

Marconi Farms
North Shore Oceanfront
Kahuku, Oahu, Hawaii





Marconi Point Property Description

Property Description:

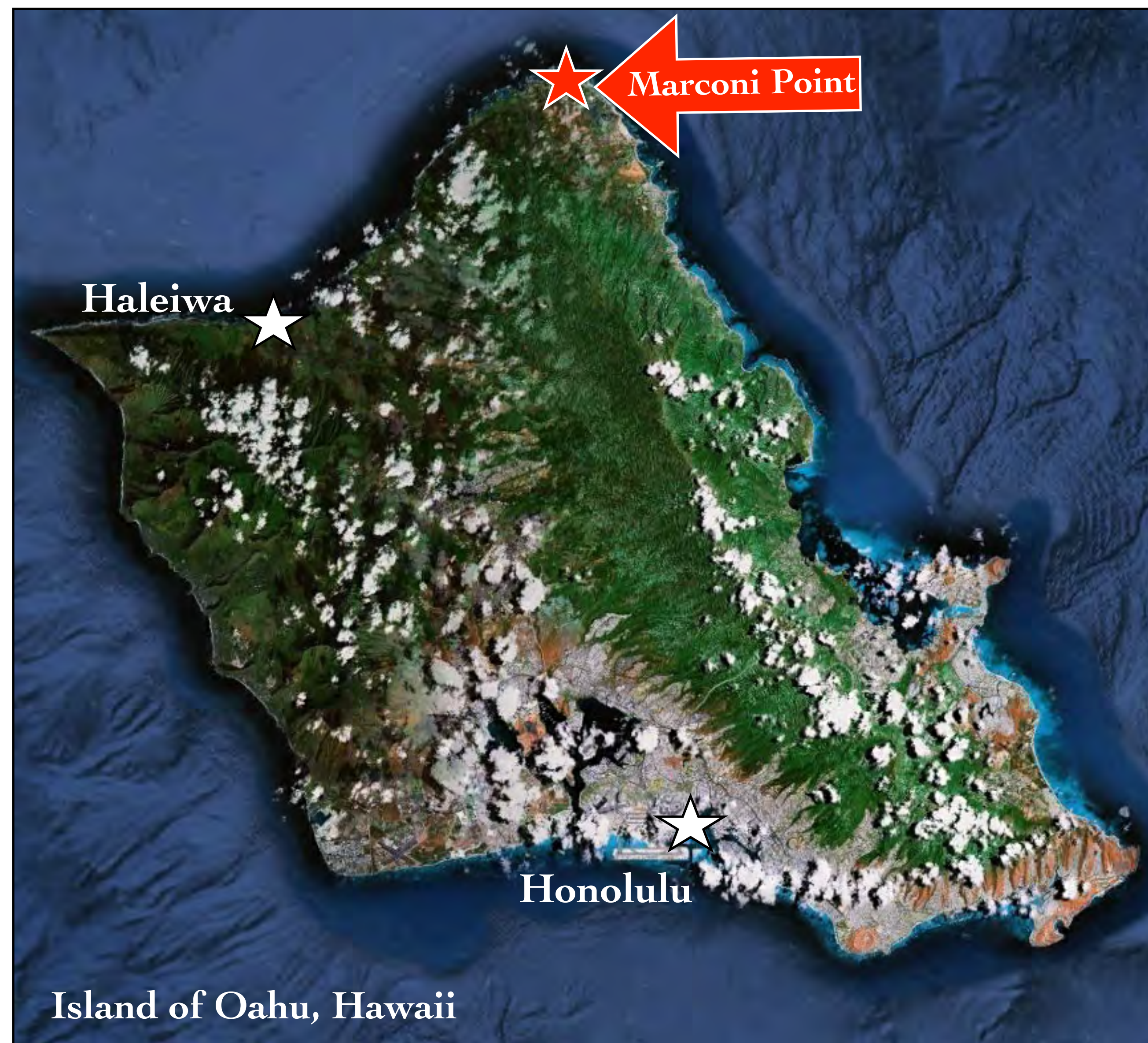
- Part of the Marconi Point Condominium Property Regime (CPR)
 - Fee Simple Ownership, 95 acres
 - 3,000+ feet of oceanfront including a sandy beach
 - State Historic Site
 - Marconi/RCA Wireless Telegraph Station (1913 – 1941)
 - Kahuku Army Air Force Base (1941 – 1947)
- 3,600 feet of Arnold Palmer Golf Course frontage
- State Land Use: Agricultural District & Conservation District
- County Zoning: Agricultural (AG-2) & Preservation (P-1)
- Land Study Bureau Rating: D, E, & Not Classified
- Solar Rating Map: 500 (Highest on Oahu)
- Existing Ranch Operating under a Soil & Water Conservation Plan
- Tax Map Key (TMK): 1-5-6-003-053.

Location Description:

- Located at 56-1089 Kamehameha Highway, Kahuku, HI
- Located at the end of Marconi Road
- Adjacent to Turtle Bay Resort (western neighbor)
- Adjacent to Private Ownership & James Campbell Wildlife Refuge

Access:

- 45 minutes from Downtown Honolulu & Airport
- 25 minutes from Historic Haleiwa town
- 15 minutes from famous Waimea Bay
- 10 minutes from Sunset Beach
- 10 minutes from Laie



Marconi Farms

CPR Units 1-15





Marconi Farms: Units 1-10

MARCONI FARMS: Units 1-10

CPR Unit#	Ac.	Oceanfront
1	4.086	341'
2	2.861	189'
3	2.862	192'
4	3.139	204'
5	3.009	179'
6	2.891	147'
7	2.201	Access
8	2.339	Access
9	2.216	Access
10	1.041	Access

LEGEND

- Roadway: Marconi Point CPR Common Element
- Proposed Roadway: Turtle Bay Resort Easement Area
- Windbreak / Shelterbreak
- Private Beach Access
- Windbreak / Shelterbreak
- Roadway / Landscaping
- Conservation District Boundary
- Unit Boundaries
- Primary Agricultural Use Area



PRIMARY LAND USE: ORCHARD OPTIONS



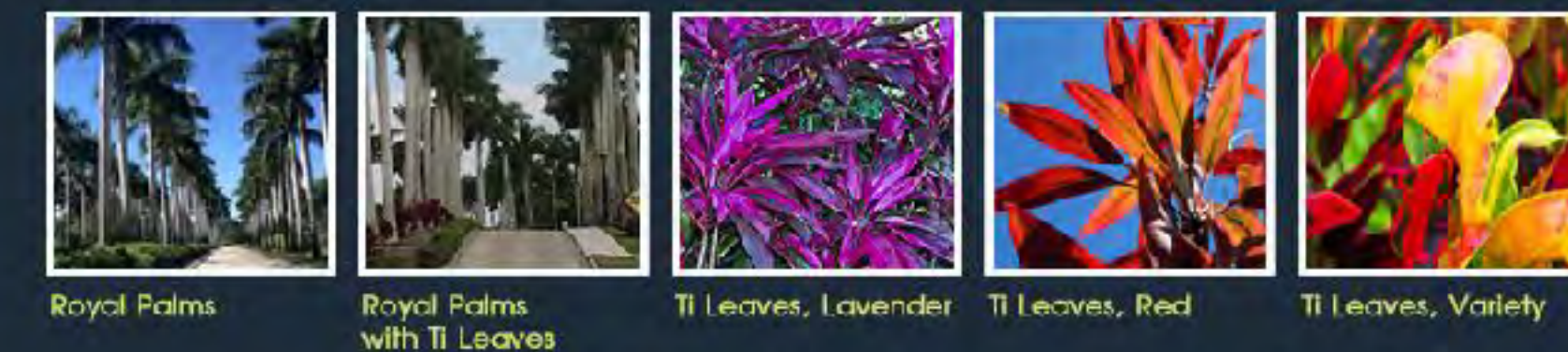
PRIMARY LAND USE: PASTURE OPTIONS



WINDBREAK / SHELTERBREAK



ROADWAYS



Agricultural Site Plan based on Soil & Water Conservation Plan

Marconi Farms: Units 1 - 10





Marconi Farms: Units 11-15

MARCONI FARMS: Units 11-15		
CPR Unit#	Ac.	Golf Course Front
11	2,117	292'
12	3,524	256'
13	2,366	291'
14	2,108	314'
15	2,017	562'

LEGEND	
	Roadway: Marconi Point CPR Common Element
	Proposed Roadway: Turtle Bay Resort Easement Area
	Windbreak / Shelterbreak
	Private Beach Access
	Windbreak / Shelterbreak
	Roadway / Landscaping
	Conservation District Boundary
	Unit Boundaries
	Primary Agricultural Use Area



