

Resolution 21-23 Testimony

From: Choon James <choonjameshawaii@gmail.com>
Sent: Monday, August 30, 2021 1:29 PM
To: Elefante, Brandon; tommywaters@hawaii.rr.com; Tsuneyoshi, Heidi; Fukunaga, Carol A; Tulba, Augie; Cordero, Radiant; Say, Calvin; Tupola, Andria; Kiaaina, Esther
Subject: Resolution 21-23 Amendments to OAHU GENERAL PLAN - ECONOMY: OBJECTIVE B - POLICY 8 (KEEP THE COUNTRY COUNTRY)
Attachments: EXHIBIT A - RESO 21-23 Laie Resort Footprint.pdf; EXHIBIT B - RESO 21-23 Laie Polynesian Cultural Center Footprint.pdf; EXHIBIT C - RESO 21-23 Laie BYU-Hawaii Footprint.pdf; RESO 21-023 Amendment to ECONOMY OBJECTIVE B, POLICY 8.pdf

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Aloha Chair Elefante,

Attached is more information supporting your committee's particular amendments to the Oahu General Plan - Economy B - Policy 8.

The Oahu General Plan provides an overarching plan for land-use policies affecting Oahu that protects diversity and sustainability for all of us. It's especially more needed than ever. COVID19 has taught us much.

Please feel free to contact us if you have further questions. Any one of us named on this letter are available.

Mahalo,

Choon James 293 8888



CITY AND COUNTY OF HONOLULU
Department of Budget and Fiscal Services
Real Property Assessment Division

Parcel Information

Parcel Number 550060390000
Location Address 55-396 KAMEHAMEHA HWY
Project Name
Legal Information LOT A POR RP 7497 LCW/8559-B:35 & 36 257,503 SF DES TOG/ESMTS & SUBJ/ESMTS
Property Class HOTEL AND RESORT
Land Area (approximate sq ft) 257,503
Land Area (acres) 5.9114

[Plat Map PDF](#) [GIS Parcel Map](#)

Email us at bfscmail@honolulu.gov regarding Supplemental Plat Map PDFs.

Owner Information

Owner Names
PROPERTY RESERVE INC. Fee Owner
LAIE RESORTS INC. Lessee
CHEVRON U.S.A INC. Sub-Lessee
☐ Show All Owners and Addresses

Assessment Information

☒ Show Historical Assessments

Assessment Year	Property Class	Assessed Land Value	Dedicated Use Value	Land Exemption	Net Taxable Land Value	Assessed Building Value	Building Exemption	Net Taxable Building Value	Total Property Assessed Value	Total Property Exemption	Total Net Taxable Value
2021	HOTEL AND RESORT	\$4,931,900	\$0	\$0	\$4,931,900	\$17,603,100	\$0	\$17,603,100	\$22,535,000	\$0	\$22,535,000

[How to calculate real property taxes](#)

Appeal Information

Year	Appeal Type Value	Scheduled Hearing Date subject to change	Status
2012	BOARD OF REVIEW	4/24/2012	Closed
2012	BOARD OF REVIEW	4/24/2012	Closed

Land Information

Property Class	Square Footage	Acreage	Agricultural Use Indicator
HOTEL	235,361	5.4031	
HOTEL	22,142	0.5083	

[Department of Planning and Permitting \(DPP\)](#)

Commercial Improvement Information

Property Class		Units	144					
Building Card	1	Structure Type	HOTEL C-4					
Building Number	1	Year Built	2015					
Improvement Name	COURTYARD BY MARRIOTT	Effective Year Built	2015					
Identical Units	0	Gross Building Description						
Card	Section	Floor #	Area	Perimeter	Usage	Wall Height	Exterior Wall	Construction
1	1	01-02	15,380	535	Hotel, Limited Service	10	MASONRY	MASONRY
1	1	01-03	19,768	938	Hotel, Limited Service	10	MASONRY	MASONRY

Other Building and Yard Improvements

Description	Quantity	Year Built	Area
LARGE GUNITE POOL	1	2015	4,396
GUNITE POOL	1	2015	300

Permit Information

Date	Permit Number	Reason	Permit Amount
4/6/2015	763874	POOL	\$200,000
4/6/2015	763866	NEW BUILDING	\$13,800,000
5/30/2014	748381	PLUMBING	\$8,000,000
3/25/2014	744915	FOUNDATION ONLY	\$2,000,000
11/29/2013	738336	DEMOLITION	\$31,000

2/20/2013	717040	DEMOLITION	\$6,500
12/30/2009	651131	DEMOLITION	\$72,000
9/28/2006	602648	REPAIR	\$18,000
10/21/1998	423489		\$10,290
7/20/1998	419985		\$30,000
5/20/1997	403011	REPAIR	\$30,000
1/24/1997	398670	REPAIR	\$35,000
2/1/1991	297684		\$49,000

Department of Planning and Permitting (DPP)

Sales Information

Sale Date	Sale Amount	Instrument #	Instrument Type	Instrument Description	Date of Recording	Land Court Document Number	Cert #	Book/Page
09/30/2019			FEE CONVEYANCE	Route Slip	09/30/2019			
05/01/2017		A63540482	LEASE	Amendment of lease or subs	05/25/2017			
05/01/2017			FEE CONVEYANCE	GRANT	06/02/2017			
10/07/2016			FEE CONVEYANCE	Route Slip				
06/25/2015		A55990558	FEE CONVEYANCE	Grant of easement	05/01/2015			
02/28/2014	\$3,602,953	A51820231	LEASE	Memorandum	03/10/2014			
02/28/2014		A51790340	LEASE	Partial cancellation of lease	03/07/2014			
02/28/2014		A51790339	LEASE	Partial cancellation of lease	03/07/2014			
02/28/2014	\$986,038	A51790338	FEE CONVEYANCE	Quitclaim deed	03/07/2014			
02/21/2014		A51790341	LEASE	Partial cancellation of lease	03/07/2014			
09/28/2007			FEE CONVEYANCE	Route Slip				

Current Tax Bill Information

Tax Period	Description	Original Due Date	Taxes Assessment	Tax Credits	Net Tax	Penalty	Interest	Other	Amount Due
2021-1	Property Tax	08/23/2021	\$156,618.25	\$0.00	\$156,618.25	\$0.00	\$0.00	\$0.00	\$156,618.25
2021-2	Property Tax	02/22/2022	\$156,618.25	\$0.00	\$156,618.25	\$0.00	\$0.00	\$0.00	\$156,618.25
Tax Bill with Interest computed through 08/20/2021			\$313,236.50	\$0.00	\$313,236.50	\$0.00	\$0.00	\$0.00	\$313,236.50

Treasury Division
Pay online at www.hnl.gov.com
Other Payment Options [Click Here](#)

Taxes might not be up to date due to volume of payments. Please call Treasury Division at (808)768-3980 if you have a question on your balance.

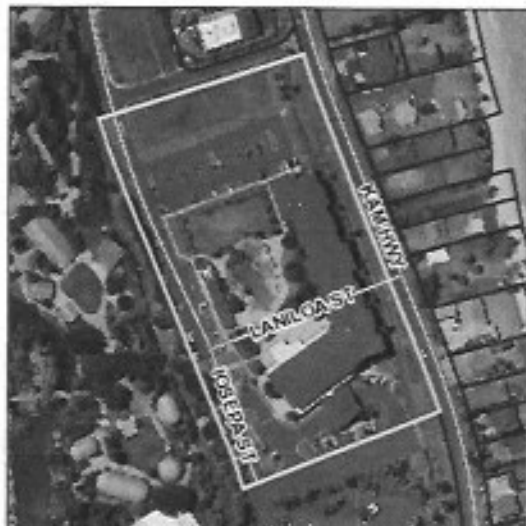
Historical Tax Information

Year	Tax	Payments and Credits	Penalty	Interest	Other	Amount Due
2021	\$313,236.50	\$0.00	\$0.00	\$0.00	\$0.00	\$313,236.50
2020	\$398,663.12	(\$398,663.12)	\$0.00	\$0.00	\$0.00	\$0.00
2019	\$398,493.54	(\$398,493.54)	\$0.00	\$0.00	\$0.00	\$0.00
2018	\$360,863.31	(\$360,863.31)	(\$3,752.98)	(\$75.06)	\$0.00	\$0.00
2017	\$362,194.59	(\$362,194.59)	\$0.00	\$0.00	\$0.00	\$0.00
2016	\$351,215.40	(\$351,215.40)	\$0.00	\$0.00	\$0.00	\$0.00
2015	\$40,697.65	(\$40,697.65)	\$0.00	\$0.00	\$0.00	\$0.00
2014	\$46,005.52	(\$46,005.52)	\$0.00	\$0.00	\$0.00	\$0.00
2013	\$47,628.40	(\$47,628.40)	\$0.00	\$0.00	\$0.00	\$0.00
2012	\$46,769.08	(\$46,769.08)	\$0.00	\$0.00	\$0.00	\$0.00
2011	\$46,697.16	(\$46,697.16)	\$0.00	\$0.00	\$0.00	\$0.00
2010	\$50,032.76	(\$50,032.76)	\$0.00	\$0.00	\$0.00	\$0.00
2009	\$54,664.16	(\$54,664.16)	\$0.00	\$0.00	\$0.00	\$0.00
2008	\$54,228.92	(\$54,228.92)	\$0.00	\$0.00	\$0.00	\$0.00

Treasury Division
[How to calculate real property taxes](#)

Email us at hftreasmailbox@honolulu.gov regarding historical tax data questions.

