

SP66-30

MCBRYDE SUGAR CO., LTD.

August 29, 1966


Planning and Traffic Commission
County of Kauai
P. O. Box 111
Lihue, Kauai

Gentlemen:

At its meeting on August 26, 1966, the Land Use Commission voted to approve the grant of a special permit to McBryde Sugar Co., Ltd. to build a small aircraft runway at Koloa, Kauai, identifiable by Tax Map Key 2-6-03.

Enclosed for your information is the staff report.

Very truly yours,


GEORGE S. MORIGUCHI
Executive Officer

Encl.

cc: Chairman Thompson
Department of Taxation
McBryde Sugar Co., Ltd.

SP66-30

McBRYDE

TMK 2-6-03

KOLOA ROAD

True North
1" = 600'

CANE
SECTION

Parcel "B"
(38 Ac.)

PARCEL "A"

IDLE

(49.68 Ac.)

(Manuel A. Medeiros &
Wf. Mamie V. - T/E) le.

35

47.57 Ac5.

FIELD 25-B

McBryde Sugar Co. Ltd.

1791.820' le.

IDLE

State of Hawaii
County of Kauai
Exec. Ord. 2102
Koloa TANK SIT
0.335 AC.

(Manuel A.
Medeiros &
Wf. Mamie V. -
T/E) le.

FIELD

25 A

34

34.14 Ac5.

IDLE

Ditch

STATE OF HAWAII
LAND USE COMMISSION

Minutes of Public Hearing
and Meeting

Lihue Police Station

Lihue, Kauai

August 26, 1966

Commissioners

Present:

Myron B. Thompson, Chairman
Jim P. Ferry
Robert G. Wenkam
Shelley Mark
Goro Inaba
Leslie Wung
Shiro Nishimura

Absent:

C. E. S. Burns

Staff Present:

George S. Moriguchi, Executive Officer
Roy Takeyama, Legal Counsel
Ah Sung Leong, Draftsman

Chairman Thompson opened the public hearing and meeting with a short prayer, followed by an introduction of the Commissioners and staff members, outline of the procedures to be followed, and swearing in of persons testifying during the hearings.

✓ APPLICATION OF MCBRYDE SUGAR COMPANY, LTD. (SP66-30) FOR A SPECIAL PERMIT TO
BUILD A SMALL AIRCRAFT RUNWAY AT KOLOA, KAUAI

Staff report (see copy on file) was read by the Executive Officer in which it was recommended that the application be approved since the proposed use may be classified as an unusual and reasonable use.

Mr. Moriguchi advised that the five-year lease referred to in the staff report was a stipulation imposed by the petitioner. The intent here was to enable McBryde Sugar Company to replant the area at some future date, should they choose to do so.

Mr. Moriguchi further elaborated that the construction of the aircraft runway would have to meet all federal and state requirements, and that the request was only for a 100' x 2600' strip and did not include any building or other facilities.

Commissioner Wenkam moved to approve the special permit as recommended by the staff, seconded by Commissioner Nishimura. The motion was carried unanimously.

PUBLIC HEARING

PETITION OF LIHUE PLANTATION COMPANY, LTD. (A66-124) TO AMEND THE URBAN DISTRICT BOUNDARY AT LIHUE, KAUAI FOR APPROXIMATELY 4.5 ACRES PRESENTLY IN AN AGRICULTURAL DISTRICT

Mr. Moriguchi presented the staff report (see copy on file) recommending approval of the petition as modified.

STATE OF HAWAII
LAND USE COMMISSION

VOTE RECORD

Item Airstrip (McBryde) Date 8-26-66
Place Lihue Police Sta. Time _____
SP66-30

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

Comments:

Approve per staff recommend.

STATE OF HAWAII
LAND USE COMMISSION

Lihue Police Station,
Lihue, Kauai

2:30 P.M.
August 26, 1966

STAFF REPORT

SP66-30 - McBRYDE SUGAR CO., LTD.

Background

An application for a special permit to build a small aircraft runway at Koloa, Kauai has been approved by the Kauai Planning and Traffic Commission subject to final review by the Land Use Commission. The application was submitted by McBryde Sugar Co., Ltd., who are owners in fee of the subject lands. A small craft airstrip 100 feet wide by 2,600 feet long is proposed on the basis of a five-year lease to be issued by the McBryde Sugar Co., Ltd. to a developer. It is intended to serve the tourist trade by providing direct flights from Honolulu to this area.

