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

A66-133 - LAND USE COMMISSION (KEAAU)

Background

Upon its own motion, the State Land Use Commission has initiated boundary amendment processing for several areas in the Keaau District. Accordingly, property owners have been notified and a public hearing has been called to consider these changes.

Changes in district boundaries from Urban to Agricultural and from Agricultural to Urban are involved. The following tabulation indicates pertinent data relating to these areas: (Area numbers correspond with those shown on map.)

Urban to Agricultural (Green)			Agricultural to Urban (Red)		
Area #1	-	11.5 acres	Area #6	-	11 acres
Area #2	-	16 acres	Area #7	-	20 acres
Area #3	-	8.2 acres	Area #8	-	12.5 acres
Area #4	-	28 acres	Area #9	-	11 acres
Area #5	-	5 acres	Total		54.5 acres
Total		68.7 acres			

Area #1 is a small isolated Urban District with approximately slightly more than half in use as a plantation camp and the remainder in cane. This area should more logically be classified Agricultural and the existing facilities permitted to remain as non-conforming uses to be phased out eventually. The homes in this area are substandard and have a relatively short span of future usability.

Area #2 is an isolated Urban District located in the middle of a cane field and is quite apparently erroneously districted.

Area #3 is located at the western fringe of the developed area of Keaau Town and planted in cane. The area is served by the Old Volcano Road and is proposed for light industrial facilities on the General Plan.

Area #4 is a strip of urban lands presently used for cane cultivation, generally, with a small portion in marginal unused land. It fronts on the Volcano Road opposite the Puna Dispensary in the outskirts of Kurtistown.

Area #5, presently planted in cane, is a small portion of an existing Urban District developed for urban purposes.

It is recommended that Areas 1, 2, 4, and 5, be reclassified from Urban to Agricultural on the basis that they tend to contribute to scattered urban developments. However, it is recommended that Area #3, which is at the outskirts of Keaau Town, be maintained as an Urban District in spite of its present use for agricultural purposes. This is based on the General Plan which provides for light industrial uses in the area eventually.

Area #6 is a parcel owned by the County and slated for use as an expansion area to the Keaau School. This area is unused at present.

Area #7 is a strip urban area created by the construction of the new highway and the Old Volcano Road. The area is presently intensively used for urban purposes.

Area #8 has been developed recently as a residential subdivision and most of it has been built upon. It borders on an existing Urban District.

Area #9 is known as the 9 1/2-mile Camp and consists of substandard homes.

It is recommended that Areas 6, 7, and 8 be reclassified from an Agricultural District to an Urban District based on their proposed and present use

for urban purposes. Area #9 is not recommended for change to Urban in that it is an isolated urban area intended for eventual discontinuance for urban purposes.

These recommendations, in summary, would change 60.5 acres from Urban to Agricultural and 43.5 acres from Agricultural to Urban.