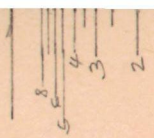
A65-100 - CAPITAL INVESTMENT CO., LTD.

A65-100

Makaha Valley Inc -



1"=500'

50' contour interval slope scale

(Makaha)

CAPITAL INVESTMENT CO. LTD.
MAKAHA PROPERTIES - MASTER PLAN

REVISIONS
7/9/65 HCH

WILLIAM I. PERFIRA
& ASSOCIATES
PLANNING &
ARCHITECTURE
5657 WILSHIRE BLVD. LOS ANGELES 36
CALIFORNIA PHONE WEBSTER 3-8341

0 500' 1000' 2000' 0.5 mile

RECEIVED
SEP 16 1965
State of Hawaii
LAND USE COMMISSION

7802

A2i VERY GOOD - 334 Ac.

D34 POOR - 38 Ac.

B6i GOOD - 22 Ac.

D6 POOR - 26 Ac.

A5i VERY GOOD - 92 Ac.

LSB - AG LAND CLASSIFIC.
OVERLAY 1"=500'
MAKAHA

7803

CONSERVATION BDRY.

AGRICULTURAL DIST.

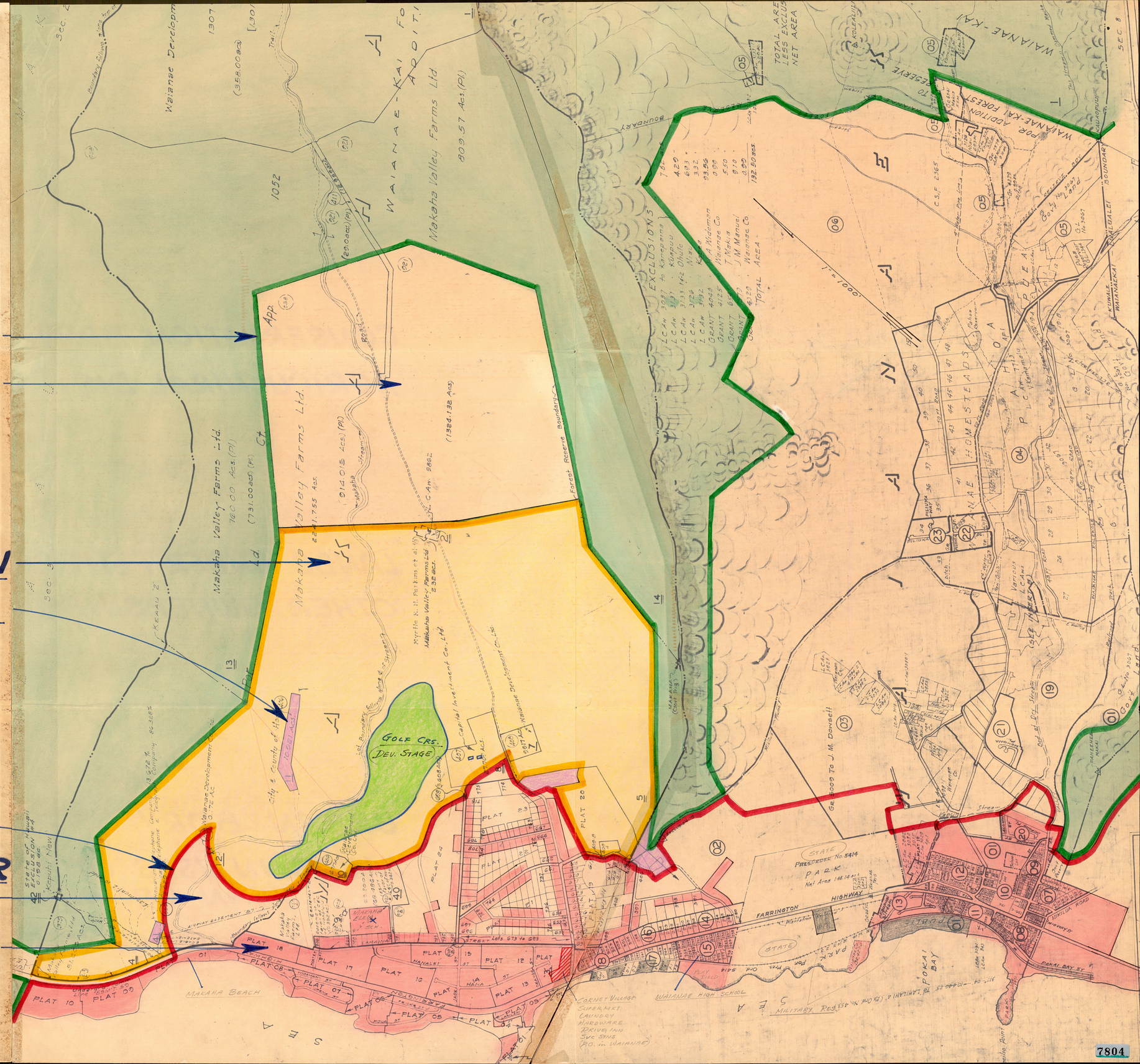
LANDS UNDER PETITION

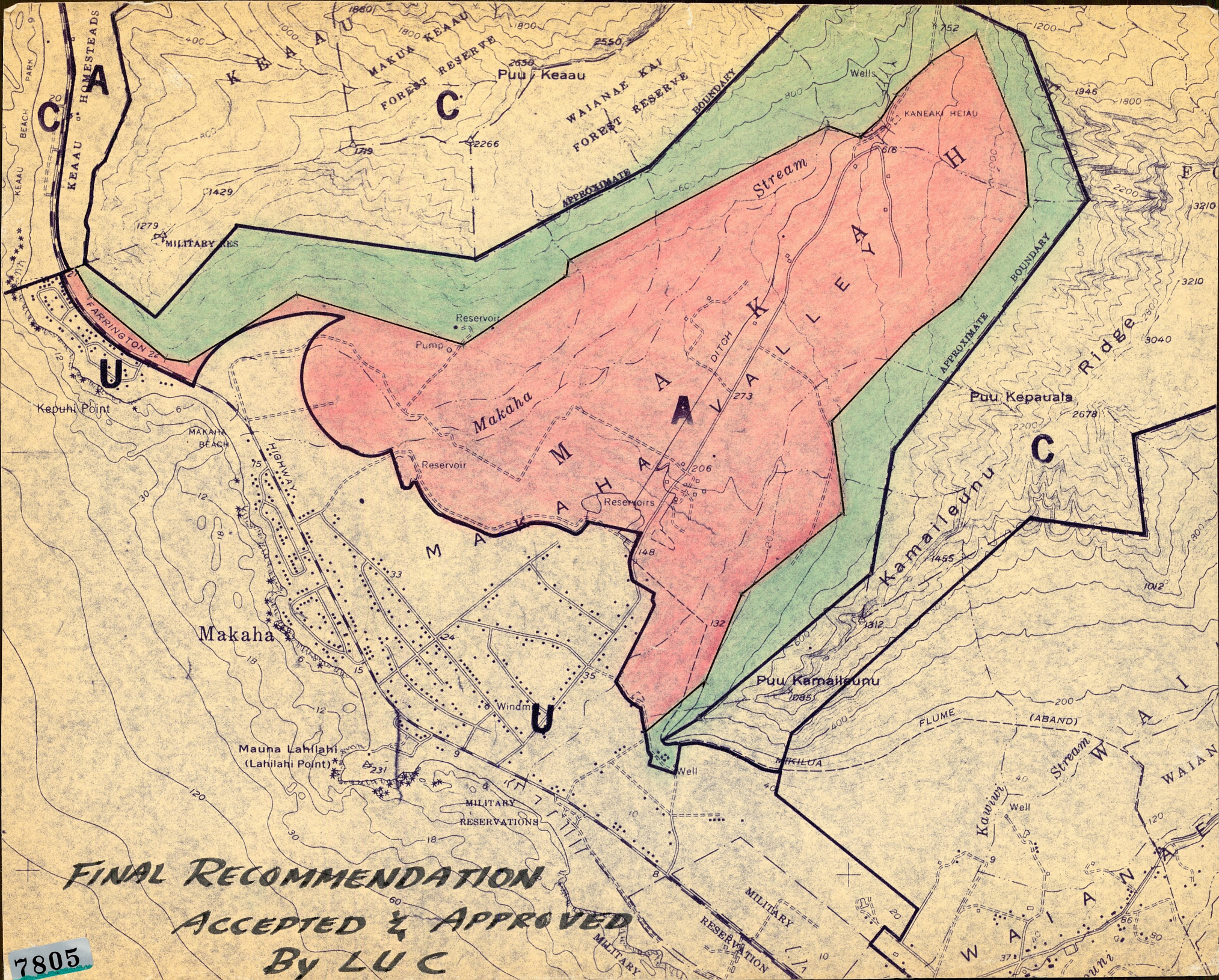
OTHER OWNERSHIPS

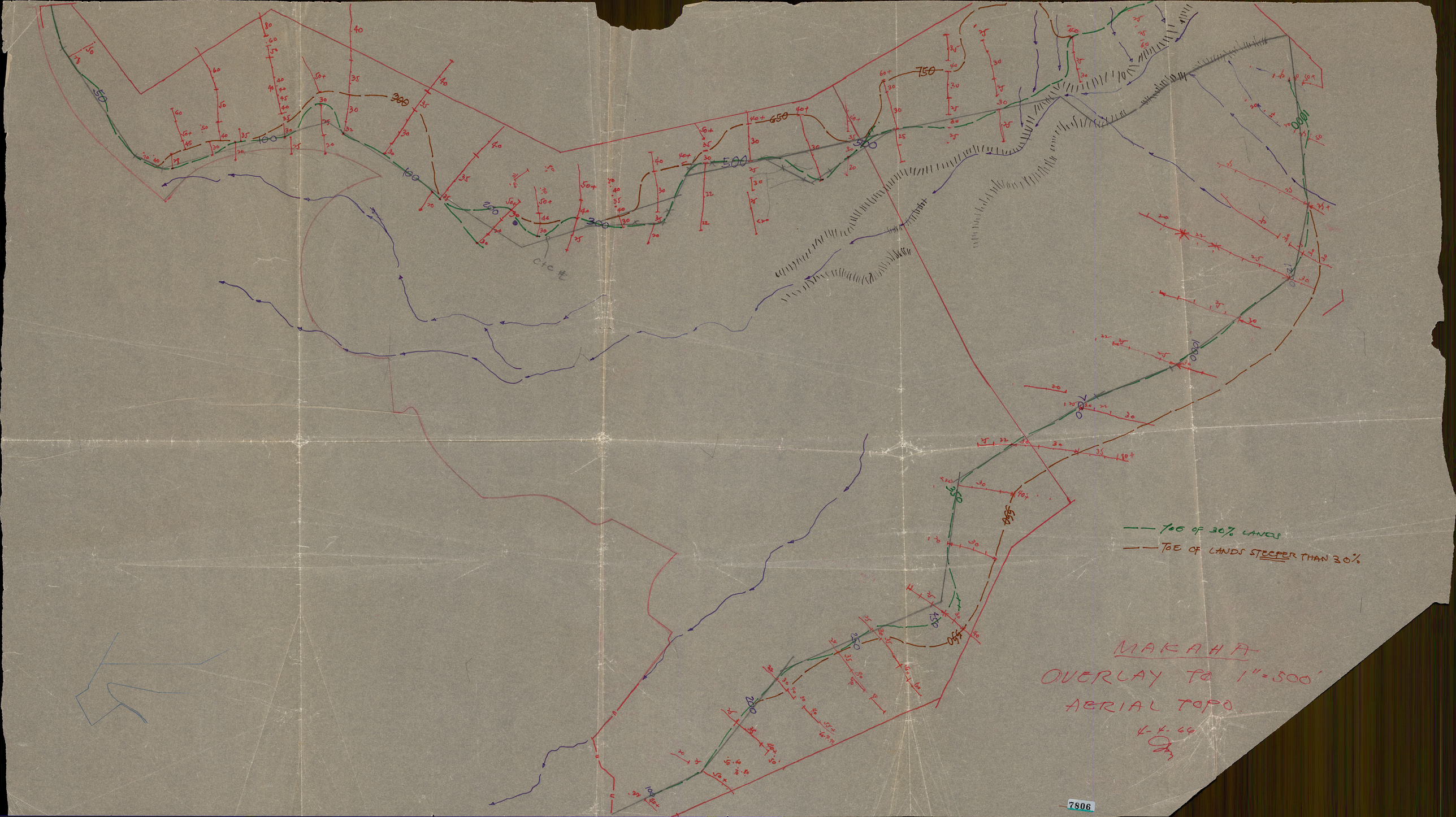
URBAN BDRY.

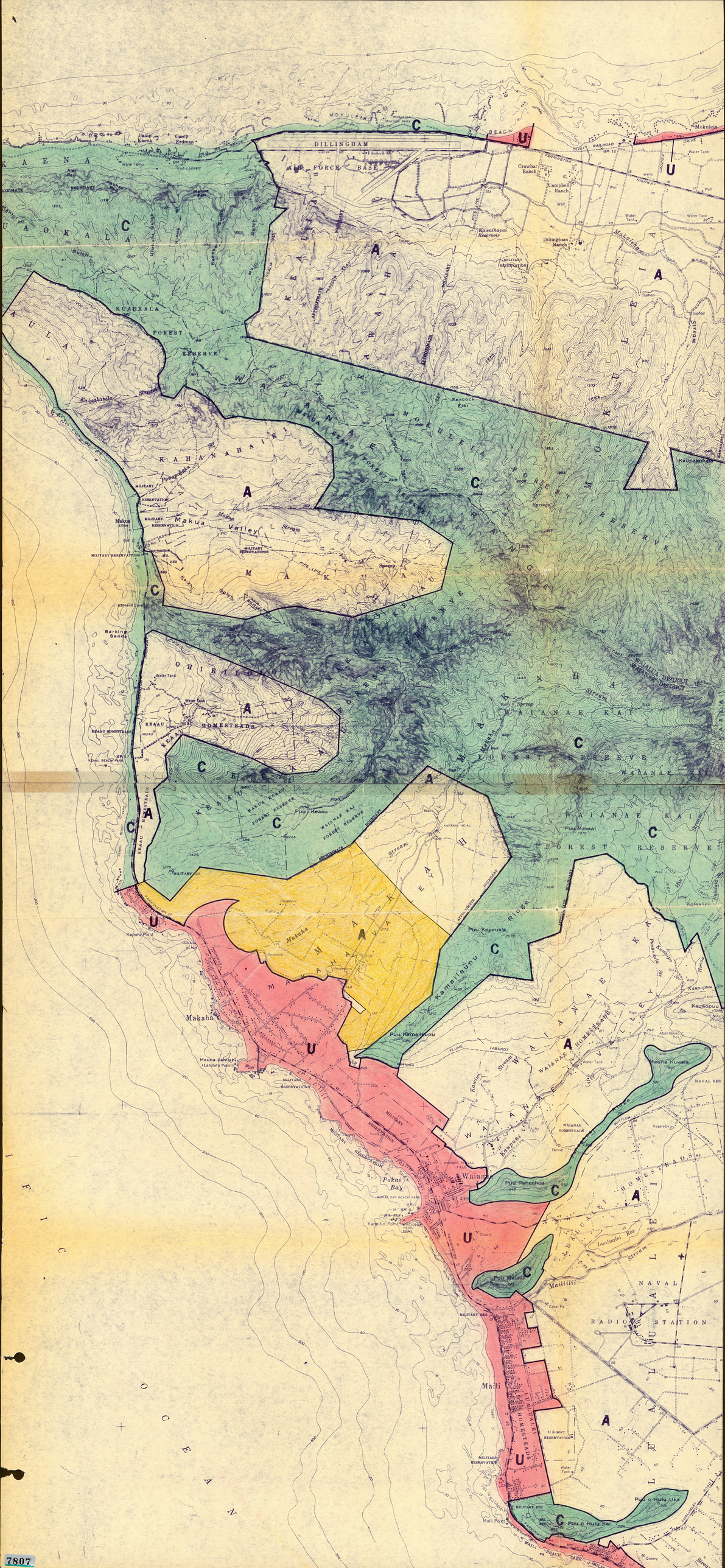
LANDS IN USES OTHER THAN URBAN

LANDS IN URBAN USE




KEAAU HOMESTEADS
KEAAU BEACH PARK
KEAAU
MAKUA KEAAU FOREST RESERVE
WAIANAE KAI FOREST RESERVE
BOUNDARY
APPROXIMATE
Puu Keaau
2638
2550
1860
1800
1429
1279
MILITARY RES
Wells
KANEAKI HEIAU
752
1946
2200
3210
3040
Ridge
Puu Kepauala
2678
Stream
MAKAHA VALLEY
DITCH
Reservoir
Pump
Makaha
Reservoirs
206
273
148
132
FARRINGTON HWY
Kepuhi Point
MAKAHA BEACH
HIGHWAY
Makaha
Windmill
Mauna Lahilahi
(Lahilahi Point)
231
MILITARY RESERVATIONS
Puu Kamaileunu
1085
1312
1455
FLUME
(ABAND)
MIKILUA
Well
Kawiwi Stream
WAIANAE
MILITARY RESERVATION
FINAL RECOMMENDATION
ACCEPTED & APPROVED
By LUC
7805


TOE OF 30% LANDS
TOE OF LANDS STEEPER THAN 30%
MAKAHA
OVERLAY TO 1"=500'
AERIAL TOPO
6-4-69
7806


DILLINGHAM AIR FORCE BASE
Camp Kaena
Camp Erdman
Mokuleia
Crowbar Ranch
Campbell Ranch
Dillingham Ranch
Kawaihapai Reservoir
Makaiwa Stream
KUAOKALA FOREST RESERVE
Kaluakauila Stream
KAHANAHAIKI
Makua Valley
Makua Stream
MILITARY RESERVATION
Barking Sands
KEAAU HOMESTEADS
Keaau Beach Park
Puu Keaau
Kapuhi Point
Makaha
Mauna Lahilahi (Lahilahi Point)
Pokai Bay
Waianae
Kaneilio Point
Puu Kamailiunu
Puu Kapeuala
Makaha Stream
Waianae Kai Forest Reserve
Waianae Forest Reserve
Puu Kawiwi
Kolealiilii
Kaupapahale
Kaupapahaehae
Waianae Valley
Waianae Homesteads
Mauna Kuwale
Puu Pahenioa
Puu Malinui
Maililli
Lualualei Res
Lualualei Stream
NAVAL RADIO STATION
Maili
Maili Point
Maili Beach Park
Puu o Hulu Uka
Puu o Hulu Kai
U S GOVT RESERVATION
Water Tank
Quarry
Cemetery
Pumping Sta
Reservoir
Well
Spring
Tunnel
Siphon
Flume
Railroad
Highway
Trail
Coast Pt
Radio Towers
Boundary
Fence
Pipe Line
Gulch
Ridge
Pasture
Abandoned
Ruins
Sta
Mil Res
Mil Reservation
Beach Park
Forest Reserve
Homesteads
Naval Res
Naval Station
Waianae District
Kaena District
Waianae Kai
Waianae Valley
Waianae Homesteads
Keaau Homesteads
Makua Valley
Kahanahaiki
Kuaokala Forest Reserve
Waianae Forest Reserve
Waianae Kai Forest Reserve
Makua Stream
Keaau Stream
Makaha Stream
Kaupuni Stream
Waianae Stream
Lualualei Stream
Maililli Stream
Kaluakauila Stream
Makaiwa Stream
Kawaihapai Reservoir
Puu Keaau
Puu Kawiwi
Puu Kapeuala
Puu Kamailiunu
Puu Pahenioa
Puu Malinui
Puu o Hulu Uka
Puu o Hulu Kai
Kaupapahale
Kaupapahaehae
Kolealiilii
Mauna Kuwale
Mauna Lahilahi
Kapuhi Point
Kaneilio Point
Pokai Bay
Maili Point
Barking Sands
Crowbar Ranch
Campbell Ranch
Dillingham Ranch
Camp Kaena
Camp Erdman
Mokuleia
Makua Valley
Makaha
Waianae
Maili
Lualualei
Keaau
Kahanahaiki
Kuaokala
Pacific Ocean
7807

UNITED STATES
DEPARTMENT OF THE INTERIOR
GEOLOGICAL SURVEY

WAIANAE QUADRANGLE

HAWAII—CITY AND COUNTY OF HONOLULU
ISLAND OF OAHU—DISTRICT OF WAIANAE
7.5 MINUTE SERIES (TOPOGRAPHIC)

LAND USE DISTRICT BOUNDARIES

DISTRICT MAP	STATE OF HAWAII	DISTRICTS
0-2	LAND USE COMMISSION DEPT. OF PLANNING & ECONOMIC DEVELOPMENT EFFECTIVE DATE: AUG 23, 1964	U = URBAN R = RURAL A = AGRICULTURAL C = CONSERVATION

Mapped, edited, and published by the Geological Survey

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

Topography by plane-table surveys 1927-1930
and by multiplex methods from aerial photographs
taken 1952. Field check 1954

Hydrography compiled from USC&GS Charts 4110 and 4136
and register number 4383

Polyconic projection. Old Hawaiian datum
10,000-foot grid based on Hawaiian coordinate system, zone 3

APPROXIMATE MEAN DECLINATION, 1954
11½° TRUE NORTH MAGNETIC NORTH

SCALE 1:24000
1 0 1 MILE
1000 0 1000 2000 3000 4000 5000 6000 7000 FEET
1 5 0 1 KILOMETER

CONTOUR INTERVAL 40 FEET
DASHED LINES REPRESENT 10 FOOT CONTOURS
DATUM IS MEAN SEA LEVEL
DEPTH CURVES IN FEET—DATUM IS MEAN LOWER LOW WATER
SHORELINE SHOWN REPRESENTS THE APPROXIMATE LINE OF MEAN HIGH WATER
THE AVERAGE RANGE OF TIDE IS APPROXIMATELY 2 FEET

THIS MAP COMPLIES WITH NATIONAL MAP ACCURACY STANDARDS

FOR SALE BY U. S. GEOLOGICAL SURVEY, FEDERAL CENTER, DENVER, COLORADO OR WASHINGTON 25, D. C.
A FOLDER DESCRIBING TOPOGRAPHIC MAPS AND SYMBOLS IS AVAILABLE ON REQUEST

OAHU
HAWAIIAN ISLANDS
QUADRANGLE LOCATION

ROAD CLASSIFICATION
Heavy-duty — Light-duty
Medium-duty — Unimproved dirt

0-2
WAIANAE, HAWAII
N2122.5—W15809/7.5
1954

INTERIOR—GEOLOGICAL SURVEY, WASHINGTON, D. C.—1955—NS
M R-8120

7808

AGRICULTURAL LAND CLASSIFICATION

11.02 Ac		URBAN (LAND STUDY BUREAU CLASSIFICATION)
334.25 "		A2i (VERY GOOD SUITABILITY)
91.83 "		A5i (VERY GOOD)
22.04 "		B8i (GOOD)
25.71 "		D6 (POOR)
37.65 "		D34 (POOR)
880.62 "		E CLASSES 56, 57, 58 (VERY POOR)
7.35 "		C3 (FAIR)
1410.47		
Castro - 7.32		
1403.15		

* DETAILED LAND CLASSIFICATION
LAND STUDY BUREAU, JAN '63

Mapped, edited, and published by the Geological Survey

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

Topography by plane-table surveys 1927-1930
and by multiplex methods from aerial photographs
taken 1952. Field check 1954

Hydrography compiled from USC&GS Charts 4110 and 4136
and register number 4383

Polyconic projection. Old Hawaiian datum
10,000-foot grid based on Hawaiian coordinate system, zone 3

APPROXIMATE MEAN DECLINATION, 1954
TRUE NORTH
MAGNETIC NORTH
11½°

SCALE 1:24000
1 MILE
1000 0 1000 2000 3000 4000 5000 6000 7000 FEET
1 KILOMETER

CONTOUR INTERVAL 40 FEET
DASHED LINES REPRESENT 10 FOOT CONTOURS
DATUM IS MEAN SEA LEVEL
DEPTH CURVES IN FEET—DATUM IS MEAN LOWER LOW WATER
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HAWAIIAN ISLANDS
OAHU
QUADRANGLE LOCATION

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Medium-duty
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Unimproved dirt

0-2
WAIANAE, HAWAII
N2122.5—W15809/7.5
1954

INTERIOR—GEOLOGICAL SURVEY, WASHINGTON, D. C.—1955—NS
M R-8120

7809

A65-100

Makaha Valley Inc -

MAKAHA VALLEY

APPRAISAL REPORT
COVERING LANDS IN MAKAHA VALLEY
WAIANAE DISTRICT OF OAHU, HAWAII

LEGAL DESCRIPTION:	Land Court Application 1052	
	Lot 375	51.206 Acres
	Lot 411	12.959 Acres
	Lot 608	3.608 Acres
	Lot 921	2162.702 Acres
	Lot 958	1645.015 Acres
TOTAL AREA:		3875.490 Acres
TAX MAP PARCELS	8–4–02–01 (Por)	12.959 Acres
	04	51.206 Acres
	05	2241.755 Acres
	13	760.000 Acres
	14	809.570 Acres
TOTAL AREA:		3875.490 Acres

RECORD OWNER:

Lot 411, TMP 8–4–02–01 (Por)	Waianae Development Company, Ltd.
Balance of Area	Makaha Valley Farms, Ltd.

