

000000

H TESHIMA, Fumio

A(T) 62-6

LUC File A(T)- 62-6

Petitioner: Fumio & Shizuko TESHIMA County Hawaii

Date petition and fee
received from County
with recommendation: June 27, 1962

Suspense date for LUC action: October 24, 1962

Publication of hearings

| <u>Dates</u> | <u>Newspaper</u> |
|--------------|----------------------------|
| August 29 | The Hilo Tribune Herald |
| 8-29-62 | The Honolulu Star Bulletin |
| | |
| | |

Hearings

| <u>Date</u> | <u>Place(s)</u> | <u>By</u> |
|-------------|----------------------|-----------|
| 9-18-62 | Kona Cultural Center | LUC |
| | | |
| | | |
| | | |

Actions

| <u>Dates</u> | <u>Actions</u> | <u>By</u> |
|--------------|----------------|-----------|
| | | |
| | | |
| | | |

Notes:

8-31-62: Staff inspection

STATE OF HAWAII
LAND USE COMMISSION

426 Queen Street
Honolulu, Hawaii

This space for County ~~Land Use~~ use

JUN 6

Date Petition and Fee received
by County ~~Land Use~~ JUN 5 1962

Date forwarded to LUC
with recommendation JUNE 26, 1962
6/6/62

Date Petition, Fee and
County ~~Land Use~~ recommen-
dation received by LUC JUNE 27, 1962

PETITION FOR AMENDMENT OF TEMPORARY DISTRICT BOUNDARY

(I) (We) hereby request an amendment of Land Use Commission Temporary District Boundary respecting the County of Hawaii, Island of Hawaii, map number and/or name Tax Key 7-9-04- Parcels 2 & 3 H8 to change the district designation of the following described property from its present classification in a(n) Agricultural district into a(n) Urban district.

Description of property:

Tax Map Key, 3rd Division 7-9-04 Parcels 2 & 3 at Kawanui 1, North Kona, Hawaii

Petitioner's interest in subject property:

Owners

Petitioner's reason(s) for requesting boundary change:

See attached sheet

(1) The petitioner will attach evidence in support of the following statement:

The subject property is needed for a use other than that for which the district in which it is located is classified.

(2) The petitioner will attach evidence in support of either of the following statements (cross out one):

- (a) The land is not usable or adaptable for use according to its present district classification.
- (b) Conditions and trends of development have so changed since adoption of the present classification, that the present classification is unreasonable.

Signature(s)

Fumio Teshima
Fumio Teshima
Shizuko Teshima
Shizuko Teshima

Address: P. O. Box 726, Kealakekua, Hawaii

Telephone: 237-004

Kealakekua, Kona, Hawaii
July 9, 1962

Planning and Traffic Commission
County of Hawaii
Hilo, Hawaii

Gentlemen,

Submitted herewith for your approval is a proposed subdivision of a portion of Grant 1178 to Kapuku at Kawanui 1, North Kona, Hawaii.

All lots are proposed home and business lots.

Enclosed please find check in the amount of \$52.00 for subdivision fees.

Yours very truly,

Mrs. S. Teshima
Subdivider

enc. check & 3 prints

c. o. Chf Engr, Cnty of Hawaii
c. o. Mgr & Chf Engr, Board of Water Supply
c. o. State Board of Health

३०

10

1

Waterline now under construction?

Proposed waterline extension

MAMALAHOA HIGHWAY

Kau

NOTE:

