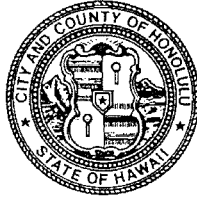


DEPARTMENT OF PLANNING AND PERMITTING  
**CITY AND COUNTY OF HONOLULU**

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2015/ELOG-105 (TH)

February 17, 2015

Mr. Daniel Orodener  
Executive Officer  
State Land Use Commission  
Department of Business, Economic  
Development and Tourism  
P. O. Box 2359  
Honolulu, Hawaii 96804

Dear Mr. Orodener:

**SUBJECT:** DR14-52 (Petition for Declaratory Ruling to Designate Important Agricultural Lands (IAL) in Kawaihoa, North Shore, and Punaluu, Oahu, Hawaii, Tax Map Keys: 6-1-005:001 (por.), 6-1-006:001 (por.), 6-1-007:001, 6-2-009:001 (por.), 6-2-010:001 (por.), 6-2-011:001 (por.) & 021; 5-3-001:041 (por.), 5-3-003:001 (por.), 5-3-004:005, 007, 013, 018 (por.) & 019; 5-3-007:023 (por.)

We have reviewed the subject petition and offer the following comments:

1. We have no objections to the Petition proposing to designate approximately 9,592.048 acres of land in Kawaihoa and Punaluu as IAL. We have concerns which we hope can be addressed by the Petitioner or the relevant agency.
2. Based on our land use records, all the land intended to be designated as IAL appears to be in the State Agricultural District and is either currently zoned AG-1 Restricted Agricultural District or AG-2 General Agricultural District. Only Tax Map Key: 5-3-001:041 is currently zoned Country District.
3. Designation of IAL land in Kawaihoa and Punaluu is consistent with the objectives and policies of the City's General Plan intended to maintain the viability of agriculture on Oahu. Furthermore, granting the petition is consistent with the City's long-range vision, policies, principles, and guidelines of the North Shore and Koolauloa Sustainable Communities Plans (SCP) intended to protect open space and prime agricultural land on the North Shore and Windward Oahu.

The Petition area for Kawailoa is outside of the Community Growth Boundary for the North Shore SCP Land Use Map.

The Petition area for Punaluu is outside of the Rural Community Boundary and includes land that is designated as Agricultural and Preservation on the Koolauloa SCP Land Use Map. We understand that some of the land shown as Preservation on the Koolauloa SCP that is included in the petition will eventually be put into agricultural production after the Petitioner completes restoring portions of Punaluu Stream. Crop production, streams, and livestock grazing are permitted uses under Preservation zoning.

4. According to a preliminary review of our Phase I resource maps prepared under our ongoing IAL project, approximately 2,641 acres of land within the IAL petition area meets all top three criteria, approximately 6,192 acres meets two of the top three criteria, and approximately 9,128 acres meets one of the top three criteria.

However, the Department of Planning and Permitting is still involved in identifying and mapping IAL, and the percentages of the land cited above may not reflect lands that will be ultimately recommended for IAL by the City.

5. The Petitioner should provide more information regarding Section 205-44(c)(7), Hawaii Revised Statutes to explain how the amount of land proposed for IAL meets the definition of "critical land mass" and what would be a minimum threshold of land necessary for agricultural production.
6. We also ask what lands could be withheld from future IAL designation by the landowner should these petitioned lands be approved.

In summary, we have no objections to the petition for the IAL designation of the approximately 9,592 acres of land subject to adequate response to our above-mentioned concerns.

Thank you for the opportunity to comment on this matter. Should you have any questions, please contact Tim Hata of our staff at 768-8043.

Very truly yours,



George I. Atta, FAICP  
Director

GIA:js

cc: Richard Lewallen, Corporation Counsel  
Scott Ezer, Helber Hastert and Fee Planners, Inc.  
Calvert G. Chipchase, Cades Schutte, LLP  
Thomas Whitten, PBR Hawaii & Associates, Inc.