

## COUNTY OF HAWAII - STATE OF HAWAII

ORDINANCE NO. 201

AN ORDINANCE AMENDING SECTION 7.29, THE CITY OF HILO ZONE MAP CHAPTER 8 (ZONING CODE), ARTICLE 2, HAWAII COUNTY CODE, AS AMENDED, BY CHANGING THE DISTRICT CLASSIFICATION FROM AGRICULTURAL (A-1a) AND OPEN (O) TO SINGLE FAMILY RESIDENTIAL (RS-10) AT KUKUAU 1ST AND KUKUAU 2ND, SOUTH HILO, HAWAII, COVERED BY TAX MAP KEY 2-3-43:POR 10 and 2-4-08:15.

BE IT ORDAINED BY THE COUNCIL OF THE COUNTY OF HAWAII:

SECTION 1. Section 7.29 of Chapter 8 (Zoning Code), Article 2, Hawaii County Code, as amended, is hereby further amended by adding thereto the following subsection:

"7.29 (rr-1). The district classification of the following area situated at Kukuau 1st and Kukuau 2nd, South Hilo, Hawaii, shall be Single Family Residential (RS-10):

Beginning at a point at the southwesterly side of Komohana Street, the coordinates of said point of beginning referred to Government Survey Triangulation Station "HALAI" being 2262.56 feet South and 148.27 feet East and running by azimuths measured clockwise from True South:

1. 243° 16' 5.00 feet along a jog in Komohana Street;  
Thence following along the southwesterly side of Komohana Street on a curve to the left, having a radius of 3040.00 feet, the chord azimuth and distance being:
2. 330° 43' 270.51 feet;
3. 328° 10' 1426.33 feet along the southwesterly side of Komohana Street;
4. 58° 14' 669.24 feet along Government Land of Waiakea;
5. 128° 28' 30" 1001.96 feet along Lot 10-G as shown on Map 7 of Ld. Ct. App. 1205;
6. 138° 44' 37" 455.10 feet along the remainder of R.P. 5706, L.C. Aw. 8521-B to G.D. Hueu;
7. 215° 17' 700.00 feet along Grant 252 to B. Pitman;
8. 234° 04' 38" 444.66 feet along the remainder of R.P. 5706, L.C. Aw. 8521-B to G.D. Hueu to the point of beginning and containing an area of 33.841 Acres.

"7.29 ( rr-2). The district classification of the following area situated at Kukuau 1st & Kukuau 2nd, South Hilo, Hawaii, shall be Single Family Residential (RS-10):

Beginning at a point at the southwesterly side of Komohana Street, being also the middle of Alenaio Stream, the coordinates of said point of beginning referred to Government Survey Triangulation Station "HALAI" being 2192.60 feet South and 114.15 feet East and running by azimuths measured clockwise from True South:

Thence following along the southwesterly side of Komohana Street on a curve to the left, having a radius of 3045.00 feet, the chord azimuth and distance being:

1. 333° 59' 56.5" 77.84 feet;
2. 54° 04' 38" 444.66 feet along the remainder of R.P. 5706, L.C. Aw. 8521-B to G.D. Hueu;
3. 215° 17' 260.00 feet along grant 252 to B. Pitman to a point in the middle of old stream bed;

Thence following the remains of old stream bed for the next two (2) courses, the direct azimuths and distances being:

4. 224° 30" 155.00 feet;
5. 263° 10' 67.62 feet to the point of beginning and containing an area of 0.690 Acre.

"All as outlined in red on the map attached hereto, marked Exhibit 'A' and by reference made a part hereof."

SECTION 2. Section 1 of this ordinance shall take effect forthwith upon the conditions that (A) Parcel 15 of Tax Map Key: 2-4-08, consisting of 15.3 acres, be developed in two (2) zoning increments. The first increment shall consist of 9.8 contiguous acres, and the second, the remaining area. The effective date of zoning for the second increment shall be after development has occurred on the first increment. Development is defined as building permit issued for residential dwelling units and construction partially completed in the sense of having roofs on a minimum of twenty-five (25) percent of the units for the entire area of 15.8 acres; (B) portion of Parcel 10 of Tax Map Key: 2-3-43, consisting of 18.75 acres, be developed in two (2) zoning increments. The first increment shall consist of 11.75 contiguous acres, and the second, the remaining area. The effective date of zoning for the second increment shall

