

STATE OF HAWAII  
LAND USE COMMISSION

3:00 P.M. Meeting

May 23, 1969

Honolulu, Hawaii

STATE OF HAWAII  
LAND USE COMMISSION

May 23, 1969

(Secretary apparently did not turn on tape recorder until meeting was already in session, as first comments recorded on tape begin as follows:)

CHAIRMAN CHOY:

. . . like to say . . . make a statement.

PETITIONER:

I would just like to request that . . (inaudible due to soft tone of voice used by speaker) . . .

CHAIRMAN CHOY:

I think that's wise. Our staff can keep you informed.

PETITIONER:

Will you be meeting in the next few months or . . . ?

CHAIRMAN CHOY:

Oh, yes.

MR. DURAN:

Tentatively July 8th on Kauai.

PETITIONER:

On Kauai. If I . . (again inaudible due to reasons stated above) . .

CHAIRMAN CHOY:

Thank you. That's granted.

How's Mr. Beggs? Anybody present? How about A69-210, Bishop Estate?

PETITIONER:

I'm the developer. I think we can go ahead if we're the next number.

CHAIRMAN CHOY:

You'd like to go ahead? Then we'll wait a few minutes until Mr. Kido

CHAIRMAN CHOY (Cont'd.)

shows up. Is there anybody representing Mr. Beggs here? Then to get ourselves started, I'd like to call the meeting to order. All those who wish to testify but who are not attorneys, would you rise and be sworn in? Would you raise your right hand? Do you swear that the testimony you are about to give to the Land Use Commission is the truth, the whole truth and nothing but the truth, so help you God?

RESPONSE:

I do.

COMMISSIONER:

Mr. Chairman, while we're awaiting Mr. Kido, I just wonder if it would not be wise to have a hand court petition go on record with that request for deferment of action.

MR. DURAN:

I believe it is on the record.

COMMISSIONER:

It is on the record? Oh.

CHAIRMAN CHOY:

While we're waiting, we'll have the staff make their report on A68-209.

MR. LEONG:

Mr. Chairman and members of the Commission. As you recall, the subject area is . . . (inaudible due to continuous paper rustling) . . . The present urban district line runs along here. The consultants have recommended that this portion be placed in (inaudible) including this parcel. This petition received a public hearing on March 28, 1969. (The memorandum dated May 23, 1969 from the staff to the Land Use Commission re:

MR. LEONG (Cont'd.)

A68-209 - Webb Beggs, Jr., was read verbatim.)

CHAIRMAN CHOY:

Any questions from the Commissioners?

COMMISSIONER:

Can we do this on a formal application like this or do we have to do whatever he asked for?

CHAIRMAN CHOY:

We act only on what is requested.

COMMISSIONER:

No, what I mean, are we going on the boundary review now for the whole area or are we acting only on . . .

CHAIRMAN CHOY:

This is only on this petition which includes the . . .

COMMISSIONER:

Just that portion, yes.

CHAIRMAN CHOY:

I guess when we go to Maui on the 5-year boundary review, we'll . . .  
(inaudible) . . .

Any other questions? If not, we'll lay this on the table and not have a vote on it until Mr. Kido comes. In the meantime, to save time, we'll go on to the Bishop Estate request. George, are you ready? Will you come forward while our staff makes their recommendations?

STAFF:

This is petition number A69-210, Bishop Estate, Waiawa. Now this petition was received January 2nd this year, requesting a change from ag to urban. It's . . . this is the general area which you probably remember.



STAFF (Cont'd.)

Pearl City is in here . . . Waipahu . . . and we have a little bit of ag in between. This particular petition is right here; on a larger map, we see it right here. The other urban boundary is on the Ewa-Waipahu side. This petition was next to the Leeward Community College, and they're planning to provide apartment houses for students and faculty of the college. Our recommendation was to put it in here since it's already urban around this side of it anyway, and subsequent to this . . . two things have happened since the hearing was held on March 14th. First, our consultants doing our 5-year boundary review, Eckbo, Dean, Austin and Williams, have recommended that this whole thing be urban up to the H-1 Freeway and also the other ag portion down here down to the water at Pearl Harbor. The only thing to be left in ag was this little swamp area here; there's watercress growing on it. So that's one thing that's happened. The other thing was that subsequent to the hearing, the City Planning Commission has recommended that this be urbanized. So it's back again to urbanize.

CHAIRMAN CHOY:

Do the Commissioners have any questions? Are you representing Bishop? Would you like to comment? Is there anybody who would like to speak for or against this petition? If not, I'm really sorry . . . it's highly unusual, the meeting we're holding today, in that we're still waiting for Mr. Kido. I will not entertain a motion as yet. We will lay this on the table. And we'll go ahead with our hearing today from Incon Development and when Mr. Kido comes, we'll interrupt and have our vote. Is that satisfactory?

RESPONSE:

Yes.

CHAIRMAN CHOY:

We'll have a hearing on A69-211, Inscon Development Corporation, 220 acres from agriculture to urban. Who would . . . The staff will now make their comments.

MR. DURAN:

Mr. Chairman, let me orient the Commission to the petitioned area. First of all, let me call your attention to our district map wherein shown in pink are the existing urban areas. This is the Kahuku area, this is Laie, and this is the Kawela Bay area, and Sunset Beach area here. This is Waimea Bay in green representing the conservation district. All of the (inaudible) area is in the agricultural district. The property in question is this yellow area situated in these 2 urban districts. On a more detailed map, this is Kawela Bay. The red area indicates the existing urban district so that all this land is in the urban area. Again, we have a parcel that is in the urban area. This is Kahuku Point up here and Kuilima Point over here. The property in question is shown in yellow between these 2 urban districts. What is represented in green are agricultural uses throughout the area and within the yellow area, following the dashed green line here, represents class A soils. These are class C soils, all of which are in cane at the present time. This is E soils here and there are no agricultural activities in this area at the time. This is the highlands up above. (The May 23, 1969 staff report re: A69-211 - Inscon Development Company was read verbatim.) Are there any questions, Mr. Chairman?

