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Urban Zoning Asked for Big Waiahole Tract

By Jerry Tune
Star-Bulletin Writer

The McCandless estate heirs are asking the State Land Use Commission for urban zoning on 1,000 acres in the Waiahole and Waikane areas of Windward Oahu.

The heirs say that plans are under way for the land and will be submitted later.

The rural lands are now designated for agricultural use and house some families.

The McCandless heirs note that planning for the land is in the hands of Community Planning, Inc., headed by George Houghtailing.

THE STATE Land Use Commission is now looking at all boundaries as part of the mandated five-year boundary review.

Details of the commission's report are expected to be completed in time for public view this fall.

Informational hearings are now being conducted on all islands.

The McCandless land,

as outlined on a map submitted with a letter in December, runs from the ocean up to the Waiahole Forest Reserve boundary.

But Tats Fujimoto, Land Use Commission executive officer, told the Star-Bulletin that no further details have been submitted to the commission.

HOUGHTAILING said he has been employed by the heirs to do the planning, but nothing is definite yet.

"We do have some ideas, but it would be premature to discuss them now," said Houghtailing. "We won't have something until another three or four weeks."

The basic idea, he explained, is some sort of combination of housing and agriculture in a rural development.

For the past two months there have been rumors that the property is being sold for \$32 million to \$38 million to a prominent Windward developer.

Houghtailing said he doesn't know anything

about the sale, but added, "I think a lot of buyers have been looking at it (the property) for the past couple of years."

THE McCANDLESS heirs control about 3,000 acres in the Waiahole-Waikane area as tenants-in-common.

Fifty per cent of the land is owned by Loy McCandless Marks and has been on the market for about two years, ac-

ording to reliable sources.

The letter to the Land Use Commission was signed by Mrs. Marks and also included the names of Les Marks, Elizabeth Marks Stack and Cynthia Marks Salley.

The McCandless property, which includes some forest reserve land, once belonged to L.L. "Link" McCandless, former territorial land commissioner and delegate to Congress.

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ADV. 7-15-74

Waiahole residents oppose rezoning

This article was prepared by Advertiser Special Writer Kay Lynch, with additional information from Advertiser staff writers.

In 1852, the clatter of hooves over a bridge in Waiahole Valley so disturbed the peace that a government notice was posted prohibiting both fast riding and cattle driving over the bridge.

More than 120 years later, in 1974, the sound of hooves again caused a stir in the quiet valley — but this time in a different way.

For riding the horse was a messenger who helped summon nearly 150 residents from rustic Waiahole and nearby Waikane to a meeting at Waiahole School in May.

Reason, the heirs of L. L. McCandless were seeking to change the land use designation on some 1,300 acres it owns in the two valleys from agricultural to urban.

According to those who oppose the McCandless plans, urbanization of the area would destroy the residents' lifestyles.

"Most of the people have been here a long time," said Robert Fernandez, president of the newly formed Waiahole-Waikane Community Association (WWCA).

"They have very close ties to this valley. If they have to move, they will lose their lifestyle completely, because there is nowhere for them to go."

The lifestyles of at least 423 persons in 95 households would be "drastically altered" by urbanization, a survey done for the McCandless consultants, Community Planning, Inc., indicates. They live on land leased month-to-month from McCandless heirs.

THE RESIDENTS' IRE HAS BEEN inflamed by a rumor that the McCandless property was in the process of sale to a bun of investors headed by prominent Windward developer Joe Pao.

That rumor was flatly denied by the McCandless heirs. But they qualified the denial by saying the situation could change in the near future.

"We have applied to the State Land Use Commission for reclassification of 1,337 acres — 752 acres from agricultural to rural," spokesman for the heirs explained.

"If certain conditions are met, this land could be offered for sale to the highest bidder. It is my understanding that discussions are under way with several interested groups."

McCandless' 30-day leases

Exactly what are the plans by McCandless for the area?

According to a tentative plan which the heirs submitted to the Land Use Commission, 6,700 housing units for low, moderate and high-income groups are envisioned.

- The housing mix would be composed of:
 - 850 garden apartments and townhouses for families with less than \$10,000 annual income.
 - 2,150 garden apartments and townhouses for families with annual incomes between \$10,000 and \$20,000.
 - 2,000 single family homes for those in the \$10,000 to \$20,000 annual income range.
 - 400 half-acre estate lots for those earning more than \$20,000 yearly.

According to the McCandless spokesman, there are 146 leasehold within the boundaries of the McCandless acreage. Of these, 83 presently are occupied by lessees. All leases are held on a month-to-month basis, and 51 of the 146 lessees are listed as delinquent in their lease payments.

"It was the policy of the late L. L. McCandless never to lease except by the month," the spokesman said.

(However, residents of the valley say they held annual leases until 1959, when the gradual shift from annual to month-to-month began.)

"THIS POLICY WAS CONTINUED by the trustees of the McCandless estate until the estate was dissolved in 1958, and has been the policy of the McCandless heirs after they took control."

One reason for the month-to-month policy is that the various leaseholds were never surveyed, and their boundaries are vague.

"If a lessee wanted to use a little extra land for his garden, and it didn't infringe on anyone else, permission usually was given informally," the spokesman said.

Meanwhile, some residents of the area have indicated concerns during meetings of the WWCA. Since May, monthly meetings have continued to draw more than 100 persons.

Persons who had never heard of the commission are researching arguments to persuade it to keep the McCandless land in agriculture. Public hearings on the McCandless request will be held this fall.

'Have to live their way'

WWCA President Fernandez has expressed concern not only for the lessees affected by the proposed development, but also the small land owners in the Waiahole-Waikane area. These landowners, he maintains, will be affected by restrictions against farm animals, social pressures and tax increases.

"It's a funny thing," Fernandez explained. "Whenever a lot of new people move into an area, there is pressure on the older residents to change their lifestyle. Even if you have lived here all your life and these people just came in, you are going to have to live their way."

The small landowners have also expressed fear that they would be unable to pay the assessments for water, sewers, roads and other improvements resulting from proposed development.

The worrying is baseless, claims the McCandless spokesman.

"All off-site and on-site improvements would be borne by the developer," he said. "What we would be doing is increasing tremendously the value of the smallholders' land."

Estimated cost of improvements is more than \$76 million, not counting actual home construction.

INCLUDED IN THE PLANS submitted by McCandless to the Land Use Commission were the following:

- The straightening and realignment inland of Kamehameha Highway. The highway would also be widened to four lanes. This, plus drains, sewers and rights of way, would cost \$10.5 million.

- Other off-site improvements, including electricity, telephone, street lighting, sewage disposal facilities, a water distribution system and bridges would cost

WAIAHOLE RESIDENTS OPPOSE REZONING (CONT.)

another \$14 million, with \$6 million estimated for engineering and contingencies.

• On-site improvements would cost \$20 million for streets, parking, utilities and landscaping; \$9 million for grading; \$4.5 million for electrical and telephone wiring and lighting and \$6.7 million for engineering and contingencies.

"Although we are asking reclassification of only 1,337 acres, the total planning process includes all of the 4,654 acres of the Waiahole-Waikane watershed," the McCandless spokesman said.

"Approximately 2,068 acres of this are owned by the McCandless heirs. The balance of 1,986 acres is owned by others, including the State of Hawaii.

"Under this land use plan, more than 3,000 acres will be left in open space."

The reclassified land would have 448 acres of open space under the development plan submitted to the Land Use Commission.

'Open space' is unbuildable

However, opponents of the plan stress that only 2,668 acres of the 4,654-acre parcel are McCandless land.

And most of the area that McCandless is giving up as open space is not a concession to anyone because the land is unsuitable for building, critics say.