TOTAL LOTS, 42 : MINIMUM AREA, 7,500 SQ. FT.
TOTAL AREA, 8.75 ACRES

2 9,076 gross for 142

PLAN SHOWING SUBDIVISION OF
PARCELS 1 & 2 OF GRANT 1118 TO HAPUKU
AT KAWANUI IS, NORTH KONA, HAWAII

JOHN D. WEEKS - SURVEYOR
KEAUHOU, N. KONA, HAWAII

MRS. S. TESHIMA - SOB DIVIDER
KONA, N. KONA, HAWAII

TAX RECEIPT KEY: 7-9-04

DATE: JULY 10 1963

GENERAL LOCATION PLAN
SCALE 1 INCH = 1 MILE

July 3,

1962

Received from S. Teshima for Fumi +

Shizuko Teshima
Fifty and no/00 Dollars

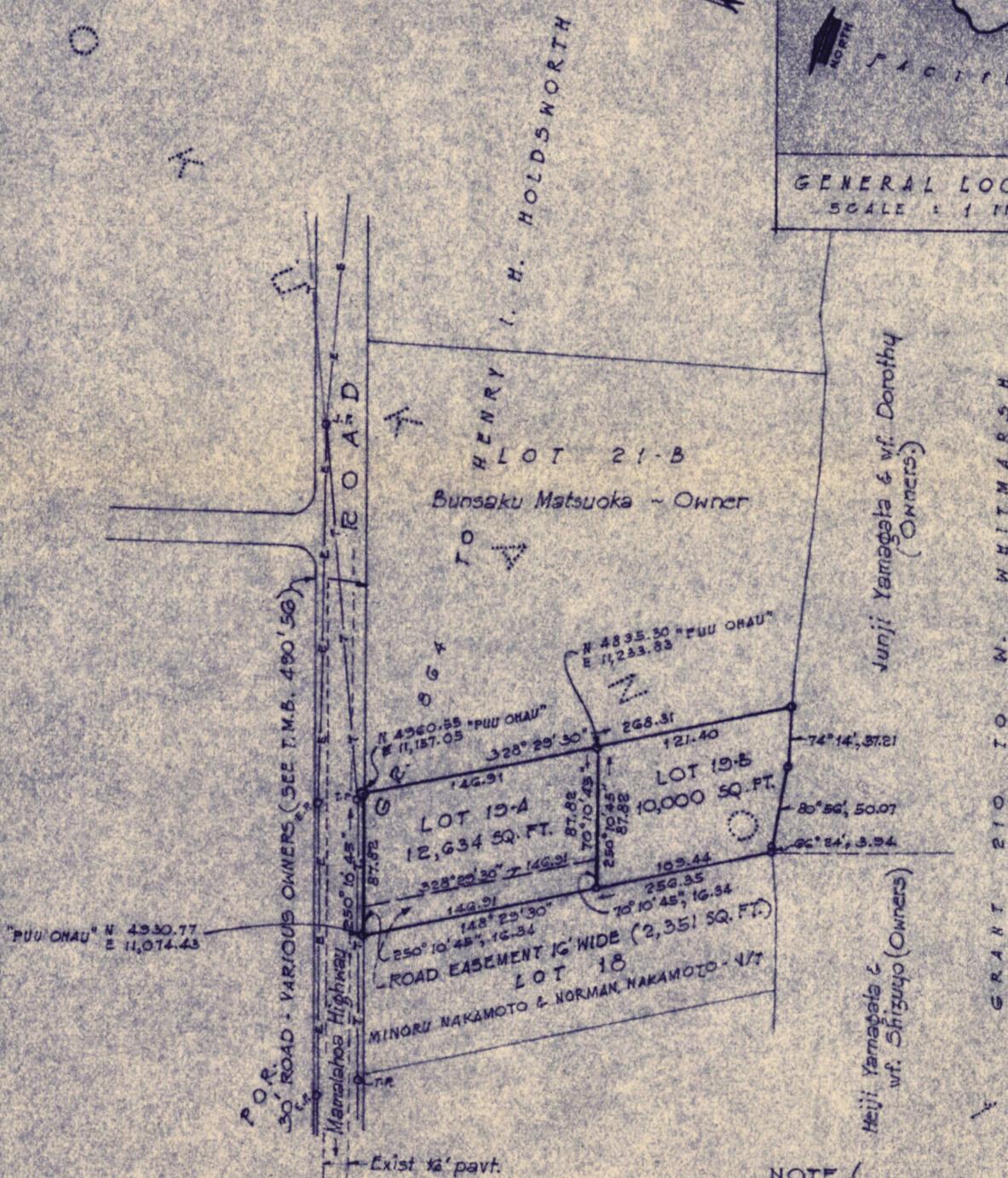
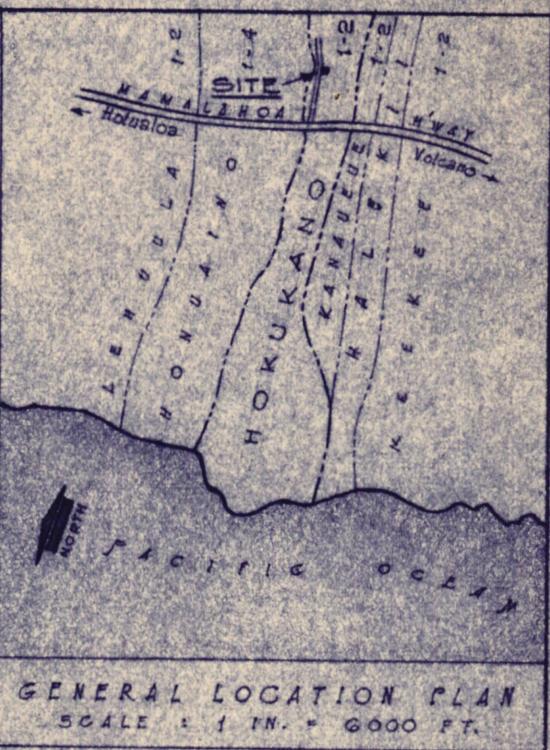
for publishing ¹⁰⁰ ~~hiring~~ by P4C received

July 2, 1962

\$ 50.00

Leahua L. Kui
Secretary

Made in U. S. A.



