STATE OF HAWAII
LAND USE COMMISSION

Board of Supervisors Chambers
County Building - Hilo, Hawaii

8:00 P.M.
September 18, 1962

STAFF REPORT

A(T) 62-7

Temporary District Classification: AGRICULTURAL

PETITION OF HILO COUNTRY CLUB, LTD. (A(T) 62-7), for change of Temporary District Boundary to reclassify certain property adjacent to the Hilo Country Club, South Hilo District, Hawaii, from an Agricultural district to an Urban district classification: Described as TMK 2-5-03: Por. 8 (that portion being 8.5 acres, more or less, lying along the northern edge of Parcel 8).

The petitioner is the owner of the subject area, which lies between the developed portion of the Hilo Country Club (golf course) and a subdivision approved by the County before the Land Use Commission's interim regulations went into effect. These three contiguous areas are located in an angle to the southwest of the intersection of Kaumana Drive (the "Saddle Road") and the access road to the Hilo Country Club, which intersection occurs approximately 3500 feet west (mauka) of the west end of the detached Kaumana Temporary Urban district.

Neither of the publicly-financed plans which include this area recommended urban development. The State General Plan included what was considered sufficient area to accommodate the development potential of Hilo for many years to come. Under the "Plan for the Hilo Metropolitan Area", prepared under a Federal-State-County contract by Belt, Collins and Associates, the area (except for the Country Club), would be in residential-agriculture; and the subject area would be all-but-obliterated by the proposed new Saddle Road alignment. Average annual rainfall in the area is upwards of 200 inches; provision of water will probably present no great

problem. The nearest school is nearly two miles away, on the far (makai) side of Kaumana; the nearest fire station is in downtown Hilo, between 6 and 7 miles away, the nearest one proposed is approximately five miles. A neighborhood-type shopping development is recommended in the Belt-Collins plan for the center of Kaumana. The area is obviously unsuited to any form of intensive cultivation involving quality of soil.

Although staff would not, in consideration of the above facts, recommend a change to Urban, it is believed that the Commission is faced with a virtually-accomplished fact, in that (at least in this case) there is no reasonable use which can be designed for such a small area sandwiched between a golf course and a subdivision which was obviously designed with residential development of the subject area in mind. Certainly, a major highway should not now separate the golf course from the already-developing subdivision by running through the subject area, if there is another possible alignment (there appears to be).

For the reasons cited in the paragraph above, staff recommends approval of the petition. To this recommendation is added a recommendation that the Commission also consider placing the subdivision adjoining to the north in an Urban classification.