Map



No data available for the following modules: Condominium/Apartment Unit Information, Agricultural Assessment Information, Residential Improvement Information, Residential Additions, Sketches.

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CITY AND COUNTY OF HONOLULU
Department of Budget and Fiscal Services
Real Property Assessment Division

Parcel Information

Parcel Number 550060280000
Location Address 55-370 KAMEHAMEHA HWY
Project Name
Legal Information
Property Class COMMERCIAL
Land Area (approximate sq ft) 1,034,855
Land Area (acres) 23.7570

[Plat Map PDF](#) [GIS Parcel Map](#)

Email us at bfsrmailbox@honolulu.gov regarding Supplemental Plat Map PDFs.

Owner Information

Owner Names
POLYNESIAN CULTURAL CENTER Fee Owner
BRIGHAM YOUNG UNIV - H. C. Fee Owner
POLYNESIAN CULTURAL CENTER Lessee
[Show All Owners and Addresses](#)

Assessment Information

[Show Historical Assessments](#)

Assessment Year	Property Class	Assessed Land Value	Dedicated Use Value	Land Exemption	Net Taxable Land Value	Assessed Building Value	Building Exemption	Net Taxable Building Value	Total Property Assessed Value	Total Property Exemption	Total Net Taxable Value
2021	COMMERCIAL	\$13,845,000	\$0	\$0	\$13,845,000	\$6,986,200	\$0	\$6,986,200	\$20,831,200	\$0	\$20,831,200

[How to calculate real property taxes](#)

Land Information

Property Class	Square Footage	Acreage	Agricultural Use Indicator
COMMERCIAL	1,034,855	23.757	

[Department of Planning and Permitting \(DPP\)](#)

Commercial Improvement Information

Property Class						Units	1		
Building Card						Structure Type	COMMERCIAL C-4 (WD)		
Building Number		0001				Year Built	1985		
Improvement Name		YOSHIMURA STORE				Effective Year Built	1985		
Identical Units		1				Gross Building Description			
Card	Section	Floor #	Area	Perimeter	Usage	Wall Height	Exterior Wall	Construction	
1	1	01	224	60	Retail Store	9	MASONRY	WOOD FRAME	
Property Class		COMMERCIAL				Units	0		
Building Card		3				Structure Type	COMMERCIAL C-4 (MAS)		
Building Number		26				Year Built	2007		
Improvement Name		IMAX THEATER				Effective Year Built	2007		
Identical Units		0				Gross Building Description			
Card	Section	Floor #	Area	Perimeter	Usage	Wall Height	Exterior Wall	Construction	
3		01	12,843	520	Auditorium	14	MASONRY	MASONRY	
Property Class						Units	1		
Building Card		4				Structure Type	COMMERCIAL C-4 (MAS)		
Building Number		0003				Year Built	1985		
Improvement Name		MISSION CHAPEL&SNACK BAR				Effective Year Built	1985		
Identical Units		1				Gross Building Description			
Card	Section	Floor #	Area	Perimeter	Usage	Wall Height	Exterior Wall	Construction	
4	1	01	290	78	Snack Bar	10	MASONRY	MASONRY	
4	2	01	725	79	Fraternal Building	10	MASONRY	MASONRY	
Property Class						Units	1		
Building Card		11				Structure Type	COMMERCIAL C-4 (WD)		
Building Number		0004				Year Built	1996		
Improvement Name		PLANTATION STORAGE HUT				Effective Year Built	1996		
Identical Units		1				Gross Building Description			
Card	Section	Floor #	Area	Perimeter	Usage	Wall Height	Exterior Wall	Construction	

11	1	01	5,725	404	Storage Warehouse	20	MASONRY	WOOD FRAME
11	1	02	1,530	158	Office Building	12	MASONRY	WOOD FRAME

Property Class					Units		0	
Building Card		41			Structure Type		COMMERCIAL C-4 (MAS)	
Building Number		0011			Year Built		2006	
Improvement Name		TAHITI SNACK BAR			Effective Year Built		2006	
Identical Units		1			Gross Building Description			
Card	Section	Floor #	Area	Perimeter	Usage	Wall Height	Exterior Wall	Construction
41	1	01	400	100	Snack Bar	10	MASONRY	MASONRY

Property Class						Units	0		
Building Card		83				Structure Type	COMMERCIAL C-4 (WD)		
Building Number		0016				Year Built	1962		
Improvement Name		VILLAGE OFFICE				Effective Year Built	1980		
Identical Units		1				Gross Building Description			
Card	Section	Floor #	Area	Perimeter	Usage	Wall Height	Exterior Wall	Construction	
83	1	01	1,375	160	Office Building	8	MASONRY	WOOD FRAME	

Property Class					Units		0	
Building Card		94		Structure Type		COMMERCIAL C-4 (WD)		
Building Number		0017		Year Built		2009		
Improvement Name		HALE ALOHA DRESSING ROOM				Effective Year Built		2009
Identical Units		1		Gross Building Description				
Card	Section	Floor #	Area	Perimeter	Usage	Wall Height	Exterior Wall	Construction
94	1	01	1,140	158	Fraternal Building	16	MASONRY	WOOD FRAME

Property Class					Units	0		
Building Card		100			Structure Type	COMMERCIAL C-4 (MAS)		
Building Number		01			Year Built	2009		
Improvement Name		DRESSING/REHEARSAL @HALE ALOHA			Effective Year Built	2009		
Identical Units		0			Gross Building Description			
Card	Section	Floor #	Area	Perimeter	Usage	Wall Height	Exterior Wall	Construction
100		01-02	1,080	156	Fraternal Building	10	MASONRY	MASONRY

Property Class					Units	0		
Building Card		103			Structure Type	COMMERCIAL C-4 (WD)		
Building Number		0024			Year Built	1985		
Improvement Name		TICKET HUT			Effective Year Built	1985		
Identical Units		1			Gross Building Description			
Card	Section	Floor #	Area	Perimeter	Usage	Wall Height	Exterior Wall	Construction
103		1	273	0	Office Building	8	MASONRY	

Property Class					Units	0		
Building Card		104				Structure Type	COMMERCIAL C-4 (WD)	
Building Number		0025				Year Built	1970	
Improvement Name		HALE KUAJ				Effective Year Built	1970	
Identical Units		1				Gross Building Description		
Card	Section	Floor #	Area	Perimeter	Usage	Wall Height	Exterior Wall	Construction
104	1	01	5,114	268	Retail Store	10	MASONRY	WOOD FRAME

Other Building and Yard Improvements

Description	Quantity	Year Built	Area
CARPORT OPEN BIT/CONC FLOOR	1	1985	431
CARPORT OPEN WOOD FLOOR	1	1984	114
FRAME UTILITY SHED	1	1985	504
CARPORT OPEN BIT/CONC FLOOR	1	1984	1,131
MASONRY UTILITY SHED	1	1985	609
CARPORT OPEN BIT/CONC FLOOR	1	1989	429
CARPORT OPEN GRAVEL FLOOR	1	1988	72
CARPORT OPEN BIT/CONC FLOOR	1	2009	2,173
CARPORT OPEN BIT/CONC FLOOR	1	2009	2,173
FRAME UTILITY SHED	1	1980	608
MASONRY UTILITY SHED	1	1984	836
FRAME UTILITY SHED	1	1985	374
FRAME UTILITY SHED	1	1985	814

