STATE OF HAWAII
LAND USE COMMISSION

MEMORANDUM

March 17, 1972
10:30 a.m.

TO: Land Use Commission

FROM: Staff

SUBJECT: A71-306 - DEPARTMENT OF HAWAIIAN HOME LANDS
(Waiakea, Hawaii)

A public hearing was held on the Department of Hawaiian Home Lands' request to reclassify 50 acres of land from an Agricultural to an Urban District at Panaewa Tract, Waiakea, South Hilo, Hawaii, on January 7, 1972. The property is identified as Tax Map Key 2-2-47: portions of 1, 7, 8, 9, and 13. Approval of this request will allow the petitioner to subdivide the subject property and provide 120 lots to qualified Hawaiians under the Hawaiian Homes program.

At the Land Use Commission public hearing, it was reported that the Hawaii County Planning Commission voted to recommend denial of this reclassification request. However, at its February 25, 1972 meeting, the Planning Commission reconsidered its decision and voted to recommend that this petition be approved on the bases of the following new findings:

"1. The newly adopted County General Plan designates the subject area for urban uses.

"2. There are forty-six (46) vacant lots in the adjoining Hawaiian Homes Subdivision not forty (40) as previously stated and these lots will be committed by the end of March by building permits.

"3. No request for a change of zone for residential use for the Keaukaha area will be forthcoming at the present time according to Hawaiian Homes officials.

"4. Socio-economic mix, although desirable, is not applicable to the Hawaiian Homes lands since a maximum limitation on income is a guiding criteria in qualifying for these lands. Therefore, to achieve a socio-economic mix is virtually impossible.

"5. There is a definite need for additional lands when considering that there is a waiting list of approximately two hundred (200) people. This does not include the relocation of people in the Keaukaha area to the Panaewa Tract, Waiakea area."

Since the Land Use Commission's public hearing, a petition with 105 signatures requesting that the Land Use Commission approve the Department of Hawaiian Homes Commission's application for a boundary change was received on January 17, 1972. In part, the petition stated that "we have been waiting for many years for the Department (HHL) to develop the lands for suitable residential areas and now that funds have been made available and they can proceed with such a plan, the Department is strangled because the land is zoned agricultural even though it is not used as such".

Staff evaluation of this petition finds that approval of this request will allow the Department of Hawaiian Home Lands to help rehabilitate native Hawaiians through homesteading programs and provide land for residential houselots in accordance with intents of the Hawaiian Homes Commission Act. Providing homes for the Hawaiian people under this program will also alleviate some of the housing needs on the Big Island. Although the program is limited only to persons with at least 50 percent native Hawaiian blood, it does provide much needed homes for some of the low and gap group income families.

Based on field investigations, the staff finds that the land is level and topographically suited for the proposed use. The County planning staff also reports that urbanization of this area will cause no adverse effects on potable and recreational water and will not result in significant loss of flora and fauna.

Future proposed developments in the vicinity of the subject property complement the proposed land use under this petition. Some foreseeable developments in the area include:

1. A new high school to be situated near the present Waiakea Elementary and Intermediate School.

2. Extension of Puainako Road.

3. An 8-acre park to be located near the property in question under this petition.

The adjoining Panaewa Hawaiian Homes Houselots Subdivision can provide adequate access and ready connection of basic utilities to the proposed subdivision site.

Recommendation

Based on the above discussion, the staff recommends approval of this petition.