HONOKAI DEVELOPERS A65-101

9 1 15

VACANT

CANE

SEC. 2

PLAT 03

C & C RESERVOIR

PROPOSED HIGHWAY & INTERCHANGE

EXISTING HIGHWAY & PROPOSED WIDENING

RESERVOIR (PLANTATION)

SEWAGE TREATMENT PLANT

Parcel 11: City & County of Hon (Board of Water Supply)

James Campbell Trust Est. 83.207 Acs (Ewa Plantation Co.)-le.

(58.776 Acs.)

5 Access Permitted Rd. Par. 85 (1.078 Acs.)

FARRINGTON HIGHWAY

Access Permitted Rd. Par. 86 (6.761 Acs.)

James Campbell Trust Estate (Ewa Plantation Co.)-le.

943.656 Acs. (930.055 Acs.)

Rd. Par. 3 (0.150 Ac.) To Waipahu

Rd. Par. 3 (8.213 Acs.)

FAP No. 11-1(11)

Rd. Par. 181 (20.775 Ac.) Access Permitted

Rd. Par. 87 (0.480 Ac.)

Rd. Par. 85 (0.018 Ac.)

Access Permitted

Easement 35 25 ft. wide

Easement 38 40 ft. wide

James Campbell Trust Est. 41.108 Acs. (Alice K. Campbell)-le. (39.5 Ac.)

(37.32 Acs.)

(17.05 ac.)

James Campbell Trust Est. 17.20 acs.

Jas. Campbell Trust Est. 2.70 Ac (Ewa Pltn. Co.)-le

James Campbell Trust Est. 1.623 Acs. (Ewa Plantation Co.)-le

Easement 31 40 ft. wide

Easement 34 40 ft. wide

[5.0 ac.]

[8.15 ac.]

[10.85 ac.]

United States of America 8/w 40 ft. wide

14.45 Acs.

"GILBERT" 4

PLAT 14

James Campbell Trust Estate (Ewa Plantation Co.)-le.

Easement 199

Easement 180 (15 Ft. Wide)

Easement 30

BARBERS POINT

PLAT 13

AIRPORT

James Campbell Trust Est. 30.55 Ac. (Hawaii Meat Co.)-le (12.5 ac.) (Ewa Pltn. Co.)-le. (20.5 ac.)

True North 1" = 600'

192.167 Acs.

(Hawaii Raceway Park, Ltd.)-le.

81.512 Acs.

(Joseph Gonsalves & Wf. Angeline G. -T/E) le.

32.703 Acs.

PLAT 14

PLAT 32

SUBJECT TO CHANGE

POR. OF HONOULIULI, EWA, OAHU

Dwg. No. 3500
Source of Ch. App. 1009 & T.M.B.
By: D.S.C. & H.N. 12/26/49

TAXATION MAPS BUREAU
TERRITORY OF HAWAII
TAX MAP

FIRST DIVISION		
ZONE	SEC.	PLAT
9	1	15

CONTAINING PARCELS

SCALE: 1in. = 600 ft.

PRINTED JAN 6 1966

7775

UNITED STATES
DEPARTMENT OF THE INTERIOR
GEOLOGICAL SURVEY

LAND USE DISTRICT BOUNDARIES

DISTRICT MAP	STATE OF HAWAII	DISTRICTS
0-6	LAND USE COMMISSION DEPT. OF PLANNING & ECONOMIC DEVELOPMENT EFFECTIVE DATE: AUG 23, 1964	U = URBAN R = RURAL A = AGRICULTURAL C = CONSERVATION

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

H.E. PLANT
U

VACANT
U
MAKAKILO

AREA BEING DEVELOPED

A

U

AREA of PETITION

CAMPBELL INDUSTRIAL PARK

U

NAVAL AIR STATION

U

BARBERS POINT

U

U

U

U

A

A

A

A

H O N O U L I U L I

P A C I F I C

O C E A N

Kahe Point
Brown's Camp
Makaiwa Gulch
Waimanalo Gulch
Palailai Gulch
Makakilo Gulch
Makalapa Gulch
Hunehune Gulch
Kaloi Gulch
Puu Makakilo
Puu Palailai
Puu Kapolei
Kaloi
Honouliuli
Fishpond
Honouliuli
Lower Village
Fernandez Village
Ewa School
Renton Village
Ewa
Tenney Village
Varona Village
Waimanalo Village
Gilbert
Sisal
Coral Pit
Radio Range Sta
Oneula Beach
Barbers Pt (Laeloa)
Water Tank (Abandoned)
Landing Field
Reservoir
Pump
Flume
Siphon
Tunnel
Windmill
Cemetery
Res
Quarry
Pipe Line
Water Tank
Naval Res
Military Reservation
U.S. Govt Reservation
USC&GS Observatory
CAA Marker
Coast Guard Res
Lighthouse
Nimitz Beach
Coral Sea
Farrington Highway
Fort Weaver Road
Mango Tree Road
Pulloa Road
Oneula Rd
Ewa Mill
Pipeline
1 MILE

158°09′ 21°22′30″ (WAIANAE) 6′30″ 4′ 158°01′30″ 21°22′30″ (WAIPAHU)
490 000 FEET 70 000 FEET
21°15′ 158°09′ 6′30″ 4′ 21°15′ 158°01′30″ 490 000 FEET
40 000 FEET
17′30″ 20′

Mapped, edited, and published by the Geological Survey

Control by USGS and USC&GS

Topography by plane-table surveys 1927–1930 and by multiplex methods
Culture and drainage compiled from aerial photographs taken 1952. Field check 1953

Hydrography compiled from USC&GS Charts 4110 and 4133 and Survey H-4382

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

Red tint indicates area in which only landmark buildings are shown

11½°
TRUE NORTH
MAGNETIC NORTH
APPROXIMATE MEAN DECLINATION, 1953

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
DOTTED 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