be after development has occurred on the first increment. Development is defined as building permit issued for residential dwelling units and construction partially completed in the sense of having roofs on a minimum of twenty-five (25) percent of the units for the entire area of 18.75 acres; (C) the applicants, Komohana Hui and Komohana 75 Hui, submit a subdivision plan for their first increments and secure tentative approval within one (1) year from the effective date of the change of zone and also assume responsibility for securing final subdivision approval of their first increments. The applicants shall also be responsible for submitting and securing final subdivision approval of their second increments; (D) a hydrologic/drainage study be made by the applicants and be submitted with their subdivision applications for the first increments to the Planning Department; (E) the applicants be responsible to provide a water system in accordance with the County of Hawaii Department of Water Supply standards; (F) the applicants be responsible to make connections to the sewer line at Kukuau Street; (G) only one (1) road connection for the two (2) areas be made to Komohana Street. Such road connection and interior roadway network shall be determined at the time of subdivision review of the first increments. Access to all lots shall be from the interior subdivision roads; thus, no direct access shall be allowed from the lots onto Komohana Street; (H) the applicants set aside a 60-foot right-of-way through the properties for the proposed Kukuau Street extension. The exact location of the proposed alignment shall be determined at the time of subdivision approval of the first increments; (I) the proposed 50-foot roadway running from North to South be extended to the Southern boundary of Parcel 15 of TMK: 2-4-03; (J) curbs, gutters and sidewalks be constructed within the proposed subdivisions; (K) a minimum area of one (1) acre be set aside in the area for park and recreational purposes. The exact location and configuration shall be determined at the time of subdivision approval of the first increments. The park area shall be made available prior to granting tentative subdivision approval of the second increments. Said area shall be kept in private ownership and maintenance and the type of improvements shall include a minimum of lot

grading and grass planting, meeting the approval of the Parks and Recreation Director. There shall also be adequate assurance, as determined by the Corporation Counsel, for the maintenance of the private park by recorded covenant running with the land which shall include the following: 1) Obligate the subdividers, purchasers, occupants or association in the subdivisions to maintain the private park in perpetuity; 2) Empower the County, through the Parks and Recreation Director, to enforce the covenants to maintain the private park, authorizing the performance of maintenance work by the County in the event of failure by the subdividers, purchasers, occupants or association in the subdivisions to perform such work and permit the subjecting of the land and properties in the subdivisions to a lien until the cost of work performed by the County has been reimbursed. Should any of the foregoing conditions not be met, rezoning of the area to its original zoning designation may be initiated.

SECTION 3. In the event that any portion of this ordinance is declared invalid, such invalidity shall not affect the other parts of this ordinance.

SECTION 4. This ordinance shall take effect upon its approval.

INTRODUCED BY:

