BERNICE P. BISHOP ESTATE (KAPAKAHI RIDGE) A65-97

May 2, 1966

Mr. Calvin Kim
Chung Dho Ahn & Associates, Inc.
1126 12th Avenue
Honolulu, Hawaii 96816

Dear Mr. Kim:

Your letter of April 26, 1966 referred to the re-alignment of a storm drainage ditch adjacent Lot 1 of the Waialae-Nui Subdivision. Please be informed that the new alignment courses through Conservation lands and therefore permission to construct must be secured from the Department of Land and Natural Resources.

Very truly yours,

GEORGE S. MORIGUCHI
Executive Officer

cc: Chairman Thompson
Dept. of Land & Nat. Res.

STATE OF HAWAII
LAND USE COMMISSION

Minutes of Meeting

Hale Halawai Cultural Center
Kailua, Kona, Hawaii

April 5, 1968 - 1:15 p.m.

Commissioners Present:	Wilbert Choi, Vice Chairman Alexander Napier Leslie Wung Goro Inaba Keigo Murakami Shiro Nishimura
Commissioners Absent:	C. E. S. Burns Shelley Mark Jim Ferry
Staff Present:	Ramon Duran, Executive Officer George Pai, Legal Counsel Ah Sung Leong, Planner III Dora Horikawa, Stenographer

Following the swearing in of persons planning to testify during today's hearing, Acting Chairman Choi called for the first item on the agenda.

HEARING

PETITION OF FRANCIS H. I. BROWN (A68-175) TO RECLASSIFY 170 ACRES FROM CONSERVATION TO URBAN AT KALAHUIPUAA, SOUTH KOHALA, HAWAII

Recommendation for denial of the petition was presented by Mr. Duran, Executive Officer, based on the fact that the Land Use Commission will review its boundaries and policies within the next year, the lack of evidence of urban need, no access, etc., (see copy of report on file).

It was reported by Mr. Duran that the present CIP funds provided for the construction of a road from Kailua up to the proposed airport site. In 1970, additional monies will be requested for the extension of this road from the airport to Puako. However, it will probably be 1973 before it will actually be in use. Presently, the improved road was approximately 2,500 feet from the subject property.

Mr. Philip Yoshimura of the Hawaii Planning Commission submitted that the petitioner's property was continuous rather than contiguous to an Urban District as reported earlier in the County's recommendation and that some of the necessary facilities and improvements such as water and access would be provided by the owner. Mr. Duran added that the water system presently being constructed

Mr. Philip Yoshimura of the Hawaii County Planning Commission reported that the 1,350 urban sized-lots referred to in the County's report were either under preliminary or final subdivision approval. He explained that under preliminary approval prior to the Land Use Law, the property could come in later for final approval under the grandfather clause, and the lots could be sold only after the final approval of the subdivision. Under the present Ordinance, the County is not required to provide water to subdivisions.

The hearing was closed thereafter.

DEFERRAL REQUEST BY GEORGE SIMS

Mr. Duran announced that staff was in receipt of notification from Mr. Sims, petitioner, that he would like to have the action on his petition deferred to a later date as he had to report to the hospital for surgery. Petition was continued.

34TH ANNUAL AMERICAN SOCIETY OF PLANNING OFFICIALS NATIONAL PLANNING CONFERENCE, SAN FRANCISCO, CALIFORNIA

Chairman Choi directed the Executive Officer to investigate the possibility of sending the Commissioners who expressed a desire to attend the conference.

KAPAKAHI RIDGE - NURSING HOME REQUEST IN CONSERVATION DISTRICT

Mr. Duran reported that Bishop Estate had previously petitioned for a boundary change on Kapakahi Ridge which was denied by the Commission. Another request for the same area at a later date through a developer was also disapproved. Now, the Bishop Estate was appearing before the Board of Land & Natural Resources seeking approval to construct a nursing home on the site. The Commission directed the Executive Officer to advise the Land Board of the Commission's stand on this matter based on the previous reasons for denial.

EXTENSION REQUEST BY RICHARD SMART FOR SPECIAL PERMIT SP66-39

The request of Richard Smart for a 6-month extension to begin construction of a U-Drive station at the entrance to Kamuela Airport, on a special permit granted by the Commission, was approved on a motion by Commissioner Wung, seconded by Commissioner Napier.

Star Bull 5-2-68

LETTERS to the editor

'Developer is king'

SIR: Perhaps why youth is against "business" is because developers disregard beauty, the interests of the surrounding community, and beloved landmarks for the making of the company's dollar.

The tramway plan for the inside of Diamond Head and the Aina Koa area nursing home are two very questionable issues pertaining to the best utilization of land for all concerned.

Gov. Burns told the Aina Koa Group that the nursing home will have a driving range, tennis courts, etc. (What kind of sick people will utilize this??? Or is the plan to say after one year that the home could not support itself and then turn it into a hotel?)

John Keating, applicant for the tram lease, will make a profit at the expense of infringing on the rights of local residents to have some landmarks untouched. I resent someone making money from an area that is of inspiration and beauty as is. We need this tourist tram like we need an Eiffel Tower to entice Germans. Let the residents and visitors drive to Tantalus to "scan the city from a viewing platform" of natural earth.

Gill's comments: Hawaii needs to plan with community support for environmental control. Amen to that!

Gov. Burns praises Jim Ferry as the "best and greatest land commissioner in the history of Hawaii." Hiroshi Tanaka, Big Island board member (State Board of Land and Natural Resources) said "The board members are proud . . . that on some of the controversial issues he (Ferry) stood pat . . . that he could stand up to his principles." Apparently the principle is that the developer is king in Hawaii no matter what the opposition, disfigurement, or sidestepping of present regulations.

Sunao Kido, Ferry's deputy, and perhaps the next land chairman, felt that Ferry has . . . "set the tone for the future progress and accomplishments of our department." If this is true, then residents must somehow make their voices heard, especially at election time. All seven people on the Board of Land and Natural Resources are appointed by the Governor.

SHIRLEY HANSEN

Advertiser Editorial 4-22-68

Another Variance?

One of the more interesting ideas to emerge in recent days is one presented by backers of a proposed nursing home that would be built in conservation land on Kapakahi Ridge above the residential area of Aina Koa.

To those who feel noise from the nearby playground might disturb patients, backers say "noise is therapeutic to the aged and chronically ill."

The temptation is to make light of this, to extend the theory and picture a whole new industry for Hawaii, citing the racket of pile drivers, motorcycle exhausts and rock guitar groups as a tourism asset. If noise is good for the aged and infirm, what must it do for the rest of us?

THAT, OF COURSE, would be unfair.

This seems to be the point: It is possible to see that from the standpoint of the private backers this is a desirable site for a nursing hospital. But from the standpoint of the general public welfare it can be opposed.

Whatever the need for more nursing home beds on Oahu, it just does not follow there should be a violation of the conservation district in this ridge area through some especially authorized use. This community has suffered from too many variances already.

An impressive community effort, ranging from Little League baseball players to legislators, offered some persuasive arguments against this plan at a public hearing last week. Unfortunately, State Land Board members weren't there, but they will review the testimony and decide in the next few weeks.

THE POINT was made by Advertiser planning writer Bill Cook after the hearing:

"If massive, well-organized community opposition means anything, the State isn't likely to grant a variance . . ."

We shall see.

April 16, 1968

Mr. Jim P. Ferry, Chairman
Board of Land & Natural Resources
P. O. Box 621
Honolulu, Hawaii 96809

Subject: Nursing Hospital on TMK 3-5-19: 13 and 3-5-24: portion of 1, Honolulu, Hawaii

Dear Mr. Ferry:

On April 5, 1968, the Land Use Commission again considered the above-subject matter. The Commission, after considerable deliberation, expressed concern over the proposed development of Kapakahi Ridge for a 96-bed 3-story nursing home and directed the Executive Officer to advise the Land Board that the Land Use Commission, during the deliberations on establishing the permanent Urban-Conservation District boundary in 1964, denied the Bishop Estate's request to include this area in the Urban District. The Land Use Commission, on April 14, 1966, again voted to deny a request by the Bishop Estate Trustees to amend the District boundaries to include approximately 12 acres of the Conservation District into the Urban District which included the area of the subject captioned above.

Of significant concern is the fact that a considerable portion of the property in question has slopes in excess of 30% and that the more level area on top of the ridge has slopes of approximately 20%. Access to and development of this area will require excessive cuts, leaving scars on the landscape. It is also significant to inform your Board that Bishop Estate has several thousand vacant acres already zoned in the Urban District at Hawaii Kai that could better accommodate the proposed nursing home without encroaching into the Conservation District or upon an existing residential neighborhood.

Thank you for the opportunity to comment on this request and, if we can be of any further assistance, please do not hesitate to call upon us.

Very truly yours,

RAMON DURAN
Executive Officer

cc. Aina Kon Com. Assoc.

2383

AINAKOA COMMUNITY ASSOCIATION
1654 Halekoa Drive
Honolulu, Hawaii 96821

RECEIVED
APR 10 1968
State of Hawaii
LAND USE COMMISSION

April 10, 1968

Mr. Ramon Duran, Executive Officer
Land Use Commission
426 Queen Street
Honolulu, Hawaii 96813

Dear Mr. Duran:

Subject: Application for Construction of a Nursing Hospital on Kapakahi Ridge (T.M.K. 3-5-19:13)

This is to request the presence of a representative of your Department at the public hearing of April 16, 1968 to be held at the John H. Wilson Elementary School at 7:30 p.m. on the above entitled matter.

As you may have already heard, certain persons who are bound to gain heavily from medicare and medicaid funding are intent upon locating a nursing home on Kapakahi Ridge, despite the great public indignation that has arisen to oppose it. Such persons are pursuing their course despite the fact that the location of the project will make it inconvenient to medicare and medicaid patients. The hospital is to be located on the ridge where it is inaccessible to bus traffic. Moreover, the City Planning Department; the State's own Department of planning and Economic Development; Hawaii Chamber of Commerce; the Kalani Valley Condominium Association; the Waialae Iki Community Association; the Waialae Nui Valley Community Association; as well as almost the entire population in the vicinity of the project has overwhelmingly opposed the project.

May we ask your presence to reinforce our community's indignation at this obvious political manipulation.

Very truly yours,

Toshio Hagiwara

Toshio Hagiwara
President, Ainakoa
Community Association

2362

JOHN A. BURNS
GOVERNOR OF HAWAII

DIVISIONS:
CONVEYANCES
FISH AND GAME
FORESTRY
LAND MANAGEMENT
STATE PARKS
WATER AND LAND DEVELOPMENT

STATE OF HAWAII
DEPARTMENT OF LAND AND NATURAL RESOURCES
P. O. BOX 621
HONOLULU, HAWAII 96809

March 15, 1968

RECEIVED
MAR 19 1968
State of Hawaii
LAND USE COMMISSION

Mr. Ramon Duran
Executive Officer
Land Use Commission
State of Hawaii
Honolulu, Hawaii

(KAPAKAHI RIDGE)

Dear Sir:

This is to inform you that W. Y. Pack is reapplying, through the Trustees of Bernice P. Bishop Estate, for a medical facility use of lands located within the Conservation District identified by Tax Map Key 3-4-24: portion of 1 and 3-5-19-13, which consist of 298,269 square feet.

In this regard, a public hearing will be held on April 16, 1968, at 7:30 p.m. in the cafetorium of the John Wilson Elementary School, located at 4945 Kilauea Avenue, to hear and receive views, data, arguments, and testimony on the subject application. Should you wish to make further comments on this application, please do not hesitate to write us at P. O. Box 621, Honolulu, Hawaii 96809.

A copy of the "Notice of Public Hearing" and a map showing the location of the site are also enclosed for your information.

Very truly yours,

BOARD OF LAND AND NATURAL RESOURCES

Jim P. Ferry

JIM P. FERRY
Chairman and Member

encls.

State of Hawaii
DEPARTMENT OF LAND AND NATURAL RESOURCES
Honolulu, Hawaii

NOTICE OF PUBLIC HEARING
FOR NEW SUB-ZONE - GU-3 WITHIN THE CONSERVATION DISTRICT
(MEDICAL FACILITY - NURSING OR CONVALESCENT HOME USE)
HONOLULU, HAWAII

Pursuant to the provisions of Regulation No. 4, Department of Land and Natural Resources, State of Hawaii, providing for Land Use Regulations within a Conservation District, Notice is hereby given that a Public Hearing will be held by the Board of Land and Natural Resources on TUESDAY, APRIL 16, 1968, at 7:30 p.m. in the cafetorium of the John Wilson Elementary School, located at 4945 Kilauea Avenue, to hear and receive views, data, arguments and testimony, orally or in writing, regarding the application of Bernice P. Bishop Estate for a proposed medical facility - nursing or convalescent home use of approximately 6.86 acres, or 298,269 sq.ft. of land identified as Tax Map Key 3-5-24-portion of 1, and Tax Map Key 3-5-19-13, Conservation District Map, OA-HONOLULU.

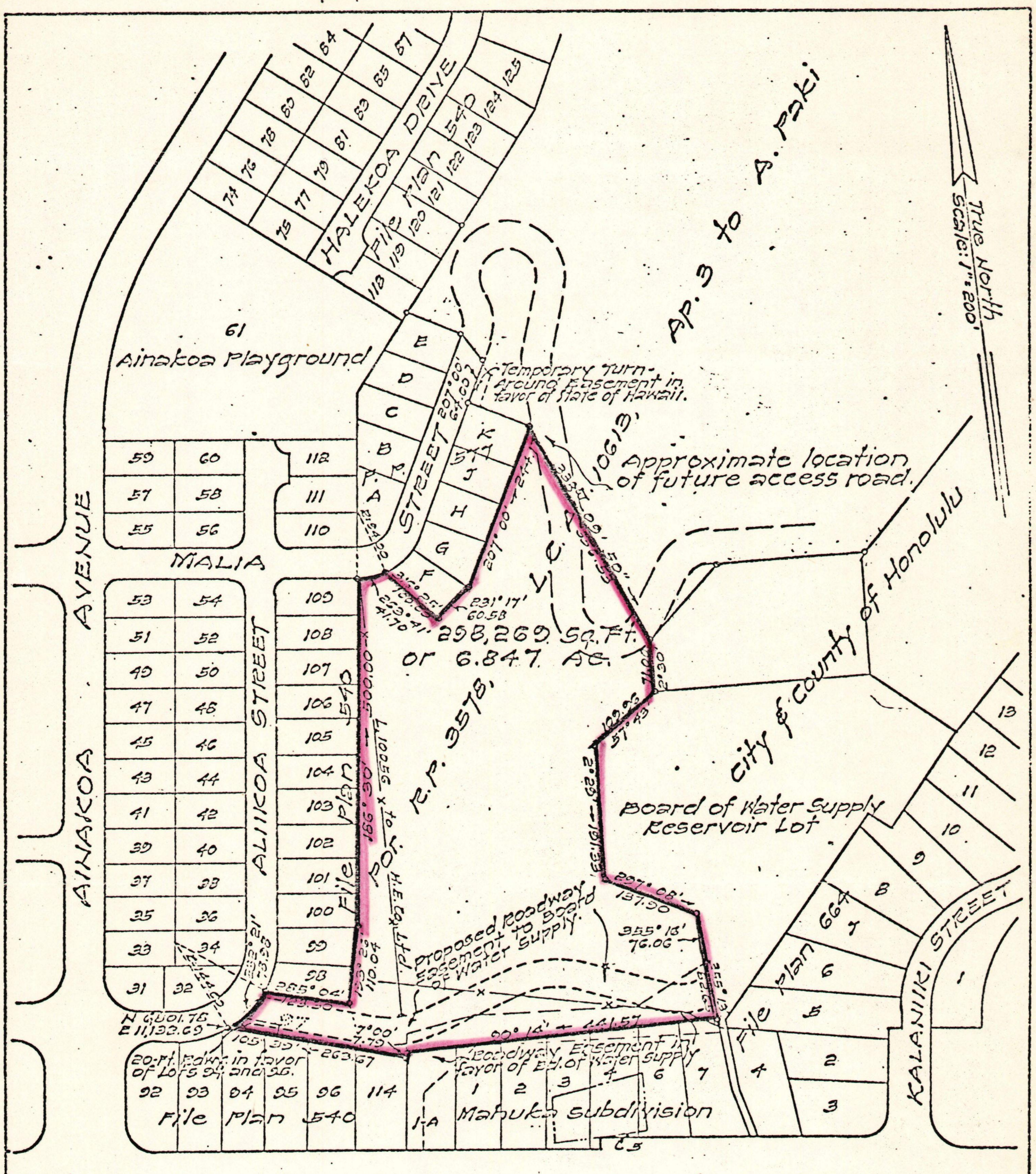
A map showing the general location and boundaries of the area under consideration is on file in the office of the Department of Land and Natural Resources, located in the State Office Building, 465 South King Street (corner of Punchbowl and King Streets) Honolulu, Hawaii, and is open to the public for inspection during office hours - 7:45 a.m. to 4:30 p.m. Mondays through Fridays.

Done at the office of the Department of Land and Natural Resources, Honolulu, Hawaii, this 18th day of March, 1968.

By: Jim P. Ferry
JIM P. FERRY, Chairman and Member
Board of Land and Natural Resources
Dept. of Land and Natural Resources

Honolulu Star Bulletin

March 19, 1968
March 27, 1968
April 6, 1968



B. P. BISHOP ESTATE

PORTION OF KAPAKAHI RIDGE

WAIALAE-IKI, HONOLULU, OAHU, HAWAII

SCALE: 1 IN. = 200 FT.

March 7, 1963 - M.A.

Rev. June 9, 1967 - M.A.

Coord. referred to "Leahi" A

6477C

See Map 6528

Calc. Bk. 95/131

Tax Map Key 3-5-19:13
3-5-24: Por. 1

2358

JOHN A. BURNS
GOVERNOR OF HAWAII

DIVISIONS:
CONVEYANCES
FISH AND GAME
FORESTRY
LAND MANAGEMENT
STATE PARKS
WATER AND LAND DEVELOPMENT

STATE OF HAWAII
DEPARTMENT OF LAND AND NATURAL RESOURCES
P. O. BOX 621
HONOLULU, HAWAII 96809

RECEIVED
MAR 15 1968
State of Hawaii
LAND USE COMMISSION

March 12, 1968

Mr. R. Duran
Executive Officer
Land Use Commission
Honolulu, Hawaii

Dear Sir:

This is to inform you that W. Y. Pack is reapplying through the Trustees of Bernice P. Bishop Estate, for a medical facility use of lands located within the Conservation District identified by TMK 3-5-24: por. 1 and 3-5-19-13 which consist of 298,269 (or 6.847 Ac) square feet.

A public hearing will be held sometime in April 1968, to hear and receive views, data, arguments, and testimony on the subject application (notice will be sent to you). Should you wish to make further comments on this application, please do not hesitate to write us.

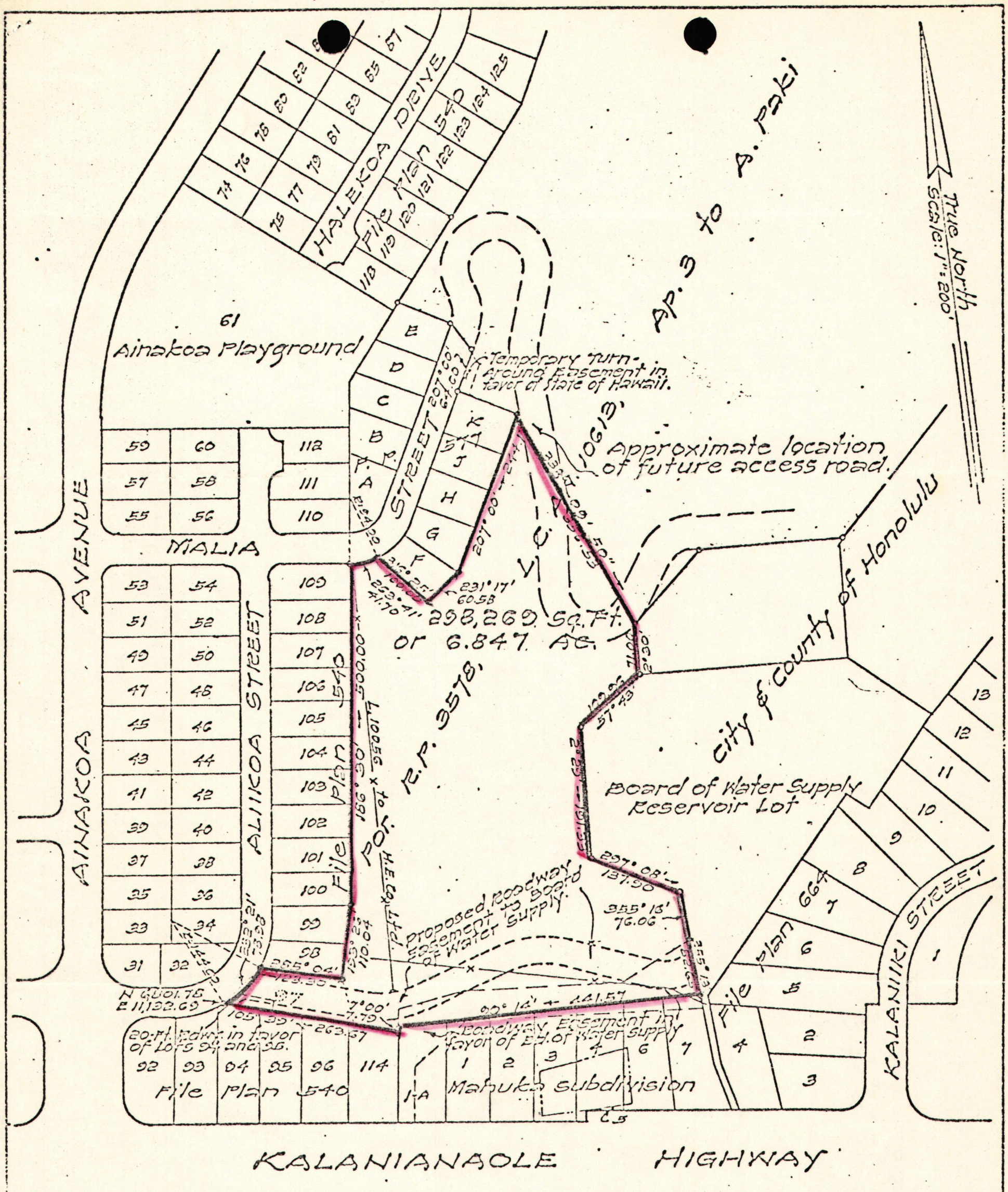
Very truly yours,

BOARD OF LAND AND NATURAL RESOURCES

Jim P. Ferry

JIM P. FERRY
Chairman and Member

attach.



B. P. BISHOP ESTATE

PORTION OF KAPAKAHI RIDGE

WAIALAE-IKI, HONOLULU, OAHU, HAWAII

SCALE: 1 IN. = 200 FT.

March 7, 1963 - M.A.

Rev. June 9, 1967 - M.A.

Coord. referred to "Leahi" A

CA77C

See Map 6528

Calc. Bk. 95/131

Tax Map Key 3-5-19:13
3-5-24: Por. 1

227

our file

JOHN A. BURNS
GOVERNOR OF HAWAII

DIVISIONS:
CONVEYANCES
FISH AND GAME
FORESTRY
LAND MANAGEMENT
STATE PARKS
WATER AND LAND DEVELOPMENT

STATE OF HAWAII
DEPARTMENT OF LAND AND NATURAL RESOURCES
P. O. BOX 621
HONOLULU, HAWAII 96809

RECEIVED
OCT 30 1967
State of Hawaii
LAND USE COMMISSION

October 26, 1967

Land Use Commission
Dept. of Planning & Ec. Dev.
State of Hawaii
Honolulu, Hawaii

Gentlemen:

For your information, a public hearing to consider a Nursing Hospital Use (Applicant W. Y. Pack) within the General Use Subzone of the Conservation District will be held on Tuesday, November 21, 1967, at 7:00 p.m. in the cafetorium of the John Wilson Elementary School, located at 4945 Kilauea Avenue, Honolulu, Hawaii.

A copy of the "Notice of Public Hearing" and a map showing the location of the site (6.86 acres) are also enclosed for your information.

Please feel free to call us should you have any questions concerning this matter.

Very truly yours,

BOARD OF LAND AND NATURAL RESOURCES

JIM P. FERRY
Chairman and Member

encls.

State of Hawaii
DEPARTMENT OF LAND AND NATURAL RESOURCES
Honolulu, Hawaii

NOTICE OF PUBLIC HEARING
FOR NEW USE WITHIN THE CONSERVATION DISTRICT
HONOLULU, HAWAII

Pursuant to the provisions of Regulation No. 4, Department of Land and Natural Resources, State of Hawaii, providing for Land Use Regulations within a Conservation District, Notice is hereby given that a Public Hearing will be held by the Board of Land and Natural Resources on Tuesday, November 21, 1967, at 7:00 p.m., in the cafetorium of the John Wilson Elementary School, located at 4945 Kilauea Avenue, to hear and receive views, data, arguments, and testimony, orally or in writing, regarding the application of W. Y. Pack for the proposed nursing hospital use of approximately 6.86 acres of land identified as Tax Map Key 3-5-24-portion of 1, and Tax Map Key 3-5-19-13, Conservation District Map, OA-HONOLULU.

A map showing the general location and boundaries of the area under consideration is on file in the office of the Land Management Division, Department of Land and Natural Resources, located in the State Office Building, 465 South King Street (corner of Punchbowl and King Streets) Honolulu, Hawaii, and is open to the public for inspection during office hours - 7:45 a.m. to 4:30 p.m. Mondays through Fridays.

Done at the office of the Department of Land and Natural Resources, Honolulu, Hawaii, this 26th day of October, 1967.

By: Jim P. Ferry
JIM P. FERRY, Chairman and Member
Board of Land and Natural Resources
Dept. of Land and Natural Resources

Honolulu Star Bulletin

October 28, 1967
November 3, 1967
November 9, 1967

MISCELLANEOUS

VALDEMAR KNUDSEN CAMPSITE IN KAUAI

Mr. Duran reported on the investigation staff conducted, at the request of the Commission at its last meeting, concerning the construction of a recreational campsite by Valdemar Knudsen in the State's Agricultural District, Island of Kauai (see copy of memo on file).

Mr. Duran agreed that it was the staff's belief that Mr. Knudsen had acted in good faith in attempting to comply with the necessary State and County regulations before proceeding with the project, and that he had been issued a building permit by the County of Kauai (see copy of memo on file).

Mr. Takeyama, legal counsel, advised that the best course to follow in correcting the situation would be the one as suggested in the staff report; i.e. informing the Kauai County Planning Commission, by letter, what the intent of the Commission is with regard to "open land" types of recreational uses and that the case in question should have been processed as a special permit.

Mr. Duran pointed to the possible non-permitted uses in the Agricultural District which could be pursued by the owners if they were not bound to their present plans by a special permit.

Mr. Takeyama suggested that the Land Use Commission could advise Mr. Knudsen to file a special permit application with the County of Kauai without committing itself.

Chairman Burns directed staff to encourage Mr. Knudsen to initiate a special permit application. The staff was also requested to prepare a draft of an amendment to the Land Use Regulations which would clarify the intent of the Commission with respect to "open land type recreational use", and that the draft be circulated to the Commissioners for their review.

TENTATIVE SCHEDULE

September 8, 1967 on Kauai was agreed upon as the next Land Use Commission meeting date and place.

NURSING HOME AT KAPAKAHI RIDGE IN THE CONSERVATION DISTRICT

Mr. Duran advised that he had received a copy of an application filed with the Department of Land and Natural Resources by Pack and Associates for construction of a 3-story 96-bed nursing home on the Kapakahi Ridge in the Conservation District. He advised that this will require a public hearing by the Land Board since it is not a permitted use within its use regulations.

Commissioner Mark felt that it would not be inappropriate for the Land Use Commission to appear before the Land Board during its hearing to express the Commission's views, especially if it helped the Land Board in conducting its business.

Mr. Duran reviewed the fact that the same subject area had been previously denied an urban designation by the Land Use Commission and questioned whether this proposed use was in keeping with the intent of the Land Use Law.

Chairman Burns recommended that a firm recommendation be formulated by the Commission for presentation to the Land Board at the time of its hearing.

Commissioner Wung suggested that a copy of the Commission's record outlining the reasons for previous denial of the urban designation be transmitted to the Land Board.

It was the consensus of the Commission that the Executive Officer represent the Commission during the hearing.

PERMITTED USES IN AGRICULTURAL DISTRICT

A suggestion received by staff to delete item (e) "Public Institutions and Building" under 2.14 "Permissible uses within the 'A' Agricultural District" of the Land Use District Regulations was brought to the attention of the Commission.

Mr. Duran pointed out how the character of the area and the district boundaries have been affected as a result of permitting public institutions such as schools, libraries, fire stations, etc. within the Agricultural District. If these permitted uses within the Agricultural District were properly channeled through special permit applications, it would afford the Commission the opportunity of reviewing each project and the impact such use would have on the district.

Mr. Duran also pointed to other areas that required clarification beyond the question of "open land type recreational use", such as (g) "Public, private, and quasi-public utility lines....." also under 2.14 of the Regulations. Under the broad term of "utilities", sewage treatment plants, railroad tracks, transformer stations, sub-stations and anything connected with gas, water, telephone, could be interpreted as permissible uses, except as specifically prohibited.

Chairman Burns felt that this might be an appropriate time for staff and legal counsel to review the Regulations for possible changes and revisions and submit a summary of their thinking to the Commissioners so that they might be better equipped to act on the matter.

Mr. Takeyama suggested that staff study the declaratory rulings that had been rendered by the Commission on the different issues. He also agreed to review the Regulations with the Executive Officer.

Commissioner Mark indicated it might be opportune at this time for the Executive Officer to keep in touch with the various planners who are involved in the preliminary decisions to apprise them of the implications of their planning with respect to the Land Use Law.

There being no further business, the meeting was adjourned.

FILES

Dec. 4, 1967

MEMORANDUM

SUBJECT: Proposed Nursing Hospital, Ainakoa.
Arguments For and Against, Raised by letter to DLNR, or by Testimony at the Public Hearing, Nov. 21, 1967.

ARGUMENTS IN FAVOR OF THE PROPOSED DEVELOPMENT

NEED

1. Need for convalescent hospital facilities has increased with advent of Medicare and Medicaid. The only extended care facility existing in the area beyond Diamond Head is a small establishment in Kuliuou. Important to have a facility located closer to your home. (DSS)

2. It is very difficult to place an elderly parent in a nursing home at the present time.(PC)

NOISE

1. Noise is not necessarily incompatible with a nursing home - new concepts consider certain noises "therapy" for the aged. (W.Y.P.)

ARGUMENTS OPPOSING THE PROPOSED DEVELOPMENT

NEED

1. There is no demonstrated need for a hospital in the area at the present time. Adequate lands for this type of development are available elsewhere. (ACA, C of C, WICA, etc.)

