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JUN 22 1970

PLANNING DEPT.  
COUNTY HAWAII

June 18, 1970

Mr. Peter T. Hirata  
P. O. Box 1078  
Kealahou, Hawaii, HI 96750

Dear Mr. Hirata:

Subject: A70-244 - Peter T. Hirata

This is to advise you that the parcel which was rezoned from the Agricultural District to the Urban District by the Land Use Commission on June 12, 1970, was parcel 7 of TMK 8-1-15 and not parcel 9 as stated in my letter of June 16, 1970.

Very truly yours,

RAMON DURAN  
Executive Officer

cc: Planning Department, County of Hawaii  
Department of Taxation, Property Technical Services  
Property Assessment Division, Hawaii  
Board of Land & Natural Resources  
Planning Office, DLNR  
Facilities Branch, DOE  
Department of Transportation  
Planning Division, DPED  
Division of Public Works, DAGS  
Board of Water Supply, Hawaii  
Land Use Commissioners

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 \_\_\_\_\_

REVIEW & COMMENT \_\_\_\_\_

APPROPRIATE ACTION \_\_\_\_\_

INVESTIGATE & REPORT \_\_\_\_\_

RECOMMENDATION \_\_\_\_\_

REMARKS: \_\_\_\_\_

June 16, 1970

Mr. Peter T. Hirata  
P. O. Box 1078  
Kealahou, Hawaii, HI 96750

Dear Mr. Hirata:

Your petition (A70-244) to amend the Land Use District Boundaries from an Agricultural District into an Urban District at Keopuka, South Kona, Hawaii, identifiable by Tax Map Key 8-1-15: parcel 9, was approved by the Land Use Commission at its meeting on June 12, 1970.

For your information, we are enclosing herewith a copy of Section 2.33, "Performance Time", of the Rules and Regulations of the Commission.

Very truly yours,

RAMON DURAN  
Executive Officer

Enclosures: 2 maps  
Section 2.33

cc: ✓ Planning Department, County of Hawaii  
Department of Taxation, Property Technical Services  
Property Assessment Division, Hawaii  
Board of Land & Natural Resources  
Planning Office, DLNR  
Facilities Branch, DOE  
Department of Transportation  
Planning Division, DPED  
Division of Public Works, DAGS  
Board of Water Supply, Hawaii  
Land Use Commissioners

Tojiro Motoki & wf. Satsuki - T/E

3.1772 Acs.  
(3.153 Acs.)

40 - Ft.  
Rd. Esm't.

(0.0242 Ac.)

Sanford T. Higashi & wf. Doris H. - T/E

Kazuo Kubo & wf. Mitsue M. - T/E

0.4727 Ac.

29,566¢

Samoo, Alice T. & wf. Kamu - J/T  
10,090¢

Fred K. Uchi & wf. Clara C. - T/E  
10,090¢

Oniguno O. Kabel  
10,090¢

Karl E. Embrey & wf. Helen K. - T/E  
10,090¢

Walter K. Katiwa & wf. Mabel K. - T/E  
10,090¢

Helen M. Tsukamoto & Tsuya Tsukamoto - T/E  
10,090¢

Yoshihige & wf. Satsue T. - T/E  
10,090¢

K. Tanaka & wf. Takiyo - T/E  
10,090¢

The Management Training Center, Inc.  
10,616¢

Kenneth S. Asato & wf. Edna F. - T/E

Hawaii Hardware Co., Ltd.

0.487 Ac.

28,302¢  
(24,300¢)

of Cecilia K. - T/E

Peter I. Hirata  
1.213 Acs.