CROP PRODUCTION



Asparagus



Tamarillo



Pomegranate



Guava



Lilikoi Fruit



Lemons



Limes



Tangerines



Pummelo

TREE ESTABLISHMENT



Citrus Trees



Coconut Palms



Date Palms



Lemons



Other Fruit Trees



Lilikoi Vines

WINDBREAK / SHELTERBREAK



Bougainvillea - Lavender w Coconut Palms



Bougainvillea - Red



Bougainvillea - Pink

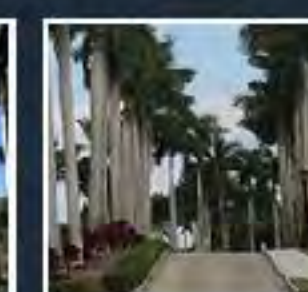


Hibiscus - White

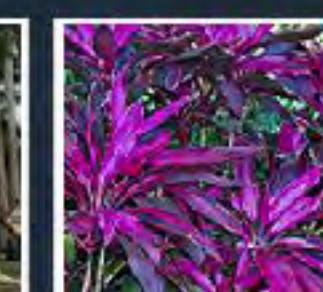
ROADWAYS



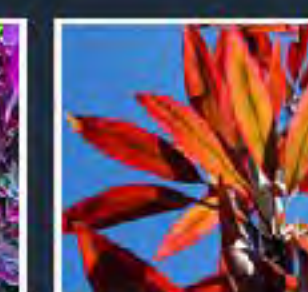
Royal Palms



Royal Palms with T. Leaves



T. Leaves, Lavender



T. Leaves, Red



T. Leaves, Variety

Agricultural Site Plan based on Soil & Water Conservation Plan

Marconi Farms: Units 11 - 15



Marconi Farms
Available Units 2, 4, 8 & 11
Farm Dwellings Permitted





Marconi Farms: Phase I Farm Dwelling Price List

UNIT NUMBER	ACREAGE	OCEANFRONT FEET	HOMES ALLOWED	PRICE
2	2.861	189	1 Farm Dwelling	Sold
4	3.139	192	1 Farm Dwelling	\$3,750,000
8	2.339	Beach Access	1 Farm Dwelling	Sold
11	2.117	Beach Access	1 Farm Dwelling	Sold

- Prices include complete infrastructure buildout
- Seller Financing Available



Farm Dwelling Definition & Development Guidelines

Farm Dwelling Definition & Development Guidelines

Farm dwelling means a dwelling located on and used in connection with a farm where agricultural activity provides income to the family occupying the dwelling. The table to the right details minimum lot area, width, depth, front, side, rear yards, maximum building area, and maximum height for farm dwellings located in AG-2.

Additionally, each farm dwelling and any accessory uses shall be contained within an area not to exceed 5,000 square feet of the lot. (Added by Ord. 99-12).

The building envelope is defined as any polygon, which has an area that does not exceed 5,000 square feet in area, and for which the exterior angles are greater than 180 degrees. The applicant will have to submit calculations supporting the area of the polygon when filing for the building permit.

In addition to building areas, elements which must be located completely within the 5,000 square foot envelope include: eaves and overhangs, carports and garages, gazebos and trellised areas, uncovered stairways and decks, storage shed, swimming pools, and other similar structure and improvements.

Use of height setbacks to increase square footage: The 5,000 square foot envelope is not the maximum square footage of a home, because, utilizing the height setback listed below (25 foot height restriction), applicants can add a second story. Any portion of a structure exceeding 15 feet shall be set back from every side and rear buildable area boundary line one foot for each two feet of additional height above 15 feet (see figure, lower right).

Maximum home square footage for Special Management Area Exemption: Because the Marconi Farms Project is located with the Special Management Area ("SMA"), it is subject to the SMA rules & regulations which allow for certain uses which may be exempt and others require a Special Management Use Permit ("SMUP") Major or Minor. Construction or reconstruction of a single-family residence that is less than 7,500 square feet of floor area and is not part of a larger development; provided that, for the purposes of this definition, "floor area" shall mean floor area as defined under Section 21-10.1 are exempt from Major permitting. Therefore, Farm Dwelling units at Marconi Farms shall be limited to 7,500 square feet of living area.

Shoreline Setbacks: Although the actual Shoreline Setbacks for the City & County are 40 feet or 60 feet the State Land Use Agricultural/Conservation District boundary line is 150 feet from the Certified Shoreline. No farm dwellings will be permitted in the Conservation District. Therefore farm dwellings will be setback 150 feet.

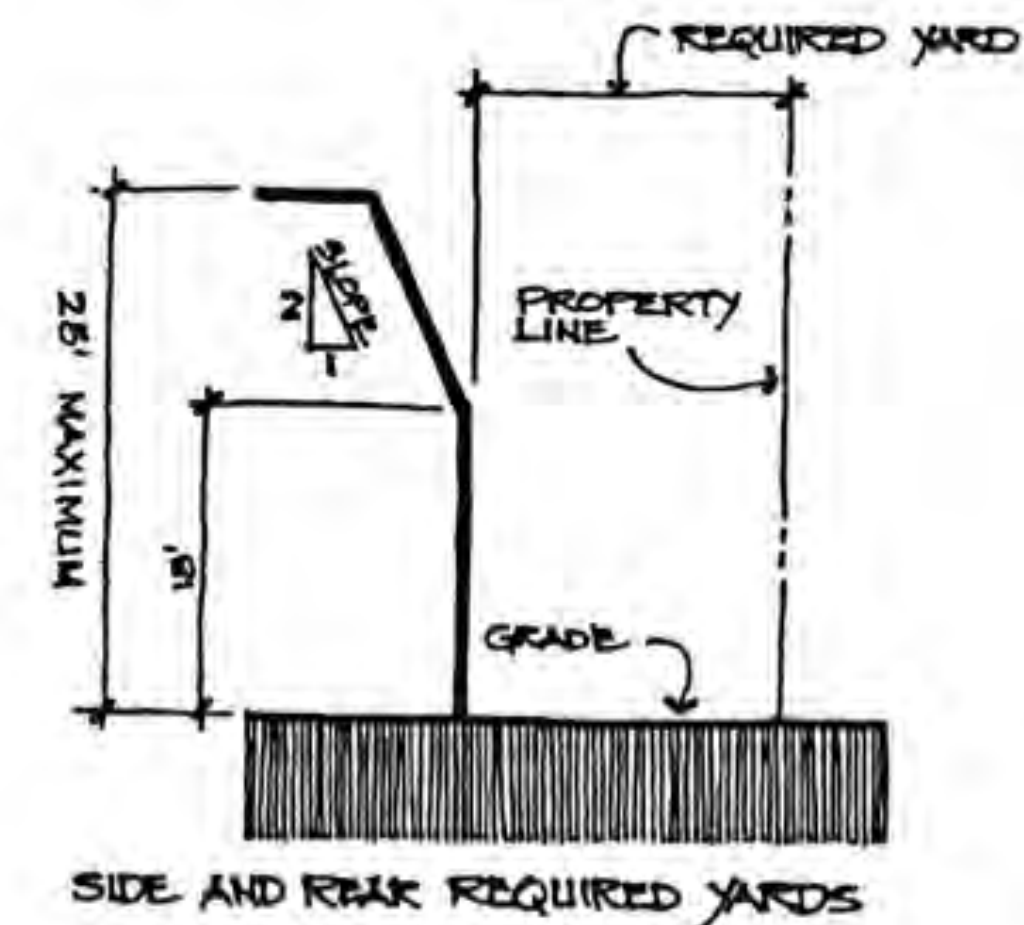
Development Standard	District			
	P-2	AG-1	AG-2	Country
Minimum lot area (acres)	5	5	3 for major livestock production, 2 for all other uses	1
Minimum lot width and depth (feet)	200	150	150	100
Yards (feet):	Front	15	15	15
	Side and rear	15	10	10
Maximum building area (percent of zoning lot)	5	10 ²	10 ²	25 ²
Maximum height (feet) ¹	15-25	15-25 ²	15-25 ²	15-30
Height setbacks	per Sec. 21-3.40-1(e)	per Sec. 21-3.50-4(c)	per Sec. 21-3.50-4(c)	per Sec. 21-3.60-4(c)

¹Heights above the minima of the given range may require height setbacks or may be subject to other requirements. See the appropriate section for the zoning district for additional development standards concerning height.

²For nonagricultural structures.

³Fifteen feet for nonagricultural structures and dwellings; up to 25 feet are permitted if height setbacks are provided.