CHAIRMAN CHOY:

Commissioners, are there any questions?

COMMISSIONER:

Where's the Kahuku Road now?

MR. DURAN:

This is Kam Highway, from Kahuku and going around here.

COMMISSIONER:

How many units, since we permitted the urban areas, . . (inaudible due to Commissioner's voice trailing off) . .

MR. DURAN:

None.

COMMISSIONER:

(Question was inaudible.)

MR. DURAN:

The existing urban areas?

COMMISSIONER:

Yes.

MR. DURAN:

I think this was 700 . . . 704 . . . this is 180; 150 and 180. This is their diagramatic development scheme. This is Kuilima Point which is the (inaudible) hotel site. The green represents the golf course. These are residential apartments. Then, of course, Kahuku Point which is in the second phase for apartment-resort development.

COMMISSIONER:

How do you . . . 40% of this land is class A. Looking at that map, it looks like more than 40%.

MR. DURAN:

This is the A right here; not all of the green . . . just this area.

A little less than half.

CHAIRMAN CHOY:

Are there representatives here to testify?

PETITIONER:

Mr. Chairman, I would like to speak.

CHAIRMAN CHOY:

Yes. Come forward. Would you like to sit down and be comfortable?

PETITIONER:

Mr. Chairman, I'd like to refer to these maps. Thank you. I'm Donald Walbrink of Walbrink and Associates and our office is functioning as the coordination office for Inscon . . . the local resident coordination office for Inscon Delaware Prudential Company, in the carrying out of this plan.

Your staff report reviewing some of the background of this plan covered in summary form very well much of what has gone on. I would like to spend just a few minutes going into a little more depth on some of the thing that were involved on the development of this plan. As the staff report indicated, back in 1954 Campbell Estate Trustees engaged my office to undertake an initial study for this extensive Kahuku coastal area. We're dealing here with almost 11 miles of ocean frontage, and at that time we prepared physical plans which were developed in some depth, emphasizing the importance of this area potentially for resort development. Now there were a good deal of people who sort of laughed at us at that time. Kahuku was something that they just sort of drove through and were surprised when we pointed out that there really is 11 miles of ocean frontage . . . that there's something up there besides just Kawela Bay on one end and Kahana Bay on the other. That study stood on the record and was used as guidance in planning for the development of that land, but still, Kahuku was quite a long ways away, and it was in 1964 that a very detailed study was undertaken. This study was in depth and it was set up



MR. WALBRINK (Cont'd.)

with a format that was extremely satisfying from the standpoint of developing a technical study. Our client was the Campbell Estate and they engaged Larry Smith and Associates to undertake the studies which resulted in the projections Mr. Duran spoke of. But it was set up that our planning work and Larry Smith's research would be meshed together. In other words, he would start his research and we would start our planning, and there would be feedback back and forth. As we developed planning ideas, he was researching the opportunities. We would work together so that his work would be finished ahead of ours but there would be significant overlap so that we would have the benefit of his thinking and he, ours, as that plan was being developed. So he adjusted his evaluations as our work proceeded and out of that planning study came his estimate of 1985 of 10,500 hotel rooms in Kahuku. And from that, we built and developed the plan that was mentioned in your staff report.

I want to emphasize that this plan covers the 10 plus miles of coastal frontage and it envisions approximately 2,000 acres of resort urbanization. Of that . . . that's the total gross acreage . . . and of that, something under 1,000 would actually be in hotel use. And as I recall, the figure that we had in resort use in the 1954 plan, interestingly enough, was two-thirds of the acreage that we had in the planning in 1964. But the most interesting aspect, and I think also one of the most significant aspects of this plan, was the magnitude of it and the fact that it involves a range of planned environments for resort purposes. The intent is that this will be an identified destination resort and within that identified resort will be what we call character values ranging anywhere from the castaway once-a-year schemer kind of environment to a very

MR. WALBRINK (Cont'd.)

sophisticated type of resort at the other end of the range. All of these ranges of character blending together to form not only the various identities - individual characters - but combining into what will become, we think . . . at least I believe, as a planner . . . one of the major . . . one of the outstanding resorts that we will have in Hawaii and perhaps even in the world. With this concept of a major resort, my office continually has urged the land owners to not proximate this property into little parcels of merchandise but rather to retain the concept of this overall major plan. And we have now come to the point where the first major step in carrying this out can be achieved, whereby an agreement has been worked out between Del Webb and Prudential, as developers, and the Campbell Estate involving the initial 900 acres of this 2,000-acre concept. From the beginning, the plan that we developed in 1964 has involved utilizing the lands that are under discussion today as a part of the resort development.

Your staff report makes some mention about this kind of a destination resort being . . . intimated that it would be beneficial in decentralizing tourist development from Waikiki, and I can only say that this is something I have been talking about for a long time. I think I've been preaching to the winds in many cases because Waikiki keeps getting more and more hotel rooms. As many of you know, we drafted the first draft of the State Land Use Law. Many people do not know that at the same time, as another vehicle to assist in carrying out the State General Plan, we drafted proposed legislation which would fix densities in resort areas and would have fixed hotel density in Waikiki at 85 guest rooms per acre. These 2 bills were introduced in the Legislature in 1961 concurrently, and the resort density

MR. WALBRINK (Cont'd.)

bill went to committee and went to the circular file. It was never . . . never got beyond . . . But here we can see what has happened since, and here is a very significant circumstance which can be beneficial in developing major destination resorts on this island, taking pressure off Waikiki.

I will be speaking in my comments on what has happened in the past up to the present time, and then I would like to turn the floor over to Mr. Fred Kunz who is Executive Vice President of Del Webb Corporation, who will speak on their scheduling . . . their programs with reference to this 900 acres.

