

STATE OF HAWAII
LAND USE COMMISSION

Minutes of Public Meeting

December 2, 1974 - 4:00 p.m.

DPED Conference Room, 9th Floor

Adopted
12/12/74

COMMISSIONERS PRESENT: Eddie Tangen, Chairman
Stanley Sakahashi, Vice Chairman
Mitsuo Oura
Tanji Yamamura
Alexander J. Napier
Sunao Kido
Edward Yanai
Shelley M. Mark
James Carras

STAFF PRESENT: Tatsuo Fujimoto, Executive Officer
Ah Sung Leong, Planner

CHAIRMAN TANGEN: Will the meeting please come to order. Inasmuch as Commissioner Carras did not participate in the public hearings during this boundary review, in order for him to participate in the voting and the action meeting, it will be necessary for him to indicate which of the docket items he does wish to participate in that final voting. After Commissioner Carras has indicated which docket numbers, if any, he wishes to participate in the final voting, the Commission will then discuss and make a proposed decision which will be sent to the parties involved in those dockets accompanied by findings of fact and conclusions of law. A reasonable period of time will be given to the parties to submit briefs if they so desire and if they do not waive their rights to make oral arguments before the Commission, the Commission will schedule a time and place for such parties that wish to make oral arguments before all the Commissioners prior to the Commission taking action on a final decision on these dockets.

CHAIRMAN TANGEN: Commissioner Carras, will you please indicate which docket items, if any, you wish to participate in the final action voting.

COMMISSIONER CARRAS: I would like to participate in M74-25, M074-6, K74-16, K74-30 and 074-22.

CHAIRMAN TANGEN: All right now, just so we get the records clear, you wish to participate in docket number, 74M-25, 74MO-6, K74-16, K74-30, 074-22. Is that correct?

COMMISSIONER CARRAS: That's correct.

COMMISSIONER KIDO: Mr. Chairman, these first two should be M74-25, M074-6.

CHAIRMAN TANGEN: Oh, okay, all right. Then the record is clear on the five dockets that Commissioner Carras wishes to participate in. You are excused, Commissioner Carras, from these proceedings while the balance of the Commissioners take action on a proposed decision on the five dockets that you indicated you desire to vote on the final action meeting. Thank you.

CHAIRMAN TANGEN: The chair will now entertain a motion on M74-25. Commissioner Napier, I understand you wish to be excused on this matter?

COMMISSIONER NAPIER: Yes.

CHAIRMAN TANGEN: You are excused, Commissioner Napier. The chair will now entertain a motion on this matter.

COMMISSIONER YAMAMURA: Mr. Chairman, I move that the Land Use Commission make a proposed decision on docket number M74-25 to approve urban zoning to the extent shown on the attached map and that the proposed decision along with findings of fact and conclusions of law be forwarded to the parties.

CHAIRMAN TANGEN: Commissioner Yamamura has made a motion. Is there a second to that motion?

COMMISSIONER OURA: I second the motion.

CHAIRMAN TANGEN: It has been moved and seconded. Is there any discussion on the motion: Will you poll the Commissioners please.

TATSUO FUJIMOTO: Commissioner Kido - aye
Commissioner Mark - no
Commissioner Oura - aye
Commissioner Yanai - aye
Commissioner Yamamura - aye
Commissioner Sakahashi - no
Chairman Tangen - aye

CHAIRMAN TANGEN: The motion is carried. Before the Chair entertains a motion on the next docket number, Commissioner Mark will be excused from the room and Commissioner Napier may rejoin the Commissioners on docket number M074-6. Chair will entertain a motion. Mr. Yamamura.

COMMISSIONER YAMAMURA: I move that the Land Use Commission make a proposed decision on docket M074-6 to redistrict the land in question to the Agricultural district with the exception of those lands shown on the attached map which shall remain in the Urban district, and that the proposed decision along with findings of fact and conclusions of law be forwarded to the parties.

CHAIRMAN TANGEN: Is there a second to the motion?

COMMISSIONER OURA: I second the motion.

CHAIRMAN TANGEN: Seconded by Commissioner Oura. Is there any discussion on the motion? Being none, poll the Commissioners please.

