STATE OF HAWAII
LAND USE COMMISSION

MEMORANDUM October 13, 1967

TO: LAND USE COMMISSION

FROM: STAFF

SUBJECT: A67-153 - YASUO KUWAYE AND HIROMU YAMANAKA

This is a request to rezone 32 acres of a 66-acre area from the Agricultural District to the Urban District. The remaining portion of the parcel is already within the Urban District. A duly advertised public hearing was conducted on July 28, 1967 in Kona, Hawaii and Roy Nakamoto, attorney, represented the petitioners.

The property in question is located on the southwest corner of Komohana and Puainako Streets in the Waiakea Homesteads area of Hilo.

The petitioners contend the land is not suitable for agricultural use and is highly suitable for residential use, that half of the property in question lies within the Urban District, that considerable residential development has occurred in this area since the Land Use district boundaries were adopted, and that Komohana Extension recently completed will provide a more direct route from this area to Hilo and further stimulate residential development in the area.

Public utilities are available to the site. The soil is moderately deep, fine, stony, well-drained, poorly suited for machine tillage with slopes of less than 20%. Rainfall is approximately 168 inches annually.

The Hawaii County Planning Commission recommended approval because the parcel is split into two zones, Komohana Street Extension gives the area a more urban characteristic, the soil is not well suited for agriculture, and the County General Plan proposes this area for residential-agricultural uses.

There is, however, another new and interesting development that warrants further consideration. The County Planning Director and the applicant reported the willingness to develop the area in question on the basis of the "cluster" concept. Basically, this means that the design of the area will group houses in a more desirable pattern, providing common open space throughout the area for the use of the residents and yet maintaining the same density as if he had proceeded on the basis of a conventional lot by lot development. The latest trend in residential development is to encourage the design of residential areas to improve the environment for its inhabitants and to do away with the stereo-type lot by lot subdivision. Cluster development is an attempt to eliminate the ticky tack houses uniformly placed in the center of the lot providing the typical stereo-type suburban subdivision. The willingness of the developer to develop his property on the cluster concept behooves government agencies to assist in all possible ways in order to achieve a more pleasingly asthetic and functional development where an environment more suitable to the human needs and satisfaction can be created. In view of this new development, and since public facilities are available and the soil is not conducive for intensive agriculture, the staff recommends that the Urban District boundary be extended to include the additional 32 acres.