

RECEIVED,
COUNTY PLANNING
JUL 7 '71
Date: _____
File No.: LUC 179

XXXXXXXXXXXXX
XXXXXXXXXXXXX

July 2, 1971

Tatsuo Fujimoto
XXXXXXXXXXXXX

Mr. Sunao Kido, Chairman & Member
Board of Land & Natural Resources
465 South King Street
Honolulu, Hawaii 96813

Dear Mr. Kido:

The petition by the Board of Land and Natural Resources (A71-272) to amend the Land Use District Boundaries from an Agricultural District into an Urban District at Kaumana, South Hilo, Hawaii, identifiable by Tax Map Key 2-5-03: 20 and portion of 21, was approved by the Land Use Commission at its meeting on June 30, 1971.

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

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,

TATSUO FUJIMOTO
Executive Officer

Enclosures: Map, etc.

- cc: ✓ Hawaii Planning Dept.
- Tax Maps Recorder, Dept. of Tax.
- Planning Office, DLNR
- Facilities & Auxiliary Svcs. Br., DOE
- Dept. of Transportation
- Planning Division, DPED
- Board of Water Supply, Hawaii
- Planning Division, DAGS
- Hawaii Tax Administrator
- Property Technical Services, Dept. of Tax.
- Land Use Commission

TRUE NORTH
1" = 300'

PL
GRANT
4136

Denis Y. Wong
& wf. Roberta
K.-71E
2.50 Ac.
39
Alfred Nakamura
3.445 Ac.
24
38
13610, 875
22395, 81W
"HALAHI"

PLAT
GRANT

75.418 Ac.

"A"

NO. PERP. PIPELINE ESMY IN FAVOR OF COUNTY OF HAWAII
CO. 204 AC.3

GRAY LK

26

89

GR.

47.2

4049

EDGE OF LAVA FLOW

State of Hawaii
OVERLAP "B"