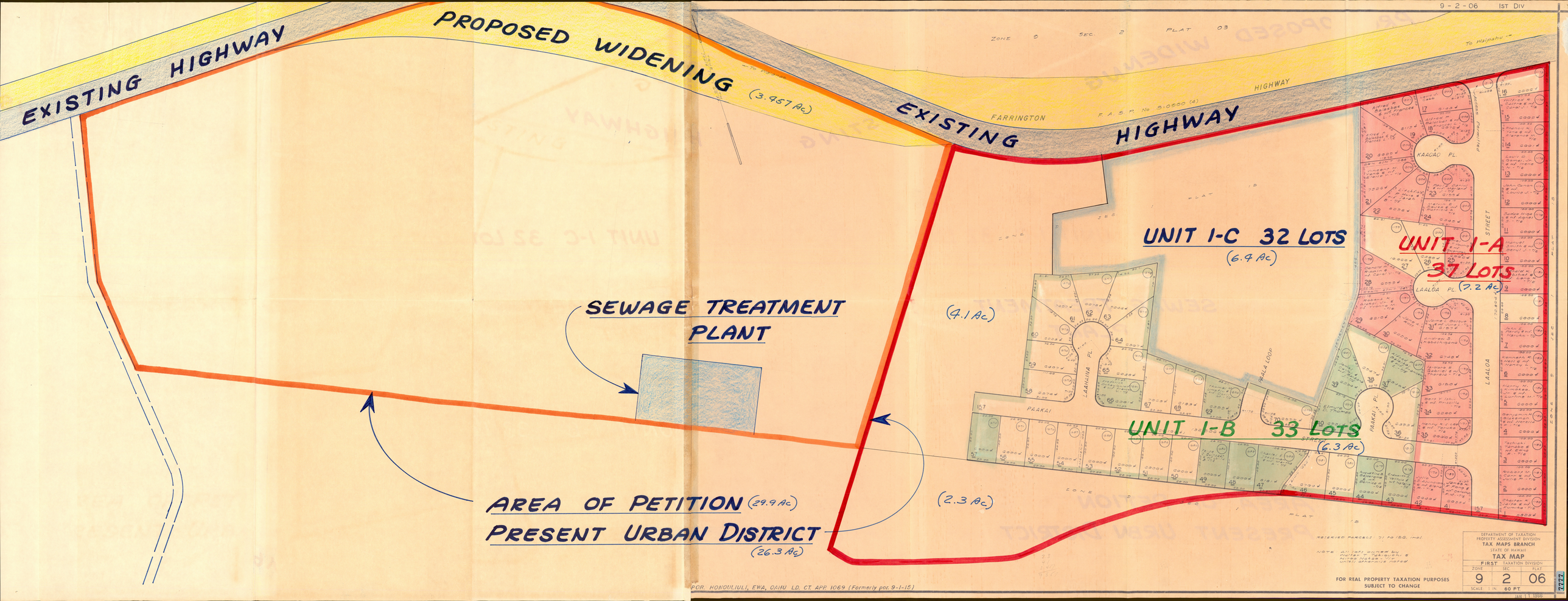
Oahu
HAWAIIAN ISLANDS
QUADRANGLE LOCATION

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

INTERIOR—GEOLOGICAL SURVEY, WASHINGTON, D. C.—1956
M R-2001

0-6
EWA, HAWAII
N2115—W15801.5/7.5
1953

2776



9 - 2 - 06 1ST DIV
EXISTING HIGHWAY
PROPOSED WIDENING (3.457 Ac)
EXISTING HIGHWAY
FARRINGTON HIGHWAY
F.A.S.P. No. S-0500 (4)
To Waipahu
ZONE 5 SEC. 2 PLAT 03
SEWAGE TREATMENT PLANT
(4.1 Ac)
UNIT I-C 32 LOTS
(6.4 Ac)
UNIT I-A
37 LOTS
(7.2 Ac)
UNIT I-B 33 LOTS
(6.3 Ac)
(2.3 Ac)
AREA OF PETITION (29.9 Ac)
PRESENT URBAN DISTRICT
(26.3 Ac)
KAAOAO PL.
LAALOA PL.
LAAHAINA PL.
PAALA LOOP
PAAKAI
PAAKAI PL.
LAALOA STREET
POR. HONOULIULI, EWA, OAHU LD. CT. APP. 1069 (Formerly por. 9-1-15)
RESERVED PARCELS: 71 to 186, incl.
NOTE: All lots owned by Walter T. Takiguchi & Hiroo Nakao - Vt. unless otherwise noted.
FOR REAL PROPERTY TAXATION PURPOSES SUBJECT TO CHANGE
DEPARTMENT OF TAXATION
PROPERTY ASSESSMENT DIVISION
TAX MAPS BRANCH
STATE OF HAWAII
TAX MAP
FIRST TAXATION DIVISION
ZONE 9 SEC. 2 PLAT 06
SCALE 1 IN. 60 FT.
JAN 11 1966

Land Use Commission

P. O. Box 2359 · Honolulu, Hawaii 96804

July 29, 1969

Mr. Vincent Yano, Agent
~~Honokai Developers~~ Honokai Developers
~~Suite 410~~ Suite 800, ~~235 Queen Street~~ 333 Queen St.
Honolulu, Hawaii 96813

Subject: Rezoning Application by Honokai Developers
A65-101 - Tax Map Key 9-1-15: 8
Maili, Oahu, from Agricultural to Urban

Dear Mr. Yano:

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

Eaglet
Typ-Erase
25% COTTON FIBER

April 18, 1966

Mr. Vincent Yano, Agent
Honokai Developers
Suite 410, 235 Queen Street
Honolulu, Hawaii

Dear Mr. Yano:

The petition by Honokai Developers to amend the Urban District Boundary to incorporate approximately 30 acres of land at Honouliuli, Oahu, Hawaii, identifiable by First Division Tax Map Key 9-1-15: 8, 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
Department of Land & Natural Resources

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

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

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

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

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

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

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

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

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

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

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

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

The motion was not carried.

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Nays: Commissioners Ota and Wung

The motion was carried.

Chairman Thompson called for a 5-minute recess.

****

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

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

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

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

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

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

Nays: Commissioners Wenkam and Mark

The floor was opened for discussion.

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

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

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

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

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

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

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

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

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

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

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

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

The Commissioners were polled as follows:

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

Nays: Commissioners Wung, Wenkam, Mark.

The motion was carried.

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

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

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

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

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

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

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

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

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

Nays: Chairman Thompson, Commissioner Burns.

