

STATE OF HAWAII  
DEPARTMENT OF PLANNING  
AND ECONOMIC DEVELOPMENT

LAND USE COMMISSION

Room 104, Old Federal Bldg., 335 Merchant Street  
Honolulu, Hawaii 96813 Telephone: 548-4611

JOHN WAIHEE  
Governor

TEOFILO PHIL TACBIAN  
Chairman

FREDERICK P. WHITTEMORE  
Vice Chairman

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ESTHER UEDA  
Executive Officer

March 23, 1987

Mr. Shigeyuki Nakatani, Chairman  
Planning Commission  
City and County of Honolulu  
650 South King Street  
Honolulu, HI 96813

Dear Mr. Nakatani:

This to acknowledge receipt of the record for the following  
special use permit transmitted with your letter dated March 4,  
1987.

DOCKET NO./PETITION: SP87-363/KUILIMA DEVELOPMENT CO.

TAX MAP KEY: 5-7-01: Portion of 21

LOCATION: Kahuku, Koolauloa, Oahu

USE REQUESTED: Wastewater treatment facility

DATE FILED: March 10, 1987

In accordance with Section 205-6, Hawaii Revised Statutes,  
the Land Use Commission will act on this petition within 45  
days of receipt of the complete record on this request.

If you have any questions on this matter, please feel free  
to contact us.

SINCERELY,

ESTHER UEDA  
EXECUTIVE OFFICER

cc: Petitioner

PUBLIC HEARING

JAN 27 1987

PLANNING COMMISSION

NOTICE IS HEREBY GIVEN of a public hearing to be held by the Planning Commission of the City and County of Honolulu:

PLACE: Civil Service Conference Room, City Hall Annex  
530 So. King St., Honolulu, Hawaii  
DATE: Wednesday, February 25, 1987  
TIME: 1:30 p.m.

or as soon thereafter so that all interested persons shall be afforded a reasonable opportunity to be heard to consider a request for a Special Use Permit by Kuilima Development Co.

KAHUKU--STATE SPECIAL USE PERMIT--86/SUP-6

TAX MAP KEY: 5-7-01: Portion of 21

Applicant: Kuilima Development Co.  
Landowner: James Campbell Estate  
Land Area: 20-acre portion of an overall 531.6-acre parcel

Zoning: AG-1 Restricted Agriculture

Development Plan  
Koolauloa Agricultural

Development Plan  
Public Facilities: The map indicates a wastewater treatment facility in the general vicinity of the existing location makai of Kamehameha Highway and Kahuku side of the resort. The map also indicates highway widening and a Hawaiian Electric facility atop the bluff overlooking the proposed facility.

1. This hearing is to be held under the provisions of Chapters 46, 91, 92 and 205, Hawaii Revised Statutes; Articles 5 and 13, Revised Charter of the City and County of Honolulu 1973, as amended; Rules 4 and 5 of the Rules Relating to Administrative Procedure of the Planning Commission, City and County of Honolulu and Rule 9-3 of the State Land Use Commission Rules of Practice and Procedure.

2. The hearing is on a request for a State Special Use Permit to construct a new wastewater treatment facility within the State Agricultural Land Use District.

3. Any party may retain counsel if he or she so desires; any individual may appear on his or her own behalf, or a member of a partnership may represent the partnership, or an officer or authorized employee of a corporation or trust or association may represent the corporation, trust or association.

State of Hawaii  
LAND USE COMMISSION  
1001 Ala Moana Blvd., Suite 1000  
Honolulu, Hawaii 96813  
Telephone: (808) 535-2000

4. A contested case hearing may be held on the matter pursuant to Chapter 91, Hawaii Revised Statutes.

5. Any person or agency wishing to be a party shall file a petition with the Commission within fourteen days after this notice is published in the newspaper. The petition must conform to the requirements of the adopted Rules of the Planning Commission which are available at 650 So. King Street, Honolulu, Hawaii, 8th floor.

6. Public testimony will be taken at the initial hearing on February 25, 1987.

Documents showing the location and boundaries of the site under consideration are on file in the office of the Department of Land Utilization, Zoning Information Counter (tel. 523-4131), 7th floor, Honolulu Municipal Building, 650 So. King St., Honolulu, and are available to the public for inspection during office hours.

Ten copies of testimony on the subject matter should be filed before the date of the public hearing or at the time of the public hearing.

