

BEFORE THE LAND USE COMMISSION
OF THE STATE OF HAWAII

JUN 14 4 19 PM '85
LAND USE COMMISSION
STATE OF HAWAII

Petition For Boundary Amendment Redesignating
Approximately Two Hundred Thirty-Six (236)
Acres From Agriculture To Urban

Roy Y. Takeyama, #587
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Attorney for Petitioner
Kuilima Development Company

TABLE OF CONTENTS

	<u>Page</u>
I. LETTERS OF AUTHORIZATION.....	1
II. PETITION FOR BOUNDARY AMENDMENT FROM CONSERVATION TO AGRICULTURE	3
<i>Agricultural to Urban</i>	
III. CERTIFICATE OF SERVICE.....	8
IV. EXHIBIT I	
Volume 1: Preliminary Planning and Environmental Study	
Volume 2: Technical Appendix	



KUILIMA

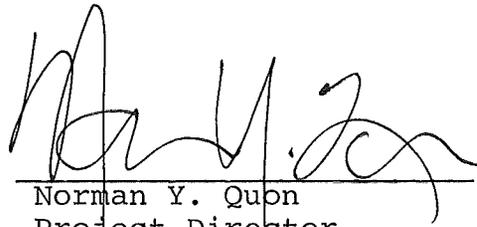
AUTHORIZATION

The undersigned, KUILIMA DEVELOPMENT COMPANY, a Hawaii Partnership, owner of that certain real property situated in the Koolauloa District, County of Honolulu, State of Hawaii, Tax Map Key 5-6-03 (Portion); 5-7-01 (Portion), comprising approximately 236 acres, hereby authorizes ROY Y. TAKEYAMA, Esq., to represent KUILIMA DEVELOPMENT COMPANY in seeking a boundary amendment of the aforesaid lands from Agriculture to Urban.

Dated: Honolulu, Hawaii 16 January, 1985

KUILIMA DEVELOPMENT COMPANY

By:


Norman Y. Qun
Project Director

THE ESTATE OF JAMES CAMPBELL

January 17, 1985

Kuilima Development Company
1001 Bishop Street
Suite 1980, Pauahi Tower
Honolulu, HI 96813

Attention: Norman Quon

Gentlemen:

We hereby consent to a submittal of a Request for Boundary Reclassification from Agricultural to Urban District by Kuilima Development Company as the lessee of Campbell Estate lands, TMK Nos.: 5-6-03 (portion) and 5-7-01 (portion), comprising approximately 236 acres in the Koolauloa District, County of Honolulu, State of Hawaii.

We further consent to the filing of any and all applications for amendments, rezoning, Special Management Area Permit, and any other permit or approval required by county, state and federal agencies covering the above lands.

The above consents are conditioned on your first submitting all such applications and petitions to the Estate for its review prior to filing.

Very truly yours,



Michael A. Warren
Manager, Residential/Resort
Properties

ga:H232i

Roy Y. Takeyama, #587
1188 Bishop Street, Suite 3404
Honolulu, Hawaii 96813
Telephone: 526-2416

Attorney for Petitioner
Kuilima Development Company

BEFORE THE LAND USE COMMISSION
OF THE STATE OF HAWAII

In the Matter of the
Classification and Districting
of Lands Located in Kahuku,
Koolauloa, County of Honolulu
State of Hawaii.

) Docket No. A85-595
)
) PETITION FOR
) BOUNDARY AMENDMENT
)

PETITION FOR BOUNDARY AMENDMENT REDESIGNATING
APPROXIMATELY TWO HUNDRED THIRTY-SIX (236)
ACRES FROM AGRICULTURE TO URBAN

TO THE HONORABLE LAND USE COMMISSION OF THE STATE OF HAWAII:

COMES NOW, KUILIMA DEVELOPMENT COMPANY, a Hawaii partnership, Petitioner herein, through its attorney, ROY Y. TAKEYAMA, and petitions herein for an amendment to the land use district boundary redesignating approximately two hundred thirty-six (236) acres from Agriculture District to Urban District:

I.

AUTHORITY FOR RELIEF SOUGHT

That this Petition is filed pursuant to Section 205-4, Hawaii Revised Statutes, and PART VI, Section 6-1(4) of the State Land Use Commission Rules of Practice and Procedure; and the Land Use Commission is authorized to grant the relief sought herein pursuant to the provisions of Chapter 205, Hawaii Revised Statutes, as amended, and every other authority thereunto enabling.

II.

