

LEWERS & COOKE DEVELOPMENT CORPORATION - A65-99

STATE OF HAWAII
LAND USE COMMISSION

VOTE RECORD

Item AG-99 Lewers + Cooke

Date 2-25-66

Place Hono lula

Time _____

M

Commissioner	Yes	No	Abstain	Absent
BURNS, G.E.S.				
FERRY, J.	✓			
INABA, G.	✓			
MARK, S.				✓
NISHIMURA, S.	✓			
OTA, C.	✓			
WENKAM, R.	✓			
WUNG, L.	✓			
<i>Chairman Burns</i> THOMPSON, M.	✓			

S

Comments:

Accept staff review. + approve

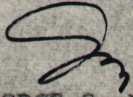
March 2, 1966

Mr. Ted Tsukiyama, Attorney
Okumura and Takushi
International Savings Building
1022 Bethel Street
Honolulu, Hawaii 96813

Dear Mr. Tsukiyama:

The petition by Lewers & Cooke Development Corp. (A65-99) to amend the Land Use District Boundaries of approximately 25 acres of land at Puuloa, Oahu, Tax Map Key 9-1-01: 1, from an Agricultural District to an Urban District, was approved by the Land Use Commission at its meeting on February 25, 1966 (see map attached).

Very truly yours,


GEORGE S. MORIGUCHI
Executive Officer

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

LEEWARD
ESTATES
SUB'D.
ALL DEV.

CANE

BORROW PIT

MISC. USE
(CORRAL)?

HANAKAHI ST.

184 M
184 A-5-B 2-A
184 A-5-A -1
350.00
744.14
588.32
350.00
744.28
1100.00
8,838.4 AC.
1100.00
350.00

The Roman Catholic
Bishop of Honolulu

VACANT "U"

VACANT

United States

WILD (KIAWG) (137,470.5 AC.)

(51,441.7 AC.)

EASEMENT 42
H. E. CO. LTD. POWER LINE

1000.00

184 A-5 B-1

"A"

VACANT "A"

PAVED TO
CAPEHART
145M9

184 A-1 -A

184 A-2

(PAVED ASPHALT
20')

AMENDED BY LUC
"A" to "U"

TRUE NORTH
1" = 600'

TMK 9-1-01

LD.

CT.

GS
(113,000.00 AC.)

10' RD.

STATE OF HAWAII
LAND USE COMMISSION

February 25, 1966
Honolulu, Hawaii

MEMORANDUM

TO: Land Use Commission

FROM: Staff

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

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

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

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

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

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

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

1. Ewa Plantation can use additional agricultural land if it is available at a reasonable purchase price or rental.
2. On the basis of the price paid for the parcel in question, a reasonable rate to the owner would require a rental rate in excess of what we could justify for agricultural uses.
3. We do not believe the land in question can be considered prime agricultural land under the terms or intent of the land use law.
4. It would not be practical for Ewa to try to improve this land by the use of mill wastes or top soil since most of this material comes from Campbell Estate land and must be returned to Campbell Estate land.

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

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

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

Therefore, the staff maintains its original recommendation to:

1. Reclassify the entire existing Puhi Camp urban area from the highway to the cemetery into an Agricultural District.
2. Reclassify approximately 44 acres of agricultural lands immediately adjacent and on the Lihue side of the Puhi Post Office from an Agricultural District into an Urban District.

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

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

The staff, at that time, recommended that the urban boundaries in the area be modified to fit the proposed subdivision, which would involve reclassification of approximately $8\frac{1}{2}$ acres from an Agricultural District to an Urban District, and reclassification of approximately $5\frac{1}{2}$ acres from an Urban District to an Agricultural District. This would result in a net increase to the Urban District of approximately 3 acres.

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

Eagle-A
February 14, 1966
Type-Crase
25% COTTON FIBER

Mr. Ted Tsukiyama, Attorney
Okumura and Takushi
International Savings Building
1022 Bethel Street
Honolulu, Hawaii 96813

Dear Mr. Tsukiyama:

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

On or about that time, a decision on the petition by Lewers and Cooke Development Corporation 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

File (Lewers + Cooke)

1852

Ewa Plantation Company

E. C. BRYAN
VICE PRESIDENT & MANAGER

Growers and Manufacturers of Cane Sugar

AGENTS
CASTLE & COOKE, INC.
HONOLULU, HAWAII

ADDRESS ALL COMMUNICATIONS TO
EWA PLANTATION COMPANY

Ewa, Hawaii

January 5, 1966

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

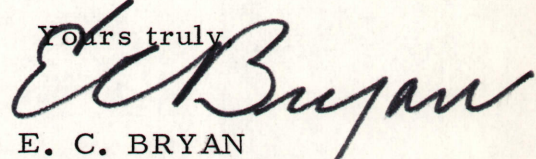
Dear Mr. Moriguchi:

This will reply to your letter of December 21st concerning approximately 25 acres at Puuloa, Oahu, recently purchased by Lewers & Cooke Development Corporation. We understand the new owner has requested a boundary change which would move the 25-acre parcel from an agricultural district to an urban district, and that it is their intent to use the land for residential purposes if the change is granted. Our comments on the agricultural land needs in the Puuloa area as these might affect the parcel in question are as follows:

1. Ewa Plantation can use additional agricultural land if it is available at a reasonable purchase price or rental.
2. On the basis of the price paid for the parcel in question, a reasonable rate to the owner would require a rental rate in excess of what we could justify for agricultural uses.
3. We do not believe the land in question can be considered prime agricultural land under the terms or intent of the land use law.
4. It would not be practical for Ewa to try to improve this land by the use of mill wastes or top soil since most of this material comes from Campbell Estate land and must be returned to Campbell Estate land.