PLANNING COMMISSION

SHIGEYUKI NAKATANI, Chairman

BY

E. B. CONNELL

Deputy Chief Planning Officer

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For advertisement on Friday, January 23, 1987  
in The Honolulu Advertiser and Star Bulletin

2-column, M-6 border

Lu 187-214

JOHN WAIHEE  
GOVERNOR



SUZANNE D. PETERSON  
CHAIRPERSON, BOARD OF AGRICULTURE

TADASHI TOJO  
DEPUTY TO THE CHAIRPERSON

State of Hawaii  
DEPARTMENT OF AGRICULTURE  
1428 So. King Street  
Honolulu, Hawaii 96814-2512

Mailing Address:  
P. O. Box 22159  
Honolulu, Hawaii 96822-0159

January 13, 1987

Mr. John P. Whalen, Director  
Department of Land Utilization  
City and County of Honolulu  
650 South King Street  
Honolulu, Hawaii 96813

Subject: State Special Use Permit Application for Wastewater  
Treatment Facility at Kahuku  
Kuilima Development Company  
TMK: 5-7-01: por. of 21  
Area: 20 acres

Dear Mr. Whalen:

The Department of Agriculture has reviewed the subject application and offers the following comments.

According to the application, the applicant seeks to construct and operate a wastewater treatment facility to service the proposed expansion of the Kuilima resort area.

The application and the accompanying study entitled "Agricultural Feasibility and Need for 20-Acre Parcel for Turtle Bay Resort Wastewater Treatment Plant" (prepared by Frank S. Scott, Jr., August 1986) conclude that there is no indicated "need" of the 20-acre site for agricultural production. This conclusion is based on the "excess" of "good" agricultural land (Land Study Bureau Overall Productivity Ratings of "A" and "B") and that the crops (vegetables, melons and bananas) that are ecologically adapted to the project site can be more economically grown elsewhere on the island or in the State, or lack sales potential (Scott, pages 14-16). However, it is our understanding that some farmers displaced by other phases of the Kuilima resort expansion have had difficulty locating replacement lands in the vicinity.

DEPT. OF LAND UTILIZATION  
CITY & COUNTY OF HONOLULU

1987 JAN 19 4:08 PM '87

MAR 11 2 42 PM '87

LAND USE COMMISSION  
STATE OF HAWAII

Mr. John P. Whalen  
January 13, 1987  
Page -2-

We note that the project site avoids use of "better" agricultural lands to the north and west. We appreciate the effort to situate facilities in areas that are relatively less suitable for agricultural use when there are no other reasonable alternative sites. The guidelines for issuance of special permits appear to have been satisfactorily addressed in the application.

Thank you for the opportunity to comment.

Sincerely,



SUZANNE D. PETERSON  
Chairperson, Board of Agriculture

cc: DGP  
DPED  
LUC

LU/87-224

A. D. WAIHEE  
GOVERNOR



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

IN REPLY REFER TO:  
STP 8.1787

January 12, 1987

1987 JAN 19 AM 8:33  
DEPT. OF LAND UTILIZATION  
CITY & COUNTY OF HONOLULU

Mr. John P. Whalen, Director  
Department of Land Utilization  
City and County of Honolulu  
650 South King Street  
Honolulu, Hawaii 96813

Dear Mr. Whalen:

State Special Use Permit Application  
Wastewater Treatment Facility - Kahuku  
Tax Map Key 5-7-01: Portion of 21

Having reviewed the application for a Special Use Permit to establish a wastewater treatment facility in a State Agricultural Land Use District, we have the following comments to offer:

1. Kam Highway will be widened to 4 lanes in the future. A 20' setback from the existing R.O.W. is required for this highway improvement.
2. There will be a conflict between the proposed access to the treatment plant and the intersection to the resort, especially when the resort is fully developed, major intersection improvements are warranted in that vicinity.
3. In addition, the concrete bridge railing would obstruct sight distance at the proposed access. The proposed access would prevent the installation of guard rails to protect the bridge railing end.

Thank you for this opportunity to provide comments on this special use permit application.