HEIGHT SETBACKS (P-2, AGRICULTURAL AND COUNTRY DISTRICTS)



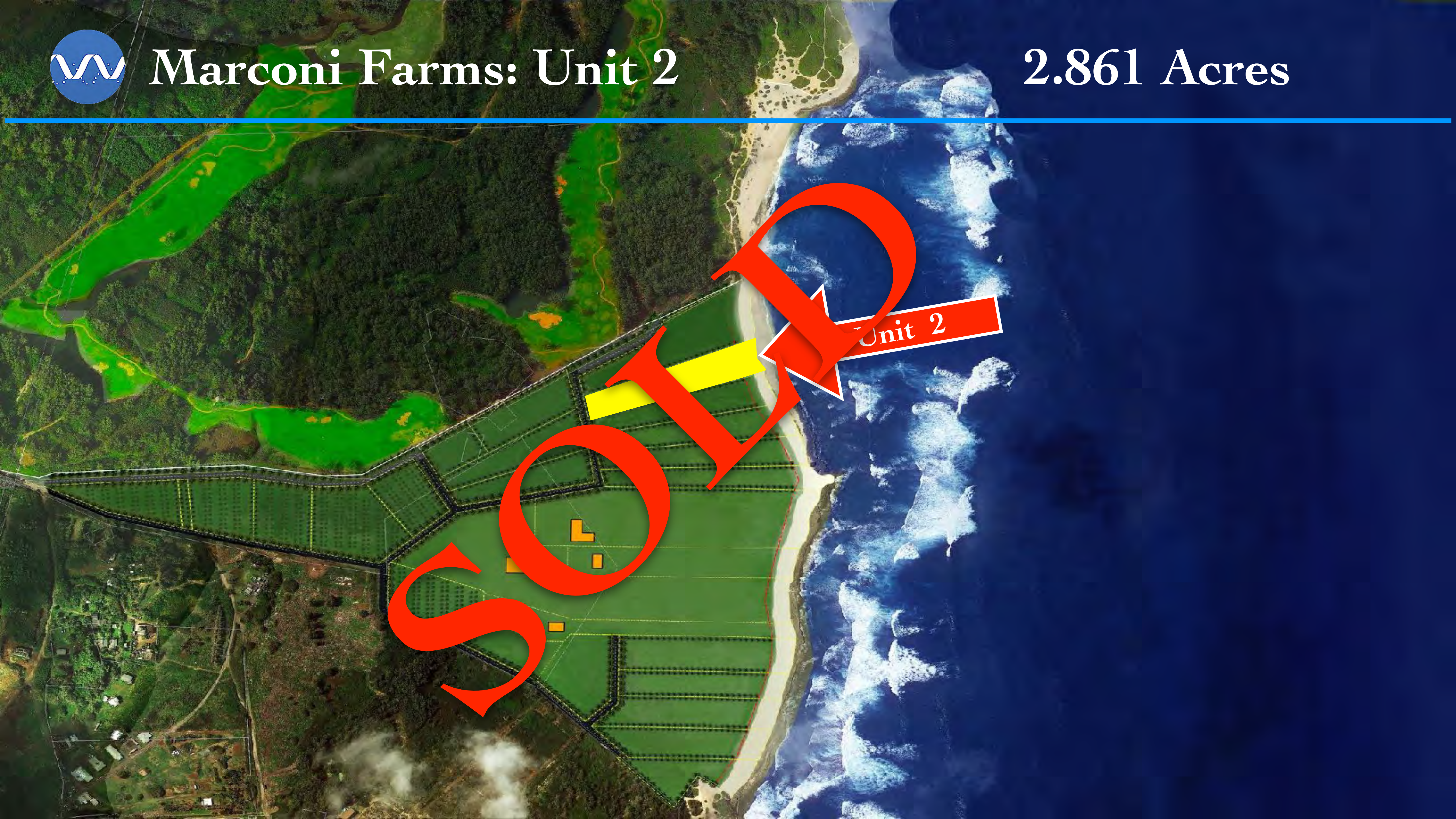


Marconi Farms: Unit 2

2.861 Acres

SOLED

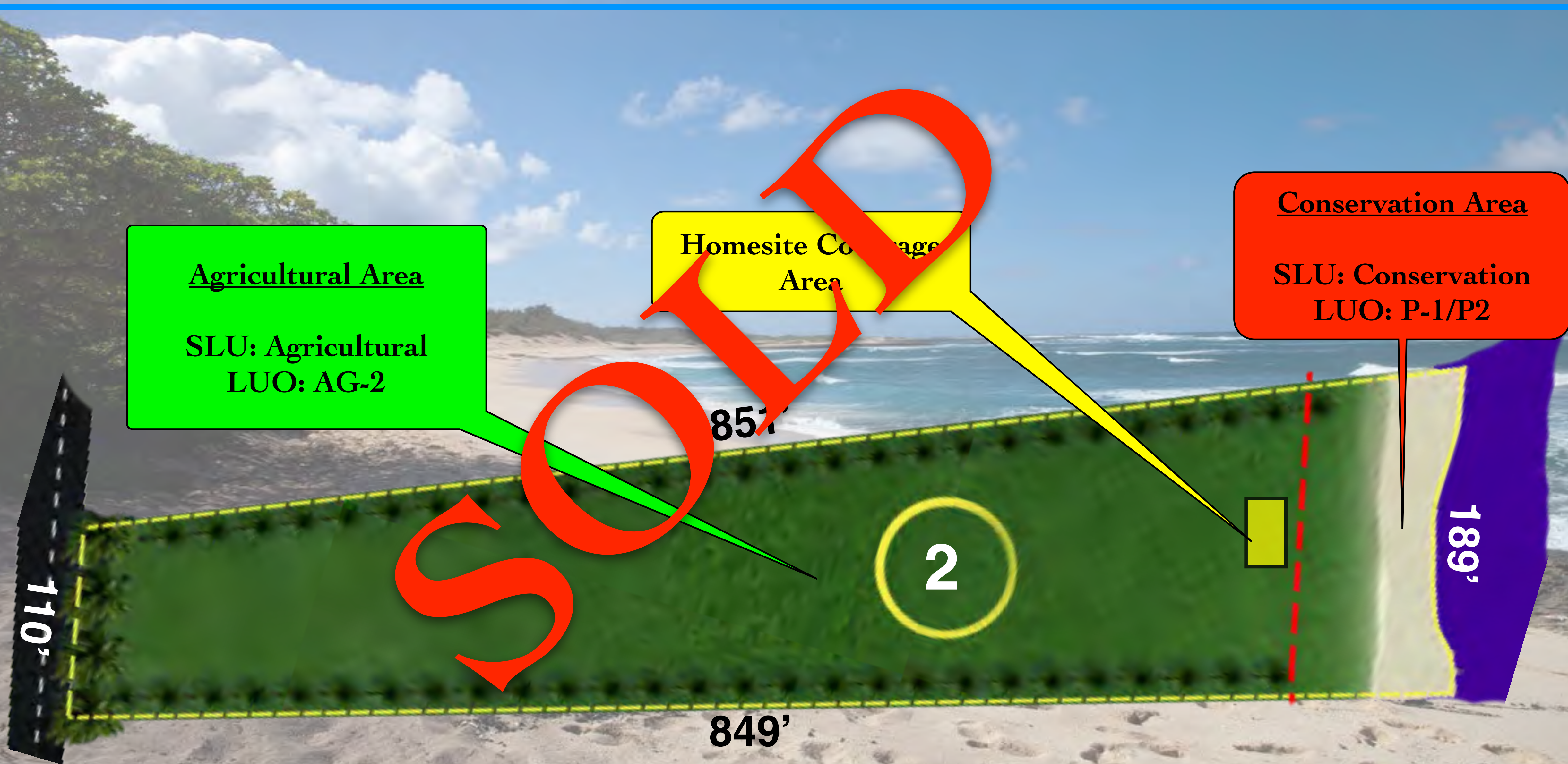
Unit 2





Marconi Farms: Unit 2

2.861 Acres





Marconi Farms: Unit 2

2.861 Acres

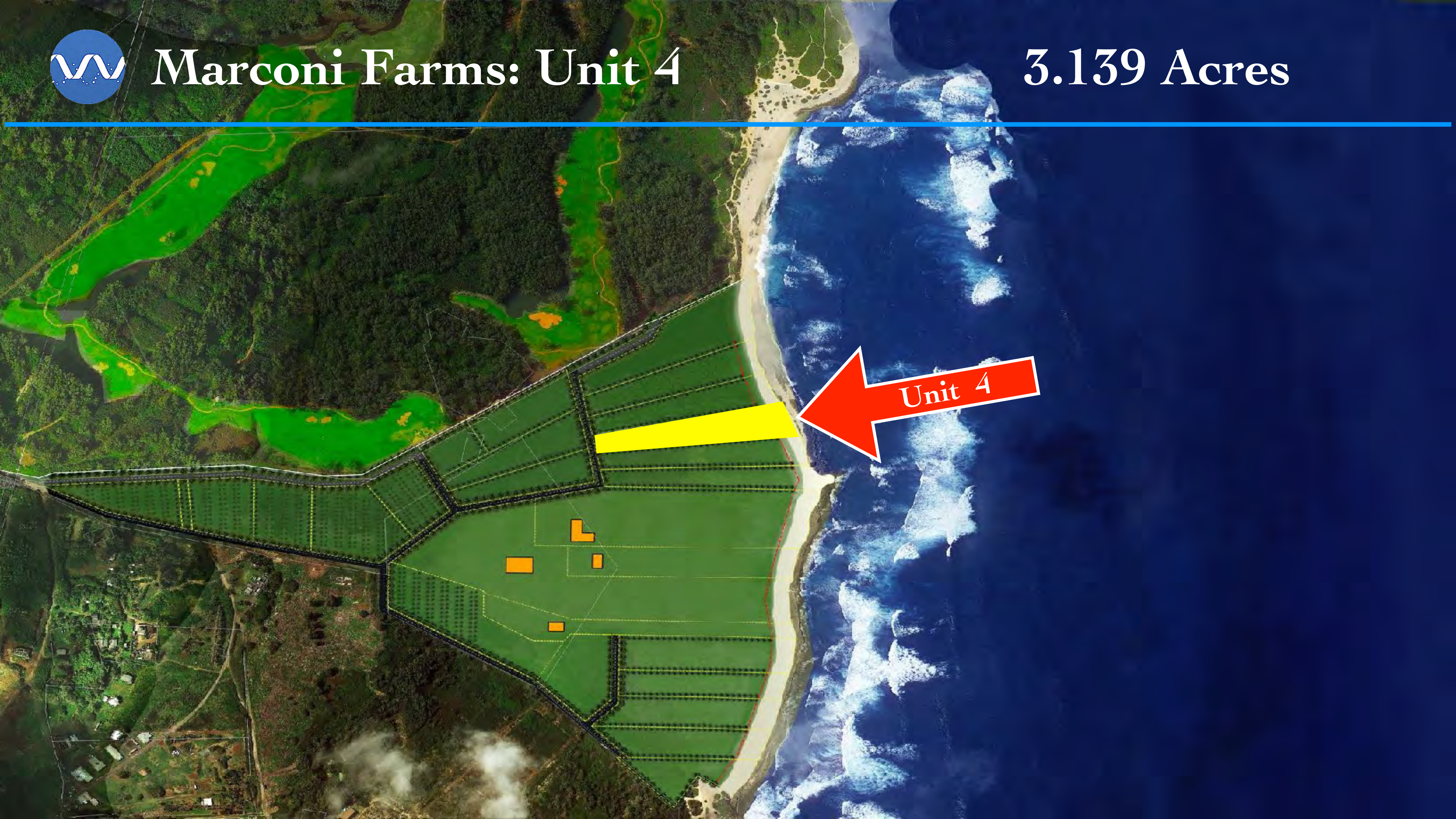
SOLO





Marconi Farms: Unit 4

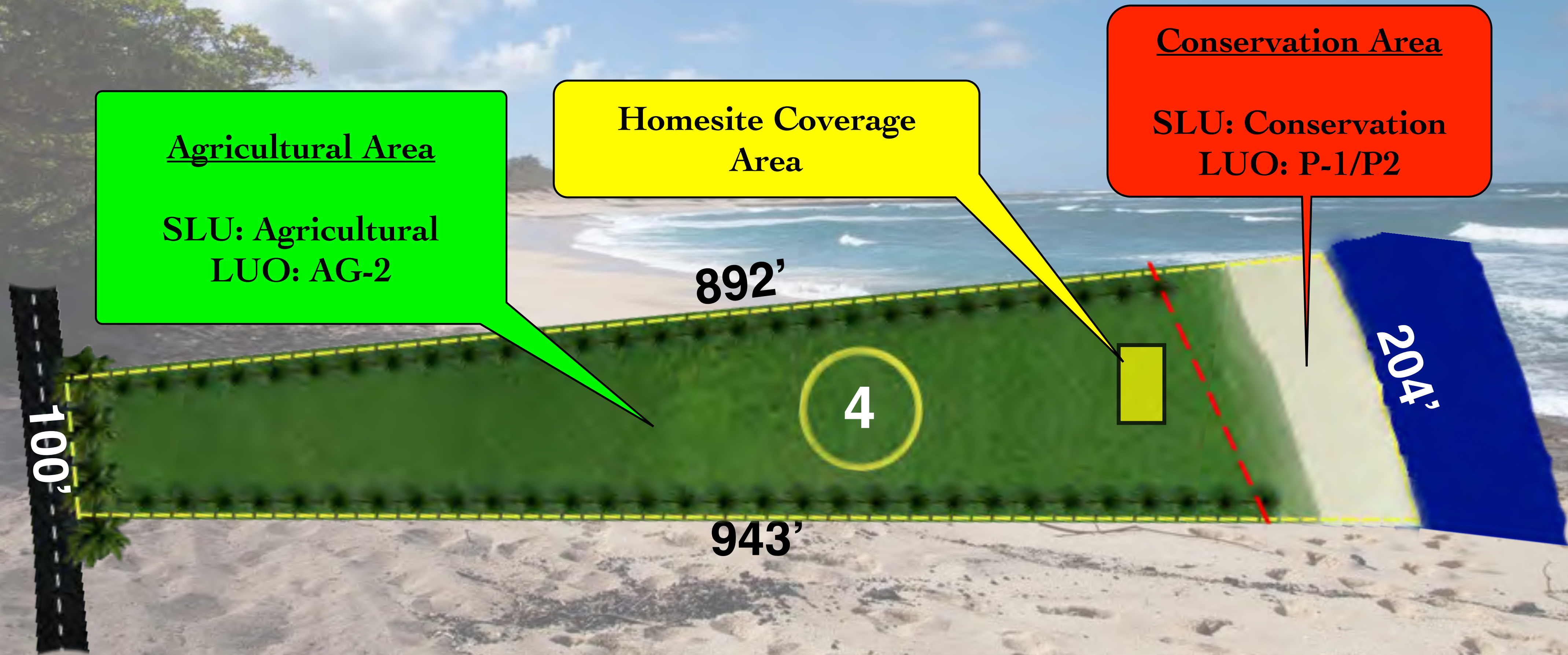
3.139 Acres





Marconi Farms: Unit 4