1965 ASSESSED VALUE	$973,073
1965 PROPERTY TAXES – rate $17.71 per $1,000	$ 17,233

ZONING: Highway and Rural Protective

PRESENT USE: Agricultural

HIGHEST AND BEST USE: Cluster development – mixed use

VALUE SOUGHT: Market value applicable to purchase, sale, loan or investment, not necessarily indicative of market price.

APPRAISAL DATE: December 15, 1965

SUMMARY

FINAL VALUE ESTIMATE		$10,000,000
Per gross acre – 3875.49 ac. at $2,580		
Per net usable acre – 2130 ac. at $4,695		
VALUE BASED ON COMPARABLE SALES	$12,350,000	
Per gross acre	$3,187	
Per net acre	$5,798	
VALUE BASED ON ACRE LOT DEVELOPMENT	$ 8,600,000	
Per gross acre	$2,219	
Per net acre	$4,038	
VALUE BASED ON MIXED USE–CLUSTER DEVELOPMENT (Requires State land use reclassification and rezoning)	$10,600,000	
Per gross acre	$2,735	
Per net acre	$4,977	

RANGE OF INDICATED VALUE BASED ON COMPARABLE SALES

Adjusted to apply to gross acre – per acre $2,960 to $4,179

Adjusted to apply to net acre – per acre $5,572 to $6,078

GROSS SALES VALUE – acre lot development		$18,071,000
Development costs	$4,150,000	
Sales costs 6%	1,084,000	
Overhead and profit 15%	2,710,000	7,944,000
Indicated land value		$10,127,000
Deferred 5 yrs. at 6% on diminishing balance – $10,127,000 x .85		$ 8,607,950
GROSS SALES VALUE – mixed use cluster development		$61,256,900
Development costs	$29,450,000	
Sales expense 6%	3,675,500	
Overhead and profit 15%	9,188,500	$42,314,000
Indicated land value		$18,942,900
Deferred 20 yrs. at 6% on diminishing balance – $18,942,900 x .558		$10,570,138

THE STATE OF HAWAII

The State of Hawaii consists of an island archipelago in the Mid-Pacific Ocean. This archipelago consists of seven major islands whose areas and population are:

COUNTY	SQUARE MILES	POPULATION[1] 1940	1950	1960	JULY 1 1965	CHANGE[2]
Honolulu	604	258,256	353,020	500,409	608,992	+ 72.5
Maui	1,129	54,979	48,546	42,855	47,643	− 1.9
Hawaii	4,030	73,276	68,350	61,332	60,029	− 12.2
Kauai	627	35,818	29,905	28,176	27,577	− 7.8
TOTAL	6,390	423,329	499,794	632,772	744,241	
Military other than Oahu					500	
					744,741	+ 49.0

The economic base of the State has expanded significantly in the past ten years since 1955. Business had leveled off somewhat in the last four years, 1961–1964, after the tremendous boom from 1955 to 1960. However, 1964 showed an accelerated strength and new highs were established in many areas by substantial margins, and preliminary estimates for 1965 show even greater gains.

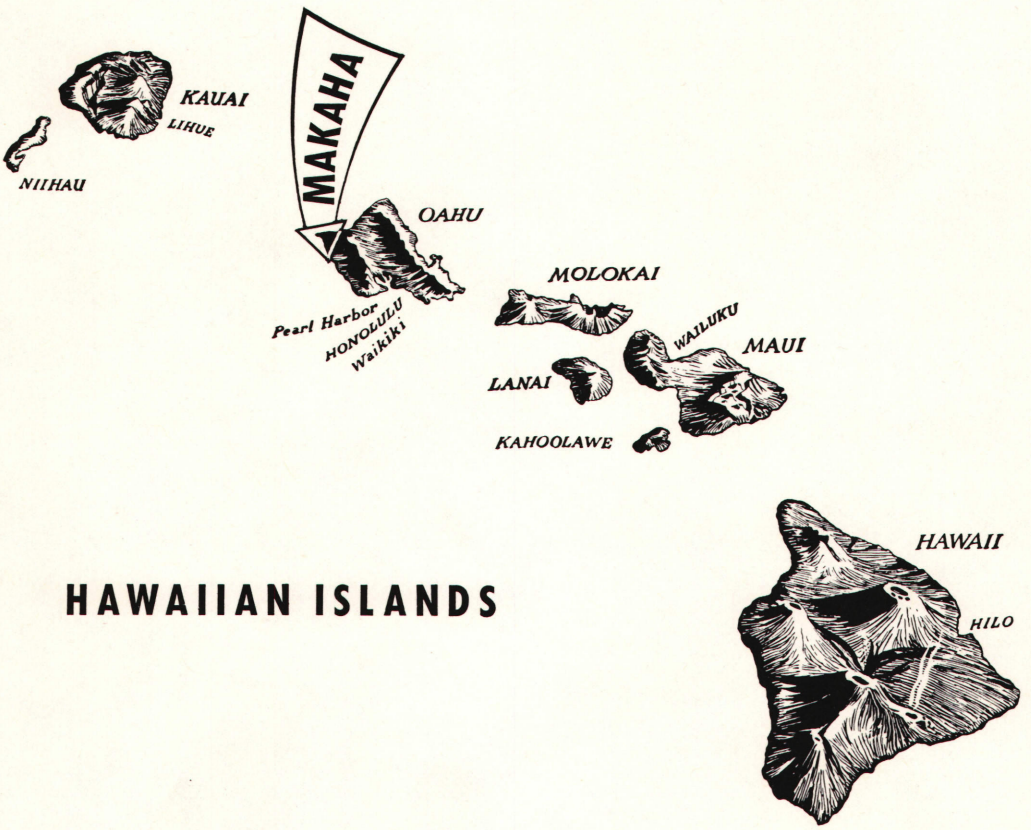
Investments of mainland and foreign insurance companies in Hawaii have more than doubled since 1960, increasing from $242 million to $512 million in January 1965, with the total at the end of 1965 estimated at $560 million. Most of the increase was in commercial and residential mortgages.

1965 was one of Hawaii's most prosperous years ever. Personal income rose about eight percent, retail purchases eight and one-half, population three percent, visitors seventeen and one-half percent, construction in place eleven percent and bank deposits four and one-half percent. More of the same is predicted for 1966 with personal income increasing an expected five to six percent.

---

[1]Source: U.S. Census Bureau and First National Bank, *Economic Indicators*, October 1965. Figures include military personnel who presently total 42,960, all of whom, except for approximately 500, are stationed on Oahu.

[2]Percentage gain or loss since 1950.



HAWAIIAN ISLANDS

Figure 1

FIGURE 6

SIX MEASURES OF GROWTH 1961–1965[3] (STATED IN THOUSANDS)

	1961	1962	1963	1964	1965[4]
TOTAL PERSONAL INCOME	$1,521,000	$1,587,000 + 4.3%	$1,670,000 + 5.2%	$1,807,000 + 8.2%	$1,950,000 + 7.9%
MANUFACTURING	203,000	240,000 + 18.2%	255,000 + 6.3%	255,000 0	280,000 + 9.8%
CONSTRUCTION COMPLETED	268,500	268,300 − 0.1%	269,000 + 0.26%	315,000 + 17.1%	350,000 + 11.1%
RETAIL TRADE	NA	1,027,600	$1,026,000 0	1,107,000 + 7.9%	1,200,000 + 8.4%
TOURISM (NUMBER OF VISITORS)	320	363 + 13.4%	429 + 18.2%	510 + 18.9%	600 + 17.6%
DEFENSE ACTIVITY IN HAWAII	401,800	375,800 − 6.5%	368,690 − 1.9%	416,000 + 12.8%	440,000 + 5.8%

[3]Source: Bank of Hawaii, *Review of Business and Economic Conditions*, Annual Summaries

[4]Preliminary estimates

Hawaii ranks fourth from the top in per capita market value of real property and second from the top in proportion of households with annual income of $10,000 or more (25.5% as compared with the national average of 17.8%). On the other end of the scale Hawaii has the second lowest proportion of households with annual income of less than $2,500. (13.2%).[5]

Forecasts are for continuing growth (see page 10 of this report), and the U. S. Bureau of the Census predicts a 1985 population of 953,000 for the State of Hawaii.

THE CITY AND COUNTY OF HONOLULU
(ISLAND OF OAHU)

The City and County of Honolulu, classified as a standard metropolitan statistical area by the Census Bureau, consists of the Island of Oahu. It contains less than 10% (9.45%) of the area of the State but more than 80% (81.8%) of the population.

The city proper consists of the District of Honolulu. It contains 82.2 square miles or 13.6% of the land area of Oahu and is located on the leeward side of the island in latitude 20° 19' at longitude 157° 52'. Honolulu is 2,090 nautical miles west of San Francisco, 2,223 from Los Angeles, 2,409 miles from Seattle, 3,394 miles east of Yokohama, 4,939 miles from Hong Kong and 4,838 miles east of Manila. Midway Island lies 1,149 nautical miles northwest of Honolulu and Wake Island and Guam are slightly southwest of Honolulu at distances 2,004 and 3,944 nautical miles, respectively.

The estimated population of the City of Honolulu as of July 1, 1965, is 349,172[6] or 57.3% of the population of the Island of Oahu and 46.8% of the population of the entire state.

Most of the State's financial and commercial activity takes place in Honolulu and 75% of the 15,000 hotel rooms of the State's tourist industry are located in the city. Major port facilities both for air and water are within the city, thus aptly called the "Crossroads of the Pacific," Honolulu is the commercial and transportation center for the Hawaiian Islands and the Pacific area.

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[5] *Ranking of the States*, 1965, Washington, D.C., National Education Association, Research Report R-1.

[6] U.S. Census 1960 population 294,194. State Department of Health July 1963 estimate of civilian population 316,409 plus 1960 military population of 9,612 (estimated to remain constant) results in a total July 1963 population of 326,021 for a growth rate of 3.5% per year between 1960 and 1963. The rate applied to the 1963 estimate results in the current estimate of 349,172.

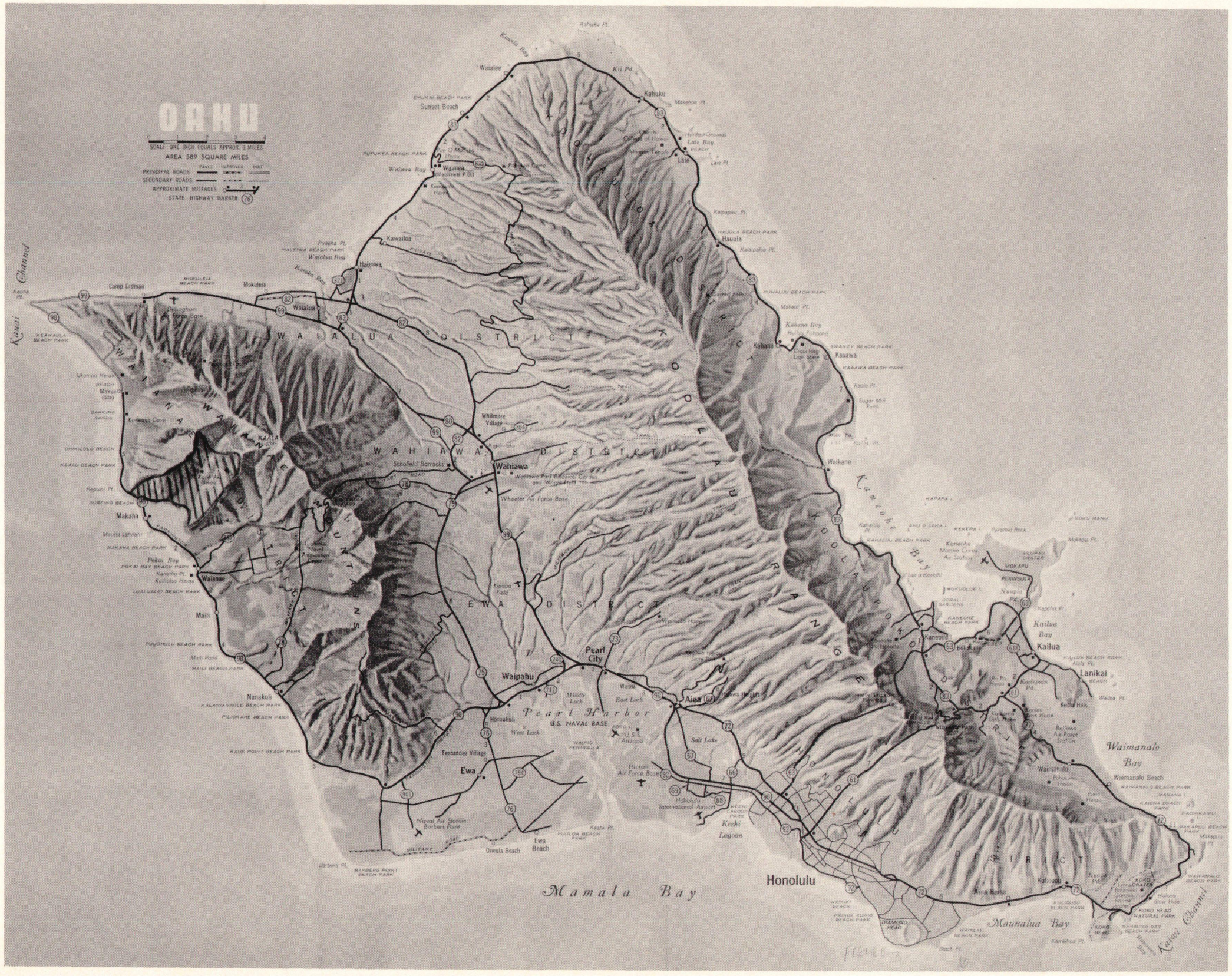
OAHU
SCALE: ONE INCH EQUALS APPROX. 3 MILES
AREA 589 SQUARE MILES
PRINCIPAL ROADS
SECONDARY ROADS
APPROXIMATE MILEAGES
STATE HIGHWAY MARKER
Kaena Pt.
Kaula Channel
Waialee
Kahuku Pt.
Kii Pt.
Kahuku
Sunset Beach
Waimea
Waimea Bay
Kawailoa
Haleiwa
Waialua Bay
Kaiaka Bay
Camp Erdman
Mokuleia
Waialua
Dillingham Airfield Base
Waialua District
Waianae District
Ukumehame Beach
Makua (Site)
Kaneana Cave
Oahu Ridge
Makaha
Mauna Lahilahi
Pokai Bay
Waianae
Maili
Nanakuli
Kalanianaole Beach Park
Pilokahe Beach Park
Kahe Point Beach Park
Whitmore Village
Schofield Barracks
Wahiawa
Wahiawa Fort Botanical Garden and Wright Park
Wheeler Air Force Base
Wahiawa District
Kipapa Field
Ewa District
Pearl City
Waipahu
Aiea
Pearl Harbor
U.S. Naval Base
U.S.S. Arizona
Honolulu
Fernandez Village
Ewa
Naval Air Station Barbers Point
Barbers Pt.
Barbers Point Beach Park
Ewa Beach
Oneula Beach
Hickam Air Force Base
Salt Lake
Middle Loch
East Loch
West Loch
Waipio Peninsula
Honolulu International Airport
Keehi Lagoon
Mamala Bay
Kahana Bay
Kahana
Kaaawa
Kaaawa Beach Park
Kaaawa Valley
Kaaawa Valley Trail
Kaala
Waiahole Valley
Waiahole Valley Trail
Waiahole Ditch
Waiahole Ditch Trail
Kahaluu
Kahaluu Beach Park
Kaneohe
Kaneohe Bay
Kaneohe Marine Corps Air Station
Mokapu Peninsula
Mokapu Pt.
Moku Manu
Kailua Bay
Kailua
Lanikai
Waimanalo Bay
Waimanalo Beach
Waimanalo
Koolau Range
Koolau District
Honolulu District
Kuliouou
Aina Haina
Maunalua Bay
Koko Head
Koko Crater
Hanauma Bay
Kaiwi Channel

Figure 3

Hawaii is noted for its pleasant tropical climate. The temperature in Honolulu is relatively free from unpleasant extremes and the average daily range of temperature is about 10°. The average yearly temperature is approximately 78°. Over the past years Honolulu's average yearly rainfall at the Federal Building has been slightly less than 24 inches.

Honolulu has a municipal form of government with an elected mayor and City Council which is similar in most respects to the governments of most American cities. The island of Oahu constitutes the City and County of Honolulu which is one political entity.

SUPPLY AND DEMAND FOR LAND ON OAHU

Land is a scarce commodity on Oahu. Oahu, the major island in the Hawaiian archipelago, has a land area of 604 square miles or 387,000 acres. Of this approximately 112,000 acres or 29% are government lands. The Federal Government owns 54,500 acres mostly in military related facilities, the State owns 50,700 acres mostly in roads and watershed areas, and the County owns 6,800 acres in parks, schools, etc.[7] Of the remaining 275,000 acres, which is privately owned, eleven owners own 188,000 acres or 68%. It is the policy of these owners not to sell their lands, hence the supply of fee simple land which may be considered as subject to real estate market activity is about 87,000 acres. This supply is relatively constant. The Legislative Reference Bureau in a report on major landholdings, made at the request of the Legislature, in 1961 indicated that during the period 1950 to 1959 these large owners acquired 15,957 acres and sold 5,080 for a net gain of 10,877 acres, whereas during the same period a total of 5,227 house lots were made available, of which four fifths or 4,156 were under long term leases and only 20% or 1,071 were in fee simple.[8]

During this same period the population of Oahu increased 41.8% from 353,020 to 500,409, and since 1960 it has increased to an estimated 608,992 as of July 1, 1965, for a 72.5% increase in fifteen years and a present population density of 1,008 persons per square mile. This represents a growth rate of 4% per year over the past five years and has exerted tremendous pressures on Oahu's land values. Total personal income, which reflects both the rising economy and the increase in population increased 102.69% in the ten years from 1954 to 1964, whereas land values in many instances increased 200% or more.

---

[7] *Major Landholdings in Hawaii,* Economic Planning and Coordination Authority of the Territory of Hawaii, Staff Report No. 14, February 1957, page 7.

[8] *Major Landholdings in Hawaii,* Legislative Reference Bureau, University of Hawaii, March 1961, page 7.

Some examples are:

1. Easterly corner of Kalakaua and Seaside Avenues in Waikiki – 32,580 square feet vacant lot sold for $800,000 or $24.55 per square foot in July 1959. 29,032 square feet of the same lot sold for $2,000,000 or $68.89 per square foot in April 1964.

2. 1,262,000 square feet of land on Kapiolani Boulevard across from the Ala Moana Shopping Center sold for seven million dollars or $5.54 per square foot in August 1959. It resold for eleven million or $8.72 per square foot in October 1960.

   A considerable amount of this property has been resold from 1964 to date at prices ranging from $10.00 to $22.00 per square foot with the buyers assuming improvement assessments of $3.42 per square foot.

3. Lots in the Makaha Valley farm lot subdivision sold for from $4,000 to $6,000 in 1956. In 1965 lots in this subdivision sold for from $16,000 to $18,000; e.g.,

1956 – Tax Map Parcel	8–4–21–36	1 Ac.	$ 5,000
	39	1 Ac.	4,000
	8–4–24–49	1.240 Ac.	6,000
1965 – Tax Map Parcel	8–4–24– 3	1.011 Ac.	16,000
	28	1.026 Ac.	16,000
	29	1.037 Ac.	16,500
	30	1.062 Ac.	17,500
	38	1.119 Ac.	17,500
	39	1.016 Ac.	18,000
	42	1.030 Ac.	16,500
	43	1.030 Ac.	16,500
	47	1.111 Ac.	18,000

Various forecasts have been made as to the population for Oahu for the year 1970 as follows:

Year Estimated	Organization	Population – 1970
1960	Bank of Hawaii	730,000
1960	John Child & Co.	684,000
1963	Honolulu Planning Dept.	681,000
1965	State Dept. of Planning and Economic Development	698,000

These figures approximate a growth rate of about 2.5% per year which is conservative when measured against the annual growth rate of 4% over the past five years.

Indications are that the economic growth which occurred in the decade from 1955 to 1965 will continue apace in the following decade from 1965 to 1975. In support of this statement the following is extracted verbatim from the 1964 Annual Economic Report of the Department of Business Research of the Bank of Hawaii:

1965–1975 NEW GROWTH FACTORS IN HAWAII'S FUTURE

The activities that have contributed to growth during the past decade will continue into the decade ahead. To those will be added, however, at least four new growth factors that will gradually rise to substantial levels.

I. New Relationships with Countries Bordering the Pacific

To date, Hawaii's growth has been largely geared to her economic relations with the U.S. Mainland. These will continue to expand.

During 1965–75, however, Hawaii's relations with transpacific areas (a trend already evident) will grow to major proportions. The character of this new trend is exemplified by (1) the accelerating rise in volume and diversity of contracts of Hawaiian firms with concerns in Pacific area countries for construction, dredging, financing, the clearing of land, and for technical aid; (2) a rapid increase of Hawaiian investments in the Orient and of Oriental investment in Hawaii; (3) the growth of Hawaii as a meeting place for trade missions and for Pacific conferences of business, technical, and professional groups; (4) the continued extension of communication facilities from Hawaii to transpacific points; (5) the creation of the East–West Center for training technical and professional personnel from the Far East; (6) development in Hawaii of research and assistance programs for transpacific countries; (7) the rapid increase in the business of servicing transpacific shipping and air lines; and (8) the general growth of Hawaii's transpacific trade.

In evaluating the significance of this trend, it is essential to keep in mind relative magnitudes. The aggregate population of these areas is substantially more than a thousand times that of Hawaii. Even though the per capita income is much lower, their economies are far larger. Hence, only a small fraction of the available types of activity noted above can become "big business" in Hawaii–business which will become of outstanding importance during 1965–75.

II. The Prospective Growth of Retirement–In Hawaii

Developing changes indicate that retirement-in-Hawaii (as yet a negligible factor) will grow in importance during 1965–75. These changes include: (1) the increasing numbers in the retirement age bracket; (2) the extraordinary and accelerating rise in pension funds and retirement

programs (individual, corporate, institutional, and governmental); (3) the consequent increase in the number of retired persons of means who can afford to live in the comfortable climate and scenic beauty which Hawaii affords; and (4) the development of supersonic planes which will reduce the flying time from the Mainland to Hawaii to ninety minutes and at a lower cost.

Here again it is necessary to keep in mind the significance of relative magnitudes. There are nearly 300 persons on the Mainland for every resident of Hawaii. This does not imply a volume of retirement here in any sense comparable to that in Florida or California. The number of migrants to California in a single month is 28,000. That many retirees entering Hawaii over a period of ten years would appear to be a very modest expectation—and would, in itself, be a significant growth factor in the relatively smaller island economy.

III. Scientific Organizations and Research Programs as a Growth Factor

Long-established research programs in tropical agriculture (with special emphasis on the production of sugar and pineapples) represent an annual expenditure of over $3 million. During the past decade, there also has been a marked rise in governmental programs, economic research, and marketing studies.

Within the past two years, however, there has been an unprecedented advance into new fields. These developments include: (1) work in the East-West Center designed to provide assistance to experts and technicians from the Far East; (2) a new Geophysics Institute at the University of Hawaii, dedicated on April 2, 1964, with an annual research budget of well over a million dollars, supported by additional operational funds from the State (augmented by the acquisition of a research vessel for oceanographic studies on April 30); (3) a research center on the summit of Haleakala with facilities for work in missile and space studies; (4) a new Pacific Biomedical Research Center in the University of Hawaii; (5) the Honolulu Biological Laboratory of the U.S. Bureau of Commercial Fisheries (which announced on April 27, 1964, plans for the construction of the first American civilian submarine for scientific exploration of ocean depths, to be operative in Hawaii when completed); (6) the U.S. Army Corps of Engineers' new pioneering studies in Hawaii on the effect of tidal waves (studies which will be later carried forward by the Geophysics Institute); (7) the completion in 1964 of a new research building by the Bishop Museum (the leading center for the study of Polynesian culture and other aspects of Pacific life); and (8) the Oceanics Foundation, a non-profit research corporation (created in 1964 by Sea Life Park) which will devote its efforts to oceanographic work.

In many of these fields, further advances are clearly indicated. The world-wide rise in oceanography, for example, reflects a growing awareness of the potentials of ocean areas as sources for food, oil, minerals, and chemicals, as well as the possibility of processing sea water so as to make it usable. The Federal government is contemplating substantial increases in

Oceanographic work which, it is estimated, will total approximately $10 billion over the next ten years—work in which Hawaiian research organizations may expect to participate.