INCOMPATIBILITY

1. A convalescent hospital within an established residential area is incompatible. (C of C, ACA, WICA)

2. No "commercial" structures should be permitted in the Conservation District or in a residential area. (DVC, ACA)

3. The proposed use will tend to introduce traffic, light, noise, and invade the privacy of the residents to the detriment of the abutting residential uses. (CP)

4. Citizens paid a premium price for privacy and a quiet community - their investment should be protected. (ACA)

5. The community already has congestion without a nursing hospital . (PC)

SOIL LIMITATIONS

1. Insufficient soil - ".... the very small amount of solid material on the site is insignificant so far as development is concerned." (SCS)

2. "Severe" limitations of site - ".... The site is rated as having "severe" limitations for excavated foundations for low buildings (2 stories and under); roads and streets; parking lots; lawns; septic filter fields; underground pipes and conduits; paths and trails. This rating is assigned because of:

(1) Extremely rocky, steep slopes
(2) Bedrock on or less than 10 inches below the surface
(3) Little soil material
(4) Stratified rock with variable permeability
(5) Small amount of soil material present is slippery when wet. (SCS)

GRADES AND GRADING

1. The steep site would require extensive cuts (up to 20 feet) and changes in topography; the resulting scars will create an eyesore in the area. (SCS, CP, LUC, DOWALD)

2. Slopes are predominantly greater than 30%, ranging from about 15% to more than 50%. (SCS, LUC, DOWALD)

3. Changes in topography could have an adverse effect on abutting property. (CP)

SAFETY DURING CONSTRUCTION

1. An element of hazard to public safety and to adjoining property during construction due to extensive development surrounding subject site. Danger from drainage, slides, and unsightliness. (SP, DF, DOWALD)

OPEN SPACE AND SCENIC BEAUTY

1. Open space is needed in light of the extensive and intensive existing developments in the surrounding areas. (C of C)

2. Ridge should not be obscrued or disturbed to preserve the scenic beauty, which is so closely identified with the surrounding community. (C of C, ACA)

3. Design and landscaping of any proposed facility should be aesthetically appropriate for the site. (SP)

BUILDING VIOLATION

1. Proposed building is 3 stories, which is not permitted in residential areas. (ACA)

BISHOP ESTATE

1. Present proposal is another attempt by the Bishop Estate to develop its property. Past proposals have included residential subdivision and high-rise apartments. (ACA)

2. Present proposal is another in a series of irresponsible developments of Bishop Estate, which take place without due regard for neighboring properties, and at the expense of other people. (WNVCA)

CONSERVATION

1. Proposed development does not meet with the multiple use conservation concept of the State Land Use Law. (DPED)

2. Land Use Commission has twice denied requests of the Bishop Estate for exclusion of subject area from Conservation District. (LUC)

3. No further modification of land use policies should be permitted. No further encroachment should be allowed on Conservation lands. (PC, ACA, WICA)

4. Developments like the one being proposed are destroying the conservation concept and land use law. (WH)

5. Land Use Commission orginally placed Conservation District boundaries to coincide with existing subdivision lot lines to protect the natural character of the hillside and open space, and to prevent flooding and soil erosion. (RW)

6. Land should be given to City and County for park use. (RW)

DRAINAGE

1. Adequate drainage facilities would be necessary to handle the runoff from the site. The steep terrain makes it necessary to consider constructing cut-off ditches along the lower boundaries to protect the existing residences at the foot of Waialae-Iki. (DOWALD)

2. Fears of flood and damage in heavy rains. (WICA, PC)

TRAFFIC

1. The traffic generated by a convalescent hospital would create a problem since it utilizes a winding residential roadway. (C of C)

2. Existing road is inadequate for proposed use, with only a 44 feet right-of-way. (CP)

3. The proposed plans call for a roadway connecting to Aliikoa Street at a sharp curve which is not desirable from the standpoint of safety. (DOWALD)

4. Proposed highway expansion may limit access to the site.

NOISE

1. Proximity of the community playground would create noises incompatible with a nursing hospital. Activities, especially children's activities, would have to be limited as a result. (ACA)

2. The Community Playground is the center of noisy activites throughout the year, seven days a week. Some of the activities that take place there are: Ainakoa Little League, Makule Softball League, Kendo practice sessions, community field days, band playing (rock and roll), etc. (ACA)

3. A nursing home will bring in undesirable noises, light, and traffic into a residential neighborhood. (CP, PC, ACA)

4. Other noisy activities would be limited by the presence of the hospital. City Ordinances make it unlawful to discharge firecrackers, firearms or explosives within 500 to 1,000 feet of any "main hospital building". (ACA)

THE APPLICATION

1. The land owner (Bishop Estate) must make the application. Pack who has filed subject application, is neither land owner or leasee at the present time. (ACA)

2. Law requires an application for change in use be in the form of a proposed regulation with necessary maps, which has not been done. (ACA)

3. Legality of this application is in question - the term "variance" does not apply to it. (WH)

ABBREVIATIONS

ACA	Ainakoa Community Association
CofC	Hawaii Chamber of Commerce
CP	City Planning Department
DF	Division of Forestry
DOWALD	Div. of Water and Land Development
DPED	Dept. of Planning & Economic Development
DSS	Dept. of Social Services
KVC	Kalani Valley Condominium
LUC	Land Use Commission
PC	Private Citizen
RW	Robert Wenkam
SCS	U. S. Soil Conservation Service
SP	State Parks
WICA	Waialae Iki Community Association
WH	Walter Heen
WNVCA	Waialae Nui Valley Community Association
WYP	W. Y. PACK

September 29, 1967

Mr. Jim P. Ferry, Chairman
Board of Land & Natural Resources
P. O. Box 621
Honolulu, Hawaii 96809

Subject: Nursing Hospital on TMK 3-5-19: 13 and 3-5-24: portion of 1, Honolulu, Hawaii

Dear Mr. Ferry:

Apr. 5, 1968 again

On July 28, 1967, the Land Use Commission considered the above-subject matter. The Commission, after considerable deliberation, expressed concern over the proposed development of Kapakahi Ridge for a 96-bed 3-story nursing home and directed the Executive Officer to appear before your honorable body to advise the Land Board that the Land Use Commission, during the deliberations on establishing the permanent Urban-Conservation District boundary in 1964, denied the Bishop Estate's request to include this area in the Urban District. The Executive Officer was also to advise the Board that the Land Use Commission, on April 14, 1966, again voted to deny a request by the Bishop Estate Trustees to amend the district boundaries to include approximately 12 acres of the Conservation District to the Urban District which included the area of the subject captioned above.

Of significant concern is the fact that a considerable portion of the property in question has slopes in excess of 30% and that the more level area on top of the ridge has slopes of approximately 20%. Access to and development of this area will require excessive cuts leaving scars on the landscape. It is also significant to inform the Bd that Bishop Est. owns several thousand acres already zoned in the Urban Dist. at Honouliuli that could accomodate the proposed nursing home without encroaching into the Conservation Dist or upon an existing residential neighborhood.

It is our understanding the Land Board may conduct a public hearing on this application. If so, we would appreciate receiving notification of the hearing. If we can be of any further assistance, please do not hesitate to call upon us.

Very truly yours,

Thank you for the opportunity to comment of this request.

RAMON DURAN
Executive Officer

2255

JOHN A. BURNS
GOVERNOR OF HAWAII

DIVISIONS:
CONVEYANCES
FISH AND GAME
FORESTRY
LAND MANAGEMENT
STATE PARKS
WATER AND LAND DEVELOPMENT

STATE OF HAWAII
DEPARTMENT OF LAND AND NATURAL RESOURCES
P. O. BOX 621
HONOLULU, HAWAII 96809

September 25, 1967

RECEIVED
SEP 28 1967
State of Hawaii
LAND USE COMMISSION

Mr. R. Duran
Executive Officer
Land Use Commission
Honolulu, Hawaii

Dear Sir:

We have received an application from W. Y. Pack requesting permission for a nursing hospital use on TMK 3-5-19:13 and TMK 3-5-24-portion of 01, Honolulu, Hawaii.

The entire project is within the General Use (GU) subzone within the Conservation District. The use of the area, approximately 6.86 acres, will be for nursing, convalescent, rehabilitation hospital.

We are cognizant of your organization's continuing interest in the Conservation District and would appreciate your comments at your earliest convenience.

Thank you for your continued assistance.

Very truly yours,

BOARD OF LAND AND NATURAL RESOURCES

for JIM P. FERRY
Chairman and Member

encl.

For LUC Meeting 7-28

State of Hawaii
DEPARTMENT OF LAND AND NATURAL RESOURCES
Honolulu, Hawaii

June 16, 1967

RECEIVED
JUL 12 1967
State of Hawaii
LAND USE COMMISSION

Board of Land and
Natural Resources
State of Hawaii
Honolulu, Hawaii

Gentlemen:

Request for Public Hearing on Application
for New Use Within the Conservation District

We have received an application from W. Y. Pack and Associates requesting for a nursing hospital use within the "General Use" subzone of the Conservation District identified as portion of TMK 3-5-24-01 portion and 3-5-19-13 consisting of approximately 6.847 acres.

In compliance with Section 4 and 5 of Regulation No. 4, Department of Land and Natural Resources, a public hearing must be conducted before action is taken by the Board.

It is proposed, therefore, that the Board approve the authorizing of a public hearing to be conducted on Oahu, time and place to be arranged at a later date, for the purpose of receiving any comments regarding the proposed nursing hospital use within the "General Use" subzone of the Conservation District.

It is also recommended that the Board authorize the Chairman to designate a Master to conduct the Public Hearing.

(ORAL PRESENTATION)

State of Hawaii
Dept. of Land & Nat. Res.
P. O. Box 621
Honolulu, Hawaii 96809

THIS SPACE FOR DLNR USE ONLY

Date Application and
Fee Received by DLNR: 7-10-67

Date Application Acted
Upon by Board, DLNR: _____

Zone Map: OA-Honolulu

File No.: OA-67/7/10-54

USE APPLICATION WITHIN THE CONSERVATION DISTRICT

(I) (We) hereby request NURSING HOSPITAL use(s) of land(s) within the Conservation District in the County of HONOLULU, Island of OAHU, Conservation District Zone Map designation _____, identified by Tax Map Key 3-5-24: Por.1 3-5-19-13 and consisting of 299,088 sq.ft. and/or 6.86 acres.

Applicant's interest in subject property:

Fee ____ Lessee X Sub-lessee ____ Other ____

Proposed preliminary plan:

(Applicant attach proposed preliminary plan sheet(s) as Attachment "A".)

Proposed conditions of use:

(Applicant attach sheet(s) describing use and/or uses and proposed conditions and/or standards of performance as Attachment "B".)

Proposed development schedule:

(Applicant attach proposed development schedule sheet(s) as Attachment "C".)

Signature(s): W. Y. Pack

Address: 1677 Pensacola Street

Telephone: 573 371

Date: _____

DLNR Form 1
7/2/64

OFFICE OF THE TRUSTEES OF THE

BERNICE P. BISHOP ESTATE

THE FOUNDATION OF THE KAMEHAMEHA SCHOOLS

519 HALEKAUWILA STREET
P. O. BOX 3466

HONOLULU, HAWAII 96801

CABLE ADDRESS "PAUAHI"

June 13, 1967

Mr. W. Y. Pack
1677 Pensacola Street
Honolulu, Hawaii 96822

Dear Mr. Pack:

Application for Variance Within Conservation District -
Lower Kapakahi Ridge, Waialae-iki

Please be advised that at their meeting of June 8, 1967, the Trustees of this Estate voted to approve the attached application form for you to secure the necessary variance from the Department of Land and Natural Resources, State of Hawaii, for your proposed use within the Conservation District covering approximately 6.847 acres, as shown outlined in red on the enclosed map.

The conditions under which a lease will be negotiated with you are outlined in a separate letter.

Very truly yours,

Shay W. Auerbach

Shay W. Auerbach
For Secretary

AKW:dc
Enc.

Attachment "A"

(See Plans prepared by Lemmon, Freeth, Haines & Jones - Job No. 1278)

Attachment "B"

PROPOSED CONDITIONS OF USE

The use of the premises will be for a nursing, convalescent, rehabilitation hospital:

A. The land area equals 6.85 acres

B. Proposed facility (Approximately 47,757 gross square feet)

1. 96 bed hospital
2. 14 beds per acre
3. Patient dietary and staff dining
4. Administration and treatment facilities
5. Housekeeping and maintenance facility
6. Outside recreation areas

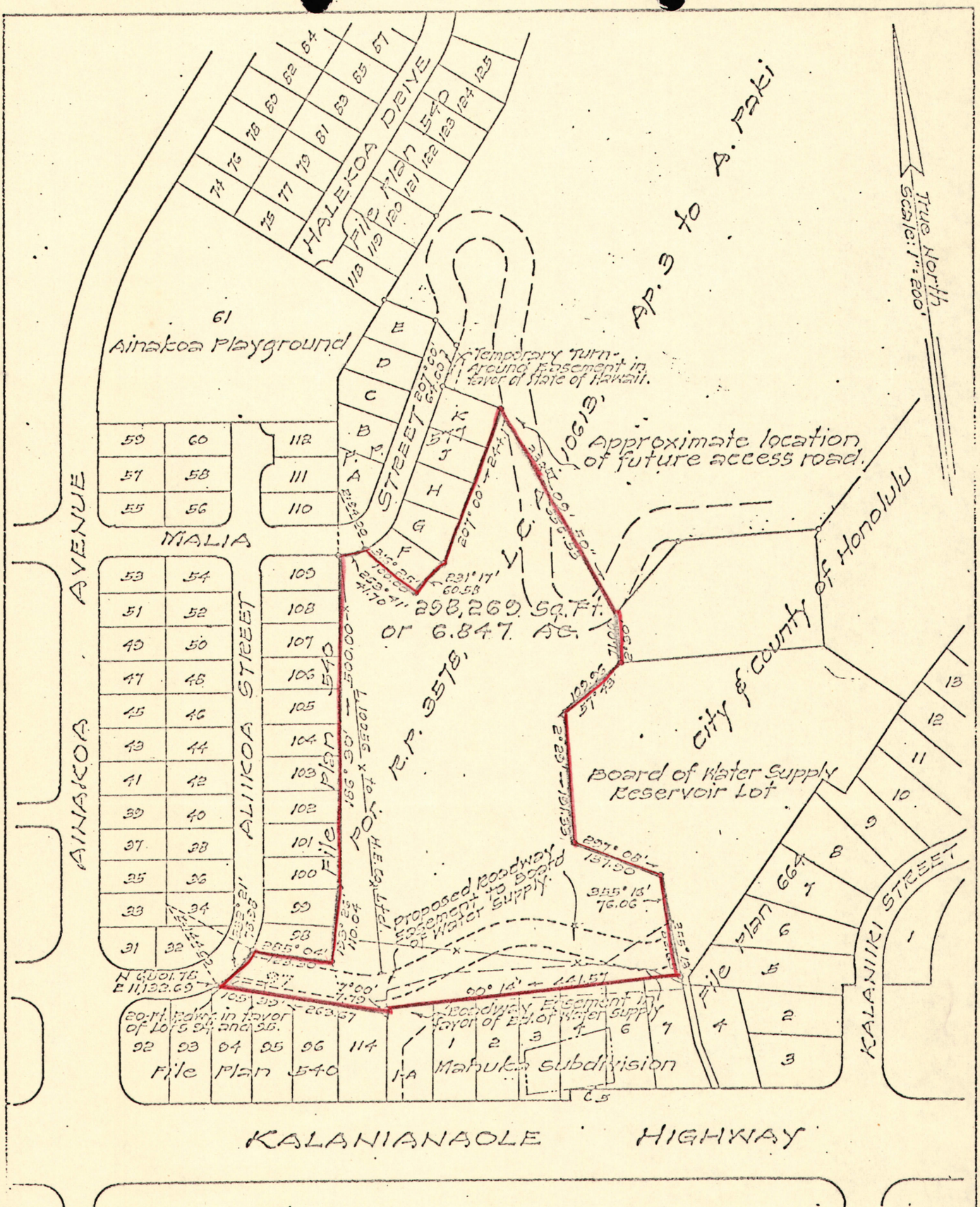
C. Building Data

1. Number of floors - part three stories, part 1 story (See attach. "A")
2. Type of construction - reinforced concrete and concrete block
3. Modifications to site will be grading cuts for building, fill areas for parking and recreation areas, and extensive landscaping.
4. Trash disposal will be accomplished with standard 4' x 8' garbage trash carts which will be removed daily from the site by a commercial trash pick up.
5. Sewer will be deposited into the existing sewer mains.

Attachment "C"

PROPOSED DEVELOPMENT TIME TABLE

Architectural Design & Working Drawings	5 months
Financing Time	1 month
Contractors' Bidding Time	1 month
Construction	15 months
TOTAL.....	22 months



B. P. BISHOP ESTATE

PORTION OF KAPAKAHI RIDGE

WAIALAE-IKI, HONOLULU, OAHU, HAWAII

SCALE: 1 IN. = 200 FT.

March 7, 1963 - M. A.

Rev. June 9, 1967 - M. A.

Coord. referred to "Leahi" A

64776

See Map 6528

Cale. Bk. 25/131

Tax Map Key 3-5-19:13
3-5-24: Por. 1

STATE OF HAWAII
LAND USE COMMISSION

Minutes of Meeting

Hale Halawai Cultural Center
Kona, Hawaii

July 28, 1967 - 1:00 p.m.

Commissioners Present: C. E. S. Burns, Jr., Chairman
Wilbert Choi
Shelley Mark
Leslie Wung
Goro Inaba
Keigo Murakami
Shiro Nishimura

Commissioner Absent: Jim P. Ferry

Staff Present: Ramon Duran, Executive Officer
Roy Takeyama, Legal Counsel
Ah Sung Leong, Planner III
Dora Horikawa, Stenographer

ADOPTION OF MINUTES

The minutes of the meetings of March 31, 1967 and May 26, 1967 were approved as circulated.

Chairman Burns swore in persons planning to testify before the Commission.

HEARINGS

PETITION OF TOSHIO NAKAMOTO & IWAO JYO (A67-51) TO RECLASSIFY 3.2 ACRES OF LAND FROM AN AGRICULTURAL DISTRICT TO AN URBAN DISTRICT AT PAHOEHOE 1ST, NORTH KONA, HAWAII, TMK 7-7-08: 18

Mr. Ah Sung Leong presented the staff report recommending approval of the petition on the basis of the statements outlined therein (see copy of report on file).

Since there was no testimony from the petitioners, nor any questions from the Commissioners, the hearing was closed.

PETITION OF YASUO KUWAYE AND HIROMU YAMANAKA TO RECLASSIFY 33 ACRES FROM THE AGRICULTURAL TO THE URBAN DISTRICT, FOR LANDS LOCATED IN HILO, HAWAII, TMK 2-4-22: PARCELS 8, 9, 17 to 30 INCLUSIVE

Mr. Ramon Duran's staff report enumerated the reasons for recommending denial of the petition (see copy of report on file). It was pointed out that

MISCELLANEOUS

VALDEMAR KNUDSEN CAMPSITE IN KAUAI

Mr. Duran reported on the investigation staff conducted, at the request of the Commission at its last meeting, concerning the construction of a recreational campsite by Valdemar Knudsen in the State's Agricultural District, Island of Kauai (see copy of memo on file).

Mr. Duran agreed that it was the staff's belief that Mr. Knudsen had acted in good faith in attempting to comply with the necessary State and County regulations before proceeding with the project, and that he had been issued a building permit by the County of Kauai (see copy of memo on file).

Mr. Takeyama, legal counsel, advised that the best course to follow in correcting the situation would be the one as suggested in the staff report; i.e. informing the Kauai County Planning Commission, by letter, what the intent of the Commission is with regard to "open land" types of recreational uses and that the case in question should have been processed as a special permit.

Mr. Duran pointed to the possible non-permitted uses in the Agricultural District which could be pursued by the owners if they were not bound to their present plans by a special permit.

Mr. Takeyama suggested that the Land Use Commission could advise Mr. Knudsen to file a special permit application with the County of Kauai without committing itself.

Chairman Burns directed staff to encourage Mr. Knudsen to initiate a special permit application. The staff was also requested to prepare a draft of an amendment to the Land Use Regulations which would clarify the intent of the Commission with respect to "open land type recreational use", and that the draft be circulated to the Commissioners for their review.

TENTATIVE SCHEDULE

September 8, 1967 on Kauai was agreed upon as the next Land Use Commission meeting date and place.

NURSING HOME AT KAPAKAHI RIDGE IN THE CONSERVATION DISTRICT

Mr. Duran advised that he had received a copy of an application filed with the Department of Land and Natural Resources by Pack and Associates for construction of a 3-story 96-bed nursing home on the Kapakahi Ridge in the Conservation District. He advised that this will require a public hearing by the Land Board since it is not a permitted use within its use regulations.

Commissioner Mark felt that it would not be inappropriate for the Land Use Commission to appear before the Land Board during its hearing to express the Commission's views, especially if it helped the Land Board in conducting its business.

Mr. Duran reviewed the fact that the same subject area had been previously denied an urban designation by the Land Use Commission and questioned whether this proposed use was in keeping with the intent of the Land Use Law.

Chairman Burns recommended that a firm recommendation be formulated by the Commission for presentation to the Land Board at the time of its hearing.

Commissioner Wung suggested that a copy of the Commission's record outlining the reasons for previous denial of the urban designation be transmitted to the Land Board.

It was the consensus of the Commission that the Executive Officer represent the Commission during the hearing.

PERMITTED USES IN AGRICULTURAL DISTRICT

A suggestion received by staff to delete item (e)"Public Institutions and Building" under 2.14 "Permissible uses within the 'A' Agricultural District" of the Land Use District Regulations was brought to the attention of the Commission.

Mr. Duran pointed out how the character of the area and the district boundaries have been affected as a result of permitting public institutions such as schools, libraries, fire stations, etc. within the Agricultural District. If these permitted uses within the Agricultural District were properly channeled through special permit applications, it would afford the Commission the opportunity of reviewing each project and the impact such use would have on the district.

Mr. Duran also pointed to other areas that required clarification beyond the question of "open land type recreational use", such as (g) "Public, private, and quasi-public utility lines....." also under 2.14 of the Regulations. Under the broad term of "utilities", sewage treatment plants, railroad tracks, transformer stations, sub-stations and anything connected with gas, water, telephone, could be interpreted as permissible uses, except as specifically prohibited.

Chairman Burns felt that this might be an appropriate time for staff and legal counsel to review the Regulations for possible changes and revisions and submit a summary of their thinking to the Commissioners so that they might be better equipped to act on the matter.

Mr. Takeyama suggested that staff study the declaratory rulings that had been rendered by the Commission on the different issues. He also agreed to review the Regulations with the Executive Officer.

Commissioner Mark indicated it might be opportune at this time for the Executive Officer to keep in touch with the various planners who are involved in the preliminary decisions to apprise them of the implications of their planning with respect to the Land Use Law.

There being no further business, the meeting was adjourned.

April 18, 1966

Mr. George Loomis
Bernice P. Bishop Estate
P. O. Box 3466
Honolulu, Hawaii

Dear Mr. Loomis:

After a review of the circumstances surrounding the request for an amendment to the petition by Bernice P. Bishop Estate (Kapakahi Ridge), to include an additional area of approximately 12 acres in the Urban District, the Land Use Commission voted to deny the request at its meeting on April 14, 1966, at Wailuku, Maui. Subsequently, the petition (A65-97) for an amendment to the land use district boundaries from a Conservation District to an Urban District for approximately 12.6 acres of land at Kapakahi Ridge, Oahu, Hawaii, was also denied.

Prior to taking action on your petition, the enclosed memorandum was presented to the Commission.

Should you desire any further information, or have any questions, please feel free to contact us.

Very truly yours,

GEORGE S. MORIGUCHI
Executive Officer

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

STATE OF HAWAII
LAND USE COMMISSION

Minutes of Meeting

County Board of Supervisors Chambers
Wailuku, Maui

April 14, 1966 - 2:25 P.M.

Commissioners Present: Myron B. Thompson, Chairman
C. E. S. Burns
Robert Wenkam
Shelley Mark
Jim P. Ferry
Leslie Wung
Goro Inaba
Charles Ota
Shiro Nishimura

Staff Present: George S. Moriguchi, Executive Officer
Roy Takeyama, Legal Counsel
Ah Sung Leong, Draftsman
Dora Horikawa, Stenographer

A short prayer by Chairman Thompson was followed by the usual introduction of Commissioners and staff members, swearing in of persons testifying during the hearing, and a brief explanation of the procedures to be followed.

PETITION OF ALEXANDER AND BALDWIN, INC. (A65-106), TO AMEND THE URBAN DISTRICT BOUNDARY AT KAHULUI, MAUI, identifiable by Tax Map Key 3-8-07: 02

Staff recommendation was for favorable consideration of the petition since adequate proof had been submitted of the need for urbanization of an additional 12 acres, and the lands were suitable for development for urban purposes.

Commissioner Wenkam asked whether petitioner had entertained the idea of revising the urban line more approximate with the master plan for Maui, and Mr. Moriguchi replied that this had been done, that the petitioner had closely followed the master plan.

Mr. Richard Cox of Alexander and Baldwin stated that the staff had adequately covered the pertinent points. He submitted an additional map showing how the proposed area would tie in with the other developments, pointing out the various existing uses.

Mr. Cox solicited comments from the Commissioners with respect to Alexander and Baldwin's desire to proceed with construction of the 32.5 acres of the 10th increment presently in an Urban District.

Commissioner Ferry advised that this matter would fall under the jurisdiction of the County, inasmuch as it involved urban lands, and that it would not be prudent for the Commissioners to make any comments.

Since there was no further testimony, the hearing was closed.

PETITION OF HONOKAI DEVELOPERS (A65-101), TO AMEND THE URBAN DISTRICT BOUNDARY AT HONOULIULI, OAHU, identifiable by Tax Map Key 9-1-15: 8

Staff memorandum presented by Mr. Moriguchi (see copy on file) maintained the original recommendation made at the time of the public hearing for denial of the petition, since the petitioner had not served to prove that additional urban lands were required, and on confirmation of the fact that sufficient urban lands were available.

Commenting on the hardship factor, Commissioner Burns wondered when the project was started and how much money had been expended. The only expense incurred to date was for the sewage treatment plant, Mr. Moriguchi advised, which was installed around 1962 to serve the existing subdivision in addition to the subject area in anticipation of receiving approval.

Chairman Thompson pointed to the statement in the staff memo referring to the availability of sufficient urban lands in this area. Mr. Moriguchi replied that this was a direct quote taken from the City Planning Commission's recommendation which reads as follows: "Although there are sufficient lands for urban purposes in the Ewa District (i.e. Makakilo City) this is the only fee simple residential subdivision in the immediate area."

Mr. Vincent Yano of Honokai Developers presented additional testimony in support of the petition. At the time the developers submitted the 50-acre plan to the City Planning Commission, the whole area was zoned Rural Protective. Subsequently, the Land Use Commission reclassified it in the Agricultural District. The sewage treatment plant was a City Planning Commission requirement even before the developers could proceed with Unit 1-A. Mr. Yano stressed that he certainly did not mean to imply that they "gambled" $170,000 for a sewage plant to take care of the entire 50-acre subdivision. They were mandated by the City to submit detailed subdivision plans for the entire area before tentative approval could be granted. Although the City did grant tentative approval for the entire subdivision, the developers were advised to seek actual approval on an increment basis at the time their plans materialized. This was the reason they did not have approval for the subject parcel under petition.

Commissioner Ferry felt that the amount of $170,000 for the sewage plant was in line with expenditures required to serve the needs of 250 lots.

Chairman Thompson raised the question of flooding in the 1-A increment resulting from an over-flow of the stream following a big rain. Mr. Yano replied that this was handled by adequate drainage.

Referring to the slow rate of sales in the 1-A increment, Commissioner Ferry submitted that during the latter part of 1959 to the middle of 1961, there was a depressed real estate market, and that some weight should be given this factor

since petitioner was granted approval in 1960. Secondly, the growth of the leeward area has only begun, primarily due to the investment that the government has begun making. One of the stifling growth factors was the lack of proper access, and this was being resolved by construction of better highways. With the projection of 1,185,000 people for 1980 for Oahu alone, it was easy to conceive that a good portion of the increase in population would locate in the leeward area.

Commissioner Ferry continued that staff was not presenting a true picture by drawing comparisons such as that described in page 2, item 4, of the memorandum. Other factors that should be considered in making such comparisons would be the availability of financing, the promotional budget, the number of developed lots, etc.

Commissioner Ferry confirmed that the H-I highway would be completed within the next 10 years.

Commissioner Nishimura observed that the amount of urban lands submitted as being available in the general area was deceiving, in that much of this land was owned by the federal government. Mr. Moriguchi commented that the federal government did develop its own residential subdivisions. He also pointed out that Makakilo is available with a potential for 25,000 persons.

Pursuing the matter a little further, Commissioner Ferry commented that facilities for an additional 25,000 persons in the Makakilo area were hardly sufficient to meet the needs of the 450,000 additional residents anticipated for the Island of Oahu by 1980.

Commissioner Wenkam pointed to the fact that this Commission had previously turned down reclassification of Fort Barrette which had the same potential as the subject area under consideration. To argue for approval of this petition on the basis of population expansion, he felt, was invalid since this would only accommodate such a small percentage of the needs. He felt that the proposed urban reclassification in the Makaha area, on which the Commission will be acting on today, would more than adequately meet the requirements of the population growth within the leeward area.

Commissioner Wenkam continued that he was arguing against this petition because it was typical of the scattering of developments which, to some extent, was responsible for bringing about the establishment of the Land Use Commission. To condone the continuation of this subdivision merely because it had already been started, was akin to agreeing that two wrongs make a right. This was an undesirable projection of an urban area into the center of an Agricultural District and open spaces, and did not contribute to a well-planned and well-organized community.

Mr. Moriguchi submitted that the Commission had denied any number of requests involving indigent citizens wishing to subdivide agricultural lands, even though hardship had been advanced as the major factor. Therefore, in order to be consistent, this fact should be given due consideration.

In addition, a study made by Harlan Bartholomew had recommended keeping the subject area in agriculture and this Commission had seen fit to accept this recommendation and had modified the urban line to its present location.

Commissioner Ota commented that petitioner's lands were not in productive use and some improvements had already been installed. Also, this was one of the few fee simple lands available in the rural area on Oahu.

Commissioner Ferry wondered whether any of the petitions turned down in the past on the neighbor islands abutted an urban area, and Mr. Moriguchi replied that they did not.

Commissioner Ferry then asked if a similar situation had occurred on the neighbor island with all things being equal, would there be much reason to deny extension of an Urban District. Chairman Thompson requested that the discussion be confined to the subject petition without making references to precedents set. Also, circumstances differed on the neighbor islands and on Oahu.

Commissioner Wenkam referred to the hardship factor presented by the petitioner and commented that Fort Barette had also suffered similar difficulties.

Commissioner Ferry replied, as a matter of clarification, that there was a major difference between Fort Barette and the Honokai development. At the time of purchase, Fort Barette had already been zoned agricultural, whereas petitioners had received approval for the subdivision in 1960 and committed their investments.

Commissioner Ferry moved that the application be approved since sufficient justification had been presented by the petitioner for a boundary change from an Agricultural District to an Urban District, seconded by Commissioner Nishimura. The Commissioners were polled as follows:

Ayes: Commissioners Inaba, Ota, Burns, Nishimura, Ferry.

Nays: Commissioners Wung, Wenkam, Mark, Chairman Thompson.

The motion was not carried.

PETITION OF CAPITAL INVESTMENT CO., LTD. (A65-100), TO AMEND THE URBAN DISTRICT BOUNDARY AT MAKAHA, OAHU, identifiable by Tax Map Key 8-4-02

Mr. Moriguchi presented the staff memorandum recommending a modified urban-conservation line, involving 1,370 acres (see copy on file). The modifications and the recommended urban boundaries were pointed out in detail on the map.

