

Municipal Reference & Records Center
MUNICIPAL REFERENCE LIBRARY
CITY AND COUNTY OF HONOLULU

City Planning Commission
CITY AND COUNTY OF HONOLULU

Municipal Reference & Records Center
MUNICIPAL REFERENCE LIBRARY
CITY AND COUNTY OF HONOLULU



Accomplishments
1957

HT 1168
#65
1127
1957
copy 3

CITY PLANNING COMMISSION
CITY AND COUNTY OF HONOLULU.

Annual report.

A C C O M P L I S H M E N T S

1957

July '73 G

April 15, 1958

Honorable Mayor and Members
of the Board of Supervisors
City and County of Honolulu
Honolulu, Hawaii

Gentlemen:

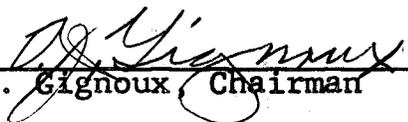
The annual report transmitted herewith outlines the accomplishments of your Planning Commission during the past year.

These planning activities for the growth of the City and County of Honolulu were largely the result of cooperative efforts of the municipal government, other governmental agencies, community and civic associations, and interested citizens.

Future progress in planning for a better community in which to pursue our way of life will rest to a large measure on mutual interests and efforts directed toward the amicable solutions of the problems of a growing community.

Respectfully submitted,

CITY PLANNING COMMISSION


A. J. Cignoux, Chairman

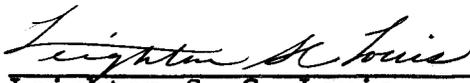

Leighton S. C. Louis
City Planning Director

TABLE OF CONTENTS

	<u>Page</u>
COMMISSIONERS	i
CITY PLANNING COMMISSION	iv
STAFF MEMBERS	v
PLANNING PROGRESS	1
LEGISLATIVE AMENDMENTS	6
URBAN RENEWAL PROGRAM	7
URBAN REDEVELOPMENT PROGRAM	9
SCHOOL SITES	11
PARK AND PLAYGROUND SITES	13
MASTER PLAN AMENDMENTS (Streets and Thoroughfares)	15
KAHALUU MASTER PLAN	19
SUBDIVISIONS	20
ZONING	22
Zoning Applications	23
Zoning Variances	24
Zoning Violations	25
Industrial Zones	25
Ordinances and Resolution	26
STREET NAMES	27
FINANCIAL STATEMENT	28

ILLUSTRATIONS

	<u>Page</u>
MOTOR VEHICLE REGISTRATION	18
SUBDIVISION TREND	20
LOCATION OF SUBDIVISIONS	20
PERCENTAGE OF SUBDIVISIONS BY TYPES OF ZONING .	20
ACTIONS TAKEN ON ZONING APPLICATIONS	22

CITY PLANNING COMMISSION



ALEXIS J. GIGNOUX, Chairman

JOHN HENRY FELIX, Member

KENNETH W. ROEHRIG, Vice-Chairman

GEORGE CENTEIO, Member

KATSURO MIHO, Member

R. GIBSON RIETOW, Member

HAROLD KOMETANI, Member

LEIGHTON S. C. LOUIS, Director

CAROLE KAMISHIMA, Secretary

Missing from group photograph:

NOBLE KAUHANE, Member of the Board
of Supervisors



HENRY C. H. CHUN-HOON
Member



FRANK W. HUSTACE, JR.
Ex-officio Member



***M. B. CARSON**
Member

*Resigned to accept appointment of Chairman, Liquor Commission.

COMMISSION MEMBERS

Mr. Alexis J. Gignoux, Chairman

Retired. Director of McKesson & Robbins

Length of Service - 16 years

Initially appointed by the late Mayor Lester Petrie in April 1941 to serve the unexpired term of Mr. M. B. Carson. Re-appointed in January 1942 for a 5-year term. Appointed chairman for an additional 5-year term by the late Mayor John H. Wilson. Reappointed by Mayor Neal S. Blaisdell for an additional 5-year term expiring in January 1962.

Mr. Kenneth W. Roehrig, Vice-Chairman

Architect - architectural firm of Merrill, Simms and Roehrig

Length of Service - 14 years

Initially appointed by the late Mayor Lester Petrie in January 1943 for a 5-year term. Reappointed by the late Mayor John H. Wilson for additional 5-year terms in January 1948 and January 1953.

Mr. Mervin B. Carson, Member

Director of Hawaiian Airlines

Length of Service - 16 years

Previously served on the City Planning Commission during 1929-1941. Appointed by the late Mayor John H. Wilson in January 1954 for a 5-year term expiring in January 1959. Resigned in December 1957 to accept appointment as chairman of the Liquor Commission.

Mr. Henry C. H. Chun Hoon, Member

General Manager and Treasurer - Chun Hoon, Ltd.

Length of Service - 12 years

Initially appointed by the late Mayor Lester Petrie in October 1945 to serve the unexpired term of the late James D. McInerney. Reappointed by the late Mayor John H. Wilson for additional 5-year terms on January 1949 and January 1954. Present term expires January 1959.

Mr. Katsuro Miho, Member

Attorney - law firm of Fong, Miho, and Chuck

Length of Service - 5 years

Initially appointed by the late Mayor John H. Wilson in August 1952 to serve the unexpired term of Mr. Robert Murakami. Reappointed by Mayor Neal S. Blaisdell for a 5-year term ending in January 1962.

Mr. George F. Centeio, Member

Realtor

Length of Service - 3 years

Initially appointed by the late Mayor John H. Wilson in October 1954 to serve the unexpired term of Mr. Thomas B. Vance.

Mr. R. Gibson Rietow, Member

Vice-President - Lewers and Cooke Co., Ltd.

Length of Service - 2 years

Initially appointed by Mayor Neal S. Blaisdell in May 1956 to serve the unexpired term of the late Lester Petrie.

Mr. Harold K. Kometani, Member

Assistant Secretary - Bishop Trust Co., Ltd.

Length of Service - 10 months

Initially appointed by Mayor Neal S. Blaisdell in February 1957 to serve the unexpired term of Mr. David K. Bent, ending in January 1959.

Mr. John Henry Felix, Member

Director of Contract Negotiation and Administration -
Unity House

Length of Service - 6 months

Initially appointed by Mayor Neal S. Blaisdell in June 1957 to fill the unexpired term of Mrs. Kathryn R. Evarts, ending in January 1962.

Mr. Frank W. Hustace, Jr., Ex-Officio Member

Land Commissioner of the Territory of Hawaii

Length of Service - 6 months

By Act 260 of the Session Laws of Hawaii 1957, the Territorial Land Commissioner was made an ex-officio member of the City Planning Commission.

CITY PLANNING COMMISSION

The City Planning Commission is composed of ten members, nine of whom are appointed by the Mayor of the City and County of Honolulu with the approval of the Board of Supervisors for five-year staggered terms. The tenth member, as required by Territorial statute, is the Territorial Commissioner of Public Lands.

During the year, Mayor Neal S. Blaisdell made the following appointments in membership of the Commission: Mr. Alexis J. Gignoux, Chairman, and Mr. Katsuro Miho, attorney, were reappointed in April for additional five-year terms. Mr. Harold Kometani, assistant secretary with the Bishop Trust Company, was appointed in February to fill the unexpired term of Mr. David K. Bent. Mr. John H. Felix, Director of Contract Negotiation and Administration at Unity House, was appointed in June to fill the unexpired term of Mrs. Kathryn R. Evarts.

Mr. Frank W. Hustace, Jr., Territorial Commissioner of Public Lands is the ex-officio member of the City Planning Commission, pursuant to Act 260 (S. B. No. 934), Session Laws of Hawaii, 1957.

Resignation of Director

Mr. George K. Houghtailing, Director of the City Planning Commission for over 16 years resigned from his position on June 1, 1957, to enter into private practice as a planning consultant with Community Planning Incorporated. He had completed more than 28 years of service in the city government.

Mr. Houghtailing devoted his career to the planning of the City and County of Honolulu and had served the people of this community ably in jobs that were difficult and which required the utmost in foresight, conviction, technical knowledge and human understanding.

The Commission accepted with regret the resignation of Mr. Houghtailing, but extended to him its best wishes for success in his new undertaking and in his endeavors to further serve the people of this community.

New Director

Mr. Leighton S. C. Louis, Assistant Planning Director, was appointed by the City Planning Commission as City Planning Director to succeed Mr. George K. Houghtailing, effective June 1, 1957.