Prior to granting approval of the special permit, the Kauai Planning and Traffic Commission has solicited and received an endorsement from the Chief of the Airports Division of the Department of Transportation. The Airports Division has reported that the proposed site is between 200 and 300 feet higher in elevation than Koloa town and approximately a mile west of Koloa town and, therefore, light airplane traffic probably will not present a hazard or disturbance to the residents of that area.

Surrounding lands are entirely owned by McBryde Sugar Co., Ltd. or leased to others. Lands in the immediate vicinity of the proposed airstrip consist of idle pineapple fields with the remaining areas planted in cane.

Evaluation of the special permit application based on the guidelines established by the State Land Use District Regulations indicates that the proposed use may be classified as an unusual and reasonable use. Therefore, it is recommended that the Land Use Commission approve the application.

Encls-11
Type-Cover
25/ OCT 11 1966

August 17, 1966

Mr. James F. Morgan, Jr.
Manager
McBryde Sugar Co., Ltd.
Eleele, Kauai, Hawaii 96705

Dear Mr. Morgan:

The Land Use Commission next meets at 2:30 p.m. at the Lihue Police Station, Lihue, Kauai, on August 26, 1966.

At that time, your application for a special permit (SP66-30) will be reviewed.

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

cc: Chairman Thompson

SP

McBryde Sugar
(Air Strip)

Rainfall: ± 70 " median annual
Air Strip elev - ± 400 Kelso Town ± 200

Soils: (Soil Survey Rpt.)

Af = (p. 298)

eroded sloping
phase

Alaelo2 Silty Clay - occurs
in small areas.

Moderately suited for grazing

Ah (p. 299)

Alaelo2 Silty Clay, severely
eroded rolling phase

Marginal or sub-marginal
for crops.

Best for pasture



LIHUE, KAUAI, HAWAII

2004.
TELEPHONE 2781

SP66-30

RECEIVED

AUG 8 1966

August 5, 1966

State of Hawaii
LAND USE COMMISSION

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

Subject: Application for Special Permit
File No. SP-66-1 - McBryde Sugar Co., Ltd.

Gentlemen:

At the regular meeting of the Planning and Traffic Commission held on August 4, 1966, the Commission approved subject application for special permit.

In accordance with provisions under Section 98H-6 of R.L.H. 1955, as amended, we herewith transmit for your consideration the foregoing application, transcript of proceedings attached.

Very truly yours,

PLANNING AND TRAFFIC COMMISSION

Masashi Kageyama, Chairman

attach.

May 31, 1966

Kauai Planning & Traffic Commission
County of Kauai
Lihue, Hawaii 96766

Gentlemen:

Enclosed herewith are two copies of the special permit petition together with maps for changes in land use as described in the petition. Also enclosed is a check for \$25.00 to defray expenses for a public hearing.

Your immediate attention on this matter will be greatly appreciated.

Very truly yours,

McBRYDE SUGAR CO., LTD.

James F. Morgan, Jr.
James F. Morgan, Jr.
Manager

AK:bbh
Encls.

cc: Mr. R. H. Cox, A&B Inc. (w/encls.)

McBRYDE SUGAR CO., LTD.
Eleele, Kauai, Hawaii

The proposed air strip, 100 feet wide at the strip level by 2,600 feet long is to be located in an area that is now zoned as agricultural under the Land Use Commission. This area was formerly under pineapple cultivation, but is at present idle. At present we do not have any specific date set for planting of cane due to water development problems. But, in the future, if cane is to be planted in this area provisions will be made prior to construction of the air strip, so as not to interfere with our irrigation layout.

The air strip area will be leased for 5 years as we do not want the parcel to be tied up in the event it is needed for future development.

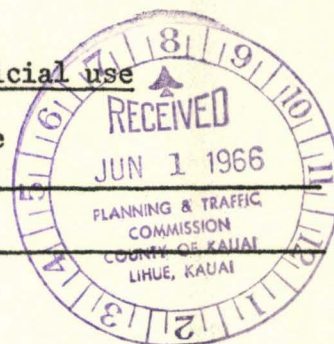
The air strip will serve the tourist trade in the now developing Poipu-Kukuiula area by providing a direct flight from Honolulu to a spot only a short drive to the designated hotels. An air strip as close as possible to this resort area will undoubtedly result in faster service and greater convenience.

