STATE OF HAWAII
LAND USE COMMISSION

State Highways Division, District Engineers Office, 50 Makaala Street, Hilo, Hawaii

9:45 A.M.
August 5, 1966

STAFF REPORT

A66-126 - W. H. SHIPMAN, LTD. & KEAAU LAND CO., LTD.

Background

The petitioners have submitted a request for amendment of district boundaries involving approximately 112 acres presently within an Agricultural District to be changed into an Urban District. The lands are located to the east of the Keaau School and Keaau Town with portions owned by the Keaau Land Company, Ltd. and W. H. Shipman, Ltd.

A summary of the petitioners' reasons for requesting the boundary change is as follows:

1. Long-range planning in anticipation of expiration of present residential leases has been carried out.
2. Keaau Land Company has demonstrated the need for residential lots, having successfully sold all of its previously developed lots.
3. There are no houselots for sale in the Keaau vicinity at present.
4. Some of the present inhabitants of the plantation camps have the affluence and desire to improve their living conditions.
5. Community facilities and utility services are available in the area.

A recommendation for approval of the petition has been received from the Hawaii County Planning Commission since, (1) the County General Plan indicates the subject lands for residential purposes and (2) the close proximity to the Keaau urban area and school makes this land a prime area for residential use.

The petitioners' lands are contiguous to the existing Urban District along the Puna Road and Ulu Street residential areas. With the exception of a small portion which is presently not used for agricultural purposes, the entire 112 acres are planted in cane. Rainfall of approximately 146 inches annually is experienced in the area at an approximate elevation of 300 feet. Soils of the Hilo family, very shallow phases (Aa lava complex), occur in the area in association with a very high proportion of bedrock outcrops that are scattered throughout. The soils planted in sugar cane require intensive use of a complete fertilizer.

Analysis

The 1960 population of Keaau was approximately 1300 persons which indicated a decline from 1600 persons in 1950. It is estimated that the present population approximates 1700. The petitioners' data does not include any projections for the area with their primary justification based upon the phasing out of existing plantation camp families. The actual number of families to be phased out eventually is not indicated nor is the proportion and number of families reported who might seek better housing in the Keaau area.

However, it is noted that a very high percentage of the 92 acres within the immediate Keaau Urban District is intensively used for urban purposes and very few vacant urban areas occur. Of the small percentage of vacant areas, the location and configuration are such that they are better suited for other urban uses than residential.

Examination of some of the plantation camp housing facilities indicate that these structures are dilapidated and are well below standards. Therefore, as indicated by the petitioners, provisions should be made for phasing out and relocation of a portion of these plantation camps. However, there is very

little to indicate the number of families that might have the affluence and desire to purchase new houselots.

error. — G.P. shows to Mill Road

The General Plan for the area shows development of a portion of the petitioners' lands for residential uses (see orange line on map). This is proposed for the period to 1980 and consists of the only data giving some indication of the future need for residential areas in Keaau. However, the acreage shown on the General Plan for this area is less than that suggested by the petitioners and amounts to approximately 58 acres as compared with the petitioners' request for 112 acres and the present Urban District of 92 acres. The General Plan also provides for residential development within the present Keaau Urban District and anticipates redevelopment of these older areas.

error — 227 acres allocated to residential purposes.

Recommendation

Recognizing the need for additional houselots to provide for families being phased out of dilapidated plantation camps and recognizing the General Plan for residential uses in the area to the east of Keaau School as an indicator of the extent of need, it is recommended that 47.5 acres of the petitioners' lands as indicated by the limits of the orange line be approved.