STAFF MEMBERS

Leighton S. C. Louis	City Planning Director
George K. Houghtailing*	City Planning Director
Henry Tuck Au	Ass't City Planning Director
Wallace S. W. Kim	City Planning Engineer
Jacob Y. Pyo	City Planning Engineer
Richard Nagasawa	City Planning Engineer
Conway Yamamoto**	City Planning Engineer
James S. Tanaka	City Planning Engineer
Robert H. Tsunoda	Zoning Technician
Setsuo Izutsu	Head City Planning Clerk
Edmund C. Y. Young	City Planning Clerk
Frank Akina, Jr.	Engineering Draftsman
Alfred Carter	Engineering Draftsman
Larry M. Morishita	Engineering Draftsman
Donald Roy Souza	Engineering Draftsman
Clarence C. W. Park	Engineering Draftsman
Richard T. Masuda	Engineering Draftsman
Raymond E. Iwamoto	Engineering Draftsman
William M. Sugitaya	Engineering Aid
Camillia A. Leu*	City Planning Secretary
Carole A. Kamishima	City Planning Secretary
Marian N. Munekata*	Sr. Clerk-Stenographer
Toyoko H. Akaji	Sr. Clerk-Stenographer
Doris C. Arii	Clerk-Stenographer
Ethel S. Fukumoto	Ass't Clerk-Stenographer

* Resigned

** Sabbatical Leave

PLANNING PROGRESS

Since the creation of the City Planning Commission as a semi-autonomous body in 1939 by act of the Legislature, the City Planning Commission has completed many projects in planning for the orderly development of the City and County of Honolulu to meet the needs of a growing population, new concepts in development, growth of new industries, expanding vehicular traffic, better living conditions with housing and recreational facilities, additional business developments, schools and park sites, and the movement of people into new areas. Master planning for the city of Honolulu was completed by 1947 and the master planning for the rural areas, such as Wahiawa, Waipahu, Kailua, Kaneohe and Aiea has been completed. These rural areas were in existence for many years and, therefore, it was logical to provide master plans for their growth. The other rural areas had not expanded as rapidly until in recent years.

In addition, the necessary system of roads to tie in the growing and expanding rural areas with the city of Honolulu was being planned. Such road systems as the Kalihi Tunnel Approach Road, the Kalihi Tunnel, the new Pali Road and the round-the-island network were planned in coordination with the Territorial government.

Within the city itself, the Mauka and the Makai Arterials are being developed as the major road systems to provide for quick transit of through-traffic and to separate circulating local traffic from through-traffic in the congested Central Business District. These arterials have also been designed to provide for convenient and adequate access from the residential developments within the city to the centers of employment. Other areas within the city have been opened up for development as a result of master planning for extension of streets, such as Kapiolani Boulevard, Isenberg Street, University Avenue, Kuakini Street and many others. The widening of existing streets were also planned and some of these have been accomplished.

Planning for the expansion of beach development such as Ala Moana Park, Waikiki Beach from the Surfrider Hotel to the Natatorium, and the expansion of Kapiolani Park are all part of the master plan. Even as far back as 1940 the Planning Commission realized the importance of Waikiki to the people of Hawaii as well as for the expansion of the tourist industry.

Since World War II, communities such as Kailua, Kaneohe, Waipahu, Aiea and Pearl City have felt the impact of the migration of people seeking new residential areas away from the hustle and bustle of the city. As a result of this migration, civic facilities such as civic centers, schools, parks and playgrounds had to be provided. All of the planning for these facilities were coordinated with various governmental agencies and civic groups.

In 1940 the population of the City and County was in the vicinity of 250,000 persons as compared to the 1957 population of approximately 420,000 persons. As more young people in Hawaii reached the employment age, new industries and businesses had to be created or attracted into the Territory to provide jobs for them. During the past five years the effect of this increasing labor force is being felt throughout the City and County. As a result, the city is in the midst of an industrial evolution to provide jobs for them concurrent with residential development to house these young people.

Adding to the needs for new areas for residences are the government projects for road construction and urban redevelopment.

1957

During 1957 the City Planning Commission felt the impact of a rapidly expanding economy of the Territory, increase of population, and movement of people to "suburbia". The Commission also realized that a proper atmosphere of development must be created to induce industry to move to Hawaii and to further attract the increasing tourist trade.

Working towards the development of the City and County of Honolulu, the City Planning Commission has accomplished or has initiated studies and steps toward the accomplishment of the following:

Industrial Uses

Over 2,500 acres of industrial lands were created with 1,660 acres more or less at Ewa and 840 acres more or less at Kahaluu. As a result of rezoning for industrial uses, the Standard Oil Company of California has already negotiated with the Campbell Estate for about 300 acres of land at Ewa for an oil refinery plant. Many overtures have been made by mainland industrial firms for the lease or acquisition of other newly created industrial lands either at Ewa or Kahaluu.

Business Uses

New business areas were created as part of the over-all development plan for a portion of Moanalua and Salt Lake. Approximately 80 acres have been rezoned for business purposes so that a regional shopping center development may be constructed. In addition to this large acreage, small acreages have been permitted to be rezoned in different sections of the island where the need arose so that the uses will fall into an over-all developmental pattern.

Residential Uses

More than 4,000 lots were approved as part of the subdivision plans for residential uses (3,000 within rural areas and 1,000 within the city limits). The rate of subdivisions has not declined in the past year and is in fact continuing to increase.

New Master Plan

A new master plan showing the street layout and the zoning plan for Kahaluu, Waihee, Kaalaea and portion of Heeia was approved by the Commission to provide for the orderly development of this section of the island for industrial, business, residential and recreational uses. Since 1947 this area had been used for agricultural pursuits and only in the past few years has the urbanization movement reached Kahaluu. The potential of Kahaluu as an industrial area for employment of people in the windward side is great. In the matter of a few years with the future development of new industries and the addition of harbor facilities, windward Oahu may become a self-sustaining section of the island.

Master plans for other sections of the island such as Kahuku, Punaluu, Laie, Haleiwa, Waialua and Waianae are being undertaken. Base maps for these are being prepared so that under the urban planning grant, mentioned hereinafter, proper planning may be extended to cover these sections of Oahu.

Federal Aid For Planning

In November 1957, the home office of the Home and Finance Agency in Washington, D. C., approved the City Planning Commission's application for urban planning grant. This application was approved and the sum of \$118,500 will be granted to the City and County of Honolulu for planning purposes to cover urban and urbanizing areas of Oahu. The city must match the Federal Grant with each dollar granted in the form of services rendered or cash expended. With the anticipated approval of the projected budget by the regional office, the planning for all urban and urbanizing areas in the City and County must be completed within two years. Such a grant will accelerate the completion of master planning on Oahu so that the City and County may be prepared for the orderly development of all communities.

Miscellaneous and Special Projects

Airport District

In anticipation of the jet age and expansion of airport facilities, the Planning Commission created an airport district adjacent to the Honolulu International Airport. In this area light industrial uses compatible to airport uses have been permitted.

Waikiki

In view of the tremendous growth of the tourist industry in the last ten years which increased from 25,000 tourists in 1947 to 134,000 tourists in 1957, the Planning Commission is undertaking another study of the land use of the "Waikiki Island" bounded by Ala Wai Canal, Kapahulu Avenue and the ocean. It is anticipated that this study will be completed in early 1958 so that the Commission may be guided to provide proper planning for the estimated 300,000/ tourists in 1965. As part of the realization of the master plan which involves the Kalakaua Realignment, the Commission had conducted a poll of property owners in a portion of Waikiki to help support this major development under the improvement district statutes. The results of the poll were encouraging. Therefore, the Board of Supervisors requested the Chief Engineer to prepare a more accurate assessment plan under the improvement district so that a preliminary hearing may be called in early 1958. The acquisition of additional beach property for recreational purposes will create a continuous park and beach development for use by tourists and the public. Acquisition of beach lands adjoining Kuhio Beach has been initiated by the city.

Kaimuki

A major shopping center development has been proposed by the Planning Commission which is being followed by the Kaimuki business people so that approximately two blocks in Kaimuki will be developed in an orderly manner with additional business areas and adequate off-street parking. The Commission believes that Kaimuki is the logical regional shopping area since it is considered the hub for the heavily populated St. Louis Heights, Palolo, Maunalani Heights, Kaimuki and Kapahulu areas.

Drainage

In view of the increased development of lands within the city and in rural areas for residential purposes, a master plan for drainage control has been initiated in cooperation with other City and County agencies. The first step accomplished by the Commission was setting up of standards so that all engineers and developers may be guided by a uniform design criteria. Further review of the standards is being made by practicing engineers, consultants and government officials.

