STATE OF HAWAII
LAND USE COMMISSION

MEMORANDUM

January 8, 1971
1 p.m.

TO: Land Use Commission

FROM: Staff

SUBJECT: A70-245 - MASAJI SAKAMOTO, YUKIO YAMAMOTO & IWAO JYO

This petition to rezone 3.87 acres of land at Kalamakumu, South Kona, Hawaii, from an Agricultural to an Urban designation was publicly heard on April 17, 1970. The petitioners desire to develop the property, which was purchased in October, 1969, into a residential subdivision of 10,000 square foot lots to be sold, house and lot, for $22,000 to $25,000.

Action on this matter was deferred at the meeting of June 12, 1970, pending clarification of the Kona water situation. It was noted at the hearing that the Hawaii County Planning Commission also voted to defer this petition until the Kona water situation improves. We have since received a letter from the Hawaii County Water Department dated September 8, 1970, stating, in reference to this petition, that:

"Water is available from our 8-inch main along Mamalahoa Highway."

We have also since received the minutes of the Hawaii County Planning Commission meeting of September 10, 1970,

indicating that that agency voted unanimously to recommend approval of this petition based on the following findings:

"1. The subject property is in close proximity to the existing Captain Cook Village Urban Center;

"2. The subject property is contiguous to existing Urban designated areas to the north and mauka (across the highway);

"3. The area is general planned for Medium Density Urban Development;

"4. The housing development proposed by the applicants is to help alleviate the housing shortage experienced throughout the area. The anticipated population increase in the Kona area (from 10,000 to 16,000 in 1971) would require an annual out put of 450 to 500 housing units. The existing building trade in Hawaii can possibly turn out 200 to 300 in Kona;

"5. The overall productivity rating of the area is 'fair,' and the amendment to an Urban designation would not be removing highly productive lands from the Agricultural District;

"6. All essential utilities are available to this subject area."

In response to the staff's request for a development timetable, a letter dated April 18, 1970, has been received indicating that the petitioners have decided to "commence development of the 3.87 acres immediately upon approval received from the Land Use Commission and County of Hawaii, Planning Commission".

Mr. Jyo has additionally submitted that:

1. The Keopuka Mauka subdivision was developed by Mr. Jyo in 1959, and, at that time the lots were sold at 25 cents per square foot.
2. Mr. Jyo also developed the Ooma Heights subdivision last year and sold the lots at 50 cents per square foot.
3. Instead of developing the subject property into 14 lots of 10,000 square feet as previously represented, the petitioner now proposes to increase the number of lots to 16 lots of 7,800 square feet in order to be able to sell the house and lot package for between $22,000 to $25,000.

Evaluation of all the evidence submitted at the public hearing and since finds that:

1. The petitioners, all of who are directly engaged in the housing and building industry, have given

reasonable assurance that a house and lot package ranging in price from $22,000 to $25,000 will be developed immediately as proposed. It is felt that within reasonable limits, government should encourage the development of housing for those who are priced out of the current market situation.

2. The Water Department was advised that water is available for the development. It was noted previously that all the other basic utilities except sewers are also available.

3. The recently completed Hawaii County Housing Study has projected that a total of 155 additional residential units will be required to accommodate incoming population and replacement of old units by 1975. The proposed development will aid to alleviate the need.

The staff, therefore, has reconsidered its original recommendation for denial of this petition; and, based on the above findings, it concurs with the Hawaii County Planning Commission in recommending approval of this petition.