4075

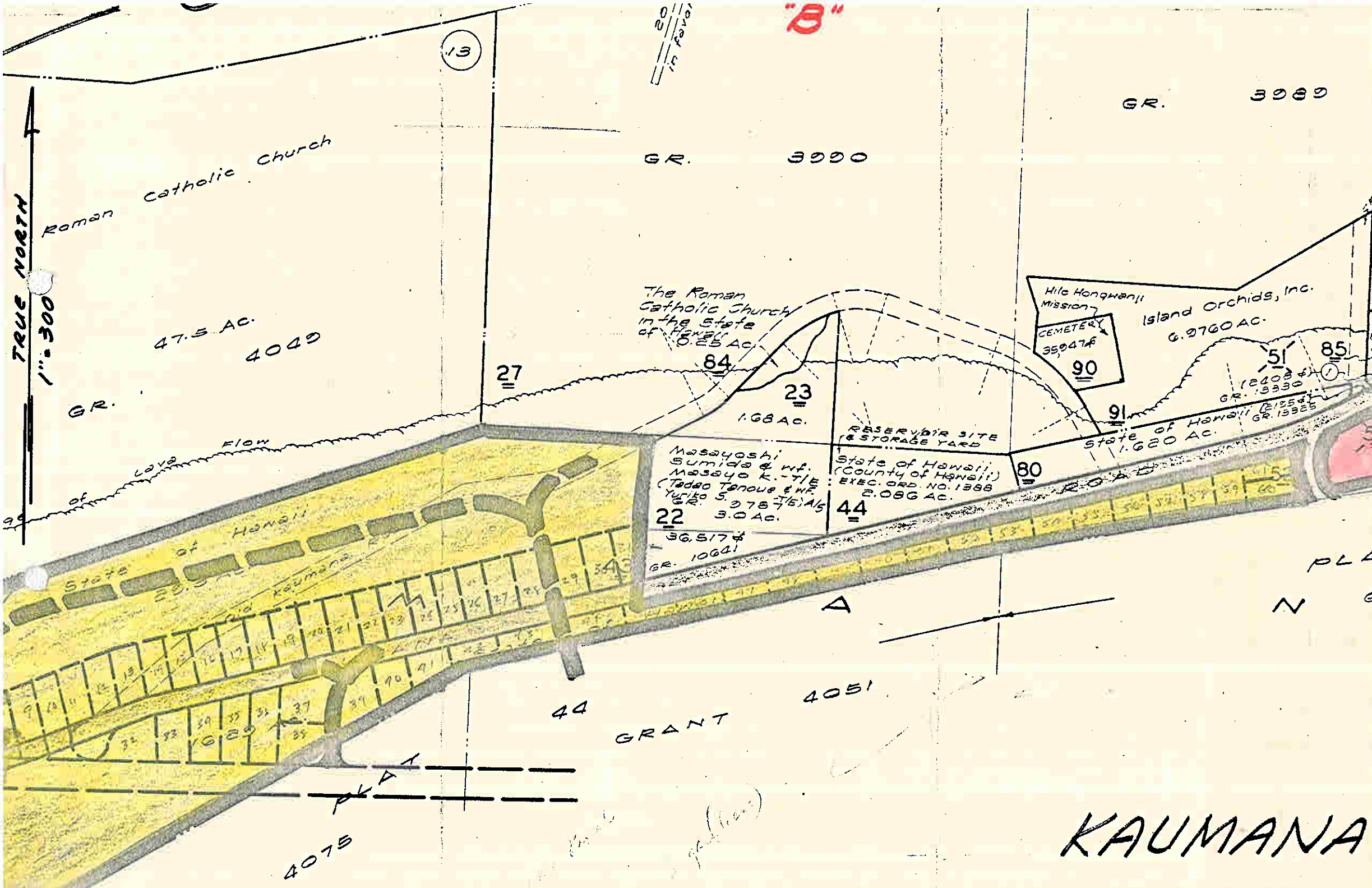
43

8881

4076

GRANT

110
175
285
150
135
16 # lots



TRUE NORTH
1" = 300'

Roman Catholic Church

47.5 AC.
4049

GR. 3990

GR. 3989

The Roman Catholic Church
in the State
of Hawaii
0.25 AC.

Hilo Hongwanji
Mission
CEMETERY
35,947 sq ft

Island Orchids, Inc.
6,2760 AC.

27

84

23

1.68 AC.

91

90

51

85

12,408 sq ft
GR. 13330

21,554 sq ft
GR. 13325

RESERVOIR SITE
& STORAGE YARD

State of Hawaii
1,620 AC.

80

Masayoshi
Sumida & wf.
Masayo K. - 7/16
(Tadao Tanoue & wf.
Yuko S. 2/78 7/16) 1/16
22 3.0 AC.