Commissioner Burns questioned whether staff's recommendation for approval included the 20% slopes.

Mr. Moriguchi conceded that it did--that denial of the 20% slopes would restrict the development to such an extent that it would be economically difficult for the developers to proceed with their plans. It was also pointed out that staff had recommended urbanization of the remaining Class E lands since most of the prime agricultural lands had already been absorbed in the plans.

In reply to Commissioner Ota's request, Mr. Moriguchi pointed out the proposed uses on the map such as the resort complex, commercial areas, open spaces, residential area, etc. There were provisions for a total of 5,400 dwelling units

if the petition as requested by Capital Investment Co. were approved.

Mr. Moriguchi advised that the modified urban-conservation line was discussed with the petitioner and agreed upon, although petitioner did point out the fact that the City and County had planned on allowing construction on lands over 30% slopes.

Commissioner Wenkam stated that the beauty of the islands was largely dependent upon keeping the hillsides free of developments. However, he felt that construction on slopes up to 30% in this instance was feasible due to the vastness of the area and the tremendous open spaces which allowed for greater flexibility, and that he supported the staff's recommendations.

Commissioner Ota expressed bewilderment over staff's inconsistency in recommending denial of the Honokai petition, acted on earlier, for 32 acres adjacent to an Urban District on grounds that sufficient urban lands were available; and then to recommend approval of this petition involving thousands of acres.

Mr. Moriguchi replied that staff recognized this very point might be brought up. Staff had viewed the Makaha petition from the standpoint of the overall general plan for the island, and the State General Plan's proposal for this area was for a major resort complex, based on future tourist expansion. The petitioner had submitted substantial data along this line. The Honokai petition was for an isolated appendage to an Urban District that should not have been there in the first place, and the State General Plan did not include this area for urban purposes.

Referring back to the statement made earlier by staff, Commissioner Ferry agreed that economic hardship was involved if construction were disallowed on the gentle slopes. However, one could not deny that staff was arguing from the economic standpoint. Yet, in the Honokai petition, the economics involved did not warrant staff's consideration. Commissioner Ferry wondered how this could be rationalized.

It was stressed by staff that economics was not the basis for recommending approval of the Capital Investment petition--that if sufficient justification of need for the complex had not been submitted by the petitioner, staff would have argued against the proposal.

Chairman Thompson agreed that the question raised by Commissioner Ferry required clarification, with respect to the rationale for the Honokai petition. He advised that there were 24 hours in which to reconsider the Honokai petition, but for the moment discussion should be confined to the subject petition.

Commissioner Ferry stated that he was completely in favor of the proposed subdivision by Capital Investment Co. On the basis of 5 persons per unit, the 5,400 units would accommodate 27,000 persons, which would take care of only a fraction of the projected population increase by 1980.

Commissioner Wenkam moved that petition be approved as recommended by staff, which was seconded by Commissioner Ferry. The Commissioners were polled as follows:

Ayes: Commissioners Burns, Ferry, Inaba, Mark, Nishimura, Wenkam, Chairman Thompson.

Nays: Commissioners Ota and Wung

The motion was carried.

Chairman Thompson called for a 5-minute recess.

****

The meeting was resumed at 3:45 p.m.

RECONSIDERATION OF THE HONOKAI DEVELOPERS' PETITION (A65-101)

Chairman Thompson announced that a reconsideration of the Honokai petition was in order based on the conflicting rationale presented on this and the Makaha petition. It was also pointed out that whatever the decision was during this reconsideration, it would be absolutely final.

To enable Chairman Thompson to make the move for reconsideration, Vice-Chairman Burns was requested to chair this portion of the meeting.

Commissioner Thompson moved to reconsider the Honokai petition, which was seconded by Commissioner Ferry. The motion was carried by the following votes:

Ayes: Commissioners Wung, Inaba, Ota, Nishimura, Ferry, Thompson, Chairman Pro-tempore Burns

Nays: Commissioners Wenkam and Mark

The floor was opened for discussion.

Commissioner Wenkam commented that population increase should not be the only consideration for justification of boundary change. Emphasis should also be placed on proper planning, proper location, community services available in keeping with an orderly community.

In answer to Commissioner Thompson's query, Mr. Moriguchi advised that the H-I Highway ended at Barbers Point and cut off before the Honokai development. Completion date for the H-I Highway, according to the Bureau of Public Roads, was set for 1972, and 1974 for the whole defense highway system.

Commissioner Wenkam suggested that perhaps the petitioner could come in and apply for boundary change when the highway system was completed and as the need arose.

Commissioner Ferry argued that if this Commission were to operate as a functional body, it was necessary to look 10 years into the future. He added that the Department of Transportation has moved with acceleration on the road construction project to alleviate the inadequacy of the highway system in the leeward area.

Commissioner Ota submitted that equal emphasis should be placed on good planning and conservation of prime agricultural land. He stated that the Makaha petition involved prime agricultural lands with easy accessibility to water. The Honokai lands involved rocky, uneven terrain, without access to water, with absolutely no agricultural value. He stressed that one of the main purposes of the Commission was the conservation of prime agricultural lands. Yet, the Makaha petition was approved for boundary change while the Honokai development was denied.

Commissioner Ferry remarked that an argument in favor of granting the Honokai petition was the existence of facilities and that this would constitute a normal extension of an existing Urban District.

Referring to the existing facilities, Mr. Moriguchi pointed out that when the petitioners were mandated by the County to install the sewage treatment plant, they had not received approval for the subject parcel. Therefore, the plant could have been built on an increment basis, but instead the petitioners chose to "gamble" in anticipation of receiving approval for the whole development. By the very action of this Commission in pulling the urban line back, they recognized that urbanization of this parcel would constitute spot zoning. In addition, marginal lands did not necessarily have to be reclassified into an urban zone.

Commissioner Thompson wondered what drain it would place on the county and state if this development were approved. Mr. Moriguchi informed that bus services for the children, fire and police protection will need to be provided.

Commissioner Ferry agreed with staff that land that is not in productive agricultural use need not necessarily be put into urban. However, the reason the Puna area, where small lot sizes were zoned agricultural, fell into this category was that there was no physical development on those lots. He contended that had there been a multitude of homesexisting on the lots, this Commission would have seen fit to zone this area as urban. He continued that the Honokai development presented an entirely different situation, in that home were already existing in the first unit and families were living there.

Mr. Moriguchi argued that this was merely conjecture, that even if there had been homes in the Puna area, this was no assurance that the Commission would have zoned it in the Urban District. The criteria for urbanization was not to extend an already existing urban use but rather on the basis of whether this constitutes a good Urban District and is contiguous with facilities ordinarily related to a community. He reiterated that Harlan Bartholomew had concurred with staff's findings.

In reply to Commissioner Thompson's comment that when the Land Use Commission classified the subject area in the Agricultural District, they did not have knowledge of the population expansion, Mr. Moriguchi stated that this should not lead to urbanization anywhere, that instead it should follow a well-developed plan.

Commissioner Ferry moved that the Honokai Developer's petition be granted because ample proof had been submitted, seconded by Commissioner Nishimura. Commissioner Wenkam argued that he did not believe proof had been provided for need of subject parcel, that there were sufficient urban lands in the Waianae area.

The Commissioners were polled as follows:

Ayes: Commissioners Inaba, Ota, Nishimura, Ferry, Thompson, Chairman Pro-tempore Burns.

Nays: Commissioners Wung, Wenkam, Mark.

The motion was carried.

PETITION OF BERNICE P. BISHOP ESTATE (KAPAKAHI RIDGE) A65-97, TO AMEND THE URBAN DISTRICT AT WAIALAE-IKI, OAHU, identifiable by Tax Map Key 3-5-19: 13 and 3-5-24: portion of parcel 1

Staff memorandum, presented by Mr. Moriguchi (see copy on file), recommended denial of the original petition in its entirety and advised the petitioners to come in with an entirely new petition submitted in accordance with the latest plans of the Trustees of the Bishop Estate.

Commissioner Inaba moved to deny the original petition in its entirety on the basis of staff's recommendation which was seconded by Commissioner Wenkam.

Mr. Takeyama, legal counsel, advised that a request for amendment had been made by the petitioner and it was in order to act on this matter before moving on staff's recommendation.

Chairman Thompson reminded the members that the Land Use Commission, in the past, had made it its practice not to extend a boundary for a petition; however, had exercised its prerogative to bring it down. The Makaha petition was the only exception, but it was pointed out that this was done at the time of the hearing.

Mr. Takeyama stated that the petitioner was within his legal rights to come in and request for an amendment to the petition, in this case involving 12 plus acres. The Commission could vote to either deny or approve the request for amendment, and act on the petition separately. In reply to Chairman Thompson's question, Mr. Takeyama advised that there was nothing in the rules and regulations to prohibit the Commission from granting the request for amendment.

Mr. Takeyama continued that approval of the amendment did not remove the necessity for another public hearing. If the request is approved the petitioners would have to come in with a new petition which would be duly advertised. This would put into motion the proceedings for a new hearing. However, if the request for amendment to the petition is denied, the Commission would be acting on the original petition as submitted by the petitioners. If it followed that the Commission voted for denial of the original petition, the petitioners would have to submit substantial grounds of change in condition before they can attempt to file another petition for the subject parcel.

Commissioner Inaba moved to deny petitioner's request for amendment to the original petition, seconded by Commissioner Nishimura. The motion was passed with the following votes:

Ayes: Commissioners Inaba, Mark, Nishimura, Wenkam, Wung.

Nays: Chairman Thompson, Commissioner Burns.

Excused: Commissioner Ota — Ferry?

Chairman Thompson then announced that the Commission was now in a position to act on the original petition as submitted.

Commissioner Nishimura moved that the petition be denied as recommended by staff, seconded by Commissioner Wenkam. The Commissioners were polled as follows:

Ayes: Commissioners Wenkam, Inaba, Wung, Nishimura, Mark, Chairman Thompson.

Nays: Commissioner Burns.

Excused: Commissioner Ota — Ferry?

LALAMILO HOUSE LOTS

Mr. Moriguchi reviewed that during the previous meeting on March 25, 1966 at Kona, staff had been instructed by the Commission to investigate whether there might be substantiating evidence to indicate Commission's intent when the permanent boundaries were established for the subject area. However, staff was not able to locate any concrete evidence in this respect. Therefore, it was the staff's recommendation that this Commission, on its motion, initiate a boundary change for the subject area, along with the Honokaa lands, sometime in the future.

Following a brief discussion, Commissioner Wung moved that the Commission initiate a boundary change for the Lalamilo House Lot area, which was seconded by Commissioner Nishimura, and the motion was passed unanimously.

NEXT MEETING DATE AND PLACE

Tentative meeting schedule was presented by staff. It was pointed out that this was to inform the Commissioners of tentative dates and to give them an opportunity to voice their preferences.

Staff-recommended date of May 13, 1966 for the next meeting was changed to May 6, 1966 to be held in Hilo. The action items were eliminated.

SENATE RESOLUTION NO. 97

Chairman Thompson referred to Senate Resolution No. 97, a certified copy of which had been distributed to each Commissioner. This involved a request for the State Land Use Commission and the Department of Planning and Economic Development to study the feasibility of the arrangements for the conveyance of lands in rural or agricultural districts as outlined and to report their findings and recommendations to the Legislature not later than 20 days preceding the convening of the 1967 session of the Legislature.

Chairman Thompson expressed concern over the fact that the already limited staff time would be taxed with this additional responsibility. However, it was determined that staff would find time to complete its findings before the next Legislature.

LETTER FROM MAUI COUNTY ATTORNEY GENERAL (KAANAPALI BATCHING PLANT)

Chairman Thompson referred to a letter received from Mr. Kase Higa, Maui County Attorney, regarding the application for a special permit by Pioneer Mill Company involving a concrete batching plant at Kaanapali, Maui. In effect, the letter suggested that no further action be taken in this matter, but that the County Attorney would be willing to pursue this matter further if the Commission felt strongly enough and if the legal counsel could find adequate legal grounds.

Commissioner Burns advised that, as an officer of Pioneer Mill Company, he would have to abstain from making any comments.

Chairman Thompson wondered how it was possible that Pioneer Mill Company had not consulted with its attorneys prior to negotiating with the Kahului Railroad Company.

Commissioner Burns thought that this might have merely been a letter of agreement between the two firms; whereas, had it been funneled through the legal office, they might have checked into the matter of proper zoning for such an installation.

Commissioner Wung moved to accept the letter from the Maui County Attorney and take no further action on this matter. Commissioner Wenkam seconded the motion and it was passed unanimously. Commissioner Burns abstained from voting.

ALLISON PETITION

A point for clarification was brought up by Mr. Moriguchi on the Allison petition. He wondered whether the Allison petition was acceptable as submitted despite the absence of signatures of a few of the landowners involved in the petition.

Mr. Takeyama, legal counsel, suggested that the Land Use Commission, on its own motion, could initiate petition for those people who did not sign the petition so that the whole area might be considered as one contiguous parcel. He further advised that this action would not imply that the Commission was in favor of the petition, but was merely to clear the way for a public hearing. If this is not done, Mr. Takeyama advised that the Commission could not consider those 3 or 4 parcels on which there was no request for boundary change, at the time of the hearing.

Mr. Moriguchi stated that the request from the petitioners was for reclassification of the entire area, in response to Chairman Thompson's question.

Mr. Takeyama further clarified his earlier suggestion with the statement that it was specifically provided in the law that the Land Use Commission could, on its own motion, initiate a boundary change. This provision was set up to enable the Land Use Commission to open up other lands.

Commissioner Wenkam felt that a broad discussion on the reasonableness, the moral implications, etc., should precede any motion by the Commission.

Chairman Thompson stated that the motion was merely to expedite and facilitate proceedings for the hearing, and that interested parties could voice their feelings at the time of the hearing.

Commissioner Inaba moved that the Land Use Commission initiate a boundary change for those people who did not sign the Allison petition, which was seconded by Commissioner Ota. The motion was carried with the following votes:

Ayes: Commissioners Inaba, Ota, Burns, Nishimura, Chairman Thompson.

Nays: Commissioners Wung, Wenkam, Mark

LITIGATION

Mr. Takeyama, legal counsel, advised that he was meeting with Judge Felix in Hilo tomorrow to discuss the case of Tamura vs. Land Use Commission. He was also appearing in court next week on the motion to dismiss appeal of the Nuuanu Valley Community Association.

ADOPTION OF MINUTES

Minutes of the meetings of October 1, 1965 and October 2, 1965 were adopted as circulated.

The meeting was adjourned at 5:10 p.m.

STATE OF HAWAII
LAND USE COMMISSION

MEMORANDUM

April 14, 1966
Wailuku, Maui

TO: Land Use Commission

FROM: Staff

SUBJECT: A65-97 - Bernice P. Bishop Estate (Kapakahi Ridge)

The sequence of events, to date, relating to this petition are such that a review of its chronology would be helpful to this Commission. It is listed as follows:

August 24, 1965 - Petition for a boundary change from Conservation to Urban received for Kapakahi Ridge lands.

December 17, 1965 - During the scheduled public hearing, the trustees requested and were granted an extension of 45 days, in order that they might modify their present plans.

January 26, 1966 - The trustees reported that they do not wish to change their original plans as reported under their request for the 45-day extension.

January 28, 1966 - A public hearing was held by this Commission on the original plans submitted with the petition. At this hearing, the staff recommended that "on the basis that adequate evidence has not been submitted to substantiate the need for urban lands as required by the Land Use Law, and on the basis that the proposed development would probably result in a desecration of the natural beauty of the site, the staff recommends that the petition be summarily disapproved."

April 11, 1966 - A letter from the trustees of the Bishop Estate was received with the following request:

> "The Trustees at their meeting held April 5, 1966, voted to respectfully request permission to amend their petition filed on August 20, 1965 to include in the Urban District an additional area of approximately 12± acres of Kapakahi Ridge, adjacent to the original 12.6 acres, also presently within the Conservation District, generally in the area as shown on the attached map. Because this additional area could materially enhance the residential development of Kapakahi Ridge, your consideration of this requested amendment prior to a decision with respect to the original area would be most desirable. Upon your approval permitting such amendment, we will prepare and submit maps and substantiating data indicating the exact area desired.

"Please advise us as to the procedure to be followed in processing an amendment of this type, especially with respect to the necessity of rehearings before your body and the City Planning Commission, as well as the time required before the amended petition is acted upon."

Considering the sequence of events involving the subject petition to date, the staff would recommend the following action by this Commission:

1. Denial of the original petition in its entirety on the basis of the staff's original recommendation.

2. Inform the petitioners that although the petition may be amended to include the additional 12 acres over and above the original 12.6 acres, the required sequence of Commission hearings and actions would be such that it would be in the best interest of the public and the petitioners to have an entirely new petition submitted in accordance with the latest plans of the Trustees of the Bishop Estate.

Filed

STATE OF HAWAII

LAND USE COMMISSION

VOTE RECORD

Kapukahi Ridge

Item A65-97 Date 4-14-66

Place Maui Bd Rm Time

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

Comments: ~~Move to accept staff~~ request for amendment

be denied

(carried)

STATE OF HAWAII

LAND USE COMMISSION

VOTE RECORD Bishop Est

ITEM Kazakakai

DATE 4-14-66

PLACE

TIME

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

COMMENTS: Accept Staff # 1 recomm to deny

Carried

File

1911

OFFICE OF THE TRUSTEES OF THE

BERNICE P. BISHOP ESTATE

THE FOUNDATION OF THE KAMEHAMEHA SCHOOLS

519 HALEKAUWILA STREET
P. O. Box 3466

HONOLULU, HAWAII 96801

CABLE ADDRESS "PAUAHI"

April 7, 1966

RECEIVED
APR 11 1966
State of Hawaii
LAND USE COMMISSION

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

Gentlemen:

Petition for Amendment of District
Boundary at Kapakahi Ridge
Waialae-Iki, Honolulu

The Trustees of this Estate on August 20, 1965 submitted their petition to amend the district boundary of this area to include in the urban district approximately 12.6 acres of land now lying in the adjacent conservation district. Hearing on that petition was held on January 28, 1966, and decision of the Commission is now pending.

The Trustees have since expanded their study of Kapakahi Ridge to the upper area mauka of the 12.6 acres covered by their petition. The topography of that upper land, which is also zoned A-Residential by the City and County of Honolulu, is relatively flat and very suitable for residential development compatible with the surrounding sections of Honolulu.

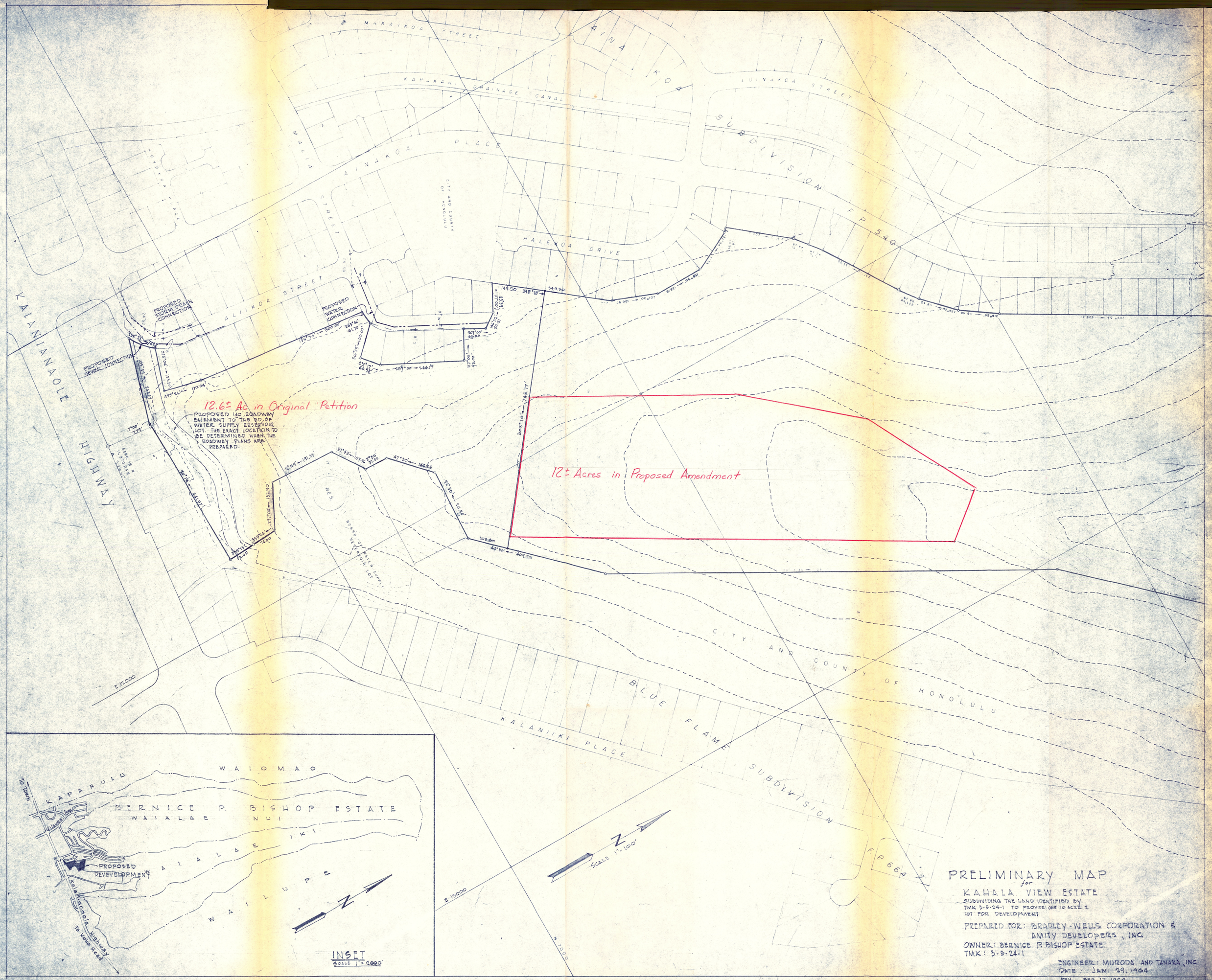
Therefore, the Trustees at their meeting held April 5, 1966, voted to respectfully request permission to amend their petition filed on August 20, 1965 to include in the urban district an additional area of approximately 12± acres of Kapakahi Ridge adjacent to the original 12.6 acres, also presently within the conservation district, generally in the area as shown on the attached map. Because this additional area could materially enhance the residential development of Kapakahi Ridge, your consideration of this requested amendment prior to a decision with respect to the original area would be most desirable. Upon your approval permitting such amendment, we will prepare and submit maps and substantiating data indicating the exact area desired.

Please advise us as to the procedure to be followed in processing an amendment of this type especially with respect to the necessity of rehearings before your body and the City Planning Commission as well as the time required before the amended petition is acted upon.

Very truly yours,

A. J. Dow
For Secretary

GW cs



PRELIMINARY MAP
for
KAHALA VIEW ESTATE
SUBDIVIDING THE LAND IDENTIFIED BY TMK 3-5-24-1 TO PROVIDE ONE 10 ACRE ± LOT FOR DEVELOPMENT

PREPARED FOR: BRADLEY-WELLS CORPORATION & AMITY DEVELOPERS, INC.

OWNER: BERNICE P. BISHOP ESTATE
TMK: 3-5-24-1

ENGINEER: MURODA AND TANAKA, INC.
DATE: JAN. 29, 1964
REV. FEB. 17, 1964

7763

RECEIVED
APR // 1966
State of Hawaii
LAND USE COMMISSION

7764

December 7, 1965

Mr. George Loomis
Bernice P. Bishop Estate
P. O. Box 3466
Honolulu, Hawaii

Dear Mr. Loomis:

The Land Use Commission next meets on December 17, 1965, at 1:30 p.m. in the Land Use Commission hearing room, 426 Queen Street, Honolulu, Hawaii. At that time the petition by the Bernice P. Bishop Estate (A65-97) for amendment of the Urban District boundary at Kapakahi Ridge, Waialae-Iki, Oahu, will be heard.

Very truly yours,

GEORGE S. MORIGUCHI
Executive Officer

January 31, 1966

Bernice P. Bishop Estate
P. O. Box 3466
Honolulu, Hawaii 96801

Attention: Mr. George Loomis

Gentlemen:

Conservation District Application
Kapakahi Ridge, Waialae - Iki

This is to inform you that the Board of Land and Natural Resources, at its general meeting of January 28, 1966, disapproved your request for a cluster-type, single-family residential condominium development on 12.0 acres of land within the Conservation District identified as portion of TMK 3-5-24-01, Honolulu, Oahu.

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

Very truly yours,

BOARD OF LAND AND NATURAL RESOURCES

JIM P. FERRY
Chairman and Member

cc: Land Use Com.
Bd. of Water Supply
Dept. of Health
Planning Dept., C&C
Mr. Charles Kim

1858

RECEIVED
JAN 26 1966
State of Hawaii
LAND USE COMMISSION

OFFICE OF THE TRUSTEES OF THE

BERNICE P. BISHOP ESTATE

THE FOUNDATION OF THE KAMEHAMEHA SCHOOLS

519 HALEKAUWILA STREET
P. O. Box 3466

CABLE ADDRESS "PAUAHI"

HONOLULU, HAWAII 96801

January 26, 1966

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

Attention: Mr. George Moriguchi
Executive Officer

Gentlemen:

Petition for Amendment to Land Use Commission,
District Boundary - Kapakahi Ridge, Waialae-iki

By letter dated August 20, 1965, the Trustees submitted a petition for amendment to the Conservation District Boundaries to permit a condominium development upon 12.6 acres on lower Kapakahi Ridge in Waialae-iki.

At your meeting of December 17, 1965, you granted a continuance or postponement of the public hearing scheduled for that date for approximately forty-five (45) days to allow time for further study and revision of the original development plans.

The Trustees have concluded their study of the lower ridge and at their meeting of January 25, 1966, voted to advise you that they will pursue their petition based on the original plans for this area as heretofore submitted to you.

Very truly yours,

George Loomis

George Loomis
For Secretary

GW:sm

cc: Mr. Richard Sharpless
Mr. Charles Kim

January 22, 1966

Mr. George Loomis
Bernice P. Bishop Estate
P. O. Box 3466
Honolulu, Hawaii

Dear Mr. Loomis:

The Land Use Commission next meets on January 28, 1966, at 1:30 p.m. in the Land Use Commission hearing room, 426 Queen Street, Honolulu, Hawaii. At that time, the petition by the Bernice P. Bishop Estate (A65-97) for amendment of the Urban District Boundary at Kapakahi Ridge, Waialae-Iki, Oahu, will be heard.

Very truly yours,

GEORGE S. MORIGUCHI

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

File

OFFICE OF THE TRUSTEES OF THE

BERNICE P. BISHOP ESTATE

THE FOUNDATION OF THE KAMEHAMEHA SCHOOLS

519 HALEKAUWILA STREET
P. O. BOX 3466

HONOLULU, HAWAII 96801

CABLE ADDRESS "PAUAHI"

December 15, 1965

RECEIVED
DEC 15 1965
State of Hawaii
LAND USE COMMISSION

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

Attention: Mr. George Moriguchi
Executive Officer

Gentlemen:

Petition for Amendment to Land Use Commission - District Boundary - Kapakahi Ridge, Waialae-Iki, Oahu

Please refer to our letter dated August 20, 1965, under which was submitted our petition for amendment to the Conservation District Boundaries to permit a condominium development upon 12.6 acres on lower Kapakahi Ridge in Waialae-Iki.

Since filing that petition the Trustees of this Estate have continued to study the overall development of both this and upper areas of Kapakahi Ridge. Those studies indicate the need for some modification of the present plans in order to achieve an attractive development of this lower area compatible with its topography and surroundings.

We, therefore, respectfully request a continuance or postponement of the public hearing of this petition from its schedule on December 17, 1965 for approximately forty five (45) days to allow time for further study and revision of these development plans.

Your consideration of this matter is appreciated.

Very truly yours,

George Loomis

George Loomis
For Secretary

REB:cs

cc: Richard K. Sharpless, Attorney

STATE OF HAWAII
LAND USE COMMISSION

LUC Hearing Room
Honolulu, Hawaii

1:30 P.M.
January 28, 1966

STAFF REPORT

A65-97
BERNICE P. BISHOP ESTATE (Kapakahi Ridge)

Background

The Trustees of the Bernice P. Bishop Estate submitted a petition for amendment to the Land Use District Boundary at Kapakahi Ridge, Oahu (TMK 3-5-19: 13 and 3-5-24: portion of parcel 1), which was received by this Commission on August 24, 1965. During the scheduled public hearing held on December 17, 1965, the Trustees requested and were granted an extension of 45 days in order that they might modify their present plans to achieve an attractive development. On January 26, 1966, the Trustees requested that the original plans submitted with their petition be considered by this Commission.

The petitioners contend that the subject property is needed for a use other than that for which it is classified, and that the land is usable and adaptable for urban purposes on the basis of the following:

1. That a planning consultant had been engaged to study the possibility of land development in the Waialae area back in 1954. Also, that this study revealed that it was economically feasible to develop approximately 935 acres.
2. In March of 1962, the Trustees reviewed the proposed land use boundary for Oahu and petitioned the Land Use Commission to reconsider the proposed boundaries.
3. In July of 1962, the Bradley-Wells Corporation prepared an economic feasibility study and a development program for Kapakahi Ridge and received tentative approval from the City Planning Director.

4. In April of 1964, the Trustees again requested the Land Use Commission to reconsider the proposed District Boundaries.

5. The history of the intentions of the Trustees with respect to the development of Kapakahi Ridge makes clear that residential use has long been contemplated and is the highest and best use for this area.

6. The plan for development of the land treats the topography as an asset rather than a liability, and enhances the natural beauty of the area and reduces to a minimum the run-off caused by surface waters.

7. Plans and perspective sketches show the desirability of the proposed development at Kapakahi Ridge (see exhibits).

The Honolulu City Planning Commission at its meeting on Thursday, November 18, 1965, considered the subject petition and the staff report. During this meeting, the Planning Director recommended that a boundary change not be made at this time because the land is too steep for development. However, the Planning Commission, after considerable discussion and deliberation, voted to recommend that the subject area be included in the Urban District on the following basis:

1. The proposed change adheres to the adopted General Plan Residential Boundary established by the Planning Commission.

2. Urban use of this area is in conformity with the Class A and Class A-1 residential district zoning established by the Commission in 1951 and 1953.

3. The area is not needed as an artesian basin for water resources or to protect wild life and endemic plants; neither the County nor the State has plans to acquire the site for park area or any other public use and the land is not suitable for agricultural purposes.

The present 12.6 acre site is located on a narrow ridge which rises from the 60' elevation to the 320' elevation. It is approximately 150 feet from the mauka edge of Kalanianaole Highway and contiguous with the urban boundary on the east

side of the Aina Koa Subdivision. Dense growth of kiawe cover the entire site.

Land use in the surrounding Aina Koa Subdivision and Blue Flame Subdivision is residential in nature, with the Star of the Sea Church School located in Aina Koa, and the Kalani High School located adjacent the Blue Flame Subdivision. The Waialae Golf Course Subdivision and the Waialae Golf Course itself are immediately opposite the subject lands on the makai side of Kalanianaole Highway.