CARPORT OPEN GRAVEL FLOOR	1	1985	318
CARPORT OPEN BIT/CONC FLOOR	1	1985	144
LEAN-TO STRUCTURE	1	1962	360
LEAN-TO STRUCTURE	1	1962	30
CARPORT OPEN BIT/CONC FLOOR	1	2010	870
CANOPY ONLY	1	2010	870
FRAME UTILITY SHED	1	1985	216
FRAME UTILITY SHED	1	1988	1,000
CARPORT OPEN GRAVEL FLOOR	1	1988	120
MASONRY UTILITY SHED	1	2009	837
GARAGE WOOD BIT/CONC FLOOR	1	1988	456
GARAGE WOOD BIT/CONC FLOOR	1	1988	370
GARAGE WOOD BIT/CONC FLOOR	1	1988	209
FRAME UTILITY SHED	1	1988	121
GARAGE WOOD BIT/CONC FLOOR	1	1988	403
GARAGE WOOD BIT/CONC FLOOR	1	1988	360
GARAGE WOOD BIT/CONC FLOOR	1	1988	660
MASONRY UTILITY SHED	1	2005	1,170
MASONRY UTILITY SHED	1	2005	120
CARPORT OPEN WOOD FLOOR	1	1985	144
MASONRY UTILITY SHED	1	1985	609
CARPORT OPEN BIT/CONC FLOOR	1	1984	1,230
FRAME UTILITY SHED	1	2014	459
FRAME UTILITY SHED	1	2014	576
GARAGE WOOD WOOD FLOOR	1	1985	390
GARAGE MASONRY BIT/CONC FLOOR	1	2009	3,600
FRAME UTILITY SHED	1	2014	648
CARPORT OPEN BIT/CONC FLOOR	1	2009	2,173
FRAME UTILITY SHED	1	2014	648
FRAME UTILITY SHED	1	2014	540
FRAME UTILITY SHED	1	2014	150
FRAME UTILITY SHED	1	2014	143
CARPORT OPEN BIT/CONC FLOOR	1	1985	540
CARPORT OPEN BIT/CONC FLOOR	1	1985	384
GARAGE WOOD BIT/CONC FLOOR	1	1985	228
GARAGE WOOD BIT/CONC FLOOR	1	1985	1,305
CARPORT OPEN GRAVEL FLOOR	1	1985	140
CARPORT OPEN GRAVEL FLOOR	1	1985	110
GARAGE WOOD BIT/CONC FLOOR	1	1985	1,425
CARPORT OPEN GRAVEL FLOOR	1	1985	54
LEAN-TO STRUCTURE	1	1985	30
GARAGE WOOD BIT/CONC FLOOR	1	1985	570
MASONRY UTILITY SHED	1	1985	32
MASONRY UTILITY SHED	1	1985	80
MASONRY UTILITY SHED	1	2005	1,170
FRAME UTILITY SHED	1	1985	240
CARPORT OPEN BIT/CONC FLOOR	1	2015	390
GARAGE WOOD BIT/CONC FLOOR	1	1985	1,292
PORCH W/SHED ROOF	1	1985	306
LEAN-TO STRUCTURE	1	1985	48
MASONRY UTILITY SHED	1	1985	126
LEAN-TO STRUCTURE	1	1985	448
LEAN-TO STRUCTURE	1	1985	36
GARAGE WOOD BIT/CONC FLOOR	1	1985	756
PORCH W/SHED ROOF	1	1985	252
GARAGE WOOD BIT/CONC FLOOR	1	1985	3,608
PORCH W/SHED ROOF	1	1985	572
CARPORT OPEN GRAVEL FLOOR	1	1985	1,080
CARPORT OPEN BIT/CONC FLOOR	1	1985	495
FRAME UTILITY SHED	1	1985	180
FRAME UTILITY SHED	1	1985	112
WOOD DECK	1	1985	561
WOOD DECK RAILING	1	1985	100
TRELLIS	1	1980	100
GARAGE WOOD BIT/CONC FLOOR	1	1985	2,084
PORCH W/SHED ROOF	1	1985	360
CARPORT OPEN BIT/CONC FLOOR	1	1985	50

MASONRY UTILITY SHED	1	2005	836
CARPORT OPEN GRAVEL FLOOR	1	1985	1,257
CARPORT OPEN BIT/CONC FLOOR	1	2013	1,012
CANOPY ONLY	1	2013	1,012
CARPORT OPEN GRAVEL FLOOR	1	1985	2,207
LEAN-TO STRUCTURE	1	1985	162
LEAN-TO STRUCTURE	1	1985	28
CARPORT OPEN GRAVEL FLOOR	1	1985	56
CARPORT OPEN WOOD FLOOR	1	1985	150
CARPORT OPEN BIT/CONC FLOOR	1	1985	1,050
MASONRY UTILITY SHED	1	2005	836
CARPORT OPEN BIT/CONC FLOOR	1	1985	50
FRAME UTILITY SHED	1	2009	20,000
CANOPY ONLY	1	2009	20,000
CARPORT OPEN BIT/CONC FLOOR	1	1985	156
CARPORT OPEN GRAVEL FLOOR	1	1985	285

Permit Information

Date	Permit Number	Reason	Permit Amount
5/27/2021	0031940	FIRE DAMAGE	\$5,000
3/28/2019	830608	ELECTRICAL	\$21,740
2/15/2019	828860	ELECTRICAL	\$400,000
12/13/2018	826075	ELECTRICAL	\$490,000
9/7/2018	821979	ALTERATION	\$564,570
4/2/2018	815566	ALTERATION	\$75,000
5/19/2015	0028110	FIRE DAMAGE	\$1,000
2/11/2015	761042	NEW BUILDING	\$2,200,000
1/22/2015	760196	NEW BUILDING	\$600,000
1/9/2015	759663	NEW BUILDING	\$47,000
11/21/2014	757420	NEW BUILDING	\$2,200,000
11/14/2014	757093	NEW BUILDING	\$900,000
11/7/2014	756742	NEW BUILDING	\$2,300,000
5/7/2014	747315	NEW BUILDING	\$20,000
5/7/2014	747313	PLUMBING	\$100,000
5/7/2014	747312	ADDITION	\$25,000
4/8/2014	745676	PLUMBING	\$195,000
2/13/2014	742830	FOUNDATION ONLY	\$100,000
2/13/2014	742828	FOUNDATION ONLY	\$200,000
2/13/2014	742826	FOUNDATION ONLY	\$150,000
2/13/2014	742823	FOUNDATION ONLY	\$200,000
2/13/2014	742821	FOUNDATION ONLY	\$200,000
9/26/2013	733573	NEW BUILDING	\$230,000
3/15/2013	719095	ADDITION	\$150,000
2/22/2013	717266	ALTERATION	\$1,500,000
10/22/2012	706399	DEMOLITION	\$40,000
6/22/2012	694997	ALTERATION	\$35,000
6/22/2012	694996	ALTERATION	\$50,000
6/22/2012	694995	ALTERATION	\$50,000
6/22/2012	694994	ALTERATION	\$35,000
6/22/2012	694993	ALTERATION	\$50,000
6/22/2012	694992	ALTERATION	\$50,000
6/22/2012	694983	ALTERATION	\$50,000
6/22/2012	694981	PLUMBING	\$50,000
4/4/2012	689237	ALTERATION	\$50,000
3/30/2012	688982	ALTERATION	\$750,000
3/13/2012	687950	ALTERATION	\$50,000
2/24/2012	686921	ALTERATION	\$20,000
2/6/2012	685844	ELECTRICAL	\$10,000
8/29/2011	676815	ALTERATION	\$147,821
6/2/2011	672463	ELECTRICAL	\$20,500
5/12/2011	671332	ALTERATION	\$3,980,000
1/5/2011	665999	ALTERATION	\$20,000
12/9/2010	665099	ELECTRICAL	\$150,000
3/3/2009	639245	PLUMBING	\$8,500
3/7/2008	623906	PLUMBING	\$5,000
3/7/2008	623904	PLUMBING	\$5,000
3/7/2008	623903	NEW BUILDING	\$200,000