To speak specifically of what has been done and where we stand now, the request has been made to the City Planning Commission to rezone the site for the first hotel which will be on Kuilima Point, and that action . . . the request has been made, I'm sorry, to change the detailed land use map and when that is done, then the request for zoning can be made. Now we cannot request the City to adjust their detailed land use map for the remaining site until action has been taken by this Commission to put that area in urban which puts it then within their sphere of consideration, and they can then consider a detailed land use map for this remaining area. So the key point now concerns this 225 acres lying between these 2 urban zones and the action by your Commission. In preparing for this program's advancement, a number of studies have already been undertaken, and I will mention them. This water master plan for this 900 acres, taking into account the remaining area of April, 1969, has already been prepared by (firm name spoken too fast to be audible). This involves the developer building a 16" water line from the Kawela Bay Campbell Estate boundary

MR. WALBRINK (Cont'd.)

to the center of the site . . . a 12" line runs down to this hotel site. That will be a part of the initial steps in their program. The storm drainage master plan has been prepared, again by some low . . . (inaudible) . . . taking into account the storm drainage problems in this area, the drainage space and the storm drainage requirements which must be met in developing this coastal area.

Detailed studies . . . and this is a progress report and a subsequent report is being prepared now . . . but these are progress reports on coastal currents where dyes have been put in the water to determine coastal currents from the standpoint of discharging, the ocean's discharge, with reference to how this will affect the coastal areas. The sewer master plan is being prepared and is nearing completion by some low (inaudible), again taking into account this initial 900 acres.

And I also have here a series of studies which pertain to tsunami exposure for this area. In 1954 and again in our 1964 studies, we pointed up the significance of recognizing tsunami exposure in any planning and development for this property. William Maxwell Evans was engaged. First, he prepared historical tsunami data for the Kahuku Point area. All of these are being taken into account in the development of the plan. The risk of tsunamis at the Kahuku Point area . . . the probable sequence of events at Kahuku Point for evolution tsunami. This is constructing figuratively what would happen so that we'd know precisely what to plan for in working out the details. And then preventative structural design factors for Kahuku Point, in recognizing and coping with the tsunami situation. We'll have a little more to say specifically about how these situations are being accommodated in the plan as Mr. Kunz gets into a



MR. WALBRINK (Cont'd.)

discussion of the details of the planning.

I do have here a map which shows the same urban areas that you see on the wall, and it also shows the inundation areas . . . (inaudible) . . . the schedule that shows on this drawing. I do want to point out here, however, one thing . . . that the entire 225 acres is necessary now in the urban district in order to initiate this plan. That is, it's not practical to have any parcel arrangement. The Kuilima Point hotel site cannot stand by itself. The adjacent golf course is scheduled to be built concurrently with the hotel. And there will be, incidentally, in that 225 acres of classification, approximately 100 acres of literal urban use and the remaining use will be in the golf course and will be open space.

So then, in summary, what I have been speaking of is the first 900 acres of a 2,000 acre planned resort that extends from . . . including Kahana Bay on this side and over here past (inaudible). This portion that is ready to go ahead now on a comprehensive basis . . . the developer, the financing . . . all aspects are ready to go. And the plan for that area is the one that you have before you and is also shown here . . . the hotel and Kuilima Point, the golf course in green, the brown in residential apartments, the yellow in single family residential.

I'd like to turn the floor over now to Mr. Fred Kunz who is the Executive Vice President of Del Webb Corporation, Mr. Chairman.

CHAIRMAN CHOY:

May we interrupt right at this point . . . continue with our former business.

Now to bring you up to date, we have a couple action hearings that

CHAIRMAN CHOY (Cont'd.)

our staff has recommended, and there's no controversy about these two. So we would like to vote on it. We need a unanimous vote. They have felt that they would like to have action today. Would you be prepared to vote on . . . are you familiar . . .

COMMISSIONER (probably Kido):

(Comments inaudible.)

CHAIRMAN CHOY:

About these two cases. If so, the chair will entertain a motion on A68-209, Mr. Beggs' request for 2.5 acres. Is there any question?

COMMISSIONER:

I have one question. Say if we deny it . . . I think we should put it into the whole area in urban . . (inaudible) . . instead of just a small portion like this.

CHAIRMAN CHOY:

The request at this point now is only for what he wants and I . . . Is that alright? Are you ready for the question? Do I hear a motion?

COMMISSIONER:

Mr. Chairman, I move that we approve A68-209.

CHAIRMAN CHOY:

Question?

COMMISSIONER:

Question.

CHAIRMAN CHOY:

Now, will you poll the Commissioners?

MR. DURAN:

Commissioner Nishimura.

COMM. NISHIMURA:

Aye.

MR. DURAN:

Napier.

COMM. NAPIER:

Aye.

MR. DURAN:

Kido.

COMM. KIDO:

Aye.

MR. DURAN:

Wung.

COMM. WUNG:

No.

MR. DURAN:

Inaba.

COMM. INABA:

(Response inaudible.)

MR. DURAN:

Chairman Choy.

CHAIRMAN CHOY:

Aye.

MR. DURAN:

Motion is defeated, Mr. Chairman. Five ayes and one no.

CHAIRMAN CHOY:

Final action on A69-210, Bishop Estate. Do I . . . are you ready  
to present a motion?

COMMISSIONER:

I move that we approve the staff recommendation.

CHAIRMAN CHOY:

Any second?

COMMISSIONER:

I second it.

CHAIRMAN CHOY:

Any question?

COMMISSIONER:

Question.

CHAIRMAN CHOY:

Rom, will you poll the Commissioners?

MR. DURAN:

Commissioner Inaba.

COMM. INABA:

Aye.

MR. DURAN:

Wung.

COMM. WUNG:

Aye.