Analysis

In order to justify the need for the subject lands for urban purposes, the petitioner contends that "the history of the intentions of the Trustees with respect to the development of Kapakahi Ridge makes clear that residential use has long been contemplated, and is the highest and best use for this area". This is their prime and only basis submitted as evidence of the need for the area for urban purposes, as required by Section 98-H-4 of the Land Use Law. Therefore, it is the consensus of the staff that the petitioner's contention does not constitute proof of need.

Examination of construction plans submitted by the petitioner shows that the subject parcel is proposed for development, using the usual hillside and hilltop type subdivision layout, although it is suggested that the plan involves a cluster condominium type subdivision layout (see map). A 24-foot paved road with driveways to single family units is proposed for the lower and upper areas. The design specifies hillside cuts, ranging from 14 feet in height to 31 feet in height along the mauka side of the lower road and cuts ranging up to 38 feet in height along the upper road (the height of the ceiling in this hearing room is 15 feet high and cuts for the proposed subdivision would be twice the height of this ceiling in parts of the subdivision).

Although the petitioners indicate that the proposed development of the land treats the topography as an asset and reduces to a minimum the run-off caused by

surface waters, it is noted that approximately 60% of the subject parcel would be either paved or occupied by buildings or scarred by high cutbanks and fills. Such extensive paving ~~and building~~ and building construction can only result in a considerable increase in storm run-off, as compared with the present natural conditions. It is also inconceivable that such extensive paving, building construction and deep cuts would "enhance the natural beauty of the area".

While the construction plans are incomplete, the data available would indicate that residences constructed on the site would be 40 feet high in some areas and higher in other areas (see cross-section maps). Such construction, no matter how studiously designed, can only result in extensive deterioration of the natural beauty of the landscape. Such deterioration would most probably result by construction on steep lands as found on the site. Only 9% of the subject lands have slopes less than 20%, while only 23% have slopes less than 25%. (See map for ground slope data.)

Recommendation

On the basis that adequate evidence has not been submitted to substantiate the need for urban lands as required by the Land Use Law, and on the basis that the proposed development would probably result in the desecration of the natural beauty of the site, the staff recommends that the petition be summarily disapproved.

March 31, 1966

Mr. George Loomis
Bernice P. Bishop Estate
P. O. Box 3466
Honolulu, Hawaii

Dear Mr. Loomis:

The Land Use Commission next meets at 2:00 p.m. on April 14, 1966, in the County Board of Supervisors Chambers at Wailuku, Maui.

On or about that time, decision on the petition by Bernice P. Bishop Estate (Kapakahi Ridge) 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

A-10 Monday, January 31, 1966 HONOLULU ADVERTISER

State Asked To Help Save Scenic Beauty of Islands

The Land Use Commission voted unanimously Friday to ask the State Department of Land and Natural Resources to help safeguard Hawaii's scenic beauty.

The department will be asked to "take what action it deems necessary to enforce State laws regulating the conservation district boundary recently violated by Nuuanu Ventures' subdivision in Nuuanu Valley."

Nuuanu Ventures is accused of violating commission laws by carving 17 houselots out of the conservation district.

Jim P. Ferry, chairman of the land department, said he already is gathering information on the Nuuanu Ventures' violation for study by proper authorities.

* * *

A REPORT was received on an alleged violation by the Kahului Railroad Co., of Maui.

The commission was told that the company filed for a special permit for construction and operation of a concrete batch plant at Kaanapali.

They then went ahead with the project, without waiting for approval by the commission or obtaining a building permit from the County of Maui.

* * *

THE COMMISSION heard an application from the Bishop Estate to build a condominium development in a Waialae conservation district.

The estate is seeking a change in zoning for 12.6 acres mauka of Kalanianaole Hwy. between Star of the Sea and Kalani schools.

A spokesman for the estate said these residences will be needed as Oahu's population increases.

Oahu Commissioner Robert Wenkam said enough land already has been zoned urban on Oahu to last 25 years at the present rate of growth.

He said Kalapaki Ridge is important to the over-all appearance of Honolulu.

By the time H-2 Interstate Highway is completed, according to Wenkam, new communities such as Miilani Town in the center of Oahu will be just as close to downtown Honolulu as Kalapaki Ridge.

* * *

HE SUGGESTED that Bishop Estate donate Kalapaki Ridge and the surrounding open land to the city for the preservation of open space and the beauty of Honolulu.

The commission's staff recommended denial of the estate's request on scenic grounds.

The commission took the matter under advisement for 45 to 90 days.

Jole

Recd 11-27-65

DOCUMENTATION OF EVENTS RE DEVELOPMENT OF KAPAKAHI RIDGE

1.	May 15, 1956	Preliminary report prepared by Bartholomew & Associates on the development of a residential subdivision in the vicinity of the C & C Reservoir on Kapakahi Ridge presented to Trustees.
2.	May 17, 1956	Staff requested to submit a list of firms which might be engaged to perform the engineering services for the above subdivision.
3.	August 16, 1956	Staff negotiated with Board of Water Supply for a roadway easement for access to Kapakahi Ridge.
4.	April 7, 1960	Proposed development of Kapakahi Ridge submitted to Trustees Map No. 5411
5.	January 18, 1962	Bradley-Wells Corp. - request for development rights.
6.	February 8, 1962	Trustees reaction favorable - Staff to report back on terms and conditions.
7.	March 8, 1962	Trustees approved a proposal for the development of Kapakahi Ridge on behalf of Bradley-Wells.
8.	March 14, 1962	Proposal approved by Estate Counsel.
9.	March 3, 1962	Proposal accepted by Bradley-Wells.
10.	August 15, 1962	Economic feasibility study submitted by Bradley-Wells.
11.	October 30, 1962	Staff instructed to submit report on definition of an apartment lease under Condominium Law.
12.	December 21, 1962	Bartholomew & Associates submitted report or their review of the Economic Feasibility study and commented that the area was then zoned for 7,500 square foot lots.
13.	March 4, 1963	Preliminary plan for condominium development submitted by Bradley-Wells.
14.	March 27, 1963	Trustees recommend that Bradley-Wells consider developing only the lower portion of Kapakahi Ridge.

15.	April 24, 1963	Staff instructed to proceed with negotiations for a master lease with Bradley-Wells.
16.	June 14, 1963	Offer of lease on lower Kapakahi Ridge to Bradley-Wells (10.33 acres).
17.	June 14, 1963	Offer of lease to Bradley-Wells for lower Kapakahi Ridge, accepted.
18.	October 16, 1963	Amendment to lease offer
19.	January 29, 1964	Preliminary subdivision map and Master Plan layout - Proposed Condominium Residential Development, lower Kapakahi Ridge submitted by Bradley-Wells with a request for approval so that it may be submitted to the City Planning Department for their approval.
20.	February 11, 1964	Trustees requested Bradley-Wells to revise plan.
21.	February 19, 1964	Revised plan submitted.
22.	February 27, 1964	Trustees approved revised plan and authorized submission to City Planning Department.
23.	April 2, 1964	Tentative approval was granted by the Planning Director.
24.	April 24, 1964	Public Hearing conducted by Land Use Commission regarding final land use boundaries for Oahu. Trustees submitted a petition to the commission requesting a change in use from conservation to Urban for the planned Kapakahi Ridge Subdivision.
25.	June 17, 1964	Letter from Land Use Commission advising the Trustees that their petition was denied.
26.	August 23, 1964	State Land Use District Regulations and Boundaries became effective.
27.	November 5, 1964	Charles B. Kim first mentioned in Bradley-Wells letter. December 7, 1964 letter from Kim.
28.	January 6, 1965	Trustees agree to issue lease to Charles Kim subject to approval of Bradley-Wells of termination of their interest in the development.

29.	February 19, 1965	Trustees extend offer of lease to Charles Kim for Kapakahi Ridge.
30.	March 1, 1965	Lease offer accepted by Mr. Kim.
31.	March 10, 1965	Amendment to lease offer.
32.	May 3, 1965	Amendment to lease offer.
33.	June 29, 1965	Trustees discuss encroachment of Kapakahi development into conservation area.
34.	July 13, 1965	Trustees meet with Mr. Kim and his attorney to discuss the development.
35.	July 19, 1965	Letter from Mr. Richard K. Sharpless, attorney for Kim submitting proposed draft of letter to submit to Dept. of Land and Natural Resources requesting permitted use.
36.	July 29, 1965	Letter from Charles Kim requesting development rights to other areas in view of the delay caused by the conservation boundaries.
37.	July 29, 1965	Application to Land and Natural Resources for permitted use.
38.	August 4, 1965	Letter from Sharpless requesting the Trustees to make application to the Land Use Commission for revision to the conservation boundaries.
39.	August 10, 1965	Trustees approve construction plans for Kapakahi Ridge.
40.	August 20, 1965	Application to Land Use Commission for change in boundaries.

STATE OF HAWAII
LAND USE COMMISSION

MEMORANDUM

November 27, 1965
Honolulu, Hawaii

TO: LAND USE COMMISSION

FROM: Staff

SUBJECT: "Non-Conformance" Ruling Concerning Lower Kapakahi Ridge, Waialae-Iki, Oahu

Background

A request has been received from the Bernice P. Bishop Estate that the Land Use Commission make a determination of the applicability of Section 2.18 (a) and Section 2.19 (b) of the State Land Use District Regulations regarding a 10.33 acre parcel of land development at lower Kapakahi Ridge.

Section 2.18 (a) reads as follows:

"Any lawful use of lands or buildings existing at the effective date of these regulations may be continued even though such uses do not conform to the provisions hereof."

Section 2.19 (b) reads as follows:

"Any proposed subdivision of land which is not in conformity with these regulations but which has received approval by the county having jurisdiction on or before the date of adoption of these regulations, shall be permitted as a non-conforming area subject to the ordinances and regulations of that county. All lots within the non-conforming area shall be considered as non-conforming parcels."

The Trustees of the Bishop Estate contend that:

1. The subject lands had been considered by the Trustees as "residential use" since about 1954.

2. The subject lands had been considered by the City and County of Honolulu as "residential use" lands in that they were zoned for such use, being within an A-1 residential district.

3. The subject lands had been considered by the State of Hawaii as "residential use" lands in that they were within an Urban District under temporary district boundaries fixed by the Land Use Commission.

4. The subject lands had been under consideration by the Trustees for development since early 1950 and that studies for the development had been prepared in 1956 and in 1950.

5. The Trustees approved the proposal for development of Kapakahi Ridge by Bradley-Wells Corporation in March of 1962.

6. The Trustees approved the preliminary subdivision map and master plan layout of lower Kapakahi Ridge in February of 1964. On April 2, 1964, tentative approval was granted by the Planning Director of the City Planning Department for the 10.33 acre subdivision.

7. The Trustees and developers continue to proceed with development plans since the area was and still is urban for the most part under the city's general plan, and since it was classified as urban under the temporary State Land Use District Boundaries.

8. The Trustees have entered into a contract with Mr. Charles B. Kim for a project lease of the subject lands. Mr. Kim estimates his cost to date, paid or incurred, to total approximately $108,000.00.

Analysis

A chronological summary of the Kapakahi development is as follows (see chart):

1. Tentative approval for the subdivision was granted by the Planning Director of the City and County of Honolulu on April 2, 1964. The temporary district boundaries were in effect at that time, classifying the subject lands within the Urban District.

2. During the first 5-month period, while the tentative approval was in effect, the subject lands were within the temporary Urban District. On August 23, 1964, the final district boundaries were adopted which classified the subject lands within the Conservation District.

3. During the remaining seven months of the effective tentative approval period, the subject lands were within the Conservation District of the final Land Use Commission boundaries.

4. On April 1, 1965, the tentative approval granted by the Planning Director automatically expired. There were no extensions requested or granted for the tentative approval since its expiration on April 1, 1965.

5. During the 8-month period from the expiration of the tentative approval up to this date, there is no authorization for development on the Kapakahi Ridge lands from the City Planning Department.

7. Construction plans for this development are not complete to date.

8. The City Planning Department cannot "revive" a tentative approval once it has expired. A new request for tentative approval must be submitted in order to proceed. There is no record of any request on the subject development for a new tentative approval.

Recommendation:

Concerning the applicability of Section 2.18 (a), it is apparent that the City Planning Department has terminated its sanction of the development since expiration of the tentative approval. Plans have not been completed and construction has not been initiated, either during the effective period of the tentative approval or subsequent to its expiration. Therefore, no use exists one way or the other. It is the consensus of the staff that Section 2.18 (a) is not applicable to the situation under consideration.

Section 2.19 (b) relates specifically to "non-conforming areas". The subject development does not involve any non-conforming areas, in that the parcel involved is 10.33 acres in size which is well above the minimum A-1 residential lot size of 7,500 square feet. It is the consensus of the staff that this section does not apply to the situation.

File

STATE OF HAWAII

LAND USE COMMISSION

VOTE RECORD

Item Kapakahi Ridge Ruling Date 11-27-65

Place L.U.C. Hrg. Rm. Time 3:30 pm

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

Comments: Unanimous deny on basis of staff recom.

Advertiser 11-28-65

Commission Denies Waialae-Iki Bid

The State Land Use Commission yesterday denied a request by developers who want to take seven acres of Waialae-Iki highlands out of a conservation district in order to build homes.

The vote denying the petition was unanimous and came following an hour-long hearing at the State Department of Planning and Economic Development, 426 S. Queen St.

Earlier, the subdivision had been approved by the City Planning Department, which had not notified the State that part of the property extended into a conservation district where no construction is permitted.

Shimizu Associates Inc., developing a condominium housing tract on land owned by Bishop Estate, requested the change in status.

The developer argued that the land on Kapakahi Ridge is badly needed for residential use as Oahu's population grows and that the homes to be built there would not been seen from any public thoroughfare.

In denying the transfer from conservation to urban use, the Commission followed the recommendation of its staff.

False! Only 2 Public Hearing was held on 7 acres.

False! Lands at bottom of valley.

False! No vote was taken on the 7 acres.

This article is a crowning example of inaccurate reporting!

False! Shimizu is not developing condominiums.

False! Homes on this ridge can be seen. No such statement made.

False!

File

1807

NEAL S. BLAISDELL
MAYOR

RECEIVED
NOV 30 1965
State of Hawaii
LAND USE COMMISSION

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

PLANNING COMMISSION
CYRIL W. LEMMON, CHAIRMAN
GEORGE F. CENTEIO
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

November 23, 1965

LUC 45

RECEIVED
NOV 26 PM 1 53
MANAGING
DIRECTOR'S OFFICE

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

Dear Mr. Moriguchi:

SUBJECT: Amendment to Land Use District Boundaries
Waialae-Iki, Honolulu, Oahu, 0-15
Tax Map Key: 3-5-19: 13 and
3-5-24: portion of 1
Petitioner: Bernice P. Bishop Estate

Pursuant to Section 98H-4, R.L.H. 1955, as amended, the Planning Commission at its meeting on Thursday, November 18, 1965, considered again the petition filed by the Trustees of Bernice P. Bishop Estate, for an amendment to the Land Use District Boundaries from Conservation District to Urban District for an area situated on a ridge between two valleys; namely, Kapakahi Gulch on the Honolulu side and Waialae-Iki Valley on the Koko Head side and containing approximately 12.5 acres, adjoining the Board of Water Supply Reservoir at Waialae-Iki.

The Planning Director reported on the staff's study based on development possibilities and the topography of the land. An analysis of the contour map of the area shows that approximately 60% of said property contains slopes considerably over 20%. A substantial portion of the land ranges in grades from 35% to 40% and in several spots it is in excess of 50%. Roughly, 40% of the total area, that portion situated between the two valleys, is gently sloping with grades of less than 20%.

Although the area is designated for residential use on the City's General Plan, the Planning Director felt that a boundary change should not be made at this time because the land is too steep for development.

The Planning Commission, after considerable discussion and deliberation, voted to recommend that the subject area comprising approximately 12.5 acres be included in the Urban District on the following basis:

1. The proposed change adheres to the adopted General Plan residential boundary established by the Planning Commission;

2. Urban use of this area is in conformity with the Class A and Class A-1 Residential District zoning established by the Commission in 1951 and 1953.

3. The area is not needed as an artesian basin for water resources or to protect wild life and endemic plants; neither the County nor the State has plans to acquire the site for park area or any other public use and the land is not suitable for agricultural purposes.

Very truly yours,

PLANNING COMMISSION

By Frank Skrivanek
Frank Skrivanek
Planning Director

CONCUR:

Managing Director

Mayor

RT:ef

File

1789

OFFICE OF THE TRUSTEES OF THE

BERNICE P. BISHOP ESTATE

THE FOUNDATION OF THE KAMEHAMEHA SCHOOLS

519 HALEKAUWILA STREET
P. O. BOX 3466

HONOLULU, HAWAII 96801

CABLE ADDRESS "PAUAHI"

RECEIVED
NOV 16 1965
State of Hawaii
LAND USE COMMISSION

November 8, 1965

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

Attention: Mr. George S. Moriguchi
Executive Officer

Gentlemen:

Lower Kapakahi Ridge - Waialae-iki, Oahu

The Trustees of the Bernice P. Bishop Estate respectfully request that the Land Use Commission make a determination that on August 23, 1964, the effective date of the State Land Use District Regulations, the 10.33-acre portion of the lands of lower Kapakahi Ridge, Waialae-iki, Oahu (as shown outlined in red on the sketch that is attached hereto as "Exhibit A"), fell within the following categories:

1. That the lawful use of said lands, for the purposes of Section 2.18(a) of Sub-Part D of Part II of the State Land Use District Regulations, was residential and that such use may therefore be continued, and/or

2. That because of the prior subdivision thereof, said lands constituted a "non-conforming area" for the purposes of Section 2.19(b) of Sub-Part D of Part II of said regulations and should therefore be permitted as a non-conforming area.

Section 2.18(a) provides "Any lawful use of lands or buildings existing at the effective date of these regulations may be continued even though such uses do not conform to the provisions hereof."

Section 2.19(b) provides "Any proposed subdivision of land which is not in conformity with these regulations, but which has received approval by the County having jurisdiction on or before the date of adoption of these regulations, shall be permitted as a non-conforming area subject to the ordinances and regulations of that County. All lots within the non-conforming area shall be considered as non-conforming parcels."

As of August 23, 1964 the lower Kapakahi Ridge lands (and also the ridges and valleys on either side of it):

(1) Had been considered by the Trustees as "residential use" lands since about 1954;

(2) Had been considered by the City and County of Honolulu as "residential use" lands in that they were zoned for such use, being within an A-1 residential district; and

(3) Had been considered by the State of Hawaii as "residential use" lands in that they were within an urban district under the temporary district boundaries fixed by the Land Use Commission.

In the early 1950's, the Trustees of the Bishop Estate, in their efforts for orderly development of the Estate for the expansion of The Kamehameha Schools, commenced an extensive program of land development, at that time centered in the Waialae-Kahala area. In the last 10 years this area has been completely redeveloped from an area of truck farms and piggeries to a prime residential district with spacious highways, a shopping center, schools, and churches.

By 1954, plans had been completed for the development of the Waialae and Kahala lands makai of Kalanianaole Highway and the firm of Harland Bartholomew and Associates was authorized to prepare a study for the development of the mauka lands of the Estate, including Kapakahi Ridge.

In May of 1956, the above firm submitted a preliminary report on the development of a residential subdivision in the vicinity of the City and County Reservoir on Kapakahi Ridge,

and in April of 1960 prepared and presented a preliminary development plan to the Trustees covering the proposed subdivision.

In March of 1962 the Trustees approved a proposal for the development of Kapakahi Ridge by the Bradley-Wells Corporation. An economic feasibility study was then prepared by Bradley Wells and reviewed by Harland Bartholomew and Associates.

In February of 1964 the Trustees approved a preliminary subdivision Map and Master Plan layout for a proposed Condominium Residential Development of lower Kapakahi Ridge and authorized the submission of this plan to the City Planning Department. On April 2, 1964 (See "Exhibit B"), tentative approval was granted by the Planning Director to the proposed subdivision of a portion of Parcel 1 of Tax Map Key 3-5-24 into two lots, being the subject lot of approximately 10.33 acres and a remaining lot. The appropriate agencies had previously made written reports to the Planning Department concerning street, sewer, water and building requirements. This approval was in effect at the time of adoption of the final district boundaries.

Because the area was and still is urban for the most part under the City's general plan and, further, since it was classified as urban under the temporary State Land Use Commission boundaries, the Trustees and their developers continued to proceed with the development plans for Kapakahi Ridge believing that the final State boundaries would reflect this proposed development in view of the prior approval by the City and County.

For your additional information the present status of the development of the land for residential purposes is that the Trustees have entered into a contract with Mr. Charles B. Kim for a project lease of the subject parcel contemplating a cluster-type single-family residential condominium development. Mr. Kim has planned approximately fifty houses for this project. In addition to common elements planned by Mr. Kim, such as a recreation center and swimming pool, there may be a green park-like area of about one acre under an arrangement with the Board of Water Supply until such time as the latter may have use for the area in the future. The proposed development should retain and probably increase the natural beauty of the land, while at the same time minimizing erosion caused by run-off of surface waters.

The houses are planned to have a minimum of three bedrooms, two full baths and two-car garage, and contain not less than 1250 square feet of enclosed living area. Mr. Kim stated that there will be various models of three bedroom, four bedroom and five bedroom houses. He has done practically all of the planning, and advises that he has received a preliminary public report from the Real Estate Commission and a commitment for financing. Mr. Kim estimates his costs to date, paid or incurred, to total approximately $108,000.00. The large expenditure to time, effort and money over a period of months has brought the development to such maturity that further delay will be particularly harmful.

Final construction plans and architectural plans approved by the Trustees were submitted to you under a previous letter dated August 20, 1965, which forwarded our petition for an amendment to the conservation boundaries.

Based on the above facts, the Trustees believe that this 10.33-acre parcel of land falls squarely within the provisions of both Section 2.18(a) and Section 2.19(b) and respectfully request that your Honorable Commission make a separate determination as to the applicability of each of said Sections to this land.

The Trustees would appreciate it if this request can be set for hearing in Honolulu at your earliest convenience and that they be given the opportunity to appear at such hearing and provide any additional information which the Commission or its staff may require.

Very truly yours,

George Loomis

George Loomis
For Secretary

AT:ga

T5

C to T5

RECEIVED
BERNICE P. BISHOP ESTATE
APR 14 2 24 PM '64
64(152)
PRES'D ____ REC'D ____
FIN. ACT. ____ ANS'D ____

April 9, 1964

Bradley-Wells Corporation
Suite 1, 1639 Kapiolani Boulevard
Honolulu, Hawaii 96814

Gentlemen:

Proposed Subdivision: Waialae Iki - Kahala View Estate
Tax Key: 3-5-24: 1
Owner: B. P. Bishop Estate
Surveyor: Muroda and Tanaka, Inc.
Agent: Bradley-Wells Corp. and Amity Developers, Inc.

Tentative approval was granted by the Planning Director on April 2, 1964 to the proposed subdivision of portion of Parcel 1 of Tax Map Key 3-5-24 into Kahala View Estate Subdivision of 2 lots: One lot (with a 40-ft. roadway easement area) of 10.33 acres (approximately) and leaving a remainder lot.

Approval will be subject to the submission of the filing fee of $12.00, compliance with Board of Water Supply, Department of Traffic, Building Department, Division of Sewers and filing of final survey maps showing the areas of the proposed lots.

Very truly yours,

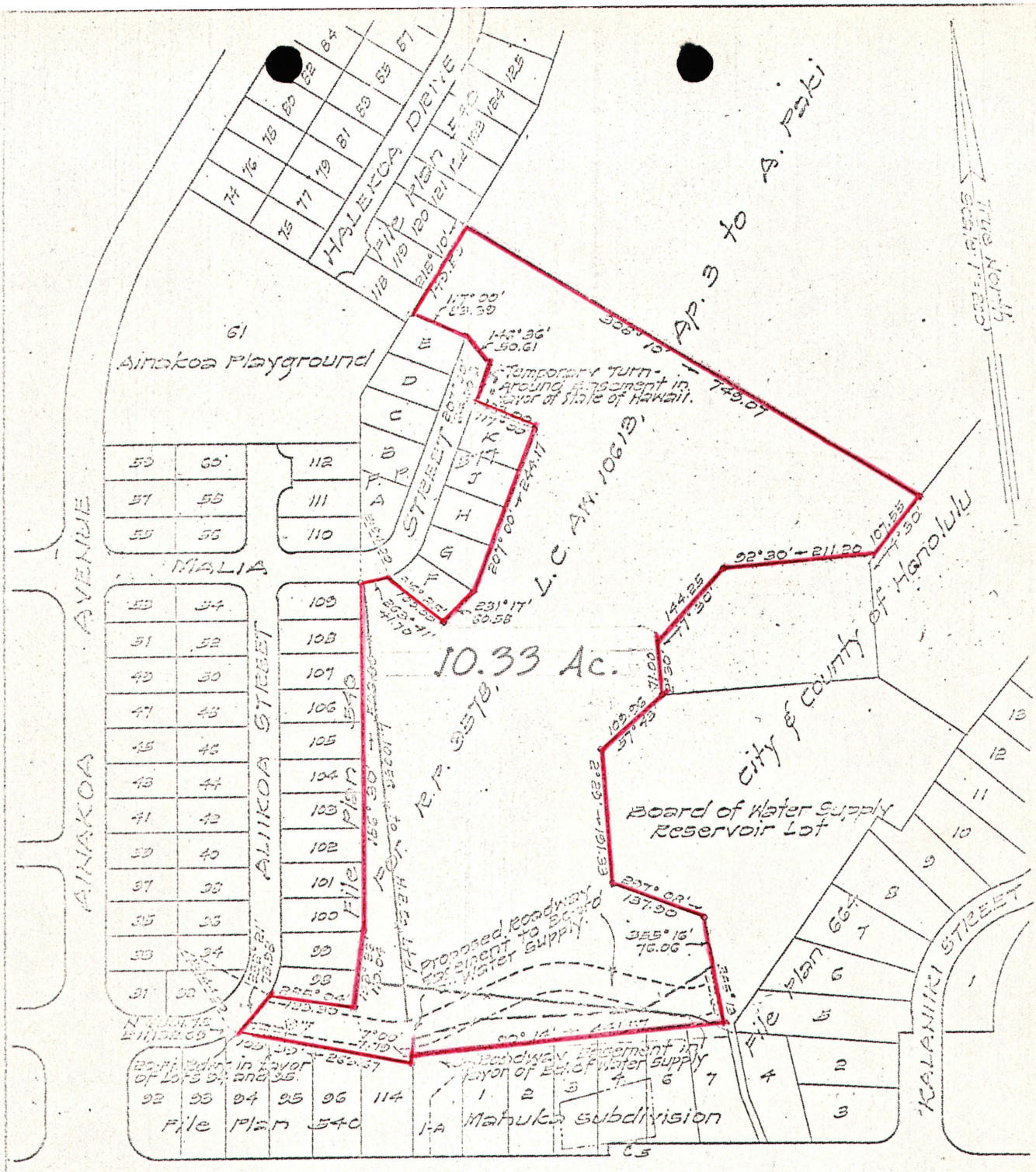
PLANNING DEPARTMENT

Frederick K. F. Lee
Planning Director

EY:my
cc: B. P. Bishop Estate

L Subdivision

EXHIBIT B



B. P. BISHOP ESTATE

PORTION OF

KAPAKAHI RIDGE

WAIALAE-IKI, HONOLULU, OAHU, HAWAII

SCALE: 1 IN. = 200 FT.

March 7, 1963 - M. A.

EXHIBT A

Cancel. referred to "Leahi" A

See Map 6823

Tax Map Key: 3-5-13:13
3-5-24: Por. 1

File - Kapakahi Ridge pet. 1791

RECEIVED
NOV 16 1965
State of Hawaii
LAND USE COMMISSION

NEAL S. BLAISDELL
MAYOR

PLANNING COMMISSION
CYRIL W. LEMMON, CHAIRMAN
GEORGE F. CENTEIO
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

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

November 12, 1965

LUC 45

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

Dear Mr. Moriguchi:

Reference is made to a petition filed by Bernice P. Bishop Estate for an amendment to the Land Use District Boundaries from Conservation district to Urban district for an area of land comprising approximately 12.5 acres situated at Lower Kapakahi Ridge, adjoining the Board of Water Supply Reservoir at Waialae-Iki, Honolulu, Oahu, 0-15.

Please be advised that the above matter was placed on the agenda of the Planning Commission's meeting of November 4, 1965. However, action was deferred two weeks for referral to a fuller Commission. You will be notified as soon as a decision is reached on this application.

Very truly yours,

PLANNING COMMISSION

By Frank Skrivanek
Frank Skrivanek
Planning Director

RT:jy

cc: Bishop Estate

Photographs



COUNTRY CLUB HILL
MODEL-PLAN B

PHOTO REPRODUCTION
by
CAMERA HAWAII



COUNTRY CLUB HILL
MODEL- PLAN A

PHOTO REPRODUCTION
by
CAMERA HAWAII

FOR ADDITIONAL PRINTS
REFER No. EK-20691-4



COUNTRY CLUB HILL
MODEL-PLAN C

PHOTO REPRODUCTION
by
CAMERA HAWAII



COUNTRY CLUB HILL
MODEL-PLAN D

PHOTO REPRODUCTION
by
CAMERA HAWAII



COUNTRY CLUB HILL
MASTER PLAN

PHOTO REPRODUCTION
by
CAMERA HAWAII

State of Hawaii
Dept. of Land & Nat. Res.
P. O. Box 621
Honolulu, Hawaii 96809

RECEIVED
AUG 25 1965
State of Hawaii
LAND USE COMMISSION

THIS SPACE FOR DLNR USE ONLY

RECEIVED
Date Application and Fee Received by DLNR: 8-3-65
54 Pm 1965
DEPT. OF LAND & NATURAL RESOURCES STATE OF HAWAII

Date Application Acted Upon by Board, DLNR:

Zone Map: OA-Honolulu

File No.: OA-65/8/3-17

USE APPLICATION WITHIN THE CONSERVATION DISTRICT

(I) (We) hereby request residential use(s) of land(s) within the Conservation District in the County of Honolulu, Island of Oahu, Conservation District Zone Map designation O-A Honolulu, identified by Tax Map Key 3-5-19:13 3-5-24:(por. 1) and consisting of - - - - - sq.ft. and/or 12.6 acres.

Applicant's interest in subject property:

Fee x Lessee ____ Sub-lessee ____ Other ____

Proposed preliminary plan:

(Applicant attach proposed preliminary plan sheet(s) as Attachment "A".)

Proposed conditions of use:

(Applicant attach sheet(s) describing use and/or uses and proposed conditions and/or standards of performance as Attachment "B".)

Proposed development schedule:

(Applicant attach proposed development schedule sheet(s) as Attachment "C".)