I greatly appreciate the opportunity to comment on this subject and hope that I have been helpful to your determination. Please let me know if we can be of further service.

Yours truly



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

cc: Chairman Myron B. Thompson
Commissioner R. G. Wenkam

December 21, 1965

Mr. E. C. Bryan
Vice President & Manager
Ewa Plantation Company
Ewa, Oahu

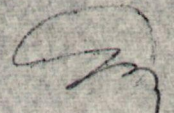
Dear Mr. Bryan:

The State Land Use Commission is presently considering an application received from the Lewers and Cooke Development Corporation, involving a boundary change for approximately 25 acres, from an Agricultural District to an Urban District at Puuloa, Oahu. At a recent auction for surplus lands conducted by the federal government, the subject parcel (see attached map) was purchased by the Lewers and Cooke Development Corporation, along with other adjoining areas presently within the Urban District. The petitioners propose to subdivide these lands for residential purposes in the event that the Land Use Commission approves the change in boundary as requested.

During its public hearing on the subject matter held on December 17, 1965, the Commission indicated that it would be well to determine whether or not additional cane lands are presently needed or will be needed in the future at Puuloa. This concern was generated since it is noted that extensive areas to the northwest of the subject parcel are presently planted in cane by the Ewa Plantation Company. It was also noted that Ewa Plantation Company is presently undertaking the reclamation of certain lands by using the topsoil washed out from the harvested cane. Any comments that you may have relating to agricultural land needs in the Puuloa area would be appreciated very much.

Your efforts, in the past, with the Land Use Commission have begun to bear fruit in helping the State to provide for orderly land development. Thank you for your efforts in this regard and may we extend our wishes for a happy holiday season.

Very truly yours,


GEORGE S. MORIGUCHI
Executive Officer

cc: Chairman Thompson
Commissioner R. G. Wenkam

STATE OF HAWAII
LAND USE COMMISSION

LUC Hearing Room
Honolulu, Hawaii

1:30 P.M.
December 17, 1965

STAFF REPORT

A65-99 - LEWERS & COOKE DEVELOPMENT CORPORATION

Background

Lewers & Cooke Development Corporation, represented by the law firm of Okumura and Takushi, has submitted a petition to amend the district boundaries at Puuloa, Oahu, for approximately 25 acres of land from an Agricultural District into an Urban District. The subject parcel is located approximately eight-tenths of a mile to the east of the commercial center on Fort Weaver Road.

The subject lands abut the present Urban District boundary and is situated in an area that is extensively covered by heavy kiawe growth in the makai sections, and cane fields in the areas mauka of the subject lands.

Soil classification in the area involves the rockland, Mamala soil material, consisting of coral lime stone and very small amounts of weathered lime stone material or alluvium. Generally, there is enough red or brown friable clay material in small depressions on the rock or in the cracks and crevices to support a fairly dense stand of heavy fruiting algaroba. The land is used for grazing or lies idle, with its carrying capacity ranging from extremely low to moderate. Median annual rainfall is 20 inches.

Under a sale of surplus property by the United States General Services Administration, the subject parcel and other areas were acquired by the petitioners. The petitioner proposes to develop the subject 25-acre parcel for residential subdivision purposes.

In support of their petition, the petitioners submit that the standards set forth in Section 2.7 of the Land Use Commission Rules and Regulations for determining the Urban District boundaries are favorably applicable to the subject lands.

In support of their justification, insofar as the need for the subject lands as urban areas, the petitioners submit the following:

1. The Ewa Beach-Puuloa area is one of the fastest growing areas on Oahu as indicated by the U. S. Census Tract figures.
2. There is a high demand for housing units in this area, particularly for military personnel.
3. The rapid urban expansion of the Ewa Beach-Puuloa area in the last five years indicates that an urban classification for the subject lands is reasonable.
4. Published data by the State Department of Health indicate that the Puuloa-Ewa Beach area are included within the two top categories of population increase on Oahu (i.e. over 50% increase and over 100% increase) between 1960 and July, 1964. The urban spread of Ewa Beach-Puuloa is further evidenced by the success of the Leeward Estates Subdivision, the new Ewa Beach Shopping Center, and the subdivisions along Papipi and Pohakupuna Roads.
5. Data submitted by the military indicate that a requirement of approximately 10,000 units in civilian areas for military personnel are needed.
6. The natural urban growth of Ewa Beach-Puuloa has been restricted primarily by the military reservation of vast acreage of land.
7. The General Plan of the State of Hawaii proposes the subject lands for residential purposes.

Insofar as the usability and adaptability of the lands are concerned, the petitioners submit that the subject area has a flat topography with good drainage through porous coral rock and has not been susceptible to flooding. They also submit that all of the basic utilities such as water, gas, electricity are available in the immediate area along with basic community services. Cesspools are used for the sewerage system in the area.

Analysis

The staff has reviewed the data as submitted to justify a need for the additional urban lands and concurs entirely. In addition, the staff notes that the estimated residential development rate in the area approximates 190 units per year during the period from 1960 to 1963. Assuming that this rate of growth is maintained in this area, the available vacant urban lands at Ewa Beach-Puuloa can be developed within a six to seven year period.

The staff concurs with the petitioners insofar as the usability and adaptability of the lands for urban purposes are concerned. The lands are relatively flat and stable at an elevation of approximately 15 feet above sea level and can be adequately developed.

Recommendation

It is the consensus of the staff that the petitioners have established a need for the subject lands for urban uses and that the subject lands are usable and adaptable for urban purposes. Therefore, the staff recommends approval of the petition.