MR. DURAN:

Nishimura.

COMM. NISHIMURA:

Aye.

MR. DURAN:

Kido.

COMM. KIDO:

(Response inaudible.)

MR. DURAN:

Napier.

COMM. NAPIER:

Aye.

MR. DURAN:

Chairman Choy.

CHAIRMAN CHOY:

Aye.

MR. DURAN:

Motion is carried, Mr. Chairman.

CHAIRMAN CHOY:

Thank you. You will . . . (inaudible) . . . action taken by the Commission. Now we'll go back and have Mr. Kunz come forward.

MR. KUNZ:

Mr. Chairman, I'm Fred Kunz. I'm Executive Vice President of Webb Corporation and general manager of our joint venture with Inscon.

I would like to say to start with that I get a little carried away with this because we're quite busy . . . (inaudible) . . . I understand you gentlemen have a long day. So if I . . . (inaudible) . . . I'd like to tell you everything I can about it, but not . . . (inaudible) . . .

CHAIRMAN CHOY:

We want you to make as long a presentation as you possibly can.

MR. KUNZ:

I'd like to. I think Don carried it very well. What I'd like to do is to give you an idea what we are attempting to do and in what sequence. We have 2 red areas. The reason for the division on these is that we can go ahead now and have this changed to resort because it is in an existing urban. Hopefully, when this agriculture is reverted to urban, we will go in for a detailed land use map and this will then all become a resort area, and we are classifying this for a density of 20 units to an acre

MR. KUNZ (Cont'd.)

with a 70' maximum height restriction in this area to again work to a very little density and a very little . . (inaudible) . . which will typify the project. Hopefully, within our own schedule . . (inaudible) . . the construction will start in October or November on the first 500 units of the hotel and the golf course which is the bulk of the (inaudible). As I believe Mr. Walbrink mentioned, the entire package ties into an economic feasibility, and so we have planned it in that way. Immediately . . . well, actually, what we hoped to do while this construction of this hotel is underway, we will start a residential unit . . (inaudible) . . at this moment are planning in condominiums in these 3 areas. And immediately following this hotel placement, we will (inaudible) this other 500 acres of hotel.

I think at this point it might be well if you'd like to go over the last sheet in the (inaudible) we gave you, which in the next to the last column gives you an idea of the sequence of what we hope to . . . I just mentioned the first 2 items . . . we hope to start September, 1970 . . . we hope to start in J-4, and in September, 1971, we start with the other portion of J-3. That will be the second portion of J-3. In May of 1972 we will move into J-2 and also into A-2 which would be the second increment of the hotel itself. In also May of 1972, we would be moving into J-1A for additional units in that area. In 1973 into C for the next hotel increment. In 1974 the beginning of B which will be another hotel increment, and we'll possibly . . (inaudible) . . under what's been specified, but really what it amounts to, we're starting in the middle and working in both directions on the total project. We are well behind on what we intended here and here and actually in here. We do have a plan here and it's a deliberate one. This is a tremendous potential. We want



MR. KUNZ (Cont'd.)

to be very careful about how we plan it and what we do with it. It has . . . there will be another golf course in here. There are some natural low-lying areas which we intend to make into lagoons, plus the golf course. We will have hotels, cottages, restaurants, bazaars and (inaudible) in the total complex.

Are there any questions on this particular phase? What we do is gradually get into a little more detail in specific areas.

CHAIRMAN CHOY:

Do the Commissioners have any questions?

COMMISSIONER:

I have one. What is the reason for not developing the already-urban areas?

MR. KUNZ:

That's a good question. Actually, we did some studies. We did have an initial lay-out of the hotel here and when we got back into it, there are some existing leases . . . actually, there are a few kulianas in here which we're working with now, but there are a series of leases that go up to a period of 8 years, and they're spotty which prohibits a development of any continuity in this area until those are out. So, actually that dictated the move. We would have preferred to start here. It would have been simpler because we are bringing our water in . . . all of our water is coming in from this direction, for one thing. Our entrance road is this length instead of this length. It's added considerably to our initial expense. The golf course would have been simpler.

CHAIRMAN CHOY:

Any other questions?

COMMISSIONER:

When you say you have kulianas and that, and you say you're not sure whether you could develop it unless you buy the kulianas out . . . is that right?

MR. KUNZ:

No. The kulianas are very small and they are very few; actually, we can work around them. The leases are the big problem because they are clear around the shoreline. The kulianas are back from the shoreline and there are just a few spotty ones, so they don't concern me as far as the development goes.

COMMISSIONER:

How about (inaudible) in the other areas?

MR. KUNZ:

In this plan, there were 3. Two have been purchased and the last one is just about in there, and she's not on the beach. We can work around her or hopefully, when we get to that point, we can relocate them to perhaps even a more desirable situation than . . (inaudible) . .

MR. DURAN:

What's the height limitation on your proposed multiple family unit?

MR. KUNZ:

The height . . . well, I think the height limitation . . . I think the best way to answer that is we're going to self-impose a 2-story (inaudible). I don't know the specific (inaudible) that it would be. The height limitation is . . (inaudible) . . The acreage . . we're considerably under the density that we could maintain in there, but we prefer to . . (inaudible) . . which I believe is roughly one-third of what we could put in in density.



COMMISSIONER:

Will you agree with our proposed changes, rules and regs, regarding incremental zoning? Are you familiar with that?

MR. KUNZ:

I would have to say I'm vaguely familiar with it.

COMMISSIONER:

The reason I ask the question is . . . (inaudible) . . . 20 years before you finish this project. Or else why would you ask for urbanization and be taxed on urban land now?

