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## HOUSE RESOLUTION

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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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33 WHEREAS, a local developer and Kamehameha Schools Bishop  
34 Estate reached an agreement in 2005 to buy the 87 acres of  
35 Kamilo Nui Valley for an undisclosed amount of money, under the



1 condition that the developer convince the leaseholders to sell  
2 him their lease interests; and

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

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

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12 WHEREAS, a community group, Livable Hawai'i Kai Hui,  
13 submitted a petition to the City Council that was signed by  
14 3,500 Hawai'i Kai residents demanding no change in the current  
15 urban/agricultural boundary; and

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

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

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

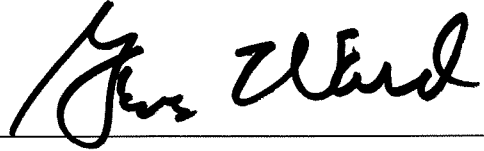
31  
32 BE IT RESOLVED by the House of Representatives of the  
33 Twenty-fourth Legislature of the State of Hawaii, Regular  
34 Session of 2007, that this body encourages Kamehameha Schools  
35 Bishop Estate to keep Kamilo Nui Valley in agricultural use for  
36 its crucial role in sustainability and for its key role in its  
37 watershed abilities to prevent flooding and to protect water  
38 quality; and

39  
40 BE IT FURTHER RESOLVED that Kamehameha Schools Bishop  
41 Estate is encouraged to exercise reasonableness and discretion  
42 in their renegotiations of lease rents this year, based on fair  
43 market land value against or contingent upon crop type, in an  
44 effort to balance the multiple interests involved; and



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2 BE IT FURTHER RESOLVED that certified copies of this  
3 Resolution be transmitted to Kamehameha Schools Bishop Estate,  
4 the members of the Honolulu City Council, the Hawai'i Kai  
5 Neighborhood Board, and Livable Hawai'i Kai Hui.  
6  
7  
8

OFFERED BY:

A handwritten signature in black ink, appearing to read "Gene Ward", is written over a horizontal line.

MAR 14 2007