Recent developments in Hawaii (in this and other research fields) thus represent only a beginning. They also imply four types of growth during 1965–75: (1) increases in the magnitude of the research projects themselves; (2) new enterprises based on scientific advances; (3) a rise in Hawaii's role as a Pacific center for technical services; and (4) an increase in the number of scientific conferences held in the Islands.

IV. A New Role for Hawaii as a World Travel Center

Prior to 1955, Hawaii was pre-eminently a vacation area for Mainland visitors. This continues to grow.

Another type of tourism, however, is growing even more rapidly. As of 1955, only 11,693 visitors to Hawaii originated from New Zealand, Australia, and the Pacific Far East. This year, the number will substantially exceed 100,000. Thus, it already is true that nearly one visitor in four is eastbound. Moreover, a rising number of westbound tourists who visit Hawaii also plan to go on to transpacific points or around the world.

Recognizing the prospective importance of this potential, (1) officers of the Hawaii Visitors Bureau took the initiative in creating the Pacific Area Travel Association in 1952—an organization which now includes twenty-one countries bordering the Pacific; (2) the Federal government's Office of International Travel has established offices in Tokyo and Sydney; and (3) Japanese interests have acquired three of the major hotels in Waikiki and are planning to build more hotels and places of entertainment in Hawaii suitable for Japanese visitors.

Hawaii's new role as a participant in the larger pattern of Pacific and round-the-world travel will thus greatly alter the pattern of tourist facilities and services in the Islands. It implies (1) a far more cosmopolitan complex of visitors; (2) an increase in cultural offerings (as well as in the already growing colony of artists, writers, and scholars resident in the Islands); (3) higher levels of cooperation with other Pacific travel centers; and (4) unified action (by carriers, hotels, tour agencies, and other tourist enterprises) on programs designed to meet new needs as they arise. It also indicates a potential for the future growth of tourist trade in Hawaii to far higher than present levels.

THE 1965–75 OUTLOOK

The continuing strength of the factors which created the marked growth of 1955–65, plus the impact of the four growth factors noted above, indicates a rise during 1965–75 exceeding the substantial advances of the past ten years. In achieving these advances Hawaii also will become a more cosmopolitan community, based on a more complex and diversified economy.

Unemployment is low at 3.4% of the labor force and should remain so during the next decade as a result of the growth factors above mentioned.

Thus it can be predicted that land will continue to become more and more precious on Oahu and that values will rise during the next ten years somewhat parallel to what has taken place during the last ten years and also that more and more of the outlying areas will become urbanized.

The demand for housing is also strong on Oahu. The net housing supply has grown at a rate of 4.1% per year during the last ten years compared with an annual population growth rate of 4.3% (with the number of marriages trending upward) and per capita income is pretty much keeping up with increasing housing costs.

For the first nine months of 1965 new housing construction on Oahu amounted to over 8,000 units. By the year's end it is expected to approach 11,000 units, an all time record, and an increase of 40.3% over the level of 1964. Approximately 5,000 of these will be single family dwellings, 25% of which are in the Aiea to Waipahu area.[9]

Despite this increase in housing units the effective vacancy rate is quite low.

The State Health Surveillance Program survey developed a 3.1% vacancy rate on Oahu for the third quarter of 1965. The Federal Housing Administration survey made in cooperation with the postal authorities, using a different housing definition, found a vacancy rate of 2.4% on Oahu in September 1965.[10]

DEMAND FOR TOURIST ACCOMMODATIONS AND RESORT FACILITIES

It is the general consensus of all segments of the Hawaiian Community that the greatest of the growth potentials lies with the tourist industry. A measure of this potential was made by the research department of the First National Bank of Hawaii in July 1965 as follows:

> How many visitors will come to Hawaii in the next five, ten, and fifteen years? How long will they stay? What islands will they visit? How many will be here in the peak month and how many hotel rooms will be necessary to house them?

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[9] *Review of Business and Economic Conditions,* Bank of Hawaii, October and December 1965.

[10] *Redevelopment and Housing Research No. 25, July 1965,* Honolulu Redevelopment Agency, Supplemental Research Notes, November and December 1965.

No one of course knows the answers to these questions, yet daily in Hawaii large investment decisions are being made that are based on assumed answers. Our best approximation based on analyzing these trends for years may help.

Long-distance overseas travel is a function of many factors, of which the most important are population, income, income distribution, standard of living and hence proclivity to spend more for services and less for goods: the ease, speed and cost of long-distance travel, vacation retirement ages, and travel promotion are also prime variables. Projecting past trends in these categories and modifying these projections in the light of anticipated changes in trends in the future, we arrive at a projection for the American overseas travelers market in coming years. This market is one of the gauges in the estimation of the market for Hawaii travel: however, the reduction in time distance from the mainland and the reduction in air fares tend to shift Hawaii away from an "overseas" region to a more "domestic" resort and travel destination; and travel on the part of nationals of other countries who visit Hawaii and other areas in the Pacific has increased significantly, and will continue to increase in the coming years.

Total visitors to Hawaii expressed as a fraction of total U.S. overseas foreign travelers has risen from just over 5% in the late 1940's to 10% by 1954, to 16% by 1959, and to 22.5% in 1964. Based on anticipation of Hawaii's "share" of the national overseas travel market (at about 25% for the years ahead) and based on anticipated further reductions in travel fares and travel time, our projection of total overnight visitors to Hawaii yields 980,000 visitors by 1970, nearly 1,400,000 by 1975, and 1,650,000 by 1980.

Translating these figures into hotel room requirements requires analysis of seasonal trends, use of hotels vs. other accommodations, average length of stay of hotel guests, number of persons per hotel unit, and overall hotel occupancy rates during the peak period of the year. Again by projecting past trends but modifying them to allow for anticipated changes, we conclude that the 15,000 hotel rooms in Hawaii at the end of 1965 will have to be expanded to something over 21,000 by 1970, to about 29,000 by 1975, and 32,000 by 1980.

By the end of this year, only 25% of all hotel rooms in Hawaii will be on the neighbor islands, a figure that has risen from 15% at the end of 1961. Considering the number of repeat visitors, the development of comprehensive destination areas on at least two of the neighbor islands, the changing character of Waikiki, and the development interest in tourism on the neighbor islands, we anticipate that this percentage will rise to 35 by 1970, and 45 by 1980. This would mean an increase in neighbor island hotel rooms from the present level of less than 4,000 to 7,500 in 1970, and 14,500 in 1980.[11]

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[11] *Economic Indicators*, a monthly report, First National Bank of Hawaii, July 1965.

Using this as a basis there will be a need for 1,400 additional hotel rooms on Oahu by 1970, 4,700 by 1975, and 6,450 by 1980. These obviously cannot all be built in Waikiki, hence other desirable sections of Oahu will have to be developed with tourist and resort facilities. The State General Plan prepared in 1960 anticipates other resort areas on the island of Oahu. They are as follows:

1) Makaha, Mauna Lahilahi, Pokai Bay, Maile and Nanakuli on the Waianae coast;

2) Waialua and Kawela Bays on the north coast;

3) Laie Bay, Punaluu and Kahana Bay along the upper windward coast;

4) The upper end of Kailua Bay; and

5) The Southeastern tip of Oahu near Makapuu Point.

DESCRIPTION OF THE REGION

The property makes up the larger portion of Makaha Valley which is located on the leeward or western coast of Oahu. The area in which the property is situated has been designated as the Waianae Regional Resort Area in a study titled, *Visitor Destination Areas in Hawaii,* prepared for the Hawaii State Planning Office by Harland Bartholomew and Associates and Belt, Collins and Associates, Limited, in February 1960. It is also designated as the Waianae Coast Planning Area in the General Plan of the State of Hawaii prepared in 1961. Basically the area consists of the rural communities of Nanakuli, Maile, Waianae and Makaha with Waianae being the principal town. Makaha is two miles north of Waianae. The region is designated as Zone 8 on the State tax maps and comprises census tracts 96, 97, and 98. The town of Waianae is thirty-two miles and about one hour driving time northwest of downtown Honolulu.

Waipahu, which is developing into the regional center for leeward Oahu, with plans for a community college to be completed by 1970, a $9.6 million shopping center within the next several years, and a high rise 304-unit $3.8 million apartment development to be completed in 1966,[12] is eighteen miles distant and the major employment areas of Pearl Harbor, Campbell Industrial Park and Barbers Point Naval Air Station are within twenty-four miles, twelve miles and thirteen miles, respectively. (A second major harbor for Oahu is under preliminary development at Campbell Industrial Park.) There are approximately 25,000 civilians employed in these three areas.[13]

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[12] *Review of Business and Economic Conditions,* Bank of Hawaii, November 1965.

[13] Vargha, Louis A., *Urban Development on Oahu – 1946-1962,* Land Study Bureau, University of Hawaii.

A six- and four-lane divided highway runs from town through Waipahu after which it becomes a two-lane highway. The Inter-State H:I Freeway from town to Barbers Point will be completed in the next few years. A total of $22,909,200 for its construction, $3,287,000 in State funds and $19,622,200 in Federal funds, was authorized for the fiscal year 1965-66.

The 1963 estimate of the State Board of Health placed the population of the Waianae Coast Planning Area at 16,452, up eleven percent since 1960. Projecting the same rate of growth to 1965 indicates a current population of 17,620.

The 1963 Census of Business gives the following information with respect to the area.

	TYPE OF BUSINESS	*NO. ESTABLISHMENTS*	*NO. PAID EMPLOYEES*	*SALES*
NANAKULI	Retail trade	4	13	$ 258,000
	Selected services	7	13	70,000
LUALUALEI–MAILE	Retail trade	5	18	355,000
	Selected services	2	Withheld	–
WAIANAE–MAKAHA	Retail trade	37	269	7,122,000
	Selected Services	29	23	186,000
	Wholesale trade	2	Withheld	–

Domestic City and County water service is available in the area to the 140-foot elevation. Farrington Highway has a 34" main to Nanakuli and Lualualei. From Lualualei to Waianae there is a 20" main and from Waianae to Makaha (Kaulawaha Road) a 16" main. There are no sewers in the area at present and sewage disposal is by means of private cesspool and individual treatment plants. A City-County treatment plant for the area is in the 1965-66 fiscal year budget and should be completed in 1966. The capital improvement program calls for construction of the outfall sewers and Section 1 of the Makaha interceptor (treatment plant to Waianae town) in fiscal 1966; Section 2 of the Makaha interceptor in fiscal 1967 (Waianae town to Makaha Valley Road); Section 3 (Makaha Valley Road to Water Street) in fiscal 1968; and Makaha Stream sewerage pump and force main in fiscal 1970.

Being on the leeward side of the island the climate is dry, warm and sunny most of the year with rainfall from ten to twenty inches per year. The area is quite scenic with white sand beaches alternating with rocky shores and the Waianae mountain range to the east.

Makaha is one of the world's finest surfing grounds and provides the site for the annual international surfing championships. Pokai Bay at Waianae is a natural small boat harbor and there is very fine deep sea fishing offshore in the Kauai Channel.

The region is presently predominantly rural in character and agricultural in use with suburban residential clusters in the communities of Nanakuli, Maile, Waianae and Makaha. The recreational aspect of the area is developing and homes are being built for weekend and vacation purposes. Three condominium beach developments are currently under way. They are Pokai Bay Beach Cabanas, a completed development with sixty-four studio units (TMK 8–5–03–38–39); Makaha Beach Cabanas with one hundred sixty-two one-bedroom units (TMK 8–4–04–14/17) and Makaha Shores Apartments with eight two-bedroom units, twenty-two one-bedroom units and fifty-eight studio units (TMK 8–4–01–05) estimated to cost 1.3 million dollars. The latter two developments are adjacent to the Makaha surfing beach which is across Farrington Highway from Makaha Valley.

DESCRIPTION OF THE SITE

LOCATION

The property under appraisal consists of the major portion of Makaha Valley. It is located on Farrington Highway thirty-four miles and a little over one-hour driving time from downtown Honolulu. It has a frontage of about 4,200 feet on the mauka[14] or northeasterly side of Farrington Highway, 1,800 feet more or less Kaena[15] or northwest of Water Street. Principal access to the property, however, is via Makaha Valley Road, about a mile southeast of Water Street. Makaha Valley Road runs into the property about one-half mile northeast of its intersection with Farrington Highway. This road is a sixty-foot right of way with about twenty feet of macadamized paving to the point where it enters the property. Thereafter it is a dirt road.

Makaha, with a current population of 3,272, is two miles from the town of Waianae, the principal town in the region and the County seat for the Waianae District. This town contains branches of the major banks, a post office, theatre, churches, playgrounds, a high and elementary school and retail shopping and service facilities. There is also an elementary school and playground at Makaha as well as a neighborhood shopping center at the intersection of Farrington Highway and Makaha Valley Road. County water to 140 feet elevation is available from a 16" main in Farrington Highway. Electricity and telephone service are likewise available from the highway. Sewage disposal must be provided for privately. Bus transportation is provided for school children. Other transportation is by private automobile or point to point taxi.

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[14] A Hawaiian term currently used to denote direction "toward the mountain," hence "on the mountain side" of the highway.

[15] Toward Kaena Point.

TOPOGRAPHY, SHAPE AND SIZE

The property is roughly quadrilateral in shape and is about two miles wide and three miles in length. Its two longitudinal boundaries are Kamaileunu Ridge on the southeast and the ridge between Makaha and Keaau on the northwest. The mauka or northeasterly boundary runs between the two ridges about 2,500 feet above the forest reserve boundary and the makai[16] or southwesterly boundary runs along the mauka side of the developed portion of the valley.

At its lowest point the property is ten feet above sea level. Basically, however, following the center of the valley, it rises from a low of 120 feet at its makai boundary to a high of 1,000 feet at its mauka boundary with side slopes on either side, measured midway up the valley, running from an elevation of 500 feet on the valley floor to 2,500 feet at the ridges. Makaha Stream courses through the valley and there are several jeep trails running through it.

The property has been land courted (Torrens Title System) under Land Court Application No. 1052 and is designated on the Land Court Map as follows:

LOT NUMBER		*AREA (ACRES)*
375		51.206
411		12.959
608		3.608
921		2162.702
958		1645.015
	TOTAL	3875.490

SOIL CLASSIFICATION, RAINFALL AND VEGETATION

From about elevation 120' to elevation 400' the soil is a silty red clay with some pockets of stony clay loam. The depth of the soil is approximately four to six inches. This type of soil appears in slopes of three to eighteen percent, is suitable mainly for grazing and has a low carrying capacity between ten to thirty acres per animal unit year with estimated live beef gains under fifteen pounds per acre per year.[17]

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[16] Seaward.

[17] *Detailed Land Classification – Island of Oahu,* Land Study Bureau, University of Hawaii, Bulletin No. 3, January 1963.



AGRICULTURAL ZONE
CONSERVATION ZONE
URBAN ZONE
Makaha
Waianae
Puu Keaau
Puu Kepauala
Puu Kamaileunu
Puu Pabeshea
Puu Mailiili
Kepuhi Point
Lahilahi Point
Kaneilio Point
Pokai Bay
Makaha Playground
Kamaileunu Ridge
Kaneaki Heiau
Kamaile Heiau
Waianae High Sch
US MILITARY RESERVATION
WAIANAE PILILAAU FIELD
KEAAU HOMESTEADS
KEAAU BEACH PARK
KAPUHI BEACH PARK
MAKAHA BEACH PARK
POKAI BAY BEACH PARK
MIKILUA BEACH PARK
LUALUALEI BEACH PARK
WAIANAE HOMESTEADS
LUALUALEI HOMESTEAD ROAD
Petroglyphs
Water Tank
Water Tunnels
Fire Station
Quarry
ROAD CLASSIFICATION
Medium-duty
Light-duty
Unimproved dirt
State Route
Map of the island of Oahu, Scale 1:62 500, is available
WAIANAE, HAWAII
N2122.5—W15809/7.5
1963
SCALE 1:24 000
1 MILE
7000 FEET
1 KILOMETER
CONTOUR INTERVAL 40 FEET
DASHED LINES REPRESENT 10-FOOT CONTOURS
DATUM IS MEAN SEA LEVEL
DEPTH CURVES AND SOUNDINGS IN FEET—DATUM IS MEAN LOWER LOW WATER
SHORELINE SHOWN REPRESENTS THE APPROXIMATE LINE OF MEAN HIGH WATER
THE MEAN RANGE OF TIDE IS APPROXIMATELY 1 FOOT

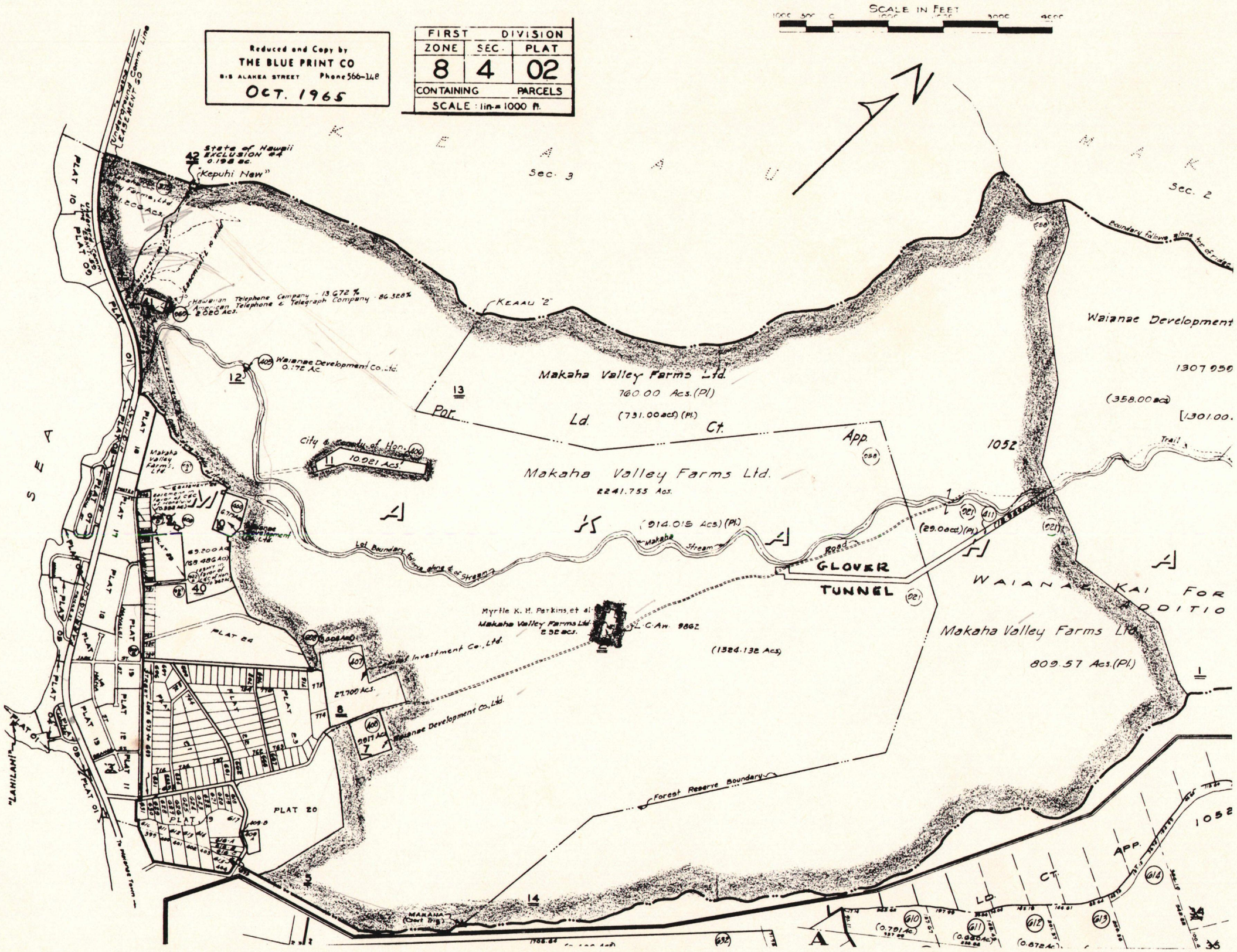
Figure 4

Above this elevation on slopes of from eighteen to forty percent the land is quite stony and the growth of grass is quite sparse. The amount of forage produced is very low and it is difficult for livestock to get over the land. Pasture improvement is generally not possible. Vegetation consists mainly of algaroba, ilima and annual grasses that spring up after rains.

Rainfall in the valley and in the slopes ranges from ten to forty inches per year.

The portion of the property above this area consisting of about 1745.49 acres is quite steep, known locally as pali land, with little or no economic use.

The property is a source of water. The Glover tunnel is located on the left bank of Makaha Stream in the upper portion of the valley at an elevation of approximately 600 feet. This source produces approximately one million gallons of potable ground water per day, and it has been estimated by Austin Smith and Associates, Inc., Engineers, that an additional million gallons per day can be developed. This could support a population of 5,000 with domestic water. Makaha Stream has a mean annual flow of 1.38 million gallons per day of surface water.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"Kepuhi New"
Hawaiian Telephone Company - 13.672 %
American Telephone & Telegraph Company - 86.328%
2.020 Acs.
Waianae Development Co., Ltd.
0.172 AC.
KEAAU "2"
Makaha Valley Farms Ltd.
760.00 Acs. (Pl)
(731.00 acs) (Pl.)
Por. Ld. Ct. App.
City & County of Hon.
10.921 Acs.
Makaha Valley Farms Ltd.
2241.755 Acs.
(914.015 Acs) (Pl.)
Makaha Stream
Lot Boundary follows along ℄ of Stream
GLOVER TUNNEL
Road
Waianae Development
1307.950
(358.00 acs)
[1301.00.
1052
Trail
Boundary follows along top of ridge
WAIANAE KAI FOR ADDITIO
Makaha Valley Farms Ltd.
809.57 Acs. (Pl.)
Myrtle K. H. Perkins, et al
Makaha Valley Farms Ltd.
2.32 acs.
L.C.Aw. 9862
(1324.132 Acs)
Investment Co., Ltd.
27.700 Acs.
Waianae Development Co., Ltd.
Forest Reserve Boundary
PLAT 20
PLAT 24
PLAT 10
PLAT 09
PLAT 01
PLAT 07
PLAT 17
PLAT 18
PLAT 19
PLAT 11
PLAT 13
PLAT 12
PLAT 16
PLAT 08
"LAHILAHI"
To Waianae Town
Makaha (Court Trig.)
SEA

Figure 5

LAND USE CLASSIFICATION AND ZONING

STATE LAND USE DISTRICTING

The State of Hawaii in 1961 enacted a Land Use Act through the establishment of a Land Use Commission charged with fixing the boundaries of four broad land use categories: urban, rural, agricultural and conservation. Broad uses within the urban, rural and agricultural districts are set forth in the Act; however, the counties may further restrict such uses. Uses within conservation areas are controlled by the State and any use not inconsistent with the purposes for which an area was classified conservation may be permitted upon proper application to the State Land Use Commission. Thus it is possible to have farming, ranching, recreational facilities such as cabins, lodges, golf courses, riding academies and even resort hotel developments within conservation areas. Lands which must be placed in the conservation district are those necessary for the preservation and protection of natural resources, endemic flora and fauna and scenic or historic sites. Other lands which may be included are coastal areas having an elevation below high water mark and lands with steep topography that may not be normally adaptable for urban, rural or agricultural uses.

The 1745.49 acres of steep pali land above described have been placed in the conservation district by the State Land Use Commission.

The balance of the property, excepting approximately eighty-five acres fronting Farrington Highway opposite the surfing area, classified as urban, is in the agricultural district (2045 acres).

CITY AND COUNTY ZONING

The City and County zoning for that portion of the property within 300 feet of the highway is "Highway Protective," and for the balance of the land outside the conservation district, it is "Rural Protective." The area within the conservation district is unzoned, as its use is State controlled. Both "Highway" and "Rural Protective" zoning permit residential development with a minimum lot size of 5,000 square feet per dwelling unit. However, under the General Plan of the City and County the 2045 acres in the State agricultural use district is designated for agricultural development and thus subdivision would be limited to a minimum lot size of one acre per dwelling unit.

The eighty-five acres in the State urban use district is designated on the City and County General Plan for resort development.