MR. KUNZ:

I believe the major portion of the long term is in this area which we don't intend to ask for until such a time as we really specifically have a plan for, so this wouldn't . . . this is in agriculture and would remain there until we had it . . . This is already in urban so . . . and this is . . . I believe all of this, as I remember from my own schedule, starts . . . well, it all starts within a 5-year period. Actually, over 50% of what we're asking for remains in really a semi-agricultural state. This is the 900 acres. The 900 acres is here, here, comes along Kam Highway and falls back along the coast. We hope to do a job where we come back eventually to your Commission and . . . (inaudible) . .

COMMISSIONER:

Your request then is almost for 600 acres in total.

MR. KUNZ:

In total. Yes, we have almost . . . I'd say that's real close . . . between 500 and 600.

COMMISSIONER:

Your present needs are already there for 260 acres for your 5-year (inaudible). Now why are you asking for the extra urban?

MR. KUNZ:

Well, you're right in actual acreage. In specific acreage, no, because our development is taking place in here in the next 5 years. The urban is over here and over in here at this point. We can't use this now for a period of almost 8 years so we're asking . . . this is the limit . . .

COMMISSIONER:

How many acres is that portion you're talking about?

MR. KUNZ:

Over in here it's about 120 acres probably.

COMMISSIONER:

Would you mind if we put that back into conservation for the waiting period?

MR. KUNZ:

In here?

COMMISSIONER:

Yes.

MR. KUNZ:

Well, if we have . . . we're hoping to start a hotel in here, for instance, in 1973, in this particular area. That's four years from now.

COMMISSIONER:

On this newest incremental proposed regulation, it will be set into increments and if you don't perform within that time limit, they could put it back into another category. So that area already has been in urban for about the last 4 or 5 years now, so it's getting kind of touchy on this thing.

MR. KUNZ:

Well, for that matter, there are houses in there right now, aren't

MR. KUNZ (Cont'd.)

there?

COMMISSIONER:

Yes.

COMMISSIONER:

The change was made after the Land Use Commission was put into office. It was marked for development but it's never gone in.

MR. KUNZ:

May I ask for clarification on your incremental . . . In other words, if we preferred not to have you revert this from agricultural to urban and we did not develop it within a certain length of time, it would be downgraded or it would revert. I'd see nothing wrong with that. That should be no problem whatsoever, because we have, I think, an unusual situation among ourselves. In a way, moving here was what you might call a blessing because starting the center was fine. We have the \$17,000,000 . . . it just so happens it's \$5,000,000 low at the moment. We are now planning a \$22,000,000 expenditure, primarily because of . . . when we develop this area, we will at the same time be grading, providing utilities, roads and what not for this entire area, and the . . . we are already starting to put plans together within our Inscon framework. I won't bore you with the details, but it's to proceed with the development of all of this area. The funds have been generally earmarked for it, so we have, I think, a different situation about moving. We do all our own development and all our own construction.

CHAIRMAN CHOY:

I think Mr. Walbrink has touched on that point, that in order to develop this total package, you need that particular parcel so that you

CHAIRMAN CHOY (Cont'd.)

could build a golf course and have all the amenities for a resort, and build a hotel . . .

MR. KUNZ:

It's a total package type of thing. Everything relies on something else.

CHAIRMAN CHOY:

Is that highway alignment . . . ?

MR. KUNZ:

Here?

CHAIRMAN CHOY:

Yes. Is that definite?

MR. KUNZ:

No. It's a considered thing. As of now . . . my understanding is at the moment, this is where the State is considering for the new limited access and it's right just about against the (inaudible). This can be done at any time, but if we did, as I understand, it would be at our expense and if this is built, then this becomes a tonnage road. But there is no specific plan. I frankly can't imagine that the State would do it. There would be very little advantage, if any, and I can't imagine they would spend any money on it. I'm sure they wouldn't object to . . . (inaudible) . . . The reason we were thinking about it, and I told you Mr. Walbrink's plan originally, it's a very narrow strip of land in here. This would make it much more useful. We also have . . . most of this area is also under option from us for the future.

CHAIRMAN CHOY:

This well that you speak of . . . the source of water supply . . .

CHAIRMAN CHOY (Cont'd.)

what is the salinity and how much do you have?

MR. KUNZ:

It's the city water supply.

CHAIRMAN CHOY:

Oh, I see.

MR. KUNZ:

We're tieing into the city water supply at our expense, and they bring it to here and we have a 13" line that we will bring to here and a 12" line up to here. That's the first phase. We've committed ourselves to that. The second phase provides for a water storage tank here. This, of course, is far in excess of our needs, but it's part of the master water . . .

CHAIRMAN CHOY:

Doesn't (inaudible) have their own water supply for the plantation?

MR. KUNZ:

Out of (inaudible). I believe everything . . . your water loop stops down here, and then down here it's . . . your water is still about 4,000 feet from here. The city will bring it to here and we will bring it 7,000 feet to here. It would be all city water except for the golf course which we'll take out of the lagoons.

COMMISSIONER:

Isn't there a well right there for your use?

MR. KUNZ:

We could, but the city . . . your city requirements are that if you can use wells or other sources of approved water until such time as your city water is built, then you need to switch. We personally would prefer to now tie into the city water system and not fool around in developing



MR. KUNZ (Cont'd.)

wells that would only be useful for 2 or 3 years or something like that.

CHAIRMAN CHOY:

Any other questions?

MR. KUNZ:

I might just remark on . . . somebody might have . . . (inaudible) . . . where we made all these current studies on these streams which was kind of a fascinating deal. The main reason we did it is it's in connection with our drainage study where they're up in . . . we have to provide for the drainage, of course, for this entire area. The Campbell Estate property is a funnel and we're down at the end of the funnel. We, therefore, have to provide here and here a major drainage. They were located here only after we made studies to make sure that silt . . . (inaudible) . . . there would be the least possible contamination coming back to the beaches, and these 2 areas seemed to be the best because of the current.