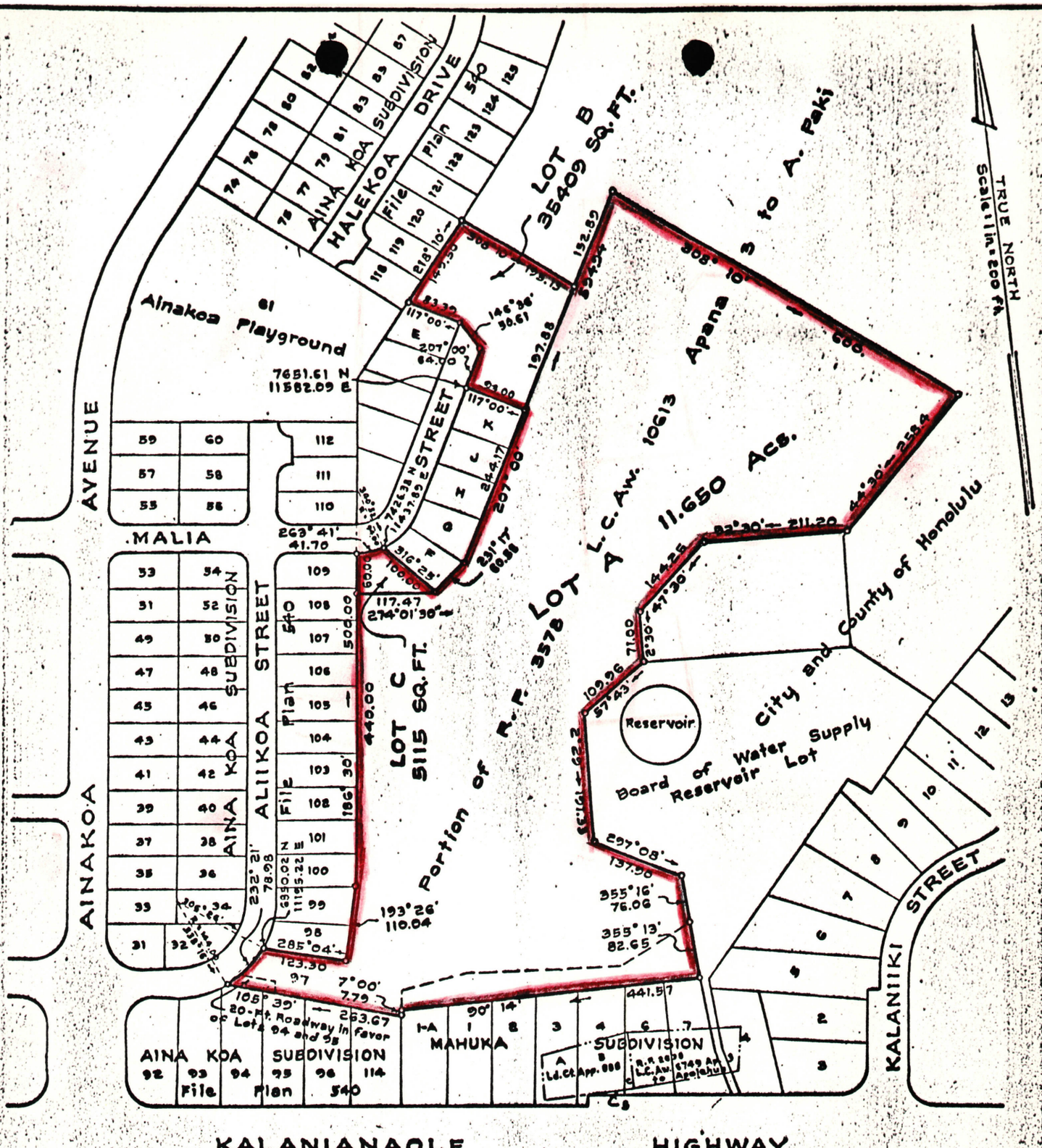
Signature(s): George Loomis
For Secretary
B. P. Bishop Estate

Address: 519 Halekauwila Street
Honolulu, Hawaii

Telephone: 511-684

Date:

DLNR Form 1
7/2/64



SUBDIVISION OF PORTION OF KAPAKAHI RIDGE INTO LOTS A, B AND C

WAIALAE-IKI, HONOLULU, OAHU, HAWAII

Coordinates referred to "LEAHI" Δ

Tax Map Key 3-5-19 : 13
3-5-24 : Por. 1

This work was prepared by me or under my supervision

Kazutaka Saiki

1'58 Maoi Place
Honolulu, Hawaii 96816
June 1969

Kazutaka Saiki
Registered Land Surveyor 740-S

September 2, 1965

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

Re: Petition for Amendment to the Land Use Commission District Boundary, Kapakahi Ridge - Waialae-Iki

Dear Mr. Skrivanek:

We are enclosing, for your information, the following supplements to the above-named petition which we received from the petitioner:

1. Set of photographs indicating the overall master plan of the development and the five basic house schemes.

2. Set of construction plans for the development prepared by Chung Dho Ahn & Associates.

3. Set of the basic house schemes prepared by Jon Paul Rongstad.

Very truly yours,

GEORGE S. MORIGUCHI
Executive Officer

Encls.

1721

OFFICE OF THE TRUSTEES OF THE
BERNICE P. BISHOP ESTATE
THE FOUNDATION OF THE KAMEHAMEHA SCHOOLS

519 HALEKAUWILA STREET
P. O. BOX 3466

HONOLULU, HAWAII 96801

CABLE ADDRESS "PAUAHI"

RECEIVED
SEP 2 1965
State of Hawaii
LAND USE COMMISSION

September 1, 1965

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

Gentlemen:

Petition for Amendment to the Land Use Commission District Boundary, Kapakahi Ridge - Waiale-Iki

By letter dated August 20, 1965, the Trustees submitted a petition to you for amendment of the Land Use Commission District Boundary from conservation to urban for approximately 12.6 acres of land on lower Kapakahi Ridge in Waialae-Iki.

As supplements to this petition, we are forwarding pictures and plans of the proposed development in order that a more complete and comprehensive review may be made by your body. We have, therefore, enclosed the following:

1. Two sets of photographs indicating the overall master plan of the development and the five basic house schemes.

2. Two sets construction plans for the development prepared by Chung Dho Ahn & Associates.

3. Two sets of the basic house schemes prepared by Jon Paul Rongstad.

Your early consideration of this matter will be appreciated.

Very truly yours,

A. J. Dow

A. J. Dow
General Superintendent

GW;bbp

Encl.

August 24, 1965

Mr. George Loomis
Bernice P. Bishop Estate
P. O. Box 3466
Honolulu, Hawaii

Dear Mr. Loomis:

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 3-5-19-13 and portion of TMK 3-5-24-1.

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 and no 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 City and 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
Planning Dept., C&C of Honolulu

State Form B14

STATE OF HAWAII

OFFICIAL RECEIPT No. 71

Planning & Econ. Development
Department, Bureau or Commission

Aug. 27, 1965

RECEIVED from Bernice P. Bishop Estate

Fifty and no/100 **DOLLARS**

Public Hearing Fee — Land Use Commission.

$ 50.00

Henry J. Lukeda
Public Accountant

August 24, 1965

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

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 the Bernice P. Bishop Estate, is forwarded to you for your comments and recommendations.

Thank you for your cooperation.

Very truly yours,

GEORGE S. MORIGUCHI
Executive Officer

Encls. - Petition w/map

State Form B14

STATE OF HAWAII

Land Use Commission
426 Queen Street, Hon.
Department, Bureau or Commission

OFFICIAL RECEIPT No. 112

August 24 19 65

RECEIVED from Bernice P. Bishop Estate

Fifty + no/00 **DOLLARS**

For public hearing by LUC for boundary change from Conservation to Urban

$ 50.00

Don Y. Horikawa
Public Accountant

OFFICE OF THE TRUSTEES OF THE

BERNICE P. BISHOP ESTATE

THE FOUNDATION OF THE KAMEHAMEHA SCHOOLS

519 HALEKAUWILA STREET
P. O. Box 3466

HONOLULU, HAWAII 96801

CABLE ADDRESS "PAUAHI"

RECEIVED
AUG 24 1965
State of Hawaii
LAND USE COMMISSION

August 20, 1965

A65-97

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

Gentlemen:

Petition for Amendment to the Land Use Commission
District Boundary - Kapakahi Ridge, Waialae, Honolulu, Oahu

Submitted herewith is a petition for amendment to the Land Use Commission District boundary from Conservation to Urban, covering approximately 12.6 acres of lower Kapakahi Ridge, situated in Waialae, Honolulu, Oahu, and also being all of Tax Map Parcel 3-5-19-13, and portion of Tax Map Parcel 3-5-24-1 as shown on Exhibit "A".

The application form requests the petitioner to present evidence that the subject property is needed for a use other than that for which it is classified, and that the land is usable and adaptable for the use to which it is proposed to be classified.

In the early 1950's, the Trustees of the Bishop Estate in their efforts for orderly development of the Estate for the expansion of The Kamehameha Schools, commenced an extensive program of land development at that time centered in the Waialae-Kahala area, which in the last ten years, has been completely redeveloped from an area of truck farms and piggeries to a prime residential district with spacious highways, shopping center, schools and churches.

By 1954, plans had been completed for the development of the Waialae and Kahala lands makai of Kalanianaole Highway, and the firm of Harland Bartholomew and Associates was authorized to prepare a study for the development of Estate lands bounded by Kalanianaole

Highway, the Waialae-Kapahulu Boundary, the Wailupe Radio Station, and the Forest Reserve Line. This area was then zoned for residential use on the general plan of the City and County of Honolulu, and so remained for a number of years.

The above study revealed that it was economically feasible to develop approximately 935 acres, which would leave 1915 acres (including 1130 acres in forest reserve) as an open area. Preliminary plans were then prepared for the development of Waialae-Nui Valley and Ridge, Waialae-iki View Lots, Wiliwili-Nui Ridge, Kalani-Iki and Kapakahi Ridge.

In March of 1962, the Trustees reviewed the proposed Land Use Boundaries for Oahu, as they affected lands of the Bishop Estate and by letter dated March 14, 1962, petitioned the Land Use Commission to reconsider their proposed temporary district boundaries. A set of quadrangle maps of Oahu was enclosed, on which the planned developments of the Estate were shown by years in cross-hatching.

In July of 1962, the Bradley-Wells Corporation prepared an Economic Feasibility Study and a Development Program for Kapakahi Ridge and proceeded with preparation of preliminary land development plans. The Trustees reviewed several preliminary plans for development and suggested that various changes be made so that the highest and best use of the area would be utilized, and on April 2, 1964, the Planning Director of the City and County of Honolulu granted tentative approval to the proposed subdivision of lower Kapakahi Ridge, which was known at that time as the Kahala View Estates. In the orderly development of their land, the Trustees developed the flat lands and the valley areas first, and then concentrated on the ridges to develop view lots which are desired by the public. The valleys on either side of Kapakahi Ridge have been developed into the Aina-Koa and Kalani-Iki Subdivisions, and the ridges on either side of Kapakahi Ridge have been developed into residential subdivisions which are an asset to the community and return many tax dollars to the State of Hawaii.

In April of 1964, the Trustees reviewed the proposed permanent district boundaries and by letter dated April 24, 1964 (presented to the Land Use Commission at the public hearing of the same date), the Trustees again requested the Commission to reconsider the proposed district boundaries. The Trustees reiterated that their plans for the total development of the Waialae-Iki and Waialae-Nui areas were nearing completion, and it was found that certain areas proposed for development by the Trustees or their developers were now partially within the proposed Conservation District Boundaries. Plans for these developments were enclosed along with photographs showing various developments of the Estate in Waialae-Iki and Waialae-Nui on slopes in excess of 19%. The Trustees again requested that the Urban Classification be adjusted to include these developments.

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The history of the intentions of the Trustees with respect to the development of Kapakahi Ridge makes clear that residential use has long been contemplated and is the highest and best use for this area.

Kapakahi Ridge fulfills the requirements of the applicable subsections of Section 2.7 entitled "U" Urban District, of the State Land Use District Regulations, namely, subsections (a), (b), (d), (e), and (f). On the other hand, the land does not meet any of the standards of Section 2.9, entitled "C" Conservation District, except possibly subsection (g) thereof which relates to the slope of the land. However, the plan for the development of the land treats the topography as an asset rather than a liability, enhances the natural beauty of the area, and reduces to a minimum the runoff caused by surface waters.

We shall be pleased to show you the completed construction plans and sketches of the proposed development, and would welcome the opportunity to discuss the matter with you at your convenience.

Very truly yours,

George Loomis

George Loomis
For Secretary

AT:dc
Encl.
Certified Check $50.00
cc: Mr. Charles Kim

STATE OF HAWAII
LAND USE COMMISSION

426 Queen Street
Honolulu, Hawaii

RECEIVED
AUG 24 1965
State of Hawaii
LAND USE COMMISSION

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 0-15 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 3-5-19-13 And 3-5-24-Por. 1. Lower Kapakahi Ridge Development - See Exhibit "A"

Petitioner's interest in subject property:
Petitioner has Fee Simple Title to This Area

Petitioner's reason(s) for requesting boundary change:
See attached letter.

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

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

Signature(s) Richard Lyman Jr.
G. S. Leppelo
Atherton Richards

Address: _____

Telephone: _____

Certified to Accord With Trustees' Action
Joseph Watson Jr.

BISHOP ESTATE
GENERAL CORRESPONDENCE

August 20, 1965

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

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Petition for Amendment to the Land Use Commission
District Boundary - Kapakahi Ridge, Waialae, Honolulu, Oahu

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BISHOP ESTATE
GENERAL CORRESPONDENCE

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BISHOP ESTATE
GENERAL CORRESPONDENCE

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Very truly yours,

George Loomis

George Loomis
For Secretary

AT:dc
Encl.
Certified Check $50.00
cc: Mr. Charles Kim

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_____

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(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-15 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 3-5-19-13 And 3-5-24-Por. 1. Lower Kapakahi Ridge Development - See Exhibit "A"

Petitioner's interest in subject property:
Petitioner has Fee Simple Title to This Area

Petitioner's reason(s) for requesting boundary change:
See attached letter.

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

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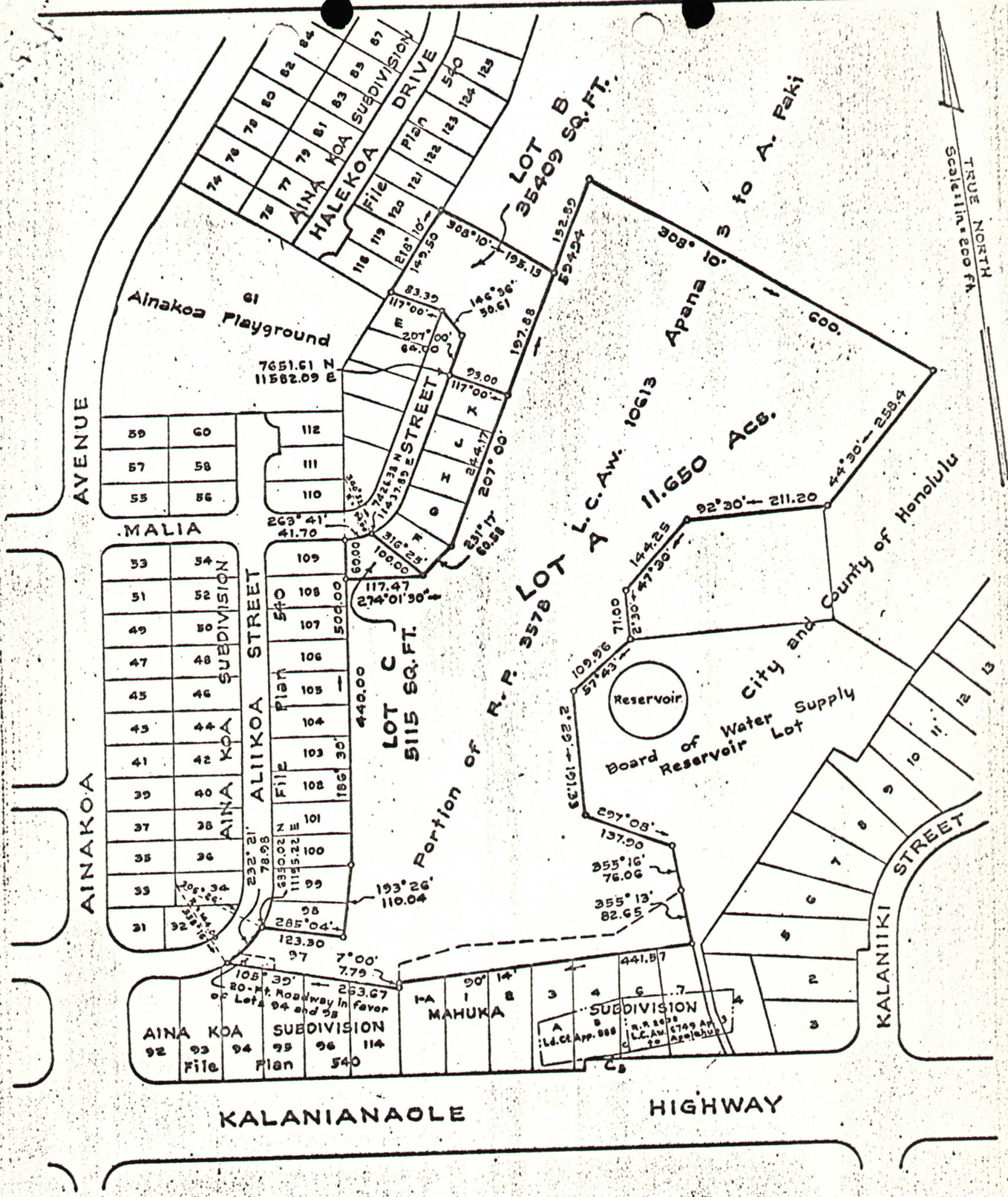
Trustees under the Will and of the Estate of Bernice Pauahi Bishop, Deceased

Signature(s)_____

Address:_____

Telephone:_____

Certified to Accord With Trustees' Action



SUBDIVISION OF PORTION OF KAPAKAHI RIDGE INTO LOTS A, B AND C

WAIALAE-IKI, HONOLULU, OAHU, HAWAII

This work was prepared by me or under my supervision

Kazutaka Saiki

Coordinates referred to "LEAHI" Δ

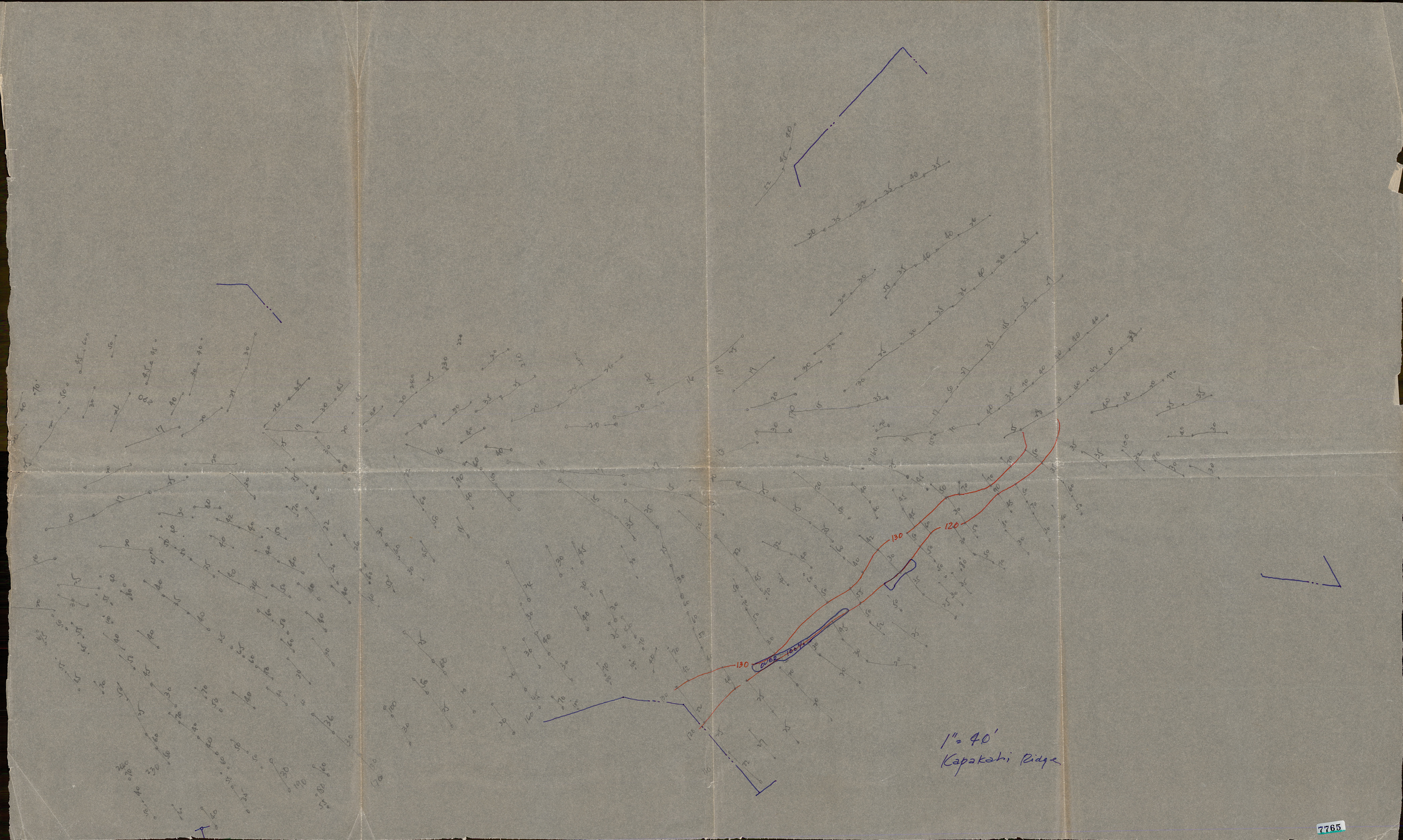
Tax Map Key 3-5-19 : 13
3-5-24 : Por. 1

Kazutaka Saiki
Registered Land Surveyor 740-S

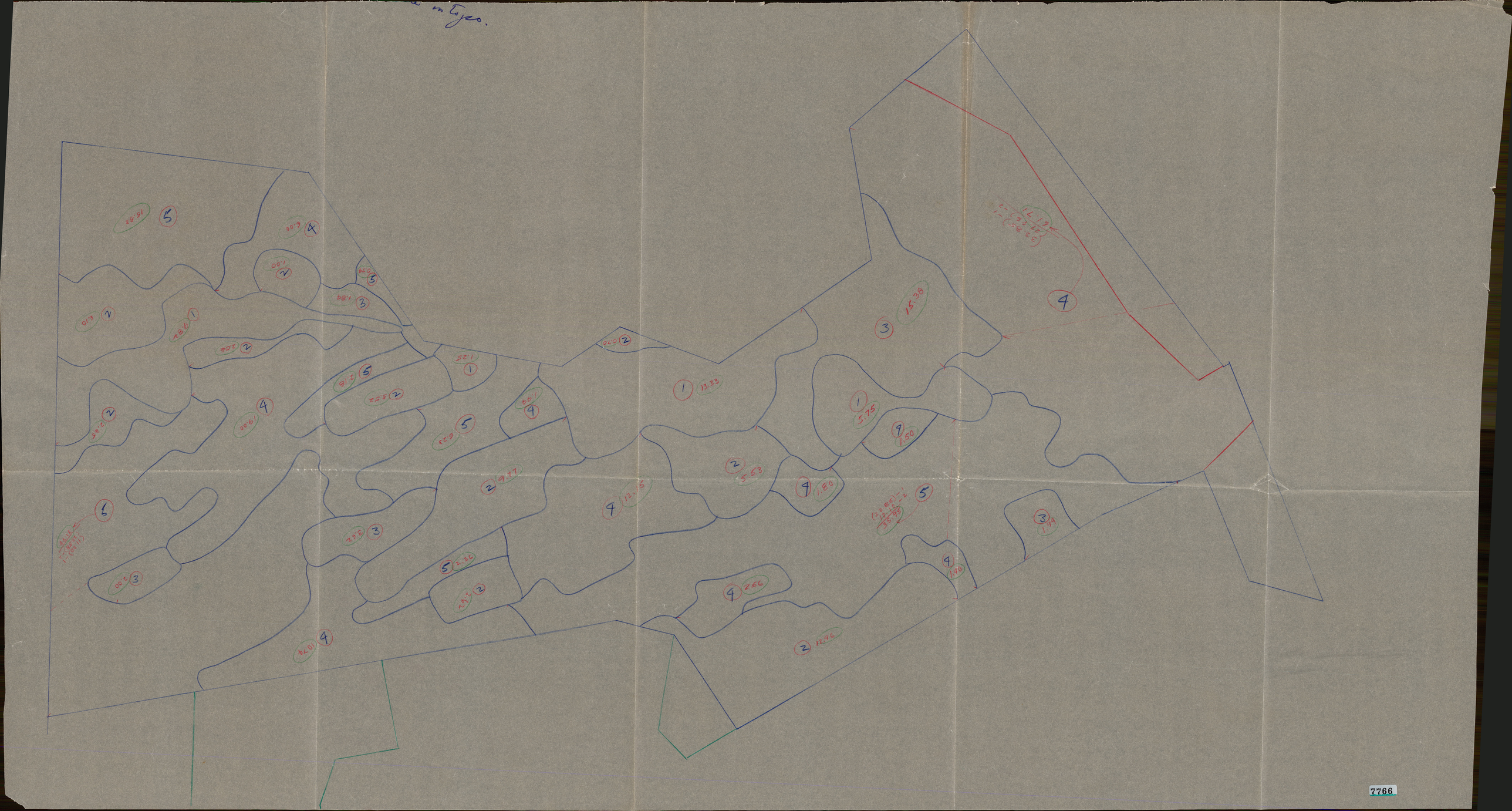
1758 Maoi Place
Honolulu, Hawaii 96816

June 1969

EXHIBIT "A"



7765



7766

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GENERAL CORRESPONDENCE

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George Loomis
For Secretary

AT:dc
Encl.
Certified Check $50.00

cc: Mr. Charles Kim

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LAND USE COMMISSION

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This space for LUC use

Date Petition and Fee received by LUC_____

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

Signature(s) _____

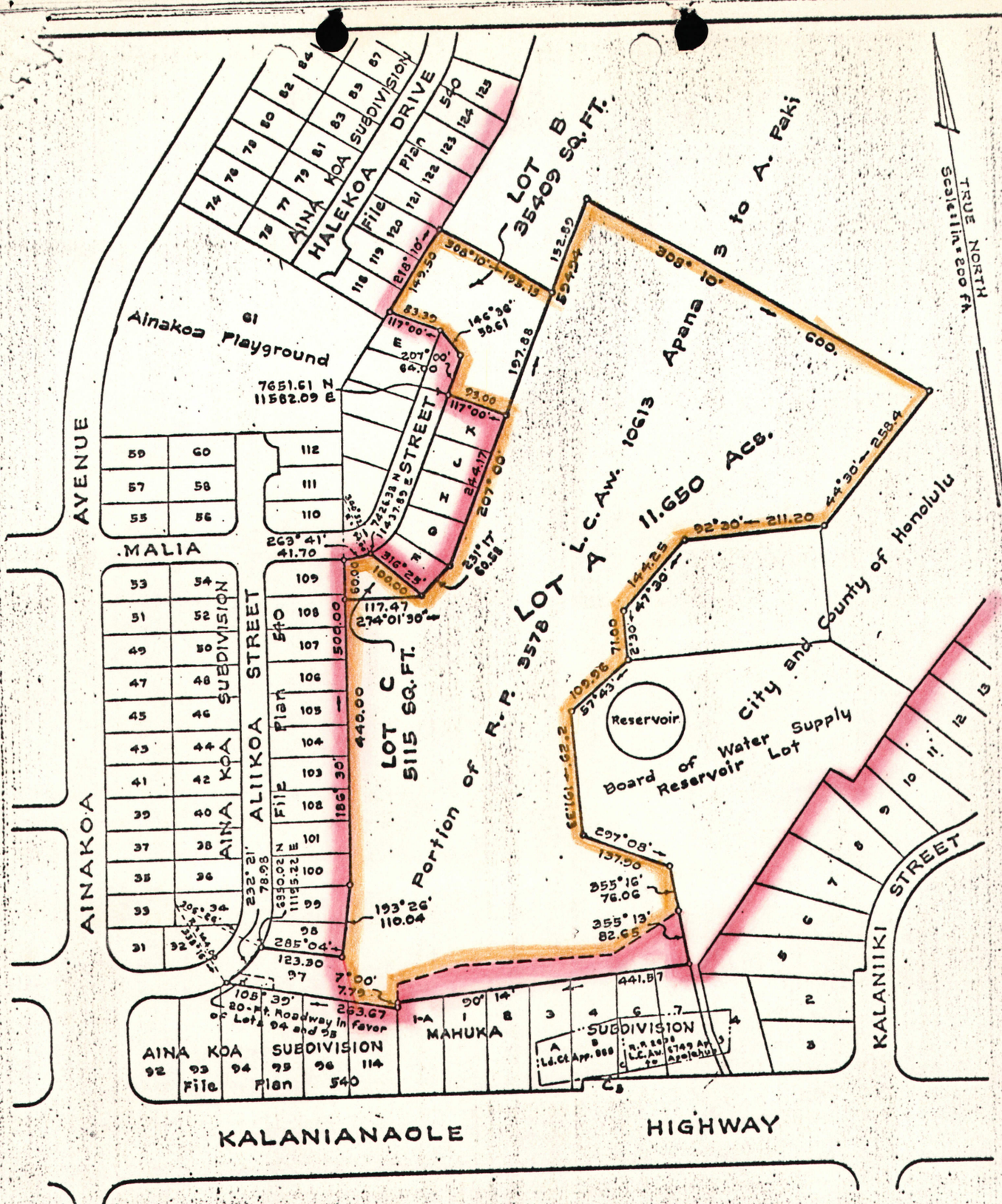
_____

_____

Address: _____

Telephone: _____

Certified to Accord
With Trustees' Action
Joseph Mattoon Jr.