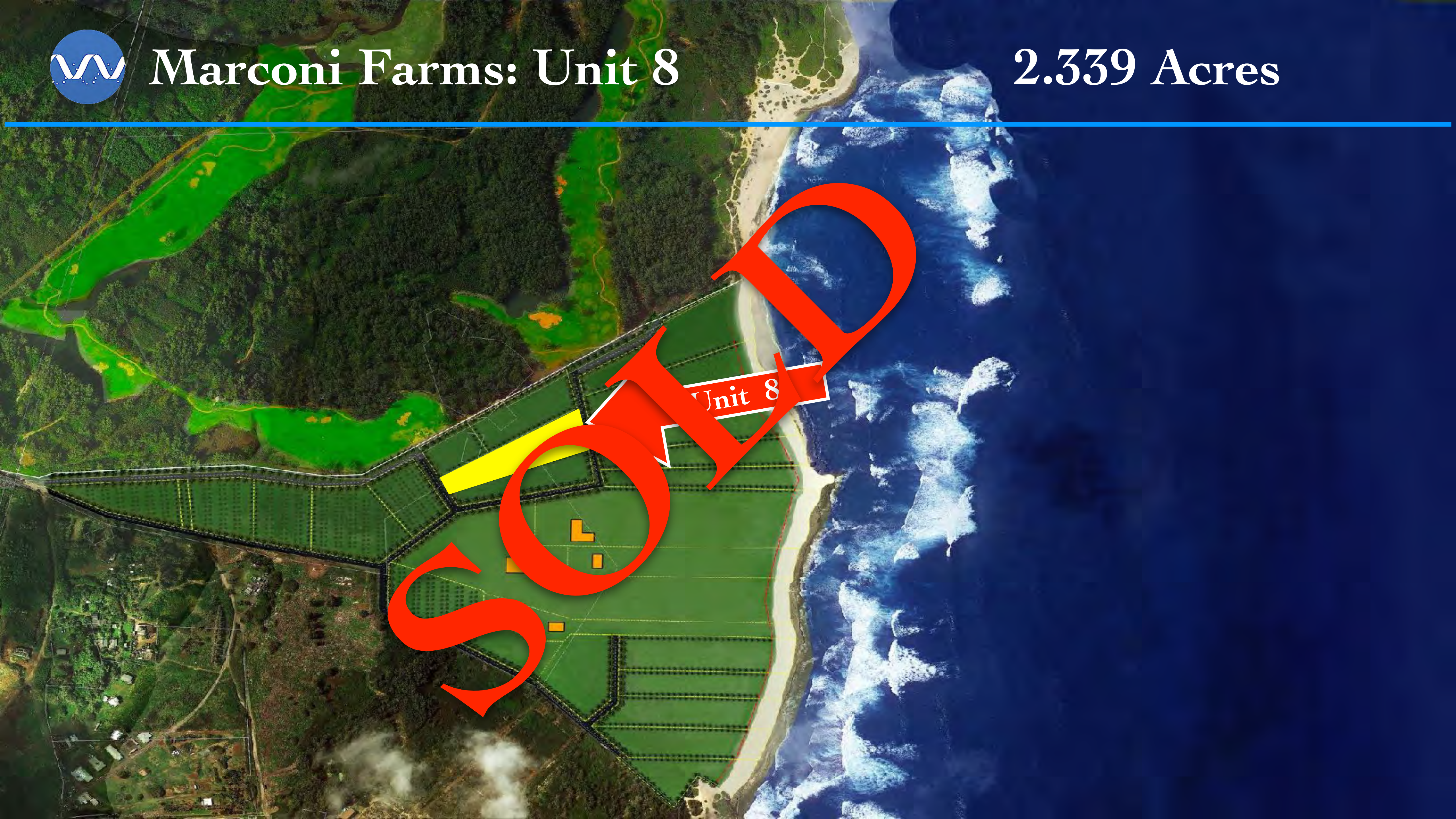
3.139 Acres





Marconi Farms: Unit 8

2.339 Acres

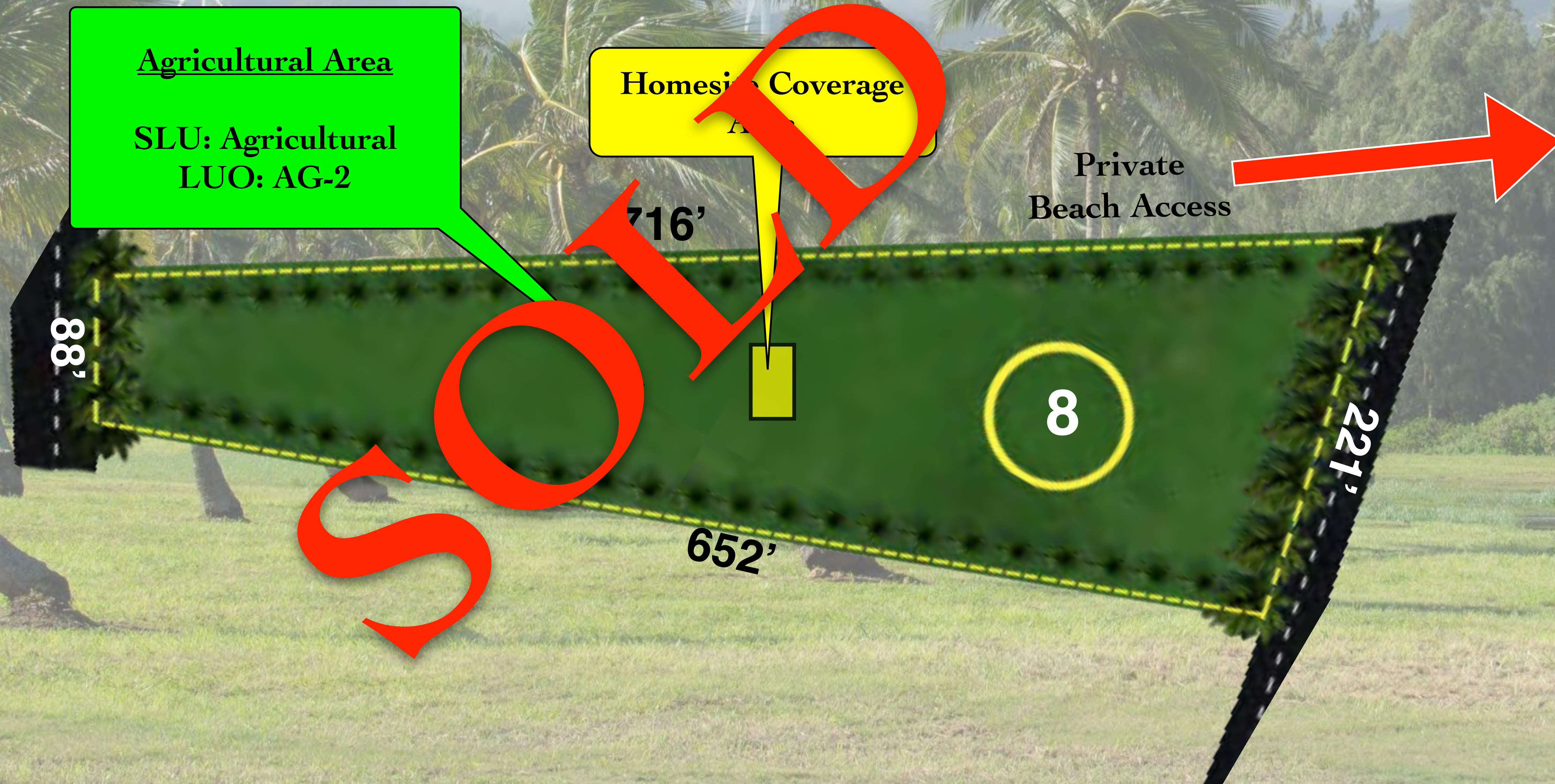


Unit 8



Marconi Farms: Unit 8

2.339 Acres



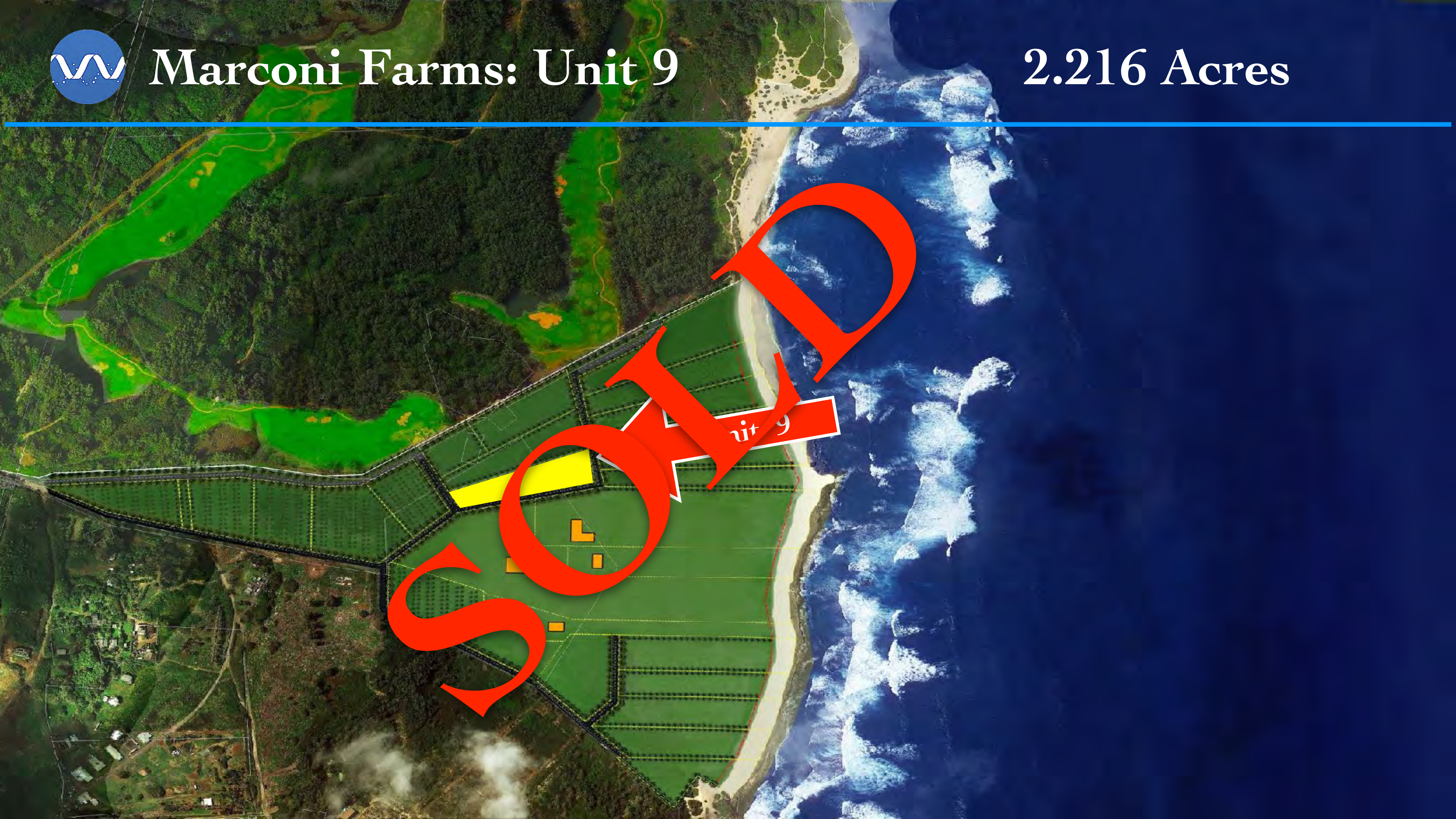


Marconi Farms: Unit 9

2.216 Acres

SOLED

Unit 9





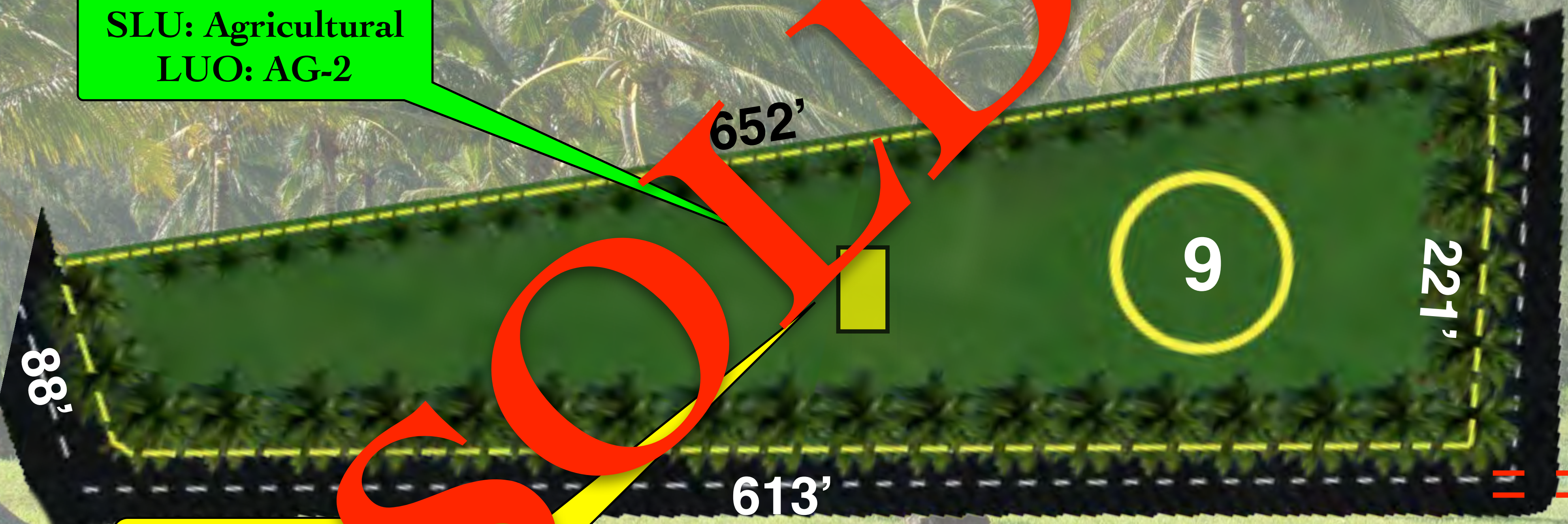
Marconi Farms: Unit 9

2.216 Acres

Agricultural Area
SLU: Agricultural
LUO: AG-2

Homesite Coverage Area

Private
Beach Access





Marconi Farms
Phase 1 Available Units 11-15
No Farm Dwellings Permitted



Marconi Farms: Phase I Non-Farm Dwelling Price List

UNIT NUMBER	ACREAGE	SUITABLE USES	HOMESITES ALLOWED	PRICE
9	2.216	Farming, Agriculture	None	Sold
12	3.524	Farming, Agriculture	None	Sold
13	2.366	Farming, Agriculture	None	Sold
14	2.108	Farming, Agriculture	None	Sold
15	2.017	Farming, Agriculture	None	Sold

