

POLITICS of  
LAND USE

PART III

# New Waiahole<sup>SB</sup> Agricultural Offer<sup>10-29-74</sup>

By Jerry Tune  
Star-Bulletin Writer

Leaders of the Waiahole-Waikane Community Association were presented today with a new compromise solution to the knotty problem of development.

The McCandless heirs now are willing to set aside about 700 acres in Waiahole and Waikane valleys for farming and pasture use.

The latest proposal, a big jump from the 200 acres offered previously, also would provide for long-term leases to the farmers.

The offer breaks down to 300-plus acres for crops such as papaya and sweet potatoes, and 400 acres for pasture land.

**THE COMMUNITY** leaders met this morning with William Fernandez, deputy chairman of the Board of Agriculture, and looked over maps of the valleys.

The Department of Agriculture is trying to put together an "agricultural park" which can become a permanent base for farming in the area.

The first two proposals from the McCandless heirs' representative George Houghtailing were rejected as inadequate.

Fred Erskine, agriculture board chairman, told the State Land Use Commission there are between 700 and 800 acres of good agricultural lands in the area.

The valleys have been planned for a major development that would add some 6,700 living units and a population of about 20,000.

The plan presented today also calls for mixing low-income housing with the market housing.

Previous plans called for the two types of housing to be separate.

IF THE compromise plan is accepted by the Department of Agriculture and the community leaders, it will mean new site plans for housing.

And the question of housing programs for the residents of the valleys remains.

The Waiahole-Waikane Community Association stated at a Land Use Commission hearing last week that it wants a four-point program that would:

—Expand agriculture in the area by opening more land for it.

—Grant long-term leases to all agricultural lessees in the area to encourage serious pursuit of commercial agricultural activities.

—Maintain the integrity of the Waiahole-Waikane community by preserving its rural life-style.

—Institute regional planning with community participation.

# another Voice.

■ ■ ■ edited by larry jones

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Old & Young Unite Against Development

## Save Waiahole-Waikane



**T**HE DEVELOPER, Kenneth Jones and his local agent Joe Pao, claim that the people of Waiahole and Waikane Valleys should support their request for land rezoning because some of the units will be "low income."

But when the people learned that the "low income" homes would start at \$42,000 (today's prices) they were not fooled. Even at that, planning consultant George K. Houghtailing admitted at the October 21 Land Use Commission hearing that low income housing would be available only if there were government subsidies available—a most dubious "if."

But the basic protest from the well organized residents of those lush windward areas was that much needed farming areas will be destroyed along with a highly valued lifestyle.

### FROM THE DAYS OF THE GRASS SHACK

There was hardly a dry eye when Mrs. Kawaa gave her testimony. Sitting in a wheelchair, the 80 year old lifelong resident of Waiahole had her granddaughter read her statement in English.

She told of her days in a grass shack as a child, of the life-sustaining farming and fishing and the shared manner in which they were carried out, of the beauty and love of the valley and its people. Then she took the microphone and made her

*continued on page 2*

## Waiahole-Waikane

continued from page 1

own statement in her aged but strong voice. "I don't like develop. A ole pono (It's not right)."

Strong emphasis was made to Land Use Chairperson Eddie Tangen and his colleagues of the importance of the valleys' agricultural productivity. A 77 year old Japanese farmer, through an interpreter, told of the old days of the Waiahole Poi Factory. Another, Harold Tsuhako, said, "I believe in the land. I believe in myself. I believe in the people."

A young future farmer reported the results of a study by the Hawaii Environmental Simulation Laboratory conducted by UH's Doak C. Cox. The study concluded that Oahu needs another 2,330 acres for vegetable farming to become self-sufficient by 1975. This does not include the land needed for poultry, hogs, and dairy nor the feed crops like alfalfa, corn, sudax and soybeans.

Yet McCandless Estate and the developers want to take over 1300 acres out of agriculture in order to develop upper income housing.

"The Bible says the meek shall inherit the earth," said one middle class looking Kanoeha woman. "But it appears that it is the developers who are doing the inheriting in Hawaii."