TATSUO FUJIMOTO: Commissioner Yanai - aye
Commissioner Yamamura - aye
Commissioner Kido - aye
Commissioner Napier - aye
Commissioner Oura - aye
Commissioner Sakahashi - no
Chairman Tangen - aye

CHAIRMAN TANGEN: The motion is carried. Will you ask Dr. Mark to rejoin the Commissioners. At this time Commissioner Napier is excused from the room during deliberations on dockets K74-16, K74-30 and 074-22. The chair will entertain a motion on docket number K74-16.

COMMISSIONER YANAI: Mr. Chairman, I move that the Land Use Commission make a proposed decision on docket K74-16 to approve the redistricting of approxi-

mately 66 acres from the Agricultural District to the Urban District as proposed on docket K74-16 and that the proposed decision along with the findings of the facts and conclusions of law be forwarded to the parties.

CHAIRMAN TANGEN: Is there a second to the motion?

COMMISSIONER YAMAMURA: I second the motion.

CHAIRMAN TANGEN: Seconded by Commissioner Yamamura. Any discussion on the motion?

Poll the Commissioners, please.

TATSUO FUJIMOTO: Commissioner Yamamura - aye
Commissioner Mark - no
Commissioner Yanai - aye
Commissioner Oura - aye
Commissioner Sakahashi - no
Commissioner Kido - aye
Chairman Tangen - aye

CHAIRMAN TANGEN: The motion is carried. Next we'll take up docket K74-30, and before we do, Commissioner Kido is excused from participating in this docket as well as participating in docket number 074-22. The chair will entertain a motion on docket number K74-30.

COMMISSIONER YANAI: Mr. Chairman, I move that the Land Use Commission make a proposed decision on docket K74-30 to approve the redistricting of approximately 117 acres from the Agricultural district to the Urban district as proposed in docket K74-30 and that the proposed decision along with findings of fact and conclusions of law be forwarded to the parties.

CHAIRMAN TANGEN: Motion made by Commissioner Yanai. Is there a second to the motion?

COMMISSIONER OURA: I second the motion.

CHAIRMAN TANGEN: Seconded by Commissioner Oura. Any discussion on the motion?

Poll the Commissioners, please.

TATSUO FUJIMOTO: Commissioner Oura - aye
Commissioner Yanai - aye
Commissioner Yamamura - aye
Commissioner Mark - no
Commissioner Sakahashi - no
Chairman Tangen - aye

CHAIRMAN TANGEN: Motion is carried. Next we'll take up docket 074-22. The record will show that Commissioners Napier and Kido have been excused from the room. The chair will entertain a motion on docket 074-22. Commissioner Yanai.

COMMISSIONER YANAI: Mr. Chairman, I move that the Land Use Commission make a proposed decision on docket 074-22 to approve the redistricting of approximately 862 acres from the Agricultural district to the Urban district as proposed in docket 074-22 and that the proposed decision along with findings of the fact and conclusions of law be forwarded to the parties.

CHAIRMAN TANGEN: You heard the motion. Is there a second to the motion?

COMMISSIONER YAMAMURA: I second the motion.

CHAIRMAN TANGEN: Seconded by Commissioner Yamamura. Is there any discussion on the motion? There being none, poll the Commissioners please.

TATSUO FUJIMOTO: Commissioner Sakahashi - no
Commissioner Yamamura - aye
Commissioner Mark - no
Commissioner Oura - aye
Commissioner Yanai - aye
Chairman Tangen - aye

CHAIRMAN TANGEN: The motion is carried. If there are no objections, we will forward these proposed decisions to all the parties involved and instruct them to file written briefs, if any, to the Land Use Commission by December 10, 1974 and to advise the parties that unless they waive their right to oral argument the Commission will be present on Thursday, December 12, 1974 at 9:00 a.m., on the Penthouse, 9th Floor, at the Kamamalu Building Conference Room, located at 250 S. King Street, Honolulu. Are there any objections to

that procedure? There being none, that will be the order. Is there any further business to come before the Commission? There being none, this meeting is adjourned.