- Prices include complete infrastructure buildout
- Seller Financing Available



Marconi Farms: Unit 11

2.117 Acres

SOLED

Unit





Marconi Farms: Unit 11

2.117 Acres

Agricultural Area
SLU: Agricultural
LUO: AG-2





Marconi Farms: Unit 12

3.524 Acres

Unit 12
SOLED



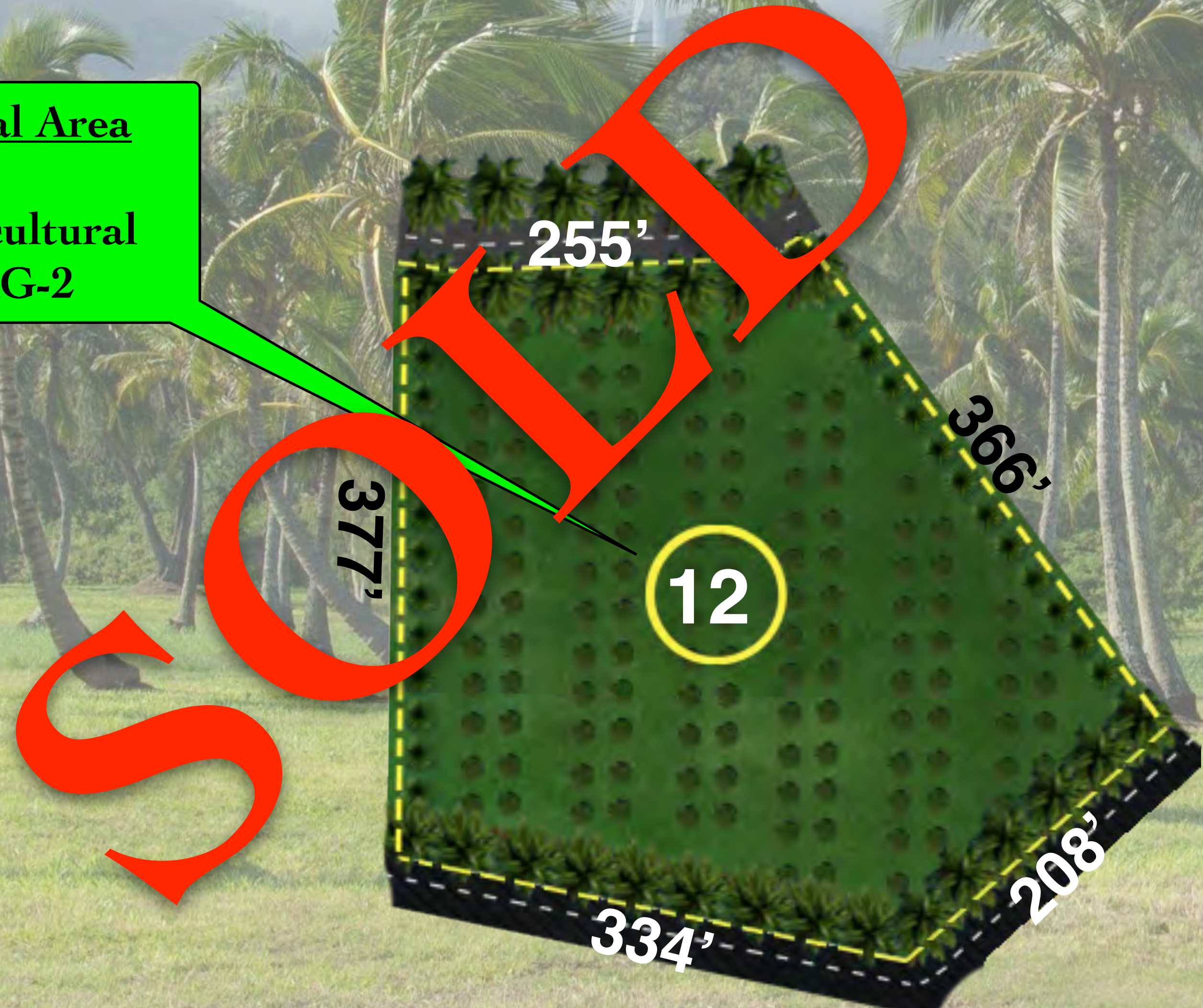


Marconi Farms: Unit 12

3.524 Acres

Agricultural Area

SLU: Agricultural
LUO: AG-2





Marconi Farms: Unit 13

2.366 Acres



Unit 13

SOLED



Marconi Farms: Unit 13

2.366 Acres

Agricultural Area
SLU: Agricultural
LUO: AG-2





Marconi Farms: Unit 14

2.108 Acres



Unit 14

SOLED

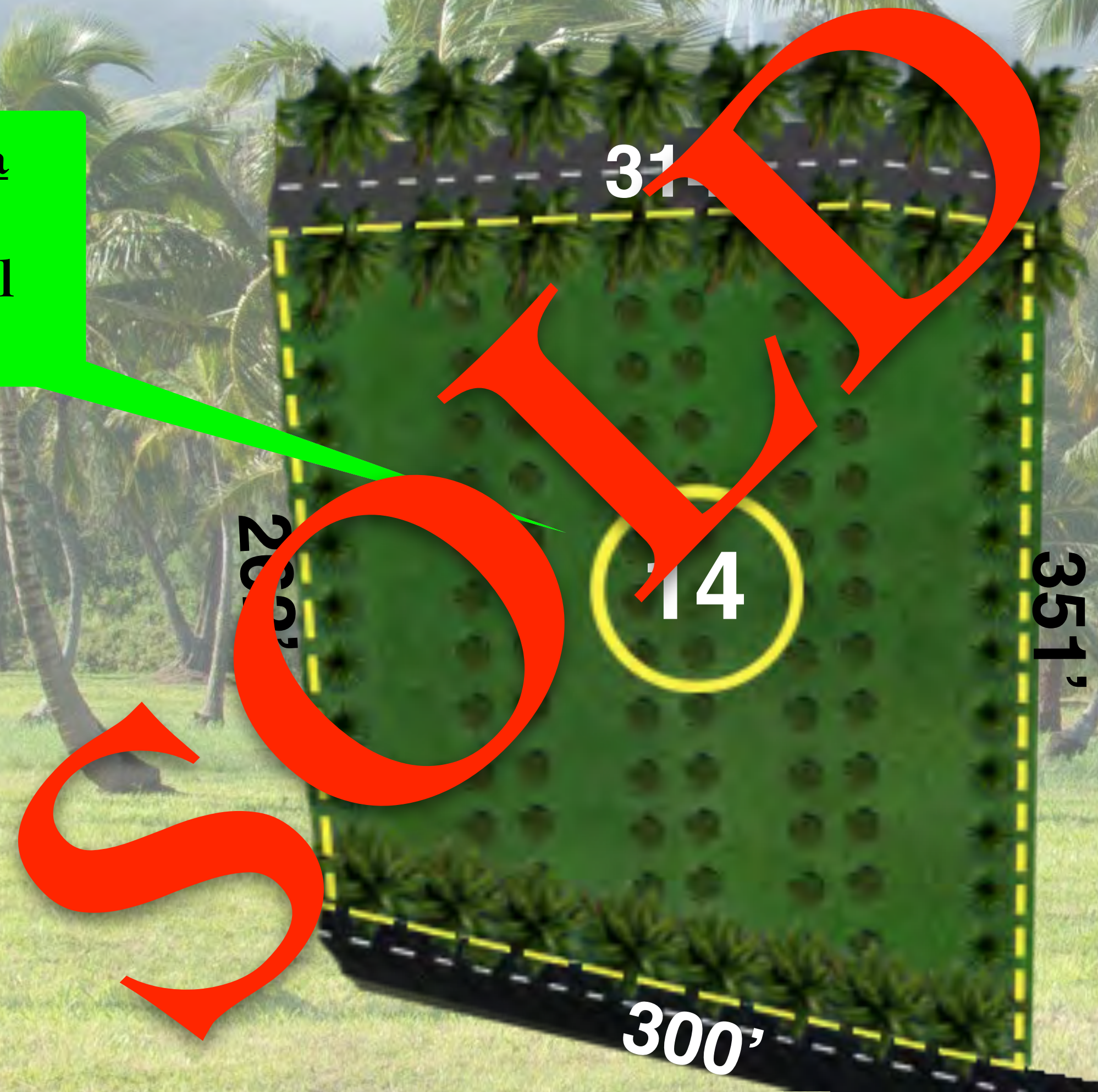


Marconi Farms: Unit 14

2.108 Acres

Agricultural Area

SLU: Agricultural
LUO: AG-2





Marconi Farms: Unit 15

2.017 Acres



Unit 15

SOLED



Marconi Farms: Unit 15

2.017 Acres

Agricultural Area
SLU: Agricultural
LUO: AG-2





Marconi Farms
Infrastructure Plan



Marconi Farms: Water System

Water Uses: Domestic, Fire Protection & Irrigation

