

STATE OF HAWAII
LAND USE COMMISSION

Minutes of Public Hearing
and Meeting

Land Use Commission Hearing Room
Honolulu, Hawaii

February 18, 1967 - 9:10 a.m.

Commissioners

Present:

Myron B. Thompson, Chairman
C. E. S. Burns
Shelley Mark
Jim P. Ferry
Robert Wenkam
Leslie Wung
Goro Inaba
Shiro Nishimura

Staff Present:

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

Chairman Thompson opened the meeting with a short prayer, followed by an introduction of the Commission members and staff.

It was announced that the agenda was being rearranged to take care of the action items first due to previous commitments of one of the Commissioners.

The Chairman swore in all of the persons testifying before the Commission on all matters being considered today.

ACTION

PETITION OF JERRY J. NEVILLE (A66-137) TO AMEND THE LAND USE DISTRICT BOUNDARIES FROM CONSERVATION TO URBAN AND FROM URBAN TO CONSERVATION INVOLVING AN 8.1 ACRE PARCEL LOCATED AT PACIFIC HEIGHTS, HONOLULU

It was recommended by Chairman Thompson that the Commission accept the request submitted by Mr. Edward Berman, Attorney representing Jerry Neville, to delay decision on the petition until he was able to contact Mr. Neville, presently at sea, to gain his approval for monies to be expended on the necessary drawings to be submitted as additional evidence. Mr. Stebbings, realtor also representing Mr. Neville, agreed that it was all right if the delay resulted in exceeding the time limitation for action on this petition.

Commissioner Ferry moved to accept the request, seconded by Commissioner Burns. The motion was passed.

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PETITION OF KAUPU RANCH (A66-138) TO RECLASSIFY 2 ACRES LOCATED AT KAAPAHU,
HANA, MAUI

Mr. Ah Sung Leong read the staff memorandum recommending denial of the petition due to the lack of substantiating proof of need for the reclassification (see copy of report on file).

Mr. Leong agreed that the proposed house could be regarded as ancillary to the ranch operation since it would also be used as ranch headquarters.

Commissioner Wenkam offered that he had personally visited the site under discussion and had found that indeed this was the only possible place the ranch could build a house within a couple miles of the area. The petitioner had also tentatively marked the location of the proposed house where it would not be visible from the road.

It was also established that although a residence could be built in a Conservation District under the provisions of Regulation 4 of the Department of Land and Natural Resources, the ranch was desirous of deeding the land to Dr. Burgess with first option to purchase the land and improvements at the cessation of his employment. Therefore, they found it necessary to request the change in boundary for subdivision purposes.

Commissioner Wenkam moved that the petition be approved on the basis that the property adjoins an Agricultural District, the house can be considered ancillary to the ranch operations, and therefore is a proper agricultural use. Commissioner Nishimura seconded the motion and it was carried with Commissioner Mark casting the only dissenting vote.

Commissioner Burns excused himself to attend another meeting.

HEARINGS

PETITION OF WILIWILINUI RIDGE SUBDIVISION (A66-140) TO RECLASSIFY APPROXIMATELY
10 ACRES FROM CONSERVATION TO URBAN AT WILIWILINUI RIDGE, WAILUPE, OAHU

The staff report was presented by Mr. George Moriguchi, former Executive Officer of the Land Use Commission, who had conducted the research and field investigation of the petition (see copy of report on file). On the basis of the lack of need for reclassification of conservation lands and the threat of a major potential danger from falling rocks, it was recommended that the petition be denied.

Mr. Moriguchi identified landmarks and developments in relation to the lands under petition on the map and also the portion of petitioner's lands presently covered under the grandfather's clause, an area of approximately 7.8 acres. The petitioner's request was for urbanization of these lands plus an additional 3 acres for a total of approximately 10 acres. It was reported by Mr. Moriguchi that the City had recommended approval of the entire petition on the basis that the subdivision was considered non-conforming and the additional area would provide a logical district boundary.

The rocky nature of the slopes and the large boulders precariously set on the ridge could well develop into an explosive situation if heavy equipment