Box 208868
Action

Oct 8 Molokai

(Sep 13 to Oct 28)

SP71-114 - FIRST HAWAIIAN BANK (WAIANAE)

Jean:

Send the following a copy of the special permit approval for First Hawaiian Bank:

Mr. Richard Lowe
Lemmon, Freeth, Haines & Jones
Suite 1500
165 South King St. 96813

PLANNING D
CITY AND COUNT
629 POHUKA
HONOLULU,

FRANK F. FASI
MAYOR

Septembe

Land Use Commission
State of Hawaii
P. O. Box 2359
Honolulu, Hawaii 96804

ATTENTION: Mr. Tatsuo Fujimoto,
Executive Director

Gentlemen:

SUBJECT: SPECIAL PERMIT RE(
TMK: 5-6-03: 16,

October 12, 1971

Planning Commission
City & County of Honolulu
629 Pohukaina Street
Honolulu, Hawaii 96813

Attention: Mr. Robert Way, Planning Director

Gentlemen:

At its meeting on October 8, 1971, the Land Use Commission voted to approve a special permit to First Hawaiian Bank (SP71-114) to develop a private recreational facility on approximately 26.8 acres of land identified by Tax Map Key 8-3-01: parcel 4 at Keaau, Waianae, Oahu, subject to the conditions imposed by the City Planning Commission.

A copy of the staff report is enclosed for your information.

Very truly yours,

TATSUO FUJIMOTO
Executive Officer

Enclosures

cc: Don Daley, First Hawaiian Bank
Richard Lowe, Lemmon, Freeth, Haines, Jones & Farrell
Property Technical Office, Dept. of Taxation
Tax Maps Recorder, Dept. of Taxation
Real Property Tax Assessor, Dept. of Taxation

October 12, 1971

Mr. Don Daley
Vice President
First Hawaiian Bank
161 South King Street
Honolulu, Hawaii 96813

Dear Mr. Daley:

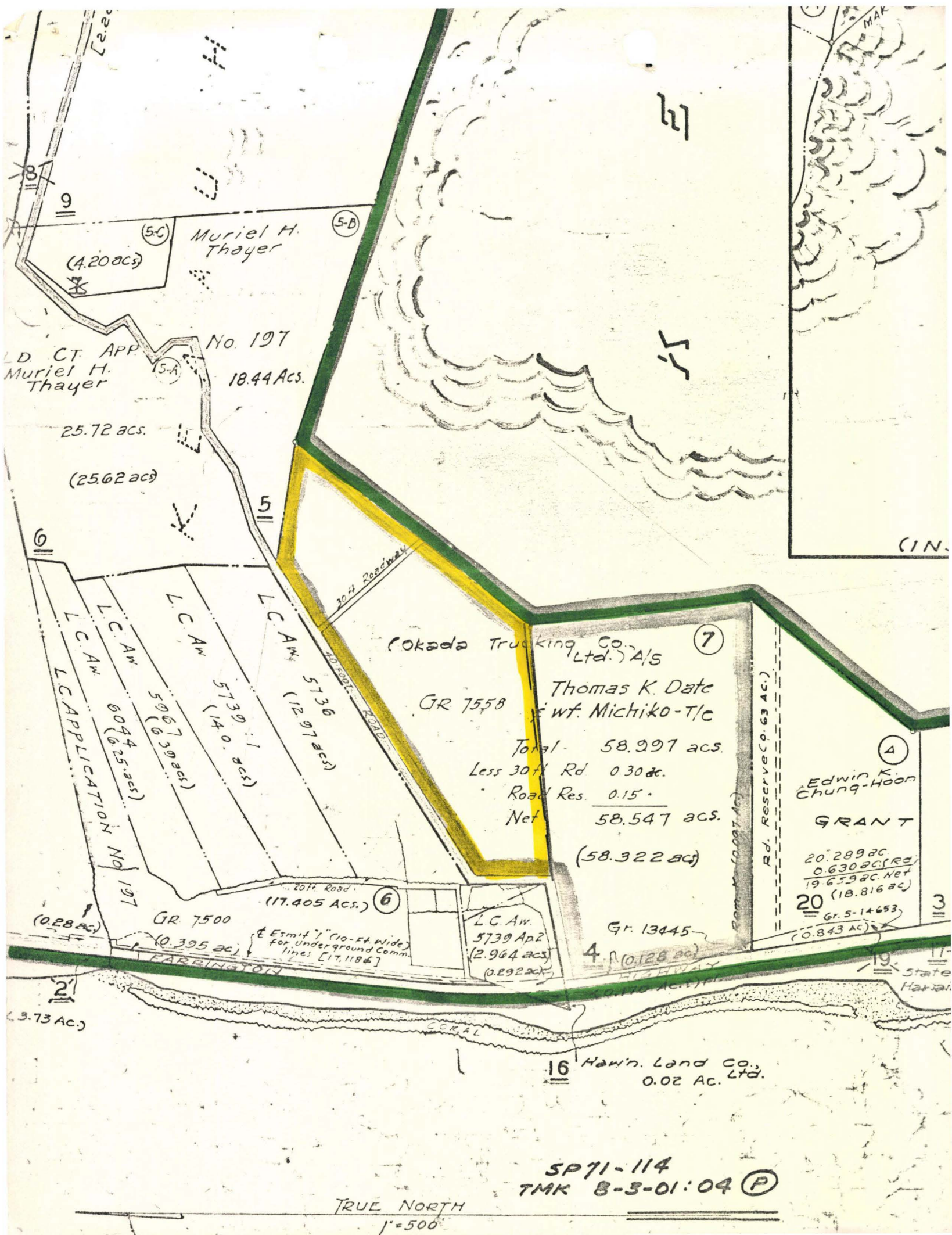
The original of the attached letter approving the special permit request by First Hawaiian Bank (SP71-114) to develop a private recreational facility on approximately 26.8 acres of land identified by Tax Map Key 8-3-01: parcel 4 at Keaau, Waianae, Oahu, subject to the conditions imposed by the City Planning Commission is on file in the office of the Planning Department, City & County of Honolulu, 629 Pohukaina Street, Honolulu, Hawaii.

Very truly yours,

TATSUO FUJIMOTO
Executive Officer

Enclosure

Eagle-1
Type-Erase


8
9
5-C
(4.20 acs)
Muriel H. Thayer
5-B
L.D. CT. APP. No. 197
Muriel H. Thayer
5-A
18.44 Acs.
25.72 acs.
(25.62 acs)
5
6
30 ft Roadway
40 Feet Road
L C Aw 5736 (12.97 acs)
L C Aw 5739 : 1 (14.0 acs)
L C Aw 5967 (6.39 acs)
L C Aw 6044 (6.25 acs)
L C APPLICATION No. 197
GR. 7500
(0.28 Ac.)
(0.395 ac)
20 ft. Road
(117.405 Acs.)
6
Okada Trucking Co. Ltd. A/S
GR. 7558
Thomas K. Date
wf. Michiko - T/C
Total 58.997 acs.
Less 30 ft Rd 0.30 ac.
Road Res. 0.15
Net 58.547 acs.
(58.322 acs)
7
Rd. Reserve Co. 63 Ac.)
A
Edwin K. Chung-Hoon
GRANT
20.289 ac.
0.630 ac. (Rd.)
19.659 ac. Net
(18.816 ac)
20
Gr. 5-14653
(0.843 ac)
3
Gr. 13445
4
(0.128 ac)
L C Aw. 5739 Ap 2 (2.964 acs)
(0.292 ac)
Easmt "J" (10-Ft. Wide) for Underground Comm. lines [17,1186]
FARRINGTON
2
(3.73 Ac.)
CORAL
16
Hawn. Land Co., Ltd.
0.02 Ac.
19
State
Hawaii
SP71-114
TMK 8-3-01:04 (P)
TRUE NORTH
1" = 500'

Employe Resort Planned by Bank

SB. 10-14-71

KAUNAKAKAI, Molokai — Employes of the First Hawaiian Bank may soon have their own resort area at Waianae, Oahu.

The State Land Use Commission Friday night voted unanimously to approve a special permit application for the private recreational facility which will be developed on 26.8 acres of land within the State's agricultural district at Keaau.

TO PROCEED with the development, however, the bank must meet 17 conditions set down by the Honolulu City Planning Commission.

The conditions include developing refuse storage and collection methods, a private sewage disposal system and underground utilities; getting site clearance approval by the traffic department and building water storage tanks.

In addition, all plans for the project must receive clearance from the planning director and appropriate government agencies.

FIRST HAWAIIAN Bank intends to operate the facility on a nonprofit basis.

A pavilion, covering 20,100 square feet, containing a longhouse, kitchen, restrooms and shower area will be the main feature of the complex, which will include 20 cabins.

A caretaker's house, accessory structures, a gazebo and storage and laundry buildings also are planned.

The project is estimated to cost $2 million and will take up to five years to complete.

It will be constructed in two phases and will have swimming pools and camp sites.

STATE OF HAWAII
LAND USE COMMISSION
HONOLULU, HAWAII

approved as amended
NOV 5 1971

Minutes of Meeting

Kaunakakai School Cafeteria
Kaunakakai, Molokai

October 8, 1971 - 7 p.m.

Commissioners Present: Goro Inaba, Chairman
Eddie Tangen, Vice-Chairman
Tanji Yamamura
Alexander Napier
Leslie Wung
Stanley Sakahashi

Commissioners Absent: Sunao Kido
Shelley Mark

Staff Present: Tatsuo Fujimoto, Executive Officer
Ah Sung Leong, Planner
Walton Hong, Deputy Attorney Aeneral
Jean Soma, Stenographer

HEARING

PETITION BY DEPARTMENT OF ACCOUNTING & GENERAL SERVICES (A71-298) TO RECLASSIFY APPROXIMATELY 36 ACRES FROM AGRICULTURAL TO URBAN AT HOOLEHUA, MOLOKAI

Staff Planner, Mr. Leong, delivered the staff report (see copy on file) and outlined the petitioned property on the district map of the area.

Relative to Commissioner Wung's questioning, Mr. Leong informed that the lands along Farrington Highway are owned by the Hawaiian Homes Commission.

Mr. Howard Nakamura, Planning Director, Maui County Planning Department, stated he had no testimony to present but would answer any questions from the Commission.

hotel-operating firm. In addition, Unitours, Inc. is presently working out an arrangement with Island Holidays Resorts for the management and operation of the hotel, as Unitours is not in the hotel-operating business.

Regarding condition #4 in Mrs. Luuloa's submittal ("that when final plans for siting and location of all buildings and structures are submitted for review for the Molokai Advisory Committee and the Maui County Planning Commission that these bodies hold public hearings on Molokai to allow citizen review of them before approval"), Deputy Attorney General Walton Hong advised that the Land Use Commission is not empowered to require other governmental agencies to hold public hearings. Therefore, he suggested to Mrs. Luuloa that the Molokai Advisory Committee and the Maui County Planning Comiission be contacted to this effect.

Since no one else wished to speak for or against this petition, Commissioner Wung moved that the 20.5 acre area as shown on Exhibit B be approved as recommended by the staff, subject to the conditions imposed by the Maui County Planning Commission; with the further condition that if the sewage treatment plant is to be sited at another location, the petitioner be required to seek approval of another special permit; and further that the approval of this request should not be construed to mean approval of any uses, recreational or otherwise, within the Keawanui Fish Pond itself. The motion was seconded by Commissioner Tangen and passed as follows:

Ayes: Commissioners Tangen, Napier, Yamamura, Sakahashi, Wung, and Inaba.

Absent: Commissioners Kido and Mark.

SPECIAL PERMIT APPLICATION BY FIRST HAWAIIAN BANK (SP71-114) FOR PRIVATE RECREATION CAMP AT KEAAU, WAIANAE, OAHU

Presentation of the staff report was made by Mr. Leong, in which staff recommended that this request be approved subject to the City Planning Commission's conditions.

Relative to Commissioner Napier's query, Mr. Leong apprised that Phase 1 of petitioner's proposed development was expected to begin on October 1, 1971, according to a timetable developed prior to their submittal of the special permit request but has not commenced pending approval of this application. He then explained that the City Planning Commission has approved this permit with the 17 conditions. Therefore, the Land Use Commission cannot detract from these conditions but may impose more stringent ones.

Mr. Don Daley, Assistant Vice President in charge of bank properties for First Hawaiian Bank, stated that the petitioner has met with the City Planning Department and concurs with the conditions that have been imposed on the proposed development. He felt that there is a tremendous burden on public facilities and that a project of this type will provide recreational areas for the bank's employees and their families, thus lessening the burden on public beaches and parks. In this respect, First Hawaiian Bank will serve as a unique prototype, in the hope that other companies will follow.

Since no representative from the City Planning Department and/or Commission was present and no one in the audience wished to speak for or against this petition, Commissioner Napier moved that the Commission accept the recommendation of the staff. The motion was seconded by Commissioner Tangen and carried as follows:

Ayes: Commissioners Wung, Sakahashi, Yamamura, Napier, Tangen, and Inaba.

Absent: Commissioners Kido and Mark.

Following the above matter, Commissioner Napier commended the residents of Molokai present at the meeting for their fine presentations and overall community concern and participation.

STATE OF HAWAII
LAND USE COMMISSION

VOTE RECORD

ITEM SP71-114 - FIRST HAWAIIAN BANK DATE October 8, 1971

PLACE Kaunakakai Elementary School, Kaunakakai, Molokai TIME 7:00 p.m.

NAME	YES	NO	ABSTAIN	ABSENT
WUNG, LESLIE	✓			
SAKAHASHI, STAN	✓			
YAMAMURA, TANJI	✓			
KIDO, SUNAO				✓
MARK, SHELLEY				✓
NAPIER, ALEXANDER	✓			
TANGEN, EDDIE	✓			
INABA, GORO	✓			

Comments: Approve request as recommended by staff, subject to the County's conditions.