Water Source: Kahuku Water Association, Inc. (KWA)

- *Private Artesian Well

- *Servicing Marconi Point & surrounding properties since 1875

- *AECOS, Inc. performs monthly water quality testing

- *Registered with State of Hawaii, DLNR, Commission on Water Resource Management

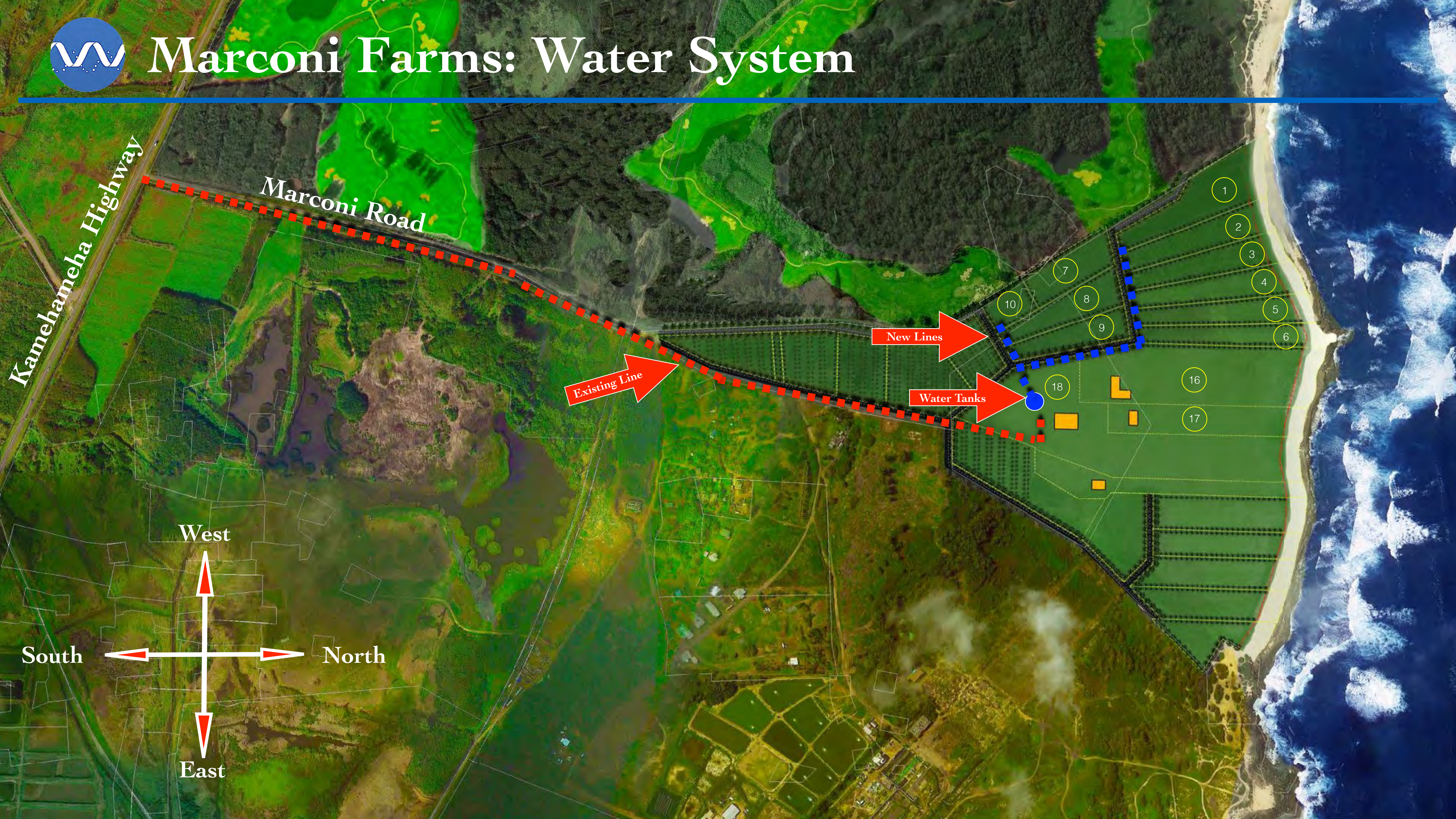
- *Kahuku Airbase Well (CWRM Well # 4158-12 & CWRM # 4158-13) which is located on TMK 5-6-5-013

Project Description: Water System includes the renovation of existing concrete water storage tanks, which provide 80,000-90,000 gallons of volume capacity. The renovated tanks are filled using the existing KWA supply lines already servicing the property. Utilizing the installation of a pump system, and installing new supply water lines, Marconi Farms will provide separately metered water for domestic, fire protection, and irrigation to CPR Units 1-10. CPR Units 11-15 currently have access to KWA water from existing supply lines along Marconi Road.

