

TYPE - 0145E
25/0010000000

Ref. No. LUC 173

March 10, 1964

Mr. David F. Wong
Planning Director
Planning and Traffic Commission
County of Kauai
Lihue, Kauai, Hawaii

Dear Mr. Wong:

The Land Use Commission, in action taken on February 28, 1964, voted to approve the petition for special permit, by Lihue Plantation Company, Ltd., to use the particular portion of TEE 3-7-02 shown, for a sound movie studio and the listed accessory uses. There is some question as to the ownership of a portion of the beach frontage and the approval by the Land Use Commission is limited to land owned by the petitioner only.

It is requested that notice of this approval by the Land Use Commission be served to the petitioner along with such awards and conditional awards as you may have elected to make.

Enclosed is the staff report as presented to the Commissioners on February 28, 1964. The petitioner received a copy at the Land Use Commission meeting. Should you have further questions, please feel free to contact us.

Very truly yours,

RAYMOND S. YAMASHITA
Executive Officer

REM/am
Encl.

cc: Lihue Plantation Co., Ltd.
Mr. Myron Thompson
Mr. Roy Takeyama

STATE OF HAWAII
LAND USE COMMISSION

LUC Hearing Room
Honolulu, Hawaii

1:00 P. M.
February 28, 1964

STAFF REPORT

SP(T)63-6 - LIHUE PLANTATION
COMPANY, LTD.

Temporary District Classification: AGRICULTURAL

Background

The Planning and Traffic Commission of the County of Kauai has referred to the Land Use Commission their approval of an application for special permit by the Lihue Plantation Co., Ltd.

The Lihue Plantation Co., Ltd. is proposing to use a portion of its land for the construction of a sound movie studio complete with hotel, residential and restaurant facilities which will be primarily used by employees and other people connected with the production of movie projects. The developer plans to construct roads, water lines, and other utilities within the sound studio complex.

The subject property is located in the south-west corner of Hanamaulu Bay. It is approximately one mile away from the town of Hanamaulu and three miles away from the Lihue urban complex. Access to the property is by a paved road from Route 56 at Hanamaulu. The portion of land for the proposed use is about 30 acres and is described in the Kauai TMK as 3-7-02. The total area of subject parcel is approximately 341 acres.

The area is vacant land covered with coconut trees and heavy brushes. A very small portion of the land is in sugar cane. The area of the sugar cane is approximately one-half acre and is located in the south-west corner of the

proposed area. South and west of the proposed area are cane lands under cultivation. The land west of the proposed parcel also contains a few scattered residences. Immediately to the north and east of the 30 acre parcel are vacant lands. The 6½ acre Hanamaulu County Beach Park is in the eastern portion of Hanamaulu Bay. Approximately one-half of the beach in Hanamaulu Bay borders the subject property. The entire beach is 1500' long by 35' wide.^{1/} The Hanamaulu Stream meanders through the Lihue property and flows out at the beach where the sound studio is being proposed. A description of Hanamaulu Bay by the National Park Service is as follows:

"The deep indentation of Hanamaulu Bay contains some of the calmest water and safest swimming on Kauai. Hanamaulu Stream with its adjacent marshes meanders through a small valley and enters the sea at the south end of the ironwood-fringed beach. Numerous coconut palms form a pleasant backdrop to the quiet estuary. Beach morning glory and marsh grasses are also found in the area. Low cliffs covered with ironwood separate the bay and valley from the surrounding plateaus."^{2/}

The adjacent plateaus as mentioned in the above description are sugar cane fields.

According to the Land Study Bureau, the soil within the property is classified as unsuited for intensive agriculture. Rainfall in the general vicinity is below 50" per year.^{3/} There is a six inch water line to serve the urban area

^{1/} National Park Service, Hawaii Seashore and Recreation Areas Survey, 1962, p. 71.

