

JOINT MEETING  
CITY PLANNING COMMISSION, U. S. NAVY, AIR FORCE, ARMY,  
CIVIL AERONAUTICS ADMINISTRATION, AND HAWAII AERONAUTICS COMMISSION  
TUESDAY, NOVEMBER 13, 1956

The joint meeting of City Planning Commission, U. S. Navy, Air Force, Army, Civil Aeronautics Administration, and Hawaii Aeronautics Commission was called to order by Dr. Francis K. Sylva, Chairman of Hawaii Aeronautics Commission, on Tuesday, November 13, 1956, at 1:33 p.m., in the HAC Board Room, Overseas Terminal Building, Honolulu International Airport.

The Chairman stated that the purpose of the meeting was to inform the Planning Commission of what is being done at the Honolulu International Airport and its effect on surrounding areas, especially, Damon Tract; and that the Planning Commission had invited the military services to participate in the discussions.

The plan of the proposed terminal area was pointed out on "DFW Terminal Site Plan Advance Print," dated 11-8-56, by Mr. Tim Ho, Airport Engineer. Mr. Ho stated that, in order to have a workable terminal in 1959 in readiness for the advent of commercial jet planes, roughly 66 acres outlined in yellow will be needed and that, judging by past experience, the area shaded in green in all probability will be required by 1965 for further expansion.

The Chairman pointed out that all of the area outlined in yellow down to Kaimana Road must be acquired at the outset in order to start construction, that a new entrance to the terminal area must be built, and that the fixed base operators' demands for considerable space might require the area shaded in green earlier than planned.

Mr. Roehrig stated that the Planning Commission would like to cooperate and to properly zone the contiguous areas and is looking for concrete evidence that there is a final plan that is fully endorsed and is going to be followed by the agencies that are going to operate the airport. He added that, if it is "the" plan that has the unqualified support of all of the using agencies, it is the duty of the Planning Commission to accept it as a fact and to make a zoning determination of the contiguous land uses.

The Chairman advised that a document known as declaration of intent to make the Honolulu International Airport one big airport complex operated by Air Force, Navy and civilian agencies has been signed, and that the three services are trying to put a bill through Congress to effectuate the exchange of land agreed upon at the local level. He stated that the document may not be as strong as the group would like to have it but that it is the best obtainable for the moment. He further stated that the Joint Real Estate Transfer Committee, composed of one representative from each of the participating agencies, had submitted a report to implement this plan.

Mr. Dolan, CAA representative and member of the Joint Real Estate Transfer Committee, stated that, because it is not possible to determine when Congress will pass the proposed legislation, there is also under consideration and development leases which would allow HAC to start construction in the interim period in order that the new terminal may be finished in time to receive jet traffic by 1959. He further stated that CAA has an established policy that a 20-year lease is sufficient title to warrant the expenditure of Federal funds in a project.

Mr. Wheeler, pointing to page 14 of "HAC 1956 Report," emphasized that it is an indication of intent of the parties concerned to effect this master plan and that the plan can be put into effect as soon as the lease is signed, which can be done by administrative action not requiring an Act of Congress.

The Chairman advised that the airport complex master plan had been approved by all of the parties.

Mr. Bent of the Planning Commission questioned the expenditure of Territorial funds for improvements on leased land. Mr. Fukuda informed him that action on the master plan was initiated when the Navy commenced demolishing buildings in the area to be transferred, substantiating the firmness of the master plan. He added that Congressional transfer of title between Territory and Navy will not be accomplished until Congress convenes; in the meantime, construction plans cannot wait so the Navy is already tearing down the buildings, and that the Territory may also, like the CAA, invest in improvements with a long term lease.

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Mr. Houghtailing expressed concern over the omission from the master plan of 35 acres of land located Diamond Head side of the airport entrance road and asked whether it is a wise thing to allow such a plot in an area highly used by airplanes to be zoned for other purposes.

Mr. Wheeler brought out the possibility that, if the seaplane re-emerges as a major factor in mass transportation of people at some future date, the area adjacent to the proposed park on the sea lane channel would be the logical site for a terminal for commercial seaplane operations.

In reply to Mr. Honda's inquiry as to whether the Parks Board designated the 35 acre area as an extension area for the park, Mr. Houghtailing stated that he did not know. He then asked whether it was wise, with all of the airline activities there, to allow people into the area for recreational purposes.

Mr. Honda pointed out that, in the City Planning Director's memorandum to the Planning Commission, it was proposed that the City Planning Commission should "assist in planning a recreational area to serve as a replacement to Keehi Lagoon around Salt Lake Crater," and asked if the Planning Commission was planning to remove the Keehi Lagoon Park. Mr. Houghtailing stated that the proposed park was a mandate of the Legislature and so had no authority to do so.

