

*John*

JOHN A. BURNS  
GOVERNOR



STATE OF HAWAII  
LAND USE COMMISSION  
426 QUEEN STREET  
HONOLULU, HAWAII 96813

November 2, 1966

RECEIVED:  
COUNTY PLANNING COMMISSION  
Date: NOV 7 1966  
File No.: 92-242

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PLANNING AND ECONOMIC DEVELOPMENT

Planning Commission  
County of Hawaii  
Hilo Armory  
Hilo, Hawaii

Gentlemen:

At its meeting on October 29, 1966, the Land Use Commission voted to approve the grant of a special permit to Mr. David E. Erwine to provide light industrial uses within an Agricultural District in the Hawaiian Ocean View Estates Subdivision at Kahuku, Kau, Hawaii, identifiable by Tax Map Key 9-2-03: 30.

Enclosed for your information is the staff report.

Very truly yours,

*George S. Moriguchi*  
GEORGE S. MORIGUCHI  
Executive Officer

Encl.

cc: Chairman Thompson  
Department of Taxation  
Mr. David E. Erwine

*BLDG PERMIT APPLIC 10/10/66*

STATE OF HAWAII  
LAND USE COMMISSION

State Highways Division, District  
Engineers Office, 50 Makaala Street,  
Hilo, Hawaii

9:30 A.M.  
October 29, 1966

STAFF REPORT

SP66-33 - DAVID E. ERWINE

A one-acre parcel within the Hawaiian Ocean View Estates Subdivision at Kahuku, Kau, Hawaii is proposed for light industrial use within an Agricultural District through a special permit application submitted by Mr. David E. Erwine. The parcel fronts on Lotus Blossom Circle Makai and is located approximately about 3/4 of a mile north of the Hawaii Belt Road.

The application requesting permission to provide light industrial uses involving a contractor's yard and warehouse facilities was duly heard and considered by the Hawaii County Planning Commission who has submitted its recommendation for approval of the permit based on the following conditions:

1. Final development plot plan to be submitted to the Planning Commission for approval.
2. The Commission shall stipulate adequate landscaping, proper siting of buildings, adequate and proper off-street parking, proper height of structures and proper ingress and egress for vehicles.
3. Living facility shall be limited to a watchman's quarters.
4. The use of the lot shall be limited to light industrial purposes and maximum density of total floor area shall be limited to 1/3 of the total land area.
5. Construction shall start within a period of one year from the date of approval by the State Land Use Commission or the special permit shall be deemed null and void.

The Hawaiian Ocean View Estates Subdivision was processed prior to the establishment of the Land Use Law, consisting of approximately 9,260 lots over

an area of approximately 10,820 acres. Consisting of one acre size lots primarily, the Subdivision is located approximately twelve miles from Naalehu and approximately forty-five miles from Kailua, Kona. Comparatively, this Subdivision is larger in area than all lands districted urban in the entire South Hilo area. The unfortunate situation, however, is that no more than two dozen homes are found in the subject subdivision of more than 9,260 lots.

While the Land Use Commission has properly classified the area as agricultural the Subdivision still exists as nonconforming. Therefore, a few homes have been built in the area as originally intended. The subject special permit application is apparently based on future anticipated construction in the area.

The evaluation based on the history of the Subdivision, existing conditions in the area and the special permit guidelines established by this Commission indicate that the proposed use is unusual and reasonable under the circumstances. Conditions imposed by the Hawaii County Planning Commission will also provide for full development of the parcel discriminately. Therefore, it is recommended that the special permit application be approved.