STATE OF HAWAII
LAND USE COMMISSION

MEMORANDUM

April 25, 1974
10:30 a.m.

TO: Land Use Commission

FROM: Staff

SUBJECT: A73-373 - YOSHIO TOMORI, ET AL

This petition to redistrict 40 acres at Waiakea Homesteads, South Hilo, Hawaii, from Agricultural to Urban was publicly heard on February 15, 1974.

The Hawaii County Planning Commission recommended approval of this request since the proposal conforms to the County's General Plan; the property is contiguous to existing urban-designated lands which are adequately serviced by public facilities; the land has no severe physical limitations on development; and rezoning would concentrate urban growth below Kupulau Street.

At the hearing, the staff reviewed past developments concerning the urbanization of the Waiakea Homestead area. It pointed out that no development plans, feasibility studies or timetable was submitted to show that development would be accomplished within a period of 5 years.

On February 28, 1974, attorney Roy Nakamoto, representing the petitioner, submitted additional evidence as follows:

1. If approval of urban districting is granted, the petitioner will immediately apply for County zoning approval of a single family residential subdivision of 10,000 square foot lots. After rezoning, 35 acres will be subdivided but the remaining 5 acres containing the tofu factory and the existing dwellings will be retained for future development as shown on Exhibit A.

2. Preliminary offsite construction cost is estimated to be $1,179,280. The average improvement cost per lot is approximately $10,166, and the total number of lots will be 116. "Preliminary approval for financing" from the Bank of Hawaii has been obtained:

The preliminary cost breakdown is:

Improvement Cost	$10,166
Land Cost	5,334
Interest, fees, profits	6,500 - 7,500
Market Price	$22,000 - 23,000

The above estimate is within the range of prevailing prices in Hilo since a 15,000 square foot lot without curb, gutter, and sidewalk and with overhead wiring is $18,000 to $22,000.

3. Upon government approvals, the 1st increment of approximately 58 lots will be completed within 1 1/2 years from this date. Based on the recent practices of the Hawaii County Planning Department, approval of the second increment will be secured upon the completion of home construction on 25% of the initial increment. According to the construction rate of nearby subdivisions, the entire development should be completed within 3 1/2 years from this date.

4. The experiences of real estate broker Hiromu Yamanaka, one of the general partners of the purchaser of the subject property, are related. Mr. Nakamoto concludes that Mr. Yamanaka's experiences in the development of Komohana Gardens, Hilo Country Club Estates, Machado Acres, and Kawailani Place subdivisions show that there is a need in Hilo for additional urban land for subdivision into houselots.

5. Finally, Mr. Nakamoto indicated that the petitioner had not been aware that one of the 4 brothers who now owns the land had signed a petition opposing the Land Use Commission's earlier proposal to urbanize the Waiakea area, as stated by the staff at the public hearing. Mr. Nakamoto indicated that inquiry revealed that the brother who signed the petition "was not then made aware of the reasons therefore", and that he "could not really benefit from the agricultural designation". It was noted that the petitioner did not dedicate the property as no agricultural use was then being conducted on the property. Further, "none of the lands surrounding this land has been dedicated for agricultural use".

The staff notes that the property in question is surrounded on 3 sides by Urban designated lands and that favorable consideration of this request would help to consolidate and solidify the Waiakea Urban District. The property fronts Kawailani Road and is directly

across from an intermediate care facility for the elderly which was established under a special permit approved by the Land Use Commission in August of 1971. Further, there appears to be no serious limitations for urban development; the property lies in the heart of the area recommended for urban districting by our 1969 boundary review consultants; the site is conveniently located in relation to employment, trading and educational centers by way of Komohana Street; and the owners of the property did not dedicate the land for agricultural use to gain tax benefits in the past.

In view of the above considerations, staff concurs with the findings and recommendations of the Hawaii County Planning Commission in recommending approval of this petition.