STATE OF HAWAII
LAND USE COMMISSION

MEMORANDUM

April 17, 1970
1 p.m.

TO: LAND USE COMMISSION

SUIC - deny

FROM: STAFF

SUBJECT: A69-236 - KAWAILANI PLACE, INC.

A public hearing was held on this request to reclassify 40 acres situated in the Agricultural District at Waiakea, South Hilo, Hawaii, into an Urban District on January 30, 1970. The petitioner desires to subdivide the property into 179 residential lots.

The County's recommendation on this matter has not been received as yet. Apparently, the new Hawaii Planning Commission is still in a state of transition and orientation.

At the public hearing the Land Use Commission staff noted that the property under consideration lies within an 800-acre area recommended for urbanization by our consultants for the 1969 boundary review. A substantial number of protests were received from landowners in the area, both for and against the proposed change. After considerable deliberation by the Land Use Commission, it was agreed that since the primary purpose of the Land Use Law is to protect agricultural activities from urban encroachment, the Commission decided against rezoning any of the area at that time but to allow urbanization to occur on a petition basis, as exemplified by the instant petition.

Also, at the public hearing, Mr. Shigeoka, President of Kawailani Place, Inc., restated the petitioner's intention to subdivide the property into 7,500 square foot lots and make low cost residential lands available to help alleviate the housing shortage.

We have since the hearing received a letter dated January 28, 1970, protesting the proposed change from Mr. Yasuo Higa, a resident of the area. Another letter against the proposed rezoning from Mr. Alexander Wung was read into the record at the public hearing.

On March 17, 1970, Mr. Shigeoka submitted a development timetable indicating that land improvements such as road construction, waterline, and electricity shall be made immediately after clearance with governmental agencies. Approximately seven months will be required for the completion of preliminary and construction plans and securing approval of these plans by various County agencies. Another eight months will be needed for the completion of the improvements. Therefore, a total of roughly 15 months will be required to complete this development after Land Use Commission approval.

The Hawaii Department of Water Supply has indicated that the developer will be responsible for bringing water to the subdivision from the County's six-inch main located 1,200 feet away on Kawailani Street.

In view of the recommendation by our consultants and the Commission's decision to allow urbanization of this area on a petition basis and on the bases that the subject property is situated in close proximity to centers of trading and employment, public facilities, urban levels of streets and services and is in conformity with the objectives of the County's General Plan, it is again recommended that the petition be approved.