3/7/2008	623902	NEW BUILDING	\$400,000
3/7/2008	623901	RETAINING WALL	\$50,000
3/15/2007	609979	ELECTRICAL	\$75,000
10/20/2006	603727	PLUMBING	\$45,000
10/20/2006	603726	ALTERATION	\$1,500,000
10/20/2006	603725	DEMOLITION	\$10,000
10/20/2006	603724	DEMOLITION	\$45,000
10/20/2006	603723	NEW BUILDING	\$49,500
10/20/2006	603722	ALTERATION	\$1,000,000
5/31/2005	580947	NEW BUILDING	\$150,000
5/31/2005	580946	DEMOLITION	\$5,000
5/31/2005	580945	NEW BUILDING	\$150,000
5/31/2005	580944	DEMOLITION	\$5,000
3/4/2005	577196	DEMOLITION	\$5,000
3/4/2005	577194	NEW BUILDING	\$200,000
1/30/2004	560709	ALTERATION	\$75,000
1/30/2004	560707	NEW BUILDING	\$125,000
1/30/2004	560706	DEMOLITION	\$5,000
1/30/2004	560705	DEMOLITION	\$5,000
1/30/2004	560703	NEW BUILDING	\$125,000
8/7/2003	553011	ALTERATION	\$20,000
8/7/2003	553006	NEW BUILDING	\$255,000
8/7/2003	553005	ALTERATION	\$50,000
2/26/2003	545621	ALTERATION	\$490,000
5/22/2002	535057	ALTERATION	\$40,000
5/20/2002	534979	ADDITION	\$150,000
11/21/2001	528802	ALTERATION	\$450,000
11/21/2001	528801	ADDITION	\$18,000
11/21/2001	528800	ALTERATION	\$460,000
7/6/2001	523454	ADDITION	\$125,000
5/17/2001	521660	PLUMBING	\$250,000
5/25/2000	509027	PLUMBING	\$181,000
5/25/2000	509025		\$45,400
5/25/2000	509024		\$47,500
5/25/2000	509022		\$15,600
5/25/2000	509021		\$86,000
5/25/2000	509019		\$57,600
5/25/2000	509018		\$60,000
5/25/2000	509016		\$56,625
5/25/2000	509015		\$5,200
5/25/2000	509014		\$850
5/25/2000	509013		\$1,200
5/25/2000	509012		\$1,500
5/25/2000	509011		\$500
5/25/2000	509010		\$500
10/1/1999	500378		\$45,000
11/24/1997	410900		\$186,000
5/19/1997	402953		\$107,000
1/3/1997	397995	ADDITION	\$70,000
2/7/1996	383289		\$2,250,000
11/7/1989	277377		\$1,750,000

Department of Planning and Permitting (DPP)**Sales Information**

Sale Date	Sale Amount	Instrument #	Instrument Type	Instrument Description	Date of Recording	Land Court Document Number	Cert #	Book/Page
05/01/2017			FEE CONVEYANCE	Grant of easement	06/02/2017			
03/16/2015			FEE CONVEYANCE	Route Slip	03/16/2015			
12/30/1999		9900207639			12/30/1999			
08/23/1995								
10/01/1994	\$8,832,000	9600094905	LEASE		07/03/1996			
11/30/1990		9000187474	LEASE		12/10/1990			
11/04/1988		8800161583	FEE CONVEYANCE		11/04/1988			22537/757

Current Tax Bill Information

Tax Period	Description	Original Due Date	Taxes Assessment	Tax Credits	Net Tax	Penalty	Interest	Other	Amount Due
2021-1	Property Tax	08/23/2021	\$129,153.44	\$0.00	\$129,153.44	\$0.00	\$0.00	\$0.00	\$129,153.44
2021-2	Property Tax	02/22/2022	\$129,153.44	\$0.00	\$129,153.44	\$0.00	\$0.00	\$0.00	\$129,153.44
Tax Bill with Interest computed through 08/20/2021			\$258,306.88	\$0.00	\$258,306.88	\$0.00	\$0.00	\$0.00	\$258,306.88

Treasury Division
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Taxes might not be up to date due to volume of payments. Please call Treasury Division at (808)768-3980 if you have a question on your balance.

Historical Tax Information

Year	Tax	Payments and Credits	Penalty	Interest	Other	Amount Due
2021	\$258,306.88	\$0.00	\$0.00	\$0.00	\$0.00	\$258,306.88
2020	\$286,494.56	(\$286,494.56)	(\$6,890.38)	(\$2,624.49)	\$0.00	\$0.00
2019	\$288,582.72	(\$288,582.72)	\$0.00	\$0.00	\$0.00	\$0.00
2018	\$276,596.88	(\$276,596.88)	\$0.00	\$0.00	\$0.00	\$0.00
2017	\$251,222.76	(\$251,222.76)	\$0.00	\$0.00	\$0.00	\$0.00
2016	\$236,815.20	(\$236,815.20)	\$0.00	\$0.00	\$0.00	\$0.00
2015	\$214,775.44	(\$214,775.44)	\$0.00	\$0.00	\$0.00	\$0.00
2014	\$206,948.56	(\$206,948.56)	\$0.00	\$0.00	\$0.00	\$0.00
2013	\$210,037.40	(\$210,037.40)	\$0.00	\$0.00	\$0.00	\$0.00
2012	\$208,072.00	(\$208,072.00)	\$0.00	\$0.00	\$0.00	\$0.00
2011	\$194,456.80	(\$194,456.80)	\$0.00	\$0.00	\$0.00	\$0.00
2010	\$199,218.40	(\$199,218.40)	\$0.00	\$0.00	\$0.00	\$0.00
2009	\$210,854.56	(\$210,854.56)	\$0.00	\$0.00	\$0.00	\$0.00
2008	\$210,136.60	(\$210,136.60)	\$0.00	\$0.00	\$0.00	\$0.00
2007	\$249,719.88	(\$249,719.88)	\$0.00	\$0.00	\$0.00	\$0.00
2006	\$196,138.03	(\$196,138.03)	\$0.00	\$0.00	\$0.00	\$0.00
2005	\$174,559.06	(\$174,559.06)	\$0.00	\$0.00	\$0.00	\$0.00
2004	\$166,528.43	(\$166,528.43)	\$0.00	\$0.00	\$0.00	\$0.00
2003	\$155,563.68	(\$155,563.68)	\$0.00	(\$1,555.64)	\$0.00	\$0.00
2002	\$135,267.38	(\$135,267.38)	\$0.00	\$0.00	\$0.00	\$0.00
2001	\$165,658.26	(\$165,658.26)	\$0.00	\$0.00	\$0.00	\$0.00

Treasury Division
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Email us at bfstreasmalbox@honolulu.gov regarding historical tax data questions.

Map



No data available for the following modules: Condominium/Apartment Unit Information, Appeal Information, Agricultural Assessment Information, Residential Improvement Information, Residential Additions, Sketches.

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CITY AND COUNTY OF HONOLULU
Department of Budget and Fiscal Services
Real Property Assessment Division

Parcel Information

Parcel Number 550060050000
Location Address NANILOA LOOP
Project Name
Legal Information POR LOT G-5-A POR LCAW 8559-B:35 & 36, 4270:1 & 3731:4
Property Class AGRICULTURAL; AGRICULTURAL; AGRICULTURAL; AGRICULTURAL
(Multiple Property Classes on Parcel)
Land Area (approximate sq ft) 8,888,941
Land Area (acres) 204.0620

[Plat Map PDF](#) [GIS Parcel Map](#)

Email us at bfsr@mailbox@honolulu.gov regarding Supplemental Plat Map PDFs.

