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PLANNING DEPT.
COUNTY OF HAWAII

April 22, 1970

ROUTE SLIP - DATE: _____

DIRECTOR _____

DEPUTY _____

PVT. SECRETARY _____

LONG RANGE DIVISION _____

PLANNER _____

SHORT RANGE DIVISION _____

PLANNER _____

DRAFTING SECTION _____

DRAFTSMAN _____

GENERAL ADMINISTRATION _____

SECRETARY TO COMMISSION _____

FILE _____

SEE ME _____

CIRCULATE _____

DRAFT REPLY _____

MEMORANDUM _____

REVIEW & COMMENT _____

APPROPRIATE ACTION _____

INVESTIGATE & REPORT _____

RECOMMENDATION _____

Mr. Minoru Shigeoka, President
Kawailani Place, Inc.
166 Keawe Street
Hilo, Hawaii, HI 96720

Dear Mr. Shigeoka:

The petition by Kawailani Place, Inc. (A69-236) for an amendment to the Land Use District Boundaries from an Agricultural District to an Urban District for approximately 40.41 acres at Waiakea Homesteads, South Hilo, Hawaii, Tax Map Key 2-4-03: 23, was denied by the Land Use Commission at its meeting on April 17, 1970, because of the "spot zoning" nature of the request. The Commission, however, agreed to consider initiating a petition to rezone to "Urban" a substantial portion of the Waiakea Homesteads area at their July meeting.

Prior to taking action on this petition, the enclosed memorandum was presented to the Commission.

Should you desire any further information or have any questions, please feel free to contact us.

Very truly yours,

RAMON DURAN
Executive Officer

Enclosure

cc: Hawaii Planning Commission

STATE OF HAWAII
LAND USE COMMISSION

MEMORANDUM

April 17, 1970
1 p.m.

TO: LAND USE COMMISSION

FROM: STAFF

SUC - deny

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 Kawaiilani 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 Kawaiilani 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.