BLK LINE = LIMITS of PETITIONERS' MASTER PLAN

Note – red area (urbanized) is interspersed w/ vacant lots

FIELD SHEET 7

7810

CAPITAL INVESTMENT CO. LTD.
MAKAHA PROPERTIES - MASTER PLAN
LAND USE STUDY

LEGEND

- RESIDENTIAL 763 Ac
- RESORT 120 Ac
- COMMERCIAL 30 Ac
- RECREATION & QUASI - PUBLIC 341 Ac
- OPEN SPACE 149 Ac

FOREST RESERVE

WAIANAE KAI FOREST RESERVE BOUNDARY

MAKUA KEAAU FOREST RESERVE

APPROXIMATE BOUNDARY

Puu Keaau

Puu Kapuala

Puu Kamaileunu

Ridge

Kamaileunu

Makaha

Kaena Point

Mauna Lahilahi (Lahilahi Point)

Well

Wells

Windmill

Spring

Pipeline

Stream

Highway

Military Reservations

Golf Course

Golf Course 117 AC

Golf Course 200 AC

67 AC 3 UA 201 U

44 AC 4 UA 176 U

14 AC 12 UA 168 U 420 P

42 AC 4 UA 168 U 504 PERS.

14 AC 4 UA 16 U 48 PERS.

106 AC 4 UA 424 U 1272 PERS.

528 PERS.

30 AC 12 UA

360 U 900 PERS.

24 AC 4 UA 288 U 900 PERS.

30 AC 360 U 900 PERS.

12 UA

OPEN SPACE 15 AC

OPEN SPACE 38 AC.

30 AC

13 AC

40 AC 4 UA 160 U 480 PERS.

90 AC 40 UA 3600 U

50 AC 4 UA 200 U 600 PERS

30 AC 4 UA 120 U 360 PERS.

42 AC 4 UA 168 U 504 PERS.

25 AC 12 UA 300 U 900 PERS.

97 AC 12 UA 1264 U 3210 PERS.

50 AC 4 UA

200 U 600 PERS.

26 AC 20 UA 520 U

113 AC 4 UA

452 U 1356 PERS

10 AC. PARK

COMM 27 AC

2 AC COMM.

OPEN SPACE 96 AC

BEACH PARK REC 20 AC.

17 AC 20 UA 340 U

0 500' 1000' 2000' 0.5 mi

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LAND USE COMMISSION

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RESORT

COMMERCIAL

RECREATION

INSTITUTION

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LAND USE STUDY

REVISIONS
7/16/65

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7814

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State of Hawaii
LAND USE COMMISSION

UNITED STATES
DEPARTMENT OF THE INTERIOR
GEOLOGICAL SURVEY

DISTRICT MAP
0-2

STATE OF HAWAII
LAND USE COMMISSION
DEPT. OF PLANNING & ECONOMIC DEVELOPMENT
EFFECTIVE DATE: AUG 23, 1964

DISTRICTS
U = URBAN
R = RURAL
A = AGRICULTURAL
C = CONSERVATION

WAIANAE QUADRANGLE
HAWAII—CITY AND COUNTY OF HONOLULU
ISLAND OF OAHU—DISTRICT OF WAIANAE
7.5 MINUTE SERIES (TOPOGRAPHIC)

Capital Investment A65-100

C = 850 Ac±

U = 1300 Ac±

1ST RECOMMENDATION

Mapped, edited, and published by the Geological Survey

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

Topography by plane-table surveys 1927-1930
and by multiplex methods from aerial photographs
taken 1952. Field check 1954

Hydrography compiled from USC&GS Charts 4110 and 4136
and register number 4383

Polyconic projection. Old Hawaiian datum
10,000-foot grid based on Hawaiian coordinate system, zone 3

APPROXIMATE MEAN DECLINATION, 1954
TRUE NORTH
MAGNETIC NORTH

SCALE 1:24000
1 0 1 MILE
1000 0 1000 2000 3000 4000 5000 6000 7000 FEET
1 5 0 1 KILOMETER

CONTOUR INTERVAL 40 FEET
DASHED LINES REPRESENT 10 FOOT CONTOURS
DATUM IS MEAN SEA LEVEL
DEPTH CURVES IN FEET—DATUM IS MEAN LOWER LOW WATER
SHORELINE SHOWN REPRESENTS THE APPROXIMATE LINE OF MEAN HIGH WATER
THE AVERAGE RANGE OF TIDE IS APPROXIMATELY 2 FEET
THIS MAP COMPLIES WITH NATIONAL MAP ACCURACY STANDARDS

FOR SALE BY U. S. GEOLOGICAL SURVEY, FEDERAL CENTER, DENVER, COLORADO OR WASHINGTON 25, D. C.
A FOLDER DESCRIBING TOPOGRAPHIC MAPS AND SYMBOLS IS AVAILABLE ON REQUEST

ROAD CLASSIFICATION
Heavy-duty — Light-duty
Medium-duty — Unimproved dirt

OAHU
HAWAIIAN ISLANDS
QUADRANGLE LOCATION

0-2
WAIANAE, HAWAII
N2122.5—W15809/7.5
1954

7815

INTERIOR—GEOLOGICAL SURVEY, WASHINGTON, D. C.—1955-NS
M P 8120

Land Use Commission

P. O. Box 2359 · Honolulu, Hawaii 96804

July 29, 1969

Mr. Stuart T. K. Ho, Attorney
239 Merchant Street
Honolulu, Hawaii 96813

Subject: Rezoning Application by
Capital Investment Company, Limited
A65-100 - Tax Map Key portion of 8-4-02
Makaha, Oahu, from Agricultural to Urban

Dear Mr. Ho:

Act 187 of the 1961 Legislature, the State Land Use Law, provides for a mandatory periodic 5-year review of the State Land Use District Boundaries as established by the Land Use Commission. Since the current boundaries were established in August of 1964, the Land Use Commission is in the process of re-establishing these district boundaries.

Since the above petitioner requested and received a reclassification of their lands from Agricultural to Urban after the establishment of the permanent district boundaries of 1964, the Commission requests that you submit a progress report on the development of these properties and a tentative schedule of development for the next five years before they reclassify the lands in the City and County of Honolulu in the appropriate district.

A meeting has been scheduled for August 8 in the Legislative Auditorium, Chamber Level, State Capitol, at 7 p.m., Honolulu, Hawaii, to consider and enact the City and County of Honolulu district boundaries.

You may submit a written statement to the Commission, P. O. Box 2359, Honolulu, Hawaii 96804, or appear at the Land Use Commission meeting on August 8, in Honolulu and present a verbal status report.

Very truly yours,

RAMON DURAN
Executive Officer

Tora
What happened on this?
2236

CITY COUNCIL

CITY AND COUNTY OF HONOLULU
HONOLULU, HAWAII 96813 / PHONE 58-061

Members

HERMAN G. P. LEMKE, Chairman and Presiding Officer
MATSUO TAKABUKI, Vice Chairman and Floor Leader
CLESSON Y. CHIKASUYE, Assistant Floor Leader
FRANK F. FASI
EUGENE F. KENNEDY
GEORGE KOGA
KEKOA D. KAAPU, District A
YOSHIRO NAKAMURA, District B
BEN F. KAITO, District C

EILEEN K. LOTA
City Clerk

Refer to
M-386 (1967)

August 23, 1967

RECEIVED
AUG 25 1967
State of Hawaii
LAND USE COMMISSION

Mr. C. E. S. Burns, Jr.
Chairman
Land Use Commission
426 Queen Street
Honolulu, Hawaii 96813

Dear Mr. Burns:

The City Council, at its meeting held yesterday, adopted the recommendation of its Committee of the Whole to receive and file your communication of August 21, 1967, declining the invitation to attend the discussion on allegations made by Councilman Fasi in connection with the detailed land use plan for Makaha.

Respectfully,

CITY COUNCIL

By Eileen K. Lota
EILEEN K. LOTA
City Clerk

ert

August 21, 1967

City Council
City & County of Honolulu
Honolulu, Hawaii 96813

Attention: Mr. Wilbert S. Holck
Deputy City Clerk

Gentlemen:

This is to acknowledge your invitation to appear before your honorable body on August 22, 1967 concerning the proposed development for Makaha Valley.

Please be advised that the activities of the Commission, including the basis for all its decisions, are a matter of public record and are open for public review during normal office hours. We are not aware of any charges against this agency in connection with the processing of this development. If the Commission's actions on this matter is being challenged, we would appreciate an itemized list of the specific charges in order that we may properly respond.

Very truly yours,

C. E. S. BURNS, JR.
Chairman

CITY COUNCIL

CITY AND COUNTY OF HONOLULU
HONOLULU, HAWAII 96813 / PHONE 58-061

Members
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EUGENE F. KENNEDY
GEORGE KOGA
KEKOA D. KAAPU, District A
YOSHIRO NAKAMURA, District B
BEN F. KAITO, District C

EILEEN K. LOTA
City Clerk

RECEIVED
'67 AUG 11 AM 11:31
DEPT. OF LAND & NATURAL RESOURCES
STATE OF HAWAII

2775
A-L

find the file on this case

August 10, 1967

RECEIVED
AUG 11 1967
State of Hawaii
LAND USE COMMISSION

Land Use Commission
c/o Mr. Jim P. Ferry
P. O. Box 621
Honolulu, Hawaii

Gentlemen:

At a meeting held on Tuesday, the City Council extended you an invitation to appear before them on August 22, at 2 p.m., to answer certain allegations made by Councilman Fasi against agencies and parties in connection with the detailed land use plan for Makaha, or to submit your reply to these allegations in writing. You may or may not attend this meeting or submit a reply if you so desire.

Transcripts of the discussions held on this matter by the City Council on August 1 and 8, as well as the tape on the debate between Councilman Fasi and Mr. Chinn Ho over Station KGU, are available in the Clerk's Office for your inspection.

Very truly yours,

CITY COUNCIL

Wilbert S. Holck

WILBERT S. HOLCK
Deputy City Clerk

June 21, 1966

Borrowed from Land Use Commission:

1" = 500' overlay to aerial topo for Makaha Valley

Judy Ramsey

For Capital Investment Co.

Returned on June 27, 1966

DH

April 18, 1966

Mr. Stuart T. K. Ho, Attorney
239 Merchant Street
Honolulu, Hawaii 96813

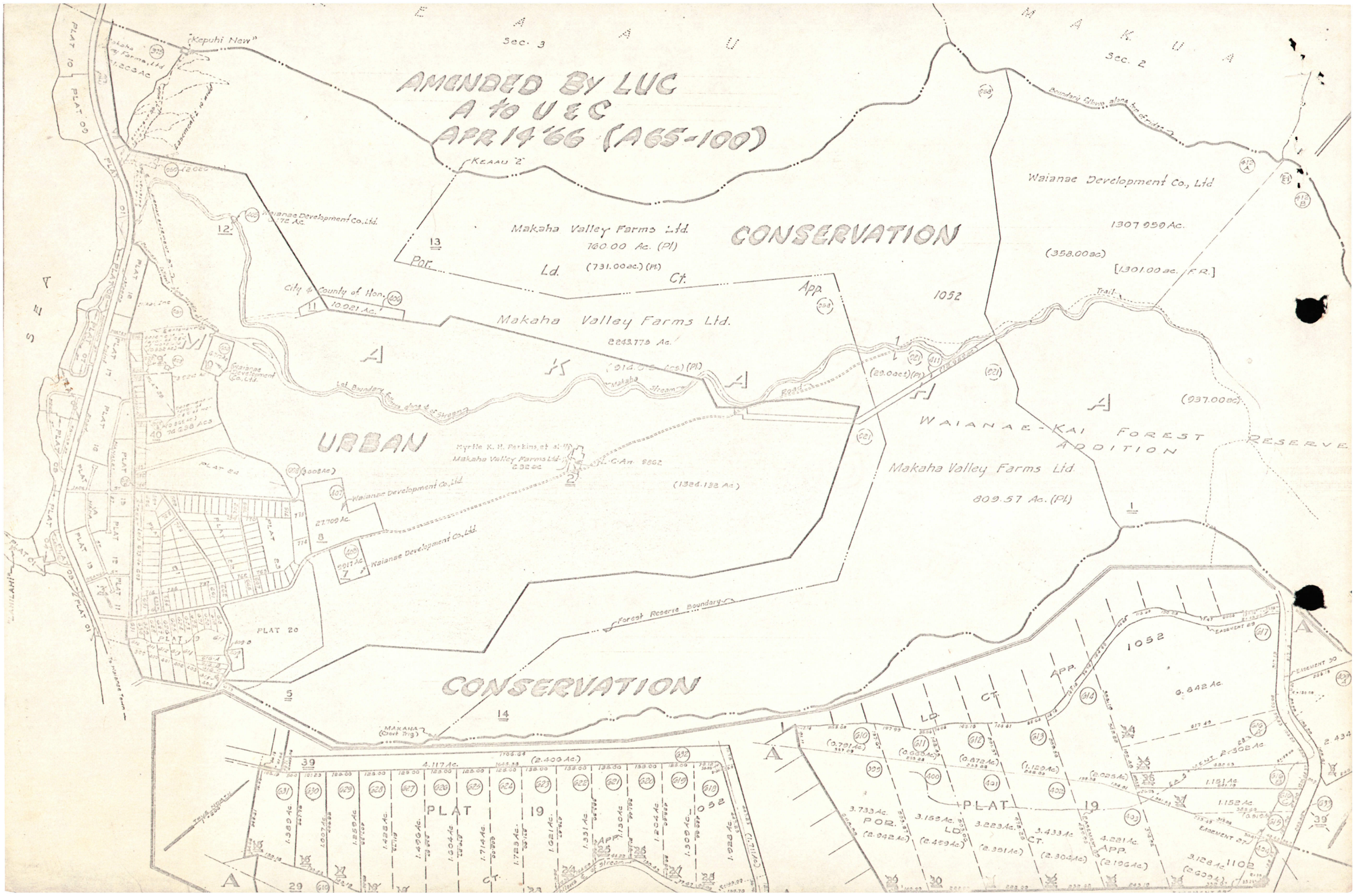
Dear Mr. Ho:

The petition by Capital Investment Company, Ltd., Makaha Valley Farms, Ltd., and Waianae Development Company, Ltd., to amend the Urban District Boundary to incorporate approximately 1,370 acres in Makaha Valley, Waianae, Oahu, identifiable by First Division Tax Map Key 8-4-02, was approved by the Land Use Commission at its meeting on April 14, 1966.

Very truly yours,

GEORGE S. MORIGUCHI
Executive Officer

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



AMENDED BY LUC
A to U & C
APR 14 '66 (A65-100)
Sec. 3
Sec. 2
"Kepuhi New"
KEAAU "2"
Makaha Valley Farms Ltd.
760.00 Ac. (Pl)
(731.00 ac.) (Pl)
CONSERVATION
Waianae Development Co., Ltd
1307.959 Ac.
(358.00 ac)
[1301.00 ac. F.R.]
1052
Por.
Ld.
Ct.
App.
City & County of Hon.
10.921 Ac.
Makaha Valley Farms Ltd.
2243.773 Ac.
Lot Boundary follows along ℄ of Stream
Makaha Stream
Road
Trail
(29.00 ac) (Pl)
(937.00 ac)
WAIANAE-KAI FOREST RESERVE ADDITION
URBAN
Myrtle K. H. Perkins, et al.
Makaha Valley Farms Ltd.
2.32 ac
L.C.Aw. 9862
(1324.132 Ac)
Makaha Valley Farms Ltd.
809.57 Ac. (Pl)
Waianae Development Co., Ltd.
27.709 Ac.
Waianae Development Co., Ltd.
PLAT 20
Forest Reserve Boundary
CONSERVATION
MAKAHA (Govt Trig)
PLAT 19
PLAT 19
1052
6.842 Ac.
1.151 Ac.
1.152 Ac.
3.733 Ac.
3.159 Ac.
3.223 Ac.
3.433 Ac.
4.221 Ac.
3.128 Ac.
1102

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:

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.

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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.

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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

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

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: A65-100 - CAPITAL INVESTMENT CO.,LTD.

A public hearing was held on January 14, 1966 on Capital Investment Co., Ltd.'s petition to change approximately 1,400 acres of land in the Makaha Valley area from an agricultural classification to an urban classification. At that time, the staff reported that urban needs for the area had been substantiated by the data submitted by the petitioners and therefore approximately 1,300 acres in the valley floor area should be changed from an agricultural classification to an urban classification. However, the steeper side slopes of the valley would be excluded and placed in the Conservation District.

Since the public hearing, the following additional data have been received:

1. A letter dated January 22, 1966 from Frances Y. Wong, Realtor and Developer, urging favorable consideration of this petition by the Land Use Commission. Mr. Wong based his recommendation upon his experience as a resident and realtor in the Waianae area for the past 20 years.

2. A letter from Mr. Stuart Ho, pointing out that (1) the City and County is considering a zoning scheme which would permit residential use of land above a 30% grade, and (2) residential construction on land above a 30% grade can be accomplished in an esthetically pleasing manner. Several architectural sketches of residences built on a hillside were also submitted with this letter.

3. A letter from the City Planning Commission recommending approval of the entire 1,400 acres for a change from agricultural to urban. Their recommendation is based on the bright future for tourism, the low density criteria of development for the plan as proposed, and the scale and schedule for execution, including the applicant's ability and capital expenditures for the proposed plan.

4. A letter from Stuart Ho, representing Capital Investment Co., Ltd., concurring with the recommendations set forth in the staff report of the Land Use Commission, dated January 14, 1966, and amending their petition accordingly to incorporate the additional lands suggested in the staff report.

5. A letter from Dr. Kenneth K. Otagaki, Chairman of the State Board of Agriculture, indicating that urbanization of Makaha Valley should be encouraged rather than hampered, although the Department of Agriculture does not like to see the conversion of agricultural lands to urban uses.

6. A detailed topographic map, based on aerial photogrammetry on the Makaha Valley area.

Additional data submitted by Mr. Stuart Ho of Capital Investment Co., Ltd., suggest that the Commission might consider the inclusion of lands steeper than 30% slope within the proposed Urban District, since City and County Zoning Ordinances, as proposed, and architectural sketches indicate that such developments might be feasible and desirable. However, the staff notes that the City's proposed densities for development of steep lands involve approximately one unit per acre, whereas the development as proposed by the petitioners involves densities as high as twelve units per acre, ranging down to four units per acre. The petitioners' proposed densities are considerably higher than the one acre per unit density suggested by the City. The State Land Use District Regulations also specify that lands with a general slope of 20% or more which provide for open space amenities and/or scenic values shall be included in the Conservation District.

Analysis of the more detailed topographic data received from the petitioners has led the staff to modify its recommended urban-conservation line. However, the total acreage remains approximately the same involving 1,370 acres.

STATE OF HAWAII

LAND USE COMMISSION

VOTE RECORD

Makaha

Item A65-100 Date 4-14-66

Place Maui Bd. Rm. Time

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

Comments:

Accept Recom. by Staff to approve as adjusted

motion is carried

File

1919

JOHN A. BURNS
GOVERNOR

KENNETH K. OTAGAKI
CHAIRMAN, BOARD OF AGRICULTURE

STATE OF HAWAII
DEPARTMENT OF AGRICULTURE
1428 SO. KING STREET
P. O. BOX 5425
HONOLULU, HAWAII 96814

RECEIVED
APR 12 1966
State of Hawaii
LAND USE COMMISSION

April 12, 1966

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

Dear Mr. Moriguchi:

Thank you for your letter of 1 April and the opportunity to comment on the proposed change in land use in Makaha Valley, Island of Oahu, from "Agriculture" to "Urban."

Although this department does not like to see the conversion of prime agricultural lands to urban uses, we recognize that the urbanization of Makaha Valley is inevitable and that we must eventually yield to the highest and best use of our lands.

The Department of Agriculture believes that some of our agricultural industries must be relocated, particularly to the neighbor islands where the demands for urbanization will not be as great in the foreseeable future. We further believe that the urbanization of Makaha Valley should be encouraged rather than hampered.

It might be of interest to the Commission to note that your letter was referred to the members of the Agricultural Coordinating Committee for their comments and suggestions and I am happy to report that those who complied to this request were in complete agreement with our position.

Thank you again for allowing us the opportunity to preview this proposal.

Sincerely,

Kenneth K. Otagaki

Kenneth K. Otagaki, Ph. D.
Chairman, Board of Agriculture

April 11, 1966

Ref. No. 2148

Proposed Change in Land Use in
Makaha Valley

Dr. Kenneth K. Otagaki
Chairman

Shelley M. Mark, Director

In response to your memo dated April 5, 1966, I have discussed this subject matter with Mr. Moriguchi, Executive Officer of the Land Use Commission. He informs me that the Commission is more interested in the specific viewpoint of the Department of Agriculture and particularly in respect to the third paragraph of his letter. Your comments on whether or not the subject area can sustain an economic agricultural operation, the probable impact upon the agricultural land needs of the State, etc., would seem relevant.

cc: Land Use Commission

File

1912

STUART T. K. HO
ATTORNEY AT LAW
239 MERCHANT STREET
HONOLULU, HAWAII 96813

RECEIVED
APR 11 1966
State of Hawaii
LAND USE COMMISSION

April 7, 1966

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

Attention: George S. Moriguchi, Executive Officer

Re: A65-100

Gentlemen:

Petitioners Capital Investment Company, Limited, et al concur with the recommendation set forth in the staff report of the commission dated January 14, 1966, and hereby amend their petition so as to incorporate said recommendation as a request therein.

Very truly yours,

STKH/jr

File

MAICAHA
4-6-66

A to C (Makai)

R = 25.20

144.63 Ac

396.92

L = 43.96

252.29 Ac

A to U (Makai

168.39

966.92
Ac

A to C (Mauka)

R = 17.62

101.12 Ac

299.81

L = 34.63

198.75 Ac

A to U (Mauka

70.00

401.79
Ac

T = 696.79
Ac

1" = 500'

250,000

T = 1368.16
Ac

Both = 696.79
1368.16
2064.95

April 1, 1966

Dr. Kenneth K. Otagaki, Chairman
Department of Agriculture
1428 So. King Street
Honolulu, Hawaii

Dear Dr. Otagaki:

A petition for change in land use district boundary from "agriculture" to "urban" has been submitted by Capital Investment Co. to this Commission. A resort development is proposed for the portion of Makaha Valley for which the change to urban is requested (see attached map).

Preservation of agricultural lands is a prime concern of the State Land Use Commission. Therefore, we would solicit your comments on such a proposed change in land use in Makaha Valley involving lands presently classified as agricultural. We have noted that Class A, Class B, Class D and Class E lands are involved, as reported in the Land Study Bureau Bulletin No. 3, January, 1963, entitled "Detailed Land Classification--Island of Oahu". Of the total of approximately 1,400 acres of agricultural lands involved, approximately 448 acres of Class A and Class B lands would be converted to urban use, with the remaining acreage consisting of Class E lands, primarily, with a small acreage of Class D lands.

Examination of the report entitled "A Plan for Agricultural Development in Hawaii" as recently prepared by your Department indicates that approximately 6,344 acres are needed for diversified crops. The proposal for change, under consideration by this Commission, would remove approximately 448 acres of Class A and Class B lands that probably have a potential in meeting the needs for additional harvested acreage in diversified crops. Your comments in this regard would be invaluable to members of the Commission in arriving at a decision as to whether or not the proposed amendment should be approved.

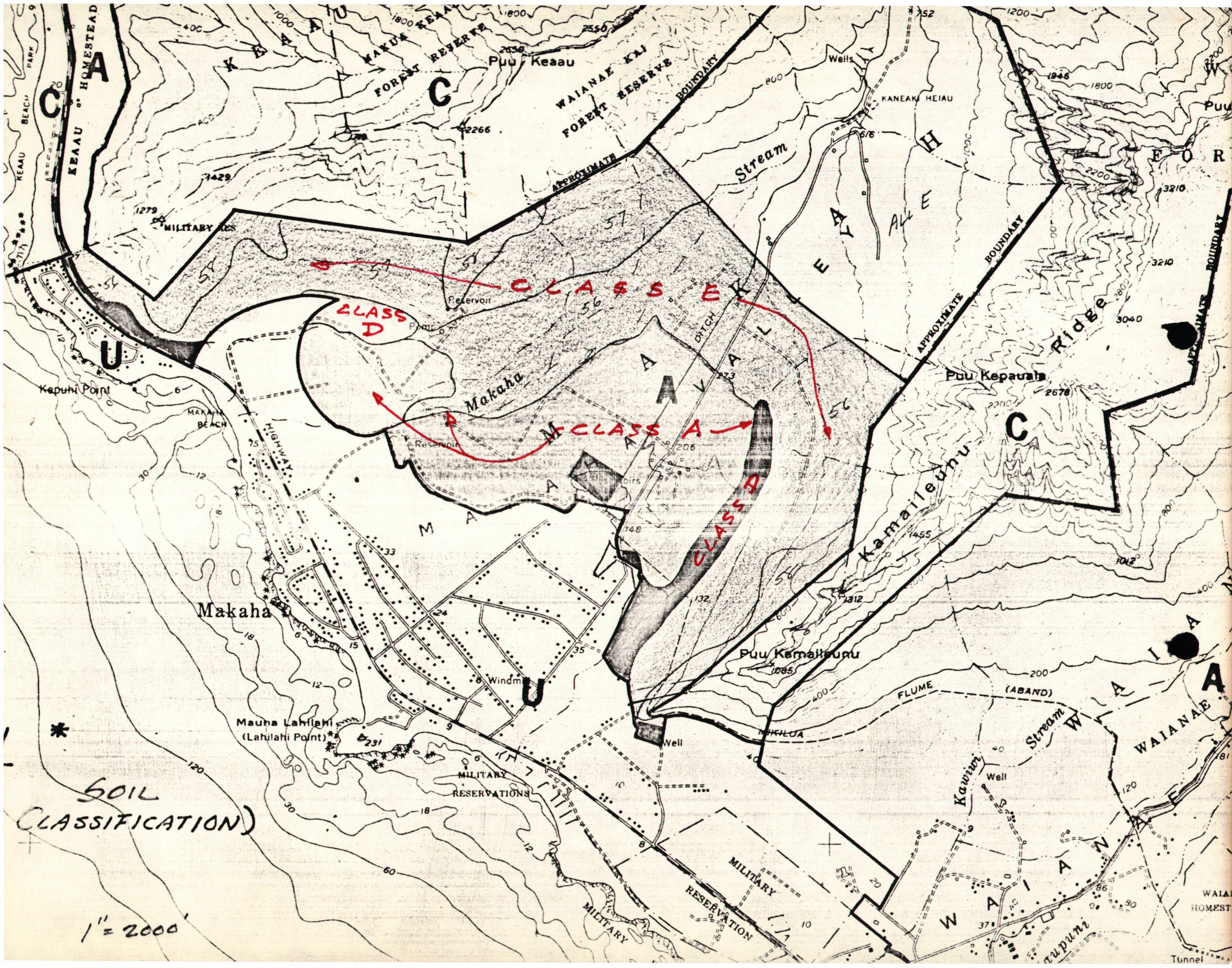
Although other factors concerning the petition are being considered by the Commission, the relative impact of the proposed removal of potential agricultural lands would weigh heavily in their deliberations.