December 7, 1965

Mr. Ted Tsukiyama, Attorney
Okumura and Takushi
International Savings Building
1022 Bethel Street
Honolulu, Hawaii 96813

Dear Mr. Tsukiyama:

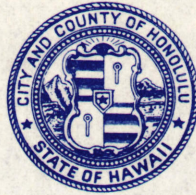
The Land Use Commission next meets on December 17, 1965, at 1:30 p.m. at the Land Use Commission hearing room, 426 Queen Street, Honolulu, Hawaii. At that time the petition by Lowers and Cooke Development Corporation (A65-99) for amendment of the Urban District boundary at Puuloa, Oahu, will be heard.

Very truly yours,

GEORGE S. MORIGUCHI
Executive Officer

cc: Chairman Thompson

NEAL S. BLAISDELL
MAYOR



RECEIVED

NOV 18 1965

State of Hawaii

CITY AND COUNTY OF HONOLULU

PLANNING DEPARTMENT
HONOLULU HALE ANNEX
HONOLULU, HAWAII 96813

November 12, 1965

1786.
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

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
Puuloa, Ewa
Tax Map Key: 9-1-01: 1
Applicant: Lewers & Cooke Development Corp.
By: Okumura and Takushi, attorneys

Pursuant to Section 98H-4, R.L.H. 1955, as amended, the Planning Commission at its meeting on Thursday, November 4, 1965, considered the petition filed by Lewers and Cooke Development Corporation, for an amendment to the Land Use District Boundaries from Agricultural District to Urban District for approximately 25 acres of land, same being a part of a 137-acre parcel of land bought under a sale of surplus Federal property by the United States General Services Administration, at Puuloa, Ewa, Oahu, 0-10.

The Planning Director reported to the Planning Commission that the subject property meets favorably with the "Standards for Determining Urban District Boundary" as set forth in the State Land Use District Regulations and facts support the reasonableness in justifying the reclassification to Urban District as follows:


1. It is contiguous with an existing Urban District Boundary;

2. The subject property is not considered suited for intensive cultivation;
3. It is in proximity to urban services such as water, telephone, school and playground, electricity, police and fire protection. There is no sanitary sewerage system in this area; however, cesspools can be utilized for sewage disposal;
4. It is within a reasonable travel distance to trading and employment facilities;
5. The land in question is a relatively flat land and the topography would not impair its urban use;
6. The prevailing zoning of the land is a Rural Protective zone which allows urban development.

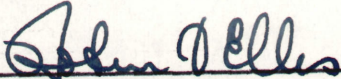
The Planning Commission, after considering the staff's report, voted to recommend that the subject site comprising approximately 25 acres be reclassified from Agricultural District to Urban District.

Very truly yours,

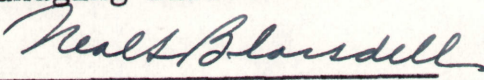
PLANNING COMMISSION

By 
Frank Skrivanek
Planning Director

CONCUR:



Managing Director



Mayor

RT:ef

Within a 2 mile radius
(excluding lands in Military
Reservations which are
designated Urban)

Developed areas in "U" = 950 Ac±
Undeveloped " " " = 235 Ac±

see 9-1-02-159
 see 9-1-36-159

~~AG9~~
 AG5-99
 2+C

Leeward Est. (Leasehold)
 TMK 9-1-02, 03, 04, 33

9-1-35 + 36

Lot #	TMK	Leeward Est.	Other Subd.	Still Under Campbell Est.
(285)	9-1-02	= 1960 to 1963		12/24/58 11/4/59
(77)	9-1-03	= 1960 to 1963		11/4/59
(123)	9-1-04	= 1960 to 1963		5/9/60 6/10/60
(103)	9-1-33	= 1960 to 1963		5/9/60 11/4/59
(80)	9-1-35	= 1961 to 1963		11/16/60 12/28/60
(99)	9-1-36	= 1961 to 1962		12/28/60

285	80
77	99
123	<u>0 = 179</u>
103	
<u>L. Est. = 588</u>	
179	
<u>4) 767</u>	
192	

State Form B14

STATE OF HAWAII

OFFICIAL RECEIPT

No. 73

Planning & Econ. Dev.

Department, Bureau or Commission

Sept. 7,

19 65

RECEIVED from

Okumura & Takushi

Fifty and no/100

DOLLARS

Public Hearing Fee - Land Use Commission

Henry J. Okumura

Public Accountant

\$

50.00

OKUMURA AND TAKUSHI
Attorneys at Law
SUITE 400 INTERNATIONAL SAVINGS BUILDING
1022 BETHEL ST. - HONOLULU 13, HAWAII - Phone: 561791

M E S S A G E

R E P L Y

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

DATE September 3, 1965

Transmitted herewith are two copies of
Exhibit "C".

Larry Matsuo will furnish an extra
copy of the General Plan Map on Tuesday,
September 7, 1965.

OKUMURA AND TAKUSHI

SIGNED *T. T. Tsukiyama*
Encs. Per Ted T. Tsukiyama

DATE

RECEIVED

SEP 3, 1965

State of Hawaii
LAND USE COMMISSION

*Sara,
Pls hold till we
get map before
sending to Merion
Jm*

SIGNED

11 December 1964

RECEIVED

SEP 3 1965

State of Hawaii
LAND USE COMMISSION

Mr. R. C. Longmire, Assistant Secretary
Lewers & Cooke, Ltd.
404 Piikoi Street
Honolulu, Hawaii 96814

Dear Mr. Longmire

Reference our conversation regarding latest information concerning military personnel's ability to pay and bedroom requirements, attached is latest information available from all services with regard to these subjects. We have not broken out the statistics by individual services since any housing that you propose to build would, obviously, be available to all service personnel.