A spokesman for McCandless agreed that most of the open space acreage was taken up by streams, gulches, forest reserve lands and lands "over 20 per cent" in grade.

He agreed that should the area be zoned urban by the Land Use Commission, the 20 per cent-plus graded land could not be used for houses.

A BREAKDOWN OF THE LANDUSE of the proposed development would be as follows: 819 acres for residential use; 10 acres for a village center; 15 acres for a recreational and commercial activity center; 12.2 acres for school and park use; roughly 26 acres for the Kamehameha Highway realignment and 4.8 acres for a church and cemetery.

"It must be realized that this is very poor agricultural land," the spokesman said.

"Contrary to reports, it was never pineapple land. Pineapple growing on a small scale was tried before World War I, but it failed. The land is unsuitable for cattle, due to the prevalence of liver fluke.

"At present, agriculture is mostly non-commercial, family-type farming. There is limited commercial farming of bananas, cut flowers and ornamentals and truck gardening."

Waiahole farming prospered

The low agricultural value of the land, and the need for housing are seen as basic justifications for their decision to seek reclassification, said the McCandless heir spokesman.

While the gross sales production of some 25 farms in the area now yields \$280,000 annually, or \$110,000 in net income to farmers, 30 per cent of all residents depend on backyard agriculture to supplement their low-income food budgets.

And while Waiahole-Waikane is held in low regard as farm land, historical records indicate it wasn't always.

There were two peak periods when agriculture flourished.

The first occurred just before Cook's "discovery" of the Islands in 1778, when a population of about 500 Hawaiians cultivated taro as the chief crop. It was grown so extensively that even lands marginal for taro production were pressed into use, as indicated by the remains of taro dikes in such areas.

Each acre of taro land around 1830 was producing a minimum of 12,000 pounds annually, reported Michihiro Miyagi in a 1963 paper titled "Land Use in Waiahole Valley, Oahu."

Drier land was used for root, stem and leaf crops and house sites. Mountain lands provided wild foods and forest products. Waiahole, isolated by mountain spurs, was entirely self-sufficient.

Around 1910, the area enjoyed its second agricultural peak. Rice and taro occupied the lowlands. Pineapple was grown on the lower Koolau slopes. Animals grazed on the higher slopes.

JAPANESE SETTLERS ENTERING around 1910 grew truck crops on the level areas around the present Waiahole School site. The Waiahole Poi Factory, opened in 1904, was one of the largest on Oahu and marketed throughout the Islands.

According to Miyagi's sources, "One could stand at the shore and view cultivated lands from the sea to the valley head."

Resident occupations shifted

Rice then declined due to California competition. Java plum and guava trees gradually invaded the abandoned fields and grazing lands.

The historic tunnel project which L. I. McCandless conceived to carry windward water to Waipahu and Ewa was completed. It made the Leeward, high flat areas more profitable for pineapples and sugar production. In 1920 the Windward side's only pineapple cannery moved from Wailua (near Kahaluu) to Honolulu.

Two world wars disrupted living patterns and residents became increasingly engaged in urban employment beyond the valleys, though many began to farm part time. Population began to rise again, however, as urban development swept Kalihi, Kaneohe and Kalaheima. Farmers from those areas sought land in Waiahole and Waikane.

"It is very possible that a new level of intensive land use might have been achieved had not the (Waiahole) valley come under the increasing influence of urbanization on Oahu," Miyagi speculated in his 1963 paper.

IN THE FACE OF THEIR PROBLEMS, WWCA members have acquired a new appreciation of tourism.

"People like to see a different side of Hawaii — not only the hotels," Fernandez said. "This area is unique. Tourist cars and buses stop along here all the time to let people look at our bananas and papayas growing."

"They like being able to stop and buy our produce."

"Sure we complain when we get struck behind the slow tourist cars, but this place hasn't changed much in many years," he added. "If they develop this place, the tourists will lose out too."

"It'll be one less place for them to see the real Hawaii."

PROGRESS AND Adv. 8-7-74
THE PEOPLE BY MARY COOKE
OF WAIHOLE. Advertiser Staff Writer

WAIKANE The long arm of progress, busy these last two centuries in the commercial centers of Oahu, swung around this spring and nudged a pair of golden-green valleys under the windward ramparts of the Koolau range.

It communicated this message. Heirs of the late L. L. McCandless have applied to the State Land Use Commission for urban classification of about 1,300 acres in Waiahole and Waikane Valleys, with provisional plans for 6,700 housing units and \$76 million worth of improvements, excluding home construction.

FROM KAMEHAMEHA HIGHWAY, where Islanders and tourists flash by on wheels, Waiahole and Waikane are regarded as "scenery." Within the valleys, 423 people in 95 dwellings regard them as home, be they ever so humble. If development plans go through, their lifestyle would be altered, drastically.

Most of the double-valley residents are farmers. Some, supplementing their income with jobs such as construction work, boiler making, teaching, cafeteria management, taxi driving, janitorial and working for utility companies, have managed to send their children to college.

Many, driven out of other low-income areas by the inexorable 50-year march of progress since World War II, found in Waiahole and Waikane a haven where they could live quietly and independently and where the best things in life are free, or nearly so.

Inflation scarcely touches some of them. They built their homes with their own hands. They work the land and produce most of what they eat by the sweat of their brows.

FEW ENVIED them and nobody bothered them until progress thrust valleyward and found they were in the way. Most of them have built on, and are working land they don't own and for which they pay a nominal rent, month to month.

Because they are on that basis, a spokesman said they don't qualify for agricultural loans and therefore have difficulty expanding the acreage they would like to put under cultivation.

If progress prevails they'll have to "hele on." Where to, they don't know. The spokesman said they're not looking—yet.

"I'm not listening to evacuation or what," said farmer Harold Tsubako who leases a little over eight acres in Waiahole. "We didn't come to that point yet."

"I'm willing to pay more but if the rent is going to double or triple, well you have to think again. If it's gradual it's all right."

"I have now a little over three acres cleared and planted. I was going to clear, I might clear another couple of acres to raise vegetables. If he says I cannot farm, I have to let it go and just feel sorry. But I'm going to try to keep on farming (there)."

TSUHAKO, who once worked in the cane fields at Waipahu, came to Waiahole in 1937, built his home, cleared land and, with the help of his wife and children, farmed it. Until 1972 he also worked as a carpenter. He has seven children, six of whom are college-educated. Three still live at home and help on the farm weekends.

Tsubako said he now makes \$5,000 to \$6,000 a year as a full-time farmer and his only source of income is a \$178-a-month benefit from his carpenters unit. He pays \$105 a month in rent plus a little over \$50 a year in land taxes.

In adjoining Waikane valley, Hawaiian-Portuguese Henry Roberts owns the land he farms—about three acres. He's also a full-time guard at Honolulu Jail at Halawa.

Roberts is aware of the argument that development in the valley will increase the value of his land "tremendously." But he also foresees restrictions against farm animals, increased taxes and pressure to change his lifestyle.

"**IT'S KIND OF sickening**," he said. "Every time strikes or shortages come along, people run to the market and there's not enough food for everybody. When the time comes, what are they going to eat?"

"I think it's time Hawaii wakes up and we start supporting our own state. They could really build it up with agriculture. This is a beautiful valley for farming. I raise pigs, chickens, cattle, vegetables, red peppers. I'm not afraid if something comes. I can supply my family and probably help others."

Four well-fed pot dogs circled around his truck and three teen-age boys jumped down from the backend of it.