LAND DESCRIPTION AND OWNERSHIP INTEREST

That the real property for which the relief herein is sought is situated at Kahuku, Koolauloa, County of Honolulu, State of Hawaii, Tax Map Key 5-6-03(Portion) and 5-7-01(Portion), and is comprised of approximately two hundred thirty-six (236) acres of which the Petitioner is the fee simple owner of approximately two hundred twenty-five (225) acres and is the Lessee, with Campbell Estate as the Lessor, of approximately eleven (11) acres.

III.

PLACE OF BUSINESS

That the Petitioner's principal place of business is 1001 Bishop Street, Pauahi Tower, Suite 1980, Honolulu, Hawaii, 96813.

IV.

CORRESPONDENCE AND SERVICE OF PROCESS

That all correspondence, communications, Notices, Orders and other papers in proceedings herein shall be addressed to and served upon the following:

Roy Y. Takeyama, Esq.
1188 Bishop Street, Suite 3404
Honolulu, Hawaii 96813

Mr. Norman Quon
Kuilima Development Company
1001 Bishop Street
Pauahi Tower, Suite 1980
Honolulu, Hawaii 96813

V.

EXISTING USE OF SUBJECT AREA

That most of the petition area is lying fallow. The makai portion of the area contains exposed sand dunes. An abandoned military air field is adjacent to the dunes. Further inland and adjacent to the petition area is Punahoolapa Marsh which is

almost entirely covered with thick vegetation. Approximately 138 acres in the petition area are being leased by four farmers on a month-to-month basis. Of this area, 20 acres are estimated to be in actual crop production, and another 100 acres are estimated as being used for cattle grazing. Detailed descriptions of the subject area are given in Petitioner's Preliminary Planning and Environmental Study for the petition area, attached hereto as Exhibit I and incorporated herein.

VI.

REQUIRED FACTS, DATA AND INFORMATION

That the facts, data and other information required herein by Sections 6-2(1) and (2) of the State Land Use Commission Rules of Practice and Procedure, are contained in Petitioner's Exhibit I, attached hereto and incorporated herein.

VII.

STANDARDS FOR URBAN BOUNDARY

That based upon the facts, data and information submitted, and by the evidence to be introduced, the subject parcel meets each and all of the standards applicable to boundaries for the Urban district that are set forth in Part II, Section 2-2(1), (a)

through (h), of the State Land Use District Regulations.

VIII.

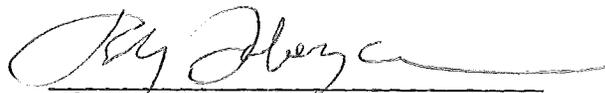
REASONABLENESS OF BOUNDARY AMENDMENT

That the boundary amendment requested herein is reasonable, is not violative of Chapter 205, Hawaii Revised Statutes, as amended, is consistent with the Interim Statewide Land Use Guidance Policy as set forth in Section 205-16.1, Hawaii Revised Statutes, as amended, and conforms to the Hawaii state plan.

WHEREFORE, Petitioner prays that the land use boundary of the aforementioned parcel be amended by redesignating approximately two hundred thirty-six (236) acres from the Agriculture District to the Urban District.

DATED: Honolulu, Hawaii

June 14, 1985



ROY Y. TAKEYAMA
Attorney for Petitioner
Kuilima Development Company

BEFORE THE LAND USE COMMISSION
OF THE STATE OF HAWAII

In the Matter of the) Docket No. _____
Classification and Districting)
of Lands Located in Kahuku,) CERTIFICATE OF
Koolauloa, County of Honolulu,) SERVICE
State of Hawaii)

CERTIFICATE OF SERVICE

I hereby certify that a copy of the foregoing was served upon the following by either hand-delivery or by depositing the same in the U.S. Postal Service by certified mail:

Director, Department of Planning and
Economic Development, State of Hawaii

Planning Commission,
City and County of Honolulu

Department of General Planning,
City and County of Honolulu

Planning Commission,
County of Hawaii

Department of Planning,
County of Hawaii

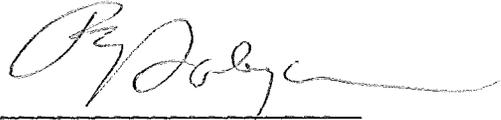
Planning Commission,
County of Maui

Department of Planning,
County of Maui

Planning Commission,
County of Kauai

Department of Planning,
County of Kauai

at each of their last known addresses on June 17, 1985.



ROY Y. TAKEYAMA
Attorney for Petitioner