STATE OF HAWAII
LAND USE COMMISSION

VOTE RECORD

ITEM M-74-25

DATE Dec. 2, 1974

PLACE Conference Rm, DPED

TIME _____

NAME	YES	NO	ABSTAIN	ABSENT
NAPIER, ALEXANDER			✓	✓
MARK, SHELLEY		✓		
KIDO, SUNAO	✓			
OURA, MITSUO	✓			
YAMAMURA, TANJI	✓			
SAKAHASHI, STANLEY		✓		
CARRAS, JAMES				✓
YANAI, EDWARD	✓			
TANGEN, EDDIE	✓			

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Comments:

3. Prince Hotels of Hawaii, Inc., and Seibu Real Estate Company, Ltd. have either acquired or have entered into a binding agreement or option to acquire the subject property.

4. The subject property extends from the ocean mauka up the slope of Mount Haleakala to an elevation of approximately 250 feet, resulting in an average slope of land of less than twelve percent (12%). It is located to the south of urban designated lands at Wailea, Maui.

5. The reclassification of the subject property from the Agricultural and Rural District to an Urban District would permit Prince Hotels and Seibu to develop a residential and resort area, which would ultimately result in a population of approximately 7,000 persons. The plan for the area include recreation facilities, such as golf courses, tennis courts, beach clubs and a boat-landing ramp. Additionally, approximately 477 single family-sized lots, 4,292 multi-family dwelling units and 1,200 hotel rooms are proposed.

6. A new sewage system, including sewers, pump stations and a sewage-treatment plant, is planned for the development which will handle an ultimate average day wastewater flow of approximately two million gallons. The cost of this sewage system will be borne by Prince Hotels and Seibu. Upon completion, the system will be offered for dedication to the County of Maui.

7. Prince Hotels and Seibu, the County of Maui and other private developers are negotiating to bring potable water

to the development site. Further, within the development itself, a complete water system is being planned, the cost of which will be entirely borne by Prince Hotels and Seibu. Upon completion, the water system will be offered for dedication to the County of Maui.

8. The refuse collection and disposal, and police and fire protection services are anticipated by the developer to be provided through an extension of these existing public services by the County of Maui.

9. The State of Hawaii is completing plans for the construction of a 12.6-mile long paved, two (2) laned highway, extending from the Maalaea-Kihei area south to the Makena-Ulupalakua area. The tentative construction schedule provides for completion of the highway in August 1978. Present access to the subject property is over paved and unpaved county roads.

10. The market-absorption rate for the proposed developments for the period 1975 to 1984 is estimated by the developer to be as follows:

- single-family detached house lots, 173 units per year.
- multi-family dwelling units, 495 units per year.
- hotel units, 150 units per year.

11. It is estimated that the proposed development will create direct employment for approximately 1,350 persons and indirect employment for approximately 2,700 persons.

12. The subject property does not appear to have a high capacity for intensive cultivation but rather is of marginal agricultural value. The Land Study Bureau classifies the lands as "E" or very poor for overall agricultural suitability. Further, according to the testimony of Ulupalakua Ranch, Inc., an agricultural company and prior owner of much of the land subject to the proposed reclassification, the land is presently used for limited grazing. The mean annual rainfall ranges between 15 to 25 inches much of which comes in sporadic winter storms.

13. The development proposal is in basic conformance with the County of Maui Kihei General Plan in terms of density.

14. In a report of October 9, 1974, from the Maui County Planning Department to the Maui County Planning Commission, the Planning staff, after reviewing all information submitted to date, stated its support for the Prince Hotels and Seibu development project subject to certain qualifications. One of the qualifications included the incremental development of the area.

15. The Maui County Planning Commission and Planning Department's staff recommended that the Land Use Commission reclassify the subject area on an incremental basis.

16. Prince Hotels and Seibu have shown that they have the experience and financial capability to undertake the proposed development.

17. The Land Use Commission, in accord with the Maui County Planning Commission and Planning Department staff's recommendation that the subject area be reclassified incrementally, finds that approximately 500 acres of land as described on the attached map is needed within the foreseeable future for uses other than Agricultural and Rural. The remaining 530 acres proposed for Urban classification is in excess of foreseeable urban needs.