As you probably all remember, this is an old B-24 strip here. It's still in good useable condition. We haven't really decided yet whether we'd keep it or not. This now reconstructs the area on which we're starting this initial hotel. The 1,000 units we're talking about on a 20 to an acre density will encompass the entire greenish shaded area. This line . . . from this line over is now urban. This is what will go into urban if you agree to our request now. The pinkish buildings are the initial 500 rooms -- 410 in a main tower that will be 70 feet high, 40 cottages here and 50 cabana units here. The yellow is the parking, of course. We have provided . . . you've all heard of our discussions with the Planning Commission on beaches and (inaudible). We're still working with them on that. I'm sure we'll work something out. This is a surfing

MR. KUNZ (Cont'd.)

area that we have provided, and we have (inaudible) the Planning Commission but this is a leased area, so we're ewa. There are certainly restrictions on our leeway, but we will guarantee to provide, maintain and give the current easement on that for the duration of our lease from Campbell Estate for public access and parking for Turtle Bay which is an excellent surfing area. We have a selfish reason, too. We have a bar and a dining room here looking out at your bay, and I understand it's the only place in Hawaii where you'll be able to watch the surfers going by you instead of . . (inaudible) . .

Don mentioned the series of studies we've made on tsunamis and this is probably the biggest juggling act we had in the whole conception of what we do because anybody's guess of when a tsunami will break and how big it will be and what kind of damage it will do . . . you can almost put numbers in a hat and draw. In any case, what we did do, we provided . . (inaudible) . . this is . . . the natural ground line is down here. This line is the mean sea level, and we have provided for a . . . I believe it's a 100-year tsunami study which practically eliminates the possibility of the tsunami inundating or . . (inaudible) . . We do see that periodically if we get a bad tsunami, it will . . . we will have water problems in the basement area, but we've also provided for that structurally and by water-tight doors on the critical areas such as the electrical room and the boiler room and the telephone area. So we've kind of attempted to eliminate it. Out here at the long hut which is an outlying restaurant buffet situation, we have it on stilts so that we have the same specific protection.

This is the one wing coming out. What we've tried to do . . . we've

MR. KUNZ (Cont'd.)

tried to learn by other people's problems . . . we'd have 2 drives then separate the buses and the cars so there's no confusion or competition between them coming in.

COMMISSIONER:

What is your elevation there? Your highest point.

MR. KUNZ:

The ground elevation?

COMMISSIONER:

Your highest point there. No, no. On the ground level.

MR. KUNZ:

On the ground level? This point is 27 feet during rainy season.

Your lobby level is  $27\frac{1}{2}$  feet above mean sea level.

COMMISSIONER:

Does that mean . . . (inaudible) . . . ?

MR. KUNZ:

Yes. This . . . the dotted line is the present level. Your basement floor is just about on the natural grade.

CHAIRMAN CHOY:

You're going to give the buses enough room so they can get under the . . . ?

MR. KUNZ:

No. We're going to make them stay outside. That's not funny. I've seen a couple of hotels that have done that. The Disneyland Hotel in Disneyland did that.

This is the ground floor level, or the lobby floor level, of the hotel itself, and this is what we call a (inaudible). The more we get



MR. KUNZ (Cont'd.)

into it, we hope to build that right out the back. It will be used for buffet luncheons for a lot of your tours that want to come in here. If we get a lot of teenagers, I think the folks would like us to have them out there and eat maybe and give them something else to do. The main entrance road is coming in here. The main entrance road splits the two lines of the golf course and comes in through here. The buses stay out here and your cars come in under here, and we have holding parking here for registering guests. Then we have lagoon circle around in here. You come out here through here then. The dotted lines are the towers above. You come into the main lobby. We have the main dining room, a bar, a coffee shop, an eating area around the pool -- what we call a barefoot bar -- for the bathers themselves. We have a small initial . . . well, let's call it convention facility. It will be for meeting rooms of . . . we hope not large conventions but small conventions. These are administrative offices in here. All of this area actually is a coral ledge and it varies 8 to 10 feet high. It slopes off some here and then you get into a sandy beach around what we call island cove. It's a beautiful beach.

CHAIRMAN CHOY:

That area down there is known to have quite a few hippies down there.

You got any isolated spots for the hippies?

MR. KUNZ:

I've made some suggestions but they don't fit into the plans.

COMMISSIONER:

There's a big no trespassing sign down around Kawela Bay that they've decorated very nicely with flowers.

MR. KUNZ:

Another thing we're trying to provide . . . we went out on the point . . . I keep forgetting things as much as I'm talking here, but maybe I can show it here. The dotted lines are still the tower itself. It's oriented and designed specifically for this point because every room will have an ocean view the way it's laid out. Of course, these rooms will have a view of the very pretty mountains that are only about 400 or 500 feet away.

CHAIRMAN CHOY:

Which way do the trade winds . . . ?

MR. KUNZ:

This direction. They're fairly constant and they can get fairly strong. As a matter of fact, we've also designed the hotel with that in mind. We put the pool on this side within the protection of this. The rooms on this side of the building do not have balconies; they do on this side. So the whole thing is oriented to the . . . All your service will come in on this lower level and all your trucks will go in and out at the basement. They'll never be exposed on the ground floor either loading or unloading. Your trash goes in and out of here also.

Unless someone else has some questions, I think that's all.

This is a typical hotel floor and now you can see what we've attempted to do -- that every room actually has an ocean view and, of course, these have a beautiful view of not only the ocean but of the mountains as well, and the suites here are very desirable except if you're worried about the traffic underneath, this is important because the trucks . . . I'd say probably that suite right there is the best one. But as you can see, these rooms oriented to the tradewinds do not have balconies; away from

MR. KUNZ:

the tradewinds, we did put balconies in. They're typical rooms except on the ends. On the ends we have what we call a junior suite and a master suite on each (inaudible). We have 15 junior suites and 15 master suites.

