

XXXXXXXXXXXX
XXXXXXXXXXXX

July 2, 1971

Tatsuo Fujimoto
XXXXXXXXXXXX

Mr. KeNam Kim
State Comptroller
Dept. of Acctg. & General Services
465 South King Street
Honolulu, Hawaii 96813

Dear Mr. Kim:

The petition by the Department of Accounting and General Services (A71-274) to amend the Land Use District Boundaries from an Agricultural District into an Urban District at Kanaveue, North Kona, Hawaii, identifiable by Tax Map Key 7-5-10: portion of 1, was approved by the Land Use Commission at its meeting on July 1, 1971.

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

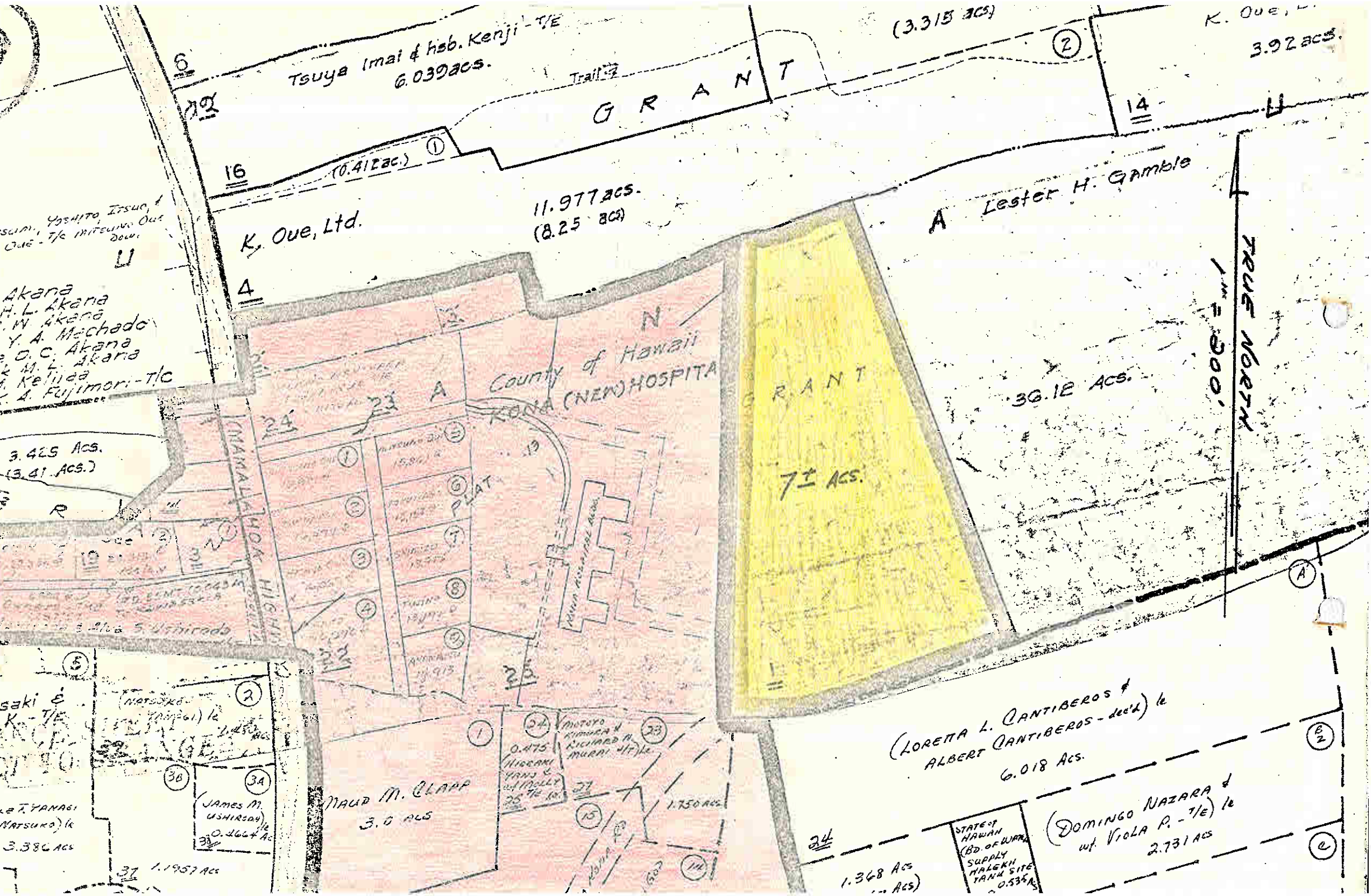
For your information, we are enclosing herewith a copy of Section 2.33, "Performance Time", of the Rules and Regulations of the Commission.