"I've got eight children, 4 to 20 years old," Roberts said. "They live at home and six of them and my wife help on the farm. Every day when I get home from the jail we come up here and work from 3:30 till dark on Saturday, from 8 a.m. all day Sunday we go to church and then work here till dark. We have a happy life and we don't go out much. This is the way we entertain ourselves."

He stood near a chuckling stream of fresh mountain water edged by gardenia bushes in white velvet bloom.

"**I'M GOING TO put prawns in here**," Roberts said. "When I retire (from the jail) I'd like to do just farming. Last year we made a couple thousand dollars on the farm. I hope to bring it way up."

"I want to get things set up for my children because in the future I don't know what the kids are going to live on. We own this land. I'm not going to be running around. Let them develop. I'm going to stay here."

"That's McCandless land, all on top there," he said, pointing to a rim of foothills surrounding his property. "It's a good thing I'm in a pocket. They can look down and watch me work my farm. But if (home development) will probably put a stop to my pigs, and my taxes are going to be pretty high."

"They talk about pollution. It's people that make pollution, not this (farming) kind of thing."

AT THE WAIHOLE home of Gaudencia Cortuna the view window overlooks a plot of lush, emerald-green dryland taro leaves. A bouquet of enormous white ginger blossoms stands on the dining table.

Proudly, Mrs. Cortuna announces these horticultural triumphs and her valley home are the work of her husband and herself.

"Me and him shared to clean that place," she said, indicating the taro patch. "I cleaned out California grass that high (shoulder level) while my husband worked in town."

The Cortunas moved to Waiahole in 1918 "from Desha Lane when Mayor Wright housing was built," she said. "When the houses on Desha Lane were torn down I picked some of the old lumber and brought it here. My husband bought an old Army shack at Waipahu. That's the center of our house."

SOME OF THE floors and walls are surplus finger-lift pallets, "free from the can company where my husband worked," Mrs. Cortuna said. The roof is corrugated iron with strips of corrugated plastic for skylights.

For the land rent, Cortuna pays \$25 a month and \$15 a year in taxes. Retired from his can company job, he gets \$186 a month in social security and \$700 to \$800 every seven to eight months for the dryland taro harvest "if the crop is good," his wife said.

Unofficially, Mrs. Cortuna is billed as "the social worker of Waiahole" who takes care of the needs of about 20 elderly valley neighbors.

"I get my husband to drive and we go to market bring their food, take them to the clinic, the doctor, the hospital. Bring their welfare checks to them, help them pay their water bill and rent and write their alien papers every year," she said.

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Issues at Waiahole-Waikane

By Jerry Tune
Star-Bulletin Writer

THE WAIAHOLE and Waikane valleys lie mid-way on the long, expansive Windward coast from Makapuu Point to Kahuku Point — about 35 miles as the crow flies.

The thrust of housing development which first transformed Kailua into a middle-income bedroom community now points in the direction of valleys which have been used for rural, small farms during the expansionist period since World War II.

Waiahole and Waikane valleys are at the crossroads — both literally and figuratively.

Government officials — reacting to development proposals which would cover some 1,337 acres eventually — are now involved in what may be the most difficult and delicate community negotiation exercise in the State's history.

THE CREDIBILITY of government, and the future of small-scale agriculture on Oahu are at stake.

Since the plans of the McCandless heirs were disclosed this summer, several normal reactions have taken place. The landowners say they must have the changes from the Land Use Commission; the small farmers say they will be displaced with nowhere to go.

It is the classic economic dilemma which can be posed in two questions — from different vantage points:

When the taxes for the landowner go up sharply, should that landowner be required to take care of long-time tenants who have been living on land at low rentals?

Or should landowners who have been receiving a tax break for years, because of under-assessed land, be allowed to develop that land just because taxes jumped up sharply to reflect the current higher values on the land?

IN THE PAST, when these confrontations arose, the landowners and developers nearly always won. That forced small farmers to move further and further into rural farm lands. Now these lands have become nearly impossible to find.

The old system — based on legal cornerstones — made landowners the winner. The tenants became the losers.

All that was rather matter of fact until strong public concern about proper planning, and new emphasis on the importance of agriculture, began to take hold.

Now there is some indication that government may be moving away from the winners-losers scenario. But it will take several months to find out what really will happen.

THE STATE Department of Agriculture now is talking about possibly turning the Waiahole-Waikane area into an agricultural park — a new concept which structures farms in closer, more efficient units under a system which provides for long-term leases.

The department has taken aerial maps of the two valleys and then superimposed overlays which show the actual land under commercial farming, the soil conditions, and the development plan being prepared for the McCandless heirs.

The conclusion: Farms are scattered throughout both valleys; much of the McCandless land now sits idle; some of the land would be difficult to develop because of flooding; and any solution involving a compromise with development will be extremely difficult.

First, there is the question of which are commercial farmers who register their yields with the State, and which are merely backyard farmers who use the land to grow food for their families.

THE DEPARTMENT of Agriculture survey found that commercial farmers use about 240 acres in the valleys and part-time farmers use another 50-60 acres.

The State wants to take care of the commercial farmers, but says it can't do anything much for the backyard farmers.

The reasoning is that the commercial farmer is an asset to the State in a very real economic sense. Eighty-two per cent of the sweet

potatoes on Oahu are grown in Waiahole-Waikane valleys. Thirty per cent of the Oahu papayas are from this area.

Figures from the Crop and Livestock Reporting Service show that the valleys produce about 28,000 pounds of papayas per acre per year, or roughly \$5,000 per acre per year.

Some individual farmers have been producing more than 50,000 pounds per acre — or almost double the State average.

THE PAPAYA crop in the two valleys is valued at \$140,000 annually. The sweet potato crop is valued at \$73,000 each year. The two valleys also produce bananas, snap beans, cucumbers, flowers, and hogs. Total value in 1972 was \$303,600.

The farmers are now on month-to-month leases which discourage any expensive investments to make their farms grow and expand.

However, if the agricultural park is approved, a minimum 20-year lease would be required from the McCandless heirs.

The Department of Agriculture believes that under these conditions it may be able to bring in new commercial farmers into the valleys.

AND THERE is one other idea under discussion — conversion of a large tract of State-owned land next to Waiahole Valley into a homestead community. Then the farmers would be relocated to new homes and go out into the fields each day in nearby areas.

This more communal approach to farming has been used before by the State to preserve agriculture. However, at this point, residents of Waiahole-Waikane are suspicious and concerned about any relocation from their present farms.

There are deep roots in the valleys. Forty-one per cent of the households have been maintained by the same family for more than 20 years.

THE RACIAL mix covers nearly everyone in Hawaii. Forty-six per cent of the residents are Hawaiian and mixed-Hawaiian, but there are also large percentages of Japanese, Filipino, and Caucasian farmers.

The median age of the farmers is a surprisingly high 53. A report prepared for the landowner by Robert N. Anderson says: "Despite the rather advanced ages of some operators, it was seldom that they intended to stay in farming for less than another 10 years. In no case did they plan to continue their operation for less than five years."



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ISSUES AT WAIAHOLE-WAIKANE (cont.)

The total population of Waiahole-Waikane is only about 900, but the people represent much more when considering the human factor and costs involved.

Any government action must consider possible welfare costs, housing assistance (if any is available), and the increased costs for urban sprawl.

HOWEVER, it would not be fair to discount totally the landowners' problems and the increases in taxes.

Opening up the records on taxes is rarely done by newspapers, but in the case of Waiahole-Waikane it presents some interesting facts.

Based on figures supplied to the Star-Bulletin by the State Tax Office, the following summary can be offered:

—The total area of the development — 1,337 acres.

—The old assessed valuation based on values set mostly in 1970 — \$1.3 million.