^{2/} Loc. Cit. p. 70

^{3/} The General Plan - State of Hawaii

of Hanamaulu as well as the vicinity in which the subject parcel is located.^{1/} Public facilities such as governmental offices, schools, libraries, health center, and hospital are available in the town of Lihue.^{2/}

At a special meeting of the Kauai Planning and Traffic Commission held on January 24, 1964, the Commission approved the special permit filed by the Lihue Plantation Co., Ltd. The approval of the special permit was based on the following reasons:

- "1. The development is directly necessary to the economic development of the County.
2. It is utilizing vacant lands of poor soil conditions to more productive use.
3. The proposed use of land is unusual and reasonable within an agricultural district."^{3/}

Analysis

The Kauai General Plan proposes Hanamaulu Bay as a park and public reserve. The subject parcel is a part of the proposed park and public reserve. In the State General Plan, Hanamaulu Bay is proposed as open land surrounded by diversified agriculture and sugar cane lands. The State Parks Division of the Department of Land & Natural Resources does not have any plans for park purposes in Hanamaulu Bay. The State shoreline plan has proposed the bay as a beach reserve. According to statistics from the shoreline staff, the Island of Kauai has 41.21 miles of sandy shoreline out of which only 2.59 miles

^{1/} Office of the Kauai Public Water Works

^{2/} The General Plan - State of Hawaii

^{3/} Letter from Kauai Planning and Traffic Commission dated Dec. 21, 1963. Action taken on January 24, 1964.

are considered as primary sandy beaches. Out of this 2.59 miles, .28 mile is situated in Hanamaulu Bay. This .28 mile represents approximately 11% of all primary beach lands on Kauai. The map accompanying the petition shows that about one-half of the Hanamaulu sand beach frontage is included in the petition. However, staff study of tax maps show that petitioners land are limited to the southern banks of Hanamaulu Stream near the beach area (See TMK 3-7-02). An aerial photo of the area shows that the mouth of the river is normally closed by a narrow spit of sand which, because the stream runs parallel to the shore of this point, forms a substantial portion of the existing sand beach.

According to the December 5, 1963 minutes of the Kauai Planning and Traffic Commission Regular Meeting, the petitioner apparently is of the opinion that about one-half of the beach does belong to petitioner. The minutes, in attributing statements by the petitioner, reads in part as follows:

"that about half of the beach would be open to the public and fishermen would be allowed to walk along the high water mark at all times:..."

Should the proposed final district boundaries affecting this area be adopted, then the question of ownership is not as much a concern of the Land Use Commission. At the moment, however, tax maps indicate that the sand beach frontage is not included as a portion of lands owned by petitioner. On this basis, it would appear that the Land Use Commission cannot consider the sand beach area as part of the subject area included in the petition.

The Kauai Planning and Traffic Commission and the consultants to the Land Use Commission have proposed that the area in which the parcel is located be incorporated into the urban complex of Hanamaulu. According to the proposed

final district boundaries of the Land Use Commission, the shoreline adjacent to the bay including the valley is in the urban district.

Mr. Clinton L. Childs, administrative assistant, Lihue Plantation Co., Ltd. stated before the Kauai Planning and Traffic Commission on January 9, 1964, that improvements from the airport to the proposed site will be put in by the developers. He stated that there was great urgency in this request from the standpoint of the developers' financing and option. Mr. Childs said that the site was selected because of the large coconut grove, Hanamaulu Stream, Hanamaulu beach and its proximity to a large town thru an access road from the Ahukini road.

The staff feels that it is important to preserve favorable recreation and beach areas on the Island. However, from the standpoint of economic development, there appears to be a greater current need for the proposed operation rather than letting the land remain in its present state. It would appear that the sound stage would not mar the area since the natural assets of the bay were a prime consideration for the selection of the site.

Recommendation

In concurrence with the Kauai Planning Director's basis for recommending approval, the Land Use Commission staff also recommends approval of the subject area, however, being limited ^{to the those lands owned} ~~to the south bank of Hanamaulu River~~ _{by the petitioner,} where it meets the shore.