*Frank J. III*

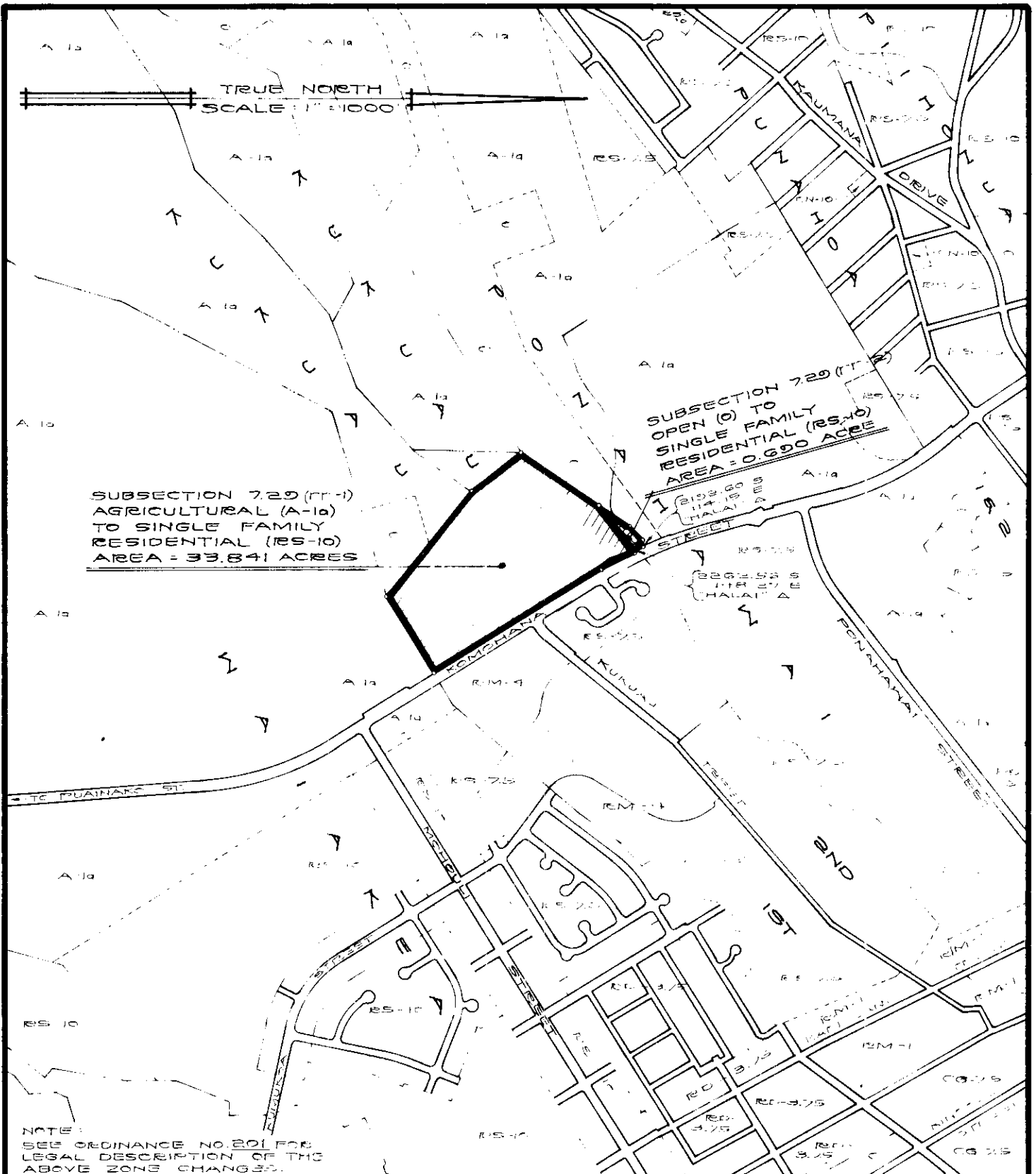
COUNCILMAN, COUNTY OF HAWAII

Hilo, Hawaii

Date of Introduction: April 1, 1976

Date of Adoption: April 12, 1976

Date Effective: April 19, 1976



## AMENDMENT TO THE ZONING CODE

AMENDMENT NO. 44 OF CHAPTER 8 (ZONING CODE), ARTICLE 2, SECTION 7.29, THE CITY OF HILO ZONE MAP, CHANGING THE DISTRICT CLASSIFICATION FROM AGRICULTURAL (A-1a) AND OPEN (O) TO SINGLE FAMILY RESIDENTIAL (RS-10) AT KUKUUAU 1ST AND KUKUUAU 2ND, SOUTH HILO, HAWAII.

DATE OF PUBLIC HEARING: FEB. 9, 1976  
 DATE OF APPROVAL: APRIL 19, 1976  
 ORDINANCE NO.: 201  
 PREPARED BY: PLANNING DEPARTMENT  
 COUNTY OF HAWAII

TMK: 2-3-43: POR 10 & 2-4-08: 15

FEB. 24, 1976

Hilo, Hawaii  
Date: April 1, 1976

FIRST READING			
	AYES	NOES	A/E
Carpenter	X		
De Luz	X		
Fujii	X		
Hisaoka	X		
Kawahara	X		
Lai	X		
Levin		X	
Yadao	X		
Yamada	X		
	8	1	

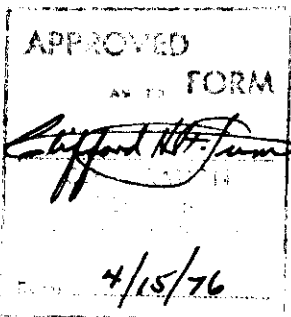
Publication Date: APR 5 1976

Hilo, Hawaii  
Date: April 12, 1976

SECOND & FINAL READING			
	AYES	NOES	A/E
Carpenter	X		
De Luz	X		
Fujii	X		
Hisaoka	X		
Kawahara	X		
Lai	X		
Levin		X	
Yadao	X		
Yamada	X		
	8	1	

Publication Date: APR 23 1976

We do hereby certify that the foregoing BILL was adopted by the County Council and published as indicated above.