—The new assessed valuation based on highest and best use of the property, made in 1973 — \$4.1 million.

—The new actual valuation (used to compute the taxes) which includes land assessed by agricultural values — \$2.8 million.

AT A GLANCE this is confusing to the average reader. But it's not that difficult to explain.

Taxation is designed, under normal conditions, to exact payments based on the highest and best use of the property. However, a new State

law now makes it much easier to lower taxes for land in agricultural use.

That's why the highest and best use is at \$4.1 million, but the actual assessed valuation is at \$2.8 million.

Lower taxes should mean that pressure to develop the land is eased somewhat. That's the theory.

And, if the landowners agree to dedicate the land for some agricultural use for 20 years, the actual rate is cut by 50 per cent.

WHAT DOES all this mean in the actual tax bill?

The State Tax Office says that nearly all of the land — by far the most — is charged the low residential rate of \$17.71 per \$1,000 of assessed valuation.

If that rough standard is used for all of the 1,337 acres, the total comes to about \$50,000 if based on the \$2.8 million actual value.

Under the old assessment at \$1.3 million, the taxes were about \$23,000.

So it's fair to say that taxes have jumped on the property owned by the McCandless heirs and the other scattered owners in the development area.

BUT THEN it must be mentioned that Hawaii has one of the lower property tax rates in the nation. Based on figures from the U.S. Department of Commerce in 1971-72, the per capita property tax bill for Hawaii was \$121. The national median was \$189.

(In other taxes — including sales and income taxes — Hawaii ranks at the top with \$514 per capita. The national median in 1971-72 was \$320.)

All these facts should be considered before the State Land Use Commission acts on the request to change land use designations on 1,337 acres in Waiahole-Waikane.

There are strong indications that the commission will look to the Department of Agriculture to put together some compromise solution for the farmers and developers.

BUT EVERYTHING is moving fast. The Mainland developer is arriving to sign the contract to purchase the valleys. According to Joe Pao, who is acting as the agent for the developer, the first phase of construction already has been earmarked on 500 acres in Waikane Valley.

Certain assumptions must be made if any development takes place. These include expensive widening of Kamehameha Highway, and a road network to the new housing units.

All of this must be borne by the housing buyers and that opens up the big question — How much development is required to reach the break-even point to cover improvement costs, and then how much land will be left over for the farmers?

THE DEVELOPERS talk of getting Act 105 assistance for low home prices, but there are questions of home financing in the flood plain area.

No doubt all of these questions will be raised — and answered — when the Land Use Commission holds its public hearing Oct. 10 at 3 p.m. in the King Intermediate School cafeteria.

The economics of farming, taxation and development is complicated. But somehow it must be explained to the general public.

200 march against rezoning plan

Some 200 angry residents of the Waiahole-Waikane area picketed the Land Use Commission headquarters yesterday to show their opposition to a proposed 1,337-acre rezoning of McCandless Estate land.

The proposed change in land use from agricultural to urban-rural use is scheduled for discussion by the commission at a public hearing at 3 p.m. Oct. 10 at

King Intermediate School in Kaneohe. The demonstrators circulated petitions urging that instead of upgrading the area for subdivisions, the commission:

- Provide for expanded agricultural use in the Waiahole and Waikane valleys
- Urge the McCandless heirs to provide long term leases to its lessees.
- Withhold any major redistricting until regional, islandwide and statewide planning policies are worked out.

ROBERT FERNANDEZ, president of the Waiahole-Waikane Community Association, led the demonstrators on a march from the commission headquarters to nearby McCandless Estate.

They then marched through the Iolani Palace grounds to the State Capitol, where they staged a noisy demonstration in the great court.

Acting Gov. George Ariyoshi was out of his office at the time but Fernandez said they left petitions with his staff.

During their march around the Capitol's open area they pounded on their signs and chanted "Save Ag" and "Don't Rezone."

Rep. Richard H. Wasai, who represents their district, signed their petition and told the demonstrators that "many people are concerned about unnecessary development" in the area.

He praised the protesters for "continued involvement" in community affairs and promised them a "good plan for developing Hawaii" would be forthcoming.

By Charles Turner
Advertiser Staff Writer

Who Are the State Land Use Commissioners?

(from: Waiahole-Waikane Community Assoc. [WWCA] newspaper)

Role of the State Government

Our State Government is very much involved in determining the future of our valleys. Even though Mrs. Marks owns the land she, like any other landowner, must go to the appropriate government body to get the necessary approval.

In the case of the Waiahole-Waikane rezoning request, she must go to the State Land Use Commission (SLUC). The present members are:

Eddie Tangen—Chairman of the SLUC and International Representative of the ILWU.

Alex Napier—General Manager of the Kahua Ranch.

Ed Yanai—Sales Representative for Japan Airlines.

Mits Oura—Business Agent, Carpenters Union from Captain Cook, Kona.

Tanji Yamamura—Independent pine grower from Maui.

James Carras—General Manager, HONIRON in Hilo.

Stanley Sakahashi—General Store owner, Hanapepe, Kauai.

Sunao Kido—Head of the Dept. of Land and Natural Resources.

Shelley Mark—Head of the State Dept. of Planning and Economic Development.

The Land Use law provides for a periodic review of all State Land Use boundaries every five years.

This year is the year for the second boundary review since the original boundaries were set in 1964. The first boundary review was in 1969.

The SLUC is a powerful State agency because it has the power to create wealth for private individuals through the rezon-

ing of land. That is, if you have agricultural land valued at \$5,000 an acre, and the SLUC were to rezone it to Urban tomorrow, the price could jump up to \$50,000 per acre.

* * * *

OVER THE LAST few years the commission has been surrounded by a cloak of controversy involving commissioners in gross conflict of interest.

For example, one past commissioner from Kauai by the name of Shiro Nishimura rezoned some land that was owned by a Hui in which he has a substantial interest. After the rezoning, the land was sold and the Hui made a net profit of \$575,000. These kinds of dealings only reinforce the growing feeling of public distrust of those who hold positions of public responsibility. We are hoping to get a fair hearing.

The SLUC will be holding its official public hearing on the McCandless rezoning request on October 10th at 3:00 p.m. at King Intermediate School.

* * * *

THE OTHER STATE agency involved in determining the future of our valleys is the State Department of Agriculture. This agency is headed up by Mr. Fred Erskine who was Acting Governor Ariyoshi's number two campaign co-ordinator on the Big Island.

William "Billy" Fernandez, an ex-senator from the island of Kauai is now the Deputy Director.

The department of Agriculture was first involved in the Waiahole-Waikane controversy when they arranged for a couple of the farmers to meet with Fred Rodrigues of Environment Communications.

5

Multi-Millionaire from Guam to Develop Our Valleys

His name is Kenneth Thomas Jones, Jr. He came to Guam from Willow Springs, North Carolina.

Jones was a chief petty officer with the Seabees in Guam and the Marianas in 1944. He started his business enterprise in Guam by buying cheap watches, jewelry and trinkets and sold them to the Guamanians.

After concluding an extremely profitable deal with 140 war-surplus jeeps he expanded swiftly into supermarkets and shipping.

Mr. Jones owns the Town House store in Guam, which is the largest American department store in the Western Pacific.

* * *

IN 1967 HIS TOTAL assets were worth more than \$10 million. He also owns five Pay-Less Supermarkets, an American Motors dealership franchise; the Cliff Hotel in Agana and also the Royal Tagg, one of the largest luxury hotels on Saipan.