CONCLUSIONS OF LAW

Pursuant to Sections 205-2 and 205-11, Hawaii Revised Statutes, and Sections 2.33, and 2.7 through 2.10 of the State Land Use District Regulations, it appears reasonable that approximately 500 acres of subject property now in the Agricultural and Rural classification be reclassified to the Urban classification. It also appears reasonable that the remaining 530 acres of subject property currently under Agricultural and Rural classification be retained in its respective classification.


ORDER

IT IS HEREBY ORDERED:

That in the Docket M74-25, approximately 500 acres are hereby reclassified from the Agricultural and Rural District classification to an Urban District classification, as shown on the attached map marked Exhibit A, and made a part hereof. The remaining acreage of approximately 530 acres shall be retained in the Agricultural and Rural classification.

Done at Honolulu, Hawaii, this 2nd day of December,
1974, per motion adopted by Chairman Tangen and Commissioners
Kido, Oura, Yanai, and Yamamura.

LAND USE COMMISSION
STATE OF HAWAII


EDDIE TANGEN
Chairman

STATE OF HAWAII
LAND USE COMMISSION

VOTE RECORD

ITEM M074-6

DATE Dec 2, 1974

PLACE Conference Room, DPEI

TIME _____

NAME	YES	NO	ABSTAIN	ABSENT
CARRAS, JAMES				✓
YANAI, EDWARD	✓			
M YAMAMURA, TANJI	✓			
KIDO, SUNAO	✓			
MARK, SHELLEY				✓
NAPIER, ALEXANDER	✓			
S OURA, MITSUO	✓			
SAKAHASHI, STANLEY		✓		
TANGEN, EDDIE	✓			

Comments:

boundary amendment petition submitted by Molokai Ranch, Ltd.

In this proceeding, the petitioner represented that certain resort facilities, necessary utilities and other support infrastructure would be constructed to realize the purpose of the reclassification to an Urban District.

3. That in the six (6) year period since the reclassification to an Urban District, no substantial progress is evident in regard to the development of subject property to the intended urban use.

4. That the Rules and Regulations of the Commission provide that the petitioner shall make substantial progress in the development of the area rezoned within a period not exceeding five (5) years from the date of approval of the boundary change, and further provide that the Commission may act to reclassify the land to an appropriate classifications upon failure to perform. Pursuant to these provisions, the Land Use Commission has proposed the reclassification of subject property back to its original classification.

5. That the County of Maui has approved urban use zone districts for some 1,284 acres of subject property for the initial phase, including 640 acres designated for hotel-apartment, residential or commercial use. The owner, by application, has also applied to the Maui County Planning Commission for an additional 136 acres, more or less, for hotel and apartment use in

the Kepuhi area. This Commission is cognizant of the Maui County Planning Commission's approval of the major portion of said application on November 20, 1974, for recommendation to the Maui County Council for final determination.

6. That Kaluakoi Corporation has represented that it will be contracting with the State to lease unused space in the State pipeline to provide water for the initial needs.
7. That the owner's plans for development of the 1,284 acres zoned by the County of Maui appear to be feasible. The primary utility systems for road, water, electricity and sewer have been designed. Pursuant to the development plans, the owner has initiated construction of a golf course. The initial hotel planned in the Kepuhi area is substantially designed with present effort by the owner to complete and open the initial hotel in December of 1975. However, development beyond the area presently zoned by the County does not appear to be feasible in the foreseeable future.
8. That in view of the eventual phasing out of all pineapple activity on Molokai in the near future, the hotel-apartment use for which the land is zoned by the County of Maui would provide an alternative employment base on the island of Molokai.
9. That of the 3,305 acres in question, the County of Maui has approved 1,284 acres for specific zoning and is considering approximately an additional 136 acres for specific zoning.

Presently, the remaining balance of approximately 1,885 acres is not zoned for any specific type of urban use by the County of Maui.

10. That the landowner has represented that development will be initiated in the Kepuhi area and will expand to the north boundary of Kaluakoi's ownership. This direction of urban expansion will be away from the approximately 1,885 acres not yet zoned for a specific urban use by the County.

11. That the present Urban District of Kaluakoi encompassing a total of 3,305 acres well exceeds the urban needs of West Molokai in the foreseeable future.