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WAIALAE-IKI, HONOLULU, OAHU, HAWAII

This work was prepared by me or under my supervision

Kazutaka Saiki

Coordinates referred to "LEAHI" Δ

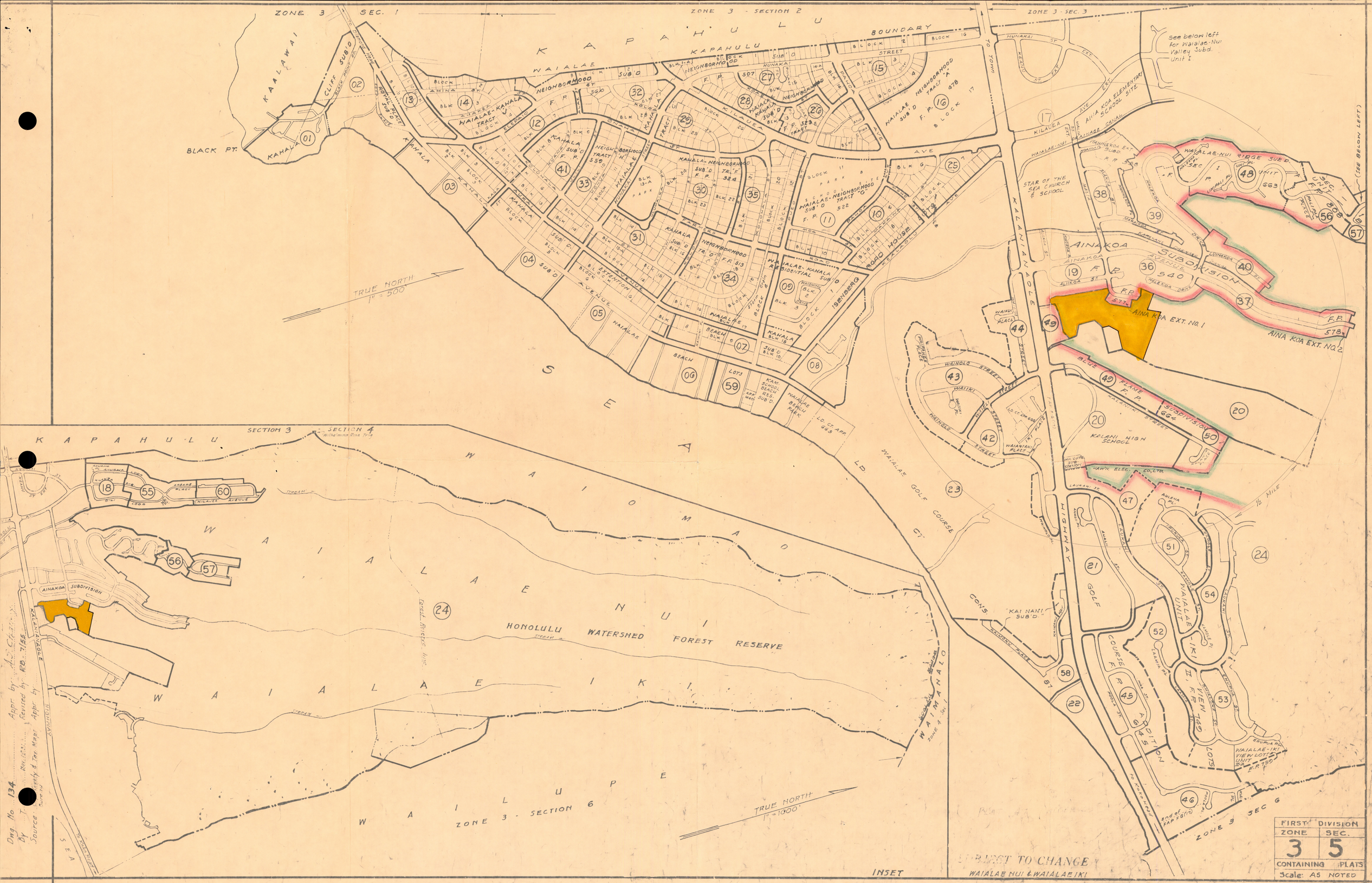
Tax Map Key 3-5-19 : 13
3-5-24 : Por. 1

1758 Maoi Place
Honolulu, Hawaii 96816

June 1965

Kazutaka Saiki
Registered Land Surveyor 740-S

EXHIBIT "A"



Dwg. No. 134
By T. ... Revised by R.B. 7/55
Source: ... Appr. by ...

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

PRINTED AUG 31 1965

7767

PLAT 17

Star of the Sea Church & School

KAPAKAHI

City & County of Honolulu 24,022 sf

DRAINAGE (18,004 sf)

CANAL

MAKAIKOA ST.

PLAT 38

True North
Scale: 1" = 50'

HIGHWAY

ALIIKOA STREET

HONOKOA PLACE

MALIA

AINAKOA AVENUE

PLAT 29

PLAT 44

PAR. 17 (1637 sf)

PAR. 18 (1617 sf)

T. Kaimuki

(Kenneth H. Inouye & wf. Teiko O. - T/E) 1e. — 10,052 sf (9535 sf) — 48

(Hideo Kawano & wf. Edith M. - T/E) 1e. — 10,080 sf (9908 sf) — 47

(Sau Chin Luke Chun & Raymond C. K. Chun & wf. Helen L. - J/T) 1e. — 10,080 sf — 46

(Robert T. Kono & wf. Patsy S. - T/E) 1e. — 10,080 sf — 45

(Kwai Yuen Ching & wf. Mabel C. S. C. - J/T) 1e. — 10,338 sf — 44

C. & C. of Hon. — 6403 sf — 76

(480 sf) — 62, 63

1, 2, 3, 4, 5

Phillip T. Hirano & wf. Jane C. - T/E — 5,635 sf — 49 — 6

Richard M. Oki & wf. Alice E - T/E — 5,454 sf — 50 — 7

James T. Iwamoto & wf. Grace K. - T/E — 5,454 sf — 51 — 8

Henry K. Hori & wf. Maizie H. T/E — 5,454 sf — 52 — 9

Stanley H. Fujiki & wf. Joyce H. - T/E — 5,454 sf — 53 — 10

Edward N. Vasconcellos & wf. Elsie L. - T/E — 5,324 sf — 54 — 11

Haruto Hayashi & wf. Katie K. - T/E — 5,880 sf — 60 — 17

Edward K. Nakagawa & wf. Janice Y. - T/E — 5,385 sf — 59 — 16

Harold K. H. Ung & wf. Loretta L. F. T/E — 5,385 sf — 58 — 15

Seichi Higashi & wf. Miriam M. - T/E — 5,385 sf — 57 — 14

Jerry H. Sakoda & wf. Mabel A. - T/E — 5,122 sf — 55 — 12

Morris T. Takishima & wf. Charlotte Y. T/E — 5,230 sf — 56 — 13

Alfred Y. H. Tom & wf. Rosamond C. - T/E — 5,418 sf — 62 — 18

Chester R. Suiso & wf. Ululani N. - T/E — 5,257 sf — 63 — 115

Various Owners see TMB 2060-55 — 3,031 sf — 61

Charles K. Warrington & wf. Mary O. - T/E — 5,110 sf — 67 — 22

Edgar K. Silva & wf. Yolanda H. T/E — 5,208 sf — 66 — 21

John P. Mendiola & wf. Ella W. - T/E — 5,530 sf — 68 — 23

James C. H. Chun & wf. Ruth L. - T/E — 5,475 sf — 69 — 24

William M. Komoda & wf. Margaret H. - T/E — 5,655 sf — 64 — 19

James H. Okano & wf. May S. - T/E — 5,510 sf — 65 — 20

Seiji Kimura & wf. Chiyako - T/E — 5,250 sf — 70 — 25

Richard W. C. Chong & wf. Vera C. T/E — 5,303 sf — 71 — 26

Teruo Sasaki & wf. Kiyoka - T/E — 5,462 sf — 75 — 27

Wilbert M. Toda & wf. Betty K. - T/E — 5,551 sf — 74 — 28

Takao Sato & wf. Chiyoko T/E — 5,303 sf — 72 — 29

Clarence M. Murata & wf. Judith S. - T/E — 5,455 sf — 73 — 30

(Robert H. Little & wf. Elley S. T. E.) 1e. — 10,514 sf — 19 — 32

(Milburn L. Watson & wf. Nobuko M. - T/E) 1e. — 10,202 sf — 18 — 33

(Takeo Yoshioka & wf. Edith S. T/E) 1e. — 10,384 sf — 17 — 34

(Harold E. Robello & wf. Sophie V. - T/E) 1e. — 10,293 sf — 16 — 35

(Toshio Takao & wf. Toshie - T/E) 1e. — 10,393 sf — 15 — 36

(Waldron Henderson & wf. Dorothy K. - T/E) 1e. — 10,580 sf — 14 — 114

Walter K. W. Mau & wf. Jane K. - T/E — 5,000 sf — 42 — 33

Toshiaki Inouye & wf. Kiyoko - T/E — 5,000 sf — 41 — 35

Nsatomo Matoi & wf. Hazel T. - T/E — 5,000 sf — 40 — 37

Gregory H. C. Kim & wf. Dolores J. - T/E — 5,000 sf — 39 — 39

Charles M. Miyashiro & wf. Florence C. - T/E — 5,000 sf — 38 — 41

Malcolm W. Rasmussen & wf. Marie C. T/E — 5,000 sf — 37 — 43

Raymond K. K. Kong & wf. Mavis F. - T/E — 5,000 sf — 36 — 45

Fred S. Fujikane & wf. Alice I. T/E — 5,000 sf — 35 — 47

Edwin Y. H. Chang & wf. Edna M. L. - T/E — 5,000 sf — 34 — 49

Fred H. Hosokawa & wf. Beatrice F. - T/E — 5,000 sf — 33 — 51

Robert M. Yastame & wf. Leatrice A. - T/E — 5,064 sf — 32 — 53

Hung S. Ahn & Jennie M. O. Chang - T/T — 5,200 sf (5,087 sf) — 43

Gilbert Pestana & wf. Helen K. T/E — 5,472 sf — 20 — 32

Charles Gomes & wf. Minnie Y. S. - T/E — 5,144 sf — 21 — 34

(George K. P. Nafiumoto & wf. Lily Y. - T/E) Alt. Kenneth K. Koga & wf. Yoshi T. - T/E — 5,000 sf — 22 — 36

Ernest G. Y. Chang & wf. Harriet L. - T/E — 5,000 sf — 23 — 38

Richard M. Iwasa & wf. Jeannette F. T/E — 5,000 sf — 24 — 40

Kenneth H. Ohta & wf. Umeyo A. K. T/E — 5,000 sf — 25 — 42

George Kauhane & wf. Marguerite F. - T/E — 5,000 sf — 26 — 44

William W. S. Chock & wf. Hannie W. H. - T/E — 5,000 sf — 27 — 46

Edwin Y. C. Liu & wf. Dorothy L. H. T/E — 5,000 sf — 28 — 48

Raymond T. Sato & wf. Kay K. - T/E — 5,000 sf — 29 — 50

Francis J. Kojima & wf. Louise I. - T/E — 5,000 sf — 30 — 52

Michael T. Akamine & wf. Chiyomi H. - T/E — 5,064 sf — 31 — 54

Kam Yong Wong & wf. Margaret L. - T/E — 5,777 sf — 98

Wun Hop Lau & wf. Chau Mau - T/E - Rem. — 5,849 sf — 11

Nancy L. Y. T. Lau - L/I — 5,800 sf — 10

Ben J. Wong & wf. Alice Y. K. - T/E — 5,800 sf — 9

Hiram J. Fujimoto & wf. Evelyn Y. - T/E — 5,800 sf — 8

Richard S. Okumura & wf. Flora T. - T/E — 5,800 sf — 7

Hiroshi Naito & wf. Florence H. T/E — 5,800 sf — 6

John T. Suzuki & wf. Hideyo Naito - T/T — 5,800 sf — 5

Paul A. Wong & wf. Thelma K. T/E — 5,800 sf — 4

Ray S. Fujimoto & wf. Rosalind T. - T/E — 5,800 sf — 3

Mike S. Imasaka & wf. Mitsue J. - T/E — 5,800 sf — 2

Margaret T. Goo — 5,800 sf — 108

James A. King & wf. Jean S. - T/E — 5,714 sf — 109 — 1

10,019 sf — 13

PLAT 49

PLAT 24

KALANIANAOLE STREET

WAIKUI STREET

To Koko Head

POR. WAIALAE, POR. AINA KOA SUBD., F. P. 540, HONOLULU, OAHU (Formerly Por. 3519, 20 & 24)

NOTE: All lots owned by B. P. Bishop Estate unless otherwise noted.

SUBJECT TO CHANGE

DROPPED PARCELS: 78

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

DEPARTMENT OF THE TAX COMMISSIONER
TAXATION MAPS BUREAU
TERRITORY OF HAWAII
TAX MAP

FIRST DIVISION		
ZONE	SEC.	PLAT
3	5	19

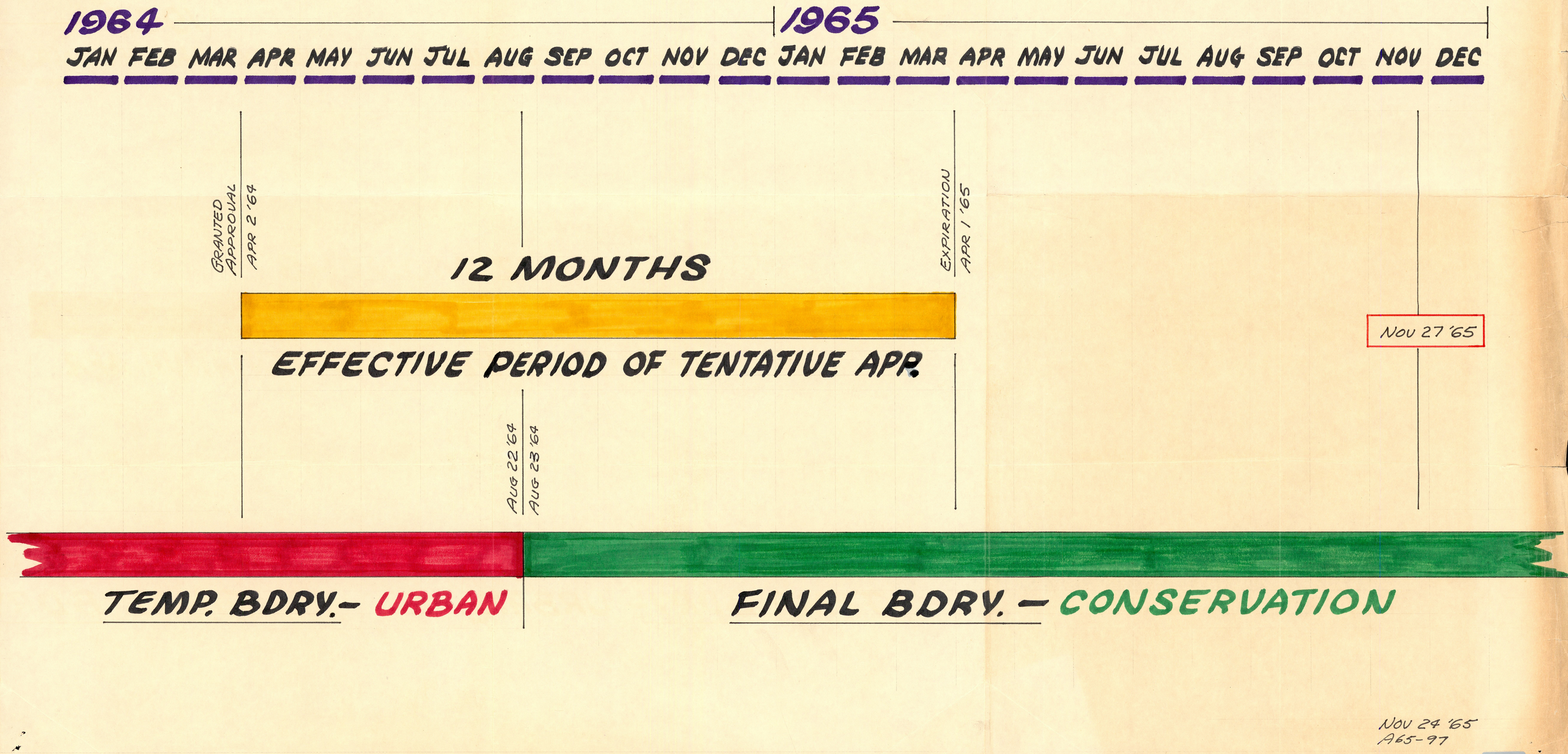
CONTAINING PARCELS
SCALE: 1 IN. 50 FT.

DWG. NO. 4233
SOURCE: File Plan 540
BY: HV/LM Mar. 1955

AUG 31 1965

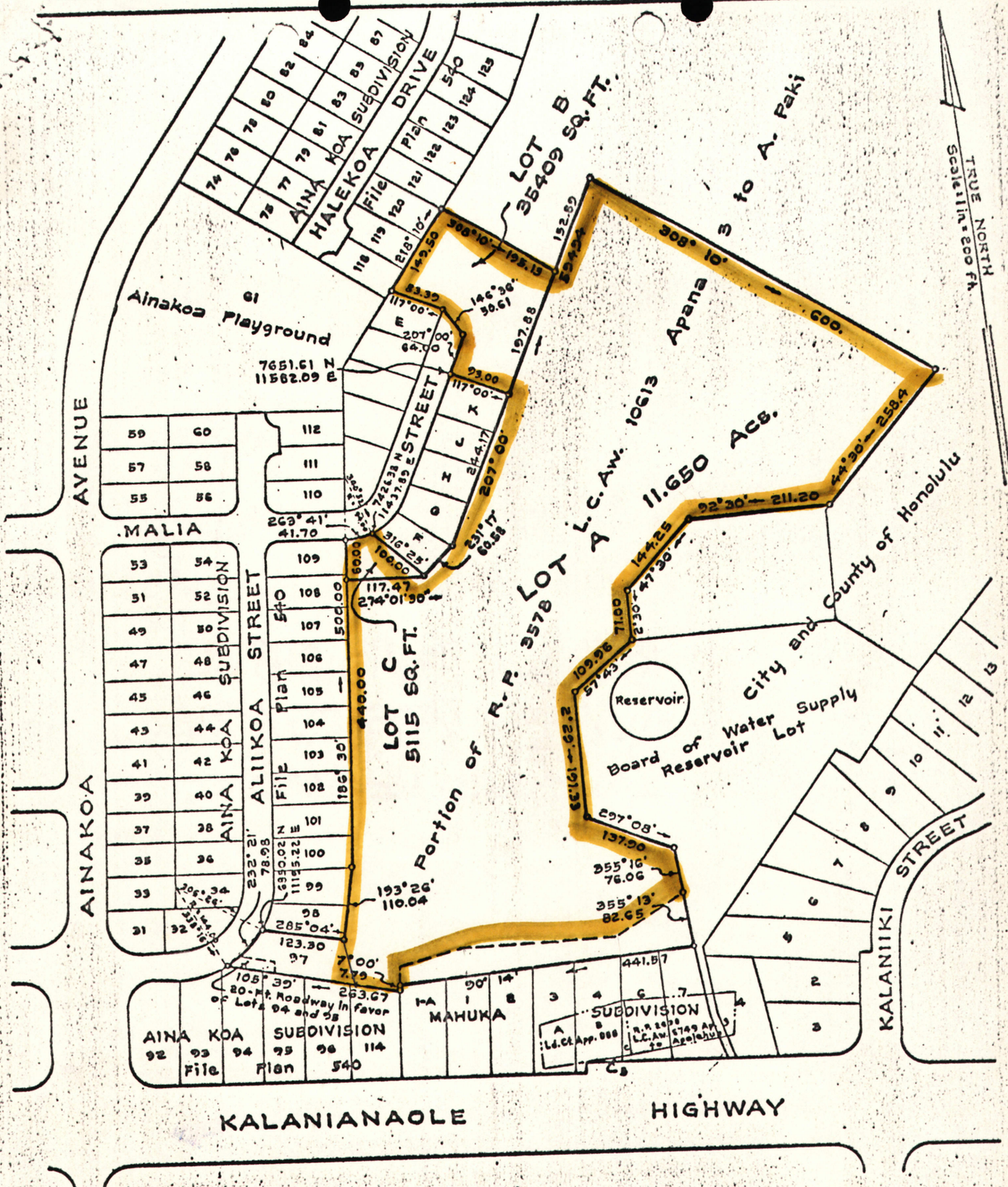
7768

CHRONOLOGICAL SUMMARY
KAPAKAHI RIDGE DEV.



NOV 24 '65
A65-97

7769



35409
5115
40524 ft = 0.93 Ac.

11.65 Ac.
0.93
12.58 Ac. Total

SUBDIVISION OF PORTION OF KAPAKAHI RIDGE INTO LOTS A, B AND C

WAIALAE-IKI, HONOLULU, OAHU, HAWAII

Coordinates referred to "LEAHI" Δ

Tax Map Key 3-5-19:13
3-5-24: Por. 1

This work was prepared by me or under my supervision

Kazutaka Saiki

Kazutaka Saiki
Registered Land Surveyor 740-S

1758 Maoi Place
Honolulu, Hawaii 96816

June 1969

EXHIBIT "A"

1926

CHUNG DHO AHN & ASSOCIATES, INC.
CIVIL ENGINEERS
1126 12TH AVENUE • HONOLULU, HAWAII 96816
TELEPHONE 702-805

RECEIVED
APR 28 1966
State of Hawaii
LAND USE COMMISSION

April 26, 1966

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

Subject: Waialae-Nui Valley Subdivision, Unit 7,
at Waialae-Nui Valley, Honolulu, Hawaii
TMK: 3-5-24:Por. 7
Developer: Mitsuo Shimizu

Dear Sir:

I am sending you one set of the construction plans and File Plan for the subject subdivision.

Please note two changes from our earlier presentation which were required as our plans were being finalized. The first is the extension of the diversion ditch in back of Lot 1 to meet the drainage channel at approximately a 45-degree angle. The second is the "squaring off" of Lot 12. Our proposed grading plan has not been changed.

Very truly yours,

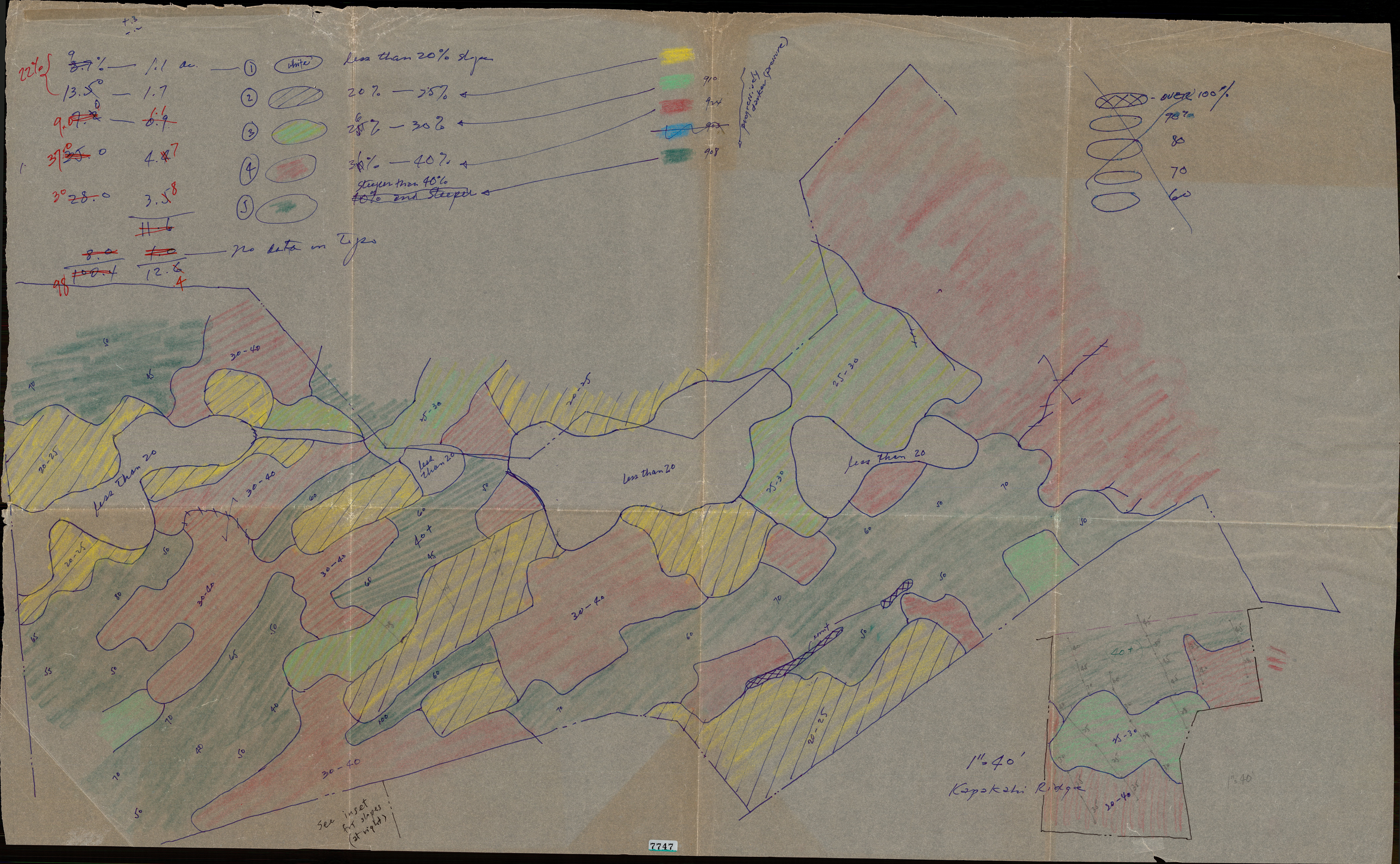
Calvin Kim

Calvin Kim

CK:ha

Enclosures


7746
① 9.82 1.25 13.33 5.75 30.15 = 1.10 Ac
② 6.10 1.00 2.06 2.65 3.52 2.62 9.77 0.70 5.53 12.96 46.91 = 1.74 Ac
③ 1.84 2.00 3.62 15.38 1.94 24.78 = .91 Ac .21 1.12 Ac
④ 6.06 19.00 10.74 12.15 2.66 1.80 1.50 1.40 61.71 1.44 118.46 = 4.35 Ac + .31 Ac = 4.66 Ac
⑤ 15.83 0.74 31.88 2.18 6.23 2.36 35.95 93.17 = 3.49 Ac .28 3.77 Ac
Revised Total (includes Malia St. Subd.) 40 40 1600
1.10 1.74 0.91 4.35 3.49 T = 11.59 Ac .80 12.39 Ac
less than 20% slope
20% — 25%
26% — 30%
30% — 40%
steeper than 40%
~~40% and steeper~~
910
924
908
progressively darker (pressure)
OVER 100%
90%
80
70
60
less than 20
less than 20
less than 20
less than 20
20-25
25-30
30-40
40+
20-25
30-40
30-40
30-40
30-40
20-25
20-25
30-40
40+
25-30
20-40
1" = 40'
Kapakahi Ridge
See inset for slopes (at right)
7747



22%
9 ~~8.7~~% — 1.1 ac.
13.5 — 1.7
9.0 ~~9.2~~ — ~~0.9~~ 1.1
37.0 ~~35.0~~ 4.7
30 ~~28.0~~ 3.5 8
~~11.6~~
~~8.0~~ ~~1.0~~ — no data on Topo
98 ~~100.4~~ 12.6 4
① white less than 20% slope
② 20% — 25%
③ 26% — 30%
④ 36% — 40%
⑤ steeper than 40% ~~40% and steeper~~
910
924
~~903~~
908
progressively darker (pressure)
over 100%
90%
80
70
60
less than 20
less than 20
less than 20
less than 20
20-25
25-30
30-40
40+
50
60
70
80
100
See inset for slopes (at right)
1"=40'
Kapakahi Ridge

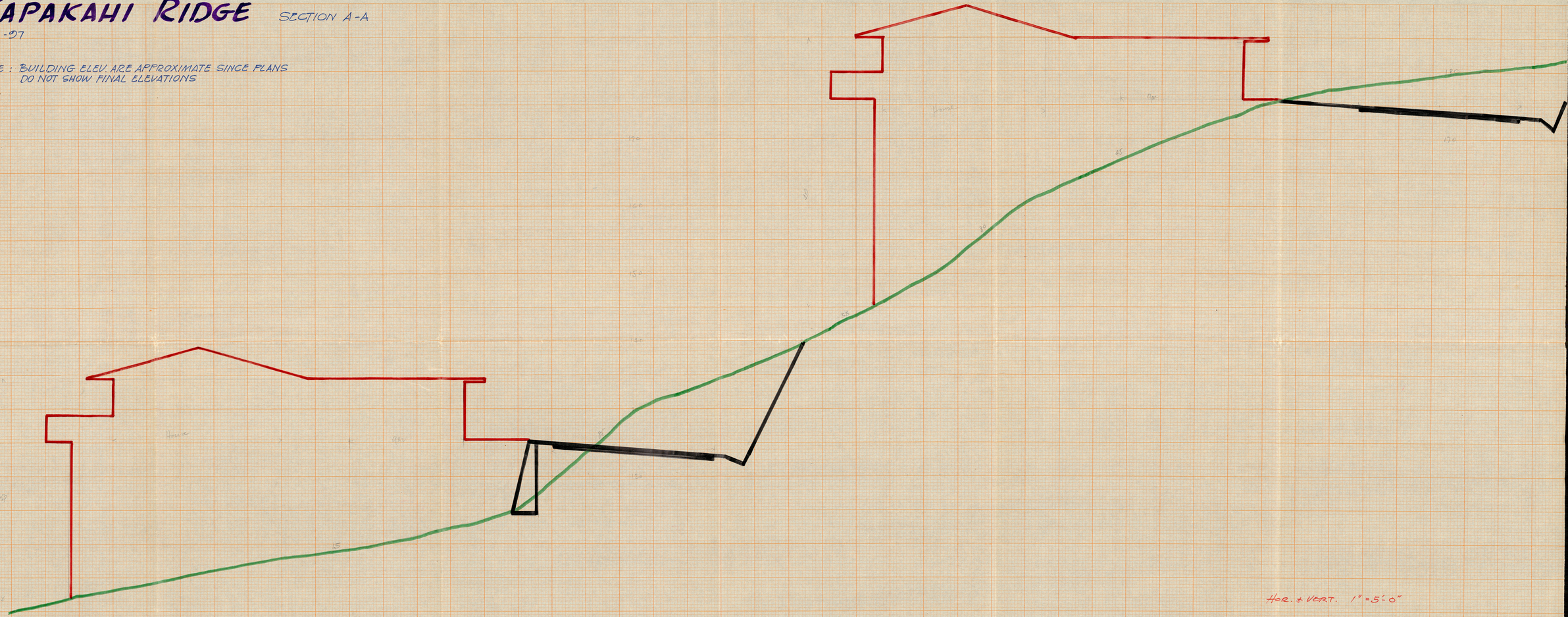
7747

KAPAKAHI RIDGE

SECTION A-A

AGS-97

NOTE : BUILDING ELEV. ARE APPROXIMATE SINCE PLANS DO NOT SHOW FINAL ELEVATIONS

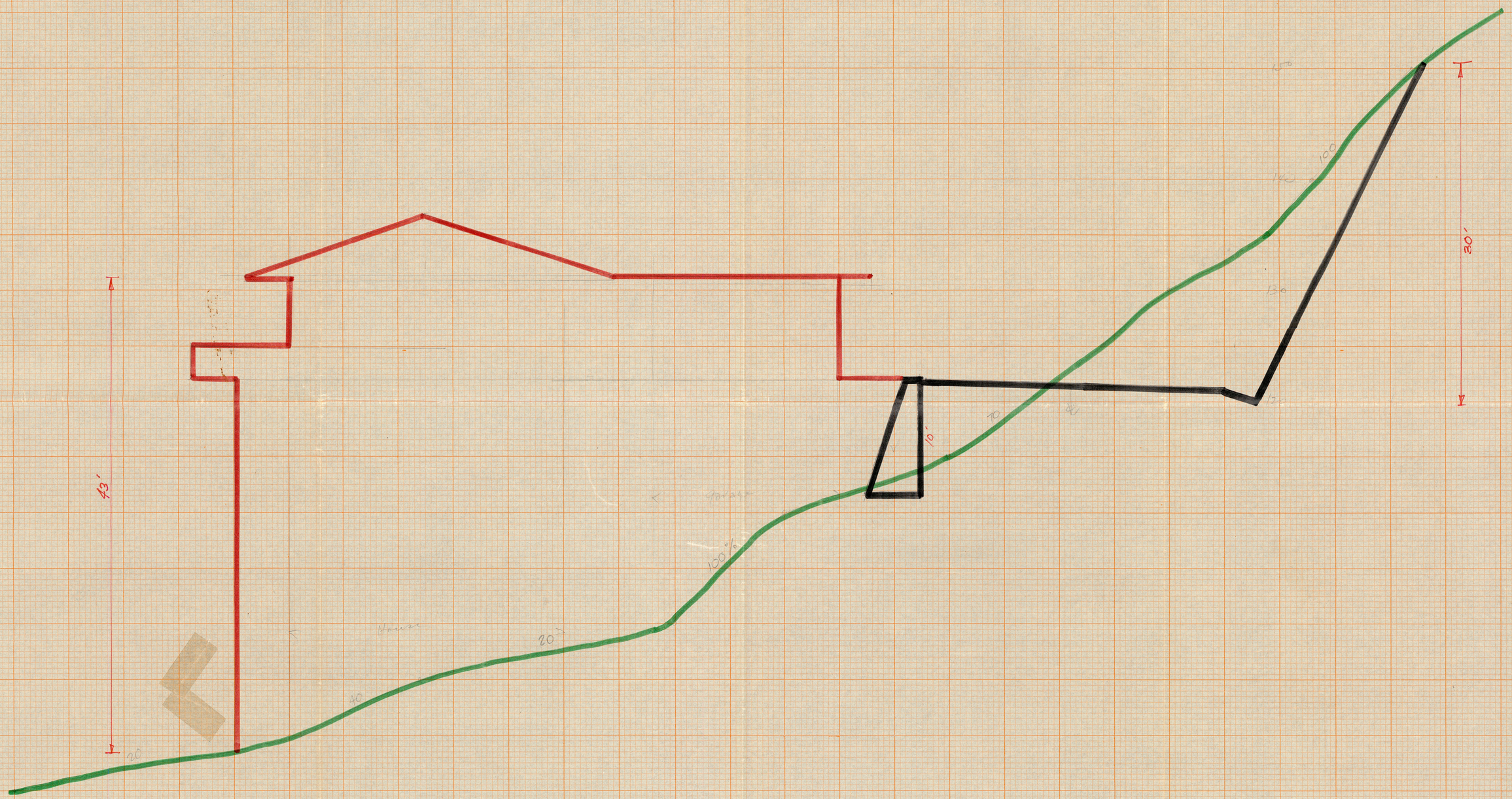


HOR. + VERT. 1" = 5'-0"

