STATE OF HAWAII
LAND USE COMMISSION

MEMORANDUM

August 24, 1972
1:30 p.m.

TO: Land Use Commission

FROM: Staff

SUBJECT: A71-322 - HERBERT T. MATSUNAGA

This request by Mr. Herbert T. Matsunaga to rezone 40 acres of land at Waiakea Homesteads, South Hilo, Hawaii, from an Agricultural to an Urban classification was publicly heard on June 2, 1972. A residential subdivision of 15,000 square foot lots is proposed.

At the public hearing, however, the petitioner indicated his desire to reduce the lot sizes to 10,000 square feet subject to the County's approval. This would further reduce the cost for the houselots. He also indicated his intention to install a waterline from the Komohana-Kawailani Streets junction as recommended by the County Department of Water Supply. The enlargement of the drainage culvert at the northeast corner of his property that is now being undertaken by the County would alleviate the flooding problem.

The Commission will recall that during the five year boundary review of 1969, our consultants, Eckbo, Dean, Austin & Williams, recommended the inclusion of 900 acres to the Hilo Urban District to provide for anticipated urban growth. Approximately 195 acres in the Ponahawai-Kukuau area were rezoned as recommended by Eckbo, Dean, Austin & Williams. However, the recommendation to rezone 790 acres at Waiakea Homesteads was not approved by the Commission because of substantial resistance by the agricultural interests in the Waiakea area. In July, 1971, after allowing ample time for those engaged in farming activities to dedicate their land for agricultural use, the Commission again considered this area and rezoned 410 out of the 790 acres considered from Agricultural to Urban to provide for urban expansion and to recognize several existing non-conforming residential subdivisions in the area.

It was noted at the public hearing on this request by Mr. Matsunaga that:

Mr. Katsumi Nii, owner of TMK 2-4-03: 5;
Mr. Yoshitaka Kudo, owner of TMK 2-4-03: 4; and
Mr. Yoshio Tomori, owner of TMK 2-4-03: 18,

the landowners abutting the subject property who protested the redesignation to Urban of the 790 acre area in 1971, have, in this instance, indicated their full support of the proposed reclassification.

A recommendation for approval of the petition has been submitted by the Hawaii County Planning Commission based on the favorable recommendation of the Hawaii County Planning Director.

The petitioner has indicated his intention to comply with County requirements for the provision of water, sewage disposal, and drainage. The Hawaii Department of Public Works has informed that improvement of the Kawailani Bridge and flood control measures for the area are in progress.

The subject land is less than 20 percent in slope, is usable and adaptable for the proposed use, and is unsuitable for intensive agricultural use. The proposed designation is in line with the County's general plan and lies within the area recommended for urban designation by our boundary review consultants. Moreover, the property is convenient to employment and commercial centers in the city of Hilo.

Therefore, based on the above considerations, it is recommended that the petition be approved.