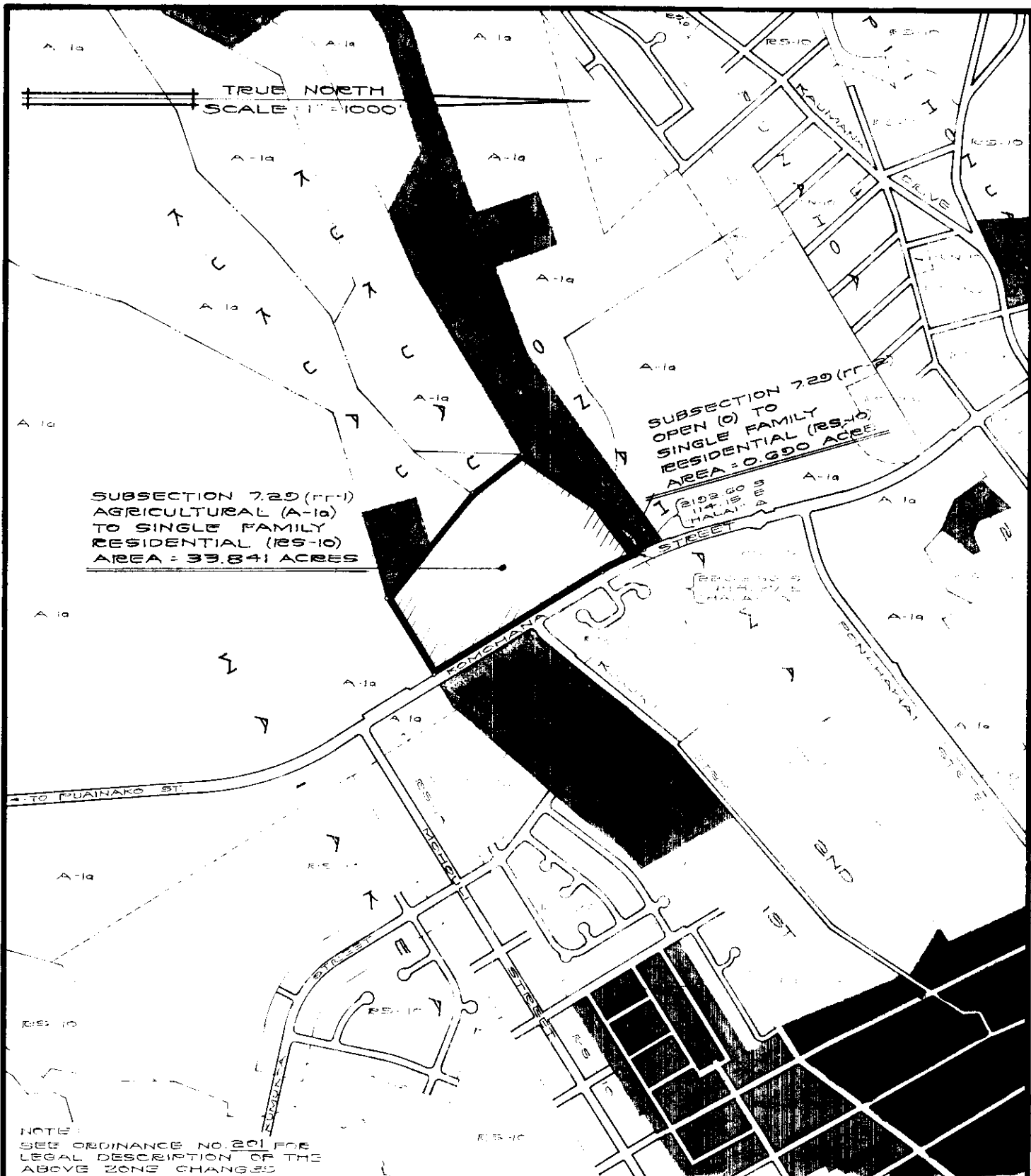
Robert M. Yamada  
Council Chairman

Ted Suzuki  
County Clerk

Approved/Disapproved this 19<sup>th</sup> day of April, 1976

Mayor, County of Hawaii

Bill No. 217  
Reference: C-1778/PRDLC-72  
M.B. No. 2060  
Ord. No. 201



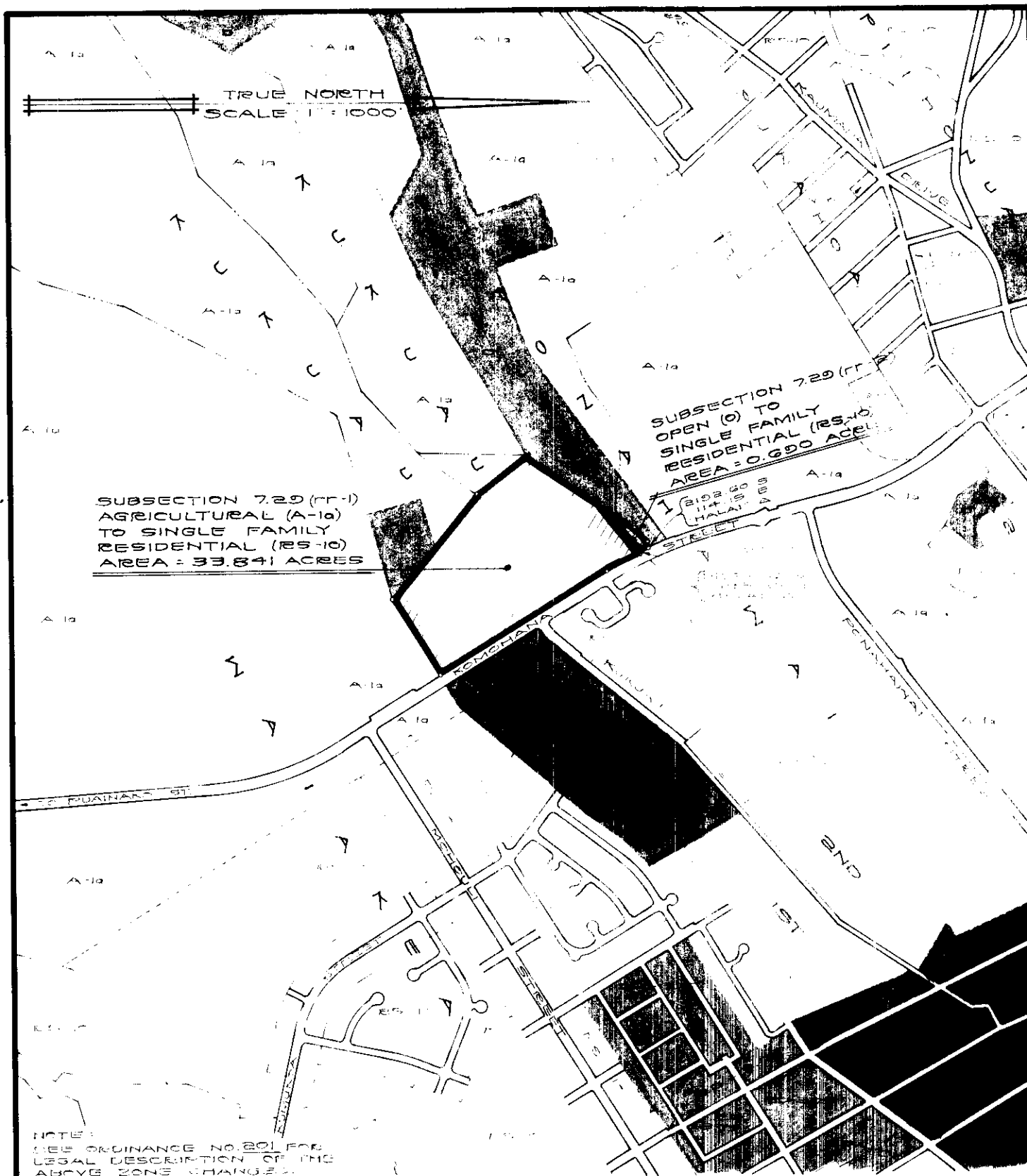
## AMENDMENT TO THE ZONING CODE

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DATE OF PUBLIC HEARING : FEB. 5, 1976  
 DATE OF APPROVAL : APRIL 19, 1976  
 ORDINANCE NO : 201  
 PREPARED BY : PLANNING DEPARTMENT  
 COUNTY OF HAWAII

TMK : 2-3-43 : POR 10 & 2-4-08 : 15

FEB. 29, 1976



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DATE OF PUBLIC HEARING : FEB. 5, 1976  
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 ORDINANCE NO : 201  
 PREPARED BY : PLANNING DEPARTMENT  
 COUNTY OF HAWAII

TMK : 2-3-43 : POR 10 & 2-4-08:15

FEB. 29, 1976



PLANNING DEPARTMENT  
County of Hawaii

APPLICATION FOR CHANGE OF ZONE

Name of Applicant: KENNETH FUJIYAMA  
(print or type)

(I) (We) hereby request an amendment of zoning to change the present classification in a(n) Ala district into a(n) RS-10 district in accordance with provisions of Section 38, Ordinance No. 63 of the County of Hawaii for the following reasons:

See attached A-1

Description and map of property: Petitioner shall submit twelve (12) copies of location and site plan, drawn to scale.

All of that certain parcel of land situated at Waiakea, South Hilo, being lot 10 H-1 containing an area of 15.819 acres more or less, being TMK 2-4-8:15  
Petitioner's interest in subject property: (State if owner or lessee\*)

Petitioner is owner.

\*must be for 5 years or more

Petitioner's reason(s) for requesting a change of zone:

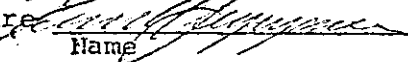
NOTE: a. Please explain how the requested change of zone would be consistent with the goals, policies, and course of action (if applicable) of the General Plan document. Please, also, specifically indicate which goals, policies, and courses of action are involved. (Copies of the General Plan document are available at all public libraries and at the Hawaii County Planning Department.)