Very truly yours,

Edward Y. Hirata  
Director of Transportation

LM 187- 34

George A. Ariyoshi  
GOVERNOR OF HAWAII



LESLIE S. MATSUBARA  
DIRECTOR OF HEALTH

STATE OF HAWAII  
DEPARTMENT OF HEALTH  
P. O. BOX 3378  
HONOLULU, HAWAII 96801

In reply, please refer to:  
EPHSD

December 30, 1986

MEMORANDUM

To: Mr. John P. Whalen, Director  
Department of Land Utilization, City & County of Honolulu

From: Director of Health

Subject: State Special Use Permit Application--Wastewater Treatment Facility,  
Kahuku, Tax Map Key 5-7-01: Portion of 21

DEPT. OF LAND UTILIZATION  
CITY & COUNTY OF HONOLULU  
1987 JAN -7 PM 1:37

Thank you for allowing us to review and comment on the subject application. We provide the following comments:

Noise

There are reservations on the proposed project. Noise from the operation of stationary equipment, such as pumps and emergency generators, may impact residents of the Kuilima condominium development.

Hazardous Waste

The applicant, Kuilima Development Company, may be a generator of hazardous waste products from commercial activities associated with the Turtle Bay Resort (including, but not limited to, maintenance of golf course).

POTW (Publicly-Owned Treatment Works) facilities are exempt from the hazardous waste regulations provided in 40 CFR 261.4(a). Also excluded are treatment works supplied exclusively by residential/household discharges. The applicant's project is privately owned, and contributing sources include commercial establishments. Therefore, the applicant's facility may be subject to federal hazardous waste regulations. These regulations require, among other considerations, that the facility provide for capabilities for testing of the chemical characterization of sludge and effluent.

LESLIE S. MATSUBARA

Department of Land Utilization  
Summary Description  
86/SUP-7 (BN)  
Page 2

Board of Water Supply  
Department

Comments:

We have no objections to the proposed wastewater treatment facility in Kahuku.

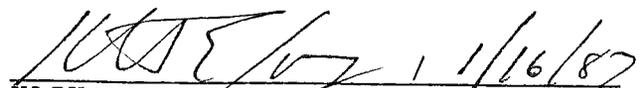
The availability of water for the project will be determined when the Building Permit is submitted for our review and approval. If the Building Permit is approved, the applicant will be required to pay our Water System Facilities Charges for source.

A fire hydrant should be installed on Kamehameha Highway at the access road to the project site. The on-site fire protection requirements for the project should be coordinated with the Fire Prevention Bureau of the Honolulu Fire Department.

If a three-inch or larger meter is required for the project, construction drawings showing the installation of the meter should be submitted for our review and approval.

The mauka portion of the parcel is located in the "No Pass Zone" where on-site disposal of wastewater and use of effluent for irrigation are not permitted. Wastewater disposal will be permitted only in the makai portion of the parcel which is located in our "Pass Zone". All sewage disposal plans shall be coordinated with the Sanitation Branch, State Department of Health. The locations and depths of the proposed injection wells should be coordinated with the Board of Water Supply.

If you have any questions, please contact Donald Hikichi at 527-6122.

  
FOR KAZU HAYASHIDA Date  
Manager and Chief Engineer

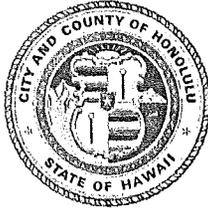
cc: Honolulu Fire Dept.

LU12/86-7175

DEPARTMENT OF PUBLIC WORKS  
**CITY AND COUNTY OF HONOLULU**

650 SOUTH KING STREET  
HONOLULU, HAWAII 96813

FRANK F. FASI  
MAYOR



RUSSELL L. SMITH, JR.  
DIRECTOR AND CHIEF ENGINEER

14-0910

December 19, 1986

1986 DEC 22 PM 1:36  
DEPT. OF LAND UTILIZATION  
CITY & COUNTY OF HONOLULU

MEMORANDUM

TO: MR. JOHN P. WHALEN, DIRECTOR  
DEPARTMENT OF LAND UTILIZATION

FROM: RUSSELL L. SMITH, JR., DIRECTOR AND CHIEF ENGINEER  
DEPARTMENT OF PUBLIC WORKS

SUBJECT: YOUR MEMORANDUM 86/SUP-6(BN) OF DECEMBER 1, 1986,  
RELATING TO AN APPLICATION FOR A STATE SPECIAL  
USE PERMIT TO ESTABLISH A WASTEWATER TREATMENT  
FACILITY WITHIN A STATE AGRICULTURAL LAND USE  
DISTRICT IN KAHUKU - TMK: 5-7-01: POR. 21

We have reviewed the request for a State special use permit and have the following comments:

Engineering:

None.