Excused: Commissioner Ota

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: A65-101 - HONOKAI DEVELOPERS

During the public hearing held on January 14, 1966, Honokai Developers' petition for a change in boundary from an Agricultural District into an Urban District for approximately 30 acres of land at Honouliuli, Oahu, Hawaii, was heard. Original data submitted with the petition requested the change based on the hardship that would be incurred by the developers due to the investments made to date.

Denial of the petition for boundary amendment was recommended by the staff since data submitted by the petitioner did not relate at all to Section 2.30 of the State Land Use District Regulations, which require that the petitioner submit proof of need.

During the public hearing, as the attorney for the petitioner, Mr. Vincent Yano:

1. Admitted that no tentative approval exists for the subject lands from the City Planning Department.

2. Admitted that the developers "gambled" in installing the $170,000 sewage treatment plant.

3. Questioned the staff report which indicated that a need does not exist for additional urban lands in the area. He also asked why such an extensive Urban District was set up at Makakilo if there is no need for urban lands.

4. Questioned the rate of sales comparison presented by the staff concerning the subject lands and Makakilo. He also indicated that sales at Makakilo were just as slow as sales at the subject lands.

5. Questioned the agricultural districting of the subject lands when the subject lands are not suitable for agricultural purposes.

6. Claimed that the subject lands are presently zoned urban by the City and County.

On April 12, 1966, the recommendation from the City Planning Commission was finally received. Their recommendation is for approval which, in summary, states: "In view of prior commitments, the processing of the subdivision and the owner's site improvements, especially the sewer treatment plant, it is recommended that the request for change in State Land Use Boundary be approved."

The recommendation of the City Planning Commission also notes that: "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."

The following notes relating to Mr. Yano's comments above are offered by the staff:

1. Admittance that no tentative approval exists requires no further comment.

2. Admittance that the developers "gambled" indicates that any hardship incurred therefor cannot be used as justification for a boundary change. The Land Use Commission would place itself in an untenable position if it were to recognize a claim of financial hardship resulting from an admitted "gamble" as justification for boundary amendment.

3. Citing the extensive urban areas established by this Commission as proof of need for further urban lands cannot and has never been used as justification for additional urban lands elsewhere. Application of this line of reasoning would suggest that all of the pineapple fields surrounding Waipio Town urban area or the Kihei urban area and its surrounding agricultural lands, are also justified as Urban Districts. On the contrary, this would indicate that more than adequate urban areas have been provided by this Commission for expansion in the area of the subject lands.

4. Comparison of the development of the subject lands with that of Makakilo on an area basis and suggesting that only about 15% of the total Makakilo urban area has been developed, whereas 50% of the existing Honokai urban area has been developed, cannot be accepted as logical. This would be analogous to suggesting that under the conditions where:

   a. Mr. A starts walking to his home 10-mile distant and, at the end of one hour, has walked 2 miles and covered 20% of the distance;

   b. Mr. B, starting from the same point as Mr. A, has 2 miles to walk to his home, and at the end of one hour has walked 1 mile, covering 50% of the distance;

   and therefore Mr. A did not do as well as Mr. B, since Mr. A had only covered 20% of the distance, whereas Mr. B had covered 50% of the distance. However, using a common denominator of 1 hour as a time factor, it must be noted that Mr. A walked at a rate of 2 miles per hour, whereas Mr. B walked at a rate of only 1 mile per hour.

5. The fact that the lands are not good for agricultural pursuits in itself cannot be used as justification for urbanization. Section 2.8 (f) provides that: "Lands which are not suited to agricultural and ancillary activities by reason of topography, soils and other related characteristics, may be included in this (agricultural) district."

6. Present City and County zoning for the subject area involves the highway protective and rural protective zoning. These classifications are intended primarily to exclude urban uses such as commercial, industrial, high density apartments, etc., although it does permit single family residences. However, it does not qualify under the urban districting in its total sense, as set up by the State Land Use Commission.

Recommendation for approval of the petition by the City Planning Commission is based primarily on their prior commitments, although no tentative approval exists for the subject lands. This commitment consisted of approval for a future development. There is no temporary approval granted. As with the petition for a special permit under the James Tamura docket, which was denied by this Commission, although future development was apparently condoned by the City Planning Commission, the fact is the action was not carried out before the Land Use Districting became effective.

In spite of its recommendation for approval, the City Planning Commission has substantiated the Land Use Commission staff's finding that there are sufficient lands for urban purposes in the Ewa District. In light of this confirmation that sufficient urban lands are available, and in that data submitted by the petitioner have not served to prove that additional urban lands are required, the staff maintains its original recommendation for denial of the petition.

STATE OF HAWAII

LAND USE COMMISSION

(1) vote

VOTE RECORD

ITEM A65-101 Honokai

DATE 4-14-66

PLACE Maui Bd. Rm

TIME

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

COMMENTS: Sufficient proof has been exhibited for need. Change Agr. To Urban.

Motion not carried

STATE OF HAWAII

LAND USE COMMISSION

(7) vote

VOTE RECORD

ITEM Honokai Reconsideration

DATE 4-14-66

PLACE Maui Bd.

TIME

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

COMMENTS: moved to reconsider since there seemed to be apparent dif.

motion carried

STATE OF HAWAII

LAND USE COMMISSION

(3) vote

VOTE RECORD

ITEM Honokai re-vote

DATE 4-14-66

PLACE

TIME

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

COMMENTS:

Grant petitioners request ample proof as per other motion

Motion carried

File

1915

NEAL S. BLAISDELL
Mayor

RECEIVED
APR 12, 1966
State of Hawaii
LAND USE COMMISSION

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

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

April 11, 1966

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

Dear Mr. Moriguchi:

SUBJECT: Amendment to State Land Use District Boundary
Ewa, Honouliuli - Farrington Highway
Tax Map Key: 9-1-15: 8
Applicant: Honokai Developers

The Planning Commission at its meeting on Thursday, April 7, 1966, considered the petition filed by Honokai Developers for an amendment to the Land Use District Boundaries from Agricultural to Urban District for an area of land approximately thirty acres situated at Honouliuli, Ewa, o-6.