Owner Information

Owner Names
BYU-HAWAII CAMPUS Fee Owner

Assessment Information

☐ Show Historical Assessments

Assessment Year	Property Class	Assessed Land Value	Dedicated Use Value	Land Exemption	Net Taxable Land Value	Assessed Building Value	Building Exemption	Net Taxable Building Value	Total Property Assessed Value	Total Property Exemption	Total Net Taxable Value
2021	INDUSTRIAL	\$1,764,500	\$0	\$0	\$1,764,500	\$16,300	\$0	\$16,300	\$1,780,800	\$0	\$1,780,800
2021	AGRICULTURAL	\$2,250,300	\$0	\$0	\$2,250,300	\$79,400	\$0	\$79,400	\$2,329,700	\$0	\$2,329,700
2021	COMMERCIAL	\$5,523,600	\$0	\$0	\$5,523,600	\$266,200	\$0	\$266,200	\$5,789,800	\$0	\$5,789,800
2021	RESIDENTIAL	\$9,406,400	\$0	\$9,406,400	\$0	\$19,954,300	\$19,954,300	\$0	\$29,360,700	\$29,360,700	\$0

[How to calculate real property taxes](#)

Appeal Information

Year	Appeal Type Value	Scheduled Hearing Date <i>subject to change</i>	Status
2001	TAX APPEAL COURT		Closed
2001	TAX APPEAL COURT		?C?

Land Information

Property Class	Square Footage	Acreage	Agricultural Use Indicator
RESIDENTIAL	5,078,225	116.58	
COMMERCIAL	304,920	7	
INDUSTRIAL	43,560	1	
INDUSTRIAL	399,010	9.16	
AGRICULTURAL	3,063,226	70.322	

[Department of Planning and Permitting \(DPP\)](#)

Residential Improvement Information

Building Number	1	Living Area	748
Occupancy	SINGLE-FAMILY	Bedrooms	3
Framing	WOOD/SINGLE WALL	Full Bath	1
Year Built	1968	Half Bath	0
Eff Year Built			

Residential Additions

Card	Line	Lower	First	Second	Third	Area
1	0					748

Commercial Improvement Information

Property Class	IMPROVED RESIDENTIAL	Units	0
Building Card	2	Structure Type	WAREHOUSE MET/LOW
Building Number	0003	Year Built	1968
Improvement Name		Effective Year Built	1968
Identical Units	1	Gross Building Description	

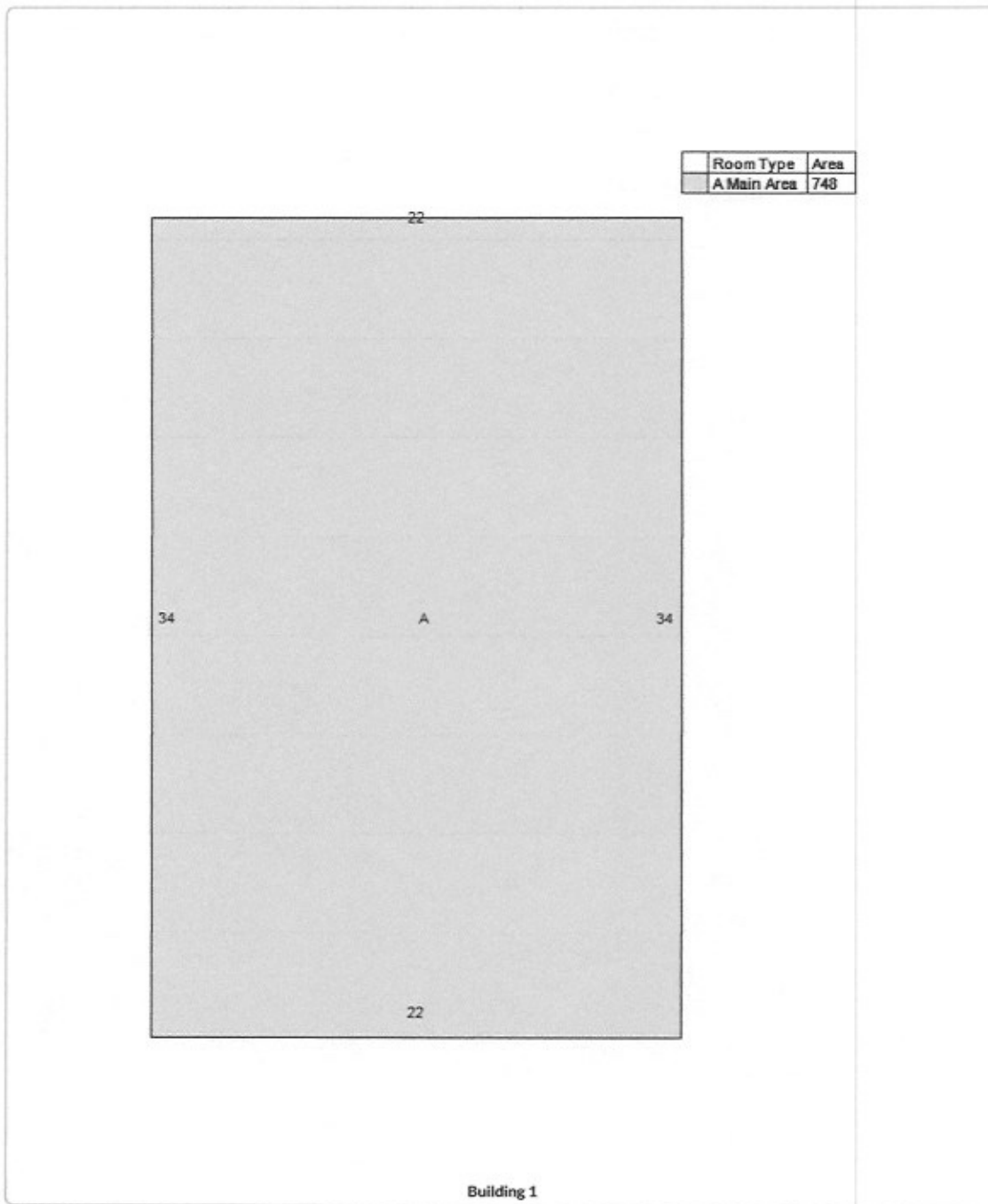
Card	Section	Floor #	Area	Perimeter	Usage	Wall Height	Exterior Wall	Construction
2	1	01	2,760	212	Shell, Industrial	10	MASONRY	STEEL

Property Class	COMMERCIAL					Units	1		
Building Card	51					Structure Type	COMMERCIAL C-3 (MAS)		
Building Number	0001					Year Built	1980		
Improvement Name						Effective Year Built	1980		
Identical Units	1					Gross Building Description			
Card	Section	Floor #	Area	Perimeter	Usage	Wall Height	Exterior Wall	Construction	
51	1	1	705	0	Office Building	8			

Property Class	COMMERCIAL					Units	1		
Building Card	52					Structure Type	COMMERCIAL C-1 (WD)		
Building Number	0002					Year Built	1975		
Improvement Name						Effective Year Built	1975		
Identical Units	1					Gross Building Description			
Card	Section	Floor #	Area	Perimeter	Usage	Wall Height	Exterior Wall	Construction	
52	1	1	160	0	Office Building	8			

Property Class	COMMERCIAL					Units	1		
Building Card	53					Structure Type	COMMERCIAL C-2 (WD)		
Building Number	0003					Year Built	1980		
Improvement Name						Effective Year Built	1980		
Identical Units	1					Gross Building Description			
Card	Section	Floor #	Area	Perimeter	Usage	Wall Height	Exterior Wall	Construction	
53	1	1	1,813	0	Office Building	8			

Sketches



Click on sketch to enlarge

Other Building and Yard Improvements

Description	Quantity	Year Built	Area
FRAME UTILITY SHED	1	1930	130
PHOTOVOLTAIC	1	2020	1
GARAGE WOOD BIT/CONC FLOOR	1	1960	180
CARPORT OPEN GRAVEL FLOOR	1	1960	943
CARPORT OPEN BIT/CONC FLOOR	1	1960	906
GROSS BUILDING VALUE	1	2001	63,317
GROSS BUILDING VALUE	1	2001	154,571
GROSS BUILDING VALUE	1	2001	6,877
GROSS BUILDING VALUE	1	2001	35,748
GROSS BUILDING VALUE	1	2001	23,161
GROSS BUILDING VALUE	1	2001	739,177
GROSS BUILDING VALUE	1	2001	1,884,238
GROSS BUILDING VALUE	1	2001	14,185
GROSS BUILDING VALUE	1	2001	1,936
GROSS BUILDING VALUE	1	2001	411