STATE OF HAWAII
LAND USE COMMISSION

Kaunakakai School Cafeteria
Kaunakakai, Molokai

October 8, 1971
7:00 p.m.

STAFF REPORT

SP71-114 - FIRST HAWAIIAN BANK

A special permit application has been submitted by the First Hawaiian Bank to develop a private recreational facility on 26.8 acres of land situated within the State's Agricultural District at Keaau, Waianae, Oahu. The land is part of a 58-acre parcel described as Tax Map Key 8-3-01: 4.

The property under consideration is located approximately 1.5 miles north of the Makaha surfing beach. It fronts the mauka side of Farrington Highway directly opposite the Keaau Beach Park. The site is presently vacant and overgrown and contains many rock outcroppings. Surrounding lands are similar in character and are generally vacant or used for grazing. Land Study Bureau soil classification indicates that the land is poor for overall agricultural use; stony; poorly drained; difficult to work; contains less than 10% slopes; and situated in areas of 15 to 50 inches of rainfall.

Use of the proposed facility would be limited to employees of the First Hawaiian Bank, their families and their guests. Some 1,200 people are employed on Oahu and about 200 on the neighbor islands. The facility would be operated on a

non-profit basis in accordance with the by-laws of the Bank. It is estimated that up to 1,500 people may use the facility for company-wide picnics and luaus. However, staff conferences, meetings, vacation stays, etc., may attract an estimated 60 to 270 people. More than 95% of the site will remain in its natural state or devoted to open recreational uses such as play fields, courts and swimming pool. Within a 2.5-acre area to be hand cleared will be an activities building, kitchen, storage, laundry, pool, picnic area and play courts. The total building area for the project will cover slightly over one acre and would include the following:

1. Caretaker's house - 1,000 square feet
2. Pavilion area containing longhouse, kitchen, restrooms, deck, games and shower areas, etc. - 20,100 square feet
3. 20 cabins with covered decks - 1,110 square feet
4. Accessory structures, gazebo, storage, laundry, etc. - 5,450 square feet

Field stone and heavy timber construction will be utilized in order to be in harmony with the site. The petitioner will construct a 60,000 gallon water tank and install water lines from the existing County water system at a cost estimated to be $140,000. Sewage will be handled by cesspools to be approved by the Department of Health.

A full range of open recreational uses will be available including: camping, swimming, softball, tennis, basketball,

volleyball, picnic facilities, etc. A 54-car parking area will be initially constructed and later expanded to accommodate 100 cars.

Phase 1 which is expected to begin on October 1, 1971 and completed by May, 1972 will cost an estimated $750,000. It will include development of the central pavilion, swimming pools, and camp sites.

Phase II will take from one to five years and will cost an estimated $1,250,000.

COUNTY RECOMMENDATION

At its September 1, 1971 meeting, the City Planning Commission voted to recommend approval of the special permit subject to obtaining a Conditional Use Permit from the City and County of Honolulu and subject further to the following conditions:

"1. The provisions of the plans approved as a part of these permits and on file with the Planning Department, dated April 26, 1971, shall be followed except as may be altered by the conditions stated herein.

"2. Building plans shall be revised to provide storage within the Long House for tables and chairs. Restrooms labelled future shall be constructed within the first phase of work. All toilet rooms shall be redrawn to indicate the number and type of facilities provided. Such revised plans shall be subject to the review and approval of the Planning Director and the Department of Parks and Recreation.

"3. In addition to the proposed 54 car parking spaces in Phase I, the applicant shall provide:

a. 36 additional car parking spaces or

b. 3 bus parking spaces measuring 10' x 40'

In Phase II, 46 additional car parking spaces shall be provided. These modifications shall be subject to the review and approval of the Planning Director.

"4. A grading plan shall be submitted to the Planning Director for review and approval prior to commencement of work. In addition, detailed landscape and pathway plans shall be submitted simultaneously and shall be prepared by a registered landscape architect. All cut and fill slopes shall be fully landscaped with appropriate ground cover to minimize erosion. These items shall be subject to the review and approval of the Planning Director.

"5. Keaau Homestead Road shall be 34 feet wide at the entry for a distance of 150 feet after which the road, with appropriate transition, may be reduced to 30 feet width. Adequate sight clearance shall be provided. These improvements shall be subject to the review and approval of the Department of Traffic.

"6. If public refuse collection service is desired, the applicant shall provide refuse storage and collection methods in accordance with and subject to the requirements of the Department of Public Works Refuse Division. Such areas shall be appropriately screened and shall contain facilities for container scrub-down.

"7. A private sewage disposal system shall be provided in a manner acceptable to the State Department of Health.

"8. The water line and water storage tank shall be provided by the applicant in Phase I at no cost to the City and subject to the approval of the Board of Water Supply.

"9. Only one identification sign shall be permitted. Said sign shall not exceed 12 square feet in area and its type and location shall be approved by the Planning Director prior to obtaining a building permit.

"10. All utilities shall be underground.

"11. Prior to constructing each increment of the proposed development, the applicant shall submit detailed plans for the increment to be developed to the Planning Director for his review and approval.

"12. The architect shall be provided a reasonable degree of flexibility in the preparation of detailed engineering and architectural plans for this project. As work progresses on these drawings, it may be found that it would be advantageous to shift buildings slightly in order to preserve a particularly desirable element of the landscape or to accommodate certain unforeseen site conditions. In addition, as detailed architectural plans are developed, it may be found that certain building configurations may need to be altered slightly, also for the above reasons.

In no case, however, shall such changes materially affect the design concept of the project. No increase in the density of the floor area or decrease in the open space will be permitted. The environmental character and design concept of the project as indicated on the submitted plans shall be maintained.

Any major modifications to the conditions stated herein shall be subject to approval by the City Council. The Planning Director may approve modifications which in his determination are minor in nature.

"13. The Planning Director and appropriate governmental agencies shall review and approve final detailed documents covering all building and site improvements, including but not limited to parking, grading, drainage, sewers, water and electric utilities, communications, walkways, roadways, street and area lighting, fire hydrants, refuse storage and collection areas, fences, screens, signs, landscaping, and recreation facilities. This review and approval shall be made prior to commencement of work. The applicant shall properly file for and receive a building permit within one (1) year from the date the Conditional Use Permit is approved. If necessary, the time limit may be extended by the Planning Director provided the applicant makes a request in writing and submits

reasons which the Planning Director feels justify the time extension.

"14. In the event all conditions as set forth herein are not complied with, the Planning Director may take action to terminate the use or halt its operation until such time full compliance is obtained.

"15. The developer shall be required to incorporate all of the conditions set forth herein as part of the restrictive covenants running with the land.

"16. The applicant/developer of the property encompassed by this Planning Development shall be required to file with the Bureau of Conveyances or the Assistant Registrar of the Land Court of the State of Hawaii, a declaration of the abovementioned restrictive conditions.

"17. A certified copy of the document as issued by the Bureau of Conveyances or Assistant Registrar shall be presented to the Planning Department as evidence of recordation, prior to the issuance of a building permit."

ANALYSIS

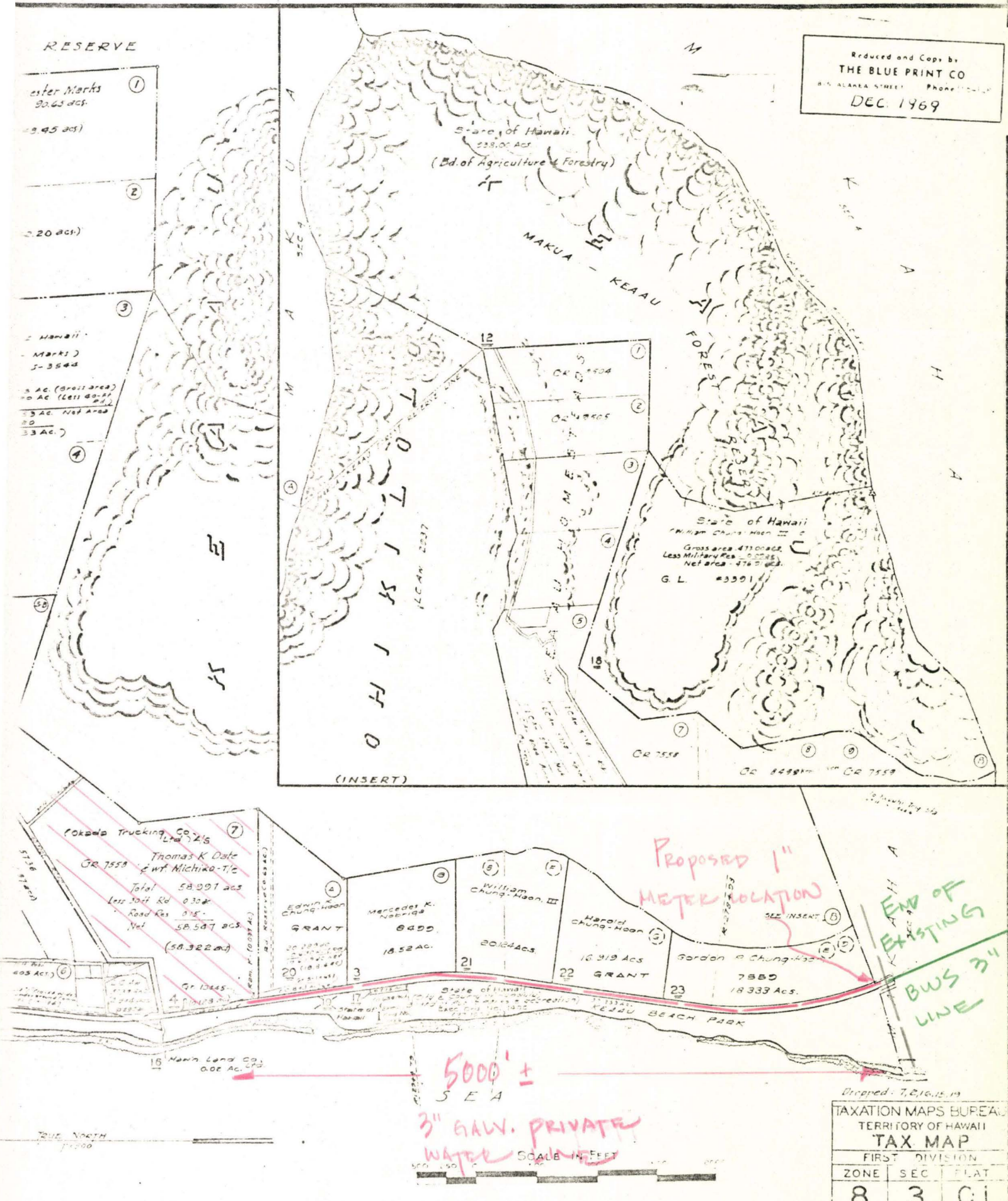
Staff evaluation finds that the proposed use is "unusual and reasonable" within an Agricultural District, in that the project will provide needed recreational facilities for a segment of our community without unreasonably burdening public agencies. The topography is well suited for the desired use and the petitioner's plans to enhance and preserve as much as possible the natural features of the land.

Public utilities are available to the property in question. The Board of Water Supply has indicated that the water supply is adequate if on-site storage is provided. The Department of

Health has no objections, provided acceptable cesspools are installed. A 30' wide crushed rolled coral road over an existing 40' right-of-way will provide ready access to the camp from Farrington Highway. All activity areas are away from the property boundaries and the retention of much of the overgrowth and the existing stone walls should provide an adequate buffer from surrounding properties.

It is therefore recommended that the special permit be approved, subject to the County's conditions.

8 3 01


RESERVE
Reduced and Copy by
THE BLUE PRINT CO
DEC. 1969
State of Hawaii
238.00 Acs
(Bd. of Agriculture & Forestry)
MAKUA - KEAAU FOREST RESERVE
State of Hawaii
Gross area 411.00 acs.
Less Military Res 0.00 acs.
Net area 411.0 acs.
G. L. #3391
(INSERT)
Okada Trucking Co. Ltd. Lse
Thomas K. Oda
& wf. Michiko - T/c
Total 58.997 acs
Less 30ft Rd 0.30 ac
Road Res 0.15 ac
Net 58.547 acs
(58.322 ac.)
Gr 10445
Edwin Chung-Hoon
GRANT
Mercedes K. Nobriga
8455
18.52 Ac.
William Chung-Hoon, III
20.124 Acs.
Harold Chung-Hoon
16.919 Acs
GRANT
Gordon P. Chung-Hoon
7550
18.333 Acs.
State of Hawaii
KEAAU BEACH PARK
Navin Land Co.
0.06 Ac.
PROPOSED 1" METER LOCATION
END OF EXISTING BWS 3" LINE
5000' ± SEA
3" GALV. PRIVATE WATER LINE
SCALE IN FEET
TRUE NORTH
Dropped: 7, 8, 16, 15, 19
TAXATION MAPS BUREAU
TERRITORY OF HAWAII
TAX MAP
FIRST DIVISION
ZONE 8
SEC 3
PLAT C1
CONTAINING PARCELS
SCALE 1 in = 500 Ft

2780

BOARD OF WATER SUPPLY
CITY AND COUNTY OF HONOLULU
630 SOUTH BERETANIA
POST OFFICE BOX 3410
HONOLULU, HAWAII 96801

Members
ROBERT H. ROTZ, Vice Chairman
RICHARD H. COX, Secretary
GEORGE APDUHAN
HENRY H. GEORGE, JR.
FUJIO MATSUDA
STANLEY S. TAKAHASHI
ALBERT C. ZANE

GEORGE A. L. YUEN
Manager and Chief Engineer

October 1, 1971

RECEIVED
OCT 5 1971
State of Hawaii
LAND USE COMMISSION

Mr. Tatsuo Fujimoto
Executive Officer
Land Use Commission
State of Hawaii
P. O. Box 2359
Honolulu, Hawaii 96804

Dear Mr. Fujimoto:

Subject: Notification of Special Permit Application
Applicant: First Hawaiian Bank
File No.: SP71-114
Tax Map Key: 8-3-01:portion of 4

Thank you for referring the subject application to us for comments.