General Minton has written to Congressman Jonas regarding our discussion with you at the luncheon on 10 December. He pointed out to Mr. Jonas that the proposal you had presented was quite interesting and could, if developed as tentatively planned, provide comparatively low-cost housing in considerably greater quantity than is available to the average enlisted man at present.

May I again express the appreciation of General Rouse and his staff for the opportunity of meeting with you and discussing housing matters that could prove mutually beneficial. We would appreciate being advised of any further developments with regard to the proposal you presented at the luncheon.

Sincerely

1 Atch

JOHN M. KIRKLIN
Colonel, USAF
Deputy for Personnel

443030
443091
Mr. Ayman

Exhibit C

ANALYSIS OF BEDROOM REQUIREMENTS (ALL SERVICES)

<u>BEDROOMS</u>	<u>PERCENTAGE OF FAMILIES WITH THIS REQUIREMENT</u>	<u>NUMBER OF CIVILIAN UNITS REQUIRED</u>	
1	14%	1400	1165
2	29%	2800	
3	48%	4800	573 341
4 +	10%	<u>1000</u>	171 71
	<u>TOTAL OFF-BASE REQUIREMENT</u>	<u>10000</u>	

ABILITY TO PAY (ALL SERVICES)

<u>BASIC ALLOWANCE FOR QUARTERS</u>	<u>STATION HOUSING ALLOWANCE</u>	<u>TOTAL ALLOWANCE</u>	<u>PERCENTAGE OF MILITARY PERSONNEL IN THIS CATEGORY</u>
\$105-115	\$27-28	\$132-143	71%
\$120-130	\$30-45	\$150-175	21%
\$145-157	\$51-55	\$196-212	7%

MEMO ROUTING SLIP

NEVER USE FOR APPROVALS, DISAPPROVALS,
CONCURRENCES, OR SIMILAR ACTIONS

ACTION

1

TO

Mr. R. C. Longmire

INITIALS

CIRCULATE

DATE

COORDINATION

2

FILE

INFORMATION

3

NOTE AND
RETURNPER CON-
VERSATION

4

SEE ME

SIGNATURE

REMARKS

The attached provided as per conversation with
Col J. M. Kirklin, PACAFBASECOM, Hickam AFB on
20 Jan 1965.

FROM

R. T. OYAMA, DAFC
BDP-H-H
Chief, Base Housing

DATE

20 Jan 65

PHONE

443091

REQUIREMENT

PERIOD

3-BR

4-BR

1965

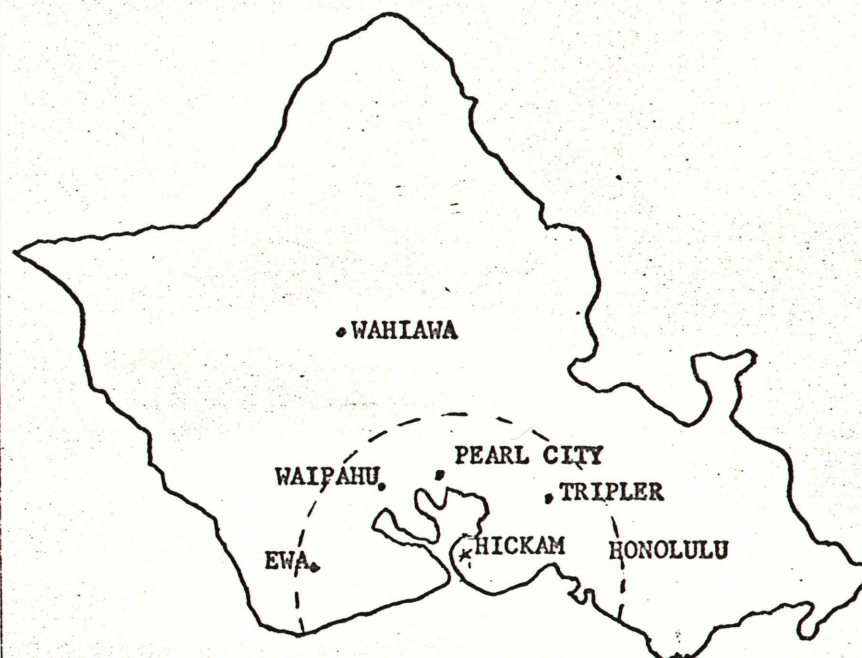
573

120

FUTURE

341

71

DD FORM 95
1 OCT 60Replaces DD Form 94, 1 Feb 50 and DD Form 95,
1 Feb 50 which will be used until exhausted.

GPO 1961 : O-596753

September 3, 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 amendment to the Land Use District Boundaries, submitted by Mr. Ted Tsukiyama of the law firm of Okumura and Takushi for Lewers and Cooke Development Corporation, is forwarded to you for your comments and recommendations.

Thank you for your cooperation.

Very truly yours,

Encls. - Petition w/letter

GEORGE S. MORIGUCHI
Executive Officer

September 3, 1965

Mr. Ted Tsukiyama, Attorney
Okumura and Takushi
International Savings Building
1022 Bethel Street
Honolulu, Hawaii 96813

Dear Mr. Tsukiyama:

This is to acknowledge the receipt of your \$50.00 check for an application by Lewers and Cooke Development Corporation to amend the land use district boundaries as shown on TMK 9-1-01:1.

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 Hon.