Arterials

The master planning for different sections of the Makai and Mauka Arterials is still in progress. In 1957 the Mauka Arterial through the Kaimuki section was approved by the Commission so that a depressed-limited-access freeway type of thoroughfare with proper turning movements will be constructed by the Territory under a Federal aid project. In addition, plans for the section between

Middle Street and Puuloa Road for inclusion in the master plan are being firmed and new plans are being studied for a connection of the Makai Arterial with the Mauka Arterial.

Planning for the Future

The City and County is in the eve of an industrial era and is also faced with the continued trend of the movement of people into the suburbs. The highest and best use of land must be carefully determined and an orderly plan prepared for controlled development of this island which is restricted to a total area of 604 square miles, of which about 55% is usable.

According to population estimates, the population on the island of Oahu by 1970 is reported to be 500,000 persons with the possibility that in the year 2,000 A.D. it will be close to 1,000,000 persons. The rate of increase is about 29,000 persons annually. In order to support this number of people and to provide adequate facilities to meet their needs, the Commission must aid in the planning of new areas for industrial development and to help create an industrial climate which will induce new industries to develop and remain in the islands.

The tourist trade, which has grown from 25,000 persons in 1947 to 134,000 in 1957, will continue to expand. By 1970, it is expected to have over 300,000 visitors. Hotel rooms in Waikiki, numbering a little over 1,000 in 1947, have increased to approximately 3,500 in 1957, and by 1965 over 10,000 hotel rooms must be provided. This tourist traffic (\$77,000,000) will augment the three basic sources of revenue: sugar (\$146,000,000), pineapple (\$116,000,000) and Federal expenditures (\$310,000,000).

The Commission is fully cognizant of the problems facing it, not only for the immediate future, but for the year 1970 and beyond. It is only with the cooperation of the community and other governmental agencies that planning for an orderly growth of the island may be accomplished to the benefit of all our people.

AMENDMENTS MADE BY
THE LEGISLATURE IN 1957
AFFECTING CITY PLANNING COMMISSION

The Legislature, during the 1957 session, amended the statutes affecting the City Planning Commission in the following manner:

- Act 61 - Amended Section 149-180 of the Revised Laws of Hawaii 1955 by deleting "realtor" and substituting "licensed real estate broker" as a qualification for one member of the Commission.
- Act 260 - Amended Section 149-180 of the Revised Laws of Hawaii 1955 by including the Commissioner of Public Lands of the Territory of Hawaii as one member of the Commission.
- Act 249 - Amended Section 149-181 of the Revised Laws of Hawaii 1955 by releasing the position of the City Planning Director from the requirements of any civil service or compensation laws. The Commission is responsible for appointing a City Planning Director and fixing his salary.
- Act 73 - Amended Section 149-197 of the Revised Laws of Hawaii 1955 giving the City Planning Commission authority to zone for off-street parking facilities.
- Act 234 - Amended Section 149-184 of the Revised Laws of Hawaii 1955 by excepting forest and water reserve zones from master plan extensions outside the limits of the city of Honolulu and placing these areas under the jurisdiction of the Board of Agriculture and Forestry of the Territory.

URBAN RENEWAL PROGRAM

Congress enacted the urban renewal program in the Housing Act of 1954, and included the requirement that a community, to qualify for certain Federal urban renewal help, should develop a workable program. The workable program should include the following seven basic elements to be successful:

1. Sound local housing and health codes...enforced, whereby the occurrence and spread of slums and blight in dwelling and other buildings can be prevented.
2. A general "master" plan for the community's development (comprehensive community plan)...an end to haphazard, thoughtless planning and growth...a road map for the city's future.
3. Basic analysis of neighborhoods and the kind of treatment needed...an inventory of blighted and threatened areas to develop a plan of treatment to stop blight in its tracks.
4. An effective administrative organization to run the program...coordinated activity toward a common purpose by all offices and arms of the local government.
5. Financial capacity to carry out the program...using community revenues and resources to build a better city for the future instead of continuing to pay heavily for past mistakes.
6. Rehousing of displaced families...expanding the supply of good housing for all income groups, through new construction and rehabilitation, so that families paying premium prices for slums can be rehoused.
7. Full-fledged, community-wide citizen participation and support...public demand for a better community and public backing for the steps needed to get it.

The City Planning Commission's responsibility for certain elements of the workable program include the following:

- (a) Comprehensive community plan - delineating streets and highways, community facilities, land uses and public improvements.
- (b) Neighborhood analysis - conduct "environmental" and other surveys on which are based the required treatment of the neighborhood for rehabilitation, redevelopment or conservation.

- (c) Code enforcement - zoning violations.
- (d) Approval of final development plans for the areas designated as a result of paragraph (b).

Comprehensive Community Plan

The comprehensive community plan comprised of the "master plan" which incorporates the thoroughfare and the community facilities plans and the land uses or "zoning maps" have been completed for the city of Honolulu. However, continual analysis and planning will be conducted to meet the changing development and future growth of the city.

Another aspect of the comprehensive community plan includes a capital improvement program. By resolution of the Board of Supervisors a committee, consisting of the Chief Engineer, Controller, Manager of the Board of Water Supply, Urban Renewal Coordinator and City Planning Director, is responsible to the Board for a six-year capital improvement program for the city.

Neighborhood Analysis

During 1957, a housing survey based on American Public Health Association standards was completed for the Palama-Kapalama area of the city. This area of 251.7 acres is bounded by School Street, Liliha Street, King Street and Kalihi Street, comprising Census Tracts 6-B and 7. Analyses of the housing data collected are currently underway and should result in a formal report sometime in mid-1958.

An environmental survey of the Kapahulu area was initiated during the latter part of 1957. This area of 286.1 acres encompasses Census Tracts 25-A and 25-B and is bounded by Campbell Avenue, Monsarrat Avenue, Leahi Avenue, Kapahulu Avenue, Kaimuki Avenue, Sixth Avenue, and Alohea Avenue. At the conclusion of this survey, an analysis will be made of the data collected to determine the treatment necessary for this section of the city (i.e. rehabilitation, redevelopment and conservation). Surveys of additional areas in Honolulu will be initiated during 1958 as more manpower becomes available.

Code Enforcement - Zoning Violations

Zoning violations adjudicated by the City Planning Commission and the City Prosecutor during 1957 are enumerated elsewhere in this report. (See page

URBAN REDEVELOPMENT PROGRAM

Queen-Emma Redevelopment Project

The Queen-Emma Redevelopment Project bounded by River Street, School Street, Emma Street, Vineyard Street, Fort Street and Kukui Street, comprises a total of 45.2 acres. The preliminary plans submitted by the Honolulu Redevelopment Agency propose the following:

Community Facilities	24.2 acres
Foster Gardens	12.0 acres
Religious organizations	4.5 "
Park and playground	3.1 "
School expansion	2.0 "
Y.M.C.A.	2.6 "
Housing	8.0 acres
Commercial	<u>13.0 acres</u>
Total	45.2 acres

Review and Recommendations

The City Planning Commission, after due deliberations, granted an "informal" approval of the Honolulu Redevelopment Agency's proposal for the Queen-Emma Project with the recommendation that:

- (a) The commercial development is regulated as to the uses therein with restrictions as to off-street parking requirements and open area development.
- (b) The 13-acre commercial area is developed as part of an overall plan with the makai 16-acre area, although developments may be separate.
- (c) Mass transportation terminal facilities are provided near the Central Business District.
- (d) Wholesale producers are relocated therein.
- (e) Mortuaries, if relocated therein, are grouped together but kept separate and apart from retail businesses wherever possible.
- (f) Access on Vineyard Arterial be restricted to a minimum.
- (g) Residential uses be prohibited in business areas.

Municipal Reference & Records Center

MUNICIPAL REFERENCE LIBRARY
CITY AND COUNTY OF HONOLULU

The final development plans must be submitted to the Planning Commission for approval prior to its transmission to the Mayor and Board of Supervisors for adoption.

Kukui Project

The "Kukui" Redevelopment Project encompasses the area bounded by College Walk, Kukui Street, Queen-Emma Street, Beretania Street, North boundary of Aala Park, King Street, Liliha Street, School Street, and along Nuuanu Stream to Vineyard Street.

Plans for this immense project are being developed by the Honolulu Redevelopment Agency, and it is anticipated that the preliminary plans will be presented to the Commission in 1958.

SCHOOL SITES

During the past year, the City Planning Commission continued working in close cooperation with representatives of the Department of Public Instruction relative to selection of school sites. As a result of studies and consultations, the City Planning Commission established the following school sites after conducting the required public hearings:

Resolution No. 847 - Establishing a 3.09-acre elementary school site adjacent to Kanewai Park at Kanewai, Honolulu, Oahu, T. H.