CONCLUSIONS OF LAW

Pursuant to Sections 205-2 and 205-11, Hawaii Revised Statutes, and Sections 2.33, and 2.7 through 2.10 of the State Land Use District Regulations, it appears reasonable that approximately 1,680 acres of subject property now in Urban classification be reclassified to its original Agricultural classification. It also appears reasonable that the remaining 1,625 acres of subject property currently under Urban classification or now zoned or under consideration for specific zoning by the County of Maui be retained in the Urban District classification.

ORDER

IT IS HEREBY ORDERED:

That approximately 1,680 acres of the 3,305 acres covered by Docket MO74-6, as shown on the attached map marked Exhibit A,

and made a part hereof, is hereby reclassified from the Urban District to the Agricultural District. The remaining portion of subject property of approximately 1,625 acres is hereby retained in Urban District.

Done at Honolulu, Hawaii, this 2nd day of December, 1974, per motion adopted by the Commission.

LAND USE COMMISSION
STATE OF HAWAII


EDDIE TANGEN
Chairman

BEFORE THE LAND USE COMMISSION

OF THE STATE OF HAWAII

In the Matter of the)
Classification and)
Districting of Certain)
Lands at Nukolihi,) DOCKET NO. K74-16
Island of Kauai)
_____)
_____)
_____)

PROPOSED FINDINGS OF FACT AND CONCLUSIONS OF LAW,

AND ORDER

This matter, being a proceeding pursuant to Hawaii Revised Statutes Section 205-11, to consider a proposed district boundary concerning certain lands situate at Nukolihi, island of Kauai, was heard by the Land Use Commission at Lihue, Kauai, on October 17, 1974, and the Commission having considered the record makes the following findings of fact, conclusions of law and order:

FINDINGS OF FACT

1. The subject property consists of Tax Map Key 3-7-3: portion of 1, containing an area of approximately 66 acres and situate at Nukolihi on the island of Kauai. The land is owned by the Lihue Plantation Company, Limited, a wholly owned subsidiary of Amfac, Inc.
2. Amfac Communities-Hawaii is the property administration division of Amfac, Inc., and, as such, administers and develops the lands of Amfac, Inc., and its subsidiaries, which are in Urban classification.

3. The matter involves a proposed reclassification from the Agricultural to the Urban District.

4. Amfac Communities-Hawaii proposes the following development on the subject lands:

Condominium units	25±	acres	at	20	units/ac	=	500	units	
Hotel units	35±	"	"	40	"	"	=	1,400	units
Residential units	8±	"	"	2	"	"	=	16	units

5. The proposed development will generate employment related to construction activity during the development period. Upon completion of the proposed development, the development is estimated to create approximately 1,450 new jobs.

6. The County General Plan designates the area in which the subject property is located for agricultural and open use. The County zoning for the subject lands is Agricultural and Open Space.

7. The major portion of the land in question is presently vacant, and the soils are rated "D", or poor, and "E", or very poor, for overall agricultural activity. The smaller portion of approximately 8 acres is presently in sugar cane cultivation, but its reclassification from agricultural to urban use would provide a more uniform width for the existing urban zoned strip along the seashore.

8. The granting of the application will not have a significant adverse effect on agricultural activities in the area in which the subject property is located.

CONCLUSIONS OF LAW

Pursuant to Sections 205-2 and 205-11, Hawaii Revised Statutes, and Sections 2.7 through 2.10 of the State Land Use District Regulations, it appears reasonable to change subject property from its present classification of Agricultural District to that of Urban District.


ORDER

IT IS HEREBY ORDERED:

That the subject property covered by Docket K74-16 is hereby reclassified from the Agricultural District classification to an Urban District classification.

Done at Honolulu, Hawaii, this 2nd day of December, 1974, per motion adopted by Chairman Tangen and Commissioners Yamamura, Yanai, Oura and Kido.

LAND USE COMMISSION
STATE OF HAWAII


EDDIE TANGEN
Chairman

A. C. Nominee, Inc.

2-3-08: parcels
51, 53 & 54

Anna J. Hansen

2-3-08: 52

2. The subject property under consideration is situated at Kalaheo, County of Kauai, State of Hawaii, and contains an approximate area of 117 acres. It is classified on the Land Use District Map No. K-8 as "Agricultural" and the proposed reclassification is to the "Urban" designation. It presently abuts the existing Kalaheo Urban District.