LAW OFFICES
OKUMURA AND TAKUSHI

SUYEKI OKUMURA
ROY E. TAKUSHI
JAMES T. FUNAKI
TED T. TSUKIYAMA
SHUICHI MIYASAKI
JOSEPH K. WEE
ALFRED M. K. WONG

OF COUNSEL: TON SEEK PAI

SUITE 400
INTERNATIONAL SAVINGS BUILDING
1022 BETHEL STREET
HONOLULU, HAWAII 96813
TELEPHONE 561791
CABLE ADDRESS: COUNSELLOR

September 1, 1965

RECEIVED

SEP 3, 1965

State of Hawaii
LAND USE COMMISSION

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

Re: Application for Change of "U"
District Boundary
Portion of Tax Map Key: 9-1-01:1
Applicant: Lewers & Cooke Develop-
ment Corporation

Gentlemen:

The Petitioner, Lewers & Cooke Development Corporation, submits the following as supplement to and in support of its Petition for Amendment to the Land Use Commission district boundary filed herewith.

Petitioner has purchased Lot 784-A-5-B-2-B, area 137.5 acres, as shown on Map 168 of Land Court Application 242, being further identified as a portion of Tax Map Key: 9-1-01:1, under a sale of surplus federal property by the United States General Services Administration, which area is outlined by the dark boundary line indicated on Tax Map Key: 9-1-01, filed as Exhibit "A" submitted herewith. As indicated on Exhibit "A", Petitioner's property is irregular in shape having a long rectangular strip over 2,000 feet long and 700 feet wide protruding as the northwestern portion of the purchased property shaded in red on Exhibit "A" (herein called "subject property"). The subject property falls just outside of the Urban District Boundary for the Puuloa, Ewa district and is "Agricultural" in classification on the Land Use Map. The present condition of the subject property is vacant, consisting of coral bedrock with keawe trees and brush growing thereon. The Petitioner proposes to develop the purchased property for residential subdivision purposes, including the subject property after reclassification thereof to urban use.

I.

Referring to the Land Use District Regulations adopted by the Land Use Commission, the subject property meets all criteria and standards for a "U" urban district set forth in Section 2.7 of the Regulations, discussed as follows:

(a) The subject property is located on the Puuloa side of the Honouliuli-Puuloa boundary and is approximately 4,500 feet from Ft. Weaver Road and the commercial center of Ewa Beach town. According to the latest census figures, Ewa Beach has a civilian population of 6,550 people (Tract 84) and Puuloa (Tract 83) has a civilian population of 4,728 or a total figure of over 11,000 persons, excluding military, in the immediate vicinity of the subject property. If the off-base military personnel were counted, the actual numbers would be considerably higher. The subject property is roughly 3,600 feet from the Wailani Elementary, Intermediate and High Schools at Ewa Beach and is only a 1,000 feet away from the new Leeward Estates residential subdivision (Tax Map Key: 9-1-2) as shown on the 1961 General Plan Map for portion of Ewa, attached as Exhibit "B". Thus, the subject property is closely proximate to a "city-like" concentration of people, structures, streets and other related urban land uses comprised of by the Ewa Beach town and community.

(b) The subject property is not only proximate to the commercial trading centers of Ewa Beach but also to the vast employment sources of Pearl Harbor Naval Reservation, Barber's Point Naval Air Station, Ewa Plantation, Oahu Sugar Company, Standard Oil Refinery and the Campbell Industrial Park, Pacific Concrete & Rock, Kahe Electrical Plant and numerous others. All of the basic utilities such as water, gas, electricity, police and fire protection, schools and playground facilities, etc. of Ewa Beach are within a mile radius of the subject property. The area is not sewered and depends upon individual cesspools and septic tanks.

(c) (not applicable)

(d) The Ewa Beach-Puuloa area has sufficient reserve areas for urban growth potential immediately adjacent thereto, consisting of marginal agricultural lands of the Campbell Estate and any surplus military lands released and disposed of by the Federal Government as in the instant case, most of which is classified "Agricultural" at present.

(e) The subject area has a flat topography with good drainage through porous coral rock and soil and has not been susceptible to flooding.

(f) The subject property is immediately contiguous to the existing urban use boundary and should be favorably considered as a natural expansion of the existing Urban District Boundary due to expanding urban pressures in the Ewa Beach area.

(g) The City General Plan for the Ewa Beach area runs along the northern boundary of the subject property and excludes the same only because the area had previously been part of the U. S. Naval Reservation, and the City General Plan should be likewise amended to include this area now released from military uses for normal civilian uses. The State General Plan for the Island of Oahu prepared by the State Planning Office shows a vast area surrounding Ewa Beach-Puuloa (including the subject property) classified as "residential" (colored yellow) (see page 37, General Plan of the State of Hawaii), and thus includes as "residential" portions of the present Naval Reservation lands nearest to Ewa Beach specifically including the property sold by the GSA and the subject property. It is clear that the General Plan for the State of Hawaii has already determined the exact area in question as an area of future urban growth for Ewa Beach-Puuloa.

(h) The area subject of this petition does not have a high capacity for intensive cultivation without extensive introduction of topsoil and irrigation, thus subsection (h) does not apply.

(i) The area subject of this petition does conform to the above standards and may properly be included within the "U" district because it is immediately adjacent to the "U" District Boundary line and is proximate to the actually developed urban area of Ewa Beach-Puuloa; its inclusion within the "U" district would not contribute toward a scattered urban development.

II.

The subject property has been released from military needs and can thus be devoted to either urban or agricultural uses. The subject property is more urgently needed for urban uses because:

25% COTTON FIBER

USA

(a) The Ewa Beach-Puuloa area is one of the fastest growing areas on Oahu, as indicated by the U.S. Census Tract figures.

