

STATE OF HAWAII
LAND USE COMMISSION

Minutes of Meeting

LUC Hearing Room
Honolulu, Hawaii

1:40 p.m. - August 6, 1966

*approved
October 29, 1966*

Commissioners
Present

Myron B. Thompson, Chairman
Charles Ota
Leslie Wung
Shiro Nishimura
Goro Inaba
Shelley Mark
Robert Wenkam

Absent

Jim Ferry
C. E. S. Burns

Staff Present

George Moriguchi, Executive Officer
Roy Takeyama, Legal Counsel
Ah Sung Leong, Draftsman
Dora Horikawa, Stenographer

Following a short prayer and the customary explanation of procedures to be followed during the hearing, introduction of Commissioners and staff members, swearing in of testifying persons, the Chairman proceeded with the hearing.

PUBLIC HEARINGS

PETITION OF BERNICE P. BISHOP ESTATE (A66-119) (PUNALUU) TO AMEND THE DISTRICT BOUNDARY FROM AN AGRICULTURAL DISTRICT TO AN URBAN DISTRICT FOR THIRTY-FIVE ACRES OF LAND LOCATED AT PUNALUU, OAHU

Mr. Moriguchi presented the staff report (see copy on file) recommending adjustment of approximately seventeen acres of agricultural lands between the mauka limits of the existing urban boundary and the proposed highway corridor of the County General Plan. Areas under this petition mauka of the Master Plan highway corridor involving approximately eighteen acres were not recommended for reclassification.

Mr. Moriguchi advised that these lands, according to the soil report, were classed as C and probably not suitable for highest agricultural use.

In response to questions raised by the Commissioners, Mr. Moriguchi submitted that:

1. Plans for the new highway which were adopted in 1964 have been projected to 1980.
2. The 30" water main along Kahana Bay has not reached the Punaluu area but will eventually in the vicinity of subject lands. It is presently under construction.
3. Elevation of the mauka boundaries proposed by the petitioner were estimated at 100'.

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Mr. Gordon Watada, staff member of Bishop Estate, presented a brief history of the subject area under petition. Back in 1956, the original leases for the Punaluu area terminated and new leases were issued. These leases were confined mainly to the makai side of Kamahameha Highway. About thirty-five acres leased to Kahuku Plantation on the mauka side expired around 1959 and these lands have remained idle since that time, except for short-term tenancy to various people for pasture purposes. The Trustees of Bishop Estate, realizing that the lands were not being put to use, commissioned Community Planning Incorporated to draw up a master plan to determine the best use for this area.

Mr. Herbert Keppeler, Trustee for Bishop Estate, commented that the highway alignment as presented by staff must be a recent development since it differed from his understanding of its location.

Mr. Moriguchi explained that this was the alignment shown in the detailed land use plan adopted by the City Council.

Mr. Keppeler submitted that even with the thirty-five acres, plus another seven, for a total of forty-two acres, developers were reluctant to undertake the development due to its limited size. With proper provision for the ultimate highway that would go through, Mr. Keppeler felt that there was no reason to confine the development to the line recommended by staff. He respectfully urged approval for the entire area as requested by Bishop Estate.

Mr. George Houghtailing, representing Community Planning Incorporated, testified that at the time the plans were prepared for the subject area in 1964, the General Plan showed that the new road alignment followed the old railroad track. No active agricultural use could be contemplated for the area. There was a definite need for semi-retired, middle income groups in the rural areas. Their plans called for a horizontal condominium cluster-type development. Recommendation was also made to the Trustees to provide for some recreational areas with open spaces, with accessibility to the beach areas.

He added that their plan was an integrated one, providing for an orderly development of much needed country-type living away from the hustle and bustle of Honolulu and that there was a definite demand for this. He also contended that with the completion of the projected road by the City, it would relieve the heavy traffic flow along the makai side and truly add to the relaxed country-type living. Water would be provided by extending the 12" line from the Punaluu Park and by installing 8" mains.

It was also pointed out by Mr. Houghtailing that on the lower side there was no semblance of agricultural use, the area was swamplands subject to inundation necessitating provisions for proper drainage and that it would also have to be filled in. The fill soil would be readily available from the valley which was owned by Bishop Estate.

Replying to Chairman Thompson's question, Mr. George Houghtailing assured that the park complex would be encompassed in the plans.

Mr. Watada further testified that the Trustees, upon the recommendation of the staff, adopted the plan which includes the park complex prior to presentation before the governmental agency. There were a total of approximately five acres in the park complex. If the highway took the route as presented by the Land Use Commission staff, there will naturally have to be some revisions in the plan.

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It was further brought out by Mr. Watada that before the plans were presented to the Commission, a meeting was held earlier this year with the lessees as well as the fee simple owners in Punaluu to apprise them of the development plans. At that time no objections were voiced -- in fact most of those present were favorably disposed to the plans for the area.

Commissioner Inaba expressed his concern over the expense to the County if the highway were to be aligned as presented by the staff due to condemnation procedures, etc. Chairman Thompson suggested that this matter be clarified before the next meeting on this petition.

Mr. Houghtailing commented that the Estate's master plan for the entire area included low-density apartment type buildings, park and recreational areas, riding academy, condominium single family lots.

Mr. Keppeler added that there were nine more years remaining in the Kahuku Plantation lease and that this plan was projected over a number of years.