3. Development plans submitted by A. C. Nominee, Inc. for parcels 51, 53 and 54 of Tax Map Key: 2-3-08, substantiate the following:

- a) The parcel belonging to A. C. Nominee, Inc. is approximately 71.5 acres in size;
- b) The slope of these parcels range from 5% to 40+%;
- c) Development of these parcels will consist of subdividing the same into approximately 260 residential lots. Due to past experience in sales, only lots will be marketed and no "house and lot" package sales is presently contemplated.
- d) Waste disposal will be through cesspools;
- e) No commercial or industrial areas are planned;
- f) All off-sites and on-sites improvements required by the County of Kauai will be made at the developer's cost and expense.

4. The area in question was formerly used for pasture. It is presently vacant and overgrown. The land is from fairly level to steep, with slopes ranging from 5% to 40%. The steepness of the slopes and the lack of irrigation waters limit agricultural pursuits on the subject property.

5. The County of Kauai General Plan indicates multi-family residential use on the parcels and single-family dwellings across Puu Road. The General Plan also indicates a school site across Puu Road, which runs along the area under consideration.
6. The subject property is located less than two miles from Kalaheo town. Parks, schools and the Kalaheo branch of the Kauai Fire Department are in fair proximity to the lands under consideration.
7. Electricity, telephone, garbage and protective services are available to the subject property. Water is available to the subject property; however, the size of the water line will require expansion for servicing of the development for which the developer has indicated it will be responsible.
8. Development of the area will make home sites available to those people working in the West Kauai, Koloa-Poipu and Lihue areas. Employment opportunities will be generated by the development of the area through new home construction.

CONCLUSIONS OF LAW

9. Pursuant to Sections 205-2 and 205-11, Hawaii Revised Statutes and Sections 2.7 through 2.10 of the State Land Use District Regulations, it appears reasonable to change subject property from its present classification of Agricultural District to that of Urban District.

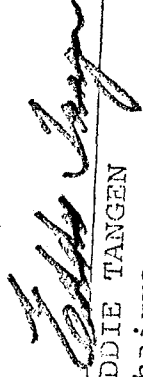
ORDER

IT IS HEREBY ORDERED:

That the subject property covered by Docket K74-30 is hereby reclassified from the Agricultural District classification to an Urban District classification.

Done at Honolulu, Hawaii, this 2nd day of December,
1974, per motion adopted by Chairman Tangen and Commissioners
Oura, Yamamura and Yanai.

LAND USE COMMISSION
STATE OF HAWAII


EDDIE TANGEN
Chairman

STATE OF HAWAII
LAND USE COMMISSION

VOTE RECORD

ITEM 074-22

DATE Dec. 2, 1974

PLACE Conference Rm, DPEI

TIME _____

NAME	YES	NO	ABSTAIN	ABSENT
KIDO, SUNAO				✓
SAKAHASHI, STANLEY		✓		
CARRAS, JAMES				✓
YAMAMURA, TANJI	✓			
NAPIER, ALEXANDER				✓
MARK, SHELLEY		✓		
OURA, MITSUO	✓			
YANAI, EDWARD	✓			
TANGEN, EDDIE	✓			

Comments:

of James Campbell has reserved the right to withdraw the land from the lease. The Estate of James Campbell has entered into a development agreement with Hirano Brothers, Ltd. & Associates for the development of housing and related uses covering subject property.

4. The proposed development will include a mix of residential units including single family, townhouses, and low, medium and high rises. Community, commercial, and public facilities are planned. An initial 2,000 to 3,000 residential units are proposed by the developer to accommodate the needs of low and moderate income families.

5. Oahu Sugar Company has under cultivation in sugar cane approximately 19,800 acres of which about 13,000 acres is on Campbell Estate Land. The Oahu Sugar Company represents a merger of the former Ewa Plantation Company and Oahu Sugar Company. After the merger, the Ewa Mill was closed and all cane is hauled to the Waipahu Mill of Oahu Sugar Company for grinding and processing. Testimony was received indicating that the remaining Waipahu Mill cannot handle all of the sugar cane adequately with desired economy. Nor can the Ewa Mill be re-opened and operated economically.