(b) There is still a high demand and need for additional housing units in this area, particularly for military personnel, as indicated by the attached Analysis for Military Housing, and

(c) The rapid urban expansion of Ewa Beach-Puuloa in the last five years has rendered the "agricultural" classification obsolete for lands within a 1-2 mile radius of Ewa Beach-Puuloa, and renders the proposed classification of the subject property most reasonable, if not necessary.

a. "The Estimated Civilian Population and Dwelling Units of Oahu Census Tracts" published December 1964 by the Research, Planning and Statistics Office of the State Department of Health, indicates that Puuloa-Ewa Beach (Census Tracts 83 and 84) are included within the top two categories of population increase on Oahu (i.e. over 50% increase and over 100% increase) between 1960 and July 1964. From a civilian population of 4,194 persons in 1960, Ewa Beach increased to 6,550 in July 1964 for a 53.7% gain in civilian population. Puuloa grew from 744 persons in 1960 to 4,728 or a 536.4% increase in civilian population by July 1964, by far the largest percentage increase of any area on Oahu. This population expansion in Ewa Beach-Puuloa is further evidenced by the progressive stages of growth shown in different colors on the map attached to the publication "Urban Development on Oahu 1946-1962" published by the Land Study Bureau of the University of Hawaii in 1962. The urban spread of Ewa Beach-Puuloa is further evidenced on the ground by the new 572-unit Leeward Estates Subdivision along Ft. Weaver Road in the area covered by Tax Map Key: 9-1-02 and by the commercial development such as the new Ewa Beach shopping center along Papipi Road and Ft. Weaver Road covered by Tax Map Key: 9-1-12 and the extensive subdivision development in the triangular area formed by Ft. Weaver, Papipi and Pohakupuna Roads covered by Tax Map Key: 9-1-08 and 34, all within the last 5-6 years.

b. Attached as Exhibit "C" is a letter from Colonel John M. Kirklin dated December 11, 1964 to Mr. R. C. Longmire of Lewers & Cooke, Limited attaching an analysis of off-base military housing needs, indicating a total requirement of approximately 10,000 additional units of 1, 2, 3 and 4 bedroom units in civilian areas for military personnel from all services.

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Also attached as part of Exhibit "C" is a map dated January 20, 1965 prepared by Chief of Base Housing showing the requirements for an additional 573 3-bedroom units and 120 4-bedroom units for 1965 within the 2-3 mile radius of Pearl Harbor, including Ewa Beach-Puuloa. It is self-evident that Ewa Beach-Puuloa has a high market demand for military families since it is located between the Barber's Point Naval Air Station, Iroquois Point and Pearl Harbor Naval Installations.

c. The subject property is within a prime area for future urban growth. The Ewa plain is the largest flat area on Oahu remaining essentially undeveloped, readily accessible to a long sand beach shoreline and with good dry climate. The natural urban growth of Ewa Beach-Puuloa has been restricted primarily by the military reservation of vast acreage of land which it has kept vacant and unused and also by the agricultural usage of Ewa Plantation and the meat industry of lands owned by the Campbell Estate. Ewa Beach-Puuloa can grow only when permitted by the military and by Ewa Plantation-Campbell Estate. This situation is precisely recognized by the General Plan of the State of Hawaii for Oahu on page 36 where it stated:

"LAND NEEDS. Oahu has a sufficient supply of vacant buildable land to accomodate growth in the next twenty years. It is expected that by 1980, 34,000 additional acres will be needed for urban purposes. However, two critical situations present themselves: (1) the greater part of the vacant buildable land area is also prime agricultural land; and (2) much is controlled by the military. It is possible that the military will yield gradually some lands suitable for urbanization and that at least 4,000 acres of plantation crops will be replaced by urban growth. In order to prevent additional encroachment of agricultural lands, it will be necessary to divert growth to windward and leeward Oahu, and to contain growth through density controls." (emphasis added)

It has actually come to pass that the Federal Government has released 137 acres of vacant land immediately adjacent to the Wailani Elementary and High Schools at Ewa Beach which is highly suitable for urban use, and this petition only requests that a 25-acre portion of the lands so released from military needs falling within the Agricultural zone be reclassified to "Urban" so that the entire parcel released by the military can be developed for residential subdivision use as one contiguous parcel. The subject property has never been devoted to

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"Agricultural" use by the U. S. Navy although classified as such on the Land Use Map, and the closest "Agricultural" use immediately north (mauka) of the subject property has not been used for sugar cultivation but for cattle raising by the Hawaii Meat Company (Tax Map Key: 9-1-10-13). Thus, the area can hardly be considered "prime agricultural land" and in view of the more pressing urban needs of the area and rapidly changing conditions and trends of development since the original adoption of land use boundaries, the "Agricultural" classification is now obsolete.

The General Plan of the State of Hawaii specifically finds that military and industrial activity in this area will require from two to four times more housing units causing gradual displacement of sugar cane cultivation:

"Until recently, virtually all economic activity in this area was based on the sugar cane plantation centered in the village of Ewa. A large Capehart housing development and other home construction resulting from military and industrial activity in the Barber's Point area have brought the 1970 population to 12,200. Accelerated build-up of industry will require the housing of from 23,000 to 50,000 persons within the next twenty years." (See map and text, pages 38-39, General Plan of the State of Hawaii)

It is submitted that the reclassification herein petitioned for falls precisely within the "Findings and Declarations of Purpose" stated in the enactment of Act 187, that is "to preserve, protect and encourage the development of lands in the State with those uses to which they are best suited by the public welfare and to create a complementary assessment basis according to the contribution of the lands in those uses to which they are best suited." The reclassification of the subject property located immediately adjacent to the existing "urban" use boundary would permit the natural expansion of the fastest growing community on Oahu, and would add to the assessable tax rolls of the State over 25 acres of real property which can suitably be developed for residential use. Therefore, it is respectfully requested that your Commission make a favorable consideration to the petition filed herewith.