See attached A-2

b. Please state any other reason(s) for your request.

See attached A-2

The application shall be accompanied with a deposit of \$100.00 to cover publication and administrative costs.

Signature  General Partner  
Name Title Komohana HI

Address 100 Pauahi Street, Hilo, HI 96720

Telephone 9613084

Bill No. 217

AN ORDINANCE AMENDING SECTION 7.29, THE CITY OF HILO ZONE MAP CHAPTER 8 (ZONING CODE), ARTICLE 2, HAWAII COUNTY CODE, AS AMENDED, BY CHANGING THE DISTRICT CLASSIFICATION FROM AGRICULTURAL (A-1a) AND OPEN (O) TO SINGLE FAMILY RESIDENTIAL (RS-10) AT KUKUAU 1ST AND KUKUAU 2ND, SOUTH HILO, HAWAII, COVERED BY TAX MAP KEY 2-3-43:POR 10 and 2-4-08:15.

This Bill amends Section 7.29, The City of Hilo Zone Map, Chapter 8 (Zoning Code), Article 2, Hawaii County Code, as amended, by changing the district classification from Agricultural (A-1a) and Open (O) to Single Family Residential (RS-10) at Kukuau 1st and Kukuau 2nd, S. Hilo.

Date Introduced: April 1, 1976

Copies of the foregoing Bill, in full, are on file in the Office of the County Clerk for use and examination by the public.

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I hereby certify that the foregoing Bill passed first reading at the meeting of the County Council on April 1, 1976, by the following aye and no vote:

AYES: Councilmen Carpenter, De Luz, Fujii, Hisaoka, Kawahara, Lai, Yadao and Chairman Yamada - 8.

NOES: Councilman Levin - 1.



COUNTY CLERK  
COUNTY OF HAWAII

AN ORDINANCE AMENDING SECTION 7.29, THE CITY OF HILO ZONE MAP CHAPTER 8 (ZONING CODE), ARTICLE 2, HAWAII COUNTY CODE, AS AMENDED, BY CHANGING THE DISTRICT CLASSIFICATION FROM AGRICULTURAL (A-1a) AND OPEN (O) TO SINGLE FAMILY RESIDENTIAL (RS-10) AT KUKUAU 1ST AND KUKUAU 2ND, SOUTH HILO, HAWAII, COVERED BY TAX MAP KEY 2-3-43:POR 10 and 2-4-08:15.

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NOES: Councilman Levin - 1.

