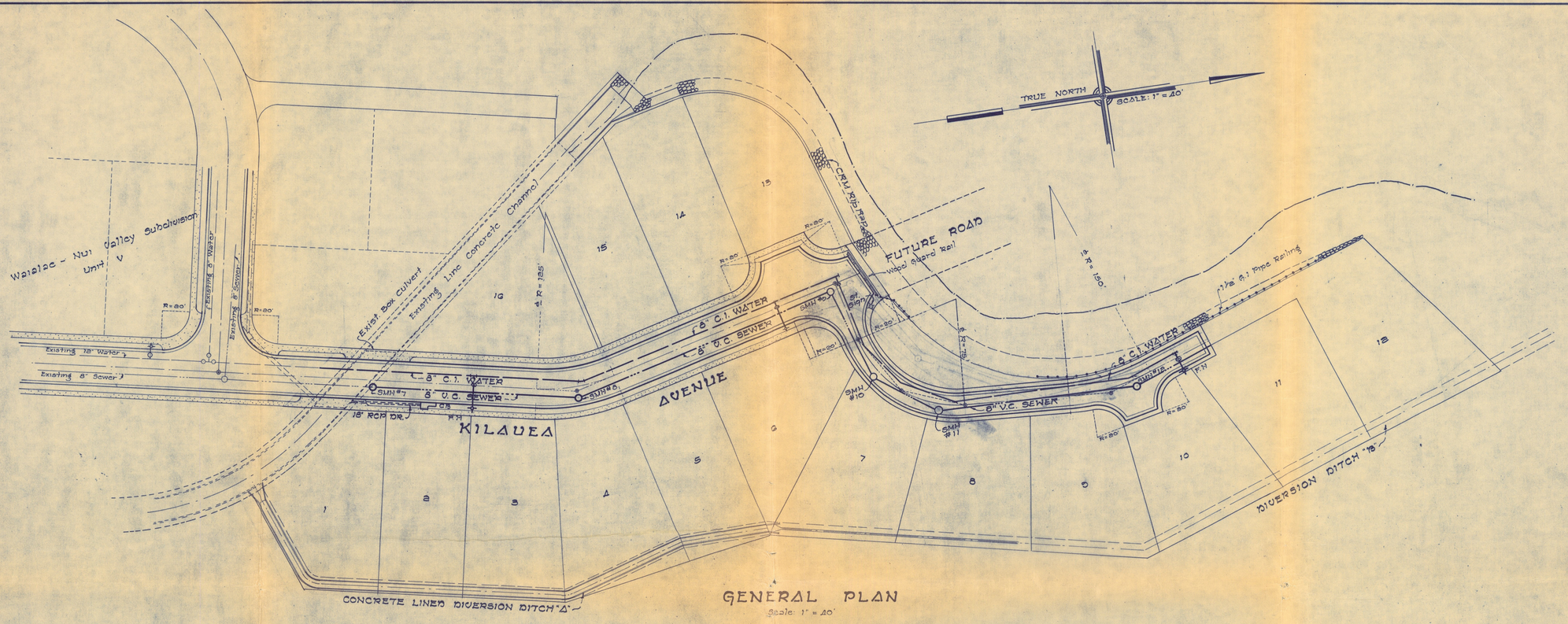
OWNER: B.P BISHOP ESTATE

TAX MAP KEY: 3 - 5 - 24: 1

Charles Yoon
REGISTERED ENGINEER
CERTIFICATE NO 1037 E

APPROVED		
DIRECTOR, DIVISION OF ENGINEERING	ENGINEER, DIVISION OF SEWER	ASST. CHIEF ENGINEER BOARD OF WATER SUPPLY

7742



GENERAL PLAN

Scale: 1" = 40'

CONSTRUCTION NOTES~

1. All construction work shall conform to City and County Department of Public Works Standard Specifications Aug. 1957, and the Division of Engineering Standard Details Sept. 1968, unless otherwise noted.
2. Top slope of cut shall be rounded and loose materials cleared for a distance of 20 feet from top of cut.
3. Bench Marks shall be established on all new street monuments and data shall be submitted to the Division of Engineering.

