
HOUSE CONCURRENT RESOLUTION

ENCOURAGING KAMEHAMEHA SCHOOLS BISHOP ESTATE TO KEEP KAMILO NUI VALLEY IN AGRICULTURAL LAND USE AND TO RENEGOTIATE AFFORDABLE LEASE RENTS TO ALLOW EXISTING FARMERS TO REMAIN ON THEIR FARM LOTS UNTIL 2025.

1 WHEREAS, the constitution of Hawaii sets forth the goal of
2 preservation of agriculture lands in the State of Hawaii; and
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4 WHEREAS, land ownership in Hawaii is dominated by a small
5 number of large land owners which exercise large amounts of
6 influence on the overall social and economic fabric of the
7 islands, especially upon those who are dependent upon lease
8 rents particularly at times of lease renegotiations; and
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10 WHEREAS, Kamilo Nui Valley is the last large parcel of
11 undeveloped land in East Honolulu, and is owned by Kamehameha
12 Schools Bishop Estate; and
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14 WHEREAS, the farmers of Kamilo Nui Valley have been working
15 the land for decades, raising many different types of
16 agricultural products from vegetables to nurseries and are now
17 entering a period of lease renegotiations; and
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19 WHEREAS, the farmers of Kamilo Nui Valley wish to be able
20 to afford to remain on their farms and that the agriculture
21 lands of the valley remain in such usage; and
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23 WHEREAS, the City Council on August 11, 2004 unanimously
24 adopted a resolution to maintain Kamilo Nui's agricultural
25 designation until at least 2020, the time period called for
26 under Honolulu's East Oahu Sustainable Communities Plan; and
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28 WHEREAS, the farmers held their leases since the 1970's,
29 and the leases run until 2025 under the condition that the use
30 of land remain agricultural, however, the lease rents comes up
31 for renegotiation this year; and
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1 WHEREAS, a local developer and Kamehameha Schools Bishop
2 Estate reached an agreement in 2005 to buy the 87 acres of
3 Kamilo Nui Valley for an undisclosed amount of money, under the
4 condition that the developer convince the leaseholders to sell
5 him their lease interests; and

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7 WHEREAS, a number of farmers in the valley approached
8 Kamehameha Schools Bishop Estate with a proposal to sell the
9 lease interests as a way to recoup their investment and years of
10 hard work; and

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12 WHEREAS, most farmers want to continue to work the land and
13 conduct their business as afforded under their leases; and

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15 WHEREAS, a community group, Livable Hawai'i Kai Hui,
16 submitted a petition to the City Council that was signed by
17 3,500 Hawai'i Kai residents demanding no change in the current
18 urban/agricultural boundary; and

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20 WHEREAS, Kamilo Nui Valley is part of the natural watershed
21 for Hawai'i Kai, the first line of defense in a system of flood
22 control of which the marina is also a part of; and

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24 WHEREAS, development of Kamilo Nui Valley could lead to a
25 situation similar to the New Year's Eve flood of 1987, when
26 flood water turned Hahaione Valley into a river complete with
27 floating cars and trees; and

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29 WHEREAS, Kamehameha Schools Bishop Estate already stated
30 that they will continue to base rents on the agricultural zoning
31 of the land, but also observed that the value of agricultural
32 land has skyrocketed but primarily driven by urban land values;
33 now, therefore,

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35 BE IT RESOLVED by the House of Representatives of the
36 Twenty-fourth Legislature of the State of Hawaii, Regular
37 Session of 2007, the Senate concurring, that the Legislature
38 encourages Kamehameha Schools Bishop Estate to keep Kamilo Nui
39 Valley in agricultural use for its crucial role in
40 sustainability and for its key role in its watershed abilities
41 to prevent flooding and to protect water quality; and

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43 BE IT FURTHER RESOLVED that Kamehameha Schools Bishop
44 Estate is encouraged to exercise reasonableness and discretion



1 in their renegotiations of lease rents this year, based on fair
2 market land value against or contingent upon crop type, in an
3 effort to balance the multiple interests involved; and
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5 BE IT FURTHER RESOLVED that certified copies of this
6 Concurrent Resolution be transmitted to Kamehameha Schools
7 Bishop Estate, the members of the Honolulu City Council, the
8 Hawai'i Kai Neighborhood Board, and Livable Hawai'i Kai Hui.
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OFFERED BY:



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