If you're interested in the . . . this is a very typical room set-up. This is the . . . the tower will go down like this and this is the end of the building . . . coming down the corridor. These are typical rooms. This will be your typical room, facing into the tradewinds with no balcony. We're fighting among ourselves whether to put sliding doors on now; we'll probably end up just putting windows in. Over here though, we have a full sliding door with balcony and furniture on the balcony. You go out the stairs here. When you get down to the end, we have . . . this is what I call the junior suite; this is the major suite which has a complete wet bar. It's a dining alcove in the living room area. These, of course, can be brought together by closing this door, and they in turn can be tied to this room and that room can be the (inaudible) so, in effect, you can have a 4-room suite. Every room will have a bath plus a dressing room, 2 lavatories in every room plus a closet and a big dresser. Color TV in all rooms. I was against that. I think it's terrible to put TV in a hotel and . . . (inaudible) . . .

COMMISSIONER:

What is your parking facilities for the cars for the whole complex?

MR. KUNZ:

I can't give you the specific number, but it complies with the city code. I believe . . .

COMMISSIONER:

Well, let us assume that you're going to build 3,000 homes within that time . . . 5 years.

MR. KUNZ:

When we get to that kind of rooms, we're going to have to come up with . . . (inaudible) . . . Don, do you know the parking ratio for the apartments? There's a ratio for parking that's required . . . I'm guessing, but I believe it's three-quarters of one space per room and then there's a formula for so many parking places per square foot of public area. We have complied to whatever the city code is. We think it's a little high, but nobody has any experience of how the average tourist will arrive . . . whether they'll be coming in by bus, whether they'll be flying, whether they'll be renting cars. We're presently satisfied to go along with this until we have some historical data to base it on. In any case, we hope to . . . if we do have to (inaudible), then we'll have parking, but we hope we can keep it down to one or two stories at the most and then screen them so they don't look like a parking area.

CHAIRMAN CHOY:

Do the Commissioners have any more questions?

MR. KUNZ:

Thank you very much.

CHAIRMAN CHOY:

Thank you. Mr. Walbrink, did you have . . . ?

MR. WALBRINK:

Yes, just something on . . . on parking, we do have 546 spaces for the first 500 rooms in the complex. This is kind of the ratio . . .

MR. KUNZ:

I think that's probably right. That works out. Three-quarters of a car to a room and the rest of it is under public area.

UNIDENTIFIED:

(The first several sentences were inaudible as the speaker would

UNIDENTIFIED (Cont'd.)

talk in spurts of loud tones then soft tones, changing with each few words.)

COMMISSIONER:

I can't hear you.

UNIDENTIFIED: (Possibly Mr. Kunz)

The material that was presented at the City Planning Commission, which I thought your Commission might want to have in your record . . . I'll just read the summary. This concerns community support for the land use and zoning changes at Kahuku. They're letters from the Alliance of the North Shore Organization, from the Sunset Beach Community Association, Kahuku Plantation Company, Kahuku I.G.A. Supermarket, Chamber of Commerce of Windward Oahu, the Punaluu Community Association, the Honolulu Community (inaudible) Program, O.E.O. There also are petitions -- one from the graduating seniors of Kahuku High School with 84 signatures, a citizens petition with 115 signatures, and one consisting of Kahuku Plantation Company's employees of 147 signatures. Thank you, Mr. Chairman.

CHAIRMAN CHOY:

Have you resolved with Rutledge what property you're going to give him?

UNIDENTIFIED:

Mr. Kunz is working on that. (This comment sounded to be fecitious.)

CHAIRMAN CHOY:

Any questions, Commissioners?

COMMISSIONER:

I have one question. Rom, subject to the . . . (this individual's voice was so soft, the total query was inaudible.)



MR. DURAN:

That was considered by the Commission.

COMMISSIONER:

Now under your proposal, you're asking for 220 acres of land. Most of it is in golf course, the 220 acres. Now is it possible to grant you just a portion of that (inaudible)?

MR. KUNZ: (?)

Yes. I refer to this plan as best to answer your question, and you can read through this translucent overlay. The green is the golf course

. . .

COMMISSIONER:

And the brown is . . .

MR. KUNZ:

The brown is apartments . . . residential.

COMMISSIONER:

Residential?

MR. KUNZ:

That's right. So that when you . . . then the overlay shows the . . .

COMMISSIONER:

And what is this here?

MR. KUNZ:

That area is the (inaudible) we're speaking of that will come in at a later date. This will be . . . this area will be the last area to be developed. It's not in the current petition and it's not in urban at the present time.

COMMISSIONER:

No, no. I'm talking about the next lot there. That's the one.

MR. KUNZ:

This area. The Kahuku Point site is the site for a major hotel and the beginning of that is scheduled for 1974.

COMMISSIONER:

Five years from now.

MR. KUNZ:

Yes, that's 5 years from now. And the golf course comes over into this area. This lot, J1B, is scheduled to be developed in 1973 and this area at the beginning of 1975. On the other hand, J1A starts in 1972; J3 down here starts in 1970 and J2 in 1972. J4 down here which is in urban now starts in 1970. So these are programmed and this table sets it up better than I can describe it.

COMMISSIONER:

Well, I'm well aware of that, but you're aware also that every 5 years they're having a boundary change.

MR. KUNZ:

Yes, sir. That's right. And the only concern with reference to having an area in urban on a petition like this plan is to have it in urban far enough ahead of time so it can actually be programmed for construction. This is the best program that Del Webb can come up with now in setting forth the construction scheduling and having a viable economic unit as early as possible. Of course, the hotel itself and the golf course itself . . . even this is not by itself as a viable economic unit because for proceeding with the later developments as rapidly as possible . . . including this site down here where the leases have prevented coming in initially . . . starting in that area in 1973. Incidentally, that question came up and I have a map here which may help to answer that question. The areas

MR. KUNZ (Cont'd.)

on this map which has these, this large (inaudible) . . . those are leases that go to 1975 and beyond. All of this coastline is interspersed through here enough so that . . .