NOTE!

SUBDIVISION NOT WITHIN SCOPE OF AN ADEQUATE COUNTY OF HAWAII WATER SYSTEM.

PLAN SHOWING

SUBDIVISION OF LOT 19 INTO LOT 19-A & LOT 19-B
BEING A PORTION OF GRANT 864 TO HENRY I. H. HOLDSWORTH
SITUATE AT HOKUKANO 1, NORTH KONA, HAWAII

BUNJI MATSUOKA - SUBDIVIDER
KEALAKEKUA - S. KONA, HAWAII

TAX MAP KEY 17-5-10-35
DATER: JUNE 26 1962

JOHN D. WEEKS - SURVEYOR
KEAUAHOU, N. RONG, HAWAII

SUBDIVISION NUMBER 1841

APPROVED FOR RECORDATION

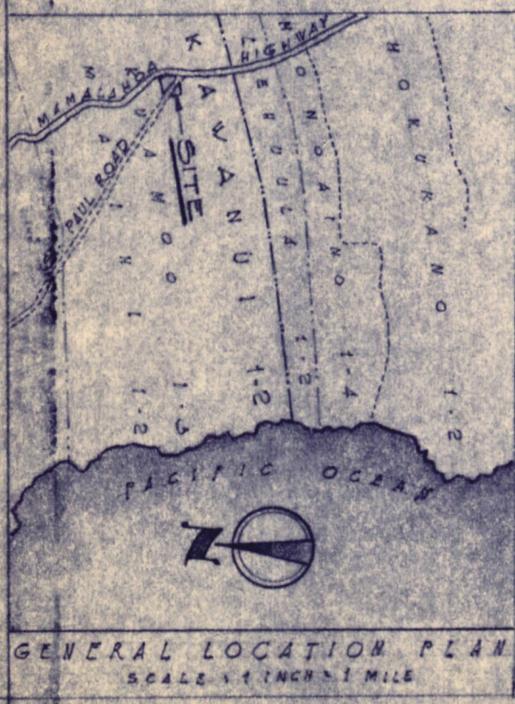
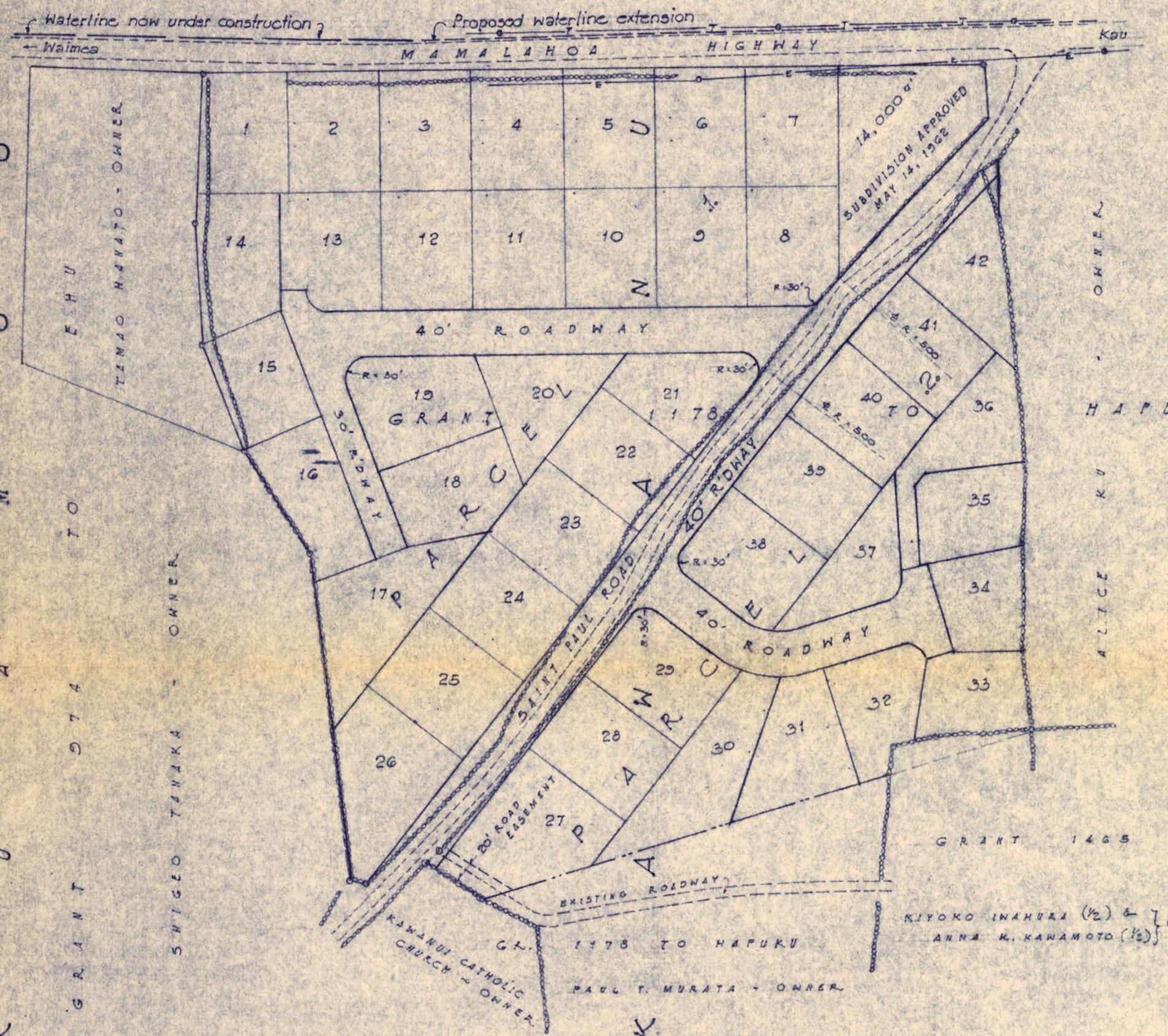
PLANNING & TRAFFIC COMMISSION
FOR THE CITY OF HONOLULU & COUNTY OF HAWAII