7748

KAPAKAHI RIDGE

LOWER COUNTRY CLUB HILL DRIVE - SEC. B-B

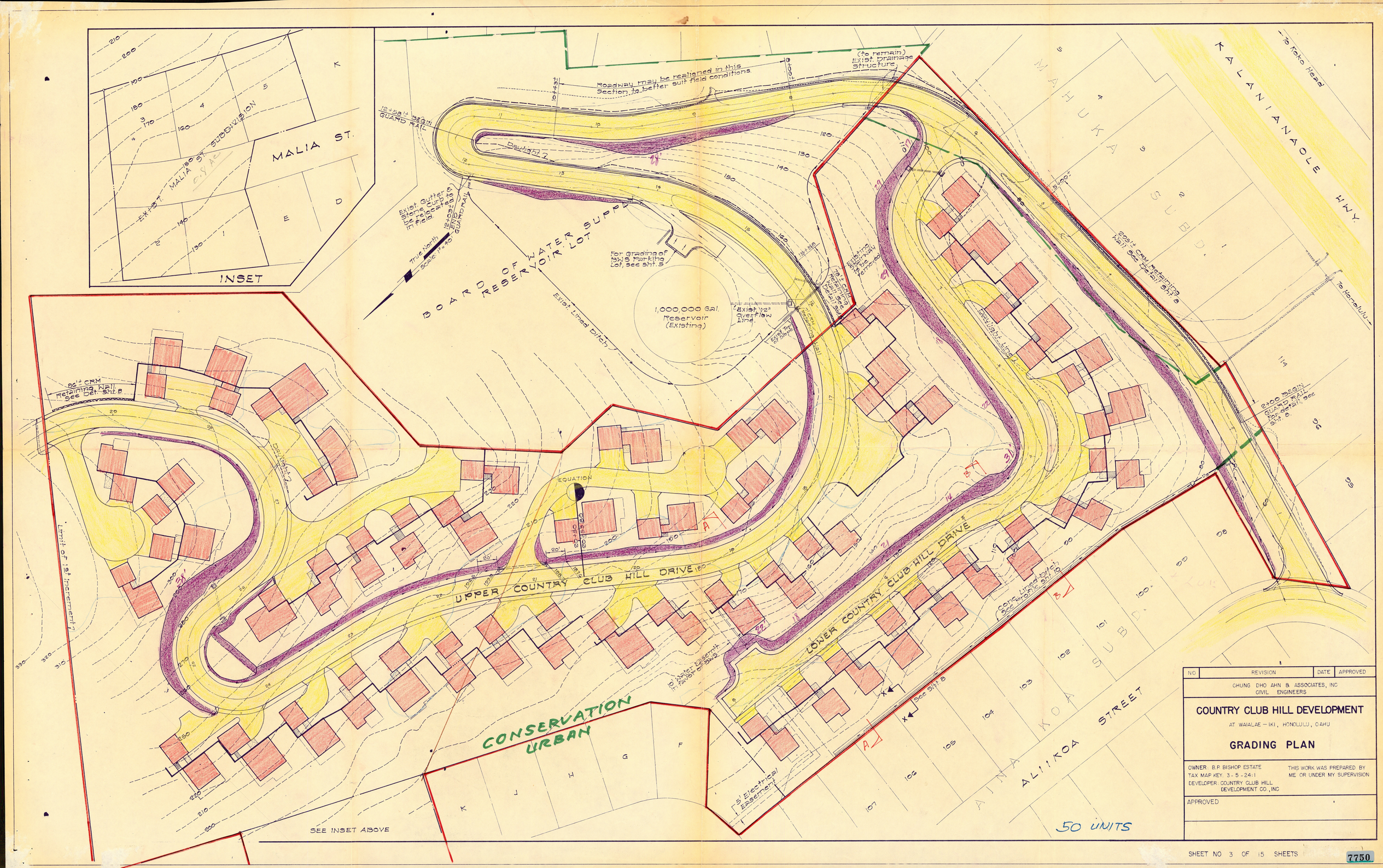


HOR. & VER. 1"=5'-0"
Kapakahi Ridge
AC5-97

CROSS SECTION 10 X 10.
TRADE ☆ MARK

CROSS SECTION 10 X 10.
TRADE ☆ MARK

7749



NO	REVISION	DATE	APPROVED

CHUNG DHO AHN & ASSOCIATES, INC
CIVIL ENGINEERS

COUNTRY CLUB HILL DEVELOPMENT

AT WAIALAE – IKI, HONOLULU, OAHU

GRADING PLAN

OWNER: B.P. BISHOP ESTATE
TAX MAP KEY: 3-5-24:1
DEVELOPER: COUNTRY CLUB HILL DEVELOPMENT CO., INC

THIS WORK WAS PREPARED BY ME OR UNDER MY SUPERVISION

APPROVED

SHEET NO 3 OF 15 SHEETS

7750

"C"

"U"

"C"

"C"

– SLOPES WHICH ARE 25% AND LESS

"U"

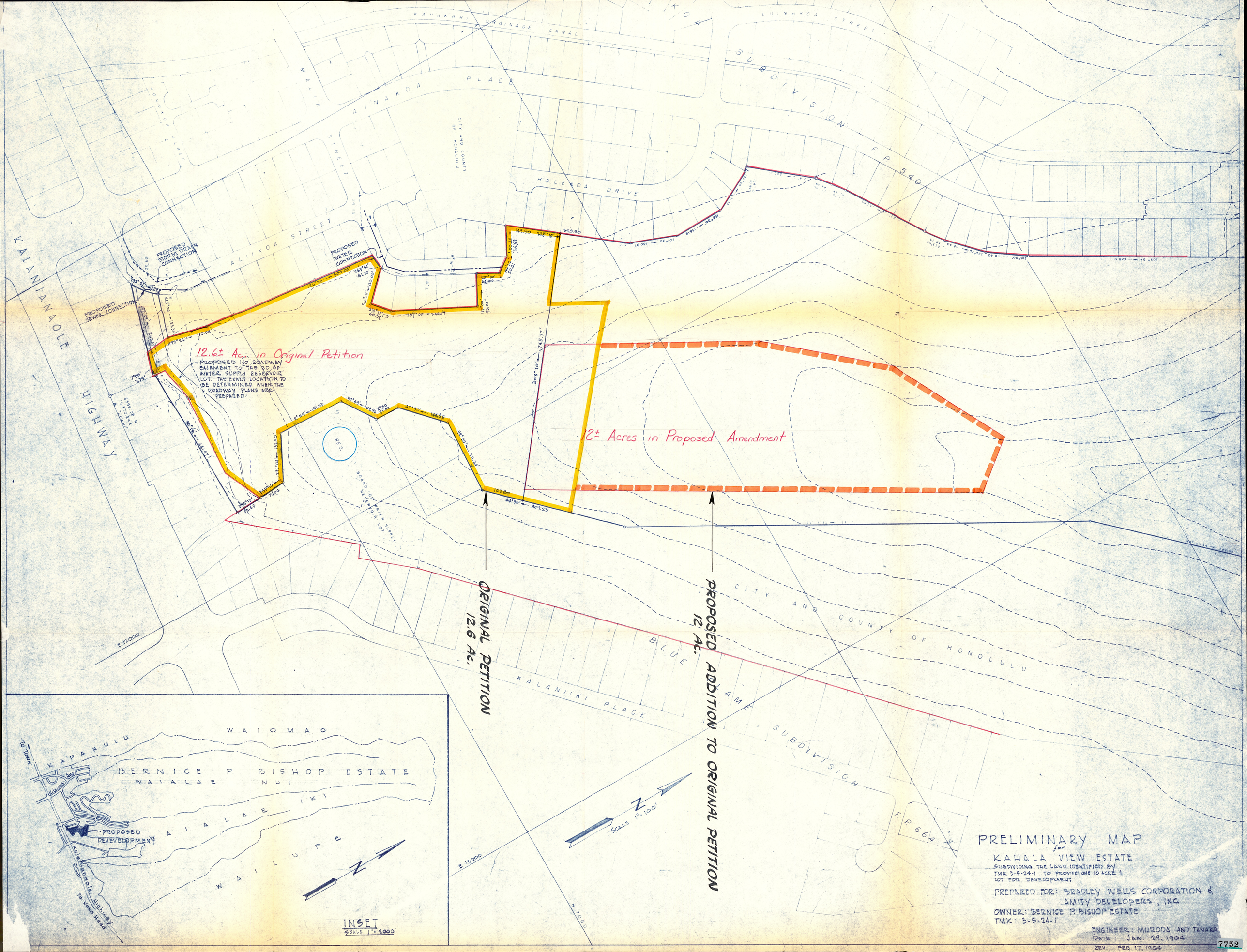
"U"

"C"

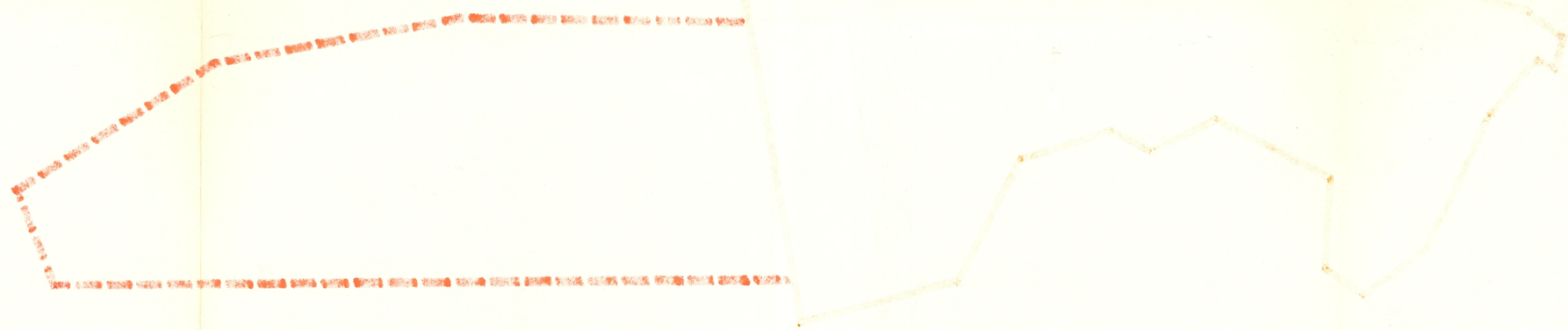
KAPAKAHI RIDGE 1"=40'

	Ac.	%
SLOPES LESS THAN 20%	1.1	9
SLOPES FROM 20% - 25%	1.8	14
SLOPES FROM 26% - 30%	1.1	9
SLOPES FROM 31% - 40%	4.8	38
SLOPES OVER 40%	3.8	30
	12.6	100

7751



KAPAKAHI DRAINAGE CANAL
LUINAKOA STREET
SUBDIVISION F.P. 540
MALIA
AINAKOA PLACE
CITY AND COUNTY OF HONOLULU
HALEKOA DRIVE
ALIIKOA STREET
KALANIANAOLE HIGHWAY
PROPOSED STORM DRAIN CONNECTION
PROPOSED WATER CONNECTION
PROPOSED SEWER CONNECTION
12.6± Ac. in Original Petition
PROPOSED 40' ROADWAY EASEMENT TO THE BD. OF WATER SUPPLY RESERVOIR LOT. THE EXACT LOCATION TO BE DETERMINED WHEN THE ROADWAY PLANS ARE PREPARED.
12± Acres in Proposed Amendment
RES.
BOARD OF WATER SUPPLY RESERVOIR LOT
ORIGINAL PETITION 12.6 Ac.
PROPOSED ADDITION TO ORIGINAL PETITION 12 Ac.
CITY AND COUNTY OF HONOLULU
BLUE FLAME SUBDIVISION
KALANIIKI PLACE
F.P. 664
E 12000
E 13000
N 7000
SCALE 1" = 100'
WAIOMAO
KAPAHULU
BERNICE P. BISHOP ESTATE
WAIALAE NUI
WAIALAE IKI
WAILUPE
PROPOSED DEVEVELOPMENT
To Town
Kalanianaole Highway
To Koko Head
INSET
SCALE 1" = 2000'
PRELIMINARY MAP
for
KAHALA VIEW ESTATE
SUBDIVIDING THE LAND IDENTIFIED BY TMK 3-5-24-1 TO PROVIDE ONE 10 ACRE ± LOT FOR DEVELOPMENT
PREPARED FOR: BRADLEY-WELLS CORPORATION & AMITY DEVELOPERS, INC.
OWNER: BERNICE P. BISHOP ESTATE
TMK: 3-5-24-1
ENGINEER: MURODA AND TANAKA
DATE: JAN. 29, 1964
REV. FEB. 17, 1964
7752



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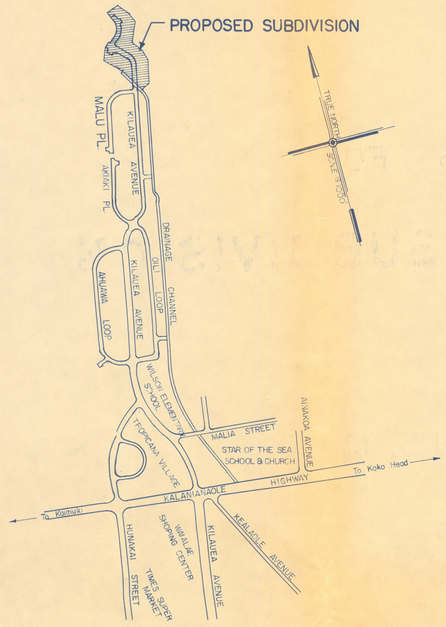
APR 11 1966
State of Hawaii
LAND USE COMMISSION

7753



LOCATION MAP
SCALE: 1" = 1000'

CONSTRUCTION PLANS FOR

WAIALAE - NUI VALLEY SUBDIVISION

UNIT VII

AT WAIALAE - NUI, HONOLULU, OAHU

OWNER: B. P. BISHOP ESTATE

TAX MAP KEY: 3-5-24:1

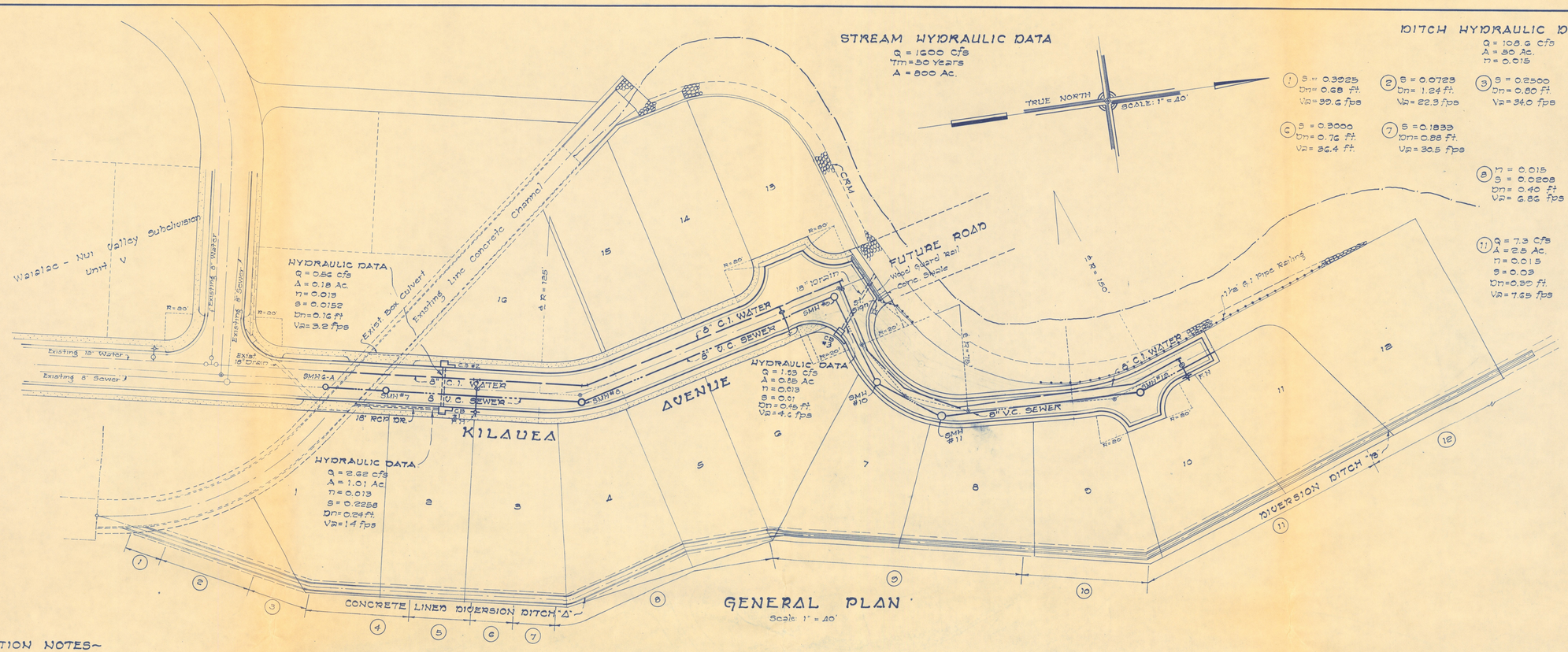
PLANS BY

CHUNG DHO AHN & ASSOCIATES
CIVIL ENGINEERS

INDEX	SHEET NO
Title Sheet	1
General Plan	2
Grading Plan & Drainage Study	3
Plan & Profile,	4
Diversion Ditch	5
Details	6
Cross Sections	7&8

APPROVED	DATE
Yoshio Kuninoto Chief Engineer, Department of Public Works	3/29/66
Frank Skrivanek Planning Director, Planning Department	3-30-66
for William C. Hong Traffic Engineer, Department of Traffic	10/7/65
G. Morgan Manager and Chief Engineer, Board of Water Supply	10/20/65
for Francis F. Woo Executive Officer, Division of Environmental Health State of Hawaii	8/30/65

7754



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 Department of Public Works Standard Details July 1968, 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 1" 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 conditions.

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

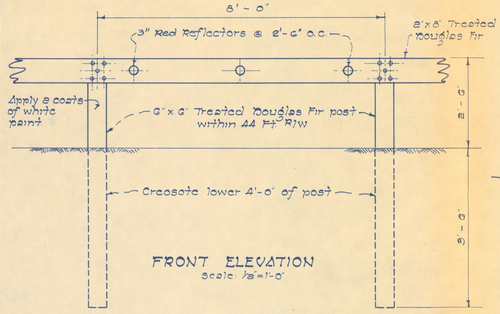
OWNER: B.P. BISHOP ESTATE

TAX MAP KEY: 3-5-24:1

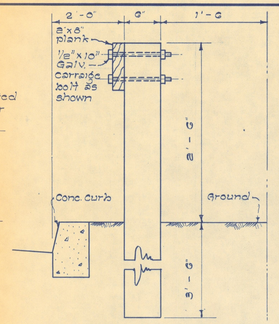
Charles Yoon
REGISTERED ENGINEER
CERTIFICATE NO. 1037 E

APPROVED 2/5/69

DIRECTOR, DIVISION OF ENGINEERING	ENGINEER, DIVISION OF SEWER	ASST. CHIEF ENGINEER BOARD OF WATER SUPPLY
M. T. Matsumura	G. Moore 10/14/68	K. Kawahara 10/24/68

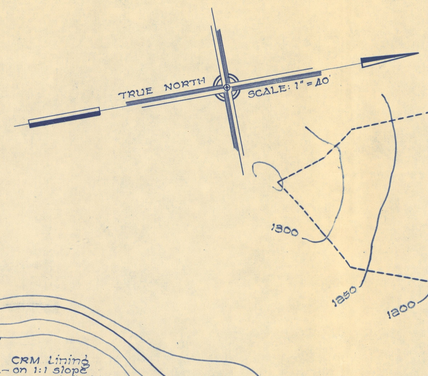


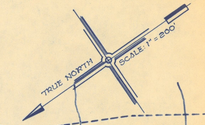
FRONT ELEVATION
Scale: 1/2"=1'-0"



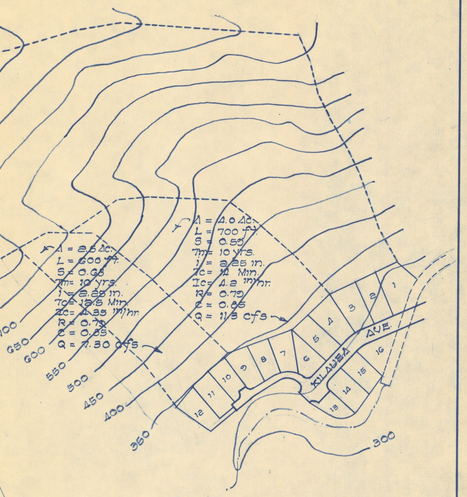
SIDE ELEVATION
Scale: 1"=1'-0"

WOODEN GUARD RAIL

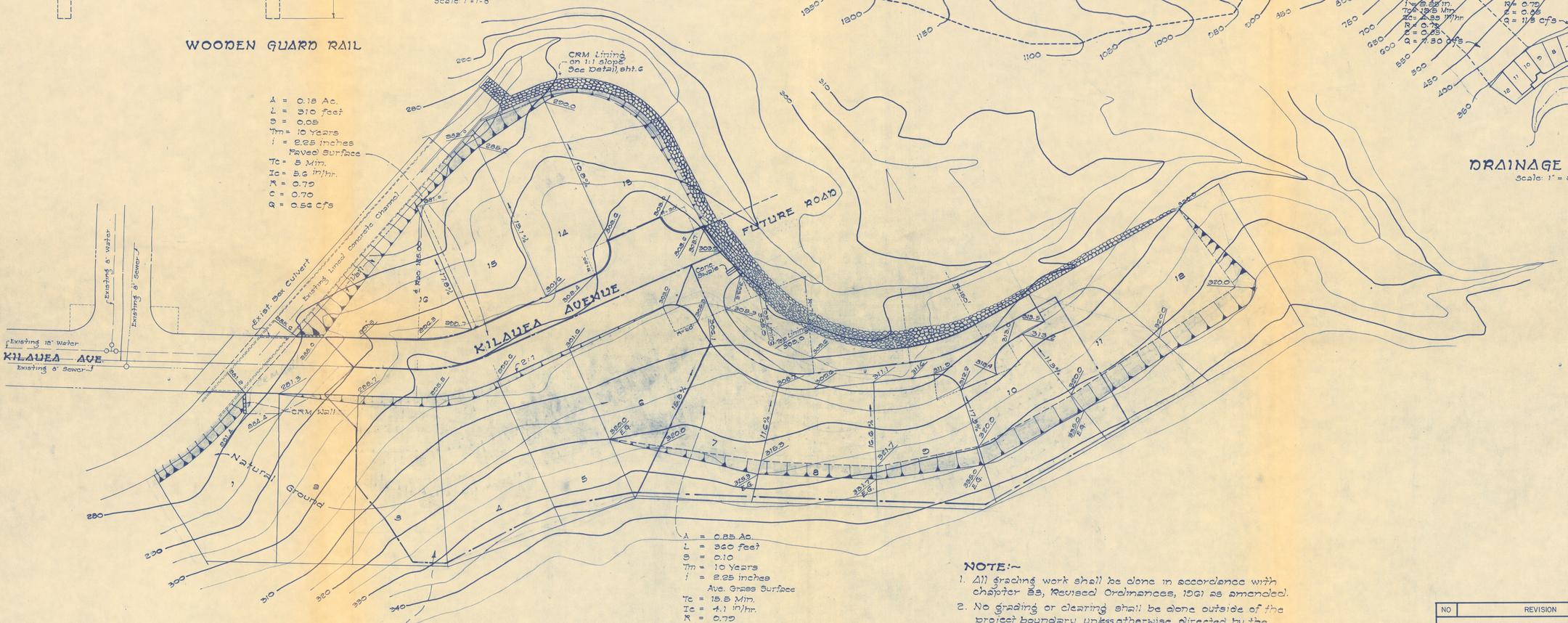




A = 46 Ac.
L = 3550 ft.
S = 0.61
Tm = 10 yrs.
i = 2.25 in.
Tc = 31 Min.
Ic = 3.15 in/hr.
R = 0.70
C = 0.65
Q = 97.3 cfs



DRAINAGE STUDY
Scale: 1" = 200'



A = 0.18 Ac.
L = 310 feet
S = 0.05
Tm = 10 Years
i = 2.25 inches
Paved Surface
Tc = 5 Min.
Ic = 5.6 in/hr.
R = 0.70
C = 0.70
Q = 0.56 cfs

A = 0.83 Ac.
L = 250 feet
S = 0.21
Tm = 10 years
i = 2.25 inches
Tc = 11.5 Min.
Ic = 4.5 in/hr
R = 0.70
C = 0.70
Q = 2.62 cfs

A = 0.85 Ac.
L = 360 feet
S = 0.10
Tm = 10 Years
i = 2.25 inches
Ave. Grass Surface
Tc = 15.5 Min.
Ic = 4.1 in/hr.
R = 0.70
C = 0.70
Q = 1.93 cfs

GRADING PLAN
Scale: 1" = 40'

NOTE:-
1. All grading work shall be done in accordance with chapter 23, Revised Ordinances, 1961 as amended.
2. No grading or clearing shall be done outside of the project boundary unless otherwise directed by the Engineer.