The Chairman advised that the 35 acres mentioned is directly in flight path and that, no matter what it is zoned for, any structure thereon must meet certain height requirements; that he could not see how HAC could object to the use of the area as a park site; and that it is up to the Planning Commission to determine whether it is a good location for a park.

Mr. Wheeler commented that zoning of this area should be compatible to the Doolittle Report. Mr. Dolan added that, from CAA's standpoint and following through with the Doolittle Report and various CAA Technical Standard Orders, clearance requirements for this area pretty well restrict what can be placed there; that, if the Doolittle Report is followed, congestions or any assemblages of people in the take-off area of a runway may not be allowed; and that anything over 40-1 clearance would be objected to by CAA from a safety standpoint.

Mr. Wheeler stated that he knows of no land which could be more quickly converted to airport usage than land developed for a park; that it just comes down to relative safety; however, noise factor in jets should also be considered.

The close proximity of the gasoline storage tanks was also discussed. Mr. Wheeler stated that the tank farm area (which would be partially underground storage) is not necessarily incompatible with the park.

The Chairman advised that the Commission has been informed that fuel requirement will be so high that the oil company will extend a line from Iwilei to the terminal area.

The Chairman stated that the requirements as shown in areas in yellow and part of green are needed now and that the Planning Commission will have to determine uses for the additional area, which HAC cannot justify claiming because it does not have the funds to purchase it. Mr. Honda added that HAC can only purchase land for aeronautical purposes.

Mr. Bent of the Planning Commission commented that the park area would be perfect for industrial use until such time as HAC needs it.

General Chappell stated that the area does not affect the Air Force; however, it will have to be used for airport use in the not too distant future since that is the only land available for expansion. The Chairman added that that is a fair statement.

Capt. Barnwell stated that the Navy's interest is primarily one of giving the Territory land outlined in red and receiving in return 200 acres of land in green.

The Chairman stated that, although the Navy is reluctant to advise HAC as to what it feels is HAC business, an admiral had commented to him that HAC would be very wise if it took over all of the Damon Tract area down to the sea lane inasmuch as it will be required in the future for some airport use.

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Commenting on the proposed ordinance submitted by the Planning Commission, Mr. Wheeler said that there are specific items therein to which the Commission takes exception.

The Chairman stated that the proposed ordinance will be studied by HAC and the comments will be forwarded to the Planning Commission in due time.

Reehrig thanked the group for the opportunity to discuss this matter and stated that he was satisfied with the statements made.

The meeting was adjourned at 3:05 p.m.

RECORD OF ATTENDANCE

Mr. Don Horio, Honolulu Star-Bulletin  
 Mr. Carl Carlmail, Hq., PACD, MATS, Hickam  
 Capt. Joseph B. Barnwell, District Public Works, Navy  
 B/G Julian Chappel, HQ, 7th Air Force  
 L/C S. H. Lowry, HQ., 7th Air Force  
 Ron Burla, Burla & Associates  
 Mr. Tim Ho, Department of Public Works  
 Mr. Theodore A. Vierra, Architect  
 Mr. Katsuro Miho, City Planning Commission  
 Mr. George K. Houghtailing, City Planning Commission  
 Mr. George T. Centeio, City Planning Commission  
 Mr. Henry Chun Hoon, City Planning Commission  
 Mr. R. Gibson Rietow, City Planning Commission  
 Mr. D. K. Bent, City Planning Commission  
 Mr. Kenneth W. Roehrig, City Planning Commission  
 Mr. Paul R. Weissich, Park Board, City and County of Honolulu  
 Mr. Jack McAuliff, City Planning Commission  
 Mr. MacKenzie Shannon, Navy  
 Mr. Charles Turner, Advertiser  
 Mr. Mark E. Martin, Hawaii Aeronautics Commission  
 Mr. G. Livingston, Hawaii Aeronautics Commission  
 Mr. R. K. Fukuda, Hawaii Aeronautics Commission  
 Mr. John V. Dolan, Civil Aeronautics Administration  
 Dr. Francis K. Sylva, Chairman, HAC  
 Mr. Dorsey W. Edwards, HAC  
 Mr. Ralph C. Honda, HAC  
 Mr. George Kobayashi, HAC  
 Mr. Richard Wheeler, HAC  
 Mr. D. L. Grubb, Hawaiian Airlines  
 Mr. Alex Gignoux, Chairman, City Planning Commission  
 Mr. Raymond M. Walton, HAC

NOTE: All areas referred to herein by color were indicated on DPW Terminal Site Plan Advance Print dated 11-8-56.

Respectfully submitted,



Ralph C. Honda, Secretary