By J. W. Yamada Chairman

By J. W. Yamada Director

Date: JUL 25 1962

MATSUOKA - HAWAII



PLAN SHOWING SUBDIVISION OF
PARCELS 1 & 2 OF GRANT 1178 TO HAPUKU
AT KAWANUI, N. KONA, HAWAII
SCALE: 1 INCH = 100 FEET

JOHN D. WEEKS - SURVEYOR
KEAUHOU, N. KONA, HAWAII

TAX MAP KEY: 7-9-04

MRS. S. TESHIMA - SUBDIVIDER
HONALO, N. KONA, HAWAII

DATE: 1 JULY 10, 1962

SUBDIVIDER AUTHORIZED TO PREPARE
DETAILED SURVEYING ON PLAT AS SUBMITTED.

RECORDATION NOT AUTHORIZED UNTIL
APPROVED AND RECORDED AT A LATER DATE.

DATE JUL 16 1962

TESHIMA -

Reduced and Copy by
THE BLUE PRINT CO.
880 S. QUEEN STREET Phone 66148

Dwg No : 2707
Source : Tax Maps Bureau Field Survey
By : R.B. & R.J.Q. May '36

Por. KUAMOO and KAWANUI 1st (middle) N. KONA, HA

SCALE IN FEET
200 100 0 200 400 600 800

**ADVANCE SHEET
SUBJECT TO CHANGE**

Parcels dropped: 1

| | | |
|------------------------|----------|------|
| THIRD | DIVISION | |
| ZONE | SEC. | PLAT |
| 7 | 9 | 04 |
| CONTAINING / PARCELS | | |
| SCALE: 1 in. = 200 ft. | | |

卷之三

Ref. No. LUC 251

November 26, 1962

Mr. Hiroshi Kasamoto, Director
Planning and Traffic Commission
County of Hawaii
Hilo, Hawaii

Dear Mr. Kasamoto:

Enclosed are copies of petition for Temporary District Boundary Change granted
by the Land Use Commission to the following:

Fumio & Shizuko Teshima - A(T) 62-6

J. I. Gillespie - A(T) 62-8

Hilo Country Club, Ltd. - A(T) 62-7

Hawaiian Homes Commission - A(T) 62-15

Very truly yours,

R. J. DARNELL
EXECUTIVE OFFICER

Enclosures

Ref. No. LUC 251

November 26, 1962

Mrs. Margaret M. Kaaua
County Clerk
Office of the County Clerk
County of Hawaii
Hilo, Hawaii

Dear Mrs. Kaaua:

Enclosed are copies of petition for Temporary District Boundary Change granted by the Land Use Commission to the following:

Fumio & Shizuko Teshima - A(T) 62-6

J. I. Gillespie - A(T) 62-8

Hilo Country Club, Ltd. - A(T) 62-7

Hawaiian Homes Commission - A(T) 62-15

Very truly yours,

R. J. DARNELL
EXECUTIVE OFFICER

Enclosures

STATE OF HAWAII
LAND USE COMMISSION

426 Queen Street
Honolulu, Hawaii

November 26, 1962

Mr. and Mrs. Fumio Teshima

P. O. Box 726

Kealakekua, Hawaii

Dear Sir:

With reference to your petition A(T) 62-6 to reclassify that property
Third Division described as 7-9-04: 2 & 3, from a Temporary Agricultural District
to a Temporary Urban District, may I inform you of the following:

A public hearing was held on this matter by the Land Use Commission of
the State of Hawaii in the Kona Cultural Center, Kailua-Kona,
Hawaii, at 2:00 p.m., September 18, 1962.

Notice of the hearing appeared in the Honolulu Star-Bulletin, on Aug.
29, 1962; and in the Hilo Tribune Herald, on August 29, 1962.

The Land Use Commission, at its meeting in the Hilo Electric Light Company
Auditorium Hilo, Hawaii, beginning at 11:00 a.m., November 19, 1962,
amended Temporary District Boundary map H-8
as follows:

To include within the Temporary Urban district all of the property
described in petition A(T) 62-6, Third Division, TMK 7-9-04: 2 & 3.

Very truly yours

R. J. DARNELL
EXECUTIVE OFFICER

STATE OF HAWAII
LAND USE COMMISSION

VOTE RECORD

Approval

ITEM TESHIMA ACT 62-6

DATE 11-19-62

PLACE HELCO Auditorium

TIME 11 am

| <u>NAMES</u> | <u>YES</u> | <u>NO</u> | <u>ABSTAIN</u> | <u>ABSENT</u> |
|---------------------|------------|-----------|----------------|---------------|
| <u>KANEMOTO, E.</u> | ✓ | | | |
| <u>WILLIAMS, R.</u> | ✓ | | | |
| <u>FRIEL, S.</u> | | | | ✓ |
| <u>SUNN, F.</u> | ✓ | | | |
| <u>IGE, Y.</u> | ✓ | | | |
| <u>GREGG, W.</u> | ✓ | | | |
| <u>LOMBARDI, F.</u> | | | | ✓ |
| <u>COOK, E. H.</u> | | | | ✓ |
| <u>BRYAN, E.</u> | ✓ | | | |

COMMENTS:

Approval as submitted

STATE OF HAWAII
LAND USE COMMISSION

Kona Cultural Center
Kailua-Kona, Hawaii

2:00 P.M.
September 18, 1962

STAFF REPORT

A(T) 62-6

Temporary District Classification: AGRICULTURAL

PETITION OF FUMIO AND SHIZUKO TESHIMA (A(T) 62-6), for change of Temporary District Boundary to reclassify certain property near Honalo, in the North Kona District, Hawaii, from an Agricultural district to an Urban district classification: Described as TMK 7-9-04: 2 & 3.

The petitioners state that they are the owners of the subject two parcels of land, containing 3.269 acres (Parcel 2) and 5.807 acres (Parcel 3), or a total of 9.076 acres, lying on both sides of St. Paul Road, northwest of its intersection with Mamalahoa Highway (the "Belt Road"). The entire property is on a fairly steep slope (estimated at 15-20%) downward from the Highway; and St. Paul Road was constructed at a 45-degree angle to the highway, probably to allow vehicles to make the grade. An old and picturesque Roman Catholic Church, which is a scenic feature for tourists passing by on the Belt Road, adjoins (with its cemetery) the northwest corner of the property.

At present, the area and the surrounding parcels are characterized by small coffee farms, with scattered farm houses. The entire area across Mamalahoa Highway, however, is in a Temporary Urban classification, and is known as Honalo. The "Plan for Kona", prepared by Harland Bartholomew and Associates, indicates a major parallel relocation of the main highway to below the Church, with St. Paul Road to be utilized as a connector between the new and old highways. Additionally, the Plan recommends an expansion of Honalo, taking up the space between the two highways in this area, to include the subject property. The State General Plan

shows the area as remaining in diversified agriculture, with urban along the mauka side of the present highway. The subject area is, however, already in a borderline urban-agricultural situation, with a recognizable center and a few basic commercial facilities along the makai side of the highway.

The original boundaries drawn by the Commission, and presented at the hearings in Kona, would have placed the highway frontage of the subject property, to a depth of about 400 feet (2/3 of the property), in an Urban district; but the area makai of the highway was left in Agricultural according to the considerable protest of the farmers and residents, to the effect that the seemingly intensive urban strip along the highway was produced by the slope and the pattern of land division (long, narrow parcels with little road frontages), which virtually required farm houses to line the highway.