LEGEND
CUT SLOPE 1:1
FILL SLOPE 1½:1

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

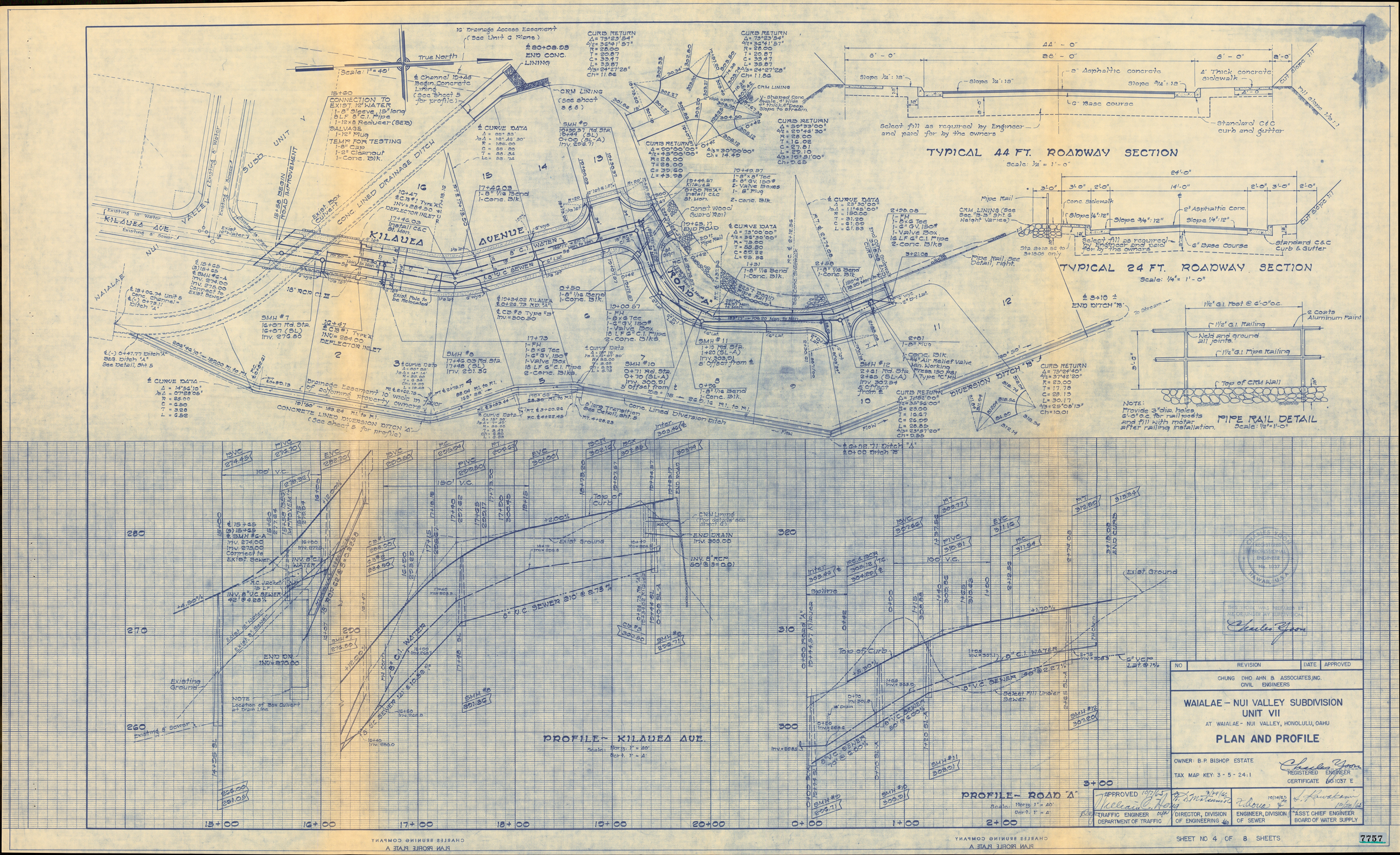
TAX MAP KEY: 3 - 5 - 24 : 1

Charles Yoon
REGISTERED ENGINEER
CERTIFICATE NO. 1037 E

APPROVED
5/20/66
DIRECTOR, DIVISION OF ENGINEERING

SHEET NO 3 OF 8 SHEETS

7756



NO	REVISION	DATE	APPROVED

CHUNG DHO AHN & ASSOCIATES, INC.
CIVIL ENGINEERS

WAIALAE - NUI VALLEY SUBDIVISION UNIT VII

AT WAIALAE - NUI VALLEY, HONOLULU, OAHU

PLAN AND PROFILE

OWNER: B.P. BISHOP ESTATE

TAX MAP KEY: 3 - 5 - 24:1

Charles Yoon
REGISTERED ENGINEER
CERTIFICATE NO. 1037 E

APPROVED 10/7/65 William C. Hong
TRAFFIC ENGINEER
DEPARTMENT OF TRAFFIC

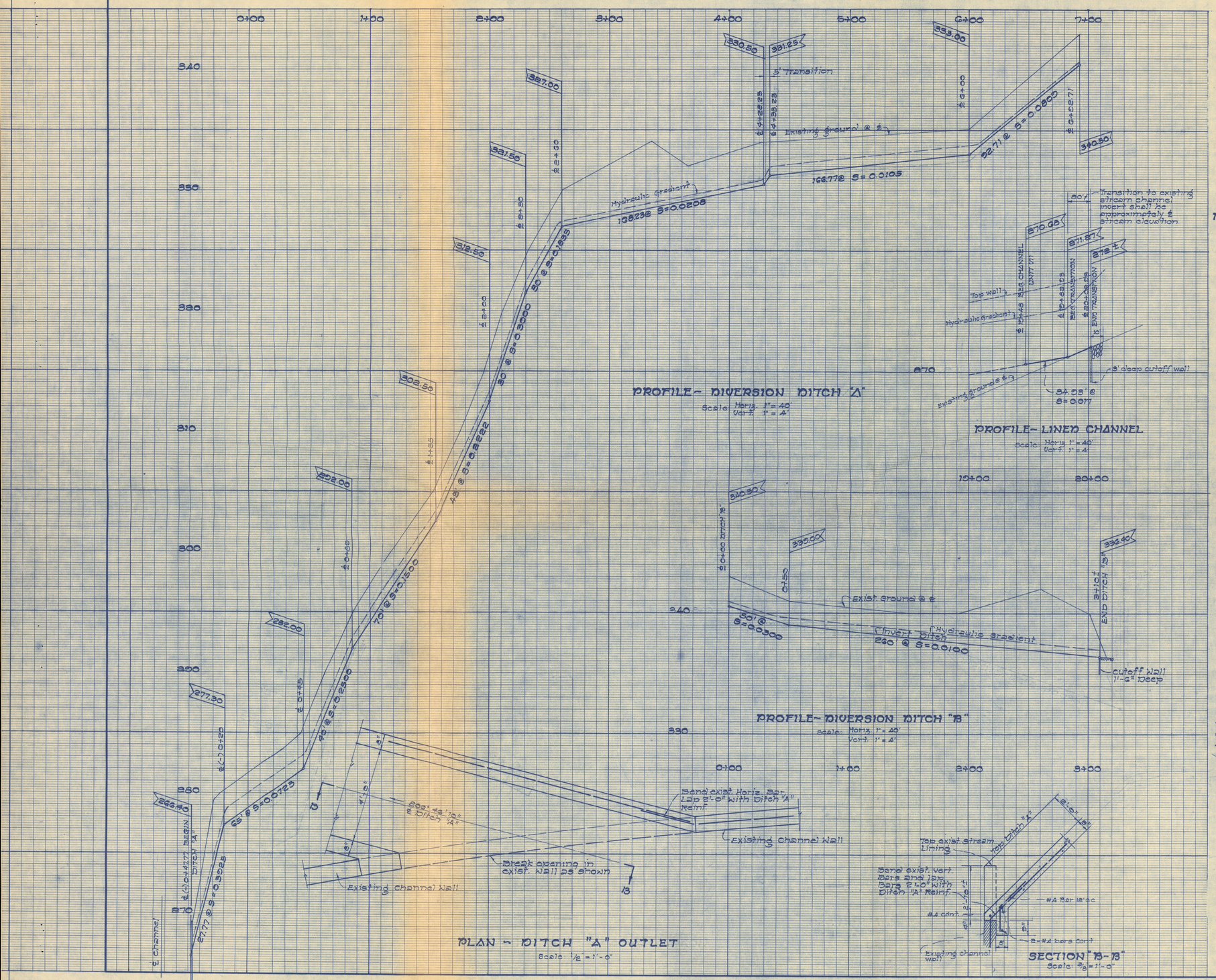
3/29/66 F. D. Matsumoto
DIRECTOR, DIVISION OF ENGINEERING

10/14/65 F. Doue
ENGINEER, DIVISION OF SEWER

10/20/65 S. Kawakami
ASST. CHIEF ENGINEER
BOARD OF WATER SUPPLY

SHEET NO 4 OF 8 SHEETS

7757



NOTE:~
Reinforcing similar to that shown in Typical section of Diversion Ditch "A"

THIS WORK WAS PREPARED BY ME OR UNDER MY SUPERVISION

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

NO	REVISION	DATE	APPROVED

CHUNG DHO AHN & ASSOCIATES, INC.
CIVIL ENGINEERS

WAIALAE- NUI VALLEY SUBDIVISION UNIT VII

AT WAIALAE - NUI VALLEY, HONOLULU, OAHU

DIVERSION DITCH

OWNER: B. P. BISHOP ESTATE

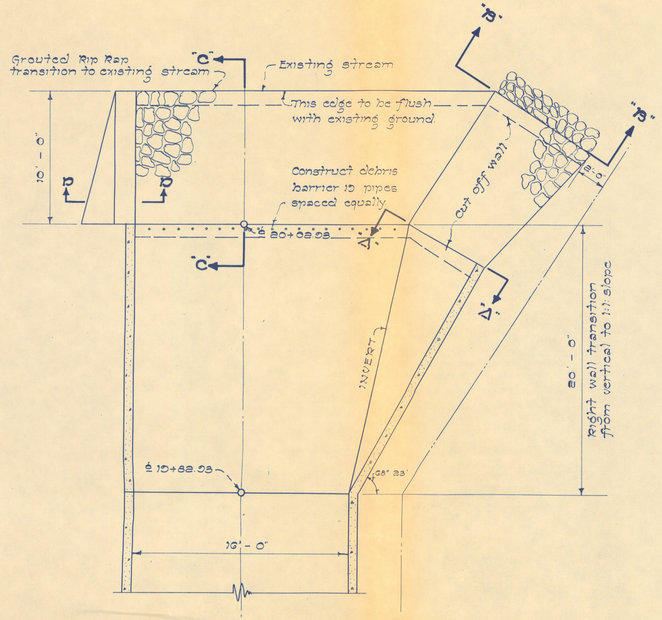
TAX MAP KEY: 3 - 5 - 24 : 1

REGISTERED ENGINEER
CERTIFICATE NO. 1037 E

APPROVED 3/30/66
DIRECTOR, DIVISION OF ENGINEERING

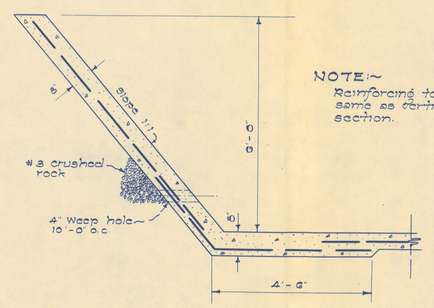
SHEET NO 5 OF 8 SHEETS

7758



PLAN- CHANNEL TRANSITION TO EXISTING STREAM

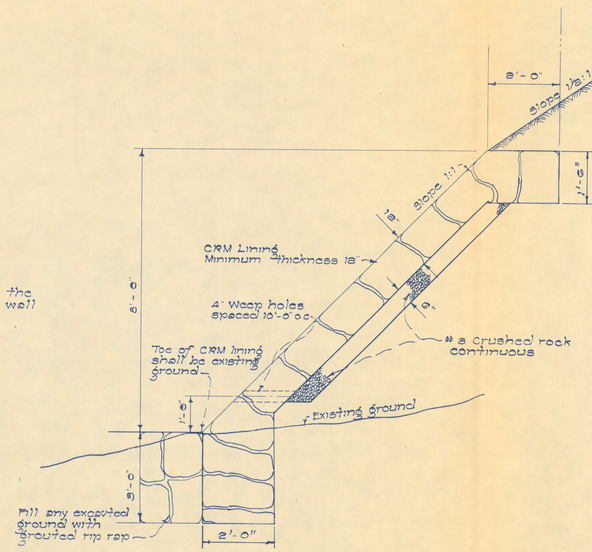
Scale: 3/16" = 1'-0"



NOTE:-
Reinforcing to be the same as typical wall section.

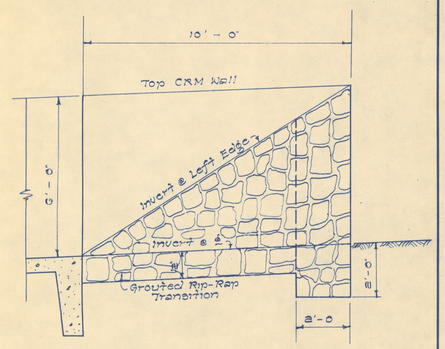
SECTION "A-A"

Scale: 1/4" = 1'-0"



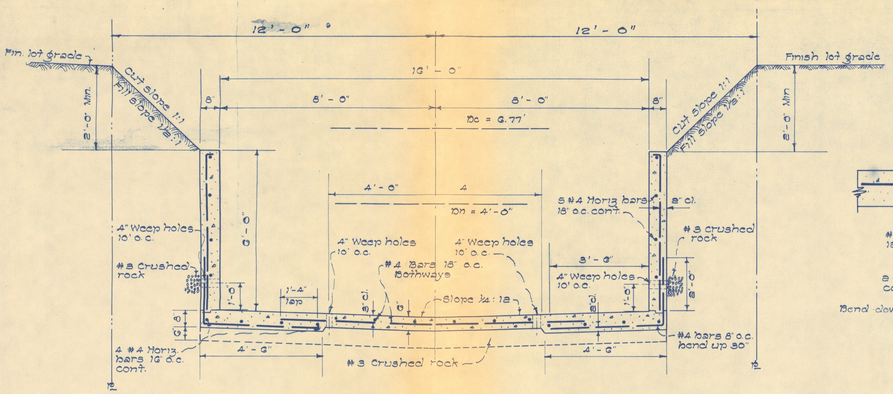
SECTION "B-B" CRM LINING FOR EAST SIDE OF CHANNEL

Scale: 1/8" = 1'-0"



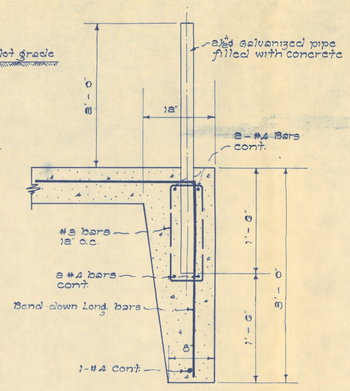
SECTION "C-C"

Scale: 3/8" = 1'-0"



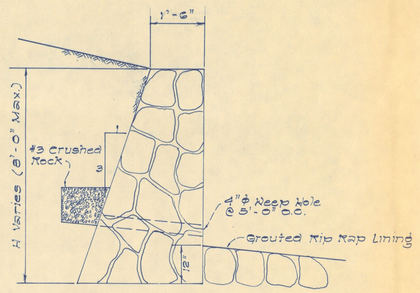
TYPICAL CHANNEL SECTION

Scale: 3/8" = 1'-0"



DETAIL- DEBRIS BARRIER

Scale: 1" = 1'-0"



SECTION "D-D"

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

Channel Hydraulic Data

Q = 1200 cfs
A = 800 Acs
n = 0.015
S = 0.010
℄c = 6.77 ft
℄n = 4.0 ft
Vn = 25.0 fps
Tm = 50 yrs

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

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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

DETAILS

OWNER: B.P. BISHOP ESTATE

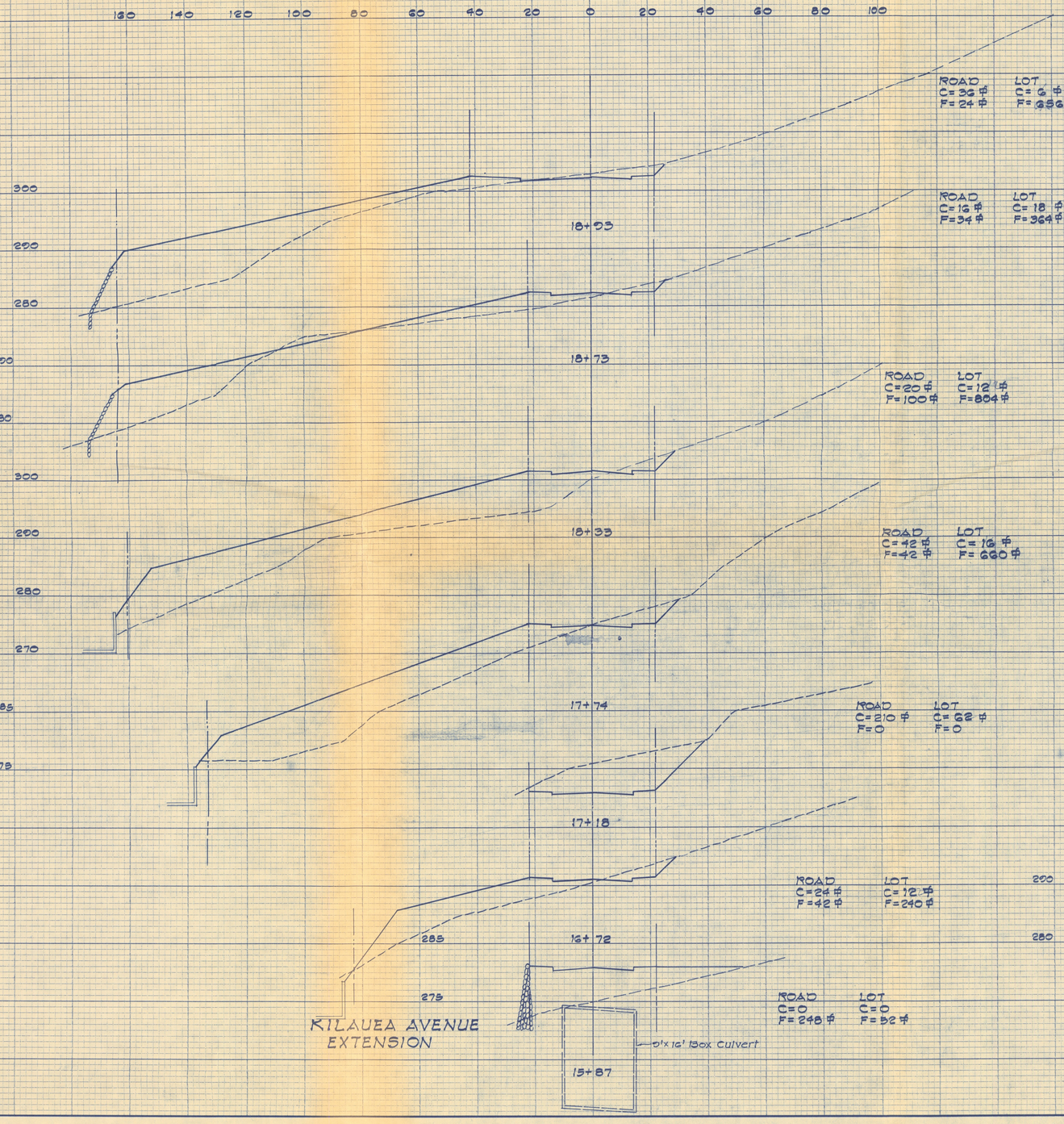
TAX MAP KEY: 3-5-24:1

Charles Yoon
REGISTERED ENGINEER
CERTIFICATE NO 1037 E

APPROVED 3/29/66
DIRECTOR, DIVISION OF ENGINEERING

SHEET NO 6 OF 8 SHEETS

7759



ROAD C=36 F=24 | LOT C=6 F=656

ROAD C=16 F=34 | LOT C=18 F=364

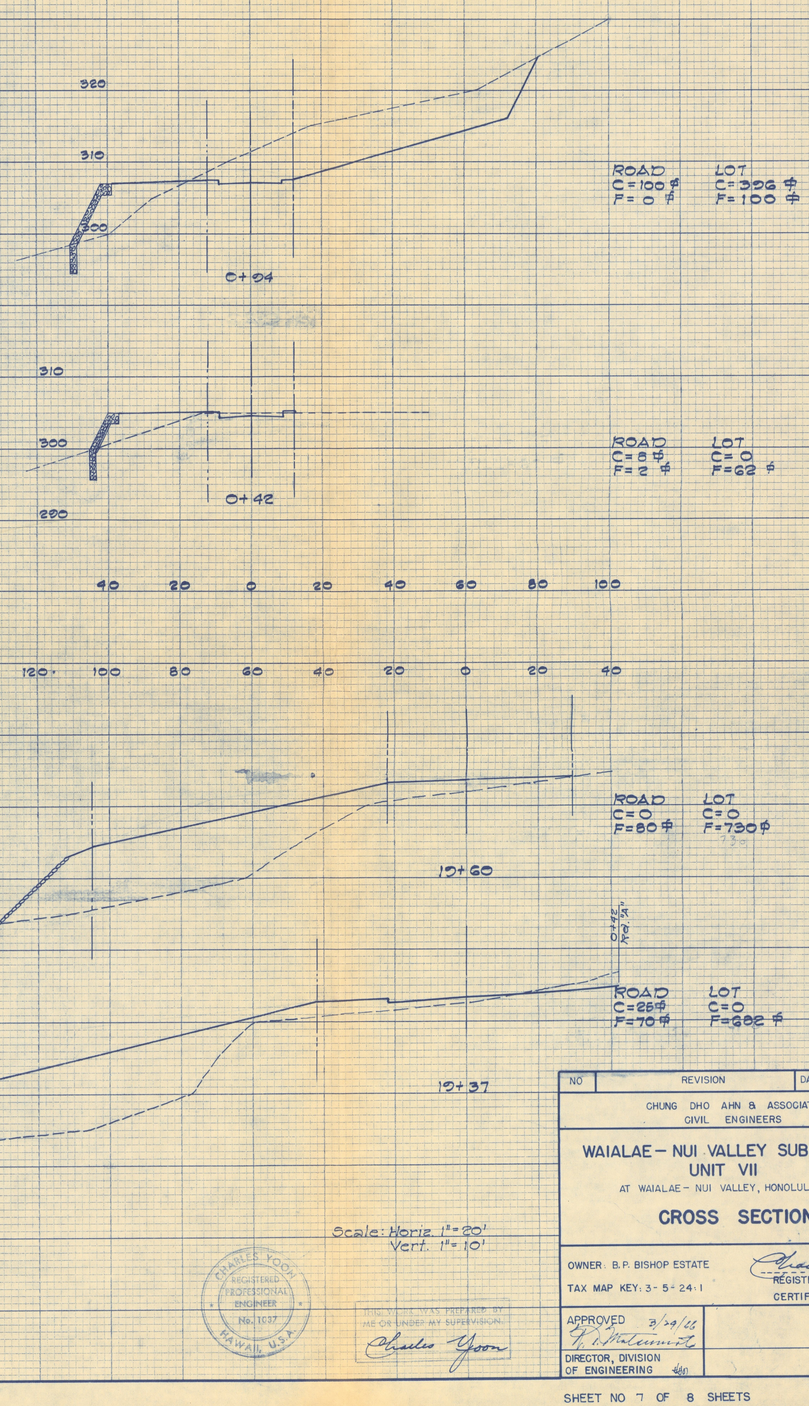
ROAD C=20 F=100 | LOT C=12 F=804

ROAD C=42 F=42 | LOT C=16 F=660

ROAD C=210 F=0 | LOT C=62 F=0

ROAD C=24 F=42 | LOT C=12 F=240

ROAD C=0 F=248 | LOT C=0 F=32



ROAD C=100 F=0 | LOT C=326 F=100

ROAD C=80 F=0 | LOT C=0 F=730

ROAD C=28 F=70 | LOT C=0 F=682

ROAD C=8 F=2 | LOT C=0 F=62

Scale: Horiz. 1"=20'
Vert. 1"=10'

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

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

NO	REVISION	DATE	APPROVED

CHUNG DHO AHN & ASSOCIATES
CIVIL ENGINEERS

WAIALAE – NUI VALLEY SUBDIVISION UNIT VII

AT WAIALAE – NUI VALLEY, HONOLULU, OAHU

CROSS SECTIONS

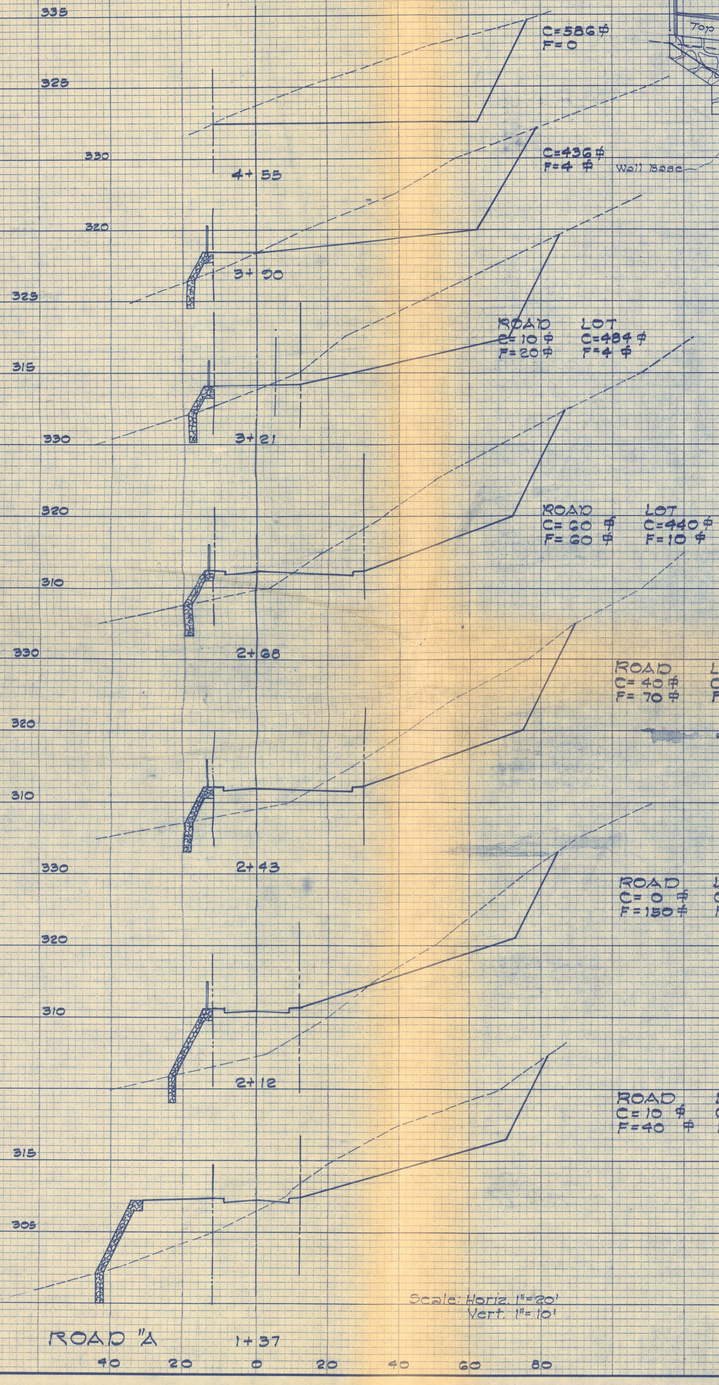
OWNER: B.P. BISHOP ESTATE

TAX MAP KEY: 3-5-24:1

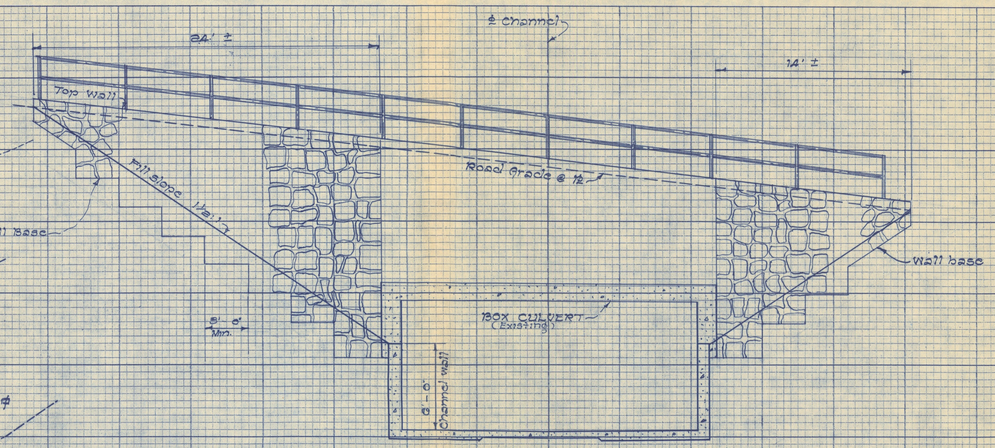
Charles Yoon
REGISTERED ENGINEER
CERTIFICATE NO. 1037 E

APPROVED 3/29/71
T. T. Watanuki
DIRECTOR, DIVISION OF ENGINEERING

7760

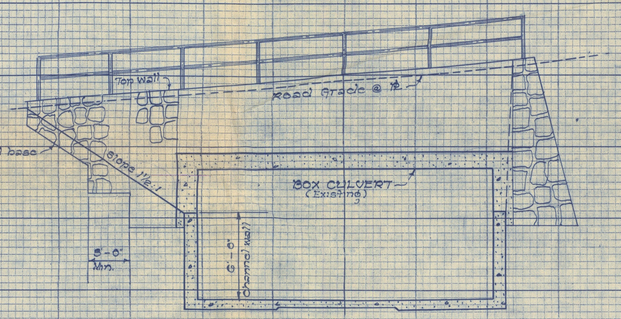


Scale: Horiz. 1"=20'
Vert. 1"=10'



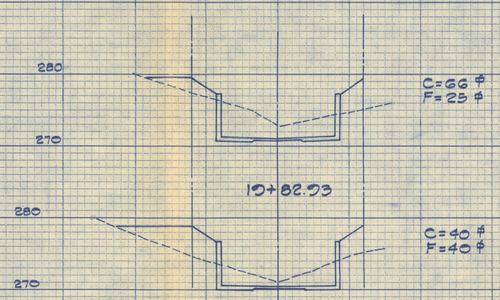
UPSTREAM CRM WALL ELEVATION

Scale Horiz. 1"=5'
Vert. 1"=5'



DOWNSTREAM CRM WALL ELEVATION

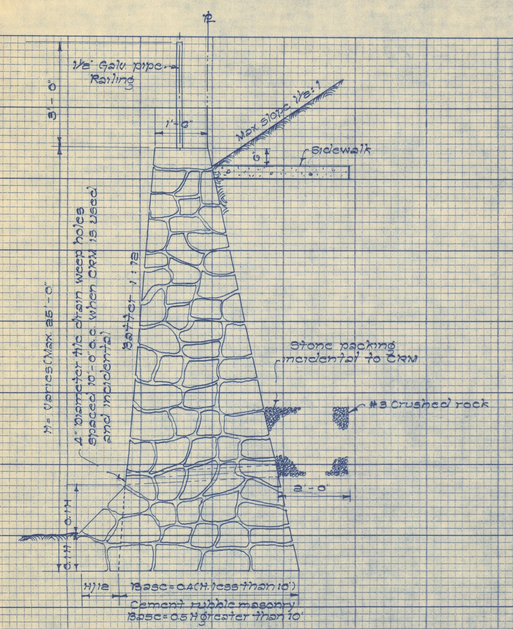
Scale: Horiz. 1"=5'
Vert. 1"=5'



10+48

CHANNEL CROSS SECTIONS

Scale: Horiz. 1"=10'
Vert. 1"=10'



SECTION OF HIGH CEMENT RUBBLE MASONRY RETAINING WALL

Scale: ½"=1'-0"

SUMMARY

ROADWAY	EXC. =	1,003 C.Y.
	EMB. =	2,203 C.Y.
LOT GRADING	EXC. =	6256 C.Y.
	EMB. =	6683 C.Y.
TOTAL	EXC. =	7259 C.Y.
	EMB. =	8976 C.Y.
STREAM	EXC. =	106 C.Y.
	EMB. =	65 C.Y.

CHARLES YOON
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No. 1037
HAWAII, U.S.A.

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Charles Yoon

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WAIALAE – NUI VALLEY SUBDIVISION UNIT VII

AT WAIALAE – NUI VALLEY, HONOLULU, OAHU

CROSS SECTIONS

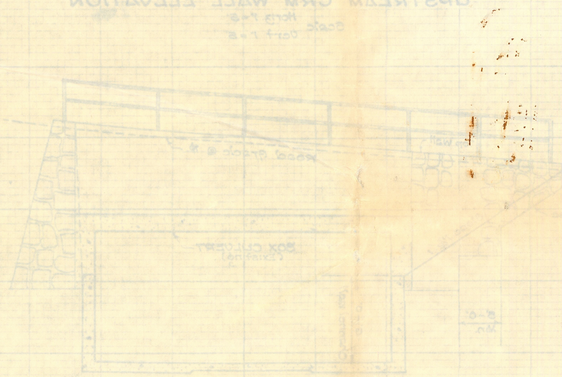
OWNER: B.P. BISHOP ESTATE

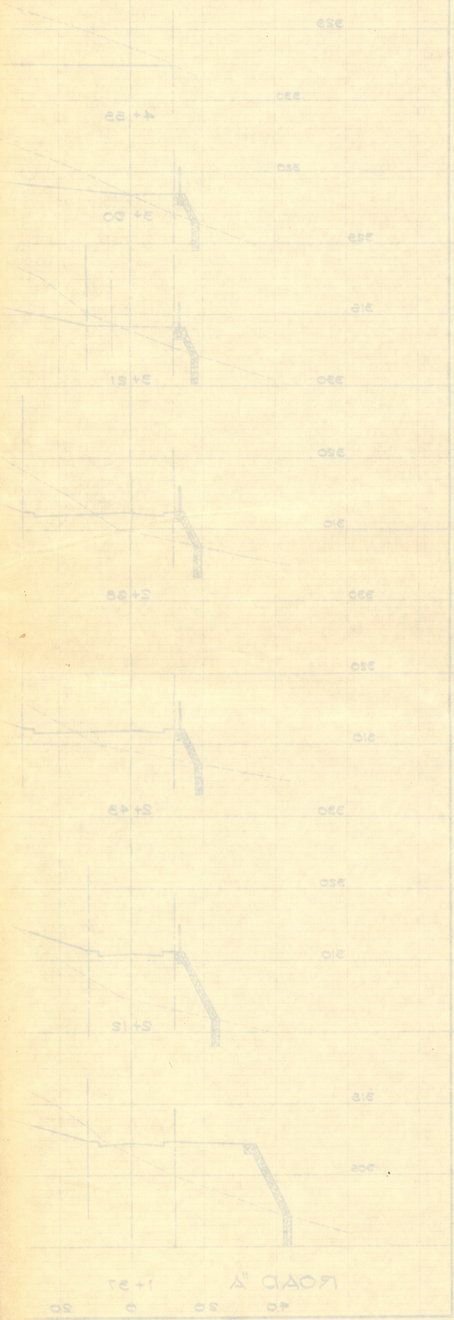
TAX MAP KEY: 3-5-24:1

Charles Yoon
REGISTERED ENGINEER
CERTIFICATE NO. 1037 E

APPROVED 3/09/66
DIRECTOR, DIVISION OF ENGINEERING

7761





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