### "WE NEED BOTH OUR HANDS AND OUR MOUTHS"

Speaking for the Legislative Coalition of welfare rights groups throughout Hawaii, Myrtle Mokiao spoke of her childhood in Waiahole. "I remember the Great McCandless," she said. "He used to say to our people, 'Paa kawaa hana kalima.' That means, shut your mouth and just let your hands do the work. Well," said Ms. Mokiao, her emotions rising, "we got to stop letting people tell us that. Our hands were made to work with and our



Myrtle Mokiao of the Legislative Coalition: "We have to use both our hands and our mouths or we'll never win!"

mouths were made to speak with and we have to use them both or we'll never win."

~~statement in her aged but strong voice. "I don't like develop. A ole pono (It's not right)."~~

As a spokesperson for the poor, she called for unity. "We have to all stick together against those who want to take our land and ruin our lifestyle and tell us how to live while they get rich. And I want you to know that our organization of 27 low-income groups in Hawaii supports your efforts to save Waiahole and Waikane."

There was no question that the message to the Land Use Commission from the people was clear. No rezoning. And support came from many surrounding neighborhood groups, the Sierra Club, the Banana Growers' Assn., university students, The Congress of Hawaiian People and many others.

If the McCandless heirs and wealthy Guam developer Kenneth Jones and his local middle man Joe Pao win their requested rezoning, it will be in clear violation of the will of the people and the needs of the state.

### KALUANUI PROTEST

Meanwhile a spokesperson for the Koolauloa Welfare Rights Group spoke in great detail and with deep feeling about why the residents of the Laie-Haunala-Kahuku area protest the development plans for Kaluanui.

Responding to the now wornout justification to local people that such developments will provide jobs and housing, Maxine Kahalelio said in part,

"Would the jobs really be for our people? Would the housing be human? For example, Kuilima, when it needed community support to get rezoning, promised all sorts of jobs to the low-income people of our area.

"That was five years ago . . . but the jobs don't seem to work out to be for the low-income people who were given the promises. We've found that it's easier for a developer to promise us things such as housing and jobs than it is for him to actually develop such jobs and housing . . . Since a developer's objective is to make money, it makes much more sense and cents for him to develop for those with money than for those without."

That's right, Maxine. The system is called capitalism.

# Waiahole - Waikane

## protest — a real

ADV. NOV. 2

1974

## grassroots effort

By LEONARD LUERAS  
Advertiser Staff Writer

It was difficult to shut out the sincerity and poignant impact of a middle-aged Japanese man who began crying while translating the words of a white-haired Waiahole elder.

Or the testimony of Mrs. Elizabeth Kawaa, a 79-year-old Hawaiian woman introduced as Waiahole-Waikane's "oldest lifelong tenant."

Mrs. Kawaa, who was rolled up to a formal speakers podium in a wheelchair, sat quietly while a granddaughter read an English translation of her formal testimony. She then asked if she could say a few words on behalf of her birthplace, Waikane.

A SHINY microphone was held down to her, and Mrs. Kawaa spoke a few quick, raspy sentences in the rarely-heard Hawaiian language. She used eye and hand gestures, local-style, to punctuate her Polynesian words.

Probably nobody at the public hearing understood her, but it didn't seem to matter, because Mrs. Kawaa's Hawaiian comments were powerful — "a living echo of the past," said one man — and the audience of more than 600 folks crowded into the King Intermediate School cafeteria applauded them loudly.

Then there was Mrs. Fujiko Matayoshi, 61, the animated little Japanese farmer who for years has been selling papayas from a roadside stand along Kam Highway. Mrs. Matayoshi spoke of her 34 years of farming in the Waiahole-Waikane area and followed her testimony with a solo song (in Japanese) about the beauty of undisturbed nature.

Through a translator she told the commission her greatest wish "is to die in the place I have lived all my life, and to live comfortably in that place until I die."

THE GRAY-HAIRED lady in a blue "Save Waiahole-Waikane" T-shirt bowed graciously to the commission, acknowledged the applause of Waiahole neighbors, and left the podium.

"Arrigato, Mrs. Matayoshi," said Land Use Commission chairman

Eddie Tangen after clapping and cheering had died down. Then Tangen added: "And if it happens you should die on your land, we hope it will be many, many years from now."

And so the testimony — a mix of formal oratory (in English, Japanese and Hawaiian), poetry, tears and song — continued for the rest of that Monday (Oct. 21) until 12:45 a.m. Tuesday (Oct. 22).

"Yes, the commission will hear musical testimony," Tangen said one time when some children asked if they could sing their feelings about proposed urbanization of agricultural lands in the Waiahole-Waikane area.