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 Land & Nat. Resources
- Board of Water Supply, Hawaii
- Planning Division, DAGS
- Hawaii Tax Administrator
- Property Technical Services, Dept. of Tax.
- Land Use Commission



6
Tsuya Imai & hsb. Kenji - 1/2 E
6.039 acs. Trail
GRANT
(3.313 ACS)
2
K. Oue, Ltd.
3.92 acs.

YOSHITO IZUO,
OSUMI, YOSHITO IZUO,
OUE - 1/2 MITSUO OUE
DOW.
Akana
H. L. Akana
W. Akana
Y. A. Machado
O. C. Akana
M. L. Akana
K. Fujimori - 1/2 C

16
(0.412 ac.) 1
K. Oue, Ltd.
11.977 acs.
(8.25 ACS)
A Lester H. Gamble
39.12 ACS.

3.425 ACS.
(3.41 ACS.)

saki &
K. - 1/2 E
YANAGI
NATSUKO (K)
3.386 ACS
30
31 1.1957 ACS
32
33
34
35
36
37
38
39
40
41
42
43
44
45
46
47
48
49
50
51
52
53
54
55
56
57
58
59
60
61
62
63
64
65
66
67
68
69
70
71
72
73
74
75
76
77
78
79
80
81
82
83
84
85
86
87
88
89
90
91
92
93
94
95
96
97
98
99
100

County of Hawaii
KONA (NEW) HOSPITAL
PLAT.
1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25
26
27
28
29
30
31
32
33
34
35
36
37
38
39
40
41
42
43
44
45
46
47
48
49
50
51
52
53
54
55
56
57
58
59
60
61
62
63
64
65
66
67
68
69
70
71
72
73
74
75
76
77
78
79
80
81
82
83
84
85
86
87
88
89
90
91
92
93
94
95
96
97
98
99
100

GRANT
7± ACS.

MAUR M. CLAPP
3.0 ACS
34
0.475
HIGUCHI
YASU &
MURRAY
35 1/2 AC.
37
1.750 ACS
15
14

(LORETA L. CANTIBEROS &
ALBERT CANTIBEROS - dec'd) 1/2
6.018 ACS.

STATE OF HAWAII
BD. OF LAND &
SUPPLY
TANA SITE
0.536 ACS

(DOMINGO NAZARA &
w/ VIOLA P. - 1/2 E) 1/2
2.731 ACS

TRUE NORTH
1 in = 3000'

STATE OF HAWAII
LAND USE COMMISSION

MEMORANDUM

July 1, 1971
10 a.m.

TO: Land Use Commission

FROM: Staff

SUBJECT: A71-274 - DEPT. OF ACCOUNTING & GENERAL SERVICES
(Kona Hospital, Hawaii)

A public hearing on this petition to rezone 7 acres of land at Kanaeue, North Kona, Hawaii, from an Agricultural to an Urban designation was held on April 17, 1971. A new Kona Hospital is proposed for the site by the Department of Accounting & General Services.

Based on the findings that the soils have "severe" limitations for agricultural use and that the County's agriculturally-zoned district allows hospital use, the Hawaii County Planning Commission recommended that the petition be approved.

An evaluation of the request by the staff finds that the existing Kona Hospital is indeed dilapidated and needs to be replaced. One hundred sixty thousand dollars have been appropriated by the legislature for planning of the new facility.

Of the 15 sites studied by the petitioner, the site presently under consideration is the most desirable from the standpoint of service to the existing Kona population;

lower development costs; the possibility of staged construction to relieve financing pressures to the State; and contiguity to an existing Urban District. It is also noted that the basic utilities including water service are readily available.

The staff therefore recommends approval of the petition.

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.