Should you require further information, or should you require a meeting

with staff members of this Commission, please feel free to call upon us. A final decision is to be rendered by this Commission on April 14, 1966 and, therefore, we would sincerely appreciate hearing from you or your staff prior to that date.

Very truly yours,

GEORGE S. MORIGUCHI
Executive Officer



CLASS E
CLASS D
CLASS A
CLASS A
Puu Keaau
Makaha
Kepuhi Point
Puu Kepauala
Puu Kamaileunu
Mauna Lahilahi
(Lahilahi Point)
Kamaileunu Ridge
Kawiwi Stream
Stream
Makaha
Reservoir
Pump
Well
Wells
Windmill
MILITARY RESERVATIONS
MILITARY RESERVATION
MILITARY
HIGHWAY
APPROXIMATE BOUNDARY
KEAAU HOMESTEAD
KANEAKI HEIAU
FLUME (ABAND)
MIKILUA
WAIANAE
SOIL CLASSIFICATION)
1" = 2000'

March 31, 1966

Mr. Stuart T. K. Ho, Attorney
239 Merchant Street
Honolulu, Hawaii 96813

Dear Mr. Ho:

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 Capital Investment Co., Ltd. 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

LAND USE COMMISSION
STATE OF HAWAII

File Makaha

1861

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

RECEIVED
FEB 4 1966
State of Hawaii
LAND USE COMMISSION

January 28, 1966

LUC 34

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

Dear Mr. Moriguchi:

SUBJECT: Makaha Valley - Change in State Land Use District Boundaries
Tax Map Key: 8-4-02
Applicant: Capital Investment Co., Ltd., et al

Pursuant to Section 98H-4, SLH 1955, as amended, the Planning Commission at its meeting on January 27, 1966, considered again the petition filed by Capital Investment Co., Ltd., for an amendment to the State Land Use District Boundary Map from Agricultural District to Urban District for an area of land containing 1400 acres at Makaha Valley in Waianae.

The Planning Director informed the Planning Commission of his findings on the economy, population, physical attributes, governmental policies, and land use proposals of the Waianae District relating to this application as follows:

"This development should be encouraged as it has a potential of creating and supporting a dynamic and independent satellite community. It will create a new visitor destination area on Oahu with the unique opportunity for a planned resort residential area. In addition to relieving Waikiki, it will provide a distinct contrast of a low density, spacious environment.

"The physical attributes of this region provide potentials for an excellent resort-residential complex oriented to recreational opportunities. The State General Plan and the Oahu General Plan have designated Waianae as a resort region.

"Governmental policies, as reflected in the Capital Improvement Program, have devoted a concentration of resources to the Waianae District in the areas of water, drainage, sewers, and transportation facilities.

"Tourism is expected to be the leading industry in the very near future. The recent estimate of tourism is 1.4 million visitors by 1975. The economic impact of this development will have a major influence on the magnitude and timing of urban demands for land in the Waianae district. The development will provide employment opportunities which could support a population in excess of 16,000 persons.

"The total area requested for urban uses is approximately 1400 acres. However, over 33% is devoted to open space, parks and golf course. An additional 20% will be devoted to streets. Therefore, the net request is approximately 740 acres. The applicant, in addition to allowance of over 30% to open areas (parks, golf course and open space), is providing a spacious type of development in which residential uses will be developed between 3 units per acre to 12 units per acre, and resort uses at 20 units per acre to 40 units per acre. The total housing units to be provided is approximately 5400 for residential purposes and 4500 for resort purposes. Due to the low density criteria of development, this will require a large area.

"From all indications of the proposed land use plan, its scale and schedule for execution, applicant's ability and capital expenditures, this development will be executed and is economically feasible."

The Planning Commission voted to accept the Planning Director's findings and concurred with his recommendation that the State Land Use District Boundary Map be amended from Agricultural to Urban use for that portion of land containing 1400 acres.

Very truly yours,

PLANNING COMMISSION

By Frank Skrivanek
Frank Skrivanek
Planning Director

CONCUR:

John J. Ellis
Managing Director

Neal S. Blaisdell
Mayor

EY:jy

File

STUART T. K. HO
ATTORNEY AT LAW
239 MERCHANT STREET
HONOLULU, HAWAII 96813

RECEIVED
FEB 4 1966
State of Hawaii
LAND USE COMMISSION

1862

February 1, 1966

Mr. George Moriguchi, Executive Officer
Land Use Commission
State of Hawaii
Honolulu, Hawaii

Dear George,

There are forwarded herewith a copy of the proposed comprehensive zoning ordinance summary and several sketches prepared by William L. Pereira & Associates at Gin Wong's direction showing his hillside residential concept.

Please note that single family dwelling construction is permitted in District R-1 and R-2 under the proposed ordinance on cross slopes over 30% in grade. You will also note from the sketches that a few of Gin's ideas do not precisely fall into any of the proposed residential uses permitted on slopes exceeding 30% in grade. However, we feel that there is great merit in Gin's ideas from both an esthetic and a land economy point of view, and you may expect us to deal with this matter properly before the City Planning Commission at a later time.

For the present, we would only point out to the Land Use Commission for its general information that (1) the City and County is considering a zoning scheme which would permit residential use of land above a 30% grade, and (2) residential construction on land above a 30% grade can be accomplished in an esthetically pleasing manner.

With kindest regards,

Very truly yours,

STKH/jr
cc: Dean Ho
Matsuo Takabuki
Gin D. Wong

Enclosures
Sketches

File

1860

FRANCIS Y. WONG

REALTOR • DEVELOPER

PHONES 565-747 - 571-450

1018 ALAPAI STREET
HONOLULU, HAWAII 96813

85-870 FARRINGTON HIGHWAY
WAIANAE
PHONE 614-724

RECEIVED
JAN 27 1966
State of Hawaii
LAND USE COMMISSION

January 22, 1966

Land Use Commission
State of Hawaii
426 Queen St.
Honolulu, Hawaii

Subject: Makaha Valley Farms, Ltd.

Gentlemen:

As a resident and realtor in the Waianae area for the past 20 years, may I add my support and endorsement to the petition of Makaha Valley Farms, Ltd. for a change in district boundaries.

Without a doubt, this development will be the single largest contributor to the economic welfare and growth of the Waianae area and will help to alleviate the present low family income of the residents in that community.

Waianae has grown and prospered steadily since 1946 despite the lack of water, sewerage disposal system and modern highways. We now have or will soon overcome these inadequacies and the future of Waianae appears bright indeed. The development of Makaha Valley into a major tourist resort area is, at this time, most opportune and will offer our ever increasing local and tourist population excellent recreational facilities.

I, therefore, sincerely urge your favorable consideration of this petition.

Very truly yours,

Francis Y. Wong

FYW:ey

CAPITAL INVESTMENT CO. LTD.
MAKAHA PROPERTIES - LAND USE ANALYSIS - ULTIMATE DEVELOPMENT
(FOREST RESERVE NOT INCLUDED)

12-29-65

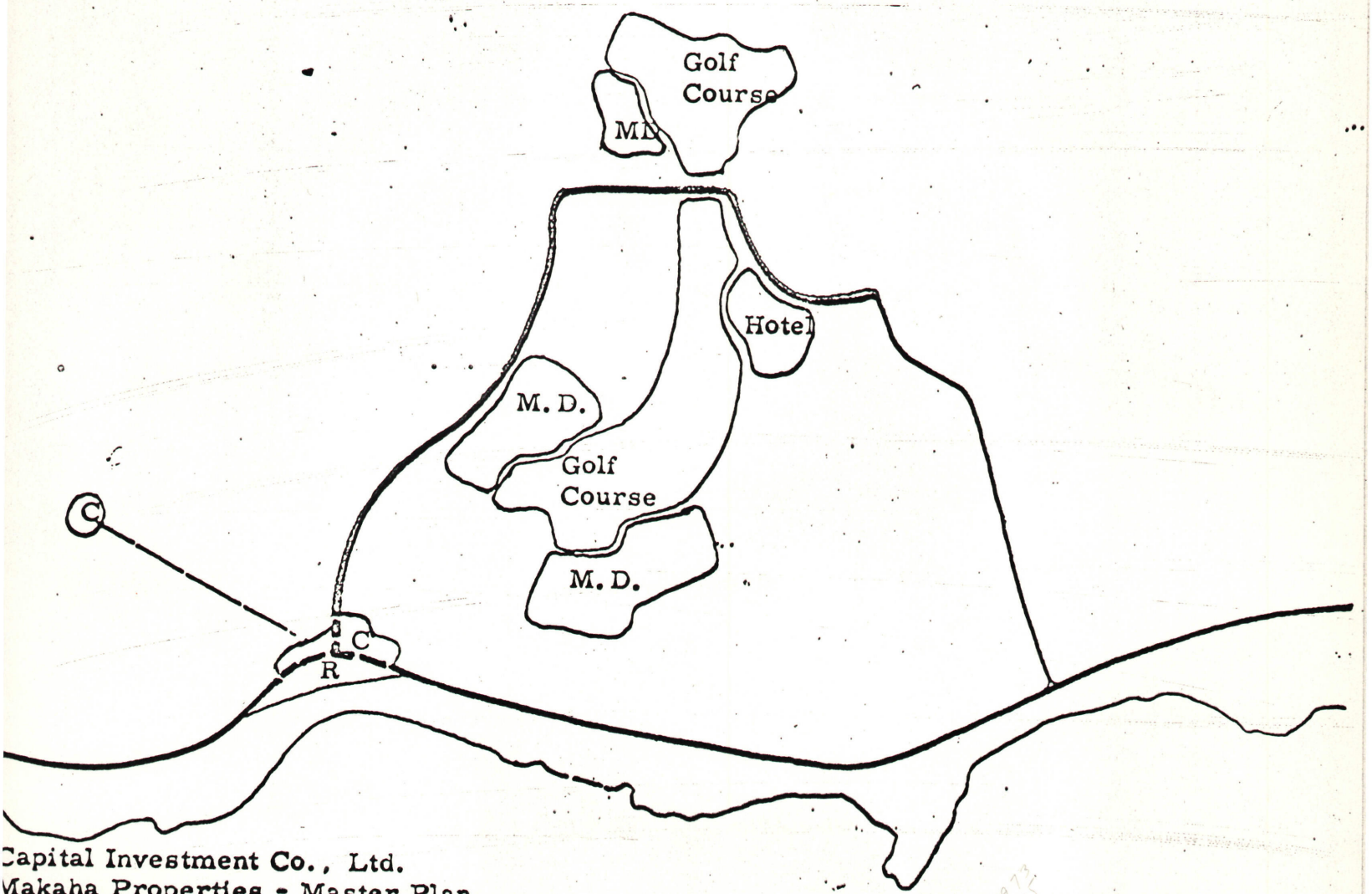
CATEGORY		Beach Community 569 Acres			Central Village 1,074 Acres			Upper Valley Area 706 Acres			Total Area 2,349 Acres		
NON-RESIDENTIAL USE	Commercial	29			30			9			68		
	Hotels, Motels, Clubs	43 @ 20 U/Ac.		860 U	90 @ 40 U/Ac.		3,600 U	242 @ 10 U/Ac.		2,420 U	375		6,880 U
	Recreation, Parks, Beaches, Lagoons	30			13			58			101		
	Golf Course				337						337		
	Reserve, Open Space	100			53			81			234		
	Institution							40			40		
	Total	202			523			430			1,155		
RESIDENTIAL USE		Ac.	Units	Pers.	Ac.	Units	Pers.	Ac.	Units	Pers.	Ac.	Units	Pers.
	High Density Housing — Acres	132			98						230		
	High Density Housing — 12 U/Ac.		1,584			1,176						2,760	
	High Density Housing — 2.5 Pers./U			3,960			2,940						6,900
	Medium Density Housing — Acres	235			386						621		
	Medium Density Housing — 4 U/Ac.		940			1,544						2,484	
	Single Family Hsg. — 3 Pers./U			2,820			4,632						7,452
	Medium-Low Density Hsg — Acres				67			147			214		
	Medium-Low Density Hsg — 3/U/Ac.					201			441			642	
	Single Family Housing — 3 Pers./U						603			1,323			1,926
	Low Density Housing — Acres							129			129		
	Single Family Housing — 2 U/Ac.								258			258	
	Single Family Housing — 3.2 Pers./U									825			825
	Totals	367	2,524	6,780	551	2,921	8,175	276	699	2,148	1,194	6,144	17,103
TOTAL		2,349 Acres											

CAPITAL INVESTMENT CO. LTD.
MAKAHA PROPERTIES - LAND USE ANALYSIS
(FOREST RESERVE NOT INCLUDED)

12-29-65

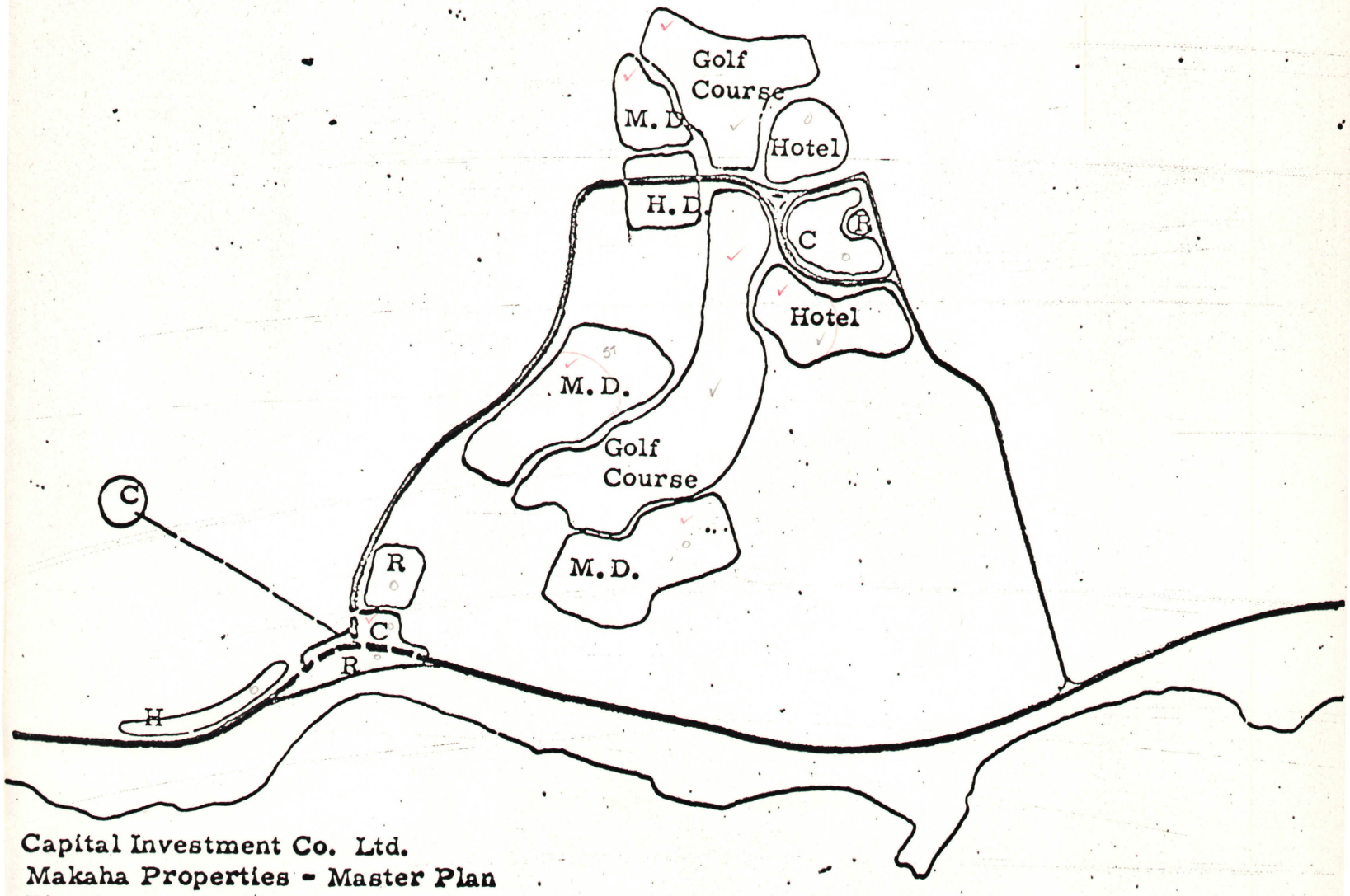
	CATEGORY		Beach Community 569 Acres			Central Village 1,074 Acres			Total Area 1,643 Acres		
NON-RESIDENTIAL USE	Commercial		29			30			59		
	Hotels, Motels, Clubs		43 @ 20 U/Ac. 860 U			90 @ 40 U/Ac. 3,600 U			133 4,460 U		
	Recreation, Parks, Beaches, Lagoons		30			13			43		
	Golf Course					337			337		
	Reserve, Open Space		100			53			153		
	Institution										
	Total		202			523			725		
			Ac.	Units	Pers.	Ac.	Units	Pers.	Ac.	Units	Pers.
RESIDENTIAL USE	High Density Housing	Acres	132			98			230		
		12 U/Ac.		1,584			1,176			2,760	
		2.5 Pers./U			3,960			2,940			6,900
	Medium Density Housing Single Family Housing	Acres	235			386			621		
		4 U/Ac.		940			1,544			2,484	
		3 Pers./U			2,820			4,632			7,452
	Medium-Low Density Hsg. Single Family Housing	Acres				67			67		
		3/U/Ac.					201			201	
		3 Pers./U						603			603
	Total		367	2,524	6,780	551	2,921	8,175	918	5,445	14,955
TOTAL			1,643 Acres								

	Acres	Units	Population
Commercial	10		
Hotel	20	800	
Recreation	20		
Residential			
M. D. (4 u/ac)	150	600	1,800



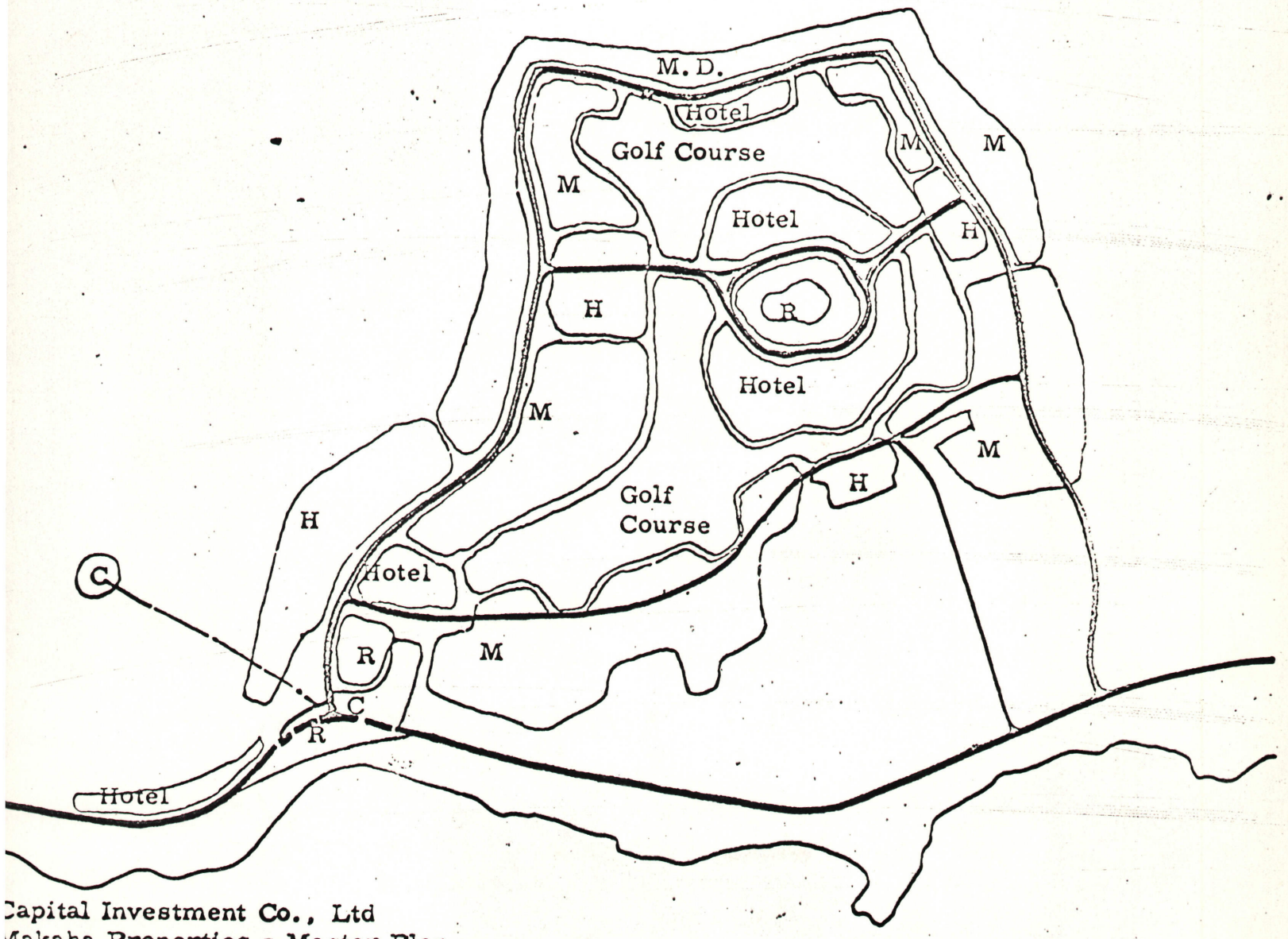
Capital Investment Co., Ltd.
Makaha Properties - Master Plan
Phasing Study • 1965-1969

	Acres	Units	Population
Commercial	25		
Hotel	70		
Recreation	35		
Golf Course	160		
Residential	205	1060	4750
H. D. (12 u/ac)	(30)	(360)	(2650)
M. D. (4 u/ac)	(175)	(700)	(2100)