COMMISSIONER:

We are well aware of that, but the question is, would you . . . let's say you take only the brown, yellow and green and red areas and delete the portion of that 900 that (inaudible) the areas.

MR. KUNZ:

This area up here which is now scheduled for 1974 to 1984.

COMMISSIONER:

Yes.

CHAIRMAN CHOY:

That is urban now, isn't it?

MR. KUNZ:

This portion is.

CHAIRMAN CHOY:

Mr. Walbrink, in your site work, do you expect to take in that whole area that you're asking for rezoning to be done in one big swoop?

MR. WALBRINK:

Right.

CHAIRMAN CHOY:

Putting in the golf course, putting in the drainage, putting the water lines in, all your utilities with underground and streets and everything. Could that all be done at one time or are you going to do it in sections?



MR. WALBRINK:

The major services, the access road and the water line, the golf course and the provision of these drainage channels from here down across the golf course . . . it all has to be done in the initial package . . . to get the access to the hotel site, to have the golf course complete when the hotel opens. And in building the golf course, provision has to be made for drainage, too, so . . .

CHAIRMAN CHOY:

That's why you're requesting the total . . .

MR. WALBRINK

So in one swoop that the red and the green . . . and once they (inaudible) this main access road and these main utilities, of course, it will certainly be important for them to move as rapidly as they can and to carry on the construction to pursue with the development of the (inaudible). So that is . . .

CHAIRMAN CHOY:

That's your reasoning for petitioning the overall area.

COMMISSIONER:

That's the grading, too, huh?

MR. WALBRINK:

The grading will be done in this area while this initial program is going on . . . the grading for these brown areas.

CHAIRMAN CHOY:

You think all of that could be done within a 5-year period?

MR. WALBRINK:

Well, the programming that Del Webb has set forth now shows J3, for example, being finished in 1973, and it shows J4 being finished in 1973, and J1A being finished in 1974. This one parcel, J2, which also begins

MR. WALBRINK (Cont'd.)

in 1972 probably would run over into 1977.

CHAIRMAN CHOY:

You're speaking of completed buildings?

MR. WALBRINK:

All the buildings all completed, but the work, of course, has to begin much before that. The site work on J2, for example, has to be virtually begun in 1972.

CHAIRMAN CHOY:

On the incremental, you don't have to have all your buildings up. You could do all of your site work on that old area and call it your first stage.

MR. WALBRINK:

Yes. Well, this . . . that's right, yes, sir. This area is needed to get started now and the incremental aspect which . . . I haven't studied it in detail either but I'm very much impressed with this concept as a means for coping with the problems it faces with these many tremendous developments. But the incremental aspects would apply perfectly to the subsequent areas with its first initial start.

UNIDENTIFIED:

Mr. Chairman, as . . . (inaudible) . . . are estimated that there will be a \$5,000,000 investment in the . . . (inaudible) . . . that will lay groundwork for the other development areas.

CHAIRMAN CHOY:

Any other questions?

MR. DURAN:

Don, have you run into any kuleana problems in parcel B or area B which you plan to start in 1974?

DON:

No.

MR. DURAN:

That actually means construction in 1974?

DON:

That means construction in 1974. No, there are some kuleanas down in this area, but there is no problem in this area.

CHAIRMAN CHOY:

What's the drain area there?

DON:

In our plan, we have set aside this area from here down to here as a beach park, and this line happens to be the 900 acre line for the current agreement with Inscon-Del Webb, but we bisect the park. The portion of it that is proposed park and within the 900 acres is green. This is the rest of the park.

COMMISSIONER:

Would that be dedicated to the public?

DON:

This is a public park in our plans, and the specifics of how this will be handled . . . this is the very thing that is now under discussion with the City Planning Commission and the developer and landowners.

COMMISSIONER:

And what's L3?

DON:

L3 is 19 acres which is a little less than half.

CHAIRMAN CHOY:

Any other questions?

COMMISSIONER:

Is there any member of the Campbell Estate . . (inaudible) . . Mr. Landay, what are your plans after the 1970 expiration date on Kahuku Plantation . . . all these sugar lands?

MR. LANDAY:

We don't know yet. The plantation has a lease to 1983 and because their lease is . . (inaudible) . . terminating at the end of 1971, they won't have enough land left to operate it in a plantation, so they were considering . . . they being Alexander & Baldwin . . . considering their own operation. They were also considering sub-leasing the property. In the last 2 months, they have entered into an agreement with the trustees where they would surrender all . . (inaudible) . . at the end of 1971 and just now we have carried on some engineering studies on the water, drainage and other facilities on that and are getting ready to do some land planning studies to find out what . . (inaudible) . .

COMMISSIONER:

Have you ever considered leasing the facility to Waialua Sugar Company?

MR. LANDAY:

Yes, sir. The difficulty there is trying to haul that cane about 12 miles over quite a narrow highway, around Waimea Bay. We've also thought about using the area to grow (inaudible) for Ewa and Waialua and there are problems in sowing it and planting it. We don't know. We're just studying it now.

CHAIRMAN CHOY:

Is there anybody in any government agency that would like to testify at this time? If not, is there anyone here from the public who would like to speak for or against the petition? If not, we'd like to adjourn

CHAIRMAN CHOY (Cont'd.)

the hearing. Rom, do we have any other business?

MR. DURAN:

We can afford 15 days within which to submit . . .

CHAIRMAN CHOY:

Oh, yes. Mr. Walbrink, you have, as you know, 15 days to present any further evidence, and we would have to ask for 45 . . . not less than 45 and not more than 90 days to close it.

MR. DURAN:

There's nothing more, Mr. Chairman, other than tonight at 6:30 downstairs in the chambers of the auditorium, we have our public hearing on the Oahu district boundaries.

\* \* \*