GROSS BUILDING VALUE	1	2001	32,237
GROSS BUILDING VALUE	1	2001	25,907
GROSS BUILDING VALUE	1	2001	44,185
GROSS BUILDING VALUE	1	2001	46,149
GROSS BUILDING VALUE	1	2001	54,985
GROSS BUILDING VALUE	1	2001	543,776
GROSS BUILDING VALUE	1	2001	147,283
GROSS BUILDING VALUE	1	2001	114,585
GROSS BUILDING VALUE	1	2001	114,585
GROSS BUILDING VALUE	1	2001	100,993
GROSS BUILDING VALUE	1	2001	119,388
GROSS BUILDING VALUE	1	2001	1,298,466
GROSS BUILDING VALUE	1	2001	288,546
GROSS BUILDING VALUE	1	2001	91,092
GROSS BUILDING VALUE	1	2001	5,897
GROSS BUILDING VALUE	1	2001	5,817,601
GROSS BUILDING VALUE	1	2001	2,304,001
GROSS BUILDING VALUE	1	2001	305,112
GROSS BUILDING VALUE	1	2001	274,556
GROSS BUILDING VALUE	1	2001	487,043
GROSS BUILDING VALUE	1	2001	152,609
GROSS BUILDING VALUE	1	2001	152,609
GROSS BUILDING VALUE	1	2001	178,581
GROSS BUILDING VALUE	1	2001	178,581
GROSS BUILDING VALUE	1	2001	178,581
GROSS BUILDING VALUE	1	2001	1,007,891
GROSS BUILDING VALUE	1	2001	168,486
GROSS BUILDING VALUE	1	2001	500,249
GROSS BUILDING VALUE	1	2001	425,383
GROSS BUILDING VALUE	1	2001	431,121
GROSS BUILDING VALUE	1	2001	170,180
GROSS BUILDING VALUE	1	2001	170,180
GROSS BUILDING VALUE	1	2001	170,180
GROSS BUILDING VALUE	1	2001	170,180
GROSS BUILDING VALUE	1	2001	170,180
GROSS BUILDING VALUE	1	2001	170,180
GROSS BUILDING VALUE	1	2001	161,536
GROSS BUILDING VALUE	1	2001	161,536
CARPORT OPEN BIT/CONC FLOOR	1	1965	690
CARPORT OPEN BIT/CONC FLOOR	1	1965	1,092
CARPORT OPEN BIT/CONC FLOOR	1	1965	7,800
FRAME UTILITY SHED	1	1965	616
CARPORT OPEN BIT/CONC FLOOR	1	1975	1,460
FRAME UTILITY SHED	1	1990	15
CARPORT OPEN BIT/CONC FLOOR	1	1990	1,396
GARAGE WOOD BIT/CONC FLOOR	1	1975	3,925
CARPORT OPEN BIT/CONC FLOOR	1	1975	1,650
SCREEN GREENHOUSE	1	1990	3,840
SCREEN GREENHOUSE	1	1980	7,500
FRAME UTILITY SHED	1	1965	448
FRAME UTILITY SHED	1	1965	448
FRAME UTILITY SHED	1	1965	168
FRAME UTILITY SHED	1	1970	648
FRAME UTILITY SHED	1	1970	220
CARPORT OPEN GRAVEL FLOOR	1	1970	100
CARPORT OPEN BIT/CONC FLOOR	1	1970	3,020
GROSS BUILDING VALUE	1	2001	28,700
GROSS BUILDING VALUE	1	2001	45,023
GROSS BUILDING VALUE	1	2001	5,715

Permit Information

Date	Permit Number	Reason	Permit Amount
7/7/2021	866282	ELECTRICAL	\$45,000
11/12/2020	856867	PLUMBING	\$2,000,000
11/12/2020	856866	NEW BUILDING	\$2,000,000
11/12/2020	856865	PLUMBING	\$9,000,000

11/12/2020	856864	NEW BUILDING	\$9,000,000
10/26/2020	856018	PLUMBING	\$1,000,000
10/26/2020	856017	NEW BUILDING	\$9,000,000
10/19/2020	855591	ELECTRICAL	\$3,820,606
10/19/2020	855590	ELECTRICAL	\$5,660,158
10/19/2020	855589	ELECTRICAL	\$4,669,630
10/6/2020	855030	PLUMBING	\$3,500,000
6/8/2020	849667	NEW BUILDING	\$27,000,000
6/8/2020	849664	RETAINING WALL	\$5,000,000
5/20/2020	848933	OTHER WORK	\$225,000
5/6/2020	848399	PLUMBING	\$5,000,000
5/6/2020	848397	NEW BUILDING	\$20,000,000
1/17/2020	844265	DEMOLITION	\$50,000
1/17/2020	844264	DEMOLITION	\$50,000
1/17/2020	844263	DEMOLITION	\$400,000
12/16/2019	843113	PLUMBING	\$400,000
12/13/2019	843044	ALTERATION	\$800,000
6/20/2019	834160	NEW BUILDING	\$1,300,000
9/19/2017	808068	NEW BUILDING	\$300,000
5/10/2017	802417	ALTERATION	\$6,375,000
5/10/2017	802416	ALTERATION	\$195,000
5/10/2017	802415	ALTERATION	\$1,975,000
5/10/2017	802414	NEW BUILDING	\$720,000
5/10/2017	802413	DEMOLITION	\$5,000
5/10/2017	802412	DEMOLITION	\$5,000
5/10/2017	802411	DEMOLITION	\$5,000
5/10/2017	802410	DEMOLITION	\$5,000
5/10/2017	802409	DEMOLITION	\$5,000
5/10/2017	802408	DEMOLITION	\$5,000
5/10/2017	802407	DEMOLITION	\$5,000
5/10/2017	802406	DEMOLITION	\$5,000
1/23/2017	798056	ELECTRICAL	\$275,820
12/11/2012	711585	RETAINING WALL	\$100,000
12/7/2012	711260	NEW BUILDING	\$4,879,860
12/7/2012	711258	NEW BUILDING	\$4,879,860
12/7/2012	711254	NEW BUILDING	\$4,879,860
12/7/2012	711251	NEW BUILDING	\$4,879,860
12/7/2012	711248	NEW BUILDING	\$4,879,860
12/7/2012	711245	NEW BUILDING	\$4,879,860
12/7/2012	711237	NEW BUILDING	\$4,879,860
9/10/2012	701339	NEW BUILDING	\$4,139,792
9/10/2012	701337	PLUMBING	\$100,000
8/6/2012	698674	PLUMBING	\$100,000
7/27/2012	698011	NEW BUILDING	\$1,295,936
3/28/2012	688845	PLUMBING	\$100,000
3/28/2012	688844	NEW BUILDING	\$850,000
3/28/2012	688843	NEW BUILDING	\$1,200,000
3/28/2012	688842	NEW BUILDING	\$1,000,000
3/28/2012	688840	NEW BUILDING	\$1,000,000
8/24/2009	645982	ADDITION	\$200,000
3/6/2007	609574	ALTERATION	\$15,000
9/9/2005	585514	DEMOLITION	\$25,270
10/6/2004	571781	NEW BUILDING	\$50,000
10/6/2004	571775	NEW BUILDING	\$50,001
9/16/2004	570875	ELECTRICAL	\$95,000
9/5/2003	554286	NEW BUILDING	\$1,000,000
9/5/2003	554285	NEW BUILDING	\$1,000,000
12/5/2002	542805	ELECTRICAL	\$1,699
11/20/2002	542301	ALTERATION	\$48,000
11/19/2002	542258	ALTERATION	\$330,000
10/1/2002	540269	ELECTRICAL	\$20,000
8/2/2002	537800	ALTERATION	\$400,000
4/19/2002	533738	NEW BUILDING	\$542,698
4/19/2002	533737	RETAINING WALL	\$1,059,596
4/8/2002	533188	DEMOLITION	\$10,000
7/6/2001	523463	ALTERATION	\$130,000
6/7/2001	522428	ALTERATION	\$220,000

4/3/2001	519978	ELECTRICAL	\$1,000
4/3/2001	519975	NEW BUILDING	\$6,500,000
8/7/2000	511610		\$42,000
7/6/2000	510555		\$3,000,000
6/21/2000	509977		\$49,000
7/8/1999	433483		\$200,000
6/3/1999	431849		\$500,000
6/3/1999	431848		\$500,000
6/3/1999	431847		\$500,000
6/3/1999	431846		\$200,000
5/6/1999	430783		\$10,000
1/27/1999	426932		\$40,000
9/16/1998	422165		\$40,000
7/28/1997	406015		\$3,000
7/22/1997	405802		\$80,000
10/18/1996	395405		\$9,000
10/18/1996	395404		\$200,000