Public Hearing: January 24, 1957

Adopted: June 15, 1957

Effective: July 19, 1957

Resolution No. 802 - Providing additional playground area of 3.671 acres for second Kaneohe Elementary School at Piikoiloa, Kaneohe, Oahu, T. H.

Public Hearing: November 1, 1956

Adopted: December 20, 1956

Effective: January 21, 1957

Resolution No. 810 - Establishing a 10.06-acre elementary school site at Aikai, Mokapu, Kailua, Koolaupoko, Oahu, T. H.

Public Hearing: December 13, 1956

Adopted: January 10, 1957

Effective: February 15, 1957

Resolution No. 801 - Master plan extension, establishing a 11.902-acre elementary school site adjacent to Kawaihoa Girls' Training School

Public Hearing: November 1, 1956

Adopted: December 20, 1956

Effective: January 21, 1957

Resolution No. 911 - Master plan extension at Kahaluu, establishing 25 acres for schools.

Public Hearing: November 14, 1957

Adopted: November 27, 1957

Effective: December 31, 1957

Additional studies for school sites were conducted by the City Planning Commission during the past year. These sites were in areas of new developments and where the school population had increased to the point where present school plans were found inadequate.

Moanalua Elementary and High Schools

Nuuanu Elementary School at Puiwa

Waimanalo Elementary School

~~Third~~ Elementary School at Wahiawa

Aina Koa Elementary School

Waiialae Nui Elementary School

PARK AND PLAYGROUND SITES

Act 237, Session Laws of Hawaii 1955, empowered the City and County of Honolulu to require sites for schools, parks or playgrounds as a condition precedent to the approval of new subdivisions for homesites, and establishing limitations thereto. These limitations are: That this statute apply to subdivisions of land involving areas of more than ten acres; and that not more than 15 per cent of the net area after deducting areas for roads and rights-of-way shall be required for such reservation. Pursuant to this statute, subdividers have provided for park sites; however, because the city could not purchase these sites due to lack of funds, re-subdivision of some areas was processed.

During 1957 the City Planning Commission, after conducting public hearings, adopted resolutions delineating sites for the following parks and playgrounds:

Resolution No. 873 - Establishing a 2.16-acre park site at the end of Myrtle Street at Carlos Long Tract, Palolo Valley, Honolulu, Oahu, T. H.

Public Hearing: May 2, 1957
Adopted: July 18, 1957
Disapproved by Board: August 20, 1957

Resolution No. 867 - Master plan extension at Kalauao and Waimalu, establishing a 65.1-acre park site

Public Hearing: April 25, 1957
Adopted: July 11, 1957
Disapproved by Board: July 30, 1957

Resolution No. 855 - Establishing a 2.059-acre playground site off Waiomao Road at Palolo Valley, Honolulu, Oahu, T. H.

Public Hearing: May 2, 1957
Adopted: August 8, 1957
Effective: September 13, 1957

The Board of Supervisors, on the basis that monies were not available for purchase, disapproved the action of the City Planning Commission in establishing park sites at Carlos Long Tract in Palolo Valley and at Kalauao and Waimalu.

Additionally, as an extension of the master plan to Kahaluu, Waihee and Kaalaea, the Commission adopted the following park and playground sites delineated in the master plan:

1. 25-acre combination school and playground site situated on Kaneohe side of Waihee Road, approximately 1,000 feet mauka of Kamehameha Highway.
2. 3.0-acre playground site in Heeia (Dillingham land) along the Heeia-Kahaluu boundary, approximately 1,300 feet mauka from the end of Ahuimanu Road.
3. 2.5-acre playground on the Kaneohe-makai corner of Ahuimanu Road and Kahaluu Stream.
4. 2.5-acre playground site situated approximately 800 feet mauka of Kamehameha Highway and 750 feet Kahuku of Wailehua Road.
5. 17-acre waterfront park and marina situated on the Kahuku end of Kaalaea.
6. 7-acre bird sanctuary situated adjacent to the waterfront park at Kaalaea.

Resolution No. 911 - Master plan extension of Kahaluu involving street layout and other features (school, park and playground, etc.)

Public Hearing: November 14, 1957

Adopted: November 27, 1957

Effective: December 31, 1957

MASTER PLAN AMENDMENTS
TO STREETS AND THOROUGHFARES

An increase in vehicular registrations of 8,663 to a new total of 150,329 imposed an additional burden on the City's street system. To alleviate this condition, the Commission is continually conducting studies of re-circulation, traffic flows and patterns and made recommendations for tie-in with Territorial freeway projects resulting in changes to the City's street system shown in the master plan. Some of these studies were the mid-block route of Lunalilo Freeway through Kaimuki and from Kalihi Street to Middle Street.

Additionally, as a result of changes in land utilization, deletions or additions of local streets were necessary. The Commission conducted the public hearings required by statute and after deliberation adopted the changes to the master plan listed below:

Section 1 - McCully-Kapahulu

Resolution No. 806 - Realigning Lunalilo Freeway between Kapahulu Avenue and 22nd Avenue, and reducing Waiialae Avenue widening

Public Hearing: November 8, 1956

Adopted: January 3, 1957

Effective: February 8, 1957

Section 3 - Kalia-Waikiki

Resolution No. 845 - Reducing the master planned width of Kalaimoku Street from 90 feet to 70 feet

Public Hearing: May 9, 1957

Adopted: May 29, 1957

Effective: July 5, 1957

Section 4 - Waikiki-Diamond Head

Resolution No. 819 - Deleting the open beach area between natatorium and Poni Moi Road and restoring the master plan street layout to the existing condition

Public Hearing: August 9, 1956

Adopted: January 30, 1957

Effective: March 8, 1957

Section 9 - Kapalama

Resolution No. 823 - Changing street layout within area bounded by Dillingham Boulevard, Waiakamilo Road, King Street and Kohou Street

Public Hearing: January 17, 1957

Adopted: February 7, 1957

Effective: March 15, 1957

Section 11 - Portion of Lower Nuuanu and Puunui

Resolution No. 815 - Deleting a portion of a 40-foot
master planned street 260 feet ewa
of Nuuanu Avenue between Jack Lane
and Niolopa Place

Public Hearing: January 3, 1957

Adopted: January 24, 1957

Effective: March 1, 1957

Resolution No. 865 - Deleting a portion of a 40-foot
master planned street 260 feet
off the ewa side and parallel with
Liliha Street between Kuakini Street
and Kunawai Lane

Public Hearing: June 13, 1957

Adopted: July 3, 1957

Effective: August 9, 1957

Section 12 - Central Business District

Resolution No. 880 - Widening Lauhala Street to 56 feet

Public Hearing: June 20, 1957

Adopted: August 29, 1957

Disapproved by the Board of Supervisors: September 27, 1957

Resolution No. 316 of the Board of Supervisors - Deleting
Kapiolani Boulevard between Beretania
Street and Lusitana Street

Adopted by the Board: May 14, 1957

Approved by the Mayor: May 20, 1957

Public Hearing held by the Commission: June 20, 1957

Adopted: June 20, 1957

Approved: July 23, 1957

Resolution No. 920 - Complying with the Board's recommen-
dation of widening Lauhala Street to
44 feet

Adopted: January 16, 1958

Effective: February 21, 1958

Section 13 - Kapalama-Iwilei

Resolution No. 816 - Changing street layout within area
bounded by Dillingham Boulevard, Kohou
Street, Hart Street and Waiakamilo Road

Public Hearing: January 3, 1957

Adopted: January 24, 1957

Effective: March 1, 1957

Resolution No. 887 - Deleting Colburn Street Extension
koko-head of Waiakamilo Road
Public Hearing: September 12, 1957
Adopted: September 26, 1957
Effective: November 1, 1957

Section 14 - Kakaako-Kewalo

Resolution No. 886 - Deleting Foundry Lane between
Pohukaina Street and Auahi Street
Public Hearing: September 5, 1957
Adopted: September 19, 1957
Effective: October 25, 1957

Section 15 - Bingham-Moiliili

Resolution No. 872 - Increasing the master planned
McCully Street widening between
King Street and Beretania Street
from 70 feet to 80 feet
Public Hearing: June 27, 1957
Adopted: July 18, 1957
Effective: August 23, 1957