Yours very truly,

LEWERS & COOKE DEVELOPMENT CORPORATION

By OKUMURA AND TAKUSHI

Per

Neil J. Inuyama

State Form B14

STATE OF HAWAII

Land Use Commission

OFFICIAL RECEIPT

NO.

115

Department, Bureau or Commission

Sept. 3, 1965

RECEIVED from

Okamura + Takushi

fifty and no/100

DOLLARS

\$50.00

Spencer M. Nishimura

Public Accountant

Ex. Officer

for petition by Lewis + Cooke Dev.

STATE OF HAWAII
LAND USE COMMISSION

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

SEP 3 1965

RECEIVED

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 0-10 Puuloa to change the district
designation of the following described property from its present classification
in a(n) Agricultural district into a(n) Urban district.

865-99

Description of property:

Land Court Application 242, Lot 784-A-5-B-2-B
Portion of Tax Map Key 9-1-01:1

Petitioner's interest in subject property:

Petitioner has purchased subject property by Agreement of Sale from
the United States General Services Administration.

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

All of the property sold by GSA, except the portion subject to this
petition, was classified "Urban" under Land Use Plan. Petitioner
desires area shaded in red to be reclassified from "Agricultural"
to "Urban".

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

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

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

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

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

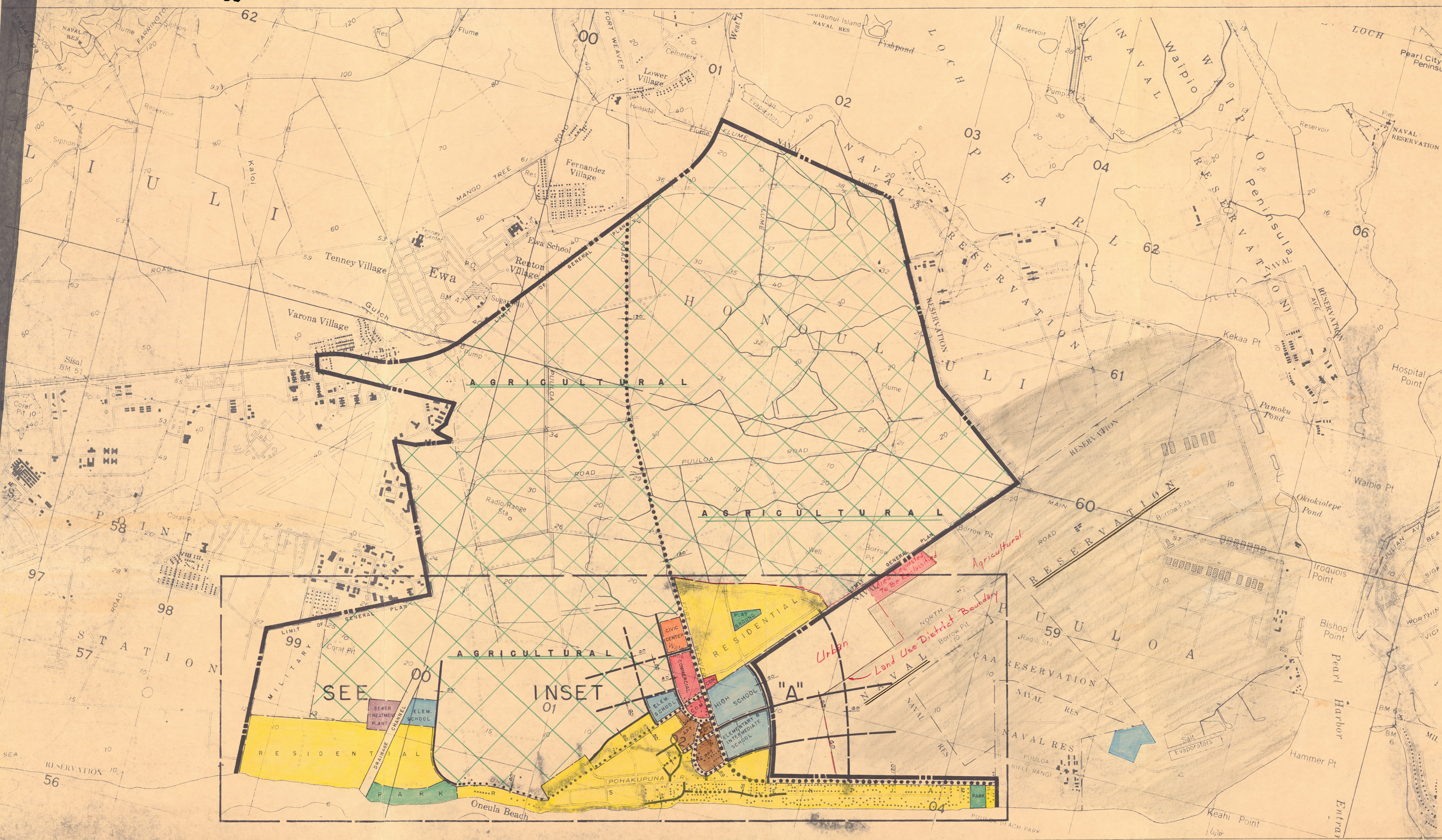
Attachment: Letter
Exhibits "A", "B"
and "C"

LEWERS & COOKE DEVELOPMENT
CORPORATION

Signature(s) Ted T. Imabayama
By OKUMURA AND TAKUSHI
Its Attorneys

Address: 1022 Bethel Street
Honolulu, Hawaii 96813

Telephone: 561-791



LEGEND

- RESIDENTIAL APARTMENT LOW DENSITY
- COMMERCIAL INDUSTRIAL HEAVY
- PUBLIC FACILITIES CIVIC CENTER SCHOOLS SEWAGE TREATMENT PLANT
- OPEN SPACES PARKS PLAYGROUNDS
- AGRICULTURAL MILITARY
- STREET LAYOUT EXISTING WIDENINGS PROPOSED
- DRAINAGE CHANNELS