Department of Planning and Permitting (DPP)

Sales Information

Sale Date	Sale Amount	Instrument #	Instrument Type	Instrument Description	Date of Recording	Land Court Document Number	Cert #	Book/Page
04/13/2018			FEE CONVEYANCE	Route Slip				
02/05/2018		A66190405		Grant of easement	02/14/2018			
04/05/2017		A63090067A	FEE CONVEYANCE	Grant of easement	04/10/2017			
01/27/2017			FEE CONVEYANCE	Route Slip				
11/18/2015		A58150553	FEE CONVEYANCE	Deed	12/03/2015			
08/26/2015		A-57300218	FEE CONVEYANCE	Grant of easement	09/09/2015			
08/03/2001			FEE CONVEYANCE	Route Slip				
10/18/2000		0000154091			10/31/2000			
10/03/2000		0000140608			10/05/2000			
07/06/1999								
09/28/1998		9800145684	LEASE		09/29/1998			
03/23/1998		9900005173	FEE CONVEYANCE		01/13/1999			
12/02/1996		9700022934			02/20/1997			
06/22/1992		9200133449			08/14/1992			
02/10/1992								

Current Tax Bill Information

Tax Period	Description	Original Due Date	Taxes Assessment	Tax Credits	Net Tax	Penalty	Interest	Other	Amount Due
2021-2	Property Tax	02/22/2022	\$53,577.36	\$0.00	\$53,577.36	\$0.00	\$0.00	\$0.00	\$53,577.36
	Tax Bill with Interest computed through 08/20/2021		\$53,577.36	\$0.00	\$53,577.36	\$0.00	\$0.00	\$0.00	\$53,577.36

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Taxes might not be up to date due to volume of payments. Please call Treasury Division at (808)768-3980 if you have a question on your balance.

Historical Tax Information

Year	Tax	Payments and Credits	Penalty	Interest	Other	Amount Due
2021	\$107,154.73	(\$53,577.37)	\$0.00	\$0.00	\$0.00	\$53,577.36
2020	\$107,439.93	(\$107,439.93)	\$0.00	\$0.00	\$0.00	\$0.00
2019	\$96,416.90	(\$96,416.90)	\$0.00	\$0.00	\$0.00	\$0.00
2018	\$83,017.46	(\$83,017.46)	\$0.00	\$0.00	\$0.00	\$0.00
2017	\$84,259.94	(\$84,259.94)	\$0.00	\$0.00	\$0.00	\$0.00
2016	\$71,523.90	(\$71,523.90)	(\$743.85)	(\$14.88)	\$0.00	\$0.00
2015	\$71,364.61	(\$71,364.61)	\$0.00	\$0.00	\$0.00	\$0.00
2014	\$68,753.17	(\$68,753.17)	\$0.00	\$0.00	\$0.00	\$0.00
2013	\$73,799.30	(\$73,799.30)	\$0.00	\$0.00	\$0.00	\$0.00
2012	\$73,744.17	(\$73,744.17)	(\$2,212.32)	(\$781.69)	\$0.00	\$0.00
2011	\$73,690.18	(\$73,690.18)	\$0.00	\$0.00	\$0.00	\$0.00
2010	\$73,692.66	(\$73,692.66)	\$0.00	\$0.00	\$0.00	\$0.00
2009	\$76,088.34	(\$76,088.34)	\$0.00	\$0.00	\$0.00	\$0.00
2008	\$77,255.85	(\$77,255.85)	\$0.00	\$0.00	\$0.00	\$0.00

2007	\$77,121.26	(\$77,121.26)	\$0.00	\$0.00	\$0.00	\$0.00
2006	\$76,559.70	(\$76,559.70)	\$0.00	\$0.00	\$0.00	\$0.00
2005	\$69,238.63	(\$69,238.63)	\$0.00	\$0.00	\$0.00	\$0.00
2004	\$75,662.04	(\$75,662.04)	\$0.00	\$0.00	\$0.00	\$0.00
2003	\$59,065.59	(\$59,065.59)	\$0.00	\$0.00	\$0.00	\$0.00
2002	\$52,444.81	(\$52,444.81)	\$0.00	\$0.00	\$0.00	\$0.00
2001	\$61,342.26	(\$61,342.26)	\$0.00	\$0.00	\$0.00	\$0.00

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Email us at bfstreasmal@box@honolulu.gov regarding historical tax data questions.

Map



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Resolution 21-23 Proposed Oahu General Plan 2017

Honolulu City Council Chair Tommy Waters
Brandon Elefante, Chair Zoning and Planning
Esther Kiaaina
Andria Tupola
Carol Fukunaga
Augie Tulba
Calvin Say
Heidi Tsuneyoshi
Radiant Cordera

Dean Uchida
Director of Department of Planning and Permitting

SUPPORT Oahu General Plan Amendment ECONOMY OBJECTIVE B, POLICY 8.

Aloha Chair Waters, Zoning Chair Elefante and city council members:

Thank you for assisting in this very important land-use process for Oahu. The proposed Oahu General Plan (2017) is inherently outdated and PRE-COVID. Much improvement and updating to this 2017 Draft is needed, if we have learnt from this pandemic.

Some of us have served on the Ko'olau Loa SCP Citizens Advisory Committee (KSCAC) and also the Oahu General Plan process. All of us volunteers have participated in this process for the public good, not for our personal, professional or religious affiliations.

Specifically, residents have voiced concerns that their input had not been reflected in the DPP drafts throughout this lengthy Oahu General Plan Update process. Residents have expressed their concerns to DPP's consultant and staff. The standard response was the public would have a chance to share their concerns when the FINAL Draft reached the City Council hearings. Amendments could be adopted then.

WE SUPPORT the following proposed Amendment to ECONOMY OBJECTIVE B POLICY 8. For the clarifications below, we strongly support the amendment below as proposed. This recent proposed amendment is more consistent with the Ko'olau Loa Sustainable Communities Plan and supports the intent of the General Plan to provide and protect diversity and sustainability for Oahu, including to KEEP THE COUNTRY COUNTRY.

<https://hnl.doc.hawaii.gov/hnl/doc/document-download?id=11373> Page 27

[Facilitate] Manage the development of the following secondary resort areas: Ko 'Olina [Resort], Turtle Bay [Resort], [Hoakalei Resort at] Ocean Pointe, and Makaha Valley [, and La'ie.] in a manner that respects existing lifestyles and the natural environment.

MEASURE NO.	PLAN TITLE	AMENDING (Reso/Bill/Plan)	SECTION or EXHIBIT or FIGURE	SECTION or EXHIBIT TITLE	PG NO.	AMENDMENT DESCRIPTION/ DETAILS	AMENDMENT TEXT (RAMSEYER NEW LANGUAGE)	CLARIFICATION/ COMMENTS
Resolution 21-23	O'ahu General Plan	Plan	The Economy and Equity	Objective B, Policy 5	24	Amends Policy 5.	Provide related public expenditures for <u>infrastructure in</u> rural and urban-fringe areas that are highly impacted by the visitor industry.	
Resolution 21-23	O'ahu General Plan	Plan	The Economy and Equity	Objective B, Policy 6	24	Amends Policy 6.	Provide for a high-quality and <u>[safe] livable</u> environment for <u>[visitors-and]</u> residents <u>as well as visitors</u> in Waikiki <u>[,and support measures to ensure visitors'-and-residents' safety in all areas of O'ahu].</u>	
Resolution 21-23	O'ahu General Plan	Plan	The Economy and Equity	Objective B, Policy 7	24	Amends Policy 7.	Concentrate on the quality of the visitor experience in Waikiki <u>[,rather than on development densities].</u>	
Resolution 21-23	O'ahu General Plan	Plan	The Economy and Equity	Objective B, Policy 8	25	Amends Policy 8.	<u>[Facilitate] Manage</u> the development of the following secondary resort areas: Ko 'Olina <u>[Resort]</u> , Turtle Bay <u>[Resort]</u> , <u>[Hoakalei Resort at]</u> Ocean Pointe, <u>and</u> Makaha Valley <u>[,and La'ie.]</u> <u>in a manner that respects existing lifestyles and the natural environment.</u>	Partial Planning Commission recommendation.
Resolution 21-23	O'ahu General Plan	Plan	The Economy and Equity	Objective B, Policy 9	25	Amends Policy 9.	Preserve <u>[the well-known and widely publicized]</u> scenic qualities of O'ahu for residents and visitors alike.	
Resolution 21-23	O'ahu General Plan	Plan	The Economy and Equity	Objective B, Policy 10	25	Amends Policy 10.	Encourage physical improvements, social services, and cultural programs that contribute to a <u>[high-quality] high value</u> visitor experience, <u>while ensuring that visitors financially support these improvements.</u>	
Resolution 21-23	O'ahu General Plan	Plan	The Economy and Equity	Objective B, Policy 11	25	Delete Policy 11.	<u>[Policy 11]</u> <u>Consider small-scale community-oriented visitor accommodations in non-resort areas with attention to community input, compatibility of uses, infrastructure adequacy, and the ability to enforce effectively.]</u>	Planning Commission recommendation.