The Planning Director recommended to the Planning Commission that the Land Use District Boundaries be amended for the subject property based on the following findings of fact and determination:

1. This is another case where a subdivision preceded the development of the State Land Use Boundary concept. The subdivision for the entire area of 52 acres was first submitted to the Planning Department on September 1960, which consisted of three increments involving 378 lots. Tentative approval was granted in October 1960 for Unit I with 102 residential lots and the remainder of 44 acres for future development. In February 1962, final approval was granted to Unit I-A (Unit I consisted of A, B,

and C). In addition, surety bonds guaranteeing the construction of site improvements and a sewer treatment plant were accepted. On May 1964, final approval was granted for Unit I-B. Unit I-C is presently being processed.

2. The State temporary boundary was established on April 21, 1962. At that time the entire parcel in question was designated in the Urban District. However, upon adoption of the permanent boundary on August 31, 1964, only a portion of the parcel (Unit I) was designated as Urban and the remainder as Agriculture. The land in the Agricultural District has a soil classification of Class D which is unsuitable for crop farming purposes.

3. It is presently zoned for Highway and Rural Protective. The General Plan indicates Urban-Residential uses. The area is affected by the proposed right-of-way of Farrington Highway (approximately 4 acres of its present street frontage). Public facilities are adequate.

4. 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. The agricultural land surrounding this area will be retained for sugar (Ewa Plantation, lessor from Campbell Estate, has no development plans to urbanize these areas).

5. In view of prior commitments, the processing of the subdivision and the owner's site improvements, especially the sewer treatment plant, it is recommended that the request for change in State Land Use Boundary be approved.

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 the approximate 30 acres of land requested by the applicant.

Very truly yours,

PLANNING COMMISSION

By Frank Skrivanek
Frank Skrivanek
Planning Director

CONCUR:

Managing Director

Neal Blaisdell
Mayor

March 31, 1966

Mr. Vincent Yano, Agent
Honokai Developers
Suite 410, 235 Queen Street
Honolulu, Hawaii

Dear Mr. Yano:

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 the Honokai Developers will be rendered.

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

Very truly yours,

GEORGE S. MORIGUCHI
Executive Officer

STATE OF HAWAII
LAND USE COMMISSION

Land Use Commission Hearing Room
Honolulu, Hawaii

1:30 P.M.
January 14, 1966

STAFF REPORT

A65-101 - HONOKAI DEVELOPERS

District Classification: Agricultural

Background

Honokai Developers have submitted a petition to change the district designation of approximately 30 acres of land from its present classification in an Agricultural District into an Urban District. These lands are located at Honouliuli, Ewa, Oahu, on the makai side of Farrington Highway midway between the Barber's Point Industrial Park access road and the Kahe Power Plant (Tax Map Key 9-1-15: 18. These lands are contiguous to an existing Urban District.

In support of their petition, Honokai Developers have submitted the following:

1. That the petitioners had prepared a tentative subdivision for 52 acres involving approximately 277 lots. In connection therewith, they submit that the City Planning Department had granted tentative approval for Unit I consisting of 102 residential lots together with a remainder lot for future development. The date of this tentative approval was October 20, 1960.
2. That the petitioners purchased the subject lands from the Campbell Estate in December, 1959 on a public bid basis and that the area has never been used for agricultural purposes due to its rocky terrain.
3. That the petitioners have installed a complete sewage treatment plant to handle the entire 277 lot subdivision at a cost of approximately $170,000.00.
4. That the petitioners have now fully developed Unit I and therefore

an agricultural classification for lands adjacent to Unit I would impose an undue hardship on the developers, who relied on the tentative approval of the City Planning Department for the entire parcel of 52 acres.

5. That the petitioners feel the area is suitable for urban development and that the subject lands are situated less than two miles from the Makakilo Subdivision.

6. That the petitioners feel that the reason for the relatively slow development of the area has been the inadequate roadway system from Waipahu to Nanakuli. The petitioners contend that this situation will be remedied by construction of the H-1 highway and the further widening of Farrington Highway.

Analysis

As reported by the petitioners, tentative approval was granted by the City Planning Department in October, 1960 for 102 residential lots. However, these lots are entirely within lands presently districted urban and do not involve the lands under petition for district boundary change. Although the petitioners report that tentative approval was received for the entire parcel of 52 acres owned by the petitioners, records indicate that the tentative approval applies only to the 102 lot subdivision and a single remainder lot of approxiamtely 44 acres. Approval for subdivision of the 44-acre remainder into smaller residential lots has not been granted, although these were shown on the overall development plan. Therefore, tentative approval does not exist for the lands under petition to be subdivided into residential size lots.

Land development and sales within the existing Urban District, which is presently being developed by the petitioners, have progressed at a very slow rate. Although the petitioners have reported that these lands are now fully developed, it is

noted that construction is still underway for approximately one-third of the 102 lot development, and that only 44 lots have been built upon and sold. Land development and sales have averaged approximately 1.6 acres per year since its original inception in 1960, which would indicate that complete development of the 25-acre Urban District would involve another 11 years or so under the rate of growth to date. It is also noted that the developers have requested extensions in the tentative approval originally granted eight times, which amounts to a period of four years. Development progress and rate of sales in the area do not indicate any great need or demand for residential lots.

In addition to the lands presently available for sale within the Urban District immediately adjacent to the subject lands, approximately 1,255 acres of vacant urban lands are available for development in the Makakilo area. The total land area within the Makakilo Urban District is 1,425 acres with approximately 170 acres developed to date. From these data, it is apparent that sufficient lands have been placed within an Urban District in the general area of the petitioners' lands.

The slow rate of sales in the area of the subject lands has been attributed to the inadequate roadway system, according to data submitted by the petitioner. However, this is not substantiated by the rate of sales experienced by the Makakilo Development which is also served by the same road system. Over a 5-year period, a total of 340 lots have been sold at Makakilo for an average rate of approximately 70 lots per year. This indicates that the road system and its inadequacy are not factors in the slow development of the Honokai area, but rather that the demand for residential lots occur in major urban areas and not in isolated and scattered smaller urban areas.

Although the subject lands are surrounded by cultivated cane fields to the south, soils on the subject lands and on lands mauka are classified as having very poor

suitability for agricultural use. Median annual rainfall in the area is approximately 25 inches. Although the City General Plan provides for an urban classification for the subject lands, the State General Plan provides for an agricultural classification.