AH
5/30/66

COUNTY OF KAUAI
PLANNING AND TRAFFIC COMMISSION
Lihue, Kauai, Hawaii

This space for official use

Date Application and Fee
received by KP&TC



APPLICATION FOR SPECIAL PERMIT

(I) (We) hereby request approval of a special permit to use certain property located in the County of Kauai, Island of Kauai, Land Use Commission ~~Temporary~~ District Boundary map number and/or name K-3
Koloa-Poipu, for the following-described purpose:

Description of property:

Portion, Tax Key 2603-1 (See attached map)

Petitioner's interest in subject property:

FEE

Petitioner's reason(s) for requesting special permit:

RECEIVED

AUG 8 1966

State of Hawaii
LAND USE COMMISSION

Special Permit for Private Air Strip
See Attached sheet for reasons

Signature(s)

James F. Morgan, Jr.

James F. Morgan, Jr., Manager

McBryde Sugar Co., Ltd.

Address:

Eleele, Hawaii 96705

Telephone:

3121

This space for official use

The property is situated in a(n) AGRICULTURAL district, whose regulations adopted by the Land Use Commission prohibit the desired use.

Signature(s)

Thomas T. Yamashita

For (agency)

COUNTY OF KAUAI
PLANNING & TRAFFIC COMMISSION
LIHUE, KAUAI, HAWAII

2-6-03
2-6-04

REDUCTION AND PRINT MADE BY
HAWAII BLUEPRINT & SUPPLY, LTD.
 1517 KONA STREET
 KAILUA, HAWAII
 TELEPHONE 241-0000
JAN. 1965



PLAT	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32	33	34	35	36	37	38	39	40	41	42	43	44	45	46	47	48	49	50	51	52	53	54	55	56	57	58	59	60	61	62	63	64	65	66	67	68	69	70	71	72	73	74	75	76	77	78	79	80	81	82	83	84	85	86	87	88	89	90	91	92	93	94	95	96	97	98	99	100
PLAT	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32	33	34	35	36	37	38	39	40	41	42	43	44	45	46	47	48	49	50	51	52	53	54	55	56	57	58	59	60	61	62	63	64	65	66	67	68	69	70	71	72	73	74	75	76	77	78	79	80	81	82	83	84	85	86	87	88	89	90	91	92	93	94	95	96	97	98	99	100



NOTICE OF PUBLIC HEARING

SPECIAL PERMIT, LAND USE - COUNTY OF KAUAI

NOTICE IS HEREBY GIVEN of a public hearing to be held by the County of Kauai Planning and Traffic Commission in the County Building at Lihue on Thursday, July 7, 1966, at 1:30 p.m., or as soon thereafter as those interested may be heard to consider an application for special permit within the County of Kauai as provided for in Section 98H-6, R.L.H. 1955, as amended.

Docket Number
and Applicant

Tax Map Key

Permission Requested

SP-66-1

McBryde Sugar Co., Ltd.

2-6-03: Por. 1

Use of portion of property located in Agricultural District for private air strip.

Map showing the area under consideration for special permit is on file in the office of the Kauai Planning and Traffic Commission and open to the public for inspection during office hours.

All written protests or comments regarding the above application should be filed in writing to said Commission before the date of the public hearing or submitted in person at the time of the public hearing, or up to fifteen (15) days following this public hearing.

KAUAI PLANNING AND TRAFFIC COMMISSION

Masashi Kageyama, Chairman

By David F. Wong, Planning Director

(June 29, 1966)

2

KAUAI PLANNING AND TRAFFIC COMMISSION
LIHUE, KAUAI, HAWAII

June 9, 1966

TO: Planning Commission

RE: Special Permit Petition for Private Air Strip
at Koloa, Kauai, Hawaii

Petitioner: McBryde Sugar Co., Ltd.

Submitted herewith is a report with reference to a special permit petition regarding the construction of a proposed private air strip in an area within the agricultural district at Koloa, Kauai.

The petitioner is McBryde Sugar Co., Ltd., who is also the owner in fee of said property involved.