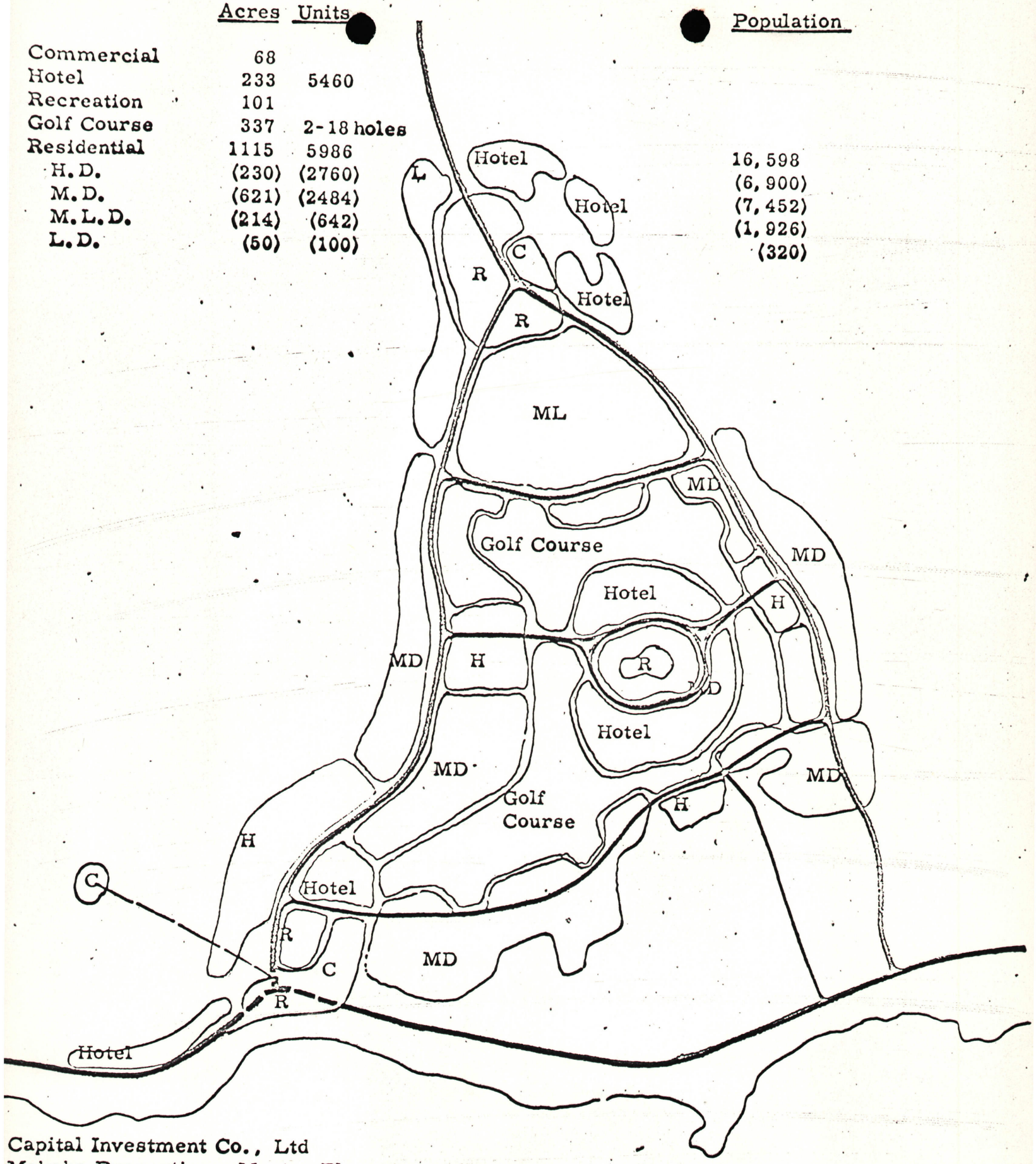
Capital Investment Co. Ltd.
Makaha Properties - Master Plan
Phasing Study 1969 - 1973

	Acres	Units	Population
Commercial	59		
Hotel	133	4460	
Recreation	43		
Golf Course	337	2-18 holes	
Residential	918	5445	14,955
H.D. (12 u/ac)	(230)	(2760)	(6,900)
M.D. (4 u/ac)	(621)	(2484)	(7452)
M.L.D. (3 u/ac)	(67)	(201)	(603)



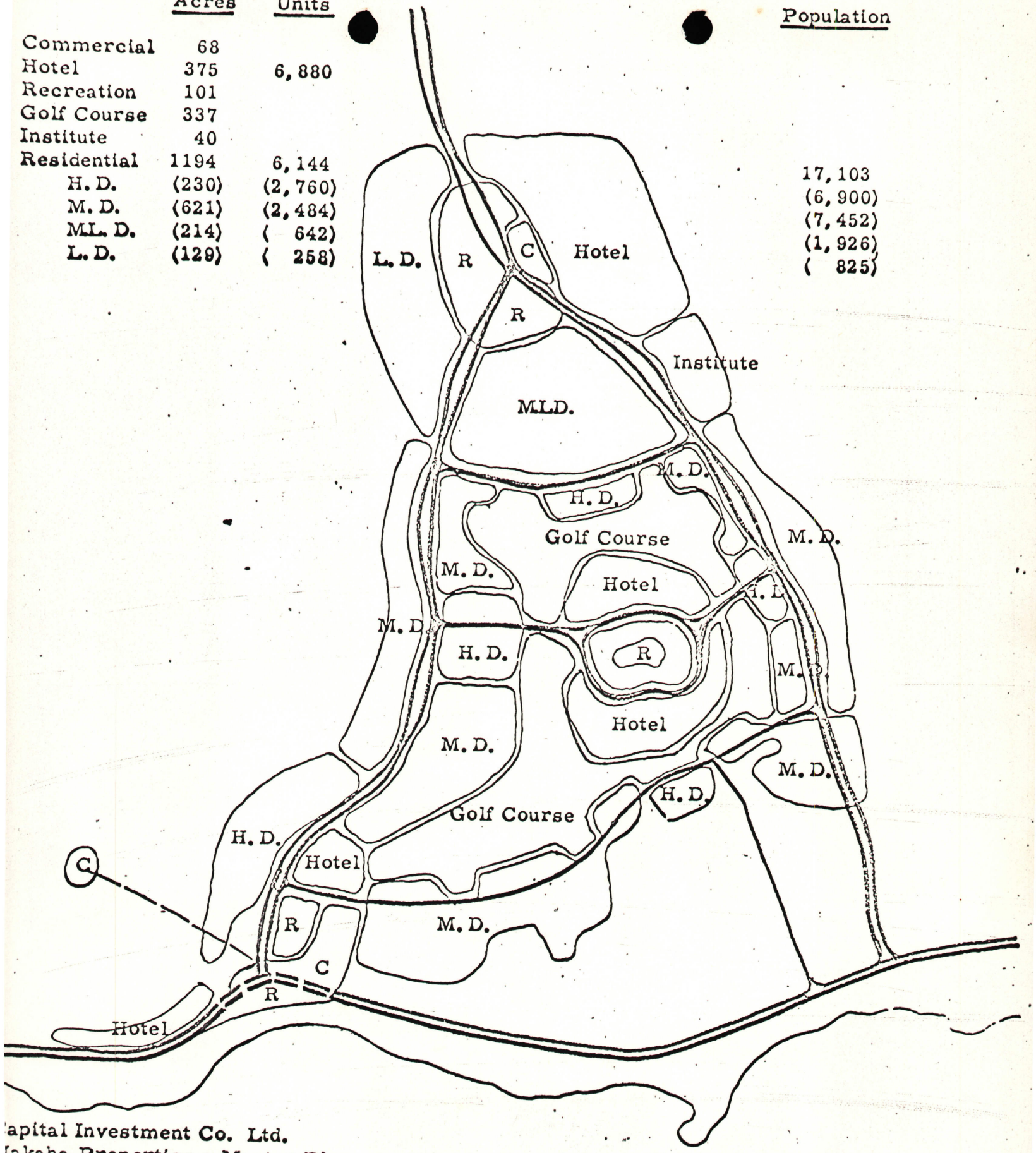
Capital Investment Co., Ltd
Makaha Properties - Master Plan
Phasing Study 1973-1977

	Acres	Units	Population
Commercial	68		
Hotel	233	5460	16,598
Recreation	101		
Golf Course	337	2-18 holes	
Residential	1115	5986	
H.D.	(230)	(2760)	(6,900)
M.D.	(621)	(2484)	(7,452)
M.L.D.	(214)	(642)	(1,926)
L.D.	(50)	(100)	(320)



Capital Investment Co., Ltd
Makaha Properties - Master Plan
Phasing Plan 1977-1981

	Acres	Units	Population
Commercial	68		
Hotel	375	6,880	17,103
Recreation	101		
Golf Course	337		
Institute	40		
Residential	1194	6,144	
H. D.	(230)	(2,760)	(6,900)
M. D.	(621)	(2,484)	(7,452)
M.L. D.	(214)	(642)	(1,926)
L. D.	(129)	(258)	(825)



apital Investment Co. Ltd.
lakaha Properties - Master Plan
hasing Plan 1981 - 1985

5

File Makaha 1855

RECEIVED
JAN 21 1966
State of Hawaii
LAND USE COMMISSION

NEAL S. BLAISDELL
MAYOR

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

LUC 34

January 18, 1966

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

Dear Mr. Moriguchi:

Reference is made to the petition filed by Capital Investment Company, Ltd., Makaha Valley Farms, Ltd. and Waianae Development Company, Ltd. for an amendment to the Land Use District Boundaries from Agricultural district to Urban district for 1,440 acres of land at Makaha Valley in Waianae, Oahu, O-1 and O-2.

Please be advised that the Planning Commission at its meeting on January 13, 1966, deferred action for further study and information. This matter will be placed on the agenda for the next Planning Commission's meeting to be held on January 27, 1966, and you will be notified as soon as a decision is reached.

Very truly yours,

PLANNING COMMISSION

By Frank Skrivanek
Frank Skrivanek
Planning Director

RT:ef

10" = 4,000,000 ϕ = 92 ac.

780 Ac. in Cons. (New)

WATER-TUNNEL

HETAU

11.7

EXISTING

11.5 □"
1060 Ac.

2.8 □"
260 Ac.

11.0

STATE OF HAWAII
LAND USE COMMISSION

Land Use Commission Hearing Room
Honolulu, Hawaii

1:30 P.M.
January 14, 1966

STAFF REPORT

A65-100 - CAPITAL INVESTMENT CO., LTD. District Classification: Agricultural

Background

Capital Investment Co., Ltd., Makaha Valley Farms, Ltd., and Waianae Development Co., Ltd. have jointly submitted a petition for change in district boundaries in Makaha Valley from an agricultural classification to an urban classification, involving approximately 1,400 acres of land (see map). The total acreage within the Agricultural District at Makaha Valley is approximately 2,100 acres, covering an area extending from Farrington Highway and the Makaha Urban District into the valley, to the Conservation District boundary. The area is planned for resort and residential purposes according to a master development plan prepared by William Pereira and Associates. General land uses proposed include a golf course and other quasi public recreational areas, commercial areas, resort areas, and residential areas. Open spaces are also provided along the slopes of the ridges which form the east and west perimeter line of the valley.

The petitioner has submitted data in justification of his petition as follows:

1. The subject lands are needed for a use other than that for which the district in which they are located is classified for the following reasons indicated below:
   a. The rapidly increasing population of Oahu and, more particularly, the progressive development of Leeward Oahu make further urban development at Makaha Valley necessary and desirable. This is indicated by projections as stated in the General Plan for Oahu

involving a 1970 population of 681,000 and a 1980 population of 820,000. Leeward Oahu is expected to increase in population with approximately 91,000 persons projected for the Waialua, Wahiawa and Waianae areas.

b. Resort development of Makaha Valley will create a new residential community. A definite and increasing consumer market for such a community is indicated by data contained in the 1965 Bank of Hawaii report involving the high national standing of family income for the State of Hawaii.

c. The most important industry in the State of Hawaii is the tourist industry as reported by the study prepared by John Child & Co. This study reports that "the greatest potential for the economy of the State and Hawaii, which will create employment and population increases and change the pattern of the economy geographically, is the visitor industry." More than a half a million tourists visited the State in 1964, contributing approximately $225,000,000 to the State's economy. Total visitor arrivals of approximately 1½ million are projected for the year 1975.

d. The "Detailed Land Classification" study undertaken by the University of Hawaii in 1963 is cited by the petitioner. Nearly all of the subject lands are classified in the "E" category as having very poor suitability for agricultural use. The petitioners also indicate that they maintain a herd of about 300 cattle in Makaha Valley and have found this type of operation unprofitable.

2. The subject lands are usable and adaptable for the use it is proposed to be classified, as indicated and justified by the master plan study executed by William L. Pereira and Associates. The master plan is

submitted as an exhibit to the petition.

3. An appraisal report covering lands in Makaha Valley has also been submitted by the petitioners. This report consists of 22 pages of data ranging from population projections and criteria for growth measurement to rainfall, topography and county zoning.

Analysis

The extensive data submitted by the petitioners generally indicate that a resort complex coupled with a residential community is needed to support the burgeoning tourist industry of the State of Hawaii. In addition, the "Visitor Destination Area" study prepared for the Hawaii State Planning Office specifically allocates and proposes Makaha Valley as part of the Waianae Resort Region under an Action Program for development of the tourist industry. This proposal is based essentially upon the principal tourist assets of the Waianae area involving the favorable climate and some of the finest scenery on the Island of Oahu, coupled with the best fishing grounds in the area of the Kauai Channel. The State General Plan and the City and County of Honolulu General Plan propose residential use for approximately 1/3 to 1/2 of the valley area.

An apparent need exists for a resort community development such as proposed by the petitioners, although the magnitude and extent of such a development are quite difficult to determine. However, in the specific case of Makaha Valley, the existing topographic and soil conditions offer a reasonable means of determining the bounds of such a resort complex.

The best soils for agricultural purposes in Makaha Valley are located at the approximate center in the bottom of the valley. These areas (see map) are presently under development by the petitioners for an 18-hole golf course with related clubhouse facilities. The projected master plan for the area proposes further

construction of the golf course complex which ultimately will utilize most of the area with soils classified as having good suitability for agricultural purposes. The remaining areas are nearly entirely classified as having very poor suitability for agricultural purposes. Therefore, it is apparent that upon the completion of the golf course complex, the remaining areas surrounding the complex would involve marginal agricultural lands only.

The topography adjacent both the east and west Conservation Boundaries within the present Agricultural District risesabove 30% ground slopes which renders these areas generally undesirable for urban development. A heiau and several water tunnels are located at the far reaches of the valley and these areas would logically find application for recreational open space areas.

On the basis of the topographic and existing conditions and developments as discussed above, the bounds of an urban complex would logically follow the toe of the slopes of the steeper lands along the perimeter of the valley. The land area between this boundary and the golf course development underway, comprised of lands with very poor suitability for agricultural purposes, would then be available for urban development. A logical boundary for urban development on this basis would also include lands reaching farther into the valley than that proposed by the petitioners. However, it would approximate the 1,400 acres in the lower section suggested by the petitioners for a revised total area of approximately 1,300 acres. The difference consists primarily of elimination of the steeper lands from the proposed Urban District. All of these steeper lands, although presently classified for agricultural purposes, would be reclassified and included as part of the Conservation District.

Recommendation

On the basis of the analysis cited above, the staff recommends a boundary amend-

ment that would eliminate the agricultural classification entirely and locate the Conservation and Urban District boundary at the toe of the slopes of the steeper lands. This amendment would also extend into the mauka lands of the petitioners which are not presently included under the petition as submitted. Therefore, the petitioners' concurrence on the modified area coverage must be solicited.

State of Hawaii
Department of PLANNING
AND ECONOMIC DEVELOPMENT

426 QUEEN STREET
HONOLULU 13, HAWAII
Cable: DEVELOPMENT
Phone 504-426

Date: ~~1~~ 10 George Moriguchi Subject:

TO:

FROM:

Bob Tsunoda called to let you know that:

Planning Commission of Honolulu did not take action on Makaha matter yesterday. Decision will most likely be made at the next meeting on January 27.

1843

STUART T. K. HO
ATTORNEY AT LAW
239 MERCHANT STREET
HONOLULU, HAWAII 96813

RECEIVED
JAN 4 1966
State of Hawaii
LAND USE COMMISSION

January 3, 1966

Mr. George Moriguchi, Executive Officer
Land Use Commission
State of Hawaii
Honolulu, Hawaii

Re: Makaha Valley

Dear George,

There is forwarded herewith the following:

1. A detailed land use map showing the ultimate plan development of Makaha.

2. A colored land use study of the area to be reclassified.

3. A tab sheet summarizing the long range use of Makaha Valley.

An identical set has been delivered this day to the City Planning Department for study. A revised twenty year phasing study will be submitted this week upon receipt from William L. Pereira & Associates. The phasing study will reflect the changes in our re-petition.

The maps and tab sheet submitted herewith supercede all previous maps and material submitted.

Very truly yours,

Stuart Ho

STKH/jr
Enclosures

January 3, 1966

Mr. Philip Choy
City Planning Commission
Honolulu Hale
Honolulu, Hawaii

Re: Makaha Valley

Dear Phil,

There is forwarded herewith by hand delivery

1. A detailed land use map showing the ultimate plan development of Makaha.

2. A colored land use study of the area to be reclassified.

3. A tab sheet summarizing the long range use of Makaha Valley.

A phasing study is being prepared by William L. Pereira & Associates and will be here sometime this week. It should not vary from the detailed land use map submitted herewith, and will generally conform to the phasing study you presently have except for variations necessitated by our re-petition.

The maps and tab sheet submitted herewith supercede all previous maps and material submitted.

Very truly yours,

Stuart Ho

STKH/jr
cc: George Moriguchi
Gin Wong
Hand Delivered

CAPITAL INVESTMENT CO. LTD.
MAKAHA PROPERTIES - LAND USE ANALYSIS - ULTIMATE DEVELOPMENT
(FOREST RESERVE NOT INCLUDED)

12-29-65

	CATEGORY		Beach Community 569 Acres			Central Village 1,074 Acres			Upper Valley Area 706 Acres			Total Area 2,349 Acres		
NON-RESIDENTIAL USE	Commercial	59	29			30			9			68		
	Hotels, Motels, Clubs	133	43 ✓ @20 U/Ac.	860 U		90 ✓ @ 40 U/Ac.	3,600 U		242 @ 10 U/Ac.	2,420 U		375	6,880 U	
	Recreation, Parks, Beaches, Lagoons	43	30 ✓			13 ✓			58			101		
	Golf Course	337				337 ✓						337		
	Reserve, Open Space	153	100 ✓			53 ✓			81			234		
	Institution	0	-0						40			40		
	Total	725	202 ✓			523 ✓			430			1,155		
			Ac.	Units	Pers.	Ac.	Units	Pers.	Ac.	Units	Pers.	Ac.	Units	Pers.
RESIDENTIAL USE	High Density Housing	Acres 230	132 ✓			98 ✓						230		
		12 U/Ac.		1,584			1,176						2,760	
		2.5 Pers./U			3,960			2,940						6,900
	Medium Density Housing Single Family Hsg.	Acres 621	235 ✓ 391			386 ✓						621		
		4 U/Ac.		940			1,544						2,484	
		3 Pers./U			2,820			4,632						7,452
	Medium-Low DensityHsg Single Family Housing	Acres 67				67			147			214		
		3/U/Ac.				201	201			441			642	
		3 Pers./U						603			1,323			1,926
	Low Density Housing Single Family Housing	Acres 0							129			129		
		2 U/Ac.								258			258	
		3.2 Pers./U									825			825
	Totals	918	367 ✓	2,524	6,780	551 ✓	2,921	8,175	276	699	2,148	1,194	6,144	17,103
TOTAL		1643	2,349 Acres											

L.U.C. recd 1-4-66

58061

RECEIVED
JAN 4 1966
State of Hawaii
LAND USE COMMISSION

File

1836

STUART T. K. HO
ATTORNEY AT LAW
239 MERCHANT STREET
HONOLULU, HAWAII 96813
Ph. 573-981

RECEIVED
DEC 22 1965
State of Hawaii
LAND USE COMMISSION

December 21, 1965

Mr. George Moriguchi, Executive Officer
Land Use Commission
State of Hawaii
Honolulu, Hawaii

Re: Makaha Valley

Dear George,

We were very happy to have you attend our lunch-presentation the other day at the Ilikai. Confirming my conversation with you that afternoon at lunch, we believe that an "on-site" inspection of Makaha Valley by the commissioners would be of great assistance to them in evaluating the petition now before them. Such an inspection can be arranged at any time. We can bus the commissioners down to Makaha, inspect and discuss the project, have an early supper at Maunaolu (the Company's guest cottage) and bus back to Honolulu; the whole affair should not take more than five hours. We think that a comprehensive tour can be arranged that will show the entire scope of our planned development and also the extensive development which we are presently undertaking.

We hope that the Commission will favorably consider this invitation.

Warmest regards and best wishes for a pleasant Holiday Season.

Very truly yours,

STKH/jr

Stuart will set up field trip for Saturday, Jan 15, 1966 10 am

December 10, 1965

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

Dear Mr. Skrivanek:

We are enclosing copy of letter from Capital Investment Co., Ltd., amending their petition for change of boundary, dated and submitted September 16, 1965, together with additional data and map, for your files.

Very truly yours,

GEORGE S. MORIGUCHI
Executive Officer

Encls.

1822

STUART T. K. HO
ATTORNEY AT LAW
239 MERCHANT STREET
HONOLULU, HAWAII 96813

RECEIVED
DEC 8 1965
State of Hawaii
LAND USE COMMISSION

December 8, 1965

Land Use Commission
State of Hawaii
Honolulu, Hawaii

Attention: George Moriguchi, Executive Officer

Re: Makaha Valley

Gentlemen:

Petitioners Capital Investment Company, Limited, Waianae Development Company, Limited, and Makaha Valley Farms, Limited, hereby amend their petition to amend the district boundary, dated and submitted September 16, 1965, so as to delete pages 1, 2, 9 and 10 and Exhibit A of the petition and to add their numbered counterparts which are enclosed herewith.

In essence, the amendment would reduce the number of land under petition from 2,333.389 acres to 1,440 acres. The amendment would also consolidate supporting Exhibits B through H into one Exhibit B.

Very truly yours,

STKH/jr
Enclosures

RECEIVED
DEC 8 1965
State of Hawaii
LAND USE COMMISSION

BEFORE THE LAND USE COMMISSION

OF THE STATE OF HAWAII

In the matter of the classification)
of 1440 acres of land at Makaha in)
the Waianae District on the Island)
of Oahu)
)

PETITION OF CAPITAL INVESTMENT COMPANY, LTD., MAKAHA VALLEY FARMS, LTD., AND WAIANAE DEVELOPMENT COMPANY, LTD., FOR AMENDMENT OF DISTRICT BOUNDARY

MATSUO TAKABUKI, ESQ.
Capital Investment Building
Honolulu, Hawaii
Telephone: 581-184

STUART HO, ESQ.
239 Merchant Street
Honolulu, Hawaii
Telephone: 573-981

Attorneys of Petitioners

State Form B14

STATE OF HAWAII

OFFICIAL RECEIPT No. 75

Planning & Econ. Dev.
Department, Bureau or Commission

Sept. 20, 1965

RECEIVED from Makaha Valley Farms, Ltd.

Fifty and no/100 DOLLARS

Public Hearing Fee — Land Use Commission

$ 50.00

Henry T. Yukuda
Public Accountant

September 17, 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 Capital Investment Company, Ltd., Makaha Valley Farms, Ltd., and Waianae Development Company, Ltd., 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/maps

September 17, 1965

Mr. Stuart T. K. Ho, Attorney
239 Merchant Street
Honolulu, Hawaii 96813

Dear Mr. Ho:

This is to acknowledge receipt of a check in the amount of $50.00 for an application by Capital Investment Company, Ltd., Makaha Valley Farms, Ltd., and Waianae Development Company, Ltd., to amend the land use district boundaries as shown on TMK 8-4-02.

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
City & County of Honolulu

State Form B14

STATE OF HAWAII

Land Use Commission
Department, Bureau or Commission

OFFICIAL RECEIPT No. 116

September 17, 1965

RECEIVED from Waiakea Valley Farms, Ltd.

Fifty & no/100 ~~DOLLARS~~

For public hearing by LUC for boundary change

$

Dora G. Horikawa
Public Accountant

1737

STUART T. K. HO
ATTORNEY AT LAW
239 MERCHANT STREET
HONOLULU, HAWAII 96813

RECEIVED
SEP 16 1965
State of Hawaii
LAND USE COMMISSION

September 16, 1965

Mr. George Moriguchi, Executive Officer
The Land Use Commission of the State of Hawaii
Honolulu, Hawaii

Dear George:

There are forwarded herewith the following:

1. Two copies of a petition for amendment of district boundaries.

2. Four maps of the master plan for Makaha Valley.

3. Two summaries of land use at Makaha Valley prepared by William L. Pereira & Associates.

You will notice that the master plan and the engineering studies are not attached. Gin Wong, a partner of Pereira was here recently to discuss the master plan. Although we are in firm agreement on the planning approach to Makaha, he thought it best to await the result of the engineering studies before issuing the plan. The studies should be in within 30 days; some tentative findings have already been made and have not altered substantially the proposed master plan for the valley.

Both Gin and I discussed your committment of 120 days from the filing of the petition and agreed that if we could not give you ample time to review the petition at this time and make recommendations, it would not be fair for us to submit the petition at this time. However, in view of the imminent release of the engineering studies and our accord on the master plan, we thought that prompt submission would be feasible with the master plan and engineering studies to be attached as exhibits upon release. We also agreed that pending such release, if there was any way in which Gin could assist you or your staff, or the City's staff for that matter, a conference could be arranged at which the plan could be explained in detail.

We have already started construction of an 18 hole golf course in the valley and our rush to process this petition is motivated by our desire to receive

zoning approval for the supporting facilities to the course. So you see, a substantial investment has already been made by Capital Investment. Capital Has every intention of making this the finest resort project possible and a real asset to the State and Island.

I shall be in the Far East for two weeks. Please refer all information and requests to Matsy during my absence.

