STATE OF HAWAII
LAND USE COMMISSION

State Highways Division Office
Hilo, Hawaii

2:00 P. M.
March 31, 1967

STAFF REPORT

A66-146 - BENJAMIN T. INOUYE AND PETER & MELODIE ADUJA

Background

This is a petition to change the agricultural designation of 20 acres to urban on parcels 38 and 40, Tax Map Key 2-4-03, Waiakea Homestead, South Hilo, Hawaii, in order to subdivide the property into 40 lots; 38 will average 17,800 square feet and 2 lots in excess of one acre. Parcel 40 is owned by Benjamin T. Inouye and parcel 38 is owned by Peter and Melodie Aduja.

Mr. John T. Ushijima, attorney for the applicants, advises that farming had been attempted on both parcels but the shallowness of the soil plus the type of grass that is prevalent on these lots made it necessary to forego this activity; that farming is uneconomical and can be verified by the Extension Service of the University of Hawaii; that the parcels are located near properties already in urban use and near schools and major streets; and there is a definite need for the residential development of these lots in the area.

The properties in question are located on the south side of Kawailani Road, approximately ½ miles west of the Urban District boundary, and approximately 3/4's of a mile west of Homohana Street.

The County Planning Commission, on January 20, 1967, voted to recommend that this petition be denied because:

1. The General Plan designates the area agricultural.
2. Petitioned area is not contiguous to an existing urban area.
3. Ample urban area exists in the Waiakea Homesteads area to accommodate 20,000 people.

4. Vacant land in the Urban District should develop to a greater density first.

5. A 40-acre tract of land across the street was denied a similar request.

Analysis

The soil on the subject parcels is in the Olaa series--described as very stony, well drained but moist, very poorly suited for machine cultivation. The overall suitability for agricultural uses is rated as fair to poor. Slopes are below 10% and elevation is approximately 500 feet above sea level. Average annual rainfall is approximately 168 inches.

There is no evidence of active grazing use of the property in question, although it is typical of the surrounding areas which are primarily pasture lands. Some diversified agricultural activity is scattered throughout the area and residences and a meat products plant all exist within one-half mile of the lands in question. There are several non-conforming subdivisions scattered about the area, that is, subdivisions that were platted prior to the establishment of the Land Use District boundaries and which undoubtedly contributed to the adoption of the Land Use Law.

The present designation of this area in the Agricultural District conforms to both the State General Plan and the General Plan of the County.

Kawailani Road west of Komohana Street, typical of an Agricultural District, is narrow and in need of repair. Electric power and telephone services are available and water facilities are nearby. Komohana Street is planned to be extended into Hilo and sections of it are presently under construction.

The establishment of an Urban District boundary for the Hilo area provided adequate area to accommodate a 10-year population growth projection. It

is estimated that approximately 2,400 acres of vacant urban lands presently exist within the Hilo Urban District. The Hawaii County Planning Commission has estimated that the Waiakea Homestead area within the Urban District has enough land to accommodate approximately 20,000 persons. Much of the Urban District within the vicinity of the properties in question is in vacant large tracts closer to public utilities and facilities and the urban center of Hilo. To extend the urban boundary or create this "spot zone" would require servicing an overly extended urban area which is sparsely populated and increase operating costs at public expense.

On the north side of Kawailani Road, opposite the area in question but closer to the Urban District, is a 40-acre tract of land owned by William M. Douglas that was similarly petitioned for an urban designation but denied by the County and Land Use Commission the latter part of 1966.

Recommendation

On the basis of the foregoing, and on the basis of field investigation, it is recommended that this petition be denied.