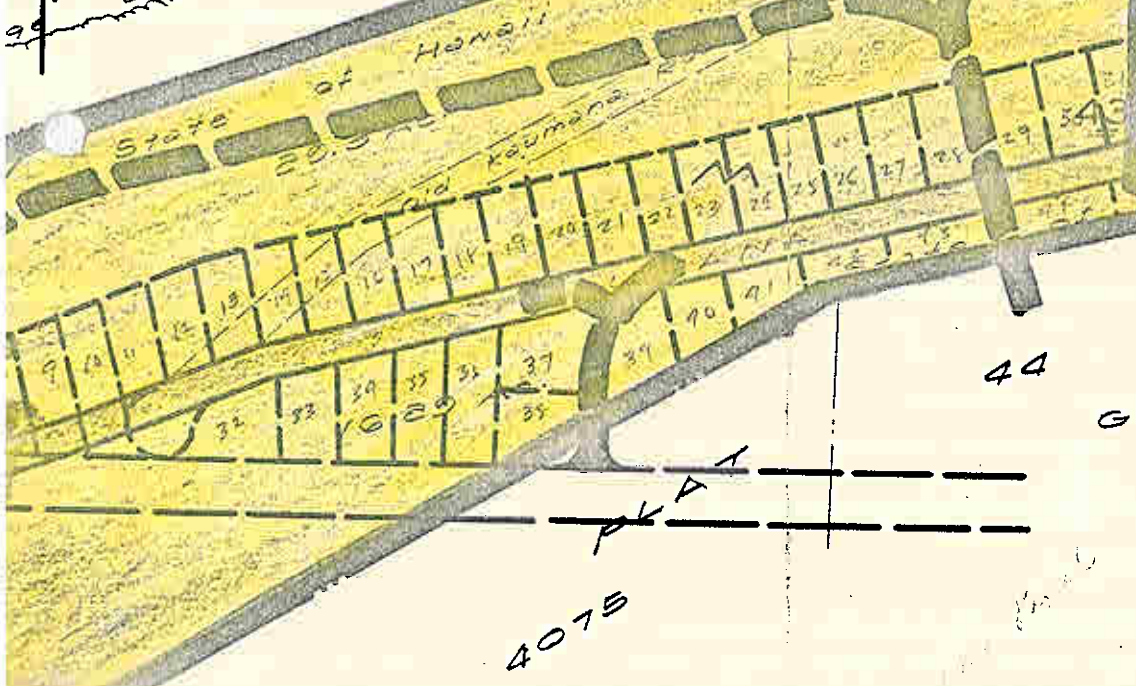
State of Hawaii
(County of Hawaii)
EXEC. ORD. NO. 1388
2,086 AC.

44

36,517 sq ft
GR. 10641

State of Hawaii
20.5 AC.

Flow of Lava



GRANT

4051

4075

KAUMANA

PLAN

STATE OF HAWAII
LAND USE COMMISSION

MEMORANDUM

June 30, 1971
1 p.m.

TO: Land Use Commission

FROM: Staff

SUBJECT: A71-272 - DEPT. OF LAND & NATURAL RESOURCES
(Kaumana, Hawaii)

This request by the Department of Land & Natural Resources to reclassify 45.6 acres of land at Kaumana, South Hilo, Hawaii, from an Agricultural to an Urban designation was publicly heard on April 16, 1971. If approved, the reclassification would make available low-cost houseslots for sale or lease to moderate-income families.

It was indicated by the petitioner that the development cost per 10,000 square foot lot would be approximately \$800.00. Based on the appraised value of the land, the petitioner believes that the lots would be available for not more than \$8,000.00, which would include the \$800.00 development cost. Participation by the HHA and the FHA under Act 105, SLH 1970 and Section 235 of the Federal Housing Act is expected to result in a house and lot package within the \$25,000 to \$30,000 range. Therefore, a family of 2 to 3 persons with an income of \$6,000 or a family of 3 or 4 with an income of \$8,500 could be accommodated in this development.

At the hearing held by the Hawaii County Planning Commission, the petitioner indicated that other lands owned by the State can be utilized. However, requirements of curbs, gutters, and other improvements for interior lots would result in higher development costs and would place these lands beyond the range of low-cost housing.

Since the public hearing we have received the Hawaii County Planning Commission's recommendation for denial of the petition based on the following reason:

"That the request is contrary to the General Plan designation of the area which is intended to provide for residential-agricultural development with a recommended lot size area of one-half to five acres and used for small scale agricultural operations."

According to the petitioner, qualified applicants in the moderate-income range interested in the low-cost houselots will be selected by drawing for the lots in question, thus assuring equal opportunity for acquisition of the lots.

In summary, the staff finds that the proposed subdivision will help to relieve the critical shortage of housing for the moderate-income families in the Hilo area. Reclassification of the property would not add to the scatterization of urban development but would, in fact, effect a consolidation of two presently separated Urban Districts. The land is very poorly suited for the use for which it is presently classified,

and basic utilities such as water and electricity are available.

Based on the above findings, the staff finds that rezoning of the land to allow the proposed use would be in the public's best interest. It is therefore recommended that the petition be approved.

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.