Warmest regards,

Cordially,

STUART T. K. HO

SH:tl

cc: Chinn Ho
Dean Ho
Donald M. Wong
Gin Wong
Matsuo Takabuki

STATE OF HAWAII
LAND USE COMMISSION

426 Queen Street
Honolulu, Hawaii

RECEIVED
SEP 16 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 O-1 and O-2 to change the district designation of the following described property from its present classification in a(n) Agricultural district into a(n) Urban district.

Description of property: modified by letter subsequently

2,333.389 acres of land at Makaha, District of Waianae, Oahu, Hawaii

Petitioner's interest in subject property:

Petitioners own subject land in fee simple.

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

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

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

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

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

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

Signature(s) _____
PRESIDENT
CAPITAL INVESTMENT CO., LTD.
_____
PRESIDENT
MAKAHA VALLEY PARKS LTD
_____
VICE-PRESIDENT
WAIANAE DEVELOPMENT COMPANY, LTD

Address: 239 Merchant Street

Telephone: 573-981

BEFORE THE LAND USE COMMISSION

OF THE STATE OF HAWAII

In the matter of the classification of 2,333.389 acres of land at Makaha in the Wai anae District on the Island of Oahu	)))))

PETITION OF CAPITAL INVESTMENT COMPANY, LTD., MAKAHA VALLEY FARMS, LTD., AND WAIANAE DEVELOPMENT COMPANY, LTD., FOR AMENDMENT OF DISTRICT BOUNDARY

Weston
Rase-Rite
COTTON FIBRE CONTENT

MATSUO TAKABUKI, ESQ.
Capital Investment Building
Honolulu, Hawaii
Telephone: 581-184

STUART HO, ESQ.
239 Merchant Street
Honolulu, Hawaii
Telepohone: 573-981

Attorneys of Petitioners

BEFORE THE LAND USE COMMISSION

OF THE STATE OF HAWAII

In the matter of the classification of 1440 acres of land at Makaha in the Waianae District on the Island of Oahu	PETITION FOR AMENDMENT OF DISTRICT BOUNDARY

TO THE HONORABLE THE LAND USE COMMISSION

OF THE STATE OF HAWAII

CAPITAL INVESTMENT COMPANY, LTD. ("Capital"), MAKAHA VALLEY FARMS, LTD. ("Makaha Valley Farms") and WAIANAE DEVELOPMENT COMPANY, LTD. ("Waianae Development") hereby petition for an amendment of the land use district boundaries shown on the maps adopted by the Commission effective as of August 23, 1964 for the Island of Oahu and designated 0-1 (Kaena) and 0-2 (Waianae), so that the district in which the following described land is situated on said maps shall be changed from an Agricultural to an Urban district. Any document filed in this proceeding may be served upon Stuart Ho, Esq., Post Office Box 2668, Honolulu, Hawaii, or Matsuo Takabuki, Esq., Capital Investment Building, Honolulu, Hawaii, attorneys for these petitioners, pursuant to Rule 1.7 (e) of the Rules of the Commission adopted April 4, 1962.

This petition concerns approximately 1440 acres of land at Makaha in the Waianae District of Oahu which petitioners severally own in contiguity and jointly desire to develop into a planned resort and residential community. The map attached hereto as Exhibit A shows the location and the approximately outer perimeter of the lands owned by these petitioners. There are situated wholly within said perimeter, in addition to the lands owned by

petitioners, approximately 10.9 acres of land owned by the City and County of Honolulu and presently used as a water pump site, and approximately 2.02 acres of land jointly owned by Hawaiian Telephone Company and American Telephone and Telegraph Company and presently used as an oversea telephone cable terminal site.

Petitioner Waianae Development is an 85.83% owned subsidiary of petitioner Makaha Valley Farms, which in turn is an 80.05% owned subsidiary of petitioner Capital.

The respective several interests of these petitioners in the subject land are as follows: Capital owns 40.207 acres; Makaha Valley Farms owns about 1355.140 acres more or less; and Waianae Development owns 44.653 acres.

This petition is filed pursuant to Section 98H-4, Revised Laws of Hawaii 1955, as amended by Act 205, Session Laws of Hawaii 1963, and is based upon the following reasons:

THE SUBJECT LANDS ARE NEEDED FOR A USE OTHER THAN THAT FOR WHICH THE DISTRICT IN WHICH THEY ARE LOCATED IS CLASSIFIED.

Petitioners submit that there is a need for additional urban development at Makaha and that the use of agricultural land thereat for this purpose is both reasonable and consistent with the policy of the Land Use Act, to wit, "To . . . encourage the development of lands in the State for those uses to which they are best suited for the public welfare. . ." (Section 1, Act 187, S. L. H. 1961)

Petitioner relies upon three principal reasons in support of its contention: (1) The rapidly increasing population of Oahu and, more particularly, the progressive development of Leeward Oahu makes further urban development at Makaha Valley necessary and desirable; (2) The development of a planned resort and recreation area of primary importance outside of the Honolulu urban

area is both necessary and desirable and (3) The subject lands are not suited in any event for agricultural land use.

Increase in Population and Development of Leeward Oahu.

For the past several decades the population growth of Hawaii has centered on Oahu. The U. S. Census shows that between 1930 and 1960 the aggregate population of the other counties declined by 20 percent, and that Honolulu increased by 147 percent. The 1960 Census showed a County population of 500,409. This was 79.1 percent of the entire population of the State although this County occupies less than 10 percent of the entire land area in the State. A recent statistical report of the Department of Planning and Economic Development shows this trend as continuing with the County increasing its percentage of the total State population to 82.8 percent in 1965.

The growth rate of the County's population has been and should continue to be rapid. As stated in the General Plan for Oahu adopted on May 7, 1964 by the City Council:

> We foresee a population increase from 500,409 in 1960 to 681,000 by 1970 and 820,000 in 1980. The population projection indicates that there will be 430,500 persons in the district of Honolulu and the other 389,500 will be distributed in the rural areas of the island. On the Leeward side of Oahu there will be an increase of population from the present 78,500 to 161,000 and in Windward Oahu. . . the increase will be from 60,000 to 137,500. The remaining 91,000 persons are estimated to locate in Koolauloa, Waialua, Wahiawa and Waianae.

The General Plan further estimates that Oahu's total dwelling needs for a population of 820,000 is 211,100 housing units. The total housing units in the County in 1960 numbered 80,758 according to the U. S. Census.

The natural conclusion to be drawn from the foregoing is that the pressure of Oahu's increasing population renders it imperative that there be an increase in urban development within the County. The question for the

purposes of this petition, of course, is whether Makaha Valley should assume a part in any scheme of increased urban development within the County. The emphatic answer of these petitioners is that Makaha Valley can and should assume a part of any such plan of development.

There is a direct relation between the place of a persons household residence and the place of his employment. The 1963 Bartholomew study on land use furnished ample evidence to indicate the natural gravitation toward location of employment in seeking places of residence. That study also showed about 20 percent of the total employment on Oahu to be in the Pearl Harbor-Hickam district, and an additional 7 percent of the total Oahu employment to be in the Leeward Oahu district, which the study describes as "the second fastest growing area in the State." Special note was made in the study of the James Campbell Industrial Park as an employment source wherein 540 acres have been developed in a planned park of some 1,300 acres, which could be expanded to embrace a total area of 2,400 acres. The study also noted that "with the progressive development of the Campbell Industrial Park, including the potential harbor, this employment source may induce further urban development in the Waianae district." Finally, the Bartholomew study significantly observed that distribution of visitor facilities and other locations on Oahu would expand employment sources.

In view of the foregoing, petitioners submit that orderly urban expansion and development in Makaha Valley, which is only 15 road miles from the James Campbell Industrial Park and 21 miles from Waipahu Junction, is both necessary and desirable in order that Makaha can assist in supplying the general demand which will inevitably increase on Oahu for residential housing, and to offer that segment of the ever-increasing County population employed in

the Pearl Harbor-Hickam area, the rapidly developing James Campbell Industrial Park and Leeward Oahu area and, indeed, in the Makaha Valley resort area itself, a desirable residential base from which to travel to these sources of employment. Besides reasonably close proximity to these places of employment, other factors which should enhance the attraction of Makaha Valley as an urban community are (1) the crowded conditions in Honolulu due to the rapidly rising population; (2) higher residential land costs in Honolulu; (3) the close proximity of Makaha Valley to the exceptionally fine beaches in the Makaha area; and (4) the prestige, comfort and potential increase in equity value of owning land located in a new residential area being concurrently developed as a resort and recreational area of primary importance.

Petitioners further submit that the planned residential - resort development of Makaha Valley will create a new residential package for which these petitioners estimate a ready buyer market exists. Petioners foresee a demand for attractive "weekend cottage" housing units arranged in condominium clusters of about four units per acre of land. A special inducement for the purchase of these units would be the close proximity to Makaha Beach and, more importantly, the opportunity to own an increasingly valuable country home in a planned and architecturally controlled resort community which will afford the homeowner full and complete first class resort and recreational services in a pastoral country club atmosphere.

Petitioners believe that a definite and increasing consumer market with the ability to purchase and finance exists for this new residential concept and relies upon statistics indicating an increasingly wealthy and more highly educated population. According to the 1965 Bank of Hawaii report, Hawaii, which ranks 43rd in population among the States, enjoys a median family income of $7,680. making it the eighth highest State in the nation in this respect. More significantly,

22% of the familys in the State had income of $10,000 and over, making Hawaii the second highest in the nation in this statistic al category. This trend is expected to continue. The character of the State's population is also changing through higher education and the arrival from the Mainland of a large number of professional and technical worker. Seventy-two percent of all high school graduates in the State go on for various types of professional, technical and academic training beyond high school. Of this group, two-thirds go on to universities and colleges. The median school years completed in the State is 10.6 years, ranking it 17th in the nation. The occupational trend in the State is increasingly towards professional and white-collar work. The early trend was noted in Volume II of the Child report:

> Great numerical and proportional advances were made between 1940 and 1950 by professional, skilled, semi-skilled, managerial, sales and especially clerical workers at the expense of the laborers especially farm laborers. . . The same trend was evident on the Mainland, though at a slower rate between 1940 and 1950.

The same professional and white-collar predomination is apparent in new arrivals from the Mainland. A recent statistical report of the Department and Planning and Economic Development noted that of the civilian segment of the 22,160 people moving to Hawaii during the 12 month period ending June 30, 1964, party heads in professional or technical positions constituted the largest single civilian population group.

From the foregoing, petitioners submit that an increasingly wealthy and status-conscious segment of the population is ready and increasingly available as a market for its novel residential concept. It is further submitted that the accomplishment of such a concept would benefit and add to the enjoyment of a substantial part of the population of Oahu.

Resort and Recreational Development.

The most important industry in the State is the tourist industry. As

stated in the Child report entitled "Structure and Growth Potential of Tourism in Hawaii" prepared for the State Planning Office:

> The greatest potential for the economy of the State of Hawaii, which will create employment and population increases and change the pattern of the economy geographically, is the visitor industry.

The statistics concerning this vital industry are abundant and widely known. A total of 508,870 tourists visited the State in 1964, and increasingly continue to arrive at a present rate of 18.6 percent annually. The $225,000,000 spent by all tourists in 1964, continues to increase at a present annual rate of 17 percent. The outlook is for continued substantial growth with an annual total in visitor arrivals of about 1,500,000 by 1975 now appearing probable. Prospective trends in air transportation indicate a rapidly growing aircraft seat capacity at lower rates which should contribute substantially to the growth of tourism in the State.

For the most part, tourism in the State centers upon Oahu where travelers spent an estimated $193,100,000 in 1964, as against an aggregate total during that same period of $31,900,000 for Hawaii, Maui and Kauai Counties combined. Oahu's primacy, of course, rests upon the tight concentration of high rise hotels and tourist facilities in the Waikiki area of Honolulu which even now continues to proliferate. There is at the present time not a single resort and recreation facility of primary importance on Oahu outside of the Waikiki area.

Petitioner submits that the development of a planned resort and recreation area of primary importance at Makaha Valley is both necessary and desirable. The suitability of this area for development was recognized in the Bartholomew report which briefly noted, "There are . . . potentials for resort development along the Waianae coast which will. . .add to the demand of urbanization."

The particular attraction of Makaha Valley is its dry, mild climate and the internationally renowned Makaha Beach, almost the entire length of which is only separated from the land of petitioner Makaha Valley Farms by Farrington Highway. Petitioners submit that these site characteristics plus the carefully planned development of a first class resort and recreation area in Makaha Valley would offer tourists a more relaxed and less crowded vacation than is presently offered or available at Waikiki. In this respect, such a resort area would be exploiting substantially the same tourist market that many outer island resorts now thrive on but at a substantial saving to a tourist of moderate means because of inter-island air transportation costs not incurred. The present round-trip family-plan fare for two from Honolulu is $60.30 to Hilo and $39.60 to either Kahului, Maui or Lihue, Kauai, an amount sufficient in either case to extend an Island vacation for at least one day by any conservative estimate.

A particularly attractive sub-market which would be created by resort development at Makaha concerns the Honolulu resident who intends to take a vacation within the State.

According to the 1962 Statistical Abstract of Hawaii, 26.4% of all Oahu households, or 31,041 persons, took vacations on other islands in 1959. The median income of these households was $6,825. For the same reasons applicable to the Mainland visitor, petitioner submits that a good part of this substantial sub-market can be induced to spend its vacation on Oahu in a first class resort area outside of urban Honolulu.

Not Suitable for Agricultural Use.

Although classified for agricultural land use, Makaha Valley is generally not suitable for "Agriculture" as that word is defined in Section 2 of Act 187, Session Laws of Hawaii 1961. Section 2 provides in relevant part:

"Agriculture" means the raising of livestock or the growing of crops, flowers, foliage, or other products."

Petitioners recognize without prejudice Section 2.8 (f) of the State Land Use Regulations adopted June 20, 1964, which permit lands "which are not suited to agricultural and ancillary activities by reason of topography, soils and other related characteristics" to be included within agricultural district, but nevertheless state in support of their petition that the subject land is in fact not suitable for agricultural use.

As to the growing of crops, flowers, foliage or other products, the contention of the petitioners is supported by the Bartholomew study (see Plate XXXI) and by the "Detailed Land Classification" study undertaken by the University of Hawaii in 1963. The latter report, which is particularly persuasive in its detail, rates almost all of the subject lands in the "E" class, or as having "very poor suitability for agricultural use." In commenting on the effect of irrigation on such land, the report stated:

> Irrigation can generally improve D lands or lands of higher classes; it usually effects little improvement in Class E lands which have certain overriding production problems.

Petitioner Makaha Valley Farms presently maintains a herd of about 300 cattle on the subject land. This cattle operation has not been profitable.

Conclusion.

In view of the foregoing, these petitioners hereby submit that the subject land is needed for urban use.

THE SUBJECT LAND IS USABLE AND ADAPTABLE FOR THE USE IT IS PROPOSED TO BE CLASSIFIED

THE SUBJECT LAND IS USABLE AND ADAPTABLE
FOR THE USE IT IS PROPOSED TO BE CLASSIFIED

The subject land is usable and adaptable for the urban land use for which it is proposed to be reclassified. Petitioners' contention is more fully set out and justified by a Master Plan Study of Makaha Valley executed by William L. Pereira and Associates at the request of petitioners, which Master Plan Study is annexed hereto as Exhibit B. The principle business of William L. Pereira and Associates is architecture and planning, and at least one of the principals of that firm is licensed and qualified to practice architecture in the State of Hawaii.

REQUEST FOR HEARING

Additional evidence in support of the above allegations will be presented at the request of the Land Use Commission and, in any event, at the public hearing to be held on this petition, which hearing is hereby requested.

DATED at Honolulu, Hawaii, September 16, 1965.

CAPITAL INVESTMENT COMPANY, LTD.

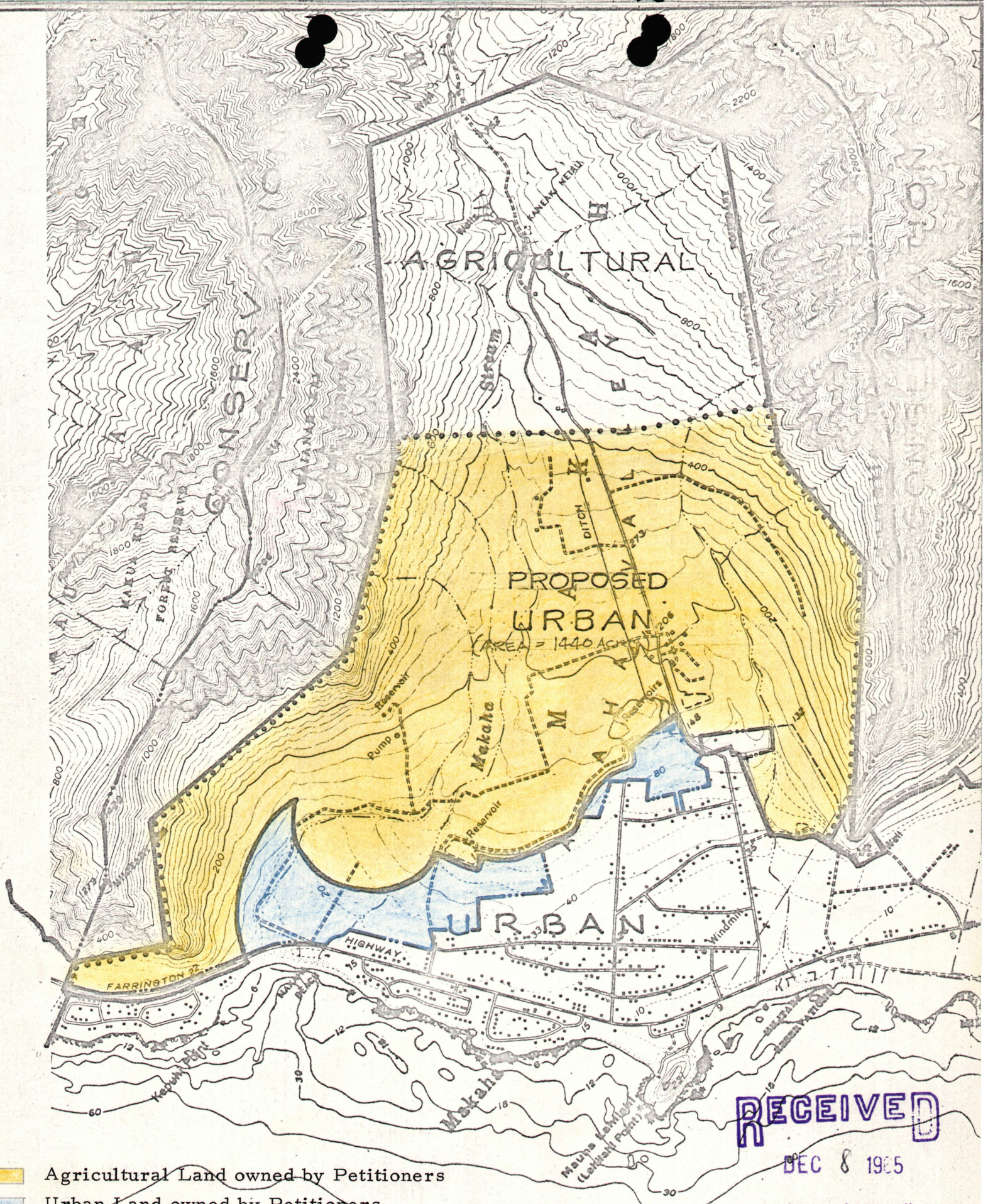
By Atta Mae Griffin
SECRETARY

MAKAHA VALLEY FARMS, LTD.

By Atta Mae Griffin
SECRETARY

WAIANAE DEVELOPMENT COMPANY, LTD.

By Atta Mae Griffin
SECRETARY



PROPOSED
LAND USE MAP

RECEIVED
DEC 8 1965
State of Hawaii
LAND USE COMMISSION

LAND USE COMMISSION

November 14, 1969

Mr. Chinn Ho, President
Capital Investment of Hawaii, Inc.
239 Merchant Street
Honolulu, Hawaii

Dear Chinn:

We accept your very kind offer to the members of the Land Use Commission to visit the Makaha Inn and surrounding development.

We are most anxious to see the progress made up to date. Also, your projections for the future will be most interesting. We are very happy with all of the wonderful reports about Makaha's fine development to date.

We plan to arrive at Makaha approximately 3:00 p.m., Thursday, December 4, 1969. There will be 12 members* in the party.

Sincerely yours,

WILBERT H. S. CHOI
Chairman

bcc: W. Choi

*Wilbert H. S. Choi, Chairman
Goro Inaba, Vice-Chairman
Leslie Wung, Commissioner
Tanji Yamamura, Commissioner
Shiro Nishimura, Commissioner
Sunao Kido, Commissioner
Alexander Napier, Commissioner
Eddie Tangen, Commissioner
Ramon Duran, Executive Officer
Ah Sung Leong, Planner
George Pai, Deputy Attorney General
C. E. S. Burns, Past Chairman

BEFORE THE LAND USE COMMISSION

OF THE STATE OF HAWAII

In the matter of the clsssification of 2, 333. 389 acres of land at Makaha in the Waianae District on the Island of Oahu	)))))	PETITION FOR AMENDMENT OF DISTRICT BOUNDARY

TO THE HONORABLE THE LAND USE COMMISSION

OF THE STATE OF HAWAII:

CAPITAL INVESTMENT COMPANY, LTD. ("Capital"), MAKAHA VALLEY FARMS, LTD. ("Makaha Valley Farms") and WAIANAE DEVELOPMENT COMPANY, LTD. ("Waianae Development") hereby petition for an amendment of the land use district boundaries shown on the maps adopted by the Commission effective as of August 23, 1964 for the Island of Oahu and designated 0-1 (Kaena) and 0-2 (Waianae), so that the district in which the following described land is situated on said maps shall be changed from an Agricultural to an Urban district. Any document filed in this proceeding may be served upon Stuart Ho, Esq., Post Office Box 2668, Honolulu, Hawaii, or Matsuo Takabuki, Esq., Capital Investment Building, Honolulu, Hawaii, attorneys for these petitioners, pursuant to Rule 1.7 (e) of the Rules of the Commission adopted April 4, 1962.

This petition concerns approximately 2, 333. 389 acres of land at Makaha in the Waianae District of Oahu which petitioners severally own in contiguity and jointly desire to develop into a planned resort and residential community. The map attached hereto as Exhibit A shows the location and the approximately outer perimeter of the lands owned by these petitioners. There are situated wholly within said perimeter, in addition to the lands owned by petitioners, approximately 10. 9 acres of land owned by the City and County of

Honolulu and presently used as a water pump site, and approximately 2.02 acres of land jointly owned by Hawaiian Telephone Company and American Telephone and Telegraph Company and presently used as an overseas telephone cable terminal site.

Petitioner Waianae Development is an 85.83% owned subsidiary of petitioner Makaha Valley Farms, which in turn is an 80.05% owned subsidiary of petitioner Capital.

The respective several interests of these petitioners in the subject land are as follows: Capital owns 40.207 acres; Makaha Valley Farms owns 2,246,209 acres and a one-third undivided interest in an additional 2.32 acres; and Waianae Development owns 44.653 acres.

This petition is filed pursuant to Section 98H-4, Revised Laws of Hawaii 1955, as amended by Act 205, Session Laws of Hawaii 1963, and is based upon the following reasons:

THE SUBJECT LANDS ARE NEEDED FOR A USE OTHER THAN THAT FOR WHICH THE DISTRICT IN WHICH THEY ARE LOCATED IS CLASSIFIED.

Petitioners submit that there is a need for additional urban development at Makaha and that the use of agricultural land thereat for this purpose is both reasonable and consistent with the policy of the Land Use Act, to wit, "To...encourage the development of lands in the State for those uses to which they are best suited for the public welfare..." (Section 1, Act 187, S.L.H.1961)

Petitioner relies upon three principal reasons in support of its contention: (1) The rapidly increasing population of Oahu and, more particularly, the progressive development of Leeward Oahu makes further urban development at Makaha Valley necessary and desirable; (2) The development of a planned resort and recreation area of primary importance outside of the Honolulu urban

"Agriculture" means the raising of livestock or the growing of crops, flowers, foliage, or other products."

Petitioners recognize without prejudice Section 2.8 (f) of the State Land Use Regulations adopted June 20, 1964, which permit lands "which are not suited to agricultural and ancillary activities by reason of topography, soils and other related characteristics" to be included within agricultural districts, but nevertheless state in support of their petition that the subject land is in fact not suitable for agricultural use.

As to the growing of crops, flowers, foliage or other products, the contention of the petitioners is supported by the Bartholomew study (see Plate XXXI) and by the "Detailed Land Classification" study undertaken by the University of Hawaii in 1963. The latter report, which is particularly persuasive in its detail, rates almost all of the subject lands in the "E" class, or as having "very poor suitability for agricultural use." In commenting on the effect of irrigation on such land, the report stated:

> Irrigation can generally improve D lands or lands of higher classes; it usually effects little improvement in Class E lands which have certain overriding production problems.

