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April 27, 1971

State of Hawaii
LAND USE COMMISSION

Chairman and Members of the
City and County Planning Commission
City and County of Honolulu
Honolulu, Hawaii

Gentlemen:

Re: Petition to Amend Boundaries
of the State Land Use Urban
District in Waianae (Ocean-
view Ventures)

To answer some of the concerns expressed by the Planning Department, the following supplemental information and data is submitted to you for your consideration.

The Planning Department, as stated in its memorandum to you dated April 7, 1971 and in a conference with its staff, has stated that it is primarily concerned in developing single family dwellings in a desirable living environment. It is the staff's concern that having homes in an abandoned quarry do not meet one of the goals of the general plan which is to "develop a wholesome, convenient and attractive living environment". The staff also expresses concern that it would not be economically feasible to fill the excavated area and yet market the homes to meet the low and medium income market (gap group).

We agree with the Planning Department that it would be clearly an "undesirable living environment" to build homes in the excavated quarry area if we do not fill or level the

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quarry. We think, however, that it would not be an "undersirable living environment" if we fill, level and compact the excavated area in accordance with approved standards. I am sure that the staff and this Commission will also agree to this.

So the concern here is whether the developer can fill the excavated area and yet build homes to meet the housing need for the gap group which presently exist in the City and County of Honolulu. The need for gap group housing has been recognized by the staff in its report.

Mr. Clarence Tanonaka, a professional engineer and officer of Park Engineering, Inc. states that the excavated area can be filled economically. He proposes to do this by cutting the high banks along the U. S. Naval Road area and leveling it to the same elevation as the Naval Road and also by cutting the high areas within the subject parcel and filling the excavated area. (See Exhibits A-1 "Proposed Development Plan" and A-2 "Proposed Cross Section")

He states that it would take approximately 750,000 to 900,00 cubic yards to fill the excavated area.

If more fill is necessary, we have been assured that we can get the fill from the adjacent property which is owned by U.S. Financial.

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When the excavated area is filled, Mr. Clarence Tanonaka, states that the subject parcel will have a slope of only 1 1/2 degrees which means that it is practically level and cannot be visually noticed.

Furthermore, Mr. Walter Lum, a professional soil engineer, has stated that in his opinion the site can be very easily filled under controlled compaction and be developed for residential use. (See Exhibit B)

The subject parcel is owned in fee by the petitioner. In considering the purchase of subject parcel, the developer considered the cost that would be involved in grading and filling the excavated area. Since he purchased the parcel at a much lower cost than the adjacent lands, he will be able to construct homes that will meet the housing needs of the gap group.

Moreover, the Hawaii Housing Authority has expressed an interest in developing subject parcel, jointly, under Act 105 Session Laws of Hawaii 1970. Surely, if the project was not geared to meet the gap group the HHA would not have expressed any desire in developing the project jointly. (See Exhibit C, which is a letter from Mr. Yoshio Yanagawa, Executive Director of HHA).

The planning department expressed some concern as to

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the incompatible uses adjacent to the subject parcel.

As to the lands on the west of subject parcel, which the Planning Commission has approved for A2 Agriculture District, the developer intends to create a buffer by running a channel along the western boundary. The channel would be approximately 150 feet wide and would have a depth of approximately 11 feet. This would create a reasonable buffer between the A2 and the proposed residential development.

As to the quarry operation which is situated on the north of subject parcel, the developer intends to create a reasonable buffer so that the quarry operation will not interfere with the residents. As to this matter, the FHA authorities have taken a field trip and have examined the area and have found that with reasonable buffer the quarry operation meets environmental standards. Thus, FHA has approved the project.

The petitioner feels that the question of buffers can be more adequately handled at the General Plan Amendment level should the Land Use Commission approve the boundary change. A more detailed analysis and study by the Planning Department could be made at the general plan level to alleviate this concern.

In conclusion it is reasonable to state that the need for low and medium price housing is critical. The staff in

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its report and conclusion recognized this by stating that "there does exist, in general, a deficiency of low and moderate price housing". The developer can assure you that we can develop single family dwellings to meet the need of the gap housing group. The Hawaii Housing Authority, whose primary concern is to provide housing for this gap group, has expressed an interest in developing the project jointly.

Mr. Clarence Tanonaka of Park Engineering, Inc., a professional engineer, states that the excavated area can be filled economically. Also, Mr. Walter Lum, soil engineer, states that the area can be filled without any problem.

The FHA has also approved the project.

The community association in the Lualualei area are in favor of the project. The Lualualei Community Association and the Model Cities Program are both in favor of the project for it meets the critical housing needs for this gap group.

We have also heard comments from the residents living there that the excavated area creates a more hazardous condition for the children.

The need for housing for the gap group is undisputed. The petitioner along with the HHA are interested in developing the homes for this purpose. We respectfully request therefore that you recommend favorably our petition for change of boundaries

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of the urban district to the State Land Use Commission.

Thank you.

Respectfully submitted,

ROY Y. TAKEYAMA
Attorney for petitioner

RYT:ji

Enclosures: Exhibit A-1
Exhibit A-2
Exhibit B
Exhibit C

cc: Planning Director

bcc: Land Use Commission Chairman
Tatsuo Fujimoto, Executive Officer
Herbert Horica