Resolution No. 917 - Establishing a 44-foot street
between King Street and Varsity
Place and a 44-foot deadend street
makai of Lunalilo Freeway opposite
Varsity Place
Public Hearing: November 21, 1957
Adopted: December 19, 1957
Modified by the Board: January 15, 1957 - Establishing
a 44-foot deadend street opposite the under-
pass of Lunalilo Freeway at Varsity Place
Accepted by Commission: January 16, 1958

Section 17 - Kaimuki

Resolution No. 806 - (See Section 1 - Lunalilo Freeway)

Section 26 - Palolo

Resolution No. 806 - (See Section 1 - Lunalilo Freeway)

Section 27 - Wilhelmina Rise

Resolution No. 806 - (See Section 1 - Lunalilo Freeway)

Aiea-Halawa

Resolution No. 844 - Deleting the master planned widening
of Laulima Street

Public Hearing: May 2, 1957

Adopted: May 29, 1957

Effective: July 5, 1957

Kahaluu-Kaalaea

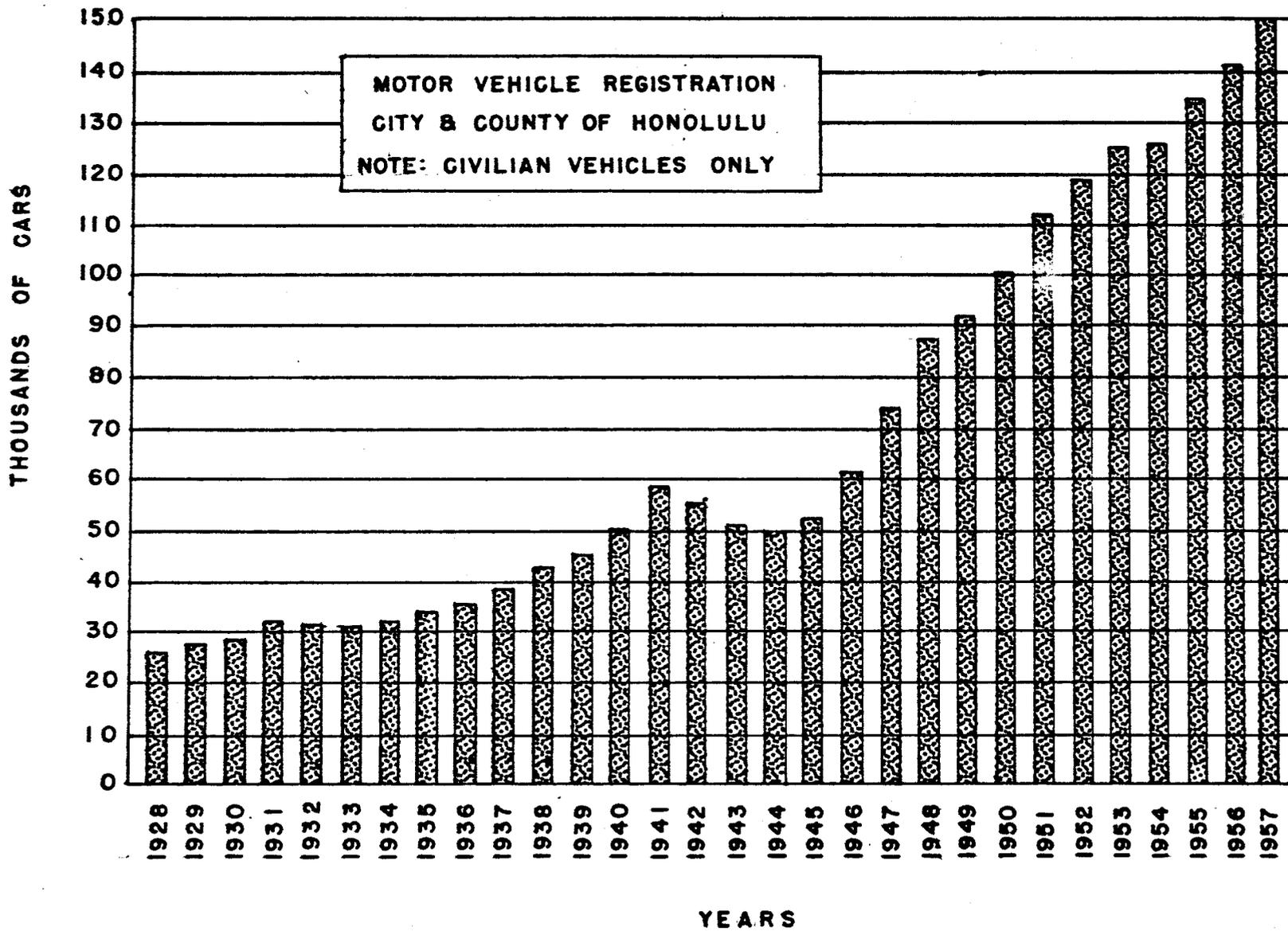
Resolution No. 911 - Master plan extension involving street
layout and other features; schools,
parks, playgrounds, wharf facilities,
bird sanctuary

Public Hearing: November 14, 1957

Adopted: November 27, 1957

Effective: December 31, 1957

MOTOR VEHICLE REGISTRATION



KAHALUU MASTER PLAN

In anticipation of the urbanization of the windward area of Oahu, the Commission in late 1956 and early 1957 conducted a comprehensive zoning study and prepared a master plan for the ahupuaas of Kahaluu, Waihee, Kaalaea and a portion of Heeia at Koolaupoko, Oahu, T. H. The "Kahaluu Master Plan" provided for street layouts, parks, schools and other community facilities for a community estimated at 60,000 residents within the next twenty years. Initially, the comprehensive zoning plan provided for the following uses:

Rural Noxious Industry	566.70	acres
Rural Semi-Industry	140.96	"
Rural Limited Industry	43.27	"
Rural General Industry	89.42	"
Rural Business	24.40	"
Rural Hotel and Apartment	69.24	"
Rural Agricultural (proposed)	1,488.40	"
Rural Class AA Residential	1,223.00	"
<hr/>		
Sub-total	3,645.39	acres
*Forest Reserve Lands	2,143.72	"
<hr/>		
Total	5,789.11	acres

*Zoning of forest reserve lands was placed in the jurisdiction of the Board of Agriculture and Forestry by Act 234, Session Laws of Hawaii 1957.

The Kahaluu area is well adapted for industrial development with the installation of wharf facilities and provisions for expeditious land transportation when the Wilson Tunnels are completed. It is conservatively estimated that concurrent with industrial development, Kahaluu, Waihee, and Kaalaea can expand in the not too distant future into a community of 60,000 residents. The master plan of this area provides for the orderly development of the community which is presently predominantly agricultural; the street system provides access to all land areas which may, in the future, be subdivided into smaller lots; and the zoning plans serve as a guide for integrated future land uses to serve the windward area.

SUBDIVISIONS

The City Planning Commission in 1957 acted on 477 applications for subdivisions of land in the City and County of Honolulu. Of these, 259 applications were approved, 139 applications were granted tentative approval, and the remainder were disapproved, withdrawn, deferred or pending. Twenty-six per cent or 1,078 lots are located in the city of Honolulu, and 73.7 per cent or 3,023 lots are located in rural areas.

Of the 3,023 lots located in rural areas, 27.8 per cent are in the Kailua-Kaneohe area and 21.8 per cent are in the area between Honolulu and Pearl City. With the exception of Waipio Valley near Wahiawa, areas of substantial growth are generally adjacent to Honolulu.

Of the 3,023 lots subdivided in the rural areas, 97.4 per cent (2,943) were for homesites and the remaining 2.6 per cent were for business, industrial and hotel and apartment uses in descending order of percentages; whereas, in the city of Honolulu 85.3 per cent (918) of the 1,078 lots subdivided were for homesites and the remaining 14.7 per cent were for hotel and apartment, business, airport and industrial uses. From the foregoing, it appears that the greatest demand for the city, other than homesites was for hotel and apartment, business and airport uses.