Ernest A. Fuyuko

Aoki & wf. - T/E

1.692 Acs.

Yasumitsu Deguchi & wf. Rose T. - T/E

2.427 Acs.

Yasumitsu Deguchi & wf. Rose T. - T/E

2.426 Acs.

Masaru Kuriki & wf. Sawae - T/E

7.25 Acs.

TRUE NORTH  
1" = 100'

GRANT

TMK B-1-15:7

27

28

(See Below)

45 8,520¢

Kaoru Uueda & wf. Betsy - T/E  
44 9,366¢

(See below)

43 8,430¢

0.919 Ac.  
(0.363 Ac.)

Teruo Kamigaki & wf. Yuriko - T/E  
34 8,520¢

Samuel Kahanani & wf. Miriam W. - T/E  
35 9,366¢

Hawaiian Association of Seventh-Day Adventists  
36 8,430¢

W. Hovey

HAWAII ROAD

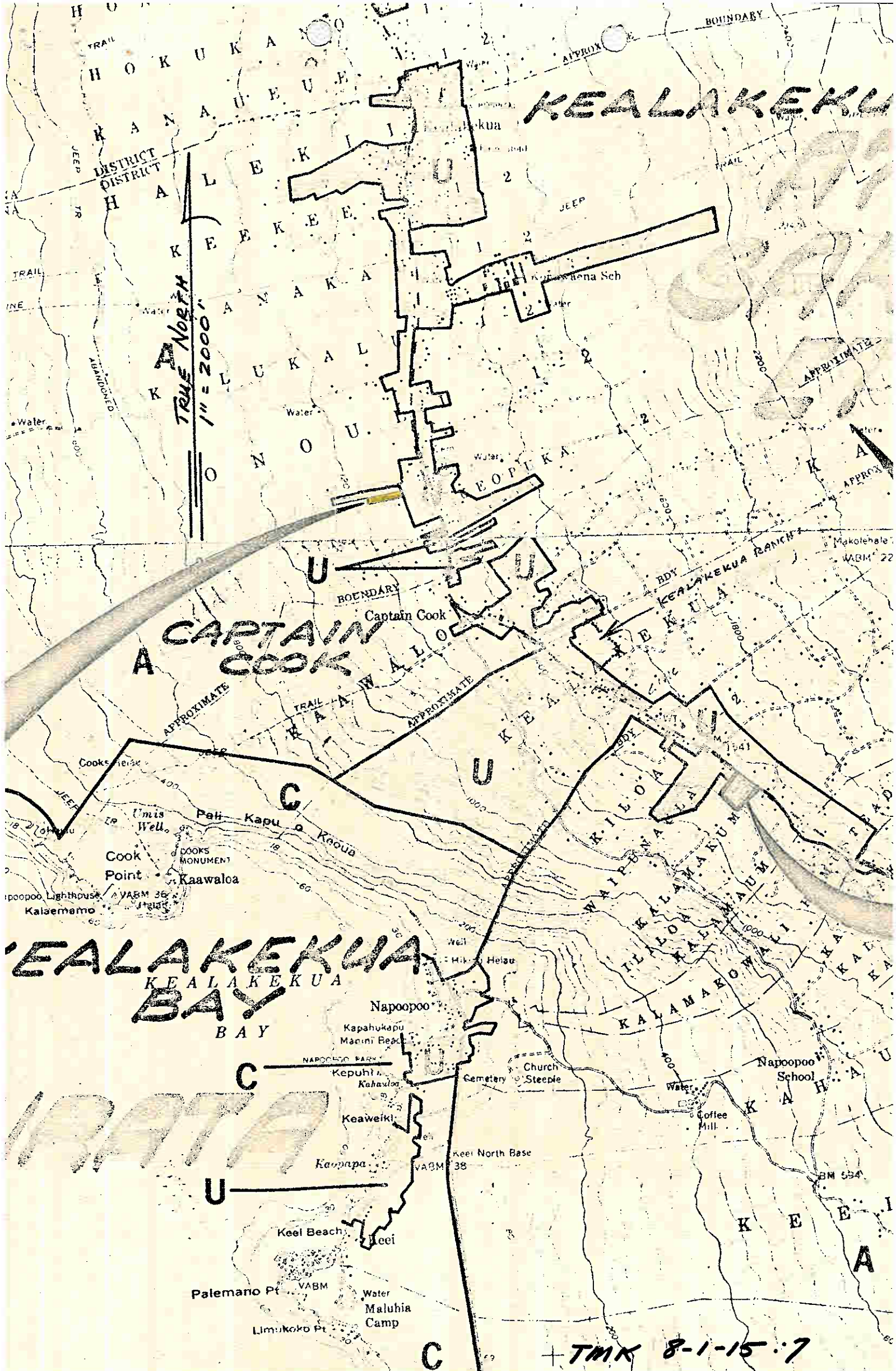
ROAD RESERVE

ROAD

ESSEMENT

1584

10/22



H O K U K A  
K A N A U E U E  
D I S T R I C T  
H A L E K E E E  
K E E K E E  
A N A K A  
L U K A L  
O Z O U

KEALAKEKUA

TRUE NORTH  
1" = 2000'

A  
CAPTAIN  
COOK

KEALAKEKUA  
BAY

Napoopoo

Palemano Pt

Keel Beach

Keaweiki

Kepuhi

Kapahukapu

Ma'ini Beach

Keoua

Ukele

Waikele

Kealahou

Kealahou

Kealahou

Kealahou

Kealahou

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+ T.M.K. 8-1-15:7

STATE OF HAWAII  
LAND USE COMMISSION

MEMORANDUM

June 12, 1970  
1 p.m.

TO: LAND USE COMMISSION  
FROM: STAFF  
SUBJECT: A70-244 - PETER T. HIRATA

This request to reclassify 1.2 acres at Keopuka, South Kona, Hawaii, from an Agricultural to an Urban designation was publicly heard on April 17, 1970. Mr. Hirata desires to subdivide the property into 3 houselots in order to accommodate his two brothers. Reportedly, one brother may be displaced from Honaunau in about six years.

It is recalled that the Hawaii County Planning Commission voted to defer this petition pending an improvement in the Kona water situation.

At the hearing it was indicated by the petitioner and the County planning staff member that Mr. Hirata has an interest in the existing 10 foot road easement fronting the property. However, a check with the State Tax Department since the hearing establishes that the 10 foot road easement, described as parcel 9 of TMK 8-1-15 is solely owned by Paul M. Sakamoto and wife.

There has been no additional data received since the public hearing in regard to the water and road situation as requested of the petitioner by the Land Use Commission Chairman.