THE AUDIENCE and commission were asked to please stand, and the music, a song written and composed by an ad hoc group of Waiahole-Waikane children, began.

"Windward Side is beautiful/So please don't let it die . . . Don't let these good lands/Go to waste," went some lyrics.

In the end, more than 50 persons — 47 of them part of the Waiahole-Waikane Community Association's (WWCA) agenda — took the stand to testify against a McCandless Estate proposal to upzone 1,337 acres of agricultural land in the area for urban use.

The estate wants to begin work on a modern housing development which would eventually feature some 6,700 homes in the sleepy Waiahole and Waikane valleys.

It's a plan which doesn't suit the easy-going valley folk, who have visions of progress — in the form of high priced structures, higher taxes and incompatible lifestyles — ram-paging through the nature they've lived with for many generations.

"We could have had 600 people testify if necessary, but the hearing would have lasted until morning," said Bobby Fernandez, the WWCA's young (28) president.

FERNANDEZ, who works as a boiler mechanic at the Hawaiian Electric Company's Waiau power plant, said the WWCA's anti-development spirit has been intense since April, when residents first heard rumors about proposed urbanization of their area.

"Strange people were coming around in strange cars and looking at our property and houses," Fernandez recalls.

Concerned residents began looking into the matter and their suspicions were soon confirmed when Honolulu Legal Aid Society attorney Durrell Douthit produced a McCandless Estate "letter of intent" filed with the State Land Use Commission.

In response to that letter — which gave notice of a 15-year McCandless plan to urbanize the Waiahole-Waikane area — a special community meeting was called at Waiahole Elementary School. The WWCA was quickly formed, officers were elected and a steering committee was named to manage various sub-committees.

The new WWCA's goal was singular: to thwart plans the big McCandless Estate has to develop the twin valleys of Waiahole and Waikane.

THE FORMAL fruits of the WWCA's labor, organizational and office sort, were never more evident than at the Oct. 21 hearing in Kaneohe when scholar after scholar, farmer after farmer, took his or her turn to testify before the nine LUC commissioners.

The anti-development testimony began, improbably, with a poem by resident Lawrence Lagapa, but in the end the WWCA and community supporters had put together what commissioners called a tight, well-orchestrated community rebuttal.

Only a couple of witnesses intruded on the general togetherness and orderliness of the speakers' slate.

11-2-74

Lucille Shannon, of the Kaneohe Community Council, for example, turned to the commission during her supportive testimony and said:

"If things continue as they are, we will have an environmental nightmare which we won't be able to wake from . . . How dare a few people be allowed to sit in judgment of such a heavy burden of responsibility and play God."

AND ANOTHER time, Irene Chang, speaking on behalf of the Third Arm Community Center in Chinatown, told the commission:

"People like you are rich only because of the labor of our people and the small wages you paid us." She warned the commissioners that "you stand on trial before us."

LUC chairman Tangen listened quietly to the above two women's comments, but later called them "outsiders," persons not immediately concerned with the Waiahole-Waikane community.

However, following the 10½ hours of WWCA testimony, much of it filled with bursts of emotion, Tangen said he was "extremely impressed" by the "orderly and sometimes emotional citizen participation" he'd just witnessed.

"I come from the school of rank and file participation, and I think that's the way things in the State should be," said Tangen, who is the local ILWU's international representative.

Ex-officio commission member Sunao Kido, director of the State Board of Land and Natural Resources, said he also was "very impressed."

"I thought the people who gave the presentation very much typified the character of the Waiahole-Waikane community," he said.

KIDO ALSO lauded the orderliness of the proceedings and the massive support of the WWCA cause, which was evidenced for extra measure one time when president Fernandez presented to the commission an anti-Waiahole-Waikane development petition signed by more than 20,000 Oahu citizens.

Among signatures on the petition were those of U.S. Sen. Daniel Inouye, Republican gubernatorial candidate Randolph Crossley, State House Speaker Tadao Beppu, and City Council members Mary George and Toraki Matsumoto.

Tatsuo Fujimoto, the LUC's executive officer said of the hearing:

"This was a case in which there was no organization at all in the

beginning, but because of this particular concern (the McCandless Estate's development plans), the interest of the community came to a peak and the community banded together in a public forum to express the kind of feelings they had about what impact the proposal would have on their lives."

The commission ran into similar, though not quite so massive, citizen participation at many of its other 46 public meetings (33 informational, workshop and rules and regulations meetings, and 13 formal "on-the-record" public hearings) held during the past few months.