Commissioner Wenkam requested that the staff prepare a map showing the 20% slope to be presented at the time of the action meeting.

Since there was no further testimony, the hearing was closed.

PETITION OF OCEANIC PROPERTIES, INC. (A66-123) TO AMEND THE DISTRICT BOUNDARIES FOR NINETY-SIX ACRES OF LAND AT WAIPIO, EWA, OAHU, PORTIONS OF TMK 9-5-01

Mr. Leong presented the staff report (see copy on file) recommending that the two vacant areas sandwiched between the existing urban district and the golf course be included in the Urban District; and a realignment of the urban-agricultural boundary as shown by the bright yellow line on the map (see map on file). The subject areas east of Kamehameha Highway were also recommended for approval.

Chairman Thompson confirmed for the record that the reasons advanced by the City Planning Commission for approval of this petition, i.e. "ultimately the urbanization of agricultural lands beyond the 705 acres will occur" were assumptions made by the City and not by the Land Use Commission staff.

Mr. Taro Suyenaga, representing the petitioner, testified that thier original request was for thirty-eight acres but the City Planning Commission had enlarged on this and changed it to forty-eight acres. He emphasized the importance of the 705-acre figure for urban development, since Oceanic Properties had already negotiated with a financing house in New York for financing of this development on the premise of the 705 acres.

Mr. Moriguchi advised Mr. Suyenaga that there would be approximately 2 1/4 acres that would not be part of the petition under the staff recommendation and that a concurrence from the petitioner to this effect was necessary. Mr. Suyenaga replied that there was no objection to this and that a letter would be forthcoming by Monday of the following week.

Mr. Jack Palk of the Land Division of Oceanic Properties testified that they expected to break ground for this project in September of this year and that the golf course should be opened in January or February of next year.

Mr. Palk continued that the houses would still be priced in the neighborhood

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of \$16,000 as stated in their earlier presentation and that was one of the reasons they were taking a little longer to work up a good house design that would be creative and still meet their economic requirements. There would also be a variety of houses at the higher-priced level.

The hearing was closed thereafter.

PETITION OF ERIK K. & LEILA F. VANNATTA (A66-125) TO AMEND THE DISTRICT BOUNDARIES FOR 2.5 ACRES OF LAND AT MIKIOLA, KANEOHE, OAHU (TMK: 4-4-38: 02)

Mr. Moriguchi presented the staff report (see copy on file) which recommended a triangular shaped area of approximately 8,400 square feet be changed to urban, but that the remainder of the steeper lands be kept within the Conservation District.

Mr. Vannatta testified that he only discovered that the conservation line was in his backyard at the time he put his property up for sale. As a surveyor, he felt that the 30 and 60% slopes represented in the staff report were misleading. He admitted that the apex of the triangle might well be 60% but felt that at least the remaining half was well within the building level. With the present conservation line, the land value would drop to half its potential.

Mr. Vannatta added that he realized the Commission's difficulty in determining these lines since they were working with the small-scale quadrangle sheets.

Commissioner Wenkam argued that the implication that the Conservation lines were drawn arbitrarily was not accurate--and that this area in particular was considered in very great detail and that the lines substantially were located on lots on record or placed as low as possible considering the 20% slope.

Mr. Vannatta stated that the area could adequately handle any drainage problem.

Mr. Moriguchi advised that at the time Mr. Vannatta submits his construction plans to the County, the adequacy of the roads and rights of way would be reviewed.

Mr. Vannatta advised that he acquired the property long before the final boundaries were established.

Commissioner Ota wondered how Mr. Vannatta proposed to take care of the water situation since the elevation limit for the water service was 170' and his property exceeded the limit. Mr. Vannatta replied that the water system was being enlarged with 30" lines and possibly in the near future the 170' limit could be raised. Commissioner Wenkam reminded Mr. Vannatta that the 170' elevation was controlled by the reservoir on the ridge and not by the supply line feeding the area.

Since there was no further testimony, the hearing was closed thereafter.

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SPECIAL PERMITS

APPLICATION OF UNITED CHURCH OF CHRIST (SP66-28) FOR A SPECIAL PERMIT TO ESTABLISH A CAMP, CONFERENCE, AND RECREATIONAL FACILITY AT MAKAO VALLEY, HAUULA, OAHU.

Mr. Moriguchi advised the Commission (see copy of memorandum) that the matter of this special permit was considered by this Commission on July 8, 1966, but final action was deferred until a field inspection could be made by the Commissioners. Staff recommended approval of the special permit in accordance with the revised site plan which was substantially in conformance with the staff's original recommendations to stay below the steeper areas.

Mr. Suyeki Okumura, representing the petitioners, assured Commissioner Mark that the revised plans would still accomplish the purposes they sought.

Commissioner Wung moved to accept staff recommendation for approval of the special permit, seconded by Commissioner Mark. The motion was passed unanimously.

ADOPTION OF THE MINUTES

The minutes of the June 17, 1966 morning and afternoon meetings were approved as circulated.

DIAMOND HEAD BOUNDARIES

Commissioner Wenkam was advised by staff that a report on the possible revision of the conservation boundaries at Diamond Head had been submitted to the Commissioners at a previous meeting. Chairman Thompson stated that this matter would be discussed at some future date.