TED SUZUKI  
COUNTY CLERK  
COUNTY OF HAWAII

(194-Hawaii Tribune-Herald  
April 5, 1976)

ORDINANCE NO. 201  
(Bill No. 217-1976)

AN ORDINANCE AMENDING SECTION 7.29, THE CITY OF HILO ZONE MAP CHAPTER 8 (ZONING CODE), ARTICLE 2, HAWAII COUNTY CODE, AS AMENDED, BY CHANGING THE DISTRICT CLASSIFICATION FROM AGRICULTURAL (A-1a) AND OPEN (O) TO SINGLE FAMILY RESIDENTIAL (RS-10) AT KUKUAU 1ST AND KUKUAU 2ND, SOUTH HILO, HAWAII, COVERED BY TAX MAP KEY 2-3-43:POR 10 and 2-4-08:15.

Date Approved: April 12, 1976  
Date Effective: April 19, 1976

Copies of the foregoing Ordinance, in full, are on file in the Office of the County Clerk for use and examination by the public.

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I hereby certify that the foregoing Ordinance passed second and final reading at the meeting of the County Council on April 12, 1976, by the following aye and no vote:

AYES: Councilmen Carpenter, De Luz, Fujii, Hisaoka, Kawahara, Lai, Yadao and Chairman Yamada - 8.

NOES: Councilman Levin - 1.

*Ted J. Suzuki*  
COUNTY CLERK  
COUNTY OF HAWAII

AN ORDINANCE AMENDING SECTION 7.29, THE CITY OF HILO ZONE MAP CHAPTER 8 (ZONING CODE), ARTICLE 2, HAWAII COUNTY CODE, AS AMENDED, BY CHANGING THE DISTRICT CLASSIFICATION FROM AGRICULTURAL (A-1a) AND OPEN (O) TO SINGLE FAMILY RESIDENTIAL (RS-10) AT KUKUAU 1ST AND KUKUAU 2ND, SOUTH HILO, HAWAII, COVERED BY TAX MAP KEY 2-3-43:POR 10 and 2-4-08:15.

Date Approved: April 12, 1976  
Date Effective: April 19, 1976.

Copies of the foregoing Ordinance, in full, are on file in the Office of the County Clerk for use and examination by the public.

I hereby certify that the foregoing Ordinance passed second and final reading at the meeting of the County Council on April 12, 1976, by the following aye and no vote:

AYES: Councilmen Carpenter, De Luz, Fujii, Hisaoka, Kawahara, Lai, Yadao and Chairman Yamada - 8.

NOES: Councilman Levin - 1.

TED J. SUZUKI  
COUNTY CLERK  
COUNTY OF HAWAII

1976 - Hawaii Commission, April 22, 1976.

Ted T. Suzuki  
COUNTY CLERK



Robert Shioji  
DEPUTY COUNTY CLERK

OFFICE OF THE COUNTY CLERK

COUNTY OF HAWAII  
HILO, HAWAII 96720

Mayor Herbert T. Matayoshi  
County of Hawaii  
Hilo, Hawaii

I hereby transmit Ordinance Bill No. 217  
passed by the County Council on second and final  
reading.

*Ted T. Suzuki*  
COUNTY CLERK

Encl.

Dated: April 8 1976

ATTACHMENT

Residential Rezoning

PLANNING DEPARTMENT  
COUNTY OF HAWAII

APPLICATION FOR CHANGE OF ZONE

1. If your request is approved, do you intend to subdivide the subject land in accordance with the approved change of zone? yes

If yes, please answer the rest of question 1 and then to question 3.

- a. How many acres of the requested area do you intend to subdivide? 15.819 acres

- b. Into what lot sizes? 10,000 sq.ft

- c. If your request is approved, approximately how long after the date of approval do you expect to submit your subdivision plans to the Planning Department for preliminary approval? 1 month

- d. Do you intend to build houses on the newly created lots? yes

If yes, please answer the following questions:

On how many of those lots? approx. one-half

At what approximate price range? House \$30,000

Lot \$20,000

Total \$50,000 up

Approximately how long, after approval of the subdivision, would the first house be available for occupancy? 6 to 8 months

If you intend to subdivide, please submit a preliminary schematic subdivision plan together with your change of zone application form.

2. If you have no firm plans of subdividing the subject area, do you intend to:

- a. Sell or lease the land to someone who has firm plans? N/A

- b. Sell or lease the land to someone who has tentative plans? N/A

- c. Sell or lease the land to someone who has no plans? N/A

- d. Keep it? N/A

- e. Other (please state)

f. If you intend to do either a, b, or c, please elaborate on the kind of plans the other party has. Please, also, include in your answer approximately how soon after approval of your rezoning do you expect to transfer the subject land to another party.

3. Do you think that your request and your further plans for the land will alleviate the local housing situation?

yes

How?

We will be providing an opportunity for home ownership for moderate income people who are presently renting and home owners with equity in their present home who desire to relocate into a very desirable subdivision and area to live.

4. Are there any buildings on the subject area?  
If so, what kind?

no

What do you intend to do with those buildings if your request is approved?

5. Is the subject land currently being used for any agricultural activity?

no

If so, please list the kinds of products grown and on how many square feet or acres of land per product.