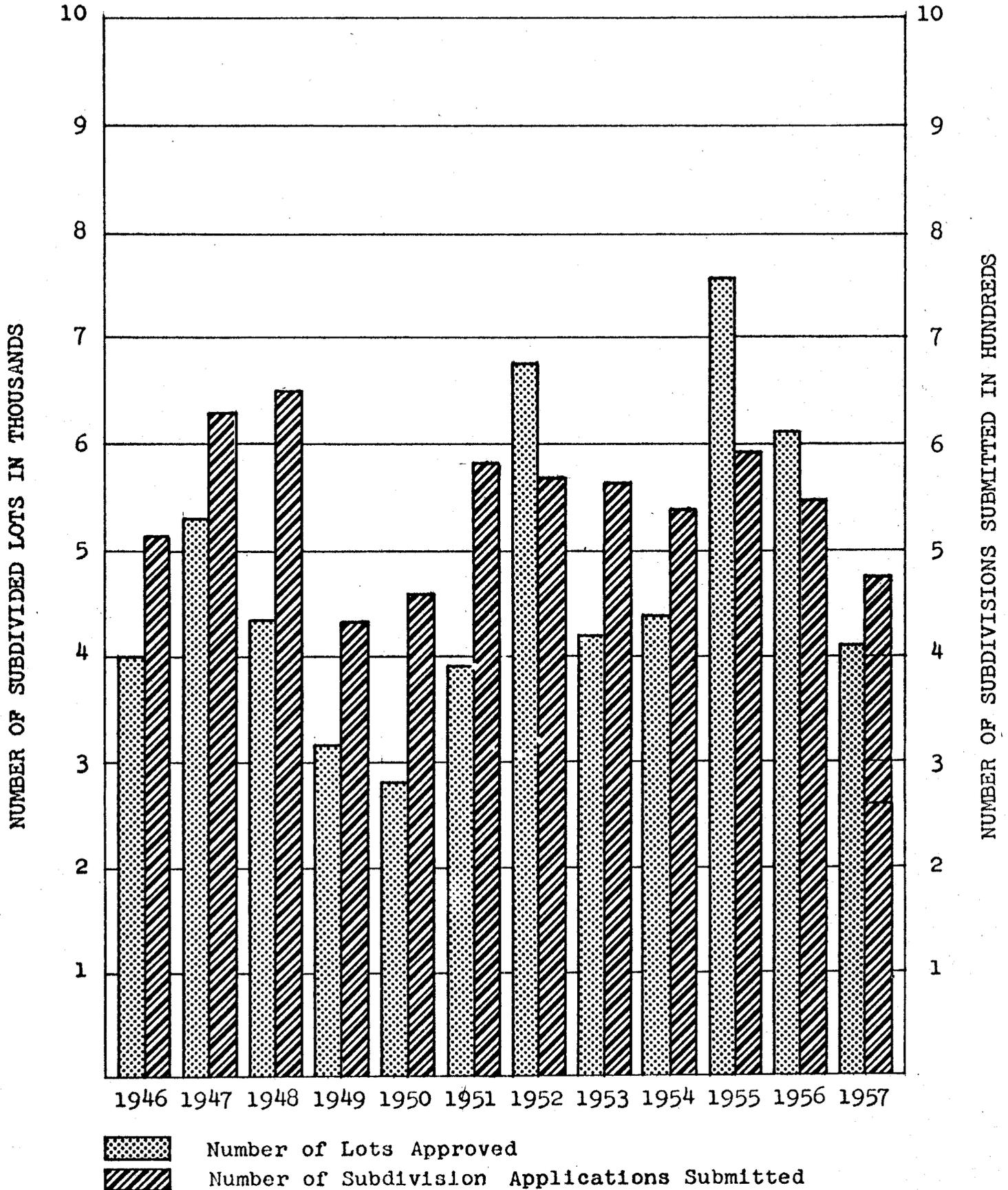
On the basis of 4.2 persons per household for the City and County of Honolulu, the 2,943 lots approved for residential purposes in rural areas, when fully developed, will provide homes for 12,361 persons in "suburbia" and 918 lots in the city will provide homesites for 3,856 persons.

Status of Subdivision Applications for 1957

	<u>City</u>	<u>Rural</u>	<u>Total</u>
Approved	140	119	259
Tentative approval .	68	71	139
Disapproved	13	21	34
Withdrawn	7	5	12
Deferred	17	13	30
Pending	0	1	1
Sketch Plan (Comments only) ...	<u>1</u>	<u>1</u>	<u>1</u>
Total ...	246	231	477

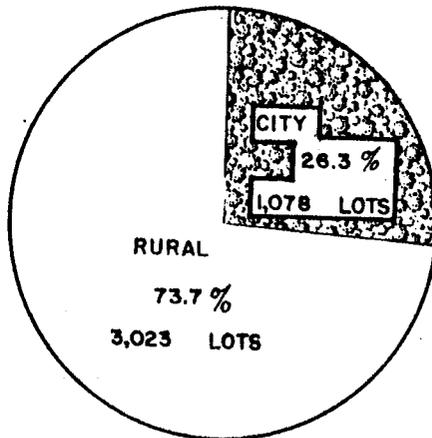
SUBDIVISION TREND

CITY PLANNING COMMISSION
HONOLULU, HAWAII



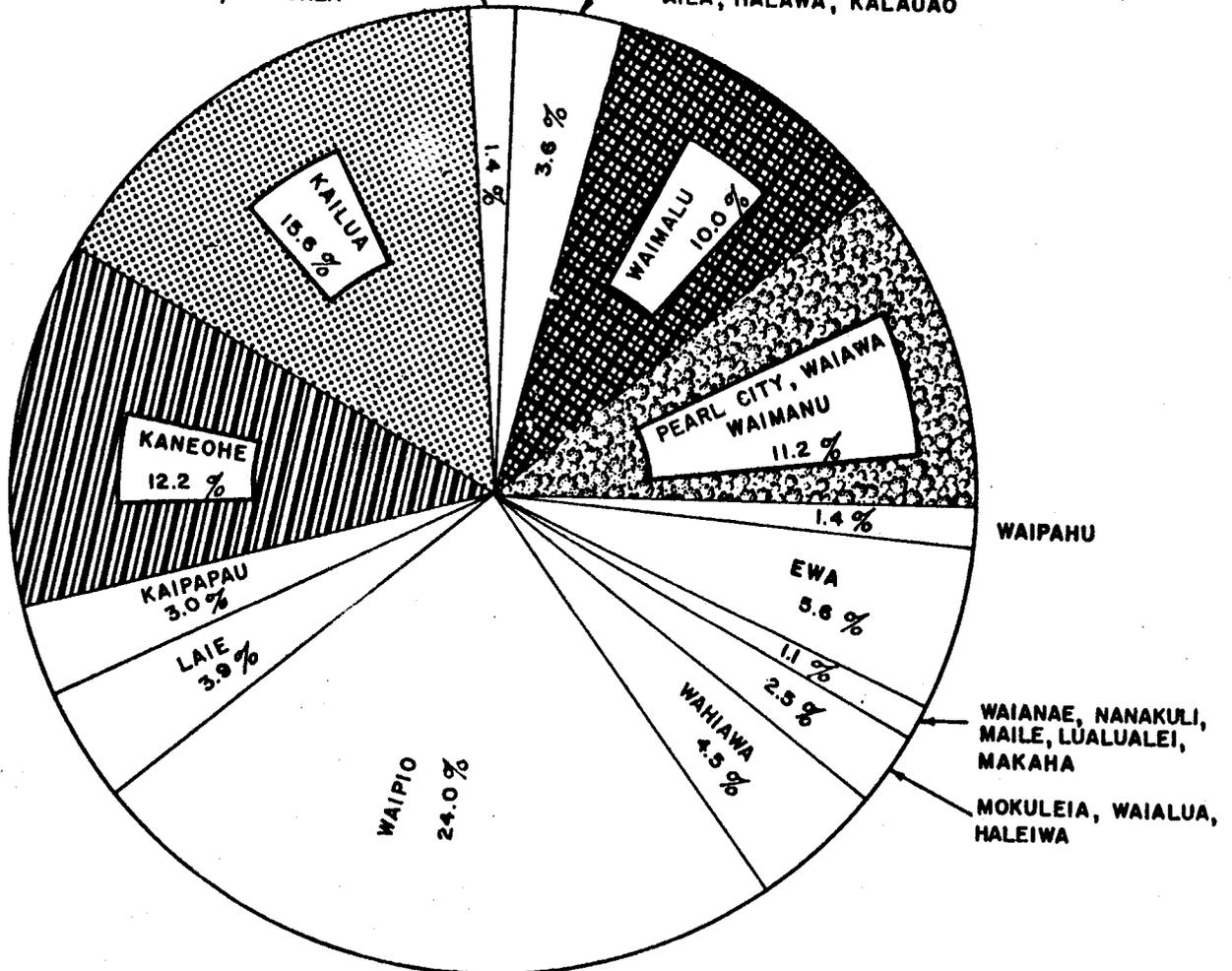
**SUBDIVISIONS BY LOTS APPROVED
IN 1957**