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 SEP 3 1965
 State of Hawaii
 LAND USE COMMISSION

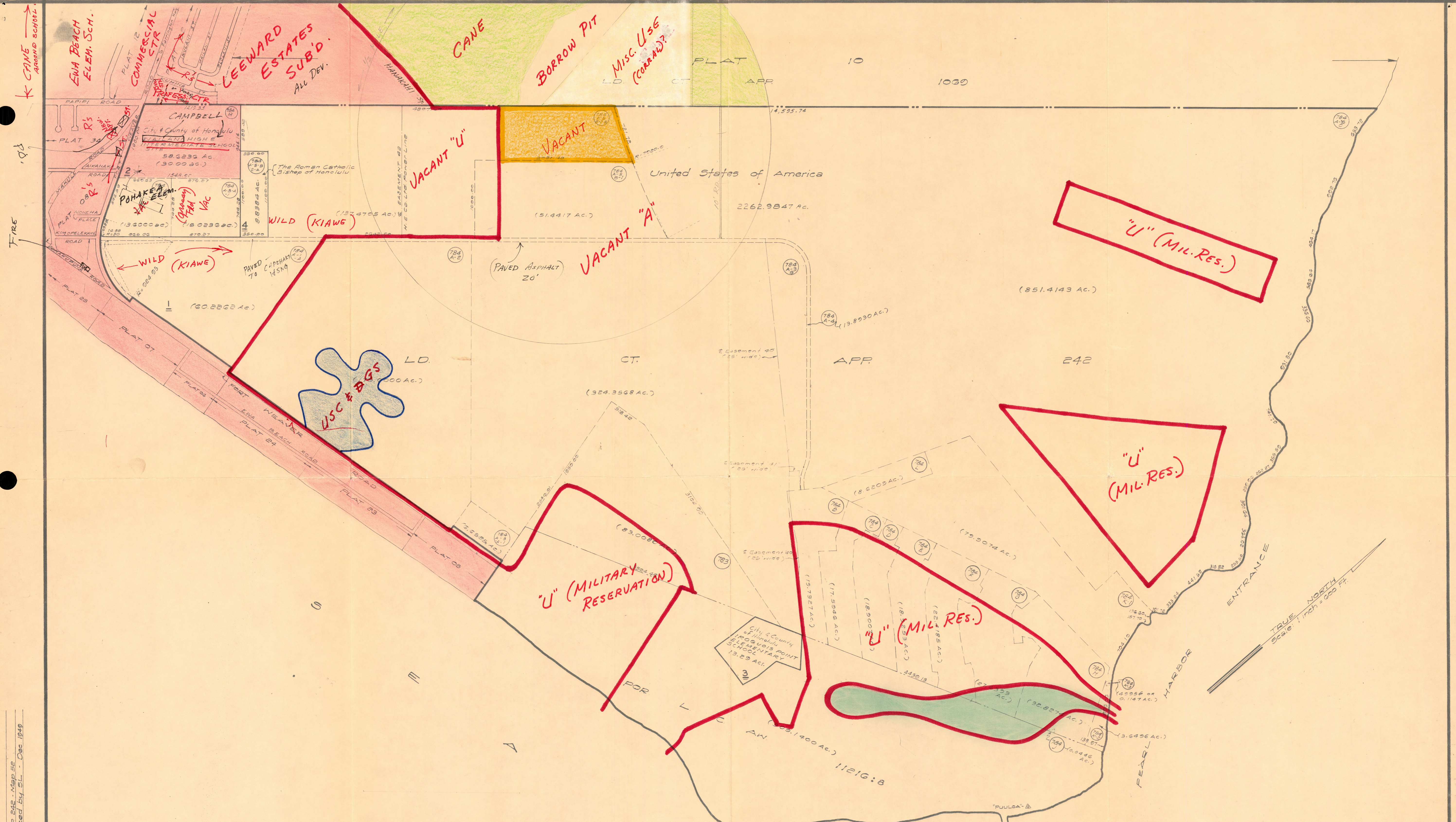


A
GENERAL PLAN
1961
 PORTION OF EWA

PLANNING DEPARTMENT
 CITY & COUNTY OF HONOLULU
 SCALE: 1 in. = 1,000 ft.

Public Hearing: February 2, 1961

Exhibit "B"



Dwg. No. : 32
 Source: LD, PP 248, Map 58
 By: HN Traced by SL - Dec. 1949

POR PULOA, ENA, OAHU

SUBJECT TO CHANGE

TAXATION MAPS BUREAU		
TERRITORY OF HAWAII		
FIRST DIVISION		
ZONE	SEC.	PLAT
9	1	01
CONTAINING PARCELS		
SCALE: 1 IN. = 600 FT.		

FEB 17 1939
FEB 18 1939
FEB 19 1939
FEB 20 1939
FEB 21 1939
FEB 22 1939
FEB 23 1939
FEB 24 1939
FEB 25 1939
FEB 26 1939
FEB 27 1939
FEB 28 1939
FEB 29 1939

Dwg No. 1748
Revised by RB - July 1935
By: H.N. 1933
Source: Ewa Plantation Map & Plat Maps Bureau



HONOLULU, EWA, OAHU

FIRST DIVISION	
ZONE	SEC.
2	1
CONTAINING PLATS	
SCALE: 1 in. = 2000 ft.	
SEP 27 1935	

7778