Recommendation

Section 2.30 of the State Land Use District Regulations indicates that "the Commission may permit amendment to any district boundary provided that the petitioner has submitted proof that the area is needed for a use other than that for which the district in which it is situated is classified". Data to comply with this provision have not been submitted. Moreover, data cited in the analysis above overwhelmingly indicate that a need does not exist for additional urban lands in the area. In compliance with Section 2.30 of the State Land Use Regulations, staff concludes that its recommendation must be for denial of the petition.

January 4, 1966

Mr. Vincent H. Yano, Agent
Honokai Developers
Suite 410, 235 Queen Street
Honolulu, Hawaii

Dear Mr. Yano:

The Land Use Commission next meets on January 14, 1966 at 1:30 p.m. in the hearing room of the Land Use Commission at 426 Queen Street, Honolulu, Hawaii. At that time the petition by the Honokai Developers (A65-101) for amendment of the Urban District boundary at Honouliuli, Ewa will be heard.

Very truly yours,

GEORGE S. MORIGUCHI
Executive Officer

cc: Chairman Thompson
Planning Dept., C&C of
Honolulu

OAHU

PROGRAM LISTED
ITEMS: 1, 3, 8, 10, 13,
26, 28, & 32

SCALE IN MILES
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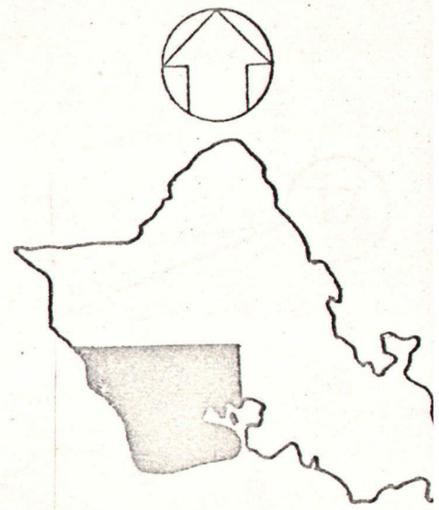

KEPUHI POINT
Lashiosi Heiau
Makaha Stn.
Makaha
FOREST RESERVE
WAIANAE
Sacrificial Stone
KOLEKOLE PASS
Kamaile Heiau
U.S. ARMY RES
FARRINGTON
Kawiwi Stream
WAIANAE VALLEY RD.
782
FAS 782
Koupuni Stream
WAIANAE
MOUNTAINS
DISTRICT
POKAI BAY BEACH PARK
POKAI BAY
KANEILIO POINT
Kuilioloa Heiau
Waianae
Mailiilii ROAD
Waianae Stream
U.S. NAVAL RESERVATION
Hiiaiula Heiau
FAS 780
NAVAL
LUALUALEI BEACH PARK
HIGHWAY
Maili
Lualualei Stream
FOREST RESERVE
U.S. ARMY RES.
U.S. NAVAL RES.
U.S. AIR FORCE RES.
Honouliuli Gulch
MAILI BEACH PARK
FAS 900
Ulehawa
Nanakuli
U.S. NAVAL RES
Nanakuli Stream
KALANIANAOLE BEACH PARK
Limaloa Gulch
Keoneoio Gulch
Waimanalo Gulch
Makaiwa Gulch
Palailai Gulch
Awanui Gulch
KAHE POINT
Makakilo Gulch
Palehua Gulch
Kaloi Gulch
Pahana Stone
FARRINGTON
HIGHWAY
FAS 900
Ewa
FORT WEAVER ROAD
FAS 760
FAS 764
U.S. NAVY RAILROAD
U.S. NAVAL RESERVATION
Gulch
PEARL HARBOR
West Loch
Ford Island
U.S. AIR FORCE BASE
U.S. NAVAL HAMMER POINT RESERVATION
U.S. ARMY RES.
KEAHI POINT
PUULOA BEACH PARK
BARBERS POINT
MATCH LINE
SHEET IV
KUNIA ROAD
FAP 75
FAP 99
KAMEHAMEHA HIGHWAY
WAHIAWA DISTRICT
EWA DISTRICT
KAIPAHU
Waiawa Stream
Kalauao Stream
Kalauao Shrine
Honouliuli Stream
Waiawa Stream
OCEAN
8
3
26
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32
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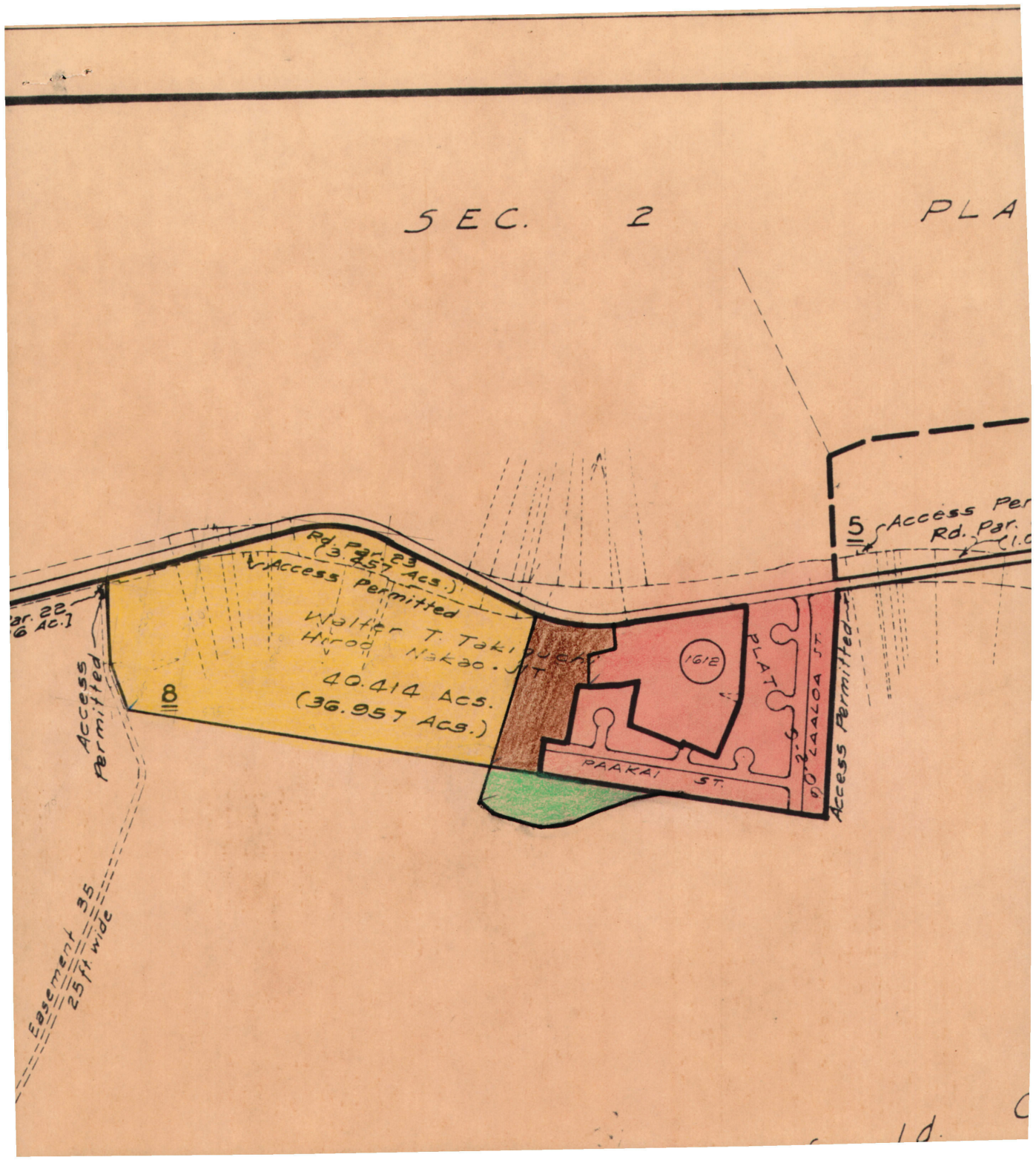
13

