

LAND USE COMMISSION  
STATE OF HAWAII

Minutes of Public Hearing

Board Room

Lihue, Kauai

3:00 P. M. - November 30, 1963

Commissioners  
Present:

C.E.S. Burns  
James P. Ferry  
Goro Inaba  
Shelley Mark  
Shiro Nishimura  
Charles S. Ota  
Myron B. Thompson  
Robert G. Wenkam  
Leslie E. L. Wung

Staff  
Present:

Raymond Yamashita, Executive Officer  
Roy Takeyama, Legal Counsel  
Gordon Soh, Planning & Economic Development  
Alberta L. Kai, Stenographer

The public hearing was called to order by Chairman Thompson followed by a prayer. The procedures for conducting the public hearing was outlined by the Chairman.

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PETITION OF SENSUKE UEUNTEN (A(T)63-35), FOR AMENDMENT OF THE TEMPORARY DISTRICT BOUNDARY FROM AN AGRICULTURAL DISTRICT CLASSIFICATION TO AN URBAN DISTRICT CLASSIFICATION FOR LAND IN KALAHEO, KAUAI: Described as TMK 2-3-2: 42

*Approved  
1/17/64*

Mr. Gordon Soh, having been sworn in, read the petition submitted by the petitioner. The area and request was then outlined by Mr. Soh.

Mr. Sensuke Ueunten, who was sworn in, introduced himself and stated that the plans for their house are just about completed. The lands are slopy and not suited for agriculture and the size of the area is small and would not be profitable to put into agricultural use. He stated that there are a large number of requests by people for subdivision and felt that the area would be more suited for residential use. He stated that the general area is presently in residential use.

Mr. David Wong, Planning Director of Kauai, who was present did not have anything further to add to the request or the county's recommendation.

The staff's recommendation was given which was for approval of Mr. Ueunten's petition but not as an endorsement of his plans to subdivide but because the Kalaheo urban districts are logically one.

Commissioner Wenkam asked that the recommendation of the staff to combine the two urban areas is not in conflict with any dedicated lands in the area. Mr. Soh replied in the affirmative stating that it does not prejudice any previous dedications to agriculture.

Commissioner Ota asked whether the district boundaries would include the strip involving Mr. Ueunten's request when the two district boundaries covering these areas are joined? Mr. Soh replied in the affirmative, stating that Mr. Ueunten's request would be on the border of this boundary and extend toward this urban district. Mr. Soh added that there is some vacant land along the way on Papalino Road which is not too developable.

The Chairman stated that the staff's proposal of shifting the boundaries would then include this area. Mr. Soh's reply was in the affirmative.

With no other questions or comments concerning this petition, the Chairman announced that anyone who wished to file a protest may do so in the next 15 days and that the Land Use Commission will act on this petition between 45 and 90 days from this hearing.

The public hearing in the matter of Sensuke Ueunten was closed.

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PETITION OF THE DEPARTMENT OF LAND AND NATURAL RESOURCES OF THE STATE OF HAWAII (A(T)63-41), FOR AMENDMENT OF THE TEMPORARY DISTRICT BOUNDARY FROM AN AGRICULTURAL DISTRICT CLASSIFICATION TO AN URBAN DISTRICT CLASSIFICATION FOR LAND IN WELIWELI, KAUAI: Described as TMK 2-8-22: 5 and 2-8-22: 9

Mr. Gordon Soh read the petition submitted by the petitioner, then outlined the area and request involved.

*approved*  
*1/17/64*

Mr. Paul Tajima, having been sworn in, introduced himself as Planning Coordinator of the Department of Land and Natural Resources. He stated that at the time the interim boundaries were finalized and filed with the Lt. Governor's Office, one of the criteria adopted by the prior Commission was to include those areas which had plans on file with the planning commissions in the respective counties--those lands being designated for urban use within the interim boundaries. At that time during the session of 1962, the departmental capital improvements program included the request and funds for the Weliweli houselot subdivision. However, the appropriation bill was not enacted into law until the interim boundaries were finalized and filed. Subsequent to the enactment of Act 30, the Governor released the funds authorized by the legislature for the development of these plans. He stated that inasmuch as these lands were classified in the agricultural district, they could not proceed with obtaining the necessary preliminary approval from the county agency to develop these lands for residential houselot purposes. He stated that the Department is ready to proceed with this project at this time, and considers the action of redistricting the area to urban would reduce its waiting time, at least 6 to 8 months, or until such time that the final district boundaries would come up for consideration. He stated that the

appropriation from the legislature and the allotment of funds from the Governor represent the implementation of not only the State General Plan, but also the County General Plan, and the Department is requesting a favorable consideration at this time from this Commission.

The staff's recommendation was for approval but added a comment that similar petitions originating in the Koloa-Poipu area at a later date be critically reviewed in order to prevent a houselot glut and to curb premature urbanization.

Commissioner Wenkam asked, "What are the county plans (Kauai general plan) for development in this area?" Mr. Soh replied, "The Kauai General Plan indicates a number parklike uses and urban uses, fringed by a loop road leading down from Koloa up toward Poipu."

Commissioner Wenkam asked, "What are the plans for the area between the proposed houselots and the existing Koloa west of these houselots?"

Mr. David Wong, Planning Director of Kauai Planning and Traffic Commission, having been sworn in, distributed copies of the Kauai's General Plan to each commissioner, and briefly went over the plans with the commissioners, concentrating his general comments in the Poipu-Koloa area. Commissioner Wenkam's question was satisfied by the General Plan as presented by Mr. Wong.

With no further comments on this petition, the Chairman announced that anyone who wished to file a protest may do so in the next 15 days and that the Land Use Commission will act on this petition between 45 and 90 days from this hearing.

The public hearing was closed at 4:00 p.m.