MOST OF THE 131 hours-plus of hearing action was orderly, but some controversial portions featured lots of fiery citizen action.

At an Oct. 7 meeting at Lihue, for example, a Kauai resident at one point stormed the hearing stage and took over the speaker's stand to demand the withdrawal of chairman Tangen from the commission because of recent allegations that he and Kauai Mayor Francis Ching have been involved in unethical conduct in assisting Leadership Homes, Inc., a Kauai land developer.

Two days later, at an Oct. 9 hearing at Waipahu, protestors brought the commission's business to a complete halt when they descended en masse upon the commissioners, chanting and shouting slogans and waving placards.

Because of the chaos and citizen demands, the commission scheduled a special Oct. 12 hearing to consider Waipahu and Ewa upzoning proposals.

A SIMILAR concession — "our own public hearing . . . a victory for our community," Fernandez called it — was granted the people of Waiahole-Waikane after they complained at an October 10 hearing about the way the commission was handling their case.

"That's what the Waiahole-Waikane people want . . . and that's what we're prepared to do," Tangen said, as he announced the special, Oct. 21 hearing discussed in this story.

When the round of hearings finally ended on Tuesday, Oct. 22 (with a judicial hearing session concerning lands in the Kaluanui-Sacred Falls area), Tangen breathed a sigh of relief and said:

"One of the things we wanted to do when we started this review was to increase citizen participation. And we sure accomplished that if nothing else."

## Waiahole-Waikane acreage

# Revised offer under fire

By JANICE WOLF  
Advertiser Staff Writer

The Waiahole-Waikane Community Association yesterday voiced opposition to a revised McCandless Estate offer to set aside additional land in Waiahole and Waikane valleys for agricultural use.

McCandless heirs had hoped to gain association approval for their proposed 6,700-unit housing development by agreeing to preserve 711 acres for agriculture.

The heirs originally intended to set aside only 200 acres, but revised their proposal in an effort to reach a compromise with unhappy valley residents.

**BUT ASSOCIATION** president Robert Fernandez yesterday said the revised plan is little better than the original because "of this 711 acres, only 301 acres are suitable for agriculture."

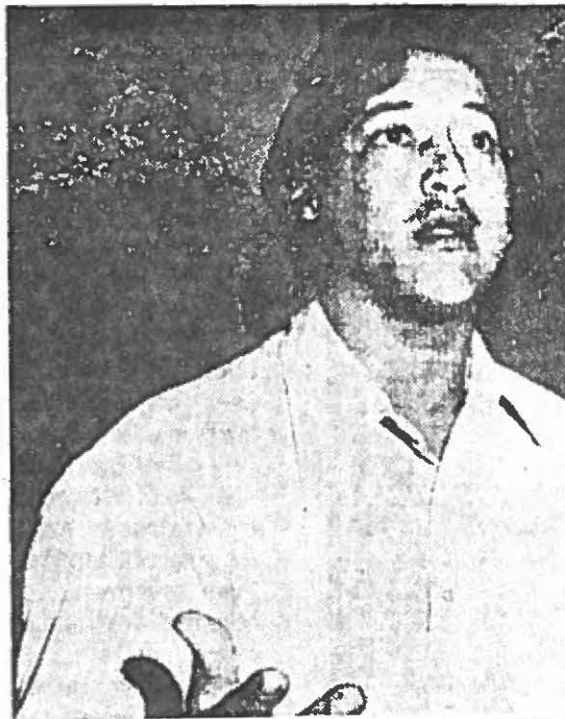
"We would like to point out that 437 acres that were labeled 'open space' on the original plan have simply been relabeled 'agriculture,' without any consideration of their agricultural suitability," Fernandez said.

He and about a dozen other members of the Waiahole-Waikane Community Association held a press conference at the State Department of Agriculture yesterday to express disapproval of the revised plan.

Developers, who have applied for a rezoning of some 1,337 Waiahole-Waikane acreage, submitted their revised plan to the department of agriculture on Oct. 18.

**THE ASSOCIATION** contends that of the 744 acres of land suitable for agriculture in the two valleys, "this plan destroys approximately 469 acres."

Fernandez said that much of the land being proposed by the estate for agriculture is either mountainous or flood-prone, making it unsuitable. The "good" farm-



Advertiser photo by Roy Ito

Waiahole-Waikane association's Fernandez.

land is slated for development, he claimed.