Sheet 3 of

Page


SEC. 2
PLA
Rd. Par. 23
(3.457 Acs.)
Access Permitted
Walter T. Taki
Hiroo Nakao, Jr.
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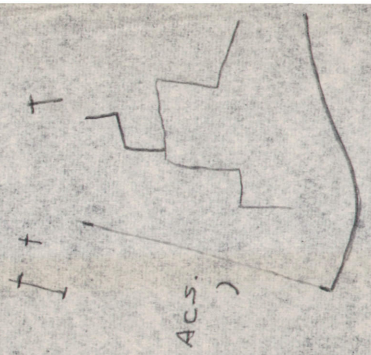
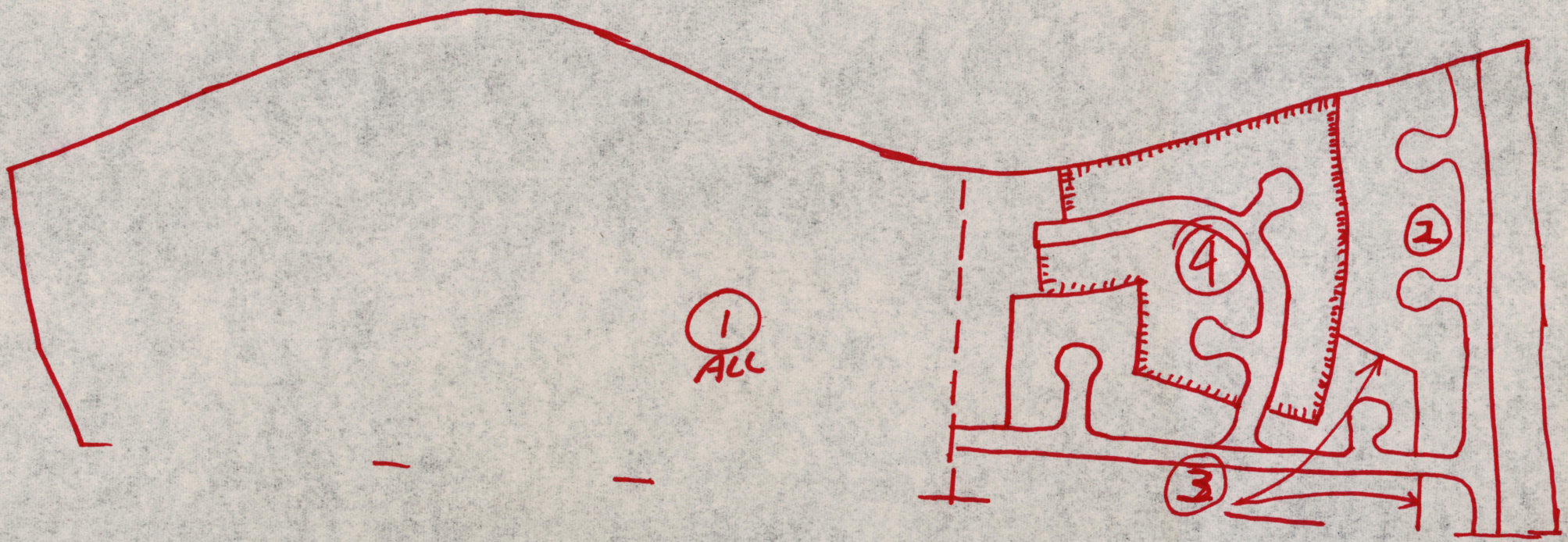
(36.957 Acs.)
8
5
Access Per
Rd. Par.
1612
PLAT
60' LAALOA ST.
PAAKAI ST.
Access Permitted
Access Permitted
Par. 22
6 Ac.]
Easement 35
25 Ft. wide



2 = 37 Lots
3 = 33 "
4 = 32 "



1" = 300'

January 7, 1966

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

Dear Mr. Skrivanek:

We are enclosing additional data transmitted to our office by Honokai Developers with reference to their petition to rezone approximately 30 acres at Honouliuli, Ewa, for your information.

Very truly yours,

GEORGE S. MORIGUCHI
Executive Officer

Encl.

January 7, 1966

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Planning Director
Planning Department
Honolulu Hale Annex
Honolulu, Hawaii

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Very truly yours,

GEORGE S. MORIGUCHI
Executive Officer

Encl.