The proposed air strip will be located in an agricultural area formerly under pineapple cultivation but presently idle, approximately 1400 feet South of secondary trig. station Manuhonuhonu being portion tax parcel 1 as shown on tax map 2-6-03 and about 4000 feet West of Koloa Town.

The proposed air strip will be 100 feet wide by 2600 feet long and will serve the tourist industry presently developing in the Poipu-Kukuiula areas by providing direct flights from Honolulu for greater convenience and faster service.

2600
100
260,000

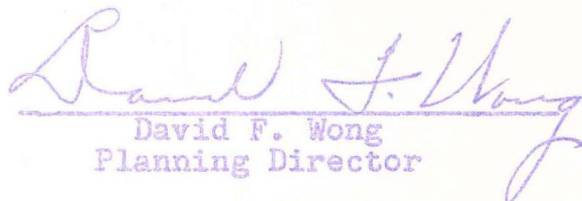
The flight pattern will be from West to East and will be air lifted towards Koloa Town which is not too desirable from the standpoint of noise and safety.

The desired use would not adversely affect the surrounding property, and would not burden public agencies to provide access roads, water, etc.

The proposed use will not essentially change the character of the land and is an unusual and reasonable use.

The portion of land upon which the proposed use is sought is suited for an air strip at high elevation as shown on the contour map.

It is recommended that special permit be granted for a private air strip as requested.


David F. Wong
Planning Director

c

C
O
P
Y

STATE OF HAWAII
DEPARTMENT OF TRANSPORTATION
AIRPORTS DIVISION
HONOLULU INTERNATIONAL AIRPORT
HONOLULU, HAWAII 96813

July 26, 1966

Mr. Thomas T. Yamasaki
Administrative Assistant
Planning and Traffic Commission
P. O. Box 111
Lihue, Kauai, Hawaii

Dear Mr. Yamasaki:

This is in reply to your letter of July 20, 1966 addressed to Mr. Kishimori, acting manager of Kauai District Airports.

Our engineering and general aviation sections have examined the proposal that McBryde Sugar Company presented to build a private air strip west of Koloa town. We find that the proposal site is between two and three hundred feet higher in elevation than Koloa town and approximately a mile west of Koloa town and therefore do not feel that the light airplane traffic will present a hazard or disturbance to the residents of that area.

The location of this airport may very well be of economical benefit to the community in providing air taxi services to the Poipu-Kukuiula area and we therefore recommend that you grant the permit requested by McBryde Sugar Company.

Very truly yours,

/s/ O. A. Byrne

O. A. BYRNE
Chief, Airports Division

cc: AIR-K

E-4a

KAUAI PLANNING AND TRAFFIC COMMISSION
PUBLIC HEARING
APPLICATION FOR SPECIAL PERMIT - FILE NO. SP-66-1

A public hearing on the above Application for Special Permit was called to order by Masashi Kageyama, Chairman, on Thursday, July 7, 1966, at 1:30 p.m. in the County Board Room at Lihue, Kauai. Other members present were Commissioners Horita, Faye, Yama and Yoneji.

Mr. Thomas Yamasaki, staff member, presented background information relative to the petition and pointed out the location as shown on Tax Map 2-6-03. Staff report recommending approval of said petition as prepared by Planning Director David F. Wong was read by Mr. Yamasaki, copy attached hereto.

Concern was expressed on the proposed flight pattern. Mr. Yoneji inquired if the safety factor had been checked with the CAA. Chairman Kageyama stated that the Commission's concern was on the use of the land, however, the staff was instructed to check into this matter with the CAA and report to the Commission at its next regular meeting.

There being no further questions or comments, the Chair announced that the Commission will receive additional comments and protests within the next 15 days; the matter, therefore, was taken under advisement and the hearing closed at 1:44 p.m.

DECISION OF COMMISSION: At the regular meeting of the Commission held on August 4, 1966, the foregoing Application for Special Permit was approved by the following vote:

AYES: Kageyama, Faye, Horita, Hashisaka, Yoneji - 5
NOES: None

Respectfully submitted,

Thomas T. Yamasaki

Thomas T. Yamasaki
Administrative Assistant

no conditions.