He also owns the 7,500 acre Bar-K Ranch on Tinian which employs 10% of the population of the island; a shipping line; restaurants; a housing development;

also had a number of meetings with our opposition. There were meetings with Dr. Bob Anderson who was trying to act as a negotiator between the planners, Community Planning Inc. and the WWCA. Earlier in the year Anderson did surveys of the valley under the guise of working for the University. In reality the survey was for Community Planning, Inc. There have been two meetings with Houghtaling himself, head planner for Community Planning, Inc. His position remained

"It's fun putting things together." Our message to him is that it is not fun to have to be evicted from our homes and neighborhood.

It is not fun to lose our livelihood. It is not fun trying to pay for expensive housing. It is not fun to lose our lifestyle.

Mr. Jones, if you keep having fun putting things together, stay out of Hawaii.



The following are fr. the WWCA newspaper

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The McCandlesses : Brief History and Analysis



The McCandless Heirs are the descendants of Lincoln "Link" Loy McCandless who came to Hawaii in the 1880's with his two brothers—James and John.

James had experience drilling for oil in Virginia. In Hawaii he employed his skills in the booming sugar industry. The three brothers formed a partnership in 1882 called the McCandless Brothers.

The firm drilled hundreds of artesian wells to supply the expanding sugar plantations. The lucrative profits generated from their drilling operation were reinvested in a number of Hawaiian and California business concerns, such as two gold mines and a 30,000 acre ranch in California.

In Hawaii, they had substantial sums invested in a number of plantations and other businesses.

LINK WAS A POLITICIAN, a rancher,

a landowner and a capitalist. As a politician, he fathered the Torrens Land Court Law in the Territorial Senate in 1903, a law used by many of the big landowners to legally grab the lands of the Hawaiians.

The Land Court System was expensive and complicated to use and required the services of a lawyer, an abstractor of titles, a surveyor and a judge. In short, this law favored the big, rich and powerful over the small, poor and weak.

Link was one of those who built his estate at the expense of the Hawaiians. A newspaper article on Link in the Pacific Commercial Advertiser on October 29, 1880 said, "While Link the land baron has been at work on a scheme to get votes by promising government land which he does not own and cannot control, to the Hawaiians, he has been steadily grasping kuleanas to add to his private barony of 6,000 acres."

* * * *

THE ARTICLE LISTED at least 200 kuleanas under Link's ownership; of which approximately 40 were in the Waiahole-Waikane area. Link's total land holdings came to more than 36,000 acres making him the thirteenth largest private landowner in all of Hawaii.

He owned over 30,000 acres in Kona on the Big Island and over 6,000 acres here on Oahu.

When Link McCandless died in 1940 his will set up the McCandless Estate valued at \$17 million which would last until the youngest heir reached 21 years of age.

It is interesting to note that Link's real estate and improvements in Waiahole and Waikane in 1941 were valued at \$216,941.50. Today, the valleys are



worth over \$20 million according to informed sources.

The McCandless Estate expired on January 13, 1959 when Cynthia Marks Salley became 21 years of age. From then on a new entity called the McCandless Heirs was formed.

* * * *

AT PRESENT, the McCandless Heirs are Elizabeth Loy Marks who has a half interest in all of Link's lands, and her three children, Alfred Lester Marks, Jr., Cynthia Marks Salley, and Elizabeth Marks Stack, each of whom have one-sixth interest.

As far as our valleys are concerned the McCandless Heirs have contemplated development as early as 1959 when they hired a planning firm by the name of Harland Bartholomew and Associates to come up with a General Development Plan for Waiahole and Waikane.

In anticipation of development, our leases have been on a month-to-month basis since 1959.

The Bartholomew Plan called for the world's largest marina off-shore from Waikane and for 2,032 dwelling units in Waiahole and Waikane. The plan is even more ambitious calling for 6,700 units and over 25,000 people.

* * * *

THE REAL ISSUE at stake today is not whether the valleys should be developed or not, but *who* has the right to decide how the land should be used.

Should the McCandless Heirs alone, by virtue of their ownership have the right to kick out hundreds of people from their homes and farms and deprive us of our livelihoods and the use of the land to which we have applied our labor for so many years?

Are the needs of the four heirs of the Lincoln McCandless Estate more important than the needs of the community of people in Waiahole and Waikane?

Do the McCandless Heirs have a social responsibility when they displace hundreds of people and obliterate diverse lifestyles?

The resolution of these questions will depend on how well we unite and stick together. The motto on our struggle reflects our determination to win

"HIKI NO" "CAN DO."

THE WAY WE LIVE

Something Worth Fighting For

To our residents the fight for lifestyle is not simply a fight for one set of values over another. It is a matter of grave economic concern.

The destruction of our lifestyle will mean an increased economic burden. Many of us who presently produce our own food will be forced into the supermarkets. Our initiative will be sapped as we are thrown into crowded public housing and are kept from working the land.

Our children, lacking things to do may be tempted to get into trouble. The integrity of our families will be strained.

If evicted we will be faced with a drastic reduction in our standard of living.

Many of us who live in Waiahole and Waikane have struggled together with our families to clear the land, build our own homes and till the soil to make the land productive.

Mr. Tsuhako for example, built his house during the war, when lumber was scarce, and he had to rely on his own self-taught carpentry skills to construct it.

He and his wife raised their seven children there. We've raised families of 7, 12 and even 16 in our homes. We cannot stand by and watch developers anxious to construct townhouses and garden apartments tear them down.

* * * *

OUR LIFE IN THE VALLEYS has not been easy. Older Waiahole-Waikane residents often relate the hardships they faced in having to feed and clothe large families.

Mr. Kaya recalls when his string beans sold for only a penny a pound and when 100 lbs. of taro brought in only twenty-five cents.

Despite the struggle to make ends meet, parents felt that the country environment was an ideal place to raise children. Even today, these lush valleys provide lots of space for children to play, hike, swim and fish.

Henry Roberts describes what is typical of family life in Waiahole-Waikane. "Everyday when I get home from the jail (as a guard at Halawa), we come up

here (the farm) and work from 3:30 till sundown.

* * * * *
ON SATURDAY, from 8 a.m. all day, we have a happy life and we don't go out much. Sunday we go to church then work here till dark. This is the way we entertain ourselves."

Here in the valleys we are able to grow much of the produce needed for the family, enabling us to supplement our small family budgets and aslo to maintain some economic stability in inflationary times.

We produce, on our land our "natural foods" such as eggplant, papaya, bananas, taro, sweet potato, cucumber, tomatoes, etc.

In addition we stretch our family budget further by catching fish, crabs and squid from the ocean and by raising chickens, pigs, geese and cows.

We are able to raise our children the way we want to, free from the pressures and problems of town life. The children rarely get into trouble; there are no drug problems or glue-sniffing.

The old folks, too, feel they can keep up their health by working in gardens or on farms rather than being cooped-up in a condominium or high rise.

* * * * *
ONE OF THE MOST important aspects of our lifestyle in Waiahole-Waikane is the spirit of community cooperation and mutual aid that we have for one another. We help each other out by freely exchanging resources and labor.

For example, Roberts built his garage with lumber that he got in exchange for some of his pigs. Here we can count on our neighbors for help.

A number of our newer residents have been victims of urban development in other areas.

The Adversados moved here when McCormack developed Lilipuna; the

Canedas moved to make way for the Kaneohe Bay Shopping Center and the Alii Bluffs subdivision; the Picansos were pushed out of Heeia-Kea by McCormack and the Bishop Estate; and the Silvas were evicted from Kalama Valley.

They came to Waiahole-Waikane seeking to continue their rural lifestyle. Now Waiahole-Waikane is threatened to be changed by urban development. Where will people be able to practice their rural lifestyle. Where will people be able to practice their simply rural Hawaiian lifestyle free from the constant hustle and bustle of city life in the future?