"The plan was submitted to the department of agriculture

without any accompanying text to explain the proposal," Fernandez said. "The plan would relocate hundreds of ten-

ants and farmers, yet no relocation plan and no estimate of the cost of relocation was submitted."

The association says it's also unhappy with the lease arrangement proposed by McCandless. The revised plan calls for the agricultural acreage to be set aside on a 15-year lease arrangement with an option to purchase when the lease expires.

"Fifteen years is not considered a long-term lease by any definition," Fernandez said.

**BOTH THE** developers and Waiahole-Waikane residents have been meeting separately with agriculture department officials in an effort to come to terms.

Yesterday, Fred Erskine, director of the department of agriculture, said that while he approves of "the concept" of the plan, "we are not prepared to say that we are satisfied with the terms" of the lease agreement.

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## WWCA response today

The Waiahole-Waikane Community Association (WWCA) is holding a special press conference at 10 a.m. today at the Department of Agriculture, 1428 S. King St., to formally respond to a recently revised McCandless Estate development plan.

WWCA president Bobby Fernandez said yesterday the WWCA will present "a criticism of that supposedly new plan."

The plan—a compromise of sorts—says the McCandless heirs are willing to set aside about 700 acres of land in

Waiahole and Waikane valleys for agricultural use.

That's a 500-acre increase from some 200 acres offered previously, but it is expected that the WWCA will not consider it enough to form a serious permanent base for farming in the Waiahole-Waikane area.

The McCandless Estate still wants to build a major development on some 1,300 acres which would eventually include some 6,700 housing units and a projected population of about 20,000 people.

# Community Association Unsatisfied Waiahole Land Proposal Rejected

By Jerry Tune  
Star-Bulletin Writer

The Waiahole-Waikane Community Association today rejected the latest plan to develop the valleys and set aside some land for agricultural use.

At a meeting today with officials of the State Department of Agriculture, the association stated its position.

Robert Fernandez, association president, pointed out that the McCandless heirs' latest plan—which offers 711 acres for agricultural uses—appears to be much more than it actually is.

"Of this 711 acres only 301 acres are suitable for agriculture," Fernandez said.

"WE WOULD like to point out that 437 acres that were labeled 'open space' on the original plan have simply been relabeled 'agriculture' without any consideration of their agricultural suitability."

Fernandez also listed eight other reasons for the association's opposition:

—The plan was submitted to the Department of Agriculture without any accompanying text to explain it.

—The plan would relocate hundreds of tenants and farmers, yet no relocation plan and no estimate of the cost of relocation were submitted.

—The plan does not specify areas suitable for farming and does not show any specific areas where relocated farmers could move to.

—The plan is just as tentative and indefinite as any other conceptual plan that the developers might come up with at any future date.

—The plan involves land of other people such as the Kamakas, the Kupaus and the Roberts. None of these people have given the developers permission to plan their lands.

—The plan destroys more good agricultural lands than it saves.

Out of a total of 744 acres of good agricultural

lands, it destroys approximately 469 acres.

—The plan does not come close to meeting the association's four positions: It doesn't expand agriculture; the lease offerings of 15 years can not be considered long term; the plan doesn't maintain the community's integrity because it only tries to account for the farmers and not the tenants and small landowners, and it is not comprehensive.

—The plan was drawn without community participation.

THE McCANDLESS heirs want the State Land Use Commission to redistrict 1,337 acres of land in the Windward Oahu communities of Waiahole and Waikane to accommodate a large development.

The developers want to construct 6,700 housing units which would add a population of 20,000 to the area now used primarily for small farms.

Fernandez pointed out that the 711 acres of agriculture land offered to the farmers were taken from an area of 1,606 acres, not 1,337.

He also said much of the "open space" land offered to the farmers was not going to be used by the developers because of "flooding, slope and other problems."

ACCORDING TO the Department of Agriculture's analysis, there are between 700 to 800 acres of good agricultural land in the valleys.

"Under the new plan only 300 acres of these lands will be saved, while over 400 acres would be lost," Fernandez said.

"In no way can this

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mean the preservation and expansion of agriculture."

He also pointed out that to take advantage of the agricultural dedication

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law, a 20-year lease is required in an agricultural district. This would allow the State to cut taxes 50 per cent under the actual use value of the property.

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