May 26, 1966

Mr. James F. Morgan, Jr., Manager
McBryde Sugar Co., Ltd.
Eleele, Kauai, Hawaii 96705

Dear Mr. Morgan:

On the matter of a proposed airstrip near Koloa to service the Royal Hawaiian Air Service, please be apprised that special permit proceedings must be initiated through the Planning and Traffic Commission of the County of Kauai. A public hearing would be held by the Planning and Traffic Commission and, should they find favorably for the special permit thereafter, the application would then be referred to the State Land Use Commission for final approval.

Detailed information relative to applications for special permits is outlined in Sub-part E of the State Land Use District Regulations. Should you require further information on the matter, please check with Mr. David Wong, Planning Director, County Planning Commission, or this office.

Very truly yours,

GEORGE S. MORIGUCHI
Executive Officer

cc: Chairman Thompson
Planning Director,
Kauai County Planning Comm.

Reply on letter

1947

McBRYDE SUGAR CO., LTD.

ELEELE, KAUAI, HAWAII 96705

May 20, 1966

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

RECEIVED

MAY 25 1966

State of Hawaii
LAND USE COMMISSION

Dear Mr. Moriguchi:

The Royal Hawaiian Air Service is interested in leasing an area in McBryde Sugar Company's agricultural land near Koloa for an airstrip. Because the State Land Use District Regulations, Sub-Part C, paragraph 2.14 (f) does not permit private airports in an agricultural district, we are asking for a special permit to enable this airport to be constructed and the area leased to the Royal Hawaiian Air Service for a period of five years.

Presently, the area surrounding the airport is fallow ex-pineapple land and is planned for sugar cane cultivation after water development studies have been completed. McBryde Sugar Co. is not interested in leasing this strip for a long period of time since it may conflict with eventual use and development of this area.

Attached are maps showing the location of the proposed airstrip for your information. If there are any further questions that we can answer, or if there is anything we can do to expedite this matter we would be only too happy to assist.

Thank you very much for your interest and attention to this request.

Very truly yours,

McBRYDE SUGAR CO., LTD.

James F. Morgan, Jr.
James F. Morgan, Jr.
Manager

JFM:SF
Encs.

May 20, 1966

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

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Very truly yours,

McBRYDE SUGAR CO., LTD.

James F. Morgan, Jr.
Manager

JFM:SF
Encs.

Dwg No 3039
 Source Tenthon Map Bureau
 Date PR 8 AL Oct 1936

PORTION OF KOLOA, KOLOA, KAUAI.



ADDITIONAL MAPS MADE FOR
 HAWAII BLUEPRINT & SUPPLY LTD
 111 KONA BLVD
 KAILUA, HAWAII
 JAN. 1965

SUBJECT TO CHANGE

FA. ATON MAPS BUREAU
TERRITORY OF HAWAII
TRX MAP
SHEET NO. 2
DATE DEC 1964
BY J. A. ATON
CONT. NO. 60
PARC 800 FT

August 29, 1966


Planning and Traffic Commission
County of Kauai
P. O. Box 111
Lihue, Kauai

Gentlemen:

At its meeting on August 26, 1966, the Land Use Commission voted to approve the grant of a special permit to McBryde Sugar Co., Ltd. to build a small aircraft runway at Koloa, Kauai, identifiable by Tax Map Key 2-6-03.

Enclosed for your information is the staff report.

Very truly yours,


GEORGE S. MORIGUCHI
Executive Officer

Encl.

cc: Chairman Thompson
Department of Taxation
McBryde Sugar Co., Ltd.

SP66-30

MEBRYDE

TMK 2-6-03

KOLOA ROAD

True North
1" = 600'

CANE
SECTION

Parcel "B"
(38 Ac.)

PARCEL "A"

IDLE

(49.68 Ac.)

(Manuel A. Medeiros &
Wf. Mamie V. - T/E) 1e.

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47.57 Ac.

FIELD

25-B

McBryde Sugar Co. Ltd.

IDLE

State of Hawaii
(County of Kauai)
Exec. Ord. 2102
KOLOA TANK SITE
0.335 AC.