6. The shift of population to leeward Oahu in recent years and the population projections for the City and County of Honolulu show the need for more urban lands which are capable of economic residential development in Ewa area to satisfy immediate and projected community needs.

7. The subject property is contiguous to an existing urban area (Ewa Village) and in close proximity to other major urbanized areas such as Honouliuli, Ewa Beach, Barbers Point.

Naval Air Station and Waipahu.

8. The subject property is useable and adaptable for urban uses. The topography is basically flat. Drainage conditions are good. The significant runoff from the Waianae Mountains discharges onto the Honouliuli plain and virtually never reaches the ocean but instead is absorbed in the porous coral subsurface. The soil conditions are stable.
9. All necessary utilities can be provided to assure the total community of ample services. The subject property is near H-1 freeway which is currently under-utilized. The Fort Weaver Road, currently a two-lane highway will be realigned and increased to four lanes. Funds for the first phase to accomplish this have been appropriated by governmental bodies.
10. Water is available. There is a 30-inch main in Farrington Highway. This can be used as a temporary supply for the development. The necessary interim and long-range water supplies, through the Honolulu Board of Water Supply, can be made available. The subject property is on cap rock. Rainfall which falls on subject property does not permeate into the high quality fresh ground water supply known as the basaltic aquifer.
11. The subject parcel is in close proximity to the proposed Honouliuli sewage treatment plant. This treatment plant is intended ultimately to serve the entire southwestern portion of the island. Plans for an interim temporary sewer treatment plant has been approved by the City.
12. Near employment centers. The subject parcel is in easy commuting distance to major employment centers currently existing and those planned for the future.

13. The urbanization of subject parcel is in accord with the Directed Growth Alternative proposed and favored by the Department of General Planning of the City and County of Honolulu, in its General Plan Revision Program.

14. The plan of development submitted recognizes the need for low cost and gap group housing.

CONCLUSIONS OF LAW

15. Pursuant to Sections 205-2 and 205-11, Hawaii Revised Statutes and Sections 2.7 through 2.10 of the State Land Use District Regulations, it appears reasonable to change subject property from its present classification of Agricultural District to that of Urban District.

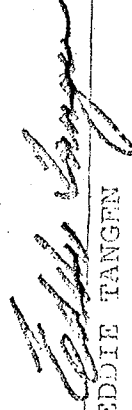
ORDER

IT IS HEREBY ORDERED:

That the subject property covered by Docket 074-22 is hereby reclassified from the Agricultural District classification to an Urban District classification.

Done at Honolulu, Hawaii, this 2nd day of December, 1974, per motion adopted by Chairman Tangen and Commissioners Oura, Yamamura and Yanai.

LAND USE COMMISSION
STATE OF HAWAII


EDDIE TANGEN
Chairman

STATE OF HAWAII
LAND USE COMMISSION

VOTE RECORD

ITEM K-74-16

DATE Dec. 2, 1974

PLACE Conference Rm, DPEI

TIME _____

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NAME	YES	NO	ABSTAIN	ABSENT
YAMAMURA, TANJI	✓			
NAPIER, ALEXANDER				✓
MARK, SHELLEY		✓		
YANAI, EDWARD	✓			
OURA, MITSUO	✓			
CARRAS, JAMES				✓
SAKAHISHI, STANLEY		✓		
KIDO, SUNAO	✓			
TANGEN, EDDIE	✓			

Comments:

STATE OF HAWAII
LAND USE COMMISSION

VOTE RECORD

ITEM K 74-30
PLACE Conference Rm, DPED

DATE Dec 2, 1974
TIME _____

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M

NAME	YES	NO	ABSTAIN	ABSENT
OURA, MITSUO	✓			
YANAI, EDWARD	✓			
YAMAMURA, TANJI	✓			
KIDO, SUNAO				✓
MARK, SHELLEY		✓		
SAKAHASHI, STANLEY		✓		
CARRAS, JAMES				✓
NAPIER, ALEXANDER				✓
TANGEN, EDDIE	✓			

Comments: