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STATE OF HAWAII
LAND USE COMMISSION

October 29, 1965
Honolulu, Hawaii

MEMORANDUM

TO: LAND USE COMMISSION

FROM: STAFF

SUBJECT: DEPARTMENT OF HAWAIIAN HOME LANDS (A65-87)

The Land Use Commission, on August 20, 1965, conducted a public hearing of the subject petition. At that time staff recommended denial of the petition. However, the staff also recommended that the Commission explore the need and data for need further with the Department of Hawaiian Home Lands.

Since the public hearing, additional data have been received from the Department of Hawaiian Home Lands. By a letter dated September 16, 1965, the Department transmitted copies of letters from various interested parties for the use of lands in the Kawaihae area for industrial sites. Approximately 62 acres are involved in these various expressions of interest. The data submitted by the Department also include a letter from Mr. Ferry of the Department of Land and Natural Resources indicating that the proposed use of the existing Coast Guard parcel by Hilo Electric Light Co., Ltd. can be a reality, except that a lease negotiation is proposed in lieu of fee sale.

By a letter dated October 19, 1965, the Department of Hawaiian Home Lands has submitted further comments to the Land Use Commission for consideration. This letter modifies the original request for a change in zoning in that only the area north of the present commercial area, involving approximately 159 acres, be provided for industrial use.

A letter dated September 10, 1965 has been received from Belt, Collins & Associates, Ltd., consultants to the Olohana Corporation and the Queen's Hospital. This letter confirms and clarifies their views expressed in their letter of August 20, 1965 regarding industrial areas in the vicinity of Kawaihae Harbor. The letter proposes that any future industrial lands adjacent to the harbor should be well designed as industrial parks with adequate landscaping and proper site and utility design. A color scheme, as recommended for buildings at Kawaihae Harbor, is also proposed for application to all industrial buildings in the area.

In view of the additional data presented at the public hearing and to date, it has been established that industrial lands are needed and should be located in the area mauka of the highway and north of the existing Kawaihae commercial area to the Honokoa Gulch. Based on the State's population projection for the Kohala area, and data on industrial land use requirements per capita, approximately 125 acres of industrial lands would be required to the area north of the commercial section.

In light of the generally large acreage requested by interested parties, in light of the generally steeper topography relative to other industrial developments, and in light of actual established industrial lot sizes, it seems appropriate to provide for 400' lot depths in the subject area. With the limited access provision for the new Mahukona Highway, the most practical general site plan for the area would then involve an industrial service road paralleling the Mahukona Highway at a distance 400 feet mauka of the highway. This service road would then service a tier of lower lots and a tier of mauka lots, each tier being 400 foot in depth. Allowing 60 foot for the service road right of way, the total depth for the industrial area mauka of the Mahukona Highway would then be 860 feet. This depth would also accommodate the proposed Hilo Electric Light Co. power plant site.

Based on the additional data and evaluation conducted to date, it is the staff's recommendation that the Urban District boundary be moved mauka and paralleling the Mahukona Highway to provide for a depth of 860 feet. This adjustment would begin at Honokoa Gulch and extend south to the present commercial area. Approximately 44 additional acres would be added to the 70 acres within the Urban District in this area at present.