Refuse Collection:

None.

Sanitary Sewers:

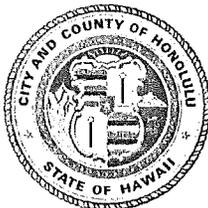
We have no objections to the proposed treatment facility if the conditions and provisions stated in the December 16, 1985 letter in Appendix A of the application are met.

RUSSELL L. SMITH, JR.  
Director and Chief Engineer

LU 12/86 - 7065

DEPARTMENT OF GENERAL PLANNING  
**CITY AND COUNTY OF HONOLULU**

650 SOUTH KING STREET  
HONOLULU, HAWAII 96813



FRANK F. FASI  
MAYOR

DONALD A. CLEGG  
CHIEF PLANNING OFFICER

GENE CONNELL  
DEPUTY CHIEF PLANNING OFFICER

JB/DGP 12/86-10237

December 12, 1986

MEMORANDUM

TO: JOHN P. WHALEN, DIRECTOR  
DEPARTMENT OF LAND UTILIZATION

FROM: DONALD A. CLEGG, CHIEF PLANNING OFFICER  
DEPARTMENT OF GENERAL PLANNING

SUBJECT: STATE SPECIAL USE PERMIT APPLICATION  
WASTEWATER TREATMENT FACILITY, KAHUKU  
TAX MAP KEY: 5-7-01: PORTION OF 21  
YOUR LETTER DATED DECEMBER 1, 1986

1986 DEC 15 PM 3:28  
DEPT. OF LAND UTILIZATION  
CITY & COUNTY OF HONOLULU

We have the following comments for your consideration.

1. We have learned from Council Services staff (12/9/86) that City Council will schedule a public hearing on the proposed wastewater treatment plant (86/KL-107), among other public facility amendments to the Koolauloa Development Plan Public Facilities (DP/PF) Map, in late January 1987. Testimony from the public will be received at that time.

Once depicted on the DP/PF Map for the Koolauloa area, construction of the proposed wastewater treatment plant may proceed.

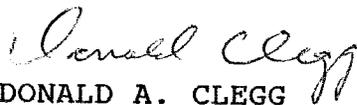
2. It is essential that the ownership of the 20+-acre site, and also the roadway leading to the STP plant, are conveyed to the City and County of Honolulu if the City is to be responsible for operating and maintaining the new wastewater treatment plant. (See Article 4, Section 11-4.2 of the Revised Ordinances of Honolulu 1978.)
3. The State Department of Land and Natural Resources earlier imposed a number of conditions to the Turtle Bay Resort development. (See Exhibit A.)

John P. Whalen  
December 12, 1986  
Page 2

DLU may want to consider incorporating these conditions on the Special Use Permit application which it now is reviewing.

4. Construction of the new wastewater treatment plant should be fully coordinated with the City Department of Public Works and the Highways Division of the State Department of Transportation.
5. We question the wastewater treatment plant's (WWTP) highly visible site above the development, and the impact of the site on pumping costs to the City. The initial intent in the adopted DP/PF Map was for the WWTP to be located makai of Kamehameha Highway though its site was not site specific.
6. The locations of the effluent holding ponds for irrigation water are not indicated in the application.

Thank you for referring this matter to our attention. We hope our comments will be helpful to you.

  
DONALD A. CLEGG  
Chief Planning Officer

Attachments

cc: DPW (Div. of Wastewater Management)

Lll 12/86 - 7042

THE ESTATE OF JAMES CAMPBELL

December 10, 1986

1986 DEC 15 AM 8:43  
DEPT. OF LAND UTILIZATION  
CITY & COUNTY OF HONOLULU

Mr. John P. Whalen  
Director  
Dept. of Land Utilization  
City & County of Honolulu  
650 S. King Street  
Honolulu, Hawaii 96813

Dear Mr. Whalen:

Special Use Permit - Kahuku

I have reviewed the Special Use Permit application to establish a wastewater treatment facility for the Turtle Bay Resort expansion project.

I am working with Kuilima Development Company on the design and location of the plant. The Estate is in favor of this application and supports it in the general area as proposed.

Sincerely,

*Charles A. Ehrhorn* / *db*  
Charles A. Ehrhorn  
Administrator, Residential/  
Resort Properties

CAE/db