STATE OF HAWAII
LAND USE COMMISSION

MEMORANDUM

October 17, 1973
10:30 a.m.

TO: Land Use Commission

FROM: Staff

SUBJECT: A73-365 - EUGENE F. KENNEDY INVESTMENTS, INC.

The public hearing on this request to rezone 13.4 acres at Waiakea Homesteads, South Hilo, Hawaii from Agricultural to Urban was held on August 31, 1973. A residential subdivision of 31 lots of 15,000 square feet is proposed. Approval of the petition has been recommended by the Hawaii County Planning Commission.

In reply to questions raised in the staff report at the public hearing, the petitioner indicates in a letter dated September 4, 1973 that:

1. Subdivision plans will be finalized when proper zoning approvals have been secured.

2. Once final approval has been obtained, immediate steps will be taken to secure bids for the initiation of subdivision improvements.

3. Package deals of approximately $35,000 to $40,000 will be offered on as many lots as possible. Petitioner advises that the cost estimates were made 6 months ago and therefore may be adjusted upwards in view of rising costs. However, every effort will be made to keep the prices within the range represented.

At the public hearing, Chairman Tangen directed the staff to update the information on the buildup of the subdivisions in the immediate area of the petition.

This information is as follows:

Subdivision	Houses in 1969	Houses in 1973
Haihai Heights - 107 lots	41	68
Waiakea Homesite - 93 lots	27	59

Thus, between 1969 and 1973, the Haihai Heights Subdivision experienced a growth in home construction of 66%, while the Waiakea Homesite Subdivision grew by 119%.

The above supports the findings and recommendations of our 1969 review consultants that the Waiakea area is ripe for urbanization. Moreover, the land is useable for the proposed use; conforms to the Hawaii County General Plan, and is convenient to employment and service centers in the city of Hilo.

Based on the above consideration, staff concurs with the Hawaii County Planning Commission in recommending approval of this petition.