SEWER NOTES~

1. All sewer construction shall be performed in accordance with City Standard Specifications Aug. 12, 1957 and the latest Division of Sewers Standard Details Oct 1962, as revised, current city practices, and the Revised Ordinances of Honolulu September 28, 1961.
2. In the event that any changes in alignment or grades for the proposed sewers are required due to unforseen conflict with other utilities, the subdivision Engineer shall be responsible for the changes which shall be presented to the Division of Sewers for approval.
3. The contractor shall notify the Department of Sewers, two days prior to commencement of work.

STREET LIGHTING

1. Street lights shall be installed in accordance with Ordinance No. 1038 as amended by Ordinance No. 1770.

WATER NOTES~

1. All materials and construction of water mains and appurtenances shall be in accordance with the Board of Water Supply "Standards of Water System," dated April 1968, unless otherwise specified below.
2. All cast iron pipe, fittings and special castings shall be inspected and tested by the Robert W. Hunt Company, Law Engineering Testing Company, or other reputable testing engineers approved by the Engineer. Two copies of the certificate of test shall be furnished before delivery of pipe, fittings and special castings.
3. Approval of these plans by the Board of Water Supply is based only on the adequacy of the water system facilities. All other features of the water system such as lines, grades, fittings, etc., shall be the responsibility of the Engineer who prepared the plans. Drainage and other features of this improvement are the responsibilities of others.
4. All meter boxes shall be Type "X" and will be furnished by the Board of Water Supply at the Board's Kalihi Corporation Yard at no cost to the project. The contractor shall pick up, haul to the job site and install the Type "X" meter boxes in place complete at his own expense.
5. Copper service laterals shall be 1½ inches with Type 'C-1' copper service connection unless otherwise noted. See Board of Water Supply Standards.
6. If the materials at the pipe invert are found to be unstable, appropriate measures shall be taken by the Subdivision Engineer with the approval of the Board of Water Supply. Trench details, if indicated, shall be revised accordingly.
7. Wherever connections to existing mains are shown on the plans, the Contractor shall expose the existing mains by hand excavation to verify their locations and depth, prior to excavating trenches for new mains. In the event that any changes in alignment or grades for the proposed water mains are required, the Subdivision Engineer shall make the required changes with the approval of the BWS. Cost of these changes shall be borne by the Subdivider.
8. Manholes in lieu of valve boxes shall be constructed over gate valves (whether shown on the plans or not) wherever the invert of the pipe is such that the distance from the finish grade of the pavement or ground to the top of stem of the gate valve exceeds five (5) feet.
9. All Fire Hydrants shall be cleaned and painted with one coat of Dupont Aluminum paint or approved equal.
10. In consideration for water service the occupant of Lots 3 thru 12 when applying for water meter service will be required to enter into Standard BWS elevation agreement agreeing to accept whatever pressures the system will afford. Also water service will not be available above the 326 Ft. elevation contour. The subdivider and/or his agent shall notify all prospective purchasers of Lots 3 thru 12 of the above contours.

CHARLES YOON
REGISTERED PROFESSIONAL ENGINEER
No. 1037
HAWAII, U.S.A.

THIS WORK WAS PREPARED BY ME OR UNDER MY SUPERVISION.
Charles Yoon

NO	REVISION	DATE	APPROVED

CHUNG DHO AHN & ASSOCIATES, INC.
CIVIL ENGINEERS

WAIALAE – NUI VALLEY SUBDIVISION UNIT VII

AT WAIALAE – NUI VALLEY, HONOLULU, OAHU

GENERAL PLAN & NOTES

OWNER: B.P. BISHOP ESTATE

TAX MAP KEY: 3 - 5 - 24: 1

Charles Yoon
REGISTERED ENGINEER
CERTIFICATE NO 1037 E

APPROVED		
DIRECTOR, DIVISION OF ENGINEERING	ENGINEER, DIVISION OF SEWER	ASST. CHIEF ENGINEER BOARD OF WATER SUPPLY

7743