Project Engineer: Donald R. McDonald, P.E.
AgTech Pacific (agtechpacific.com)



Marconi Farms: Water System





Marconi Farms: Power & Communication System

**System Uses: Power
Communication**

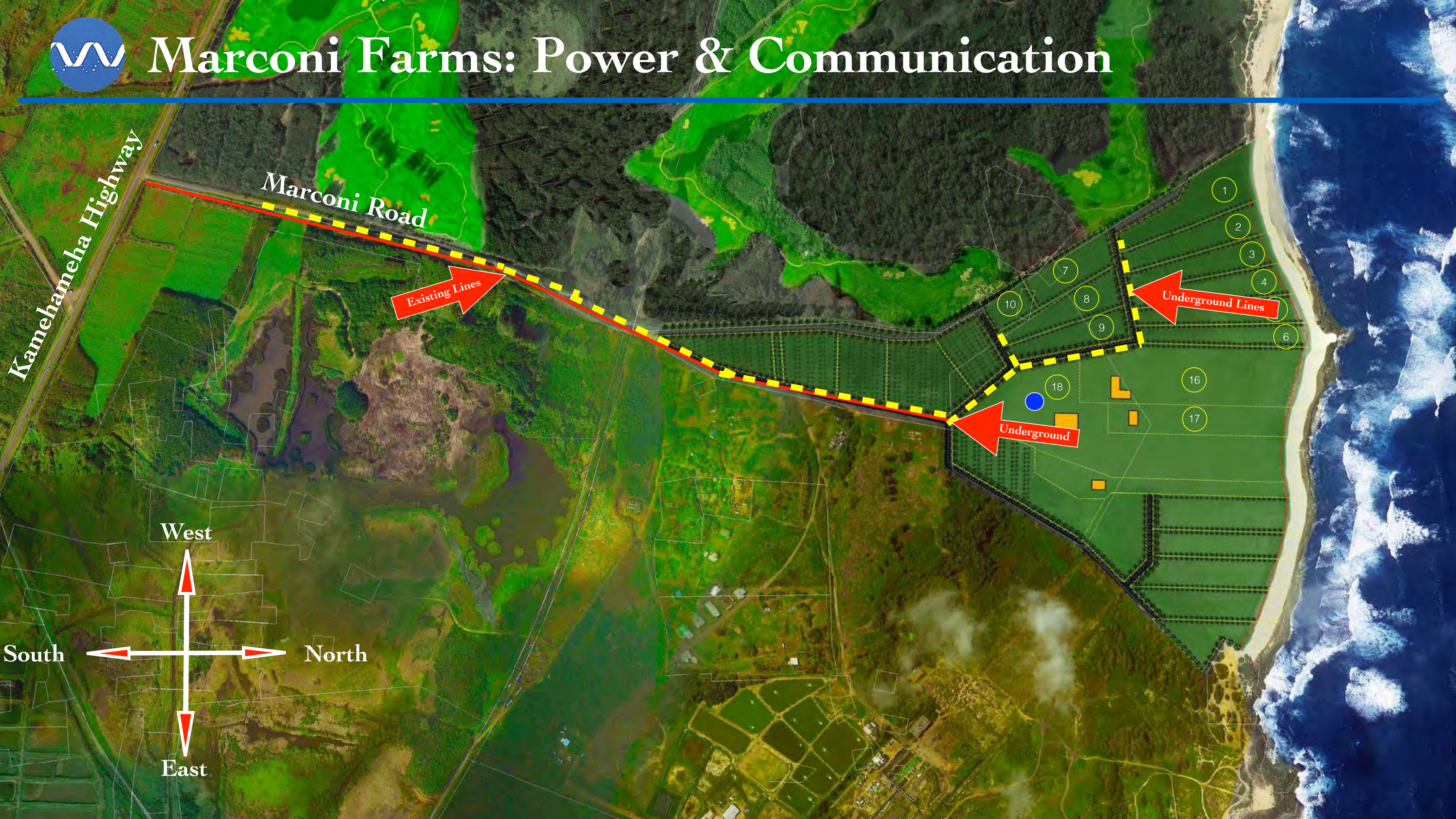
**System Providers: Hawaiian Electric Co (power)
Oceanic Time Warner (cable & internet)**

Project Description: The Power & Communication System utilizes the existing overhead HECO power lines along Marconi Road (currently servicing the property) to provide communications connectivity to the site, with power lines directed underground at the property front gate and will be installed in the 44' right of way, consistent with the planned roadway construction. Communication lines are installed underground down Marconi Road to the project.

**Project Engineer: Shaun Arakaki, Project Manager
Insynergy Engineering, LLC**



Marconi Farms: Power & Communication





Marconi Farms: Road & Drainage System

System Uses: Access
Drainage

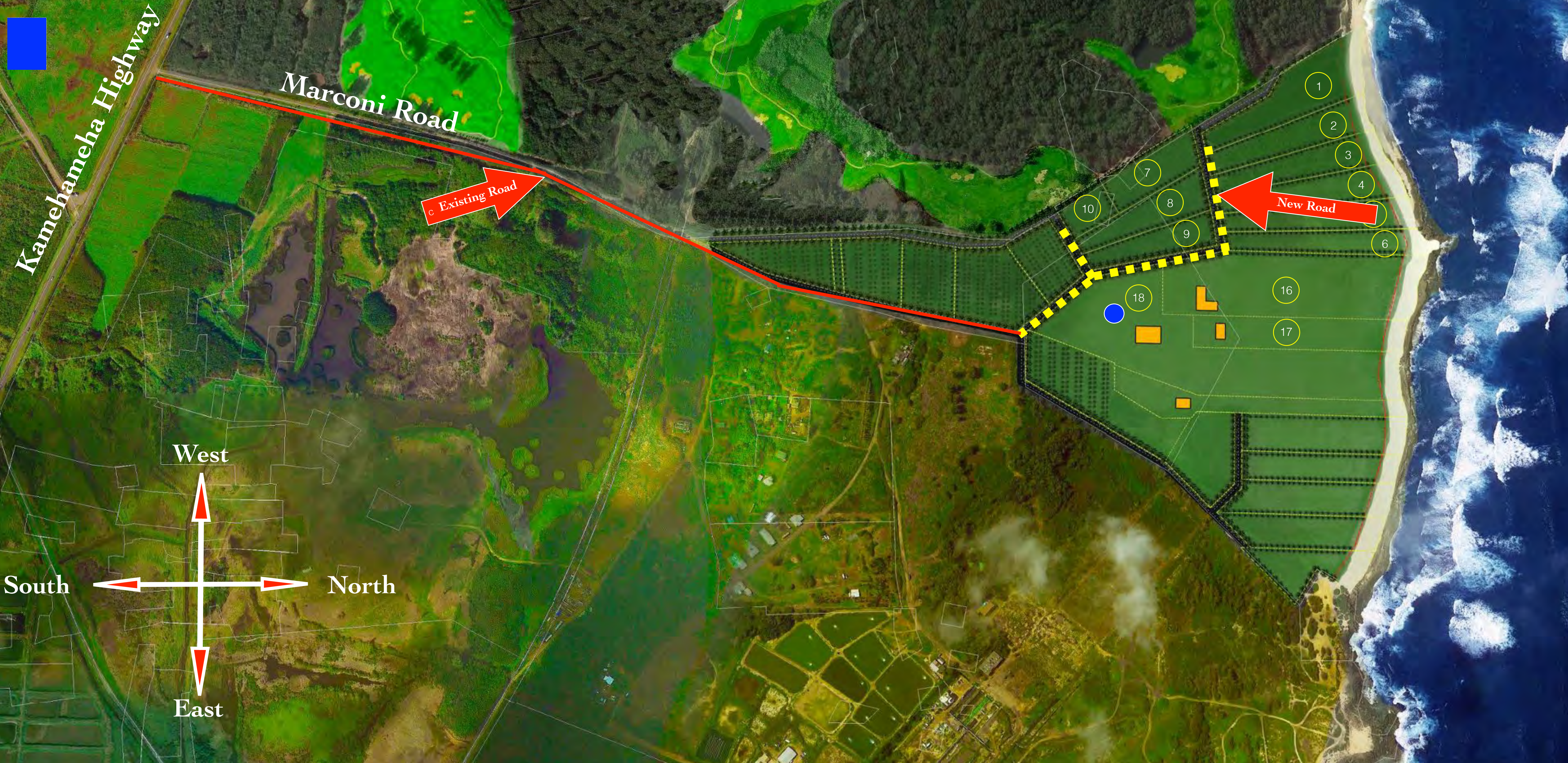
System Specifications: Established 44' Right of Way
24' wide asphalt all weather surface roadway (2 lanes)
Road conforms to 7.4 NRCS Surface Drainage, Field Ditch Standard & Specifications (560)
Drainage conforms to 7.13 NRCS Access Road Standard & Specifications (607)

Project Description: The Road & Drainage System begins at the Marconi gate, and provides paved road access to CPR Units 1-10, utilizing existing roadways and runways, both paved and unpaved.

Project Engineer: Ty Dempsey
Dempsey Pacific



Marconi Farms: Road & Drainage System





Marconi Farms

Part of the Marconi Point Condominium Property Regime

For more information please contact:

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