6. To your knowledge, has there been any flooding and/or drainage problem on the subject area?

no

If so, please describe the problem.

7. Do you think that the roads leading to the subject area needs improvement?

no

If so, what kind?

Is the road adequate for the proposed traffic volume or load?

yes

8. What sort of governmental assistance and/or improvements do you feel will be needed in the subject area when developed?

	<u>Yes</u>	<u>No</u>
a. Schools	_____	X _____
b. Roads	_____	X _____
c. Sewer	_____	X _____
d. Drainage	_____	X _____
e. Police Protection	_____	X _____
f. Fire Protection	_____	X _____
g. Recreational Facilities	_____	X _____
h. Public Utilities	_____	X _____
i. Other	_____	X _____

For those checked "yes", please elaborate what type or kinds of improvements and/or assistance are needed.

Signature: \_\_\_\_\_

Address: 100 Pauahi Street, Hilo, HI 96720

Telephone: 9613084

Date: \_\_\_\_\_

CHANGE OF ZONE: KENNETH FUJIYAMA

Kenneth Fujiyama, in behalf of Komohana HUI and Komohana 75 HUI, <sup>has submitted a joint application for</sup> ~~is requesting~~ a change of zone for 34.5 acres of land from an Agriculture 1-acre (A-1a) and an Open (O) zoned district to a Single Family Residential - 10,000 square foot (RS-10) zoned district. The area in question is situated along the mauka side of Komohana Street, across from the Komohana Street - Kukuau Street junction, Kukuau 1st, South Hilo (TMK: 2-4-08:15 and 2-3-43:por. 10).

Parcel 15 of TMK: 2-4-08:15, consisting of 15.8 acres, is owned by Komohana HUI and Parcel 10 of TMK: 2-3-43, consisting of 18.75 acres, is owned by Komohana 75 HUI. Komohana HUI intends to create a 55-lot subdivision, while Komohama 75 HUI is planning a 61-lot subdivision. Both Huis intend to construct homes on approximately fifty (50) percent of the lots. For the Commissioners' information, the preliminary subdivision plans submitted with the application may not necessarily be the one which would be accepted for final subdivision approval. It should be used strictly as a guide in viewing the proposed development of the area.

The General Plan land use pattern allocation guide map designates the area as Orchards and Alternate Urban Expansion. The Hilo Community Development Plan's zone guide map proposes the area for Single Family Residential uses at a density of 10,000 square feet.

The area in question is part of the 1881 lava flow which consists of both Aa and Pahoehoe lava. The land has slopes ranging from 10 to 15 percent. The area receives 100 to 150 inches of rainfall



annually.

The land is presently overgrown and vacant. Surrounding land uses on the makai side of Komohana Street include the 33-lot Komohana Heights Subdivision, consisting of 10,000 square foot sized lots; and the RSM development which includes the Pacific Heights townhouses. A 4-acre County playground is presently under construction adjacent to the State's Mohouli Subdivision and approximately 800 feet makai of the area in question. Surrounding lands on the mauka side of Komohana Street are also overgrown and vacant.

Komohana Street, which fronts the subject area, has a right-of-way width of eighty (80) feet with a 24-foot pavement. The sewer line ends at the intersection of Komohana Street and Kukuau Street.

Upon review of the request, the Department of Public Works commented in the following:

- "1. Connect to sewer line on Kukuau.
- "2. Lot accesses to be from interior roads.
- "3. Extend N-S road to southern boundary.
- "4. Storm drainage water to be suitably collected and discharged."

The Hawaii County Housing Agency had the following comments:

"The applicant's intent is to market the house to families with incomes of \$17,000 per annum and up. It is more likely than not that the purchasers would be in the \$20,000 and up category. Consequently, we would consider the applicant's development as being for the conventional market. Since we do not have

the capacity to evaluate projects proposed for such market,  
we are not able to offer any comments.")

*The Department of Research and Development had the  
following comments:*

*(None of the comments)*

The Waiakea Soil and Water Conservation District stated that this land is subjected to overland flooding from the mauka drainage areas, thus urge extreme caution.

For the Commissioners' information, the Alenaio Stream is located adjacent to the northwest side of the area in question.

The Department of Water Supply had the following comments:

"We have no adverse objections to this application, at the time of subsequent subdivision application, the developer will be required to install a water system and any other off-site improvements as per the minimum water requirements of the Subdivision Code. For your information, there is a 12-inch waterline along Komohana Street."

The Department of Education offered these comments:

"We have reviewed the subject application and find that the proposed development will not place a burden on school enrollment. At the present time, the proposed development is within the Kapiolani Elementary School boundary. Intermediate

and high school students will be attending Hilo Intermediate and Hilo High Schools.

"The proposed development is more than a mile from the elementary school, which will qualify students for subsidized transportation. We strongly urge that a safe bus loading and unloading area be set aside within the development."

The Department of Parks and Recreation offered the following comments:

"1. A park site should be developed for the proposed 116 lots and located in an area where expansion is possible. The required 1+ acre park site should be rectangular in shape and graded and grassed and a comfort station and playground equipment should be provided or the value of these improvements deposited with the County, and ~~and~~

"2. The 2.85 acre site which has been proposed to be set aside is adequate in land area; however, its triangular configuration results in unusable areas and, therefore, should not be considered as satisfying park requirements."