TOTAL 4,101 LOTS

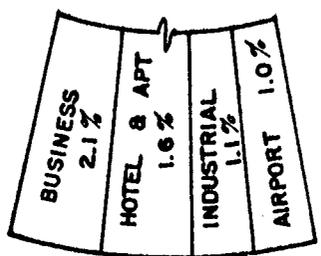
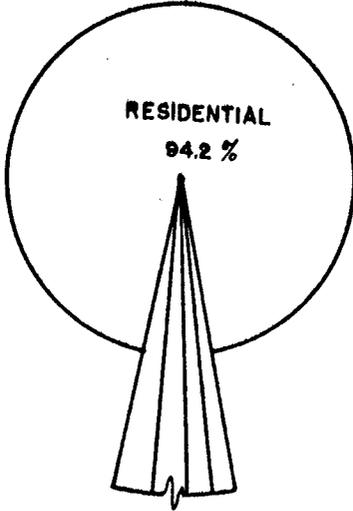


**RURAL SUBDIVISIONS BY LOTS APPROVED
IN 1957**

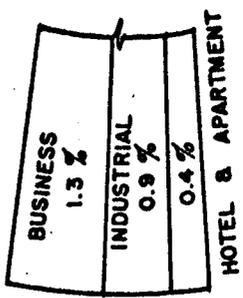
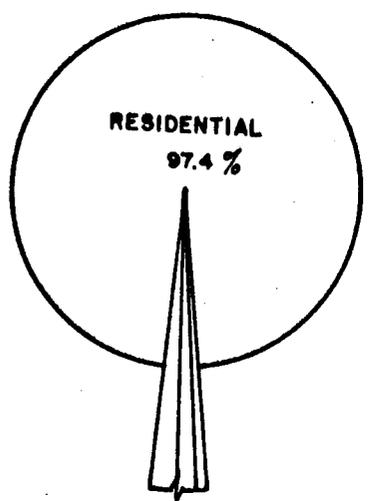
TOTAL 3,023 LOTS



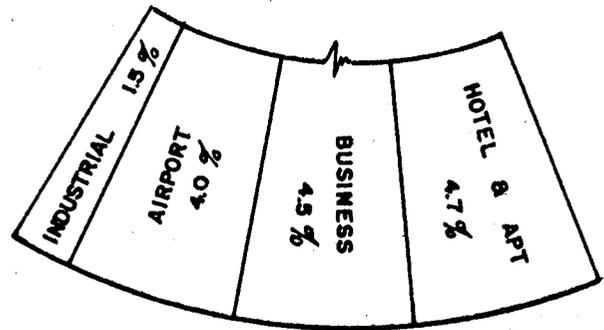
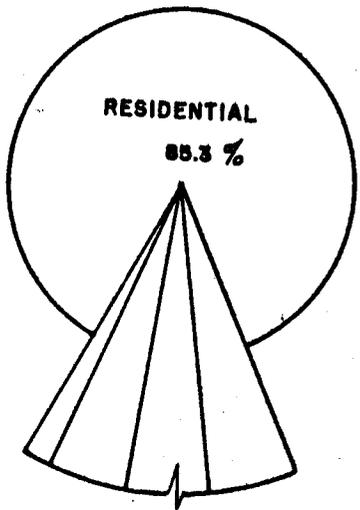
**SUBDIVISIONS BY LOTS APPROVED
FOR THE ISLAND OF OAHU
TOTAL 4,101 LOTS**



**RURAL AREAS
3,023 LOTS**



**CITY AREA
1,078 LOTS**



Distribution by Zones of Approved Subdivision Applications

<u>Zone</u>	<u>City</u>	<u>Rural</u>	<u>Total</u>
Airport	43	-	43
Industrial			
General Industrial ...	16	13	29
Semi-Industrial	-	7	7
Noxious Industrial ...	-	8	8
Business	49	39	88
Hotel and Apartment	52	13	65
Residential			
Class AA (10,000 sq ft) ..	286	221	507
Class A-1 (7,500 sq ft) ..	179	182	361
Class A-2 (6,000 sq ft) ..	224	223	447
Class A (5,000 sq ft) ..	198	195	393
Class B (3,500 sq ft) ..	28	-	28
Unrestricted Residential	3	-	3
Rural Protective	-	1,959	1,959
Highway Protective ...	-	163	163
	<u>1,078</u>	<u>3,023</u>	<u>4,101</u>

ZONING

One hundred and sixty zoning applications were considered by the Commission during the past year. Of these, 77 applications were approved, 45 applications were disapproved, and 38 applications are pending. Twenty-six per cent (26.0%) of the 77 applications approved were for hotel and apartment use in the city and 3.9% for rural areas. Twenty-two and eight-tenths per cent (22.8%) of these approved applications were for rural business uses and 9.0% for business in the city.

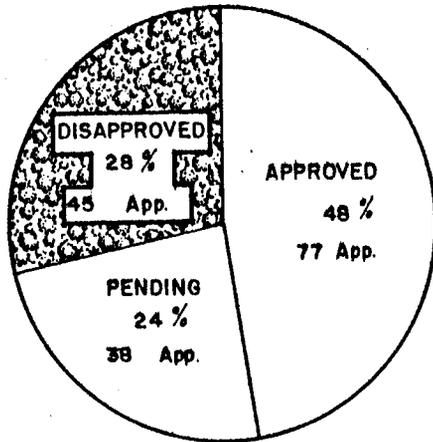
From the foregoing, it is significant that the greatest demand for changes in zoning was for hotel and apartment uses, followed by business, and industrial uses in descending order. However, insofar as acreage of land was concerned, the largest areas zoned were for industrial uses. (Approximately 840 acres in Kahaluu and 1,666 acres in Ewa and Kahe.)

In order to provide flexibility in land uses to meet changing conditions, the Commission initiated the enactment of ordinances to create 6,000-square foot single-family residential lots and an airport district, and proposed the creation of three apartment zones.

The three new apartment laws, separate and apart from the existing hotel and apartment district, is designed to permit heavier densities in land use without destroying the residential character of neighborhoods.

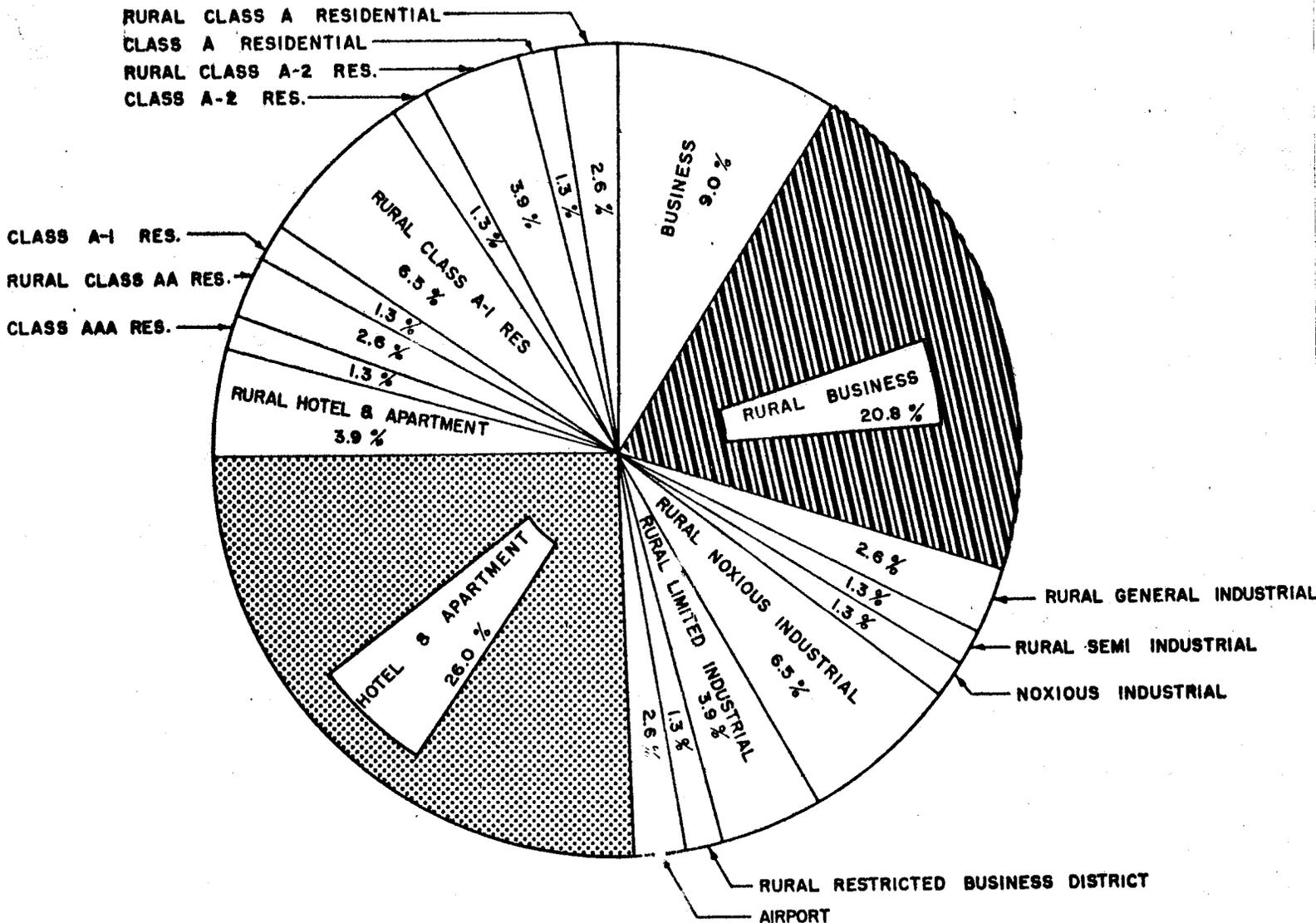
ACTION TAKEN ON ZONING APPLICATIONS IN 1957