To summarize, the property and the adjacent properties on the makai side of Mamalahoa Highway are "borderline" urban-agricultural; the adjacent area mauka of the highway is already classified in a Temporary Urban district (Honalo), making this a petition for extension of same; this land is marginal, at best, for intensive cultivation; the "Plan for Kona" anticipates the urbanization of both sides of the present highway; and the County of Hawaii has recommended approval of the petition.

In consideration of the above, the staff recommends that the Commission approve the boundary change to classify the subject parcels into the Temporary Urban district.

PLANNING AND TRAFFIC COMMISSION
COUNTY OF HAWAII
HAWAII, HAWAII U. S. A.

July 11, 1962

7/13/62
file
Gillespie
Hilo County Club
Teshima

Mr. Rowland J. Darnell
Executive Officer
Land Use Commission
426 South Queen Street
Honolulu 13, Hawaii

Dear Mr. Darnell:

In view of the fact that the area requirements have been removed, we will process the Gillespie and Country Club Estate subdivision applications without rezoning.

I understand that in the case of the Teshima application, they are submitting subdivision plan and are interested in using some of the lots for business purposes so the rezoning application and our recommendation will probably still apply.

Sincerely,

PLANNING AND TRAFFIC COMMISSION

Hiroshi Kasamoto
Director

HK:lat

Ref. No. LUC 248

November 15, 1962

Mr. and Mrs. Fumio Teshima
P. O. Box 726
Keaakekua, Hawaii

Dear Mr. and Mrs. Teshima:

The Land Use Commission of the State of Hawaii will hold a meeting on the Island of Hawaii on November 19, 1962, in the Hilo Electric Company's Auditorium, 1200 Kilauea Avenue, Hilo, Hawaii, directly following a public hearing which is scheduled for 9:30 a.m.

As the 45-day waiting period after public hearing, prescribed by SECTION 2, Sec. 6, Act 187, will have expired, your petition for change of temporary district boundary has been placed on the Commission's agenda for consideration at this meeting; and final action may be taken at that time.

Very truly yours,

R. J. DARNELL
EXECUTIVE OFFICER

cc: Mr. Sumio Nakashima

~~TAX~~

AS CAN BE SHOWN BY THE ~~ENCLOSED~~ MAP SHOWING THE LOCATION OF THIS PARCEL OF LAND, WHICH WE WOULD LIKE TO HAVE RECLASSIFIED FROM ITS PRESENT DESIGNATION AS AN AGRICULTURAL AREA TO AN URBAN AREA. THE AREA IN QUESTION IS COMPOSED MOSTLY OF LAVA FORMATIONS AND AT PRESENT THE OUTPUT OF COFFEE ON THIS LAND IS FAR BELOW THE MORE SUITABLE AREAS, EVEN WITH THE MOST FAVORABLE CONDITIONS CONSIDERED. THE ~~HAWAII~~ - ^{check} WATER AUTHORITY IS AT PRESENT INSTALLING A WATER SYSTEM WHICH WILL ENCOMPASS THIS AREA IN ITS SCOPE OF SERVICE, UTILITY POLES ARE ALSO INSTALLED AND HAVE BEEN FOR MANY YEARS. THE PROPOSED SUBDIVISION OF THIS AREA FOR HOMESITES AND BUSINESS SITES HAS BEEN CONSIDERED LONG BEFORE LAND USE COMMISSION TEMPORARY DISTRICT BOUNDARY LAW BECAME IN EFFECT AND BEFORE THE EFFECTIVE DATE OF THIS LAW WE WERE UNABLE TO CONSUMATE THE LAND TRANSACTION IN ORDER TO ATTAIN THE DEED FOR THIS PROPERTY. WE FEEL THAT THIS AREA WILL BE MORE SUITABLE AS AN URBAN DEVELOPMENT AREA AND WILL PROVIDE MORE INCOME TAX WISE AND WILL NOT TEND TO PRECLUDE THE INTENT OF THE LAND USE COMMISSION. RATHER ON THE CONTRARY, IF THIS PETITION IS NOT GRANTED IT WOULD TEND TO MAKE LESS HOMESITES AVAILABLE TO THE LOCAL PEOPLE WHO HAVE LIVED IN THE UPPER AREAS OF KONA AND HAVE NO INTENTION OF MOVING TO THE BEACH AREAS WHERE PRICES ARE RATHER HIGH AND THE CLIMATE IS NOT TO THEIR LIKING. THE AREAS SURROUNDING ARE AT PRESENT BEING UTILIZED FOR BUSINESS PURPOSES AND THE AREA OF KAINALIU WHICH SHOWS SIGNS OF BECOMING THE MAJOR BUSINESS AREA FOR THE MAJORITY OF THE LOCAL POPULATION DEFINITELY POINTS OUT THE NEED FOR MORE HOMESITES THAN ARE AT PRESENT AVAILABLE AND VERY LIMITED. THE ECONOMY OF THIS AREA IS DEPLORABLE BUT WE FEEL HOWEVER, THAT IF AND WHEN THESE HOMESITES ARE MADE ATTAINABLE THAT SOME EASING OF THE ECONOMIC SITUATION WILL COME ABOUT WITH THE SHIFTING OF THE POPULATION WHO ARE DESIROUS OF SECURING FOR THEM - SELVES AND FAMILIES HOMES WHICH IN TURN WILL IMPROVE THEIR EQUITY AND HOLDINGS. I HAVE WORKED THIS PARCEL OF LAND FOR SOMETIME UNDER A LEASE AGREEMENT WITH THE FORMER OWNERS AND HAVE NEVER BEEN ABLE TO MAKE THIS AREA PRODUCE WHAT IT SHOULD IN COMPARISON WITH OTHER AREAS IN THE KONA DISTRICT, NOT DUE TO THE LACK OF AGRICULTURAL KNOW HOW BUT DUE TO THE ~~████████~~ VERY POOR SOIL FORMATION.