For this letter, we are focusing on the below Paragraph 9 submitted by DPP to the Zoning Committee (COM. 522 ZP). Per DPP's comments, we are further providing supporting analysis and explanations to the amended ECONOMY OBJECTIVE B Policy 8 :

*" At least one proposed policy amendment contains statements contrary to adopted DP/SCP policy without offering analysis or explanation. For example, in the area of Economy and Equity, the proposed amendment to Objective B, Policy 8 on page 25 revises the language to omit Laie as a secondary resort area. **It should be noted, however, that this is contrary to language in the Ko'olau Loa SCP, Ordinance 21-1.** "*

DPP's above comments are outdated and erroneous.

The Koolau Loa SCP documents **do not** support DPP's erroneous claim that the current council's amendment to Paragraph 9 is **"is contrary to language in the Ko'olau Loa SCP, Ordinance 21-1."**

1. It must be noted that it's the Ko'olau Loa **Sustainable** Communities Plan (KSCP), **NOT Development** Plan. Hence, the current amendment from the Council more accurately reflects the KSCP and the sentiments of the communities in this region.
2. It must be noted that Ko'olina Resort and La'ie "resort" cannot even be clumped into the same category. Ko'olina is in the planned Second City for Oahu.
3. La'ie is a rural low-density community of Laie in Ko'olau Loa. The ONLY "RESORT" footprint for Laie's Marriott hotel is **5.9 acres**. Conversely, the RESORT footprint for Ko'olina Resort encompasses about **642 acres**.
4. It must be noted that the "*Laie Inn*" as described in the Ko'olau Loa SCP has already been redeveloped into the "*Marriott Courtyard*" **within its existing 5.9 acres "resort" footprint** in 2015. There is no increase in "resort" zoned areas in Laie or Ko'olau Loa.
5. It must be noted that DPP must clearly understand that
 - Laie has only an existing **5.9 acres "resort"** zoning that is inland. EXHIBIT A.
 - The Polynesian Cultural footprint zoning is "**Commercial**". EXHIBIT B.
 - BYU-Hawaii campus has a mixture of "Agricultural", "Commercial" and "Industrial" zoning. EXHIBIT C
 - The privately-owned beachfront and other properties in Laie are all zoned "**Residential 5**". Laie Point is zoned Residential 7.5 The Laie Shopping Center is zoned "Commercial"
6. Does DPP wish to unilaterally facilitate the entire Laie community into a "resort" community and destroy its rural features and values?

A. If so, DPP would fundamentally contradict the language, intent of the KSCP and the entire Oahu General Plan principles and policies of “KEEP THE COUNTRY COUNTRY” that protects open-space and rural communities values, including cultural, watersheds, and so on.

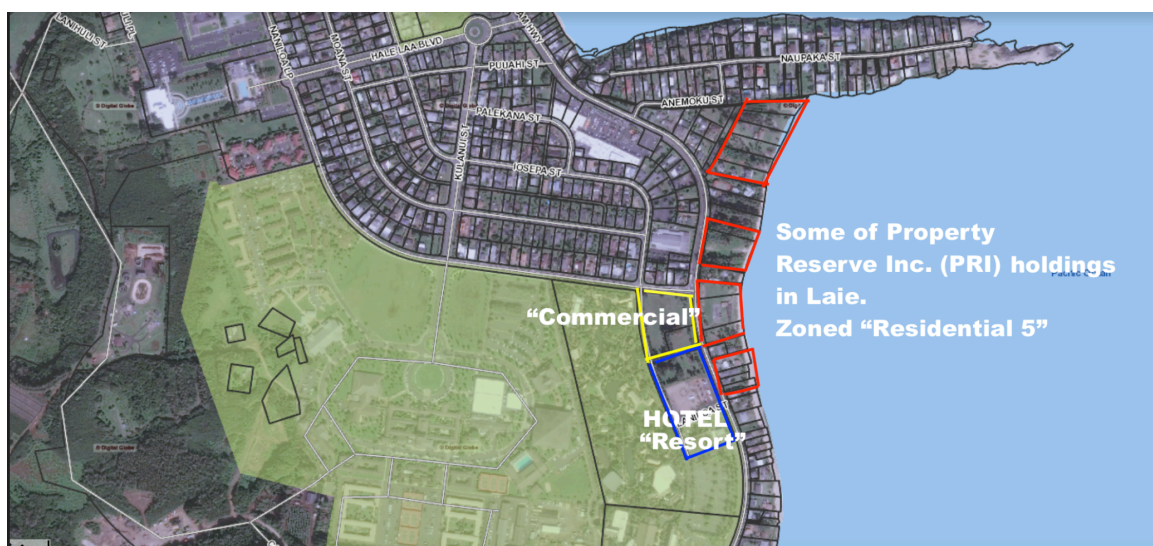
B. There is no question that the entire Ko’olau Loa region will fight tooth and nail against inevitable multiplier impacts on this region if this is what DPP wishes to initiate. There is only a 100-year-old 2-lane Kamehameha “Highway” that connects the coastal communities of Kahalu’u, Waiahole-Waikane, Kahana, Ka’a’awa, Punalu’u, Hau’ula, Laie, Kahuku, Kawela, Sunset, Haleiwa.



DENNIS ODA / DODA@STARADVERTISER.COM

Climate changedriven sea level rise and erosion are prompting emergency road repairs along the 10-mile shoreline from Hauula to Kaaawa. Workers made temporary repairs on Feb. 11 to erosion damage from high surf on Kamehameha Highway near Swanzv Beach Park in Kaaawa.

7. DPP is mistaken or misguided about the values of **Economy and Equity** in Laie. For your information, the ONLY brick-and-mortar business enterprise NOT owned by Property Reserves or Hawaii Reserves in Laie is the very tiny 1926 Wooden frame mom-and-pop Hukilau/Sam's store. The Laie Shopping Center, Cackle Fresh, Polynesian Cultural Center, PCC Marketplace, Courtyard Marriott Hotel, McDonalds, Laie Chevron are all owned or leased through the same entity. Residents are leery of a major monopoly controlling commercial activities in the region.
8. Furthermore, it's common knowledge that Hawaii Reserves, Inc. aka Property Reserves, Inc. has been incrementally acquiring beachfront properties in Laie. Ko'olau Loa residents are alarmed and do not wish to see Laie beachfront properties turned into a north shore Waikiki in the future.



As mentioned, some of us have served in the Citizens Advisory Committee or are actively involved in the Ko'olau Loa Sustainable Communities Plan (KSCP). We were witnesses to the intransigent actions taken to favor Laie by then Mayor Mufi Hannemann.

We thank the Zoning and Planning Committee for its thoughtful attention to words and content and consequences relating to Objective B, Policy 8 - to provide more clarity and consistency between the Oahu General Plan and the Ko'olau Loa Sustainable Communities Plan.

We're open to questions or clarifications, if needed.

Sincerely,

Ko'olau Waialua Alliance
Joe Wilson
Tēvita Ka'ili
Raynae Fonoimoana
Lynell DaMate
Kari Labrador
Angela Huntmer

Ben Shafer
Dr. Kalamaokaaina Niheu
Gwen Kim
Kealoha Domingo
Bobbie Mattoon
James Mattoon
KC Connors
Andrea Anixt
Katherine Heath
Kamalani Keli'ikuli
LeeAnn Wong Scovel
Choon James
Jessica dos Santos
Melissa Ka'onohi-Camit