The answer that seems to be developing each year with each new development is "NO PLACE."

* * * * *
DEVELOPMENT IN Waiahole-Waikane will destroy our means of living and our lifestyle. It will place a greater social and economic burden on our families. It will destroy what we have worked hard to build and maintain.

The protection and preservation of our lifestyle calls for a solution that will provide for our economic well-being. It requires that the land remain in Agriculture. It means in essence, that we must fight to stay on the land and defend the kind of community that we want to live in.

This of course does not mean that we are against change of any kind. What it does mean is that we want to evaluate change from the perspective of first, whose interest it will serve; and second, how we can play an active part in determining the kinds of changes that are going to directly affect us.



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The mobilization of a local community

12-31-74

An artist comes up here, paints this beautiful valley and the painting is hung in the Academy of Arts. If I walk through there with a can of aerosol paint and spray it, they call me a vandal. But if I leave the painting alone and come over here with a bulldozer... they pat me on the back and call me a developer!

— Oliver Kupau at the September 9, 1974 general meeting of the Waiahole-Waikane Community Association.

On December 1, 1973 The McCandless Heirs submitted a letter of intent to rezone 1,337 acres of agricultural land in Waiahole and Waikane valleys for rural and urban use. The residents of the two valleys, whose homes and livelihoods were threatened by the rezoning request, met on April 8, 1974 to form the Waiahole-Waikane Community Association. Although the residents initially knew little about land use laws, planning or development, within a few months they transformed the Community Association from a loosely knit group of neighbors into a formidable grassroots organization determined to prevent the urbanization of Waiahole-Waikane.

In mid-July, the Land Use Commission announced that it would hold a series of informal workshop hearings on August 8 to review all of the rezoning requests it had received. Preparation of testimony for the hearing became the focal point of the community's activity. The testimony presented at the workshop hearing at King Intermediate School in Kaneohe was an abridged version of the presentation that the community planned to give at the Land Use Commission's formal hearing, but it provided residents with an opportunity to test their arguments.

After the August 8 workshop, preparations

for the formal Land Use Commission hearings began in earnest. The Community Association's steering committee decided to strike a balance between testimony opposing the development and testimony favoring the preservation of their rural lifestyle. According to Robert Fernandez, the committee combined the two types of testimony: "We decided we could not go in there with just emotion. You have to go in there with a lot of stuff that is technical and basic. At the same time, you can't forget about lifestyle because that is basic too."

The steering committee organized ten different categories of testimony ranging from the need to preserve agriculture to the lack of any comprehensive plan for the development of Windward Oahu. Other categories included the history of the valleys, the impact of the proposed development on traffic and on coastal water, and the problems involved in relocating farmers and lessees.

The community also began to define its goals, and at a general meeting on September 9, the Community Association adopted four basic goals:

First, the residents wanted the agricultural acreage in the Waiahole-Waikane area to be increased.

Second, the residents wanted The McCandless Heirs to make long-term leases available to all the tenants in the valley; since many of the farmers operated under month-to-month leases, they could not get credit for machinery, fertilizer or seed.

Third, the residents wanted to maintain "the integrity of the community." Any proposal offered to them would have to satisfy all segments of the community. By this means the residents sought to prevent the developer from pitting one segment of the community against the rest.

Fourth, the residents wanted to be guaran-

teed that "no major redistricting" would be considered until the State. County and community defined and concurred on Statewide, Islandwide and regional planning policies.

In mid-September, the Land Use Commission announced that the formal hearing on the McCandless rezoning request would be conducted on October 10 at King Intermediate School. The Community Association prepared for a lengthy meeting because the McCandless request was only one of several that the Commission would be considering that afternoon.

The King Intermediate School cafeteria was overflowing with people by 3 p.m., the time the hearing was scheduled to begin. Late arrivals, unable to find seats, stationed themselves in the rear or along the sides of the room, anywhere that provided a good vantage point from which to watch the proceedings. Outside, the air was still, heavy with humidity. Inside, people fanned themselves with pamphlets and brochures that protested development projects in Heeia, Ewa and Punaluu.

The hearing began about 40 minutes late. After dispensing with the opening formalities, Chairman Eddie Tange asked whether the residents of Waiahole-Waikane would mind if the judicial portion of the hearing was postponed until a later date. Because of a State Supreme Court decision handed down in June, the Land Use Commission was required to divide its hearings into two parts.

A majority opinion, written by Justice Bert Kobayashi, held that hearings conducted by the Commission fall within the category of "contested hearings"; consequently, the Commission must conduct them as quasijudicial proceedings. This means that the Commission must restrict testimony at its hearings to parties directly involved in a rezoning application, allow for cross examination of witnesses and (theoretically) consider only the

evidence presented during the hearing.

However, the Land Use Law, passed by the Legislature in 1961, specified that the procedures used in the Commission's hearings must be quasi-legislative. According to Hawaii's administrative law, this means that anyone can testify at a hearing and that the commissioners are not required to base a decision solely on public testimony. They can, if they wish, weigh more heavily the evidence they receive privately. In order to abide by the decision of the Supreme Court and still not thwart the original intent of the law, the Commission decided to hold both a "legislative" and a "judicial" hearing on each rezoning request.

Tangen sought to expedite the legislative portion of the October 10 hearing by postponing the time-consuming judicial portion until a later date. Fernandez, nervous and exhausted, wanted to be accommodating and agreed to Tangen's request. But by doing so, he committed a serious tactical error.

When Mike Eng, the community's attorney, arrived later in the evening and discovered that Fernandez had agreed to postpone the judicial portion of the hearing, he interrupted the testimony by Punaluu residents to say that his client, the Waiahole-Waikane Community Association, had not understood the implications of Tangen's request and wanted the matter to be reconsidered.

Fernandez took the microphone and, in an emotional and occasionally tearful statement, told the commissioners that the separation of the legislative and judicial portions of the hearing was unfair to the community. "When we agreed to postpone the judicial portion of the hearing, we didn't realize what we were doing," he said. "We are just common people. The developers are paid to do this; we are not. We are sacrificing our bread and butter by

coming here. Is it fair that they don't have to present their testimony to us while we have to present our testimony to them?"

Just as Fernandez finished his statement, a half dozen people in the back of the cafeteria started to push forward yelling epithets at the commissioners. For a moment, it appeared that there would be a repeat performance of the disruptive demonstration that had occurred the day before at a Land Use Commission hearing in Waipahu. But Fernandez and other members of the community convinced the militant members of the crowd to refrain from any further outbursts. The community was trying to maintain cordial relations with the Commission and did not want those relations jeopardized by angry demonstrators. As Fernandez put it later, "To us the Land Use Commission is God guarding the Gates of Heaven. They are going to decide if we get into Heaven or not. It does us no good to attack them. If we attack somebody, it's going to be the Devil. And that's the developer and not the Land Use Commission."

At 6:15 p.m., Tangen called a dinner break in order to work out a compromise that would not require the community to reveal the nature of its testimony in advance of the developer's testimony. At 8 p.m., the Commission reconvened, and Tangen announced that the entire docket pertaining to Waiahole-Waikane would be postponed until October 21. Relieved, Fernandez took the microphone again and proudly told the residents, "Let this be a victory for our community."

Although the leadership of the Community Association regarded the postponement of the hearing as a victory, they were also somewhat apprehensive about the delay. Several members of the steering committee were worried that the residents would not show up in force again. They were afraid that a smaller crowd might

be interpreted by the Commission as an indication that the community was no longer vitally concerned with the rezoning request.