Petitioner Makaha Valley Farms presently maintains a herd of about 300 cattle on the subject land. This cattle operation has not been profitable.

Conclusion.

In view of the foregoing, these petitioners hereby submit that the subject land is needed for urban use.

THE SUBJECT LAND IS USABLE AND ADAPTABLE

FOR THE USE IT IS PROPOSED TO BE CLASSIFIED

The subject land is ideally suited and situated for the urban uses proposed to be made of it, as is more fully detailed in (1) the master plan study

of William L. Pereira and Associates, attached hereto as Exhibit B; (2) the major storm drainage system study made by R. M. Towill Corporation attached hereto as Exhibit C; (3) the engineering study made of the proposed road system made by R. M. Towill Corporation attached hereto as Exhibit D; (4) the water system study made by Austin, Smith & Assoc iates, Inc . attached hereto as Exhibit E; (5) the sewerage system study made by Austin, Smith & Associates, Inc. attahced hereto as Exhibit F; (6) the water reclamation system study made by Austin, Smith & Associates, Inc., attached hereto as Exhibit G; and the electrical system study made by Austin, Smith & Associates, Inc., attached hereto as Exhibit H.

Request for Hearing.

Additional evidence in support of the above allegations will be presented at the request of the Land Use Commission and, in any event, at the public hearing to be held on this petition, which hearing is hereby requested.

DATED at Honolulu, Hawaii, September 16, 1965

CAPITAL INVESTMENT COMPANY, LTD.

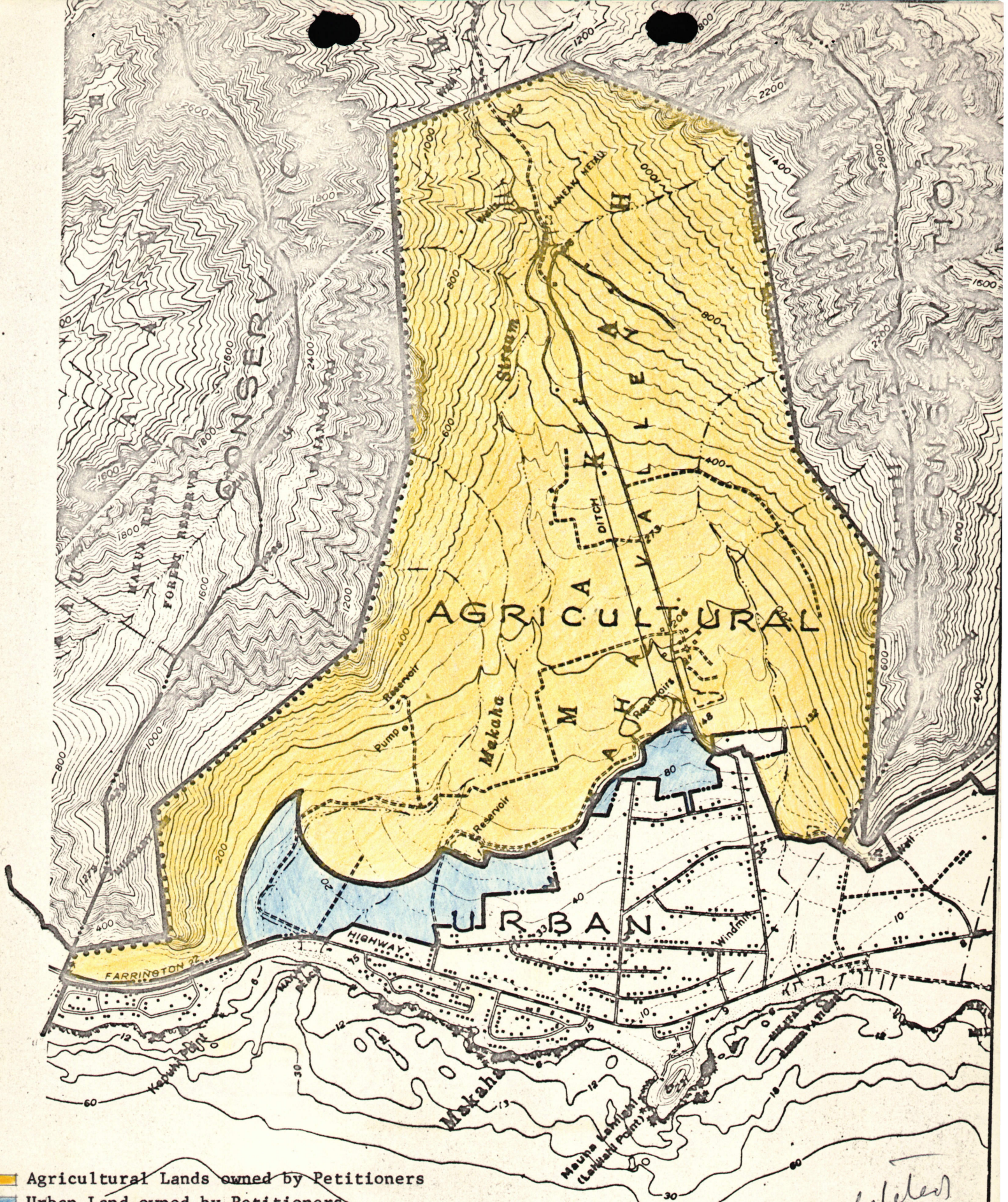
By _____
PRESIDENT

MAKAHA VALLEY FARMS, LTD.

By _____
PRESIDENT

WAIANAE DEVELOPMENT COMPANY, LTD.

By _____
VICE-PRESIDENT



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EXISTING
LAND USE MAP
AS OF AUGUST 31, 1965

Exhibit A

CAPITAL INVESTMENT CO. LTD.
MAKAHA PROPERTIES - LAND USE ANALYSIS
(FOREST RESERVE
IS NOT INCLUDED IN THIS CHART)

TOTAL GROSS AREA (Including Reserve) 5.210 Acres
GROSS DENSITY 1.31 Units/Acre
or 3.53 Persons/Acre

		Beach Community Acres			Central Village Area Acres			Upper Valley Area Acres			TOTAL ACRES		
NON-RESIDENTIAL USE	COMMERCIAL	48			54			7			109		
	HOTELS, MOTELS, CLUBS	16 40 Units/Ac. 640 Units			90 40 Units/Ac. 3,600 Units			235 10 Units/Ac. 2,350 Units			341 6,590 Units		
	RECREATION PARKS, BEACHES, LAGOONS	27						52			79		
	GOLF COURSE				328 (Two 18 hole)						328		
	RESERVE, INSTITUTION, OPEN	290			25			140			455		
	TOTAL	381			497			434			1312		
		Acres	Units	Population	Acres	Units	Population	Acres	Units	Population	Acres	Units	Population
RESIDENTIAL USE	HIGH DENSITY HOUSING — Acres	140			208			17			365		
	12 Units/Ac.		1,680			2,496			204			4,380	
	2.5 pers./Unit			4,200			6,240			510			10,950
	MEDIUM DENSITY S. F. H. A 1 — Acres	100			95						195		
	4 Units/Ac.		400			380						780	
	3 Pers./Unit			1,200			1,140						2,340
	MEDIUM LOW DENSITY S. F. H. AA — Acres				130			184			314		
	3 Units/Ac.					390			352			992	
	3 Pers./Unit						1,170			1,656			2,826
	LOW DENSITY S. F. H. AAA — Acres							122			122		
	2 Units/Ac.								244			244	
	3.2 Pers./Unit									781			781
	TOTAL	240	2,080	5,400	433	3,266	8,550	323	1,000	2,947	996	6,346	16,897
	PARKWAYS 172 ACRES												
	TOTAL PLANNING AREA												2,480 Acres

June 28, 1965

LAND USE COMMISSION INSPECTION
(WITH DEVELOPERS)
January 15, 1966

GUEST LIST

Land Use Commission

Myron B. Thompson, Chairman
Goro Inaba
Shiro Nishimura
Charles S. Ota
Robert G. Wenkam
Leslie Wung
Shelley M. Mark, Ex-Officio
George Moriguchi, Executive Officer

City Planning Commission

George Centeio

City and County of Honolulu

Frank Skrivanek, Planning Department
Murphy Young, Dept. of Public Works/Engineering
Francis Aona, Dept. of Public Works/Sewers
Harry Shirai, Dept. of Public Works/Engineering
Sumio Tano, Dept. of Public Works/Engineering

Capital Investment Company, Limited

Chinn Ho, President
Donald M. Wong, Vice-President
Dean Ho, Project Co-ordinator
Matsuo Takabuki, Counsel
Stuart Ho, Counsel
Gin D. Wong, William L. Pereira and Associates, Architects and Planners

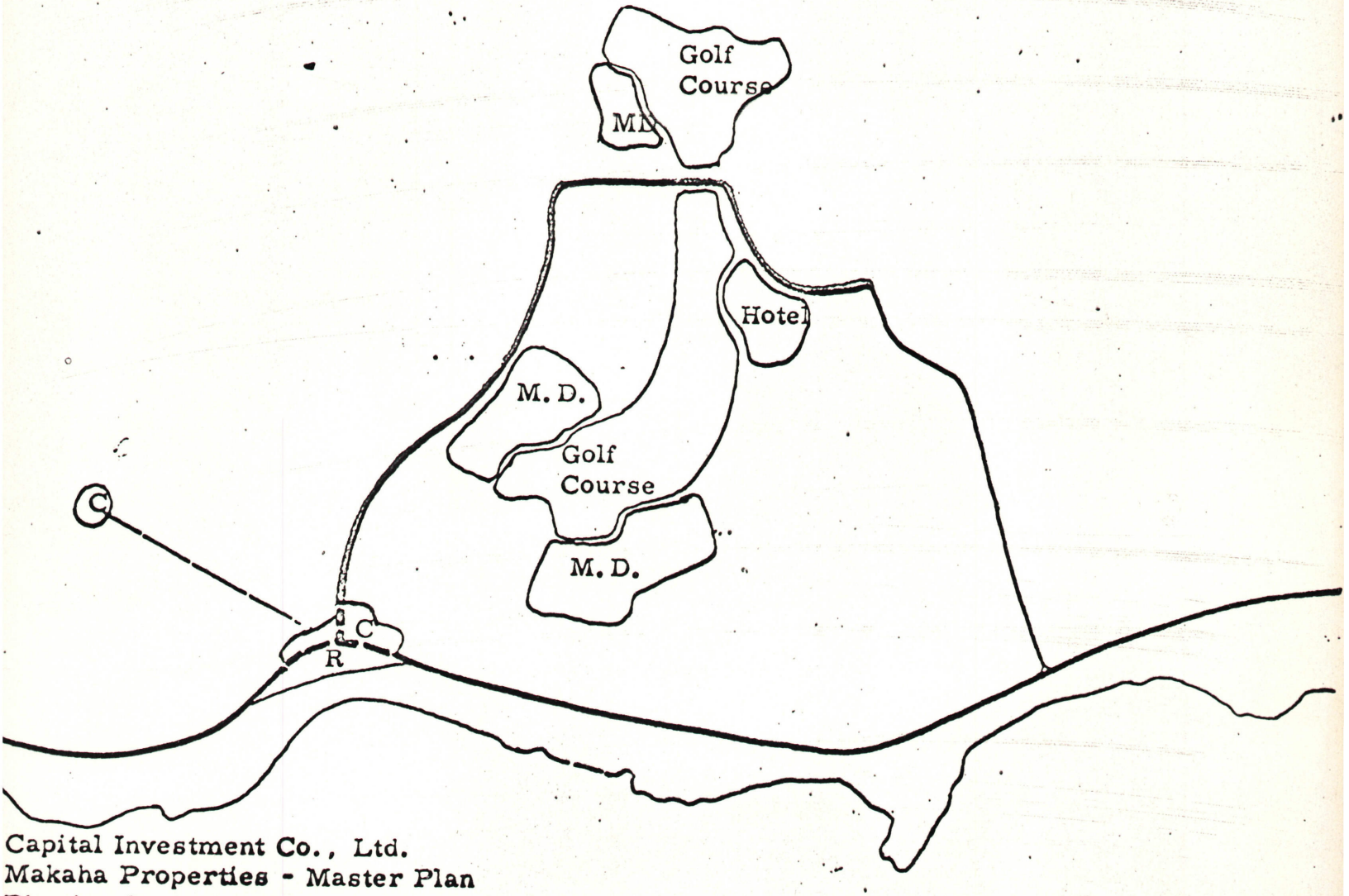
LAND USE COMMISSION INSPECTION

January 15, 1966

ITINERARY

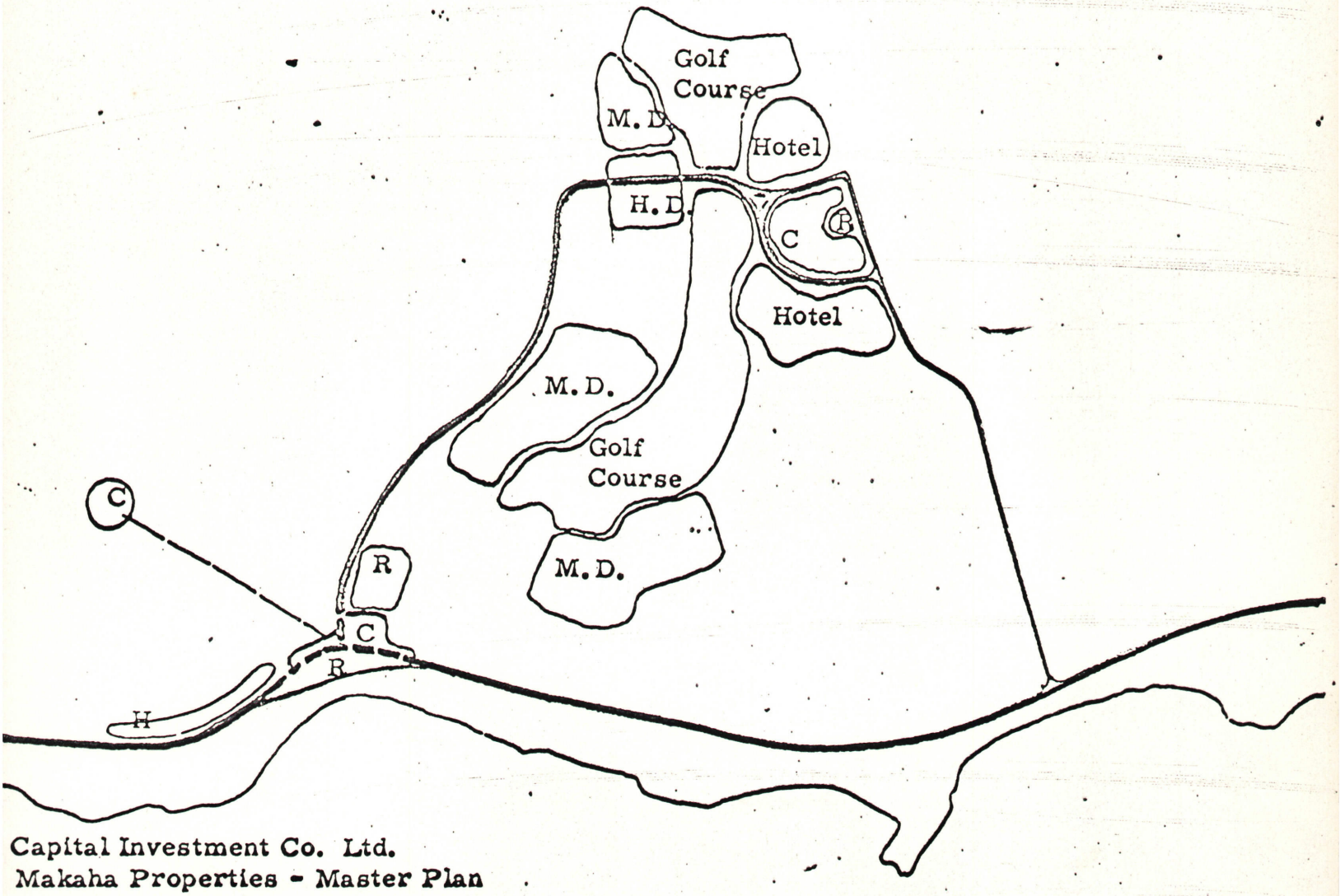
10:00 - 11:00	1 hr.	Leave Ilikai Hotel for Maunaolu, Makaha; one pickup at Pearl City Tavern.
11:01 - 11:45	45 min.	Arrive at Maunaolu; cocktails.
11:46 - 12:30	45 min.	Lunch.
12:31 - 12:45	15 min.	Introduction to Makaha Valley.
12:46 - 2:45	2 hr.	Inspection of Premises: a. Hotel and clubhouse site. b. Golf course and grass nursery. c. Kaneaki heiau; Glover Tunnel. d. Highland view. e. Makaha beach.
2:46 - 3:45	1 hr.	Questions and cocktails (and swimming if time permits).
3:46 - 4:45	1 hr.	Leave Maunaolu for Honolulu; one stop at Pearl City Tavern.

	Acres	Units	Population
Commercial	10		
Hotel	20	800	
Recreation	20		
Residential			
M. D. (4 u/ac)	150	600	1,800



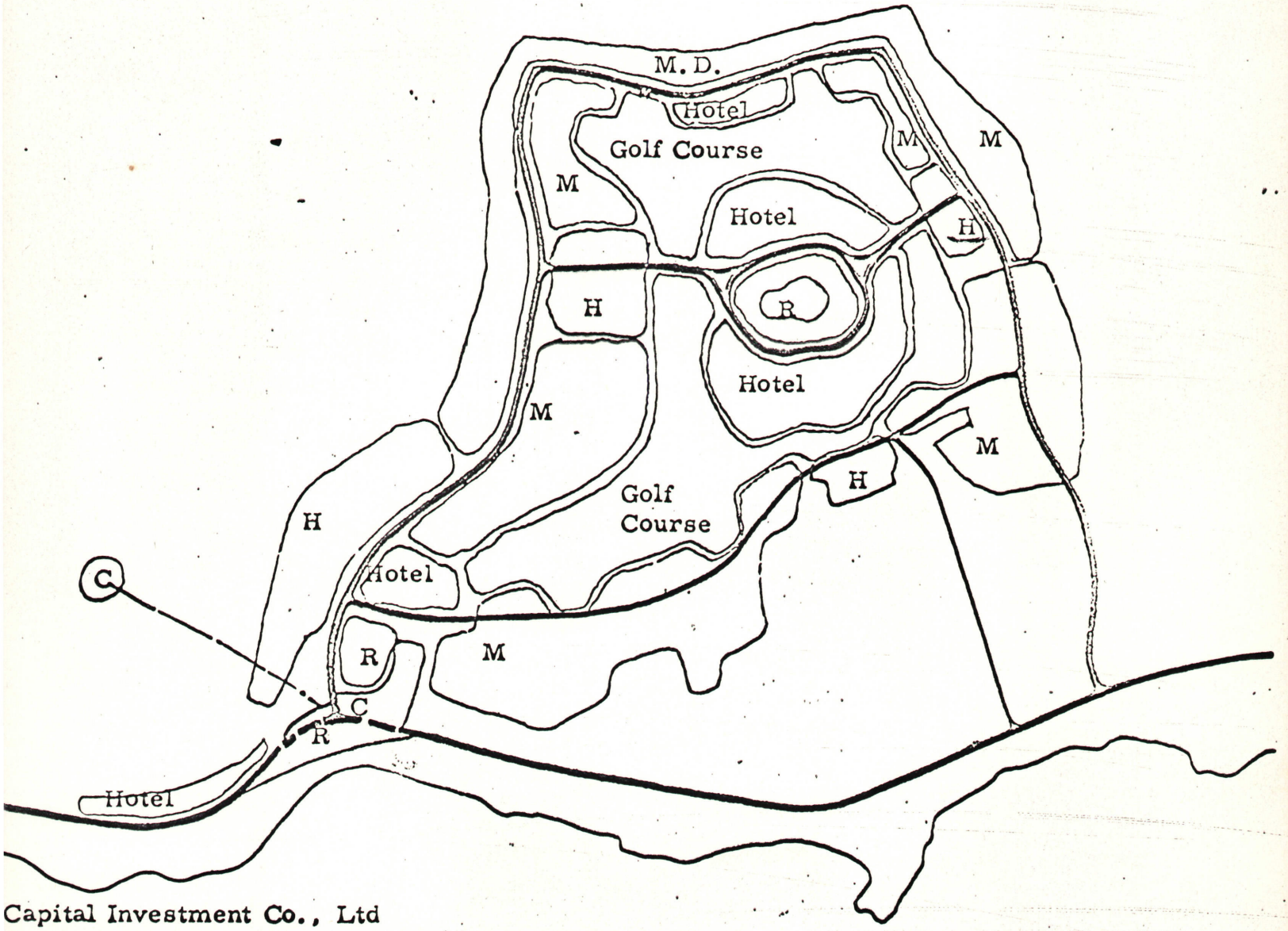
Capital Investment Co., Ltd.
Makaha Properties - Master Plan
Phasing Study · 1965-1969

	Acres	Units	Population
Commercial	25		
Hotel	70		
Recreation	35		
Golf Course	160		
Residential	205	1060	4750
H.D. (12 u/ac)	(30)	(360)	(2650)
M.D. (4 u/ac)	(175)	(700)	(2100)



Capital Investment Co. Ltd.
Makaha Properties - Master Plan
Phasing Study 1969 - 1973

	Acres	Units	Population
Commercial	59		
Hotel	133	4460	
Recreation	43		
Golf Course	337	2-18 holes	
Residential	918	5445	14,955
H.D. (12 u/ac)	(230)	(2760)	(6,900)
M.D. (4 u/ac)	(621)	(2484)	(7452)
M.L.D. (3 u/ac)	(67)	(201)	(603)



Capital Investment Co., Ltd
Makaha Properties - Master Plan
Phasing Study 1973-1977

CAPITAL INVESTMENT CO. LTD.
MAKAHA PROPERTIES - LAND USE ANALYSIS
(FOREST RESERVE NOT INCLUDED)

12-29-65

	CATEGORY		Beach Community 569 Acres			Central Village 1,074 Acres			Total Area 1,643 Acres		
NON-RESIDENTIAL USE	Commercial		29			30			59		
	Hotels, Motels, Clubs		43 @ 20 U/Ac. 860 U			90 @ 40 U/Ac. 3,600 U			133 4,460 U		
	Recreation, Parks, Beaches, Lagoons		30			13			43		
	Golf Course					337			337		
	Reserve, Open Space		100			53			153		
	Institution										
	Total		202			523			725		
RESIDENTIAL USE			Ac.	Units	Pers.	Ac.	Units	Pers.	Ac.	Units	Pers.
	High Density Housing	Acres	132			98			230		
		12 U/Ac.		1,584			1,176			2,760	
		2.5 Pers./U			3,960			2,940			6,900
	Medium Density Housing Single Family Housing	Acres	235			386			621		
		4 U/Ac.		940			1,544			2,484	
		3 Pers./U			2,820			4,632			7,452
	Medium-Low Density Hsg. Single Family Housing	Acres				67			67		
		3/U/Ac.					201			201	
		3 Pers./U						603			603
	Total		367	2,524	6,780	551	2,921	8,175	918	5,445	14,955
TOTAL			1,643 Acres								

CAPITAL INVESTMENT CO. LTD.
MAKAHA PROPERTIES - LAND USE ANALYSIS - ULTIMATE DEVELOPMENT
(FOREST RESERVE NOT INCLUDED)

12-29-65

	CATEGORY		Beach Community 569 Acres			Central Village 1,074 Acres			Upper Valley Area 706 Acres			Total Area 2,349 Acres		
NON-RESIDENTIAL USE	Commercial		29			30			9			68		
	Hotels, Motels, Clubs		43 @ 20 U/Ac. 860 U			90 @ 40 U/Ac. 3,600 U			242 @ 10 U/Ac. 2,420 U			375 6,880 U		
	Recreation, Parks, Beaches, Lagoons		30			13			58			101		
	Golf Course					337						337		
	Reserve, Open Space		100			53			81			234		
	Institution								40			40		
	Total		202			523			430			1,155		
RESIDENTIAL USE			Ac.	Units	Pers.	Ac.	Units	Pers.	Ac.	Units	Pers.	Ac.	Units	Pers.
	High Density Housing	Acres	132			98						230		
		12 U/Ac.		1,584			1,176						2,760	
		2.5 Pers./U			3,960			2,940						6,900
	Medium Density Housing	Acres	235			386						621		
		4 U/Ac.		940			1,544						2,484	
	Single Family Hsg.	3 Pers./U			2,820			4,632						7,452
		Acres				67			147			214		
	Medium-Low DensityHsg	3/U/Ac.					201			441			642	
	Single Family Housing	3 Pers./U						603			1,323			1,926
	Low Density Housing	Acres							129			129		
	Single Family Housing	2 U/Ac.								258			258	
		3.2 Pers./U									825			825
	Totals		367	2,524	6,780	551	2,921	8,175	276	699	2,148	1,194	6,144	17,103

TOTAL 2,349 Acres

