

STATE OF HAWAII  
LAND USE COMMISSION

Minutes of Meeting

October 20, 1972 - 10:30 a.m.

Conference Room 310  
State Capitol  
Honolulu, Hawaii

472-336

COMMISSIONERS PRESENT: Goro Inaba, Chairman  
Eddie Tangen, Vice Chairman  
Leslie Wung  
Stanley Sakahashi  
Tanji Yamamura  
Shelley Mark  
Sunao Kido

Approved  
JUN 1 1973

COMMISSIONER ABSENT: Alexander Napier

STAFF PRESENT: Tatsuo Fujimoto, Executive Officer  
Ah Sung Leong, Planner  
Gordan Furutani, Planner  
Benjamin Matsubara, Deputy Attorney General  
Dora Horikawa, Clerk Reporter

ADOPTION OF MINUTES

Upon motion by Commissioner Sakahashi, seconded by Commissioner Yamamura, the minutes of the meeting of August 24, 1972 were approved as circulated.

HEARING

PETITION BY INTERNATIONAL DEVELOPMENT COMPANY (A72-330) TO RECLASSIFY 30 ACRES FROM CONSERVATION TO URBAN AT MOANALUA, OAHU

Mr. Tatsuo Fujimoto, Executive Officer, read a letter dated October 13, 1972, from Mr. Donald Iwai, Attorney for International Development Company requesting deferral of the hearing since its chief planning consultant, Mr. Frederick Lee, was presently out of town. Mr. Fujimoto added that Mrs. Mae Mull, Secretary of the Hawaii Audubon Society, had called to express her concern over the possible deferral of this scheduled hearing.

representative on November 16 when the hearing will be continued. There will be an announcement of the time and place at a later date.

PETITION BY WILLIAM L. PEREIRA ASSOCIATES (A72-326) TO RECLASSIFY 4.04 ACRES FROM AGRICULTURAL TO URBAN AT HALEAHA, KOOLAULOA, OAHU

The staff report was presented by Mr. Leong, Planner (see copy of report on file).

In response to Commissioner Kido's inquiries about the access to the subject property, Mr. Walter Zane, representing the petitioner, submitted that a road was being developed which will front Kamehameha Highway. He added that parcels 62 and 63 were already in urban designation, and they were requesting that parcel 64 also be included in this district. Taking exception to the City's reference to the inadequacy of the 22 foot pavement width on Kamehameha Highway to service apartment districts, Mr. Zane argued that this was an unjustifiable criteria in view of the 130-unit apartment building next to Pats of Punaluu already existing in the area. He claimed that there was a tremendous demand for second homes in Punaluu. Additionally, the petitioner will make available apartment units, including community facilities such as swimming pool, park, tennis courts, etc., at prices ranging from the middle 30's to \$40,000. Mr. Zane concluded that it was the developer's intent to provide a good development to meet the needs of the people.

Since there was no further testimony, the hearing on this petition was closed.

A72-336 - LAND USE COMMISSION (PUAAHALA)

Mr. Elroy Austin, one of the principals of Puaahala Company, gave a progress report of the company's accomplishments to date as follows:

1. There was an option agreement between Friendly Isle, Inc. and Puaahala Company to repurchase the Molokai development.
2. Amfac Financial will participate in transaction with Puaahala Company.
3. Land planning and engineering will be done by Wilson Okamoto and Associates.
4. There was an agreement with Kaloi Corporation to exchange land for kuleanas.

5. At the same time the Austins were continuing to find a reliable and competent hotel operator, they were discussing development insurance with FHA, and a mortgage loan agreement with Loyalty Mortgage Company, Inc. of Honolulu to subdivide approximately 200 house lots.

During the ensuing discussion, the following facts were also brought out:

1. The work on the hotel site and the 200 houselot subdivision will occur simultaneously and will provide housing for employees when hotel construction begins.
2. Depending on the planner's findings, some housing units may be placed on the makai side.
3. Land swaps for the 3 small kuleanas have been agreed upon with the owners.

Vice Chairman Tangen recalled the statement he had made at the time of his motion to initiate a petition to rezone the Puaahala lands to its original designation on August 24, 1972; i.e. that he would be willing to withdraw the petition upon receipt of a satisfactory progress report within 60 days. Therefore, on the basis of the report by Mr. Austin, Vice Chairman Tangen moved that the Land Use Commission withdraw its petition initiated on August 24, 1972. He added that if development did not occur as represented today, he would introduce another motion to restore the lands to its original classification. The motion was seconded by Commissioner Yamamura and the Commissioners were polled as follows:

Ayes: Vice Chairman Tangen, Commissioners Yamamura, Kido, Sakahashi, Wung, Chairman Inaba

Nay: Commissioner Mark

Absent: Commissioner Napier

The motion was carried.

Since there was no further business, the meeting was adjourned.

STATE OF HAWAII  
LAND USE COMMISSION

VOTE RECORD

ITEM A72-336 - LAND USE COMMISSION  
(Puaahala)

DATE October 20, 1972

PLACE Room 310, State Capitol  
Honolulu, Hawaii

TIME 10:30 a.m.

	NAME	YES	NO	ABSTAIN	ABSENT
M	TANGEN, EDDIE	X			
	NAPIER, ALEXANDER				X
S	YAMAMURA, TANJI	X			
	KIDO, SUNAO	X			
	MARK, SHELLEY		X		
	SAKAHASHI, STAN	X			
	WUNG, LESLIE	X			
	INABA, GORO	X			

Comments:

I move that the Land Use Commission withdraw its petition. I want to make it clear that if any of these things don't come through, I would clearly make a motion to initiate another petition.