Their fears were groundless. On October 21, when the Land Use Commission reconvened to hear the rezoning request for Waiahole-Waikane, the King Intermediate School cafeteria was once more packed with people. The walls were covered with huge posters exhorting the Commission to save agriculture, stop development and preserve the rural lifestyle of Waiahole-Waikane. In front of the row of seated commissioners was a table laden with the produce of the two valleys: bananas, papayas, eggplant, squash, taro, sweet potatoes and flowers. All the residents of the valleys who were present wore colored T-shirts emblazoned with the slogans "Save Waiahole-Waikane" and "Stick Together."

The legislative portion of the hearing began shortly after 3 p.m. Most of the residents who testified used metaphors of death to describe what would happen to the two valleys if they were developed. Pat Royos, referring to the kind of housing that would be built, said a big sign with the inscription "For those who can make it, welcome to Tombstone Territory" should be erected at the bottom of the valleys. Dolly de los Santos echoed this sentiment. "I can't live in an apartment," she said. "I might as well live on my plot in Hawaii Memorial Park. After they finish with the valleys, that will be the only place for me." In a slide show presented by the residents, one old farmer, asked if he would like to live in a townhouse, was quoted as saying "More bettah

... (die).

Not all the testimony focused on death. Several residents recounted how they moved into the valleys in the mid-1930s, cleared the land with their bare hands and built their houses with scrap lumber. Others talked about the community and its casual lifestyle. De los Santos commented that nobody in the two valleys locked their doors: "If people are hungry they come in and eat the food, but they leave the icebox." Incarnation Manatad and Betty Barcelona spoke about how the people of the community have not been affected by inflation because much of their diet is composed of the fruits and vegetables they grow and the fish they catch.

At 8:30 p.m., after four hours of legislative testimony and an hour-and-a-half dinner break, the judicial portion of the hearing began. George Houghtailing, who represented The McCandless Heirs, commenced by saying that development "will improve and enhance the conditions" of the land in the two valleys. He added that the residents' demands to preserve the status quo and to expand agricultural acreage were unrealistic. However, he said that the tenants would be taken care of in any development plans: Ten per cent of the housing units would be reserved for low-income families, and space would be provided for farming in the valleys.

Houghtailing explained that the entire development would be completed in three five-year increments. The first increment would be constructed in Waikane Valley and would include 1,450 units. The second increment would be built in Waiahole Valley and would include about 1,500 units. The third increment would include some commercial

buildings and more housing, bringing the total number of units to 6,700 and the total population of the valleys to 20,000.

John McConnell, the deputy attorney general who represented the staff of the Land Use Commission, grilled Houghtailing about the McCandlesses' commitment to provide low-cost housing for the residents of Waiahole-Waikane. Houghtailing admitted that all the details had not been worked out and that no low-cost housing would be available without government financing.

McConnell then questioned Houghtailing about a remark he had made earlier in the evening that the State was committed to widening Kahekili Highway, the main road between Waiahole and Kaneohe. When pressed to explain what kind of commitment had been made, Houghtailing conceded that there was no signed document committing the State to widen the highway, but he claimed that a verbal understanding to that effect did exist and noted that the Legislature had appropriated \$288,000 to make plans for such a project.

McConnell also asked Houghtailing if he and his consultants had plans to control the flooding that might result from the proposed development. Houghtailing admitted that he had no solution to the problem of flooding and said that he was waiting for the Land Use Commission to rezone the land before he tried to find one. McConnell responded that perhaps he was putting "the cart before the horse."

In cross examination Mike Eng also established that the stock subscription program for Waiahole-Waikane, Inc., had not yet begun. In other words, very little money had been spent

on the development and the company was waiting for the Commission to approve its rezoning request before it actually committed large sums to the project.

Eng next questioned Robert Anderson, the University of Hawaii agricultural economist who surveyed the valleys for Houghtailing's firm, about the impact of the proposed development on the lives of the people in Waiahole-Waikane. Anderson said that his research showed that most of the people in the valleys were long-time residents. He admitted that 52 per cent of the households earned less than \$10,000 annually and that very few of them would be able to qualify for the loans they would need to purchase the proposed development's \$42,000 "low-cost" housing units.

Edward Yanai, a commissioner from Oahu, wanted to have more details about the agricultural park proposal that was mentioned earlier in Houghtailing's testimony. Houghtailing told him that roughly 200 acres were included in a planned agricultural park. However, Houghtailing also told Yanai that the agricultural park was not a firm proposal and that changes would have to be made in the existing plans in order to accommodate it. Finally, Houghtailing mentioned that the State Government would probably have to pick up most of the cost of the park.

Although the hearing had been in progress for ten hours, nearly half of the original audience remained when Chairman Tangen gaveled the meeting to a close. The residents congratulated

each other, took the signs off the wall and gave the fruits and vegetables on the display table to the commissioners. Fujiko Matayoshi, who had serenaded the Commission in Japanese and who had expressed her desire to die on her land, began mopping the floor of the cafeteria. Someone told her that the custodians would clean the building, but she continued mopping.

Following the October 21 hearing, the residents returned to their crops, their animals and their rural lifestyle. Meanwhile, the steering committee continued its negotiations with the State Department of Agriculture. When Houghtailing realized that the Department was seriously listening to the committee's pleas to preserve agriculture in Waiahole-Waikane, he submitted a revised plan. According to the new plan, The McCandless Heirs would set aside about 700 acres for farming and pasture use.

At a November 4 news conference, held in front of the Department of Agriculture's King Street office, Fernandez enumerated the community's objections to Houghtailing's proposal. He pointed out that of the 711 acres set aside for agriculture, only 301 were actually suitable for farming. Fernandez told the members of the news media that "the 437 acres labeled as 'open space' on the original plan were relabeled 'agriculture' without any consideration of their agricultural suitability." He added that although the proposal would displace hundreds of tenants and farmers, no

relocation plan had been submitted by Houghtailing. Finally, Fernandez argued that "the plan destroys more good agricultural land than it saves. Out of a total of 744 acres of good agricultural land, this plan destroys approximately 469 acres."

The residents of Waiahole-Waikane are now waiting for the Land Use Commission to reach a decision on whether or not it will grant the McCandless Heirs' rezoning request. Many of the residents are confident that the request will be rejected. They point to Governor George Ariyoshi's campaign speeches in favor of "selective growth" and to his October 1 statement that he favored "preserving agriculture in Waiahole and Waikane valleys" as the basis for their optimism. The residents also believe that an organization as broadly based as their community association cannot be defeated, especially after having presented (in their eyes) such a strong case to the Land Use Commission.

Although the residents of Waiahole-Waikane are unanimous in their desire to preserve all of the agricultural land in the two valleys, not everyone agrees with them. Speaking before the Hawaii Sugar Technologists Conference at the Ilikai Hotel on November 11, Eddie Tangen, the chairman of the Land Use Commission, said that the continued urbanization of agricultural land in Hawaii is "a fact of life."

Brian Sullam is the associate editor of *The Observer*.

Agricultural Designation Is Retained

By Jerry Tune
Star Bulletin Writer

Waikane

HONOLULU, HAWAII

Friday, December 20, 1974

Rezoning

Rejected

The State Land Use Commission today unanimously voted down a request to redesignate 1,177 acres from agricultural to urban and rural use in Waiahole-Waikane, Windward Oahu.

The vote on the controversial land use change, which had evoked protests from the many small farmers in the area, came without much comment from the commissioners during their meeting at the State Capitol.

Commission Chairman Eddie Tangen told the large audience before the meeting began that many of the votes would come with some commissioners absent because they did not attend all the hearings required in the five-year boundary review.

Commissioner James Carras of the Big Island then left the room. Commissioner Alex Napier also left the room before the vote on the Waiahole-Waikane request because of a possible conflict of interest.