The Board has no objections to the proposed use within the Agricultural District.

With respect to water service, the nearest water main is approximately 5000 feet from the subject area. The applicant will have to arrange with our Water Sales and Service Division for water service to the subject development.

Very truly yours,

Masami Iwamura

Masami Iwamura
Land Administrator

UNIVERSITY OF HAWAII

Land Study Bureau

October 4, 1971

RECEIVED
OCT 5 1971
State of Hawaii
LAND USE COMMISSION

Mr. Tatsuo Fujimoto
Executive Officer
Land Use Commission
P. O. Box 2359
Honolulu, HI 96804

Dear Mr. Fujimoto

The following comments are in response to your notification of boundary change application A71-298 and special permit applications SP71-113 and SP71-114:

A71-298 Dept. of Accounting & General Services
(Hoolehua, Molokai)

The soils in the area planned for expansion of the school are highly suited for crop production. They are deep, nonstony and well drained. Slope is less than 10 percent.

SP71-113 Unitours, Inc.

The area under consideration for the construction of a hotel consists of low lying salty and alluvial soils. The area closest to the Keawanui Fishpond is high in salinity and not suited for crop production. The area to the east is primarily of alluvial soils and better suited for crop production.

The land is nearly level.

SP71-114 First Hawaiian Bank

The area being considered for this permit is very stony with clayey soils. Unless water is available for irrigation, the annual rainfall is too low to sustain any crop for year-round production.

The clay soils may require a more carefully designed system for sewage disposal. The area is also subject to flooding during heavy rainstorms.

Sincerely

Harold L. Baker

Harold L. Baker
Director

Safety Loan Building · Room 301 · 2065 South King Street · Honolulu, Hawaii 96814

2775

JOHN A. BURNS
GOVERNOR

FUJIO MATSUDA
DIRECTOR
E. ALVEY WRIGHT
DEPUTY DIRECTOR
LAWRENCE F. O. CHUN
DEPUTY DIRECTOR

STATE OF HAWAII
DEPARTMENT OF TRANSPORTATION
869 PUNCHBOWL STREET
HONOLULU, HAWAII 96813

IN REPLY REFER TO:

PMN 7.1441

September 30, 1971

RECEIVED
OCT 1 1971
State of Hawaii
LAND USE COMMISSION

Mr. Tatsuo Fujimoto
Executive Officer
Land Use Commission
P. O. Box 2359
Honolulu, Hawaii 96804

Dear Mr. Fujimoto:

We have reviewed the following and have no comments for or against them:

1. Notification of Boundary Change Application A71-298 - Department of Accounting and General Services (Hoolehua, Molokai)

2. Notification of Special Permit Application SP71-113 - Unitours, Inc.

3. Notification of Special Permit Application SP71-114 - First Hawaiian Bank

Very truly yours,

Paul H. Arizumi

PAUL H. ARIZUMI
Property Management Officer

2776

RECEIVED
OCT 4 1971
State of Hawaii
LAND USE COMMISSION

LEMMON
FREETH
HAINES
JONES
& FARRELL

ARCHITECTURE
PLANNING
INTERIOR DESIGN

October 4, 1971

Tatsuo Fujimoto
Executive Officer
State of Hawaii
Land Use Commission
250 South King Street
Honolulu, Hawaii

Ref.: First Hawaiian Bank
Recreational Facilities
Keaau, Waianae, Oahu
Your ref. S.P. 71-114

Dear Mr. Fujimoto:

With reference to the Land Use Commission meeting due to be held at 7:00 p.m. on October 8, 1971 at Kaunakakai, Molokai, and the above agenda item II-5, we enclose herewith one set of plans as previously submitted to the Planning Department.

Very truly yours,

Allan Abraham

AA:shl

Enclosure

CYRIL W. LEMMON, FAIA
DOUGLAS W. FREETH, AIA
FRANCIS S. HAINES, AIA
PAUL D. JONES, AIA
JOSEPH FARRELL, AIA
ASSOCIATES:
FRED R. WHITE, AIA
GEORGE WOO, AIA
ALEX WEINSTEIN, AIA
RICHARD R. LOWE, AIP

SUITE 1501
FIRST HAWAIIAN BANK BLDG.
165 SOUTH KING STREET
HONOLULU, HAWAII 96813
TELEPHONE: 537-1961

MAUI OFFICE:
STANLEY GIMA, AIA
ROOM 206
WAILUKU TOWNHOUSE BLDG.
2158 MAIN STREET
WAILUKU, MAUI 96793
TELEPHONE: 244-9893

DESCRIPTION

PROPOSED PLANNED DEVELOPMENT

Being a Portion of Land Patent Grant 7558 to Fred L. Fernandez.

Situated at Keaau, Waianae, Oahu, Hawaii.

Beginning at the northeast corner of this parcel of land on the southwesterly side of Land Court Application 197, being also the northeast corner of Land Patent Grant 7558 to Fred L. Fernandez, the coordinates of said point of beginning referred to Government Survey Triangulation Station "MAKUA-2" being 5467.03 feet South and 462.09 feet East and thence running by azimuth measured clockwise from true South:

1.	37°	46'	1,314.5	feet	along the Keaau-Makua Forest Reserve;
2.	84°	33'	1,104.22	feet	along the remainder of Land Patent Grant 7558 to Fred L. Fernandez;
3.	178°	42'	355.0	feet	along the 40 feet wide Keaau Homestead Road;
4.	237°	28'	1,628.0	feet	along the same;
5.	279°	06'	546.7	feet	along Land Court Application 197 to the point of beginning and containing an area of 26.8 acres more or less.

Subject, however, to a reservation for a 20 feet wide road through the above described parcel to the Keaau-Makua Forest Reserve.

JAMES S. HARA
REGISTERED LAND SURVEYOR
No. 520
HAWAII, U.S.A.

SUNN, LOW, TOM AND HARA, INC.

Registered Land Surveyor
Certificate No. 520 E & S

Tax Map Key: 8-3-01:4

June 24, 1971

GORO INABA

EDDIE TANGEN

TATSUO FUJIMOTO

September 30, 1971

Mr. Don Daley
Vice President
First Hawaiian Bank
161 South King Street
Honolulu, Hawaii 96813

Dear Mr. Daley:

The Land Use Commission next meets at 7:00 p.m. at the Kaunakakai School Cafeteria, Kaunakakai, Molokai on October 8, 1971.

At that time, the application by the First Hawaiian Bank (SP71-114) to construct and operate a private recreational facility at Keaau, Waianae, Oahu will be heard.

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

Very truly yours,

TATSUO FUJIMOTO
Executive Officer

Encl. - Agenda
cc: Lemmon, Freeth, Haines, Jones & Farrell

STATE OF HAWAII
LAND USE COMMISSION
P. O. BOX 2359
HONOLULU, HAWAII 96804

September 27, 1971

NOTIFICATION OF SPECIAL PERMIT APPLICATION

SP71-114 - First Hawaiian Bank

Please be advised that a special permit application has been filed with the Land Use Commission to allow a non-profit recreation camp on approximately 26.8 acres of land on Tax Map Key 8-3-01: portion of parcel 4. This property is generally located within the Agricultural District at Keaau, Waianae, Oahu. The City Planning Commission approved this request on September 1, 1971.

An action meeting on this application is scheduled for October 8, 1971*.

We would appreciate any written comments for or against this request, or you or your agent may appear at the meeting. Please do not hesitate to call this matter to the attention of other interested parties.

Should you desire additional information, feel free to contact this office.

Very truly yours,

Tatsuo Fujimoto

TATSUO FUJIMOTO
Executive Officer

*See enclosed agenda

ALL ISLANDS - Mailing List for Agenda & Form Letter

Dr. Fujio Matsuda, Director
Dept. of Transportation
869 Punchbowl St.
Honolulu 96813

Environment Group-Hawaii
P. O. Box 1618
Honolulu 96806
(531-1357)

Ellwood L. Bartz
Board of Water Supply
P. O. Box 3410
Honolulu 96801

Life of the Land
899 Waimanu St.
Honolulu 96814

K. C. Dennis
News Director
K-POI
1701 Ala Wai Blvd.
Honolulu 96815

Representative T. C. Yim
[redacted] 146 Laimi St.
Honolulu 96817
(15th Dist. matters only)

Mrs. Bob Hargreaves, President
The Outdoor Circle
350 Dune Circle
Kailua, Hawaii 96734
(Windward matters only)

Hawaii Housing Authority
1002 N. School St.
Honolulu 96817
(matters relative to housing)

Representative Diana Hansen
1437 Aalapapa Dr.
Kailua 96734
(Windward matters only)

Office of Environmental
Quality Control
Rm. 442

Harold Hostetler
The Honolulu Advertiser
P. O. Box 3110
Honolulu 96802

Jerry Tune
Honolulu Star Bulletin
P. O. Box 3350
Honolulu

KGMB
1534 Kapiolani Blvd.
Honolulu 96814

Byron Baker
KHVH
1290 Ala Moana Blvd.
Honolulu 96814

The Outdoor Circle
200 North Vineyard Blvd.
Honolulu 96817

Dr. Harold L. Baker, Director
Land Study Bureau
2065 South King St.
Honolulu 96814

James Edington
Facilities & Auxiliary Services Branc
Dept. of Education
Liliuokalani Bldg.
Honolulu 96813

George M. Sheets, President
Conservation Council for Hawaii
1536 St. Louis Dr.
Honolulu 96816

Honorable George Ariyoshi
Lieutenant Governor
State of Hawaii
State Capitol
Honolulu 96813

Don Horio
Office of the Governor
State Capitol
Honolulu

John L. Busekrus
Planning Department
Naval Facilities Engineering Command
FPO San Francisco 96610
(Pearl Harbor, Ewa, Wahiawa matters only)

Dr. Mary Glover
87-1884 Holomalia St.
Waianae, Hawaii 96792
(Kahi Pt., Makaha, Nanakuli matters only)

Windward Citizens Planning Conference
P. O. Box 434
Kailua, Hawaii 96734
(Windward matters only)

Mrs. James Carbone
Wai-Momi Branch President
The Outdoor Circle
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Aiea, Hawaii 96701
(Aiea matters only)

Mrs. John E. Steuer
Wahiawa Branch President
The Outdoor Circle
122 Plum St.
Wahiawa, Hawaii 96786
(Wahiawa matters only)

John Larson
Land Use Commission Chairman
Lanikai Community Association
129 Kaelepulu Dr.
Kailua, Hawaii 96734
(Windward matters only)

Model Cities
1242 North School St.
Honolulu 96817

George Nobunaga, President
Waipahu Community Assoc.
94-229 Waipahu Depot St.
Waipahu, Hawaii 96797
(Leeward matters only)

Jack Waggoner, President
Olomana Community Assoc.
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Kailua, Hawaii 96734
(Windward matters only)

Pearl City Community Assoc.
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Pearl City, Hawaii 96782
(Leeward matters only)

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Crestview Community Assoc.
94-874 Lumikuke Loop
Waipahu, Hawaii 96797
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Resident Research & Planning Center
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Honolulu 96817
(Kalihi-Palama matters only)

Makakilo Community Assoc.
92-555 Makakilo Dr.
Ewa Beach, Hawaii 96706
(Leeward matters only)

Mrs. Robert Hopkins
47-130 Uakoko Pl.
Kaneohe, Hawaii 96744
(Windward matters only)

OAHU - Mailing List for Agenda & Form Letter

Honolulu Fire Dept.
P. O. Box 3085
Honolulu 96802
ATTEN: Stanley Tom

Masami Iwamura
Land Administrator
Board of Water Supply
P. O. Box 3410
Honolulu

Fred Haughton, Chairman
Hawaii Technical Action Panel
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Honolulu 96813

George Kauhane
Property Assessment
Dept. of Taxation
425 Queen St.
Honolulu 96813

Shelley M. Mark
DPED

Sunao Kido
Dept. of Land & Nat. Rescources
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Honolulu 96813

Eddie Tangen
ILWU
451 Atkinson Dr.
Honolulu 96814

Alexander J. Napier
5124 Kalanianaole Hwy.
Honolulu 96821

Rear Admiral S. R. Smith
Civil Engineer Corps
United States Navy
Construction Battallion
c/o Pearl Harbor
Pearl Harbor, Hawaii 96610
(Pearl Harbor matters only)

Tom K. Tagawa
State Forester
Forestry Division
DLNR
530 South Hotel St.
Honolulu 96813
("C" matters only)

[redacted]

Herbert H. Kikukawa
District Forester
Forestry Division
DLNR
530 South Hotel St.
Honolulu 96813
("C" matters only)

Kailua Lowery L. Rooker, President
Chamber of Commerce ~~of Windward Oahu~~
Room 201
146 Hekili St.
Kailua, Oahu 96734
(Windward matters only)

Hui Ko'olau
47-232 Waihee Rd.
Kaneohe, Hawaii 96744
(Windward matters only)

Leon Kahn, President
Kailua Community Council
755 Keolu Dr.
Kailua, Hawaii 96734
(Windward matters only)

Mrs. A. J. Fristoe, Chairman
Public Affairs Committee
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Kaneohe, Hawaii 96744
(Windward matters only)

Kaneohe Community Council
P. O. Box 827
Kaneohe, Hawaii 96744
(Windward matters only)

9757

PLANNING DEPARTMENT
CITY AND COUNTY OF HONOLULU
629 POHUKAINA STREET
HONOLULU, HAWAII 96813

SP 71-114

FRANK F. FASI
MAYOR

ROBERT R. WAY
PLANNING DIRECTOR

GEORGE S. MORIGUCHI
DEPUTY PLANNING DIRECTOR

71/CUP-16
71/SUP-4

September 9, 1971

RECEIVED
SEP 13 1971
State of Hawaii
LAND USE COMMISSION

Mr. Tatsuo Fujimoto
State Land Use Commission
State of Hawaii
Kamamalu Building
Honolulu, Hawaii 96813

Dear Mr. Fujimoto:

Request:	Special Use Permit and Conditional Use Permit for Recreational Facility
Location:	Waianae--Farrington Highway
Tax Map Key:	8-3-01: Portion of 4
Applicant:	Lemmon, Freeth, Haines, Jones & Farrell (537-1961 - Robert Palmer)

The Planning Commission held a public hearing on August 4, 1971, to consider the request of Lemmon, Freeth, Haines, Jones & Farrell for a Conditional Use Permit/Special Use Permit to construct and operate a private recreational facility for land situated at Waianae and identified above and classified as an agricultural district by the State Land Use Commission.

The public hearing was closed on August 4, 1971. At its September 1, 1971 meeting, the Planning Commission voted to recommend that a Special Use Permit be issued subject to the final approval of the State Land Use Commission and subject further to obtaining a Conditional Use Permit from the City and County of Honolulu.

Attached are the Planning Director's report, a Special Use Permit application, and other materials. The Planning Commission minutes of September 1, 1971, will be transmitted to you as soon as they have been approved by the Planning Commission.

If you have any questions, please contact Mr. Henry Eng of this department at 546-7512.

Very truly yours,

WILLIAM E. WANKET
Assistant Planning Director
Implementation Division

WEW/RM:nt

Attachments

cc: Mayor/Managing Director

9/8/71

r Mr. Leong:

Attached is a letter from the Waianae District Neighborhood Planning Council regarding the request for a special use permit to establish a private recreational facility on land situated at Waianae (applicant: Lemmon, Freeth, Haines, Jones and Farrell).

Bob Moore

Statement by the

WAIANAE DISTRICT NEIGHBORHOOD PLANNING COUNCIL
Raphael Christ, Chairman

RECEIVED
SEP 10 1971
State of Hawaii
LAND USE COMMISSION

On the Conditional Use and Special Use Permit
requested by the First Hawaiian Bank for
Tax Key 8-3-01: portion of #4; 26.7 acres
Before the Planning Commission on August 4, 1971

The Waianae District Neighborhood Planning Council (WDNPC) would like to make a qualified endorsement of the conditional use and special use permits requested by the First Hawaiian Bank. We find the use and the design of the proposed development to be in line with earlier policies adopted by the Council. Yet, we would like to say at the outset that the establishment of private use recreational resorts can be the starting of a questionable trend for future recreational activities on the Waianae Coast. A large number of such developments can create a feeling of isolation between the various recreation-facility users. Such a feeling is not in the spirit of the lifestyle on the Coast.

In support of the proposed development, we would like to make two points. First, the development is on the Mauka side of Farrington Highway which supports our Council's policy that no private development should occur Makai of Farrington. Secondly, the proposed development and its accompanying plans and architectural drawings are in keeping with the rural and recreational atmosphere of the Waianae Coast. We now

strongly urge the First Hawaiian Bank to adhere closely with these plans and drawings. While we are in support of the development, the Council would like to make three recommendations.

First, it is noted that the work on the site is proposed to start during the winter months when the Coast gets its greatest amount of rain. It is also noted that the development in located between two creek beds that empty in the ocean at Keaau beach. Our concern is that every protection is taken to ensure that no erosion, caused either by clearing, grading or building, occurs in such a manner that would result in beach site pollution. We would like to have the assurance of the developers that appropriate steps will be taken during the development to avoid such a problem and assurance from the appropriate city agency that the development will be adequately monitored to insure against such erosion problems.

Secondly, the people of the Waianae Coast are continually reminded that new development of the Coast will result in new employment that will help ease our severe unemployment problem in contracting for work on the proposed development. We would like to encourage you to utilize our Employment Opportunity Center for whatever assistance you might need.

Thirdly, the Waianae District Neighborhood Planning Council would like to go on public record as opposing any future alteration of the conditional use permit that would lead to commercial or residential use. We do not want any action taken today to serve as an opening to future

change of this parcel of land. We are encouraged at the good will shown by the First Hawaiian Bank that this parcel will be utilized in a manner that is within the desired atmosphere of the Coast. We would, however, hate to see a later landowner of this parcel alter the intent of the zoning for this parcel.

#3

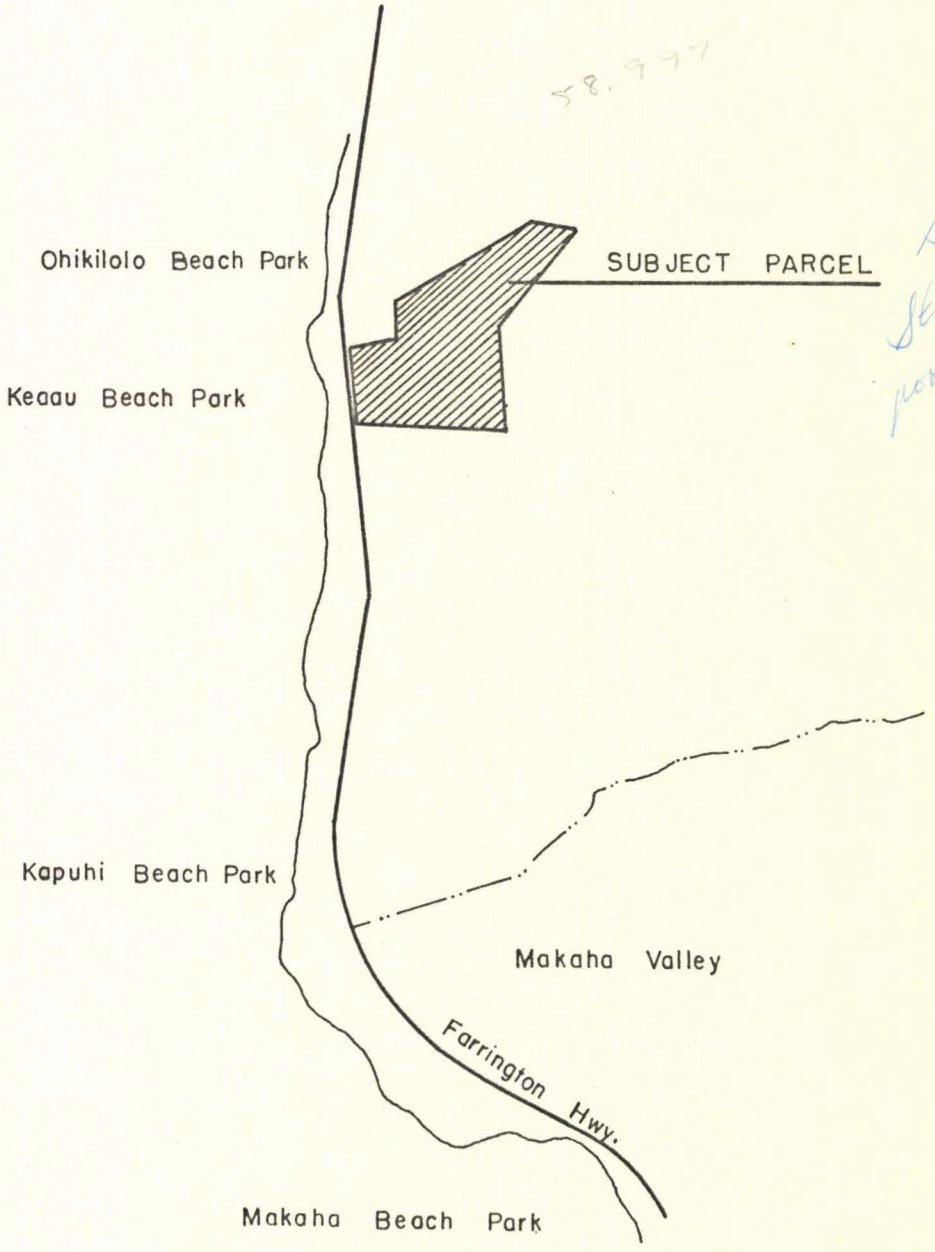
MEMORANDUM

TO : PLANNING COMMISSION

FROM : ROBERT R. WAY, PLANNING DIRECTOR

SUBJECT: CONDITIONAL USE PERMIT/SPECIAL USE PERMIT
PRIVATE RECREATION CAMP--KEAAU

APPLICANT/OWNER : FIRST HAWAIIAN BANK
AUTHORIZED AGENT: LEMMON, FREETH, HAINES, JONES & FARRELL
TAX MAP KEY : 8-3-01: PORTION OF 4
AREA : 26.8 ACRES



58.997

Soils = D-34
Stony, moderately deep, poorly drained; 0-10 15-50" rainfall difficult to work "poor" overall capac

Location: Keaau, 2 miles Kaena side of Makaha Valley, mauka of Farrington Highway on Keaau Homestead Road.

General Plan: Agriculture; Ordinance No. 2443; May 7, 1964.

Detailed Land Use Map: Agriculture; Ordinance No. 2473; July 29, 1964.

Development Plan: None adopted for this area.

Zoning: AG-1 Restricted Agricultural District. Within this district, private recreational camps are permitted as conditional uses.

Description of the Subject Property: The subject property consists of 26.8 acres of gently sloping lands. Elevations range from approximately 30 to 200 feet. The site is presently overgrown with Kiawe and Hale Koa and contains many rock outcroppings and several stone walls.

Description of Surrounding Area: The lands surrounding the subject property are of similar character and generally vacant. Some areas are used for cattle grazing.

State Land Use District: "A" Agricultural District. This district does not allow private recreation camps with overnight facilities; however, the State Land Use Rules and Regulations states that "certain 'unusual and reasonable' uses within Agricultural Districts other than those for which the District is classified may be permitted" through the Special Use Permit process. Guidelines to determine an "unusual and reasonable" use are set forth in the State Land Use Rules and Regulations.

Applicant's Proposal: The purpose of this development is to provide a recreational outlet for employees of the First Hawaiian Bank. Use of the facilities would be limited to the Bank employees, their families and their guests. The development must operate on a nonprofit basis in accordance with corporate by-laws of the Bank. The Bank employs some 1,200 people on Oahu and some 200 on the outer islands. Estimated number of people who might attend or use the facilities:

(1)	Company wide picnic or luau	1,500
(2)	Single day use for picnic or recreation	270
(3)	Overnight use	130
(4)	Extended vacation stays--1 or 2 weeks	100
(5)	Staff conferences	60
(6)	Employee group meetings	110

The general character of the site will be open and park-like. The project will blend with the surrounding mountainous conservation area. More than 95 percent of the site will either remain in its natural state or be devoted to open recreation use such as playing field, courts and swimming pool. The project area encompasses 26.8 acres of raw land covered heavily with Hale Koa and Kiawe. Of this area, 7.63 acres abutting a mountainous conservation area will remain in its natural state except for clearing for cabin foundation pads. 2.5 acres will be hand-cleared of most Hale Koa and weeds. Within this area will be an activities building, kitchen, storage

and laundry, pool, picnic area, playgrounds and volleyball courts. An unobstructed view of the site and the ocean will be maintained; the proposed structures will not obstruct the views from adjacent parcels.

Building areas proposed are as follows:

(1) Caretaker's home: 3 bedroom, 1 bath, 1,000 square feet.

(2) Pavilion:

(a)	long house	5,000 square feet
(b)	kitchen, toilets	1,650 square feet
(c)	buffet	3,700 square feet
(d)	deck and pergola	5,800 square feet
(e)	deck	1,000 square feet
[(f)	porte cochere	450 square feet
lower [(g)	games area	1,500 square feet
level [(h)	shower area	1,000 square feet
		20,100 square feet

(3) Pergola 1,800 square feet

(4) Gazebo 900 square feet

(5) Storage, mechanical, laundry, and vending machines 1,800 square feet

(6) 20 cabins--interior 950 square feet

--covered deck 160 square feet

Total building area of the project when fully developed will be approximately 43,600 square feet.

Most of the old Hawaiian field stone walls that run through the site will be left intact and used as design elements. The foundations and walls of the structure will be of the same indigenous field stone. Field stone, heavy timber construction materials will be used to attain harmony with the site.

This project proposes 16 acres of open recreation use including:

(1) Campsites - tents
(2) Swimming - wading pools
(3) Softball field
(4) Basketball
(5) Tennis
(6) Badmington
(7) Volleyball
(8) Barbeque pits and picnic tables
(9) Group cooking
(10) Luau area
(11) Hiking
(12) Playgrounds and tot lots

Entry to site will be from Farrington Highway along an existing 40-foot wide Homestead Road right-of-way. This entry road will be a 30-foot wide crushed rolled coral road leading to a gate and caretaker's office. A 54-car parking lot will be constructed in the initial phase and will be expanded in a second phase to 100 cars. For large gatherings such as Bank luaus, overflow parking will be permitted on lawns and playfields. A service road will

be provided for emergency access. This road will also provide access to the Keaau - Makua Forest Reserve as required in Exhibit "A" of the deed recorded in the Office of the Registrar of Conveyances at Honolulu in Liber 5358 on pages 270-274.

The proposal is to develop in two phases. Phase I is scheduled to begin on October 1, 1971, and to be completed by May 1, 1972. Phase II will take from 1-5 years.

Phase I involves the construction of the central pavilion, swimming pools, and the development of camp sites. Phase I will cost an estimated $750,000. The total project cost is estimated at $2,000,000.

An effort has been made to retain as many of the Kiawe trees and other indigenous plant materials as possible. In the general turf area, 6 inches of top soil will be placed over the natural terrain allowing the large boulders to protrude through. Grass will be planted around the boulders.

The applicant proposes the construction of a 60,000 gallon capacity water tank and the installation of water lines to hook up with existing Board of Water Supply lines. Estimated cost of the water system is $140,000. Sewage will be handled by cesspools.

Comments from Various Governmental Agencies:

Soils Conservation Service--no objection.

Department of Health--no objection provided that acceptable cesspools are installed.

Department of Transportation--no comment.

Land Use Commission reports that since the proposal includes facilities for an overnight camp, a Special Permit would be required as provided for under Sub-Part E (Special Permit) of the Land Use Commission Rules and Regulations.

Department of Land and Natural Resources which owns Keaau Homestead Road has no objection to its proposed improvement.

Board of Water Supply--water supply is adequate if proposed on-site storage is provided.

Division of Refuse--service for three cubic yard containers is available provided that access to and location of these containers meet their requirements.

Division of Sewers--no comment, but would like to receive cesspool plans for file purposes.

Division of Engineering--no comment.

Department of Parks and Recreation commends the applicant for the contribution which this project would make to the recreation enjoyment and welfare of its employees.

Fire Department--no objection.

Building Department--no objection.

Department of Traffic recommends that access be 34 feet wide at the entry for a distance of 150 feet after which 30 feet width would be sufficient; safe sight distances should be provided at the access point.

Public Meeting: A public meeting was held on Wednesday night, July 14, 1971, at Waianae High School to inform the residents as to the nature of the subject proposal. Approximately 30 persons attended. Representatives of the Bank and Lemmon, Freeth, Haines, Jones & Farrel explained the project and its objectives. There was no opposition to the project.

Analysis:

CONDITIONAL USE PERMIT:

Need. The applicant feels that there is an increasing need for recreational facilities of this nature. The subject proposal can serve to partially alleviate the pressures on existing similar public facilities. In addition, the Bank is finding it increasingly costly and difficult to secure facilities to hold their social as well as business gatherings. It is anticipated that the facilities will represent a substantial fringe benefit to its employees serving to maintain their morale.

Location: The location is considered appropriate for a private recreation camp site. The setting is sufficiently remote to promote the concept of developing this as a retreat for Bank employees. With respect to the intent of the AG-1 zone "to protect and preserve agricultural lands for the performance of agricultural functions," the Land Study Bureau, University of Hawaii, has rated the soil type as D34. A "D" rating indicates poor suitability for agricultural purposes. The "34" refers to soil content herein described:

> "Land Type 34. Included are stony, moderately deep, imperfectly to poorly-drained, fine-textured lands having very dark gray to very dark brown surface soil overlying brown, gray, and yellowish-brown mottled subsoil. The soils have developed on old alluvium terrace and talus positions under conditions of restricted internal drainage. Soil reaction ranges from strongly acid to mildly alkaline. Slopes range from 0 to 10 percent. Soil series and complexes included are Kaena, Kalihi, Keaau, Kokokahi, Lualualei, and Lualualei-Ewa complex. Lands are difficult to work because of the stoniness and because the soil is sticky when wet and hard when dry. Median annual rainfall varies from 15 to 50 inches. Elevations range from 10 to 500 feet."

In view of the poor suitability for agricultural uses, alternate uses would be appropriate.

Site Plan Evaluation. The proposed private recreation camp was reviewed with respect to the requirement of the Comprehensive Zoning Code [Section 21-242(a)] that ". . . the proposed conditional use will have no more adverse effect on the health, safety or comfort of persons living and working in the area, and will be no more injurious economically or otherwise, to property and improvements in the surrounding area than would any use generally permitted in the district."

1. Traffic Flow and Control. Keaau Homestead Road owned by the State of Hawaii provides the access to the property. The Department of Traffic has recommended that this access road should be 34 feet wide at its intersection with Farrington Highway for a distance of 150 feet.
2. Access to and Circulation Within the Property. A driveway off Keaau Homestead Road is indicated on the plans. The gatekeeper's residence and the entry gate are located in this area. Entry is through the gate, over a bridge and into the loading and unloading area beyond which lies the parking area. A service road extends over a second bridge to the future cabin areas.
3. Off-Street Parking. The plan indicates 54 parking stalls in the initial phase. Considering the average daily use which may approximate 270 persons, the provision of 100 parking stalls is reasonable. As an alternative, the applicant may consider adding provisions for bus loading and parking for a minimum of 3 buses. The use of lawns and playfields for overflow parking

during luaus is acceptable.

4. Refuse and Service Area. The submitted plan indicates a service area appropriately located adjacent to the kitchen building. Further details have not been specified at this time.

5. Utilities. The Board of Water Supply has indicated that the applicant's proposal to install a water line and storage tank would be sufficient to maintain an adequate supply of water for the proposed use.

   The applicant proposes to install cesspools in a manner acceptable to the Department of Health.

6. Screening and Buffering. The plan indicates an extremely low density use. All activity areas are located away from the property lines. The heavy growth of Hale Koa and Kiawe which will be largely retained and the existing stone walls at the property lines should provide adequate screening and buffering.

7. Signs. The submitted plans do not provide for any signs. However, it is anticipated that an identification sign will be needed, and if so, only one sign not exceeding 12 square feet in area should be permitted. The sign should also comply with the other requirements set forth under Section 21-404 of the Comprehensive Zoning Code.

8. Height, Bulk and Location of Structures. The largest structure will be the Long House which approximates 40 feet at its highest point. Other lesser structures will be clustered around this main building. Cabins will be located on the opposite bank of a dry bed stream and served by a bridge. Total floor area approximates 43,600 square feet.

   The main building plan shows toilet and shower facilities located conveniently with respect to the swimming pool and play areas. The number of showers and toilets is not indicated. Toilet facilities are indicated for a future phase on the main level of the Long House. It is anticipated that the main level toilet facilities will be needed in the first phase. In addition, the storage area shown would be inconvenient for storage of tables and chairs for the Long House. Storage for same should be in the Long House.

9. Hours and Manner of Operation. No hours of operation have been indicated. The facility will be owned, maintained and operated by the First Hawaiian Bank for the exclusive use of its employees, their families and their guests. Usage fees are not anticipated.

10. Noise. None of the proposed uses is expected to generate an objectionable amount of noise.

Conclusion: From the above analysis, the Planning Director concludes that:

1. There is a reasonable basis for this project.
2. The project will partially satisfy the need for more camping and recreation facilities.
3. The topographic features of the site are better suited to the proposed use rather than the zoned use which is agriculture.
4. Facilities are or can be made adequate to serve the proposed use without detrimental effect on neighboring properties.
5. The site plan demonstrates a good attempt to preserve the natural features of the site.

SPECIAL USE PERMIT

The State Land Use District regulations for Agricultural District specifically exclude uses such as country clubs and overnight camps. Consideration of these uses may be considered only upon petition to the County Planning Commission and subject to the application of specified tests. Referring to Sub-Part E, Special Permits 2.24 Test to be Applied:

a. Such use is not contrary to the objectives sought to be accomplished by the Land Use Law and regulations in that the parcel is well suited for the proposed uses.
b. The desired use does not adversely affect surrounding property. Such properties are now vacant or used marginally.

c. Proposed uses would not unreasonably burden public agencies to provide roads and streets, sewers, water, drainage and school improvements, and police and fire protection. Affected agencies have reviewed the proposal and found the utilities to be adequate.

d. Unusual conditions, trends and needs have arisen since the district boundaries and regulations were established. Specifically, the need for a recreation facility of this type arises as population grows and municipalities find it increasingly difficult to meet the total recreation need of the citizenry.

e. The land upon which the proposed use is sought is unsuited for the uses permitted within the district. Specifically, the soil type is unsuitable for agricultural uses. Furthermore, the proposed use does include private "open area" type of recreational facility and it does attempt to retain the subject site in terms of its scenic interest.

f. The proposal will not substantially alter the character of the land. The buildings are minimal in scope and would not be visible from public roads. The applicant's grading proposal indicates his concern for maintaining the character of the area.

g. The proposed use does promote the public welfare in that it provides a private facility which will reduce the recreation load on our public park areas.

Since the recommended tests can be met, it is felt that the Special Use Permit request is justified and should be granted.

RECOMMENDATION:

It is recommended that the subject request for conditional use and special use permits to construct and operate a private recreation camp be granted subject to the following conditions:

1. The provisions of the plans approved as a part of these permits and on file with the Planning Department, dated April 26, 1971, shall be followed except as may be altered by the conditions stated herein;
2. Building plans shall be revised to provide storage within the Long House for tables and chairs. Restrooms labelled future shall be constructed within the first phase of work. All toilet rooms shall be redrawn to indicate the number and type of facilities provided. Such revised plans shall be subject to the review and approval of the Planning Director and the Department of Parks and Recreation.
3. In addition to the proposed 54 car parking spaces in Phase I, the applicant shall provide:
   a. 36 additional car parking spaces or
   b. 3 bus parking spaces measuring 10' x 40'

In Phase II, 46 additional car parking spaces shall be provided. These modifications shall be subject to the review and approval of the Planning Director.

4. A grading plan shall be submitted to the Planning Director for review and approval prior to commencement of work. In addition, detailed landscape and pathway plans shall be submitted simultaneously and shall be prepared by a registered landscape architect. All cut and fill slopes shall be fully landscaped with appropriate ground cover to minimize erosion. These items shall be subject to the review and approval of the Planning Director.
5. Keaau Homestead Road shall be 34 feet wide at the entry for a distance of 150 feet after which the road, with appropriate transition, may be reduced to 30 feet width. Adequate sight clearance shall be provided. These improvements shall be subject to the review and approval of the Department of Traffic.
6. If public refuse collection service is desired, the applicant shall provide refuse storage and collection methods in accordance with and subject to the requirements of the Department of Public Works Refuse Division. Such areas shall be appropriately screened and shall contain facilities for container scrub-down.
7. A private sewage disposal system shall be provided in a manner acceptable to the State Department of Health.
8. The water line and water storage tank shall be provided by the applicant in Phase I at no cost to the City and subject to the approval of the Board of Water Supply.

9. Only one identification sign shall be permitted. Said sign shall not exceed 12 square feet in area and its type and location shall be approved by the Planning Director prior to obtaining a building permit.
10. All utilities shall be underground.
11. Prior to constructing each increment of the proposed development, the applicant shall submit detailed plans for the increment to be developed to the Planning Director for his review and approval.
12. The architect shall be provided a reasonable degree of flexibility in the preparation of detailed engineering and architectural plans for this project. As work progresses on these drawings, it may be found that it would be advantageous to shift buildings slightly in order to preserve a particularly desirable element of the landscape or to accommodate certain unforeseen site conditions. In addition, as detailed architectural plans are developed, it may be found that certain building configurations may need to be altered slightly, also for the above reasons.

    In no case, however, shall such changes materially affect the design concept of the project. No increase in the density of the floor area or decrease in the open space will be permitted. The environmental character and design concept of the project as indicated on the submitted plans shall be maintained.

Any major modifications to the conditions stated herein shall be subject to approval by the City Council. The Planning Director may approve modifications which in his determination are minor in nature.

13. The Planning Director and appropriate governmental agencies shall review and approve final detailed documents covering all building and site improvements, including but not limited to parking, grading, drainage, sewers, water and electric utilities, communications, walkways, roadways, street and area lighting, fire hydrants, refuse storage and collection areas, fences, screens, signs, landscaping, and recreation facilities. This review and approval shall be made prior to commencement of work. The applicant shall properly file for and receive a building permit within one (1) year from the date the Conditional Use Permit is approved. If necessary, the time limit may be extended by the Planning Director provided the applicant makes a request in writing and submits reasons which the Planning Director feels justify the time extension.

14. In the event all conditions as set forth herein are not complied with, the Planning Director may take action to terminate the use or halt its operation until such time full compliance is obtained.

15. The developer shall be required to incorporate all of the conditions set forth herein as part of the restrictive covenants running with the land.

16. The applicant/developer of the property encompassed by this Planned Development shall be required to file with the Bureau of Conveyances or the Assistant Registrar of the Land Court of the State of Hawaii, a declaration of the above-mentioned restrictive conditions.

17. A certified copy of the document as issued by the Bureau of Conveyances or Assistant Registrar shall be presented to the Planning Department as evidence of recordation, prior to the issuance of a building permit.

Robert R. Way
ROBERT R. WAY
Planning Director

RRW/HE:nt

5467512
Henry Eng

STATE OF HAWAII
LAND USE COMMISSION
State Kamamalu Bldg.
426 Queen Street P. O. Box 2359
Honolulu, Hawaii

This space for official use

Date Application and Fee received by LUC _____

APPLICATION FOR SPECIAL PERMIT

(I) (We) hereby request approval of a special permit to use certain property located in the County of Honolulu, Island of Oahu, Land Use Commission Temporary District Boundary map number and/or name 8-3-01-4, for the following-described purpose: Private recreation facility to include: Overnight camping in cottages, play fields, swimming pool, activity and dining shelter.

Description of property:

58 acres of vacant land in an agriculture district -- Location: Farrington Highway at Keaau, Waianae

Petitioner's interest in subject property: owned fee simple -- First Hawaiian Bank

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

to allow overnight camping in cottages in an agriculture district.

Signature(s) X _____

_____

First Hawaiian Bank

Address: 161 South King St., Honolulu

Telephone: 537-5011

This space for official use

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

Meeting of the Planning Commission
Minutes
August 4, 1971

The Planning Commission met in regular session on Wednesday, August 4, 1971, at 2:06 p.m., in the Conference Room of the City Hall Annex with Chairman Rev. Eugene B. Connell presiding:

PRESENT:	Eugene B. Connell, Chairman Fredda Sullam, Vice-Chairman Roy R. Bright Philip T. Chun Thomas H. Creighton James K. Sakai, ex-officio
STAFF PRESENT:	Robert R. Way, Planning Director Bruce Duncan, Staff Planner Henry Eng, Staff Planner Tosh Hosoda, Staff Planner
ABSENT:	Thomas N. Yamabe II James D. Crane Richard K. Sharpless, ex-officio Andrew Sato, Deputy Corporation Counsel
MINUTES:	The minutes of the evening meeting of July 21, 1971, were approved on motion by Mr. Chun, seconded by Mr. Creighton, and carried.
PUBLIC HEARING ZONING CHANGE FROM R-7 RESIDENTIAL TO A-2 APARTMENT DISTRICT PAUOA LUSITANA ST. PARKSIDE ASSOCIATES BY: HARRY KIN LEE (FILE #70/Z-44)	A public hearing was held to consider a request for a change in zoning from R-7 Residential to A-2 Apartment district for land situated in Pauoa--Lusitana Street, identified as Tax Map Key: 2-2-08: portion of 58. Publication was made July 25, 1971. No letters of protest were received.

Staff Planner Bruce Duncan reviewed the Director's report outlining the applicant's proposal to construct two 3-story apartment structures containing a total of 30- two-bedroom units on the portion of the property designated on the Detailed Land Use Map for medium density apartment use. Approval of the applicant's request is recommended.

There were no questions from the Commission concerning the report.

No person was present to speak either FOR or AGAINST the proposal.

The public hearing was closed, and the matter was taken under advisement on motion by Mr. Chun, seconded by Mr. Bright and carried.

ACTION: Based upon the recommendation of the Director, the Commission recommended approval of the applicant's request, on motion by Mr. Chun, seconded by Mr. Bright and carried.

AYES - Connell, Sullam, Bright, Chun, Creighton
NAYES - None
ABSENT - Crane, Yamabe

CONDITIONAL USE PERMIT (EXPAND AN EXISTING HOTEL WITHIN AN I-1 LIGHT INDUSTRIAL DISTRICT) AIRPORT AREA NIMITZ HIGHWAY TMK: 1-1-14: 74-76 ARTHUR H. HUNT, INC. (FILE #69/CUP-30)

A public hearing was held to consider a request for a Conditional Use Permit to expand an existing hotel within an I-1 Light Industrial District for land situated in the airport area, Nimitz Highway, and identified as Tax Map Key 1-1-14: 74-76.

Publication was made July 25, 1971. No letters of protest were received.

Mr. Tosh Hosoda reviewed the Director's report recommending approval of the request. Questioned by the Commission, Mr. Hosoda stated that no site plans have been submitted yet by the applicant. There is a 20-foot setback along Nimitz Highway and Koapaka Street which the existing building maintains. Since there are no side yard setback requirements regarding the new addition, the proposed structure will be constructed on the property line.

There were no further questions from the Commission.

Mr. Joseph L. Dwight, Jr., Attorney for the applicant, accepted the conditions enumerated in the Director's report, and stated that they will comply with those conditions.

The Commission had no questions of Mr. Dwight.

No other person was present to speak either FOR or AGAINST the proposal.

The public hearing was closed, and the matter was taken under advisement on motion by Mr. Bright, seconded by Mr. Creighton and carried.

MOTION: Mrs. Sullam moved that this matter be deferred for submittal of landscaping plans by the applicant, seconded by Mr. Creighton.

Discussion followed.

Commissioner Sullam pointed out that this is one of the opportunities for the Commission under a Conditional Use Permit for a design review.

Commissioner Creighton felt the need for such a review because of strip development along the highway, plus the particular design of the proposed structure which places a high parking concrete structure in a location so close to the entrance of the airport. He felt that landscaping plans in this instance would be an important factor.

Commissioners Chun and Bright felt that since the landscaping plans are conditioned for approval by the Director, these plans could be brought back to the Commission by the Director for a review. Another point is that the applicant will need some degree of assurance that his proposal will be acted upon favorably before he will attempt to have site plans made because of costs involved.

Based upon the fact that the Director would submit the landscaping plans back to the Commission for review, Mrs. Sullam withdrew her motion for deferral, and Mr. Creighton his second.

ACTION: Based upon the recommendation of the Director, the Commission recommended approval of the applicant's request, subject to the following conditions:

1. The plans marked Exhibit A, approved as part of this permit and on file with the Planning Department, shall be followed except as may be altered by the conditions stated herein;

2. The applicant shall comply with any restrictions or requirements as may be imposed by the Federal Aviation Administration and the Airports Division of the State Department of Transportation;

3. A landscaping plan prepared by a registered landscape architect shall be submitted to the Planning Director for his review and approval prior to obtaining a building permit;

4. Proposal for signs shall be submitted to the Planning Director for his review and approval prior to obtaining the required sign permits;

5. The applicant shall properly file for and receive a building permit with the Building Department within one (1) year from the date the Conditional Use Permit is approved. If necessary, the time limit may be extended by the Planning Director provided the applicant makes a request in writing and submits reasons which the Planning Director feels justifies the time extension;

6. In the event all conditions as set forth herein are not being met, the Planning Director may take action to terminate the use or halt its operation until full compliance is obtained;

7. The recorded owner of the land encompassed by this Conditional Use Permit shall be required to file with the Bureau of Conveyances or the Assistant Registrar of the Land Court of the State of Hawaii, a declaration of the above-mentioned restrictive conditions;

8. A certified copy of the documents as issued by the Bureau of Conveyances or Assistant Registrar shall be presented to the Planning Department as evidence of recordation prior to issuance of a building permit;

9. This Conditional Use Permit may be transferred to another party provided the applicant notifies the Planning Director of the name of the transferee and the date of transfer. The transferee shall also conform to all conditions set forth herein; and

10. Any modifications to the conditions stated herein shall require the approval of the City Council.

AYES - Connell, Sullam, Bright, Chun, Creighton
NAYES - None
ABSENT - Crane, Yamabe

SPECIAL USE PERMIT & PLANNED DEVELOPMENT RESORT WAIANAE FARRINGTON HIGHWAY LEMMON, FREETH, HAINES, JONES & FARRELL (FIRST HAWN. BANK) (FILE #71/SUP-4 & #71/CUP-16)

A public hearing was held to consider a request for a Special Use Permit and Conditional Use Permit for recreational facilities, for land situated in Waianae, Farrington Highway, identified as Tax Map Key 8-3-01: portion of 4.

Publication was made July 25, 1971. No letters of protest were received.

Staff Planner Henry Eng reviewed the proposal to provide a recreational outlet for employees of the First Hawaiian Bank. Use of the facilities would be limited to the Bank employees, their families and their guests. The development must operate on a nonprofit basis in accordance with corporate by-laws of the Bank. The Bank employs some 1,200 people on Oahu and some 200 on the outer islands.

There were no questions from the Commission regarding the report.

Testimony FOR the proposal--

1. Mr. Don Daley, Vice-President of First Hawaiian Bank, in charge of Bank properties

Mr. Daley requested clarification regarding Condition No. 18, contained in the Addendum to the Director's report as follows: "The camp shall be operated on a non-profit basis and shall be subject to rules and regulations as established by the applicant. These rules and regulations pertinent to the operation of the facility shall be subject to the review and approval of the Planning Director."

Mr. Daley informed the Commission that the project was developed by a committee of bank employees. Inasmuch as this is a new venture, the rules and regulations of this operation will be formulated by this same committee. They are concerned that in the event they create rules which might not be workable and changes are necessary, the submission of each change to the Director for approval might be too unwieldy. They felt this could be handled administratively.

The Director pointed out that inasmuch as he realized no rules and regulations have as yet been formulated, what the staff is

looking for in this sense is an understanding of the operation where there would be some rules and regulations for the operation of the facility that relate to hours of operation, the conditions of membership, what constitutes guest use of the premises, etc. There should be a review of the applicant's by-laws or whatever documents are formulated to gain a better understanding of the intention and operation of the proposed facility. The Director stressed that a point which bears on Condition #18 is the fact that the facility should be available to members on a no-cost basis.

2. Mr. Gordon Jacoby, Planner, Waianae District Neighborhood Planning Council, Model Cities, 85-841-E Farrington Highway. His statement follows:

"The Waianae District Neighborhood Planning Council (WDNPC) would like to make a qualified endorsement of the conditional use and special use permits requested by the First Hawaiian Bank. We find the use and the design of the proposed development to be in line with earlier policies adopted by the Council. Yet, we would like to say at the outset that the establishment of private use recreational resorts can be the starting of a questionable trend for future recreational activities on the Waianae Coast. A large number of such developments can create a feeling of isolation between the various recreation-facility users. Such a feeling is not in the spirit of the lifestyle on the Coast.

In support of the proposed development, we would like to make two points. First, the development is on the Mauka side of Farrington Highway which supports our Council's policy that no private development should occur Makai of Farrington. Secondly, the proposed development and its accompanying plans and architectural drawings are in keeping with the rural and recreational atmosphere of the Waianae Coast. We now strongly urge the First Hawaiian Bank to adhere closely with these plans and drawings. While we are in support of the development, the Council would like to make three recommendations.

First, it is noted that the work on the site is proposed to start during the winter months when the Coast gets its greatest amount of rain. It is also noted that the development is located between two creek beds that empty in the ocean at Keaau beach. Our concern is that every protection is taken to ensure that no erosion, caused either by clearing, grading or building, occurs in such a manner that would result in beach site pollution. We would like to have the assurance of the developers that appropriate steps will be taken during the development to avoid such a problem and assurance from the appropriate city agency that the development will be adequately monitored to insure against such erosion problems.

Secondly, the people of the Waianae Coast are continually reminded that new development of the Coast will result in new employment that will help ease our severe unemployment problem. In contracting for work on the proposed development, we would like to encourage you to utilize our Employment Opportunity Center for whatever assistance you might need.

Thirdly, the Waianae District Neighborhood Planning Council would like to go on public record as opposing any future alteration of the conditional use permit that would lead to commercial or residential use. We do not want any action taken today to serve as an opening to future change of this parcel of land. We are encouraged at the good will shown by the First Hawaiian Bank that this parcel will be utilized in a manner that is within the desired atmosphere of the Coast. We would, however, hate to see a later landowner of this parcel alter the intent of the zoning for this parcel."

The Commission had no questions of Mr. Jacoby.

In response to a query by Mrs. Sullam regarding erosion and beach site pollution (a point raised by Mr. Jacoby), Mr. Frank Haines, President of the Architectural firm of Lemmon, Freeth, Haines, Jones and Farrell, stated that a minimal amount of grading will be done in areas near the stream. Grading will be done on the ball field which is situated at the lower end of the site. Much of the site will be left in its natural state, and to capitalize on this naturalness, the cabins designed will be built on stilts. It would be to their detriment, therefore, to do anything that would cause erosion.

There was no further discussion.

No other person was present to speak either FOR or AGAINST the proposal.

The public hearing was closed, and the matter was deferred for a statutory period of 15 days, on motion by Mr. Chun, seconded by Mrs. Sullam and carried.

GENERAL PLAN DLUM AMENDMENT KANEOHE-KUALOA KAHUKU SIDE OF WAIHEE RD.BET. AHILAMA RD.& KAM. HIGHWAY C&C BLDG.DEPT. & HON.FIRE DEPT. OWNERSHIP: DR.& MRS. PHILIP CHOCK (FILE #33/C2/25)	The public hearing was closed June 16, 1971. Action has been deferred pending further study by the Building and Honolulu Fire Departments. The Director reported that the information provided by the Building and Fire Departments (which was circulated to the Commission), had to do with cost of the various site alternatives. The Director had no additional recommendation to make; his recommendation for approval stands. Representatives from both the Building and Fire Departments were present to answer any questions the Commission might have. No questions were raised by the Commission.

In deciding what action it should take, the Commission had the following discussion:

Chairman: What is your pleasure?

Bright: Mr. Chairman, I move that the request to amend the General Plan Detailed Land Use Map for Kaneohe-Kualoa be disapproved. I make this motion because

I do not feel that the cost factors are so significant to bar the acquisition of other land in this area. I also make this motion because I believe that condemnation is one of the last things that should take place if there are no other alternatives, and I believe there are other alternatives.

Chun: Second the motion.

Include in the recommendation that the application be withdrawn by the Fire Department and that the Fire Department have a closer look at alternates C and D, and come back with an application for either one of those. This is part of the recommendation to the Council.

Sullam: But have they not already done so? They have looked into six sites and this is the one they think would be most appropriate. They have evaluated these six sites. I think the fact that they have done their very best should be recognized.

Chun: What I'm referring to is the only thing before the Commission at the present time is Site E. In order to take action on any other site, an application must be made for that particular site.

Sullam: They don't wish to make application for another site. They find that this is the only suitable site.

Chun: Our recommendation is to deny this site and have them look for another one.

Creighton: I would add that I don't feel we should designate two other sites. If we deny this application, it opens the whole thing up for total review and investigation, but not limiting it to any other site.

Chun: I withdraw my recommendation.

Sullam: I don't understand what we gain by denying this application. They will just come back with it again, because they have done their homework. They have examined alternate sites.

Bright: I believe this is the type of action that could open a Pandora's Box to many other requests for condemnations of land only because it can be acquired at a lesser cost, or only because it is a much better location without any respect for the fact that it is private property and the owners of these properties do have some rights. I don't feel that all of the alternatives have been exhausted.

Sullam: Well, perhaps we should hear from the Fire Department to see if they have exhausted alternate sites. Let's

see how extensive their review of alternate sites has been.

Chun: Mr. Chairman, I move for the question.

Chairman: All in favor of the motion, raise your right hand.

(The motion to deny the request carried, with Mrs. Sullam dissenting.)

AYES - Connell, Bright, Chun, Creighton.
NAYES - Sullam
ABSENT - Crane, Yamabe

UNFINISHED BUSINESS
STREET NAMES

Action at the July 28, 1971 meeting was deferred for further study with the Traffic Department.

The City Planning staff finds that the proposed street name, Kaleimamahu, does not meet the requirement that words are not to exceed ten letters (space limitation on street signs), Section 10-H,5,d, Subdivision Rules and Procedures, as amended.

This matter was again deferred for further information from the Planning Director and Corporation Counsel.

* * * * * * * * * * * * * *

On motion by Mr. Bright, seconded by Mr. Creighton, the Commission authorized the calling of a public hearing to consider the following items:

ZONING CHANGE
H-2 RESORT HOTEL TO
B-5 RESORT COMMERCIAL
WAIKIKI
KUHIO AVENUE
WILLIAM J. BUCKINGHAM
& EARVEL S. HOOFMAN
(FILE #70/Z-48)

1. The request is for a change in zoning from H-2 Resort Hotel to B-5 Resort Commercial.

GENERAL PLAN
DLUM AMENDMENT
WAIAWA-HALAWA
HALAWA VALLEY
HAWN.PACIFIC INDUSTRIES, INC., &
PEARL HARBOR HTS.
DEVELOPERS
(FILE #41/C1/32)

2. The request is for a change in the General Plan and Waiawa-Halawa Detailed Land Use Map from Golf Course to Industrial, Residential, Agricultural, and Preservation uses.

CONDITIONAL USE
PERMIT
(COUNSELING SERVICE
IN RESIDENTIAL
DISTRICT)
NANAKULI
LILIUOKALANI TRUST
BY: FIRST HAWN.BANK,
MANAGING TRUSTEE

3. The request is for a conditional use permit for a counseling service in an R-6 Residential District in Nanakuli.

SPECIAL USE PERMIT & CONDITIONAL USE PERMIT
WAIANAE
SITE 1-KAHE POINT
SITE 2-MAKAHA VALLEY
MAKAHA VALLEY, INC.
(FILE #71/SUP-5
#70/CUP-36)

4. The request is for a special use permit and conditional use permit for television line-of-sight relay devices.

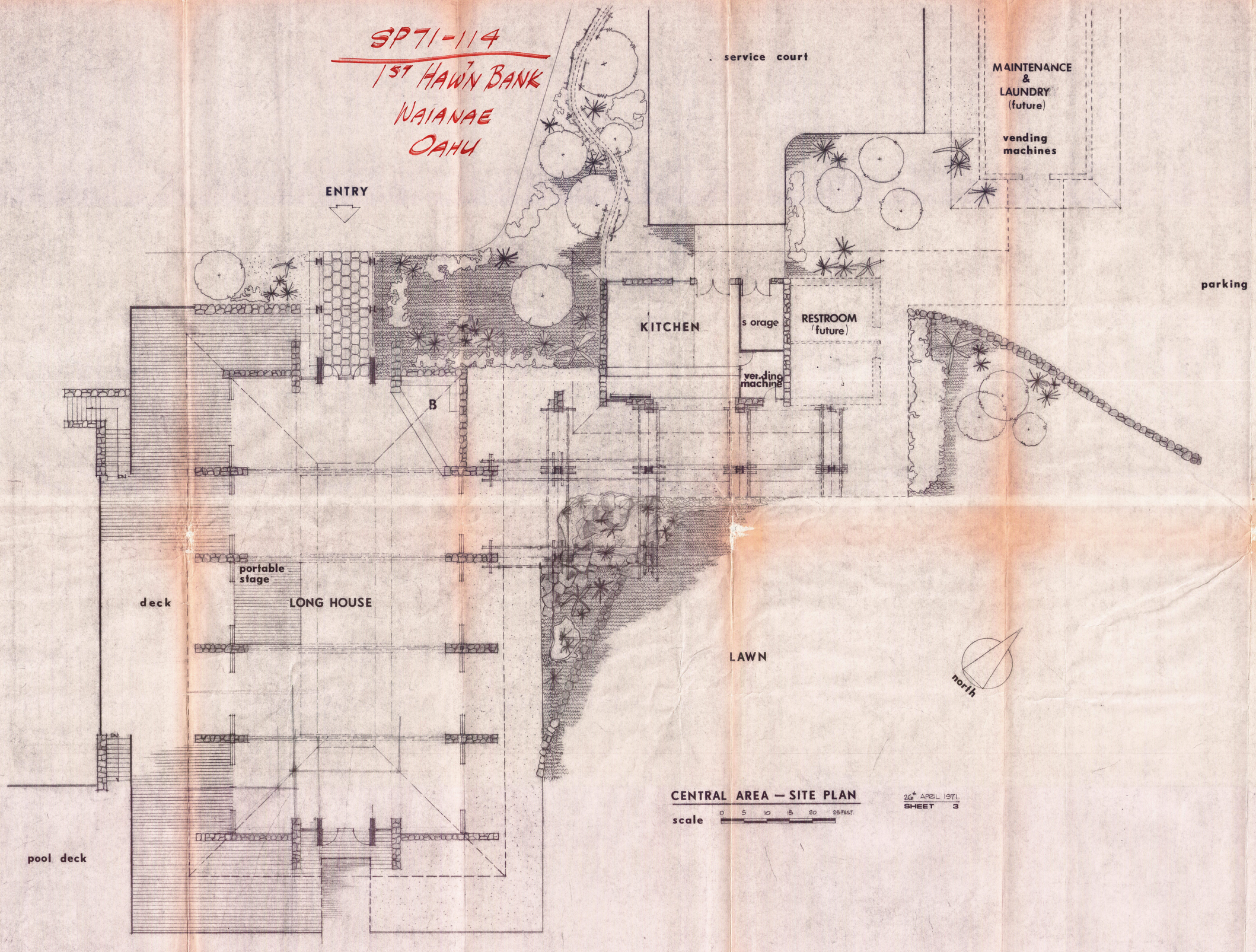
ADJOURNMENT: The meeting adjourned at 3:27 p.m.

Respectfully submitted,

Henrietta B. Lyman

Henrietta B. Lyman
Secretary-Reporter II

SP71-114
1ST HAWN BANK
WAIANAE
OAHU



CENTRAL AREA — SITE PLAN

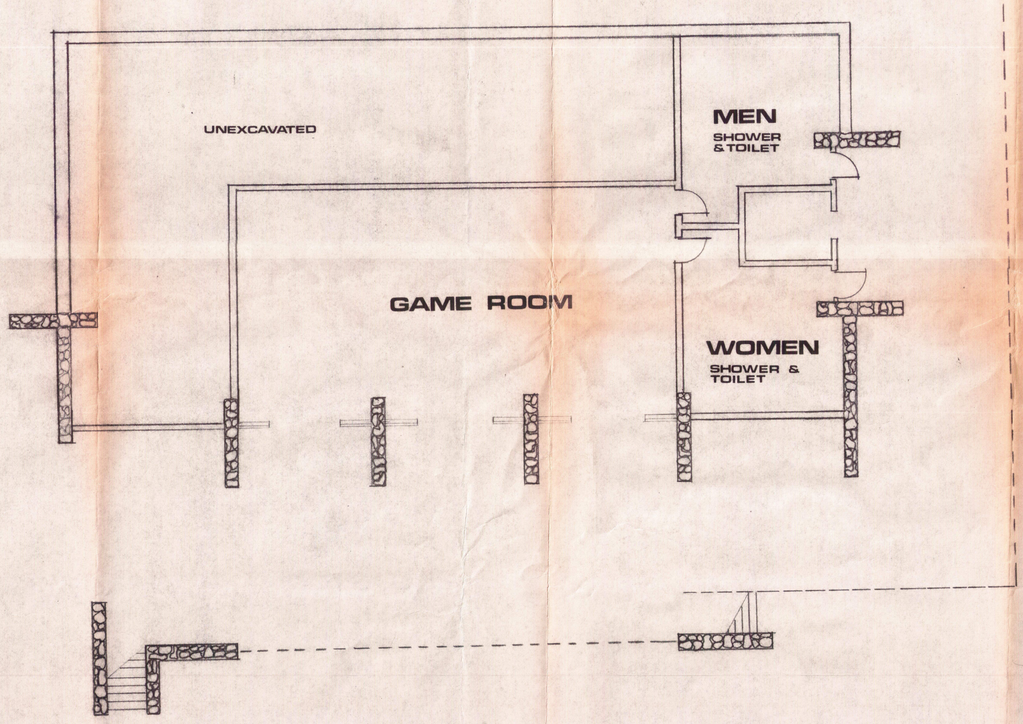
scale 0 5 10 15 20 25 FEET.

26th APRIL 1971.
SHEET 3

RECEIVED
OCT 4 1971
State of Hawaii
LAND USE COMMISSION

FIRST HAWAIIAN BANK
EMPLOYEE RECREATIONAL FACILITIES

ARCHITECTS: LEMMON, FREETH, HAINES, JONES & FARRELL



LOWER FLOOR PLAN

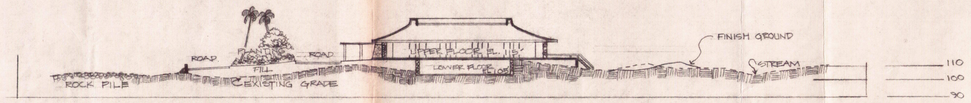
SCALE 0 5 10 15 20 25FEET

26TH APRIL 1971

SHEET 4

RECEIVED
OCT 4 1971
State of Hawaii
LAND USE COMMISSION

PRINTED ON DIEPO NO. 1000H CLEARPRINT



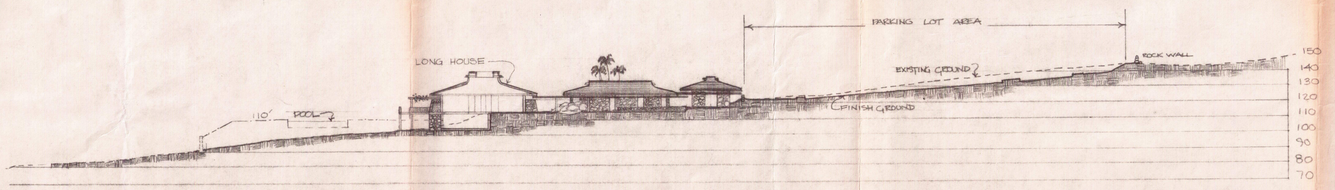
SECTION C-C

SCALE: 1" = 40'



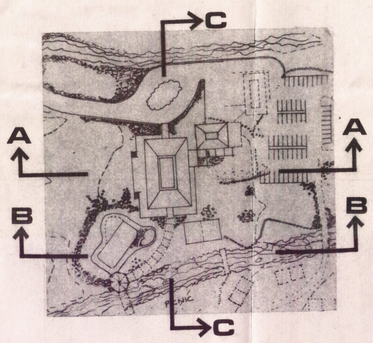
SECTION B-B

SCALE: 1" = 40'



SECTION A-A

SCALE: 1" = 40'



RECEIVED
OCT 4 1971
State of Hawaii
LAND USE COMMISSION

THIS WORK WAS PREPARED BY ME OR UNDER MY SUPERVISION AND CONSTRUCTION OF THIS PROJECT WILL BE UNDER MY SUPERVISION.

SIGNATURE

NOTE:
CONTRACTOR TO CHECK AND VERIFY ALL DIMENSIONS AT JOB BEFORE PROCEEDING WITH WORK.

SITE CROSS SECTIONS

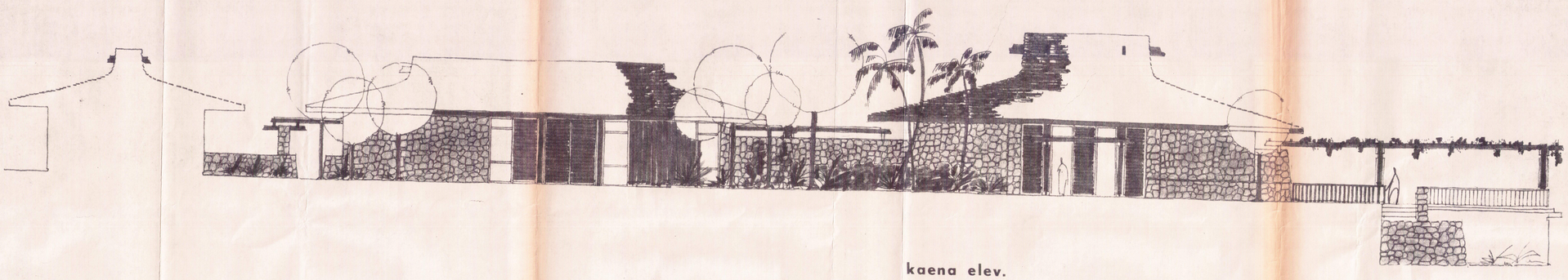
1593

SEPT. 2. 71

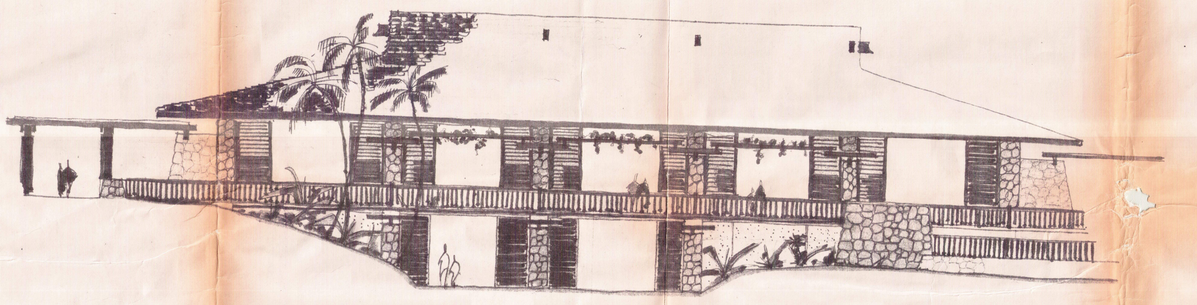
FIRST HAWAIIAN BANK
RECREATION FACILITY.

LEMMON, FREETH, HAINES, JONES & FARRELL
ARCHITECTURE PLANNING INTERIOR DESIGN

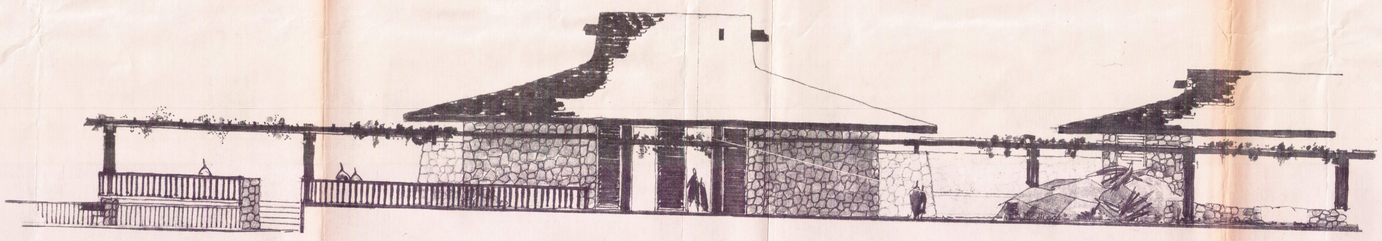
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kaena elev.



makai elev.



makaha elev.

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OCT 4 1971
State of Hawaii
LAND USE COMMISSION

ELEVATIONS	6 OF 7 1583
FIRST HAWAIIAN BANK RECREATION FACILITY.	SEPT. 2. 71.

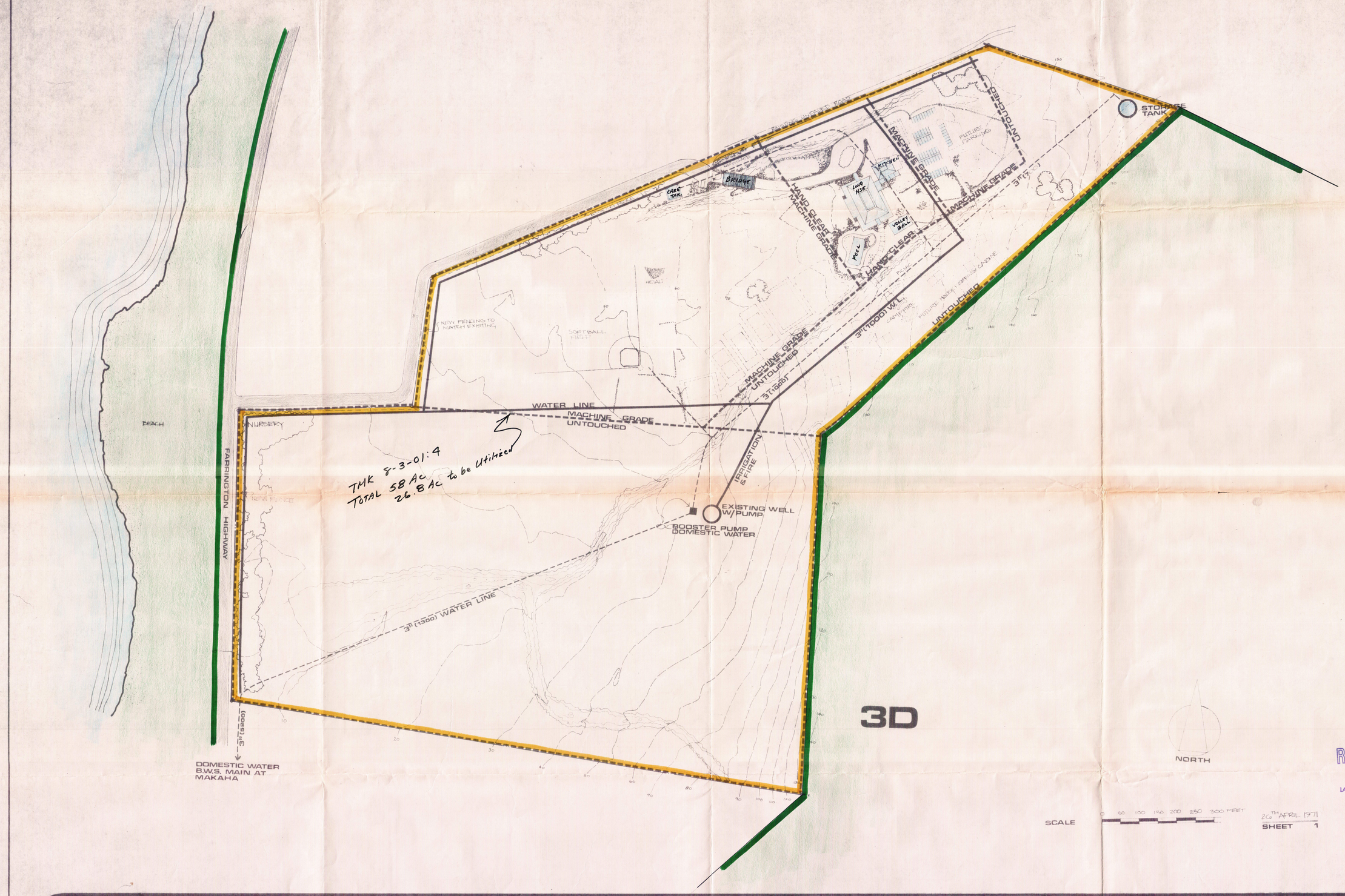
6'
NEW 30' WIDE PAVED ROAD
70
80
90
100
110
40' WIDE ROAD EASEMENT
130
140
150
160
170
180
190
200
210
STREAM
CARE-TAKER
GATE
RETAINING WALL
SEE DETAILED ENTRY PLAN (BELOW)
LONG HOUSE
KITCHEN
PARKING
30 CARS
FUTURE PARKING
44 CARS
GENERAL TURF AREA
WATER TANK
VOLLEY BALL
POOL
FUTURE HARD-SURFACE
TENNIS
FUTURE PLAY GROUND
FUTURE CAMPFIRE
FUTURE CABINS
ROAD EASEMENT
GATE
BRIDGE
CATTLEGUARD
50
60
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120
CONNECTION TO ADJOINING PROPERTY AS REQUIRED BY DEED EASEMENT
REVISED SITE ENTRY
℄ of Laiehouse
NORTH
SCALE
0 40 80 120 FEET
26TH APRIL 1971
SHEET 2
REVISED SEPT 17 1971. (1 of 7)

RECEIVED
OCT 4 1971
State of Hawaii
LAND USE COMMISSION

FIRST HAWAIIAN BANK
EMPLOYEE RECREATIONAL FACILITIES

ARCHITECTS: LEMMON, FREETH, HAINES, JONES & FARRELL

SP71-114 FIRST HAWAIIAN BANK



3D

NORTH

SCALE 0 50 100 150 200 250 300 FEET

26th APRIL 1971

SHEET 1

RECEIVED
OCT 4 1971
State of Hawaii
LAND USE COMMISSION

FIRST HAWAIIAN BANK
EMPLOYEE RECREATIONAL FACILITIES

ARCHITECTS: LEMMON, FREETH, HAINES, JONES & FARRELL

KEPUHI PT.

To Kahuku Point

01 U.S. Military Res. Keaau Ridge
Pres. Exec. Ord. 5119

KEPUHI NEW

K E A A U

SEC 3

M A K U A

SEC 2

PUU KEAAU

KEAAU - MAKAHA

Forest Reserve Boundary

Lot "B" of
Ld. Ct. App. 1052

Makaha Stream

L.C. Aw. 9962

02

VALLEY

MAKAHA

stream

MAKAHA VALLEY ROAD

MAIAU ROAD

To Waianae Town

PT. MAKAHA I

W A I A N A E K A I

SEC 5

S E A

Secondary follows alignment of stream

WAIALUA

MOKULEIA

ZONE 6 SEC 8

DISTRICT

KAALA

TRUE NORTH
1" = 1000'

01 02 03 04 05 06 07 08 09 10 11 12 13 14 15 16 17 18 19 20 21 22 23 24 25

FARRINGTON HIGHWAY

KAHILAHILA

UNITED STREET

IKUOHE PLACE

JADE STREET

KAHALAOPA STREET

KAHALAOPA PLACE

KAHALAOPA LOTS 873 TO 893

KAHALAOPA ROAD

KAHALAOPA HOMESTEAD ROADLOTS

MAKAHA VALLEY ROAD

MAKAHA, WAIANAE

WAHIAWA DIST.

WAIANAE UKA

ZONE 7 SEC 2

NOTICE: Owner's, lessee's and vendee's names recorded on this tax map print may not be current.
Administrative Directive 24-68 (Rev.)
dated November 21, 1968

FIRST DIVISION	
ZONE	SEC.
8	4
CONTAINING	PLATS
Scale 1in. = 1000 ft.	

ADVANCE SHEET
SUBJECT TO CHANGE

SPTI-114 N Hawn. Bank WAIANAE

PRINTED OCT 4 1971

Revised By: C.W. - July 1955

Dwg. No. 7-6
By: P.K. April 1932
Source: Survey Dept

SP71-114 FIRST HAWAIIAN BANK

OHIKILOLO & KEAAU, WAIANAE

SEA

MAKUA CAVE

MAKUA 1

MAKUA 2

Gulch

Forest Reserve Line

America Kauhi

OHIKILOLO

OHIKILOLO

MAKUA - KEAAU FOREST RESERVE LINE

O H I K I L O L O

LC AW. 2937

Eliz. L. Marks, et al
706.269 Acs.

(534.103 acs.)

(105.0 Acs.)

MAKUA - KEAAU FOREST RESERVE

Eliz. L. Marks, et al (20. acs.)

2B 490 Acs.

(333 Acs.)

(210 Acs.)

(0.32 ac.)

(37 Acs.)

(228 Acs.)

(3.73 Ac.)

(2562 acs.)

(4.20 acs.)

[2.20 Ac.]

40 Ft. wd HOMESTEAD ROAD

A. Lester Marks
90.63 acs.

Gr 9504

(48.95 acs.)

Gr 9505

(42.20 acs.)

State of Hawaii
(A. Lester Marks)
R P 1-3544

109.73 Acs (Gross area) -2.20 Acs (Less 40-ft Rd.)

107.53 Acs. Net Area

4.20 Acs

(103.33 Acs.)

Muriel H. Murphy

D.C.T. App. 58
No 197
1844 Acs.

LCAW 5739 Apana 2
(2.964 acs)
0.892 ac

LC AW 5736 (12.97 acres)

LC AW 5739:1 (14.0 acres)

LC AW 5967 (3.9 acres)

LC AW 6024 (6.25 acres)

LCAW 7500 (3.25 acres)

LCAPPLICATION No 197

GR 7500

(17.405 Acs.)

Forbes Trucking Co. Ltd.

GR 7559

Less 30' Rd 0.304 ac.
Road Res 0.15 ac.
58.547 acs.

(58.922 ac)

Thomas K Dole
w/f Michiko T/C

58.997 acs

Rem. K - (0.097 Ac.)

Rd. Reserve (0.63 Ac.)

Edwin K. Chung Hoon

GRANT 8499

18.52 Ac.

Mercedes K. Labrigo

8499

Chung Hoon, III

20.184 acs.

Harold Chung Hoon (G)

16.919 Acs.

GRANT 7550

18.333 Acs.

Gordon K. Chung Hoon (E) (G)

R:2784.53

SEE INSERT (B)

R:2344.72

TRUE NORTH
1"=500'

SP71-114
TMK 8-5-01:04 (P)

Hawn. Land Co.
0.02 Ac.

State of Hawaii
Govt. Land
1.0 Ac.

NOTICE: Owner's, lessee's and vendee's names recorded on this tax map print may not be current. Administrative Directive 24-68 (Rev.) dated November 21, 1968

(INSERT)

OHIKILOLO

LC AW. 2937

MAKUA - KEAAU FOREST RESERVE LINE

State of Hawaii
(Bd. of Agriculture & Forestry)
938.00 Acs.

William Chung Hoon III, et al
Gross area 47.100 acs.
Less Hwy. Res. 4.767 acs.
Net area 42.333 acs.
G. L. #3391

SEC 4

TRUE NORTH
1"=200'

SP71-114 FIRST HAWAIIAN BANK

MAKUA VALLEY

MAKAHA BEACH

MAKAHA VALLEY

POKAI BAY

WAIANAE

ELIZ MARKS → 706 Ac

MARKS 26 Ac

A. LESTER MARKS 20 Ac

THAYER 143 Ac

STATE 101

STATE 938 Ac

STATE 377

STATE 374 Ac

15-20 Ac VARIOUS

PACIFIC OCEAN