File

1846

VINCENT H. YANO
ATTORNEY AT LAW
235 QUEEN STREET
HONOLULU, HAWAII 96813

TELEPHONE
571927

January 6, 1966

RECEIVED
JAN 6 1966
State of Hawaii
LAND USE COMMISSION

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

Gentlemen:

With reference to our petition to rezone approximately 30 acres in our subdivision at Honouliuli, Ewa, off Farrington Highway adjacent to the Campbell Industrial Park, we submit the following reasons in support of said petition:

1. One of our exhibits shows the tentative subdivision of the entire area of 52 acres into 277 lots. In connection therewith, we have also submitted a letter dated October 25, 1960 from the City Planning Department indicating that tentative approval was granted by the Planning Director on October 20, 1960 in Unit I consisting of 102 residential lots together with the remainder lot for future development.

2. This parcel was purchased from the Campbell Estate in December 1959 on a public bid basis. The area has never been used for agricultural purposes. We have since found that the area is not suitable for agriculture due to its rocky terrain.

?? IC not developed. Only 44 of 102 of Unit I sold!?

3. Subsequent to the approval by the City Planning Commission, the developers installed a complete sewage treatment plant to handle the entire subdivision of 277 lots. Said plant is now in operation and maintained by the City and County of Honolulu Sewer Division. The total cost of the sewage treatment plant is approximately $170,000.00. The zoning of the area adjacent to Unit I, now fully developed, as agricultural land would be an undue hardship on the developers who relied on the tentative approval of the City Planning Commission for the entire parcel of 52 acres. Incorrect. T.A. only for 13 ac.

4. The area is still suitable for urban development. The Makakilo Subdivision is situated less than two miles from subject property. We feel that

has not affected makakilo!

the reason for the relatively slow development of this area has been due to the inadequate roadway system from Waipahu to Nanakuli. This is now being remedied with the extension of H-1 past Waipahu to the Barber's Point entrance road and then the further widening of Farrington Highway beyond that point past our subdivision site.

In view of the above reasons, we submit that this particular parcel should be rezoned for urban use. We sincerely urge your favorable consideration of this petition.

Sincerely yours,

HONOKAI DEVELOPERS

By Vincent H. Yano
Vincent H. Yano

NEAL S. BLAISDELL
Mayor

PLANNING COMMISSION
Cyril W. Lemmon, Chairman
George F. Centeio, Vice-Chairman
Tsutomu Izumi
William R. Norwood
Thomas N. Yamabe II
Budget Director, ex-officio
Managing Director, ex-officio

ZONING BOARD OF APPEALS
R. Gibson Rietow, Chairman
Henry C. H. Chun-Hoon, Vice-Chairman
Harold K. Kometani

PLANNING DIRECTOR
Leighton S. C. Louis

CITY AND COUNTY OF HONOLULU

PLANNING DEPARTMENT
HONOLULU HALE ANNEX
HONOLULU 13, HAWAII

October 25, 1960

RECEIVED
DEC 3 1965
State of Hawaii
LAND USE COMMISSION

Mr. Chung Dho Ahn
1651 Mott-Smith Drive
Honolulu 14, Hawaii

Dear Sir:

ProposedSubdivision: Honouliuli - off Farrington Highway
Unit 1
Tax Key: 9-1-15: 8
Owner: Nanakai Developers
Surveyor: Chung Dho Ahn and Associates

Tentative approval was granted by the Planning Director on October 20, 1960 to the proposed subdivision of Lot 69 of Land Court Application 1069 at Honouliuli into 102 residential lots with areas ranging from 5,400± to 9,500± together with 44 and 56-foot rights-of-way and a remainder lot of 44± acres for future development. Lot width modification was granted for Lots 16, 22, 24, 25, 32 to 36, 40 to 43, 54 to 58, 100 to 104, 111 to 115.

The adequacy of the waterway for the design discharge, including alignment and size, should be verified by the subdivision engineer and the Division of Engineering before further work on the construction plans is undertaken.

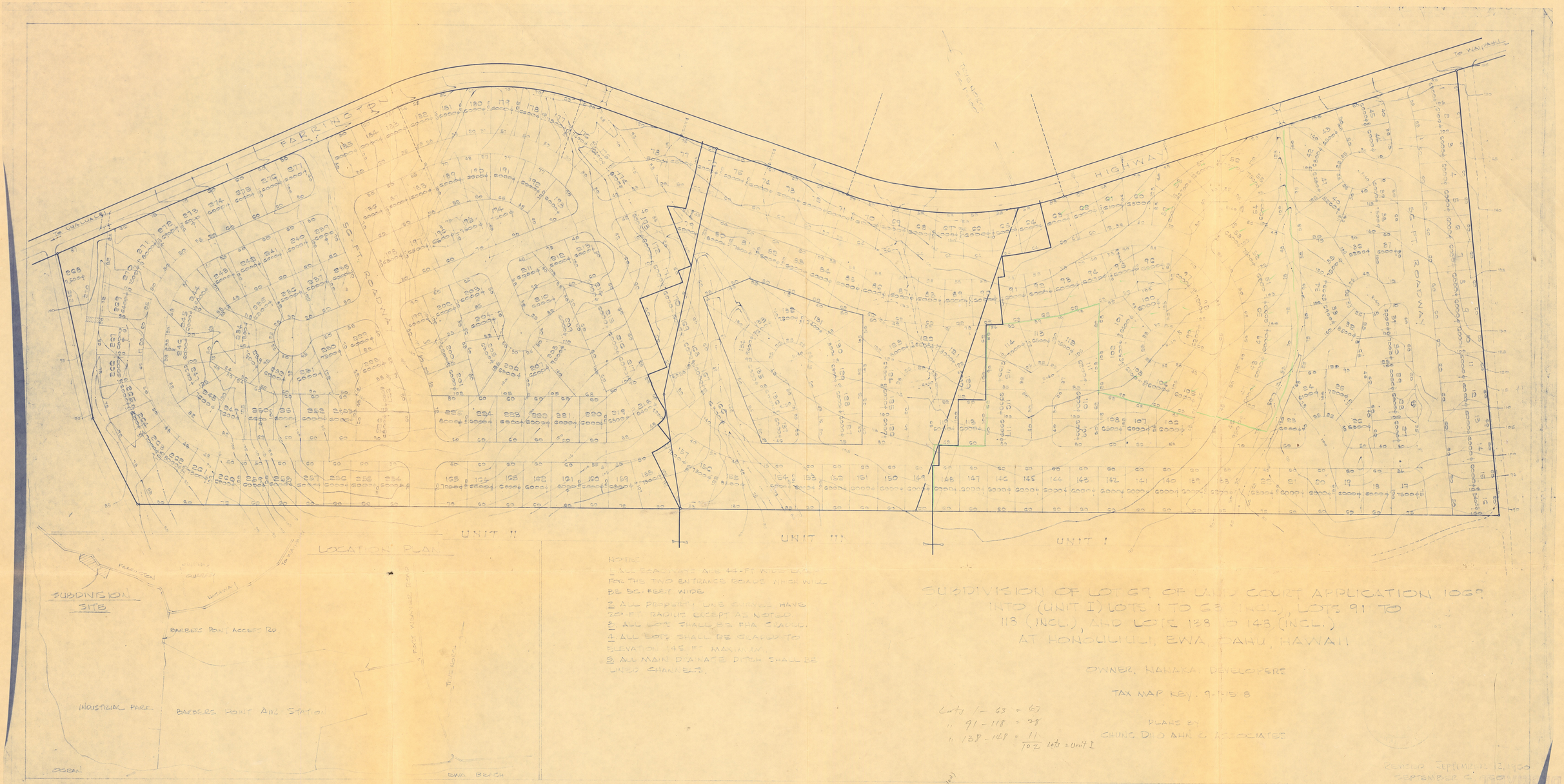
Approval of this subdivision will be subject to compliance with the requirements of the Building Department, and the State Division of Highways; construction of all street improvements, utilities and drainage facilities, including a sewage treatment plant to the limit of the boundaries; and filing of final survey maps.