The final vote on the Waiahole-Waikane request was 7-0.

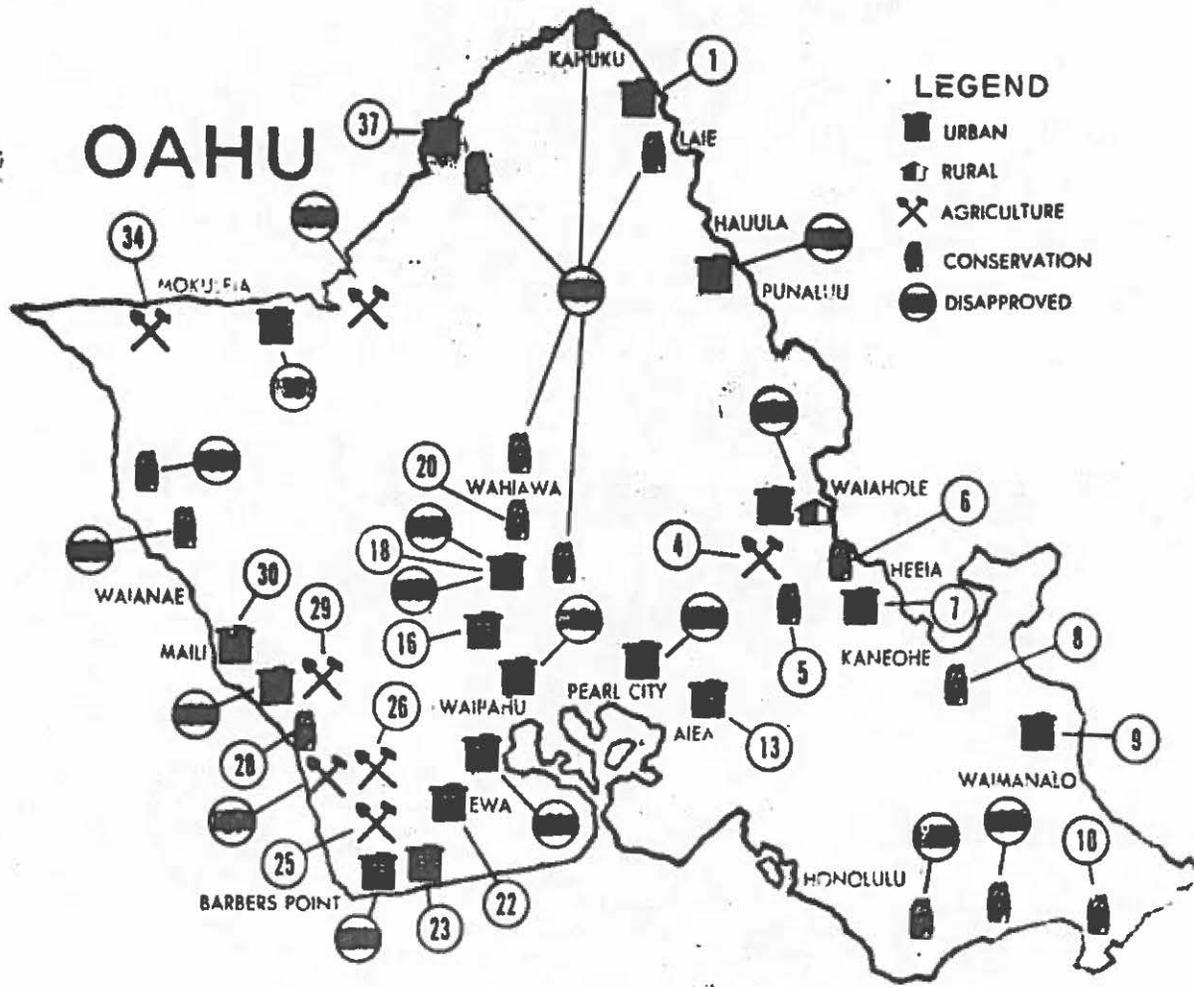
In other action the commission turned down a request from developer George Sakoda to change 438 acres at Kaluanui on Windward Oahu from agricultural to urban use.

The Kaluanui land, not far from Sacred Falls, would have been used for an outdoor recreation facility, housing, and golf course and some commercial space.

It would have brought an expected population of about 1,000 to the area.

The commission approved a change on 82 acres at Kahuku from agriculture to urban use.

The request, from James Campbell Estate, calls for single-family and multifamily dwellings.



12-21
Oahu land use decisions

Here is a list of proposed Oahu land use changes acted upon yesterday in the final stage of the State Land Use Commission's five-year boundary review. (Numbers match map numbers.)

- 1. Kahuku, 82 acres from agricultural to urban; approved.
- 2. Kaluanui, 438 acres from agricultural to urban; disapproved.
- 3. Waiahaole-Waikane, 1,337 acres from agricultural to urban and rural; disapproved.
- 4. Kahaluu, 7 acres from urban to agricultural; approved.
- 5. Kahaluu, 38 acres from urban to conservation; approved.
- 6. Heeia Fishpond, 55 acres from urban to conservation; approved.
- 7. Kahaluu, 2 acres from conservation to urban; approved.
- 8. Kapaa quarry, 50 acres from urban to conservation; approved.
- 9. Enchanted Lake, 5 acres from conservation to urban; approved.
- 10. Hawaii Kai, 15 acres from conservation to urban; approved. Also, 198 acres from urban to conservation; approved.
- 11. Hawaii Loa Ridge, 193 acres from urban to conservation; disapproved.

- 12. Waiatae Nui, 10 acres from urban to conservation; disapproved.
- 13. Aiea, 2 acres from conservation to urban; approved.
- 14. Waiawa, 685 acres from agricultural to urban; disapproved.
- 15. Waipahu, 223 acres from agricultural to urban; disapproved.
- 16. Waipio, 536 acres from agricultural to urban; approved.
- 17. Mililani, 84 acres from agricultural to urban; disapproved.
- 18. Mililani, 24 acres from agricultural to urban; approved.
- 19. Mililani, 160 acres from agricultural to urban; disapproved.
- 20. Wahiawa, 100 acres from agricultural to conservation; approved.
- 21. Honouliuli (second campus site), 200 acres from agricultural to urban; disapproved.
- 22. Ewa Town (Campbell Estate), 862 acres from agricultural to urban; approved 655 acres only.
- 23. Oneula (Campbell Estate), 532 acres from agricultural to urban; approved 290 acres.
- 24. West Beach (Campbell Estate), 615 acres from agricultural to urban; disapproved.
- 25. Ewa, 4 acres from urban to agricultural; approved.

- 26. Makakilo, 300 acres from urban to agricultural; approved 160 acres only.
- 27. Kahe, 250 acres from urban to agricultural; disapproved.
- 28. Nanskuli, 140 acres from agricultural to conservation; approved.
- 29. Lualualei, 179 acres from urban to agricultural; approved.
- 30. Maili, 170 acres from agricultural to urban; approved.
- 31. Lualualei, 6 acres from agricultural to urban; disapproved.
- 32. Makaha, 330 acres from urban to conservation; disapproved.
- 33. Keaau, 160 acres from agricultural to conservation; disapproved.
- 34. Mokuleia, 2,569 acres from conservation to agricultural; approved.
- 35. Mokuleia, 140 acres from agricultural to urban; disapproved.
- 36. Haleiwa, 145 acres from urban to agricultural; disapproved.
- 37. Sunset Beach, 1 acre from agricultural to urban; approved.
- 38. Board of Water Supply land at Laie, Kahuku, Waimea, Wahiawa, Waipio; total of 25,673 acres from agricultural to conservation; disapproved.