1791.89

(Manuel A.
Medeiros &
Wf. Mamie V. -
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34

34.14 Ac.

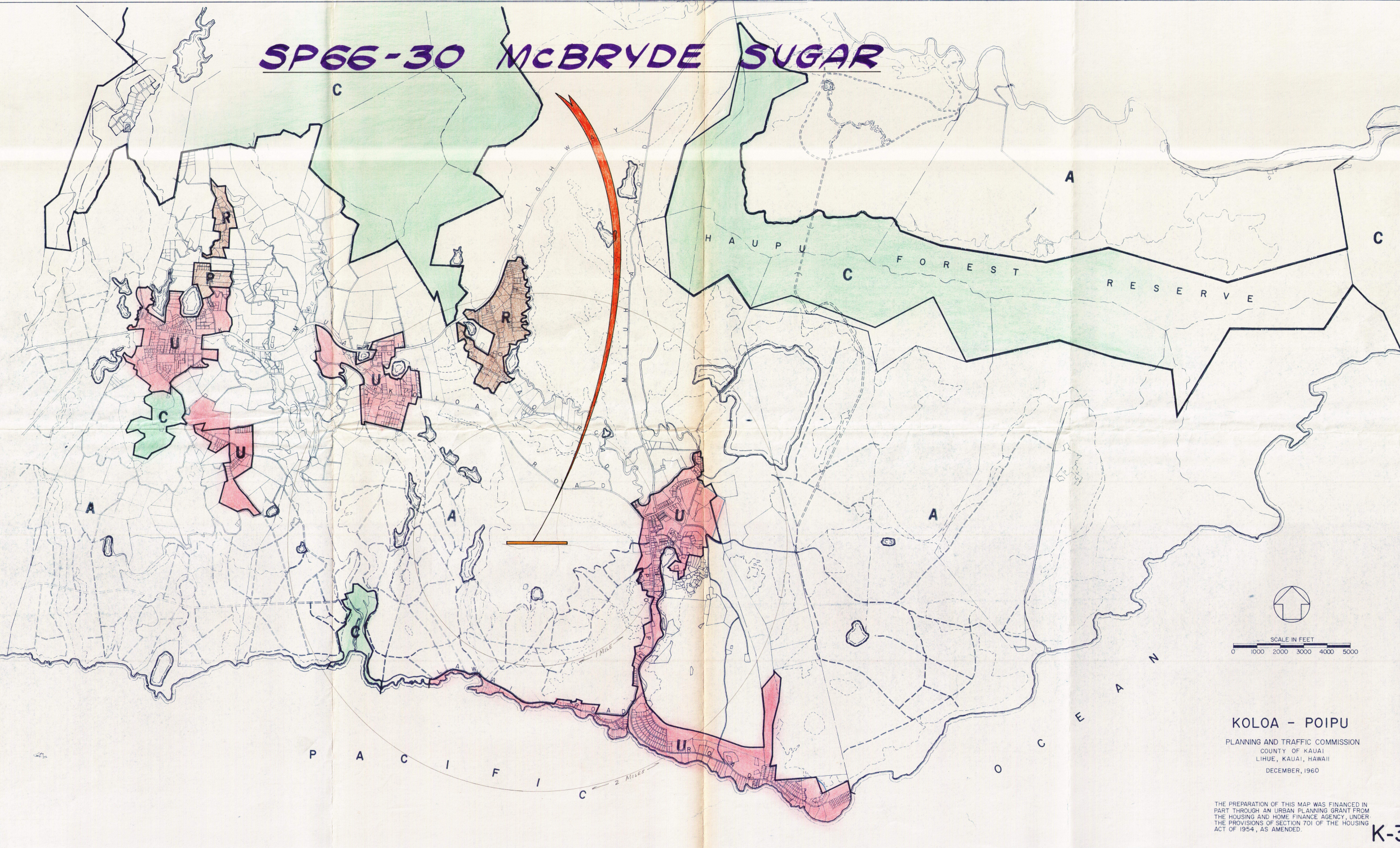
IDLE

Ditch

SP66-30

McBRYDE

SUGAR

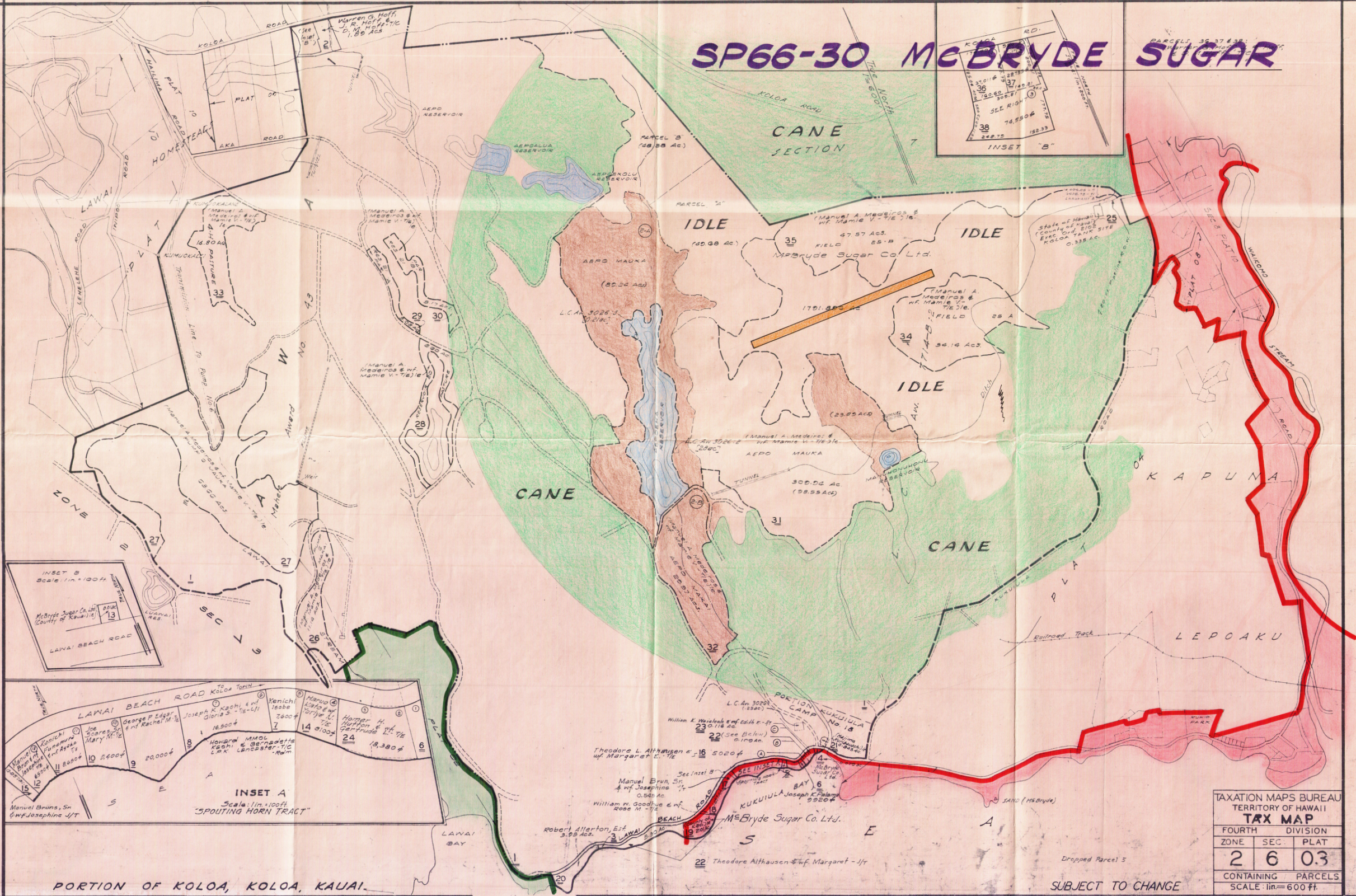


KOLOA - POIPU

PLANNING AND TRAFFIC COMMISSION
 COUNTY OF KAUAI
 LIHUE, KAUAI, HAWAII
 DECEMBER, 1960

THE PREPARATION OF THIS MAP WAS FINANCED IN PART THROUGH AN URBAN PLANNING GRANT FROM THE HOUSING AND HOME FINANCE AGENCY, UNDER THE PROVISIONS OF SECTION 701 OF THE HOUSING ACT OF 1954, AS AMENDED.

SP66-30 McBRYDE SUGAR



TAXATION MAPS BUREAU		
TERRITORY OF HAWAII		
TAX MAP		
FOURTH	DIVISION	
ZONE	SEC.	PLAT
2	6	03
CONTAINING		PARCELS
SCALE: 1 in. = 600 ft.		

SUBJECT TO CHANGE

PRINTED AUG 10 1966