Very truly yours,

PLANNING DEPARTMENT

Leighton S. C. Louis
Planning Director

EY:ef



NOTES

1. ALL ROADWAYS ARE 44-FT WIDE EXCEPT FOR THE TWO ENTRANCE ROADS WHICH WILL BE 56-FEET WIDE
2. ALL PROPERTY LINE CURVES HAVE 20-FT. RADIUS EXCEPT AS NOTED.
3. ALL LOTS SHALL BE FHA GRADED.
4. ALL LOTS SHALL BE GRADED TO ELEVATION 145 FT MAXIMUM.
5. ALL MAIN DRAINAGE DITCH SHALL BE LINED CHANNELS.

SUBDIVISION OF LOT 69 OF LAND COURT APPLICATION 1069 INTO (UNIT I) LOTS 1 TO 63 (INCL.), LOTS 91 TO 118 (INCL.), AND LOTS 138 TO 148 (INCL.) AT HONOULIULI, EWA, OAHU, HAWAII

OWNER: NANAKAI DEVELOPERS

TAX MAP KEY: 9-1-15: 8

Lots 1 - 63 = 63
" 91 - 118 = 28
" 138 - 148 = 11
102 lots = Unit I

PLANS BY
CHUNG DHO AHN & ASSOCIATES

REVISED SEPTEMBER 12, 1960
SEPTEMBER 6, 1960

7,188 1A
6,263 1B
13,451 = Units 1A + 1B
19,5 = Unit 1A, 1B + 1C (Rated)
13,5
6,0 = Unit 1C

7778

RECEIVED
DEC 3 19 5
State of Hawaii
LAND USE COMMISSION

7779

December 6, 1965

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

Dear Mr. Skrivanek:

We are enclosing a copy of the subdivision plans submitted by the Honokai Developers as additional data for your files on this petition.

Very truly yours,

GEORGE S. MORIGUCHI
Executive Officer

Encl.

State Form B14

STATE OF HAWAII

OFFICIAL RECEIPT No. 76

Planning & Econ. Dev.
Department, Bureau or Commission

Sept. 30, 1965

RECEIVED from Hapokai Developers

Fifty and no/100 **DOLLARS**

Public Hearing Fees - Land Use Commission

$ 50.00

Henry J. Kukude
Public Accountant

September 22, 1965

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

Dear Mr. Skrivanek:

Pursuant to Section 98H-4, FLH 1955, as amended, and Act 32/SLH 1965, a copy of a petition for an amendment to the Land Use District Boundaries, submitted by the Honokai Developers, is forwarded to you for your comments and recommendations.

Thank you for your cooperation.

Very truly yours,

GEORGE S. MORIGUCHI
Executive Officer

Encl.

September 22, 1965

Mr. Vincent H. Yano, Agent
Honokai Developers
Suite 410, 235 Queen Street
Honolulu, Hawaii

Dear Mr. Yano:

This is to acknowledge receipt of your check in the amount of $50.00 for an application to amend the land use district boundaries as shown on Map 19, LCA 1069.

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 Department
City & County of Honolulu

State Form B14

STATE OF HAWAII

OFFICIAL RECEIPT No. 117

Land Use Commission
Department, Bureau or Commission

September 21 19 65

RECEIVED from Honokai Developers

Fifty + no/100 DOLLARS

For public hearing by LUC for boundary change

$ 50.00

Dorn G. Hankawa
Public Accountant

STATE OF HAWAII
LAND USE COMMISSION

426 Queen Street
Honolulu, Hawaii

RECEIVED
SEP 21 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 Map 19, LCA 1069 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:
Lot 69, area 53.865 acres, at Honouliuli, Ewa, Oahu, as shown on Map 19 of Land Court Application No. 1069

Petitioner's interest in subject property:
Owner of said property with residential subdivision in process on 20 acres -- 40 homes already completed and occupied.

Petitioner's reason(s) for requesting boundary change: Originally scheduled for residential subdivision since 1961 but subdivision plan for three increments--Units I, II and III. Unit I approved for subdivision with Units II and III ~~with~~ only preliminary layout completed. Sewage treatment plant completed and in operation with capacity to handle entire subdivision.

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

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

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

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

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

Signature(s) HONOKAI DEVELOPERS

By: Vincent H. Yano
Vincent H. Yano, Agent

Address: Suite 410, 235 Queen Street
Honolulu, Hawaii 96813

Telephone: 571927