$$\frac{\text{TRUE NORTH}}{1''} = 200'$$

A hand-drawn map showing two main land parcels in Kona, Hawaii. The parcels are outlined in black ink on a light background. The parcel on the left is labeled "PAUL ROAD" and "TOP 1/5". The parcel on the right is labeled "KONA BELT ROAD" and "TOP 4/5". Inside the right parcel, two specific areas are labeled: "5.807 ACS" and "FUMIO TESHIMA". Inside the left parcel, two specific areas are labeled: "3.269 ACS" and "FUMIO TESHIMA". The map also includes labels for "NORTH", "W", and "E". A legend on the right side indicates "C. PROPOSED" with a dashed line symbol and "TAKAWAII" with a solid line symbol. The entire map is oriented vertically on the page.

TMK 7-9-04 - 2 3

Fourth Division Tax Map Key: 7-9-04:

:2 = 3.269 ac.
:3 = 5.807 ac.
 9.076 ac.

Located at the junction of the North Kona Belt road and Saint Paul road between Kainaliu and Holauloa.

Registered owner of the land is Abraham St. & K.K. Piianaia, the Teshimas have evidently just purchased this property.

county



PLANNING AND TRAFFIC COMMISSION
COUNTY OF HAWAII
HILO, HAWAII, U.S.A.

June 26, 1962

Mr. Rowland J. Darnell
Executive Officer
Land Use Commission
Dept. of Planning & Research
426 S. Queen Street
Honolulu 13, Hawaii

Dear Mr. Darnell:

The Planning and Traffic Commission, at its regular meeting of June 18, 1962, considered the requests by three applicants on this land for rezoning from an Agricultural to Urban District and recommends favorable action on each for the following reasons:

Shizuko Teahina - Honalo, Kona

Presently, the lands across the street from this application is zoned Urban. There are also considerable business, residential, and other developments in this vicinity.

J. I. Gillespie, Inc. - Kailua, Kona

The lot is located a short distance from the central built-up district of Kailua and between other lands zoned Urban. It is a logical site for growth and expansion of the present urbanized area.

Hilo Country Club, Ltd. - Kaumana, Hilo

The lot, an unused remnant of the golf course, is not suitable for agriculture and can be best utilized to enhance the total layout of the adjacent subdivision which will be constructed with roads and water system to dedicable standards.

Sincerely,

PLANNING AND TRAFFIC COMMISSION

Hiroshi Kasamoto, Director

HK:lat

RECEIVED IN PERSON BY R.I.D. ON HAWAII

6/27/62

283
RECEIVED

SEP 12 1962

State of Hawaii
LAND USE COMMISSION

September 6, 1962

C-2962/PMD-21

Mr. R. J. Darnall
Executive Officer
Land Use Commission
426 Queen Street
Honolulu 13, Hawaii

Dear Mr. Darnall:

The Board of Supervisors at its meeting of September 5, 1962, upon recommendation of its Committee on Public Works, concurred with the Planning & Traffic Commission's recommendations approving petitions for change of temporary district boundaries.