TOTAL 160 APPLICATIONS



TYPE OF ZONING APPROVED OR REDEFINED IN 1957

TOTAL 77 APPLICATIONS



Zoning Applications*

Listed herewith are the zoning changes which were reviewed by the City Planning Commission during 1957.

Type of Zoning	Approved	Rede- fined	Pending	Disap- proved	Total
Rural General Industrial	2				2
Rural Semi- Industrial	1				1
Noxious Industrial	1				1
Rural Noxious Industrial	5		1		6
Rural Limited Industrial	3			1	4
Business	4	3	11	9	27
Rural Business	12	4	7	5	28
Rural Restricted Business	1				1
Hotel-Apartment	20		10	20	50
Rural Hotel-Apartment	3		3	8	14
Class "AAA"	1				1
Rural Class "AA"	2				2
Class "A-1"	1		1	1	3
Rural Class "A-1"	5		1		6
Class "A-2"	1		3	1	5
Rural Class "A-2"	3		1		4
Class "A"	1		1		2
Rural Class "A"	2				2
Airport	2				2
Amendment to Ordinance	4 (Ord. 1561, 1566, 1567 & Res. 830)				4
TOTALS	74	7	38	45	164

* Copies of approved resolutions affecting zoning applications are available at the City Planning Commission for examination by the public.

Zoning Variances*

One hundred and ten (110) applications for zoning variances were considered by the City Planning Commission resulting in the following determinations:

Variance Permits Granted	22
Disapproved	36
Pending	10
No Action Necessary	22
Miscellaneous Approved (lot sizes and others) .	<u>9</u>
Total	99

Variance from Off-Street Parking Ordinance No. 1561

Approved	6
Disapproved	<u>5</u>
Total	11

Zoning Violations - 1957

Violations Corrected	46
Letters Notifying Owners	13
Pending	19
No Violation	<u>36</u>
Total	114

*Copies of zoning variances issued during 1957 are available at the City Planning Commission for examination by the public.

In 1956 the Commission granted 37 zoning variances and 10 variance from Off-Street Parking Ordinance.

It is significant to note that the Commission granted 41 per cent less zoning variances in 1957 than in 1956 and 40 per cent less variance from Off-Street Parking Ordinance.

Kahaluu Industrial Zone

The Commission in extending the master plan to Kahaluu, Waihee, and Kaalaea zoned the following acreage for industrial uses in that area:

Rural Noxious Industry	566.70 acres
Rural Semi-Industrial	140.96 "
Rural Limited Industrial	43.27 "
Rural General Industrial	89.42 "
<hr/>	
Total	840.35 acres

Ewa Industrial Zone

To make available large tracts of land for industrial uses, the Trustees of the James Campbell Estate requested that their lands in Honouliuli, Ewa, be zoned for rural noxious and general industry. The Commission, after study and deliberation, zoned 1,227.8 acres for noxious industry. Additionally, a parcel of 29 acres was zoned contiguous to the previously zoned area and extending to the ocean. Concurrently, 408.833 acres were zoned in Kahe for general industry. These total 1,667.643 acres of industrial land available to heavy and noxious types of industries which may desire to locate in Ewa and Kahe. It is understood that the Standard Oil Company may locate an oil refinery at Honouliuli, and that the Hawaiian Electric Company plans to locate its first nuclear reactor plant for generating electricity at Kahe.

Zoning Violations

One hundred and fourteen (114) zoning violations were registered with the City Planning Commission during 1957. Of these, 46 violations were corrected, 36 were found to be non-violations, 13 notifications were sent to owners resulting in corrective actions, and 19 violations are pending. Many of the reported violations were of non-conforming uses and, therefore, technically not violations. The majority were adjudicated amicably either verbally or by written notice with the exception of two violators who were prosecuted in Court--one violator for converting and renting his maid's quarters in a restricted residential district and the other for operating a vegetable store in a residential zone.

The following ordinances and resolution affecting zoning were enacted during the past year:

Ordinance No. 1561 (Bill No. 6) - An ordinance amending Chapter 2 of the Revised Ordinances of Honolulu 1942, as amended, by amending Section 100.01 thereof, as amended, relating to zoning and off-street parking, and repealing Ordinance No. 1468 and Ordinance No. 1519.

Adopted by Board of Supervisors - Feb. 12, 1957
Effective date: March 25, 1957

Ordinance No. 1566 (Bill No. 12) - An ordinance amending Chapter 2 of the Revised Ordinances of Honolulu 1942, as amended, relating to zoning, by amending Sections 100 and 102 thereof and by adding thereto a new section, to be numbered 106.01, creating Class A-2 Residential Districts.

Adopted by Board of Supervisors - March 5, 1957
Effective date: March 28, 1957

Ordinance No. 1567 (Bill No. 13) - An ordinance amending Section 120 of the Revised Ordinances of Honolulu 1942, as amended, relating to variances in restricted residential districts.

Adopted by Board of Supervisors - April 4, 1957
Effective date: May 7, 1957

Resolution No. 830 - A resolution of the City Planning Commission of the City and County of Honolulu, amending Chapter 2 of the Revised Ordinances of Honolulu 1942, as amended, relating to zoning, by adding a new paragraph to Section 100 thereof, and by adding a new Section 116.01, creating a new use district to be known as "Airport District" and regulating the use of property therein.

Adopted: February 21, 1957
Effective date: March 29, 1957

STREET NAMES

The naming of public or private streets within the City and County of Honolulu is processed through the City Planning Commission for recommendation to the Board of Supervisors. It has been the firm policy of the Commission to recommend Hawaiian names for new streets, and only in very exceptional cases (such as a dead-end road off an existing street bearing a non-Hawaiian name) does the Commission deviate from this policy. In 1957, the Commission undertook to officially name over 200 streets.

A list of streets named in 1957 is available for inspection at the City Planning Commission office.

FINANCIAL STATEMENT

City Planning Commission Budget for 1957:

Salaries & Wages (G \$66,333.50 & H \$71,079.95) ..	\$137,413.45
Contractual Services	4,167.00
Materials and Supplies	2,300.00
Fixed Charges	360.00
Equipment (H \$483.00 and G \$3,030.00)	3,513.00
Travelling Expense	<u>500.00</u>
Total	\$148,253.45
Unexpended Balance	<u>17,512.38</u>
Net Total	\$130,741.07

Expenditures:

Salaries & Wages (G \$59,933.64 & H \$61,139.23) ..	\$121,072.87
Contractual Services	4,008.00
Materials and Supplies	2,192.97
Fixed Charges	87.51
Equipment (H \$483.00 and G \$2,417.72)	2,900.72
Travelling Expense	<u>479.00</u>
Total	\$130,741.07

Subdivision Filing Fees for 1957:

Receipts (January 1 to December 31, 1957)

Number of Subdivision Applications (414)	\$ 4,140.00
Number of Lots (5,050)	<u>5,050.00</u>
Total	\$ 9,190.00

HT168

H65

A27

1157

#3

Honolulu. City Planning Commission.
Annual report. Honolulu: 1920-1958.

Annual.

Library holdings: 1920, -21, 1921-22, -23,
1923-24, -25 thru -27, -29 thru -33, -35 thru
-39, -41 thru -58.

Continued by: Honolulu. Planning Dept.
Annual report.

1. City planning - Oahu.
2. Honolulu - City planning.