Therefore, on the bases that:

1. Adequate urban lands exist in the area for foreseeable urban growth;
2. Evidence substantiating the need for reclassification at this time is lacking; and
3. The water supply and road access are inadequate, the staff again recommends that this petition be disapproved.

2.33 Performance Time.

Petitioners requesting amendments to District Boundaries shall make substantial progress in the development of the area rezoned to the new use approved within a period specified by the Commission not to exceed five (5) years from the date of approval of the boundary change. The Commission may act to reclassify the land to an appropriate District classification upon failure to perform within the specified period according to representations made to the Commission; provided that the Commission, in seeking such a boundary reclassification, complies with the requirements of Section 205-4, Hawaii Revised Statutes.

2.34 Notice and Hearing.

After 60 days but within 120 days of the original receipt of a petition, the Commission shall advertise that a public hearing will be held in the County in which the land is situated. Notice of the time and place of such hearing shall be published in the same manner as notices required for public hearings by the Planning Commission of the appropriate County.

2.35 Decision.

Within a period of not more than 90 days and not less than 45 days after such hearing, the Commission shall act upon the petition for change. The Commission may approve the change with six affirmative votes.

2.36 Amendments to Regulations.

By the same methods set forth in Rule 2.30, a petition may be submitted to change, or the Commission may initiate a change in, these Regulations. No such change shall be made unless a hearing is held in each of the Counties. Within not less than 45 and not more than 90 days after the last of such hearings, the Commission shall act to approve or deny the requested change. Such petition for a change shall be based upon proof submitted that conditions exist that were not present when the Regulations were adopted or that the Regulations do not serve the purposes of the Land Use Law.