All other cooperating agencies had no comments or objections to the subject request.

( In support of the request, the applicant has stated the following: )  
(READ APPLICANT'S REASONS)



## DEPARTMENT OF RESEARCH AND DEVELOPMENT

COUNTY OF HAWAII

HERBERT T. MATAYOSHI, Mayor

CLARENCE W. GARCIA, Director

December 5, 1975  
75-12-647 MI:ef

### MEMORANDUM

TO: Planning Department

FROM: Director

SUBJECT: CHANGE OF ZONE APPLICATION: KENNETH FUJIYAMA  
TMK 2-3-43: portion of 10, and TMK 2-4-08:15

The subject parcels are located on the mauka side of Komohana Street and is presently zoned as A.1a and open. This area is designated for urban use by the Land Use Commission. The physical location of the proposed subdivision is suited for residential use based on the following considerations: a) proximity to service areas, i.e. shopping areas, schools, etc.; b) public utilities availability, i.e. water, electricity, access roads, etc.; c) use of land in close proximity to subject parcel is already in residential use; and d) future considerations, i.e. new roadways proposed, other urban areas, etc.

We recommend favorable action by the Planning Department to allow for the change of zone for both parcels.

*Clarence W. Garcia*  
CLARENCE W. GARCIA

## FOREWORD

Please note that parcel A is owned by Komohana HUI, a registered limited partnership with the state of Hawaii. Parcel B is owned by Komohana 75 HUI, which is also in the process of becoming a registered limited partnership with the state of Hawaii. Both owners are filing separate rezoning applications to the Hawaii County Planning Department. However, since the properties are immediately adjacent to each other, it was decided that both owners work together in developing a road system and sharing in some of the off-site improvements. Also by designing a road system complimentary to each other the overall design of the subdivision is enhanced. Better entrances and exits can be designed for both Komohana and Kukuau Street extension.

It is also important to note that the park site being dedicated is basically included in parcel B. An agreement was reached whereby the park site would be located in parcel B to satisfy the requirements of both subdivisions. We believe that having one large park site would require less maintenance than having two smaller, individual parks within both subdivisions.

Because of the separation in ownerships of the parcels, the owners are requesting that incremental zoning be allowed for both parcels.

## ATTACHMENT

### A-1

We are seeking RS-10 zoning on this 15.819-acre parcel presently zoned as Agriculture one-acre. We are planning to develop this proposed subdivision into a 55-lot housing development with prices ranging from \$50,000 and up for house and lot packages. Title to the potential owners will be fee simple. Please find attached the proposed subdivision map for the area. The area in question has been designated as urban by the State of Hawaii and alternate urban expansion by the Hawaii County General Plan. The proposed Hilo Development Plan has designated the area as RS-10. The area is of minimal agricultural value and of no natural or historical significance.

### A-2

The General Plan as it applies to the South Hilo area lists as one of the goals "to provide for a variety of housing choices for low and moderate income residents of the area." Our proposed subdivision will be marketed primarily to those with family incomes in the range of \$17,000 and up. This, however, does not preclude that those with lower incomes having the necessary down payment will not be attracted to the price ranges being offered. We also believe that there are families below the \$17,000 income bracket, especially the elderly, who have the necessary down payment and equity in their present home, but cannot qualify for loans on the higher-priced homes on the market. Estimated income requirements are found on the attached Table A. Using normal bank qualification methods the range of household incomes that would qualify for the \$50,000 proposed house and lot packages will be from \$16,700 and up. In this table we have used varying down payments and normal real property and insurance expenses to project income requirements.

The attached Tables B and C were published by the U.S. Bureau of Census-1970 and the Housing Inventory for the County of Hawaii-1973. In Table E we find that the total projected number of families in the \$15,000 and above categories (\*) are 4050 for 1975 and 6240 for 1980. By applying this percentage found in Table C (\*), the total projected number of households in the \$15,000 and up (Table E) range who are renting is computed at 685 for 1975 and 1060 for 1980. The total number of renter households that presently could qualify for our proposed subdivision is 685.

The above figures are for South Hilo only. We firmly believe that many families in outlying districts will be wanting homes in Hilo in the near future. Those families whose main bread-winner works in Hilo will find it will become less feasible to commute due to the projected increases in the cost of fuel.

These statistics indicate an adequate need for our type of subdivision. The existing market as shown on Table D is presently inadequate to meet the needs of the clientele which the proposed subdivision will attract. Table D is a survey taken from the Multiple Listing Service of the Hawaii Island Board of Realtors - November 3, 1975, for the South Hilo District. There is now a total of 33 homes in the price ranges of \$45,000 to \$65,000. Of these only 17 are less than five years old. The breakdown also shows that only 24 are three-bedroom homes which we consider as being a feasible size to meet the needs of most families.

We believe that the evidence shown in the tables justifies our request for RS-10 zoning. We are planning to install an esthetically-pleasing subdivision with varying home designs to avoid the tract look that we feel is detrimental to any subdivision. We also will provide restrictive covenants to guarantee high standards. Utilities will be underground.