Very truly yours,

(Mrs.) Margaret M. Kauna
COUNTY CLERK

Ref. No. LUC 127

August 16, 1962

The Honorable Members of the
Board of Supervisors
County of Hawaii
Hilo, Hawaii

Attention: The Honorable Thomas K. Cook, Chairman
and Executive Officer

Gentlemen:

I have been asked by the Land Use Commission to solicit your comments and recommendations on matters within the County of Hawaii pending before the Commission, and tentatively scheduled for public hearing in September during the week of the 17th.

Enclosed are copies of four petitions for change of temporary district boundary, namely: J. I. Gillespie and Fumio Teshima in South Kona; and Hilo Country Club, Limited and Hawaii County Planning and Traffic Commission in South Hilo. The Hawaii County Planning and Traffic Commission has recommended approval of these items.

The Land Use Commission would appreciate your written recommendations and comments prior to the proposed date of the hearing or up to fifteen days following the date of the hearing. Further, the Commission invites your attendance at the hearing, the time and place of which you will be notified of shortly.

Very truly yours,

R. J. DARNELL
EXECUTIVE OFFICER

WM:ak
Enclosures

other

STATE OF HAWAII
DEPARTMENT OF PLANNING & RESEARCH
HONOLULU, HAWAII
MEMORANDUM

Date _____

To TESHIMA FILE

From _____

Subject _____

AGENCIES NOTIFIED AUG. 29th 1962

1. Department of Transportation
2. Department of Health
3. Land Study Bureau



UNIVERSITY OF HAWAII

HONOLULU 14, HAWAII

LAND STUDY BUREAU

September 12, 1962

Mr. Rowland J. Barnell
Executive Officer
Land Use Commission
425 Queen Street
Honolulu 13, Hawaii

Dear Mr. Barnell:

Reference is made to your request for information dated August 29, 1962. Mr. Sahara has checked data that are available on the subject tracts. Without making a detailed on-site survey of these lands, his conclusion is that little agricultural loss would be experienced by re-districting these lands to urban usage. Therefore location and other considerations would probably be more important factors in your decision than agricultural quality.

Very truly yours,

Frederick E. Bonus
Director

FEH:fe
Enclosure - 1

cc: T. Sahara

RECEIVED

SEP 13 1962

State of Hawaii
LAND USE COMMISSION

MEMORANDUM

September 11, 1962

TO: F. K. Nunn

FROM: T. Sabara

SUBJECT: Land descriptions for Land Use Commission

Brief descriptions of the land qualities for agricultural uses are made for those petitions received by the Land Use Commission. These are based on the Soil Survey Report and on personal knowledge of these areas. If a more detailed description is requested or deemed advisable, on-the-spot survey is suggested.

Docket No. and

Petitioner

Tax Map Key

Request

Kailua, Kona, Hawaii

A(T) 62-6
Fumio & Shizuko Teshima 7-9-04: 2 & 3 Change from Agricultural to
Urban district

Soils are entirely very shallow clay loam underlain by pahoehoe lava complex. Soils are not suitable for intensive cultivation but may be suitable for certain types of orchards.

A(T) 62-8
J. I. Gillespie 7-5-09: 32 7-5-10: 2 & 3 Change from Agricultural to
Urban district

Dominant soil in these parcels is the very shallow sandy clay loam over pahoehoe lava, less than 10 inches deep. Intensively cultivated crops are not adapted to this soil but certain types of orchards may be adapted.

Hilo, Hawaii

A(T) 62-15
Hawaiian Homes Commission 2-2-47: Par. 1 Change from Agricultural to
Urban district

Dominant soils in this parcel are the very shallow Hilo soils, largely of an lava. These are soils of low productivity requiring intensive land preparation and farming practices when used for orchards.

Wailea, Maui, Hawaii

A(T) 62-19
Mamoru and Aiko Takitani 1-8-01: 7 & 24 Change from Agricultural to
Urban district

Soils are dominantly of the Eniwa family, eroded phase. Crop yields are consistently low and fruit qualities of pineapples grown on these soils are very poor. The Pauwela soils found to a lesser degree are also low in productivity.

Generally speaking for these requests, all of the lands involved are not desirable lands for agricultural uses. Soils are either low in productivity or difficult to farm.

STATE OF HAWAII
DEPARTMENT OF TRANSPORTATION
STATE HIGHWAY BUILDING
869 PUNCHBOWL ST. HONOLULU, HAWAII

RECEIVED

SEP 13 1962

State of Hawaii
LAND USE COMMISSION

Land Use Commission
State of Hawaii
426 Queen Street
Honolulu, Hawaii

Attention: Mr. R. J. Darnell, Executive Officer

Gentlemen:

This is in reply to your communication to our department dated August 29, 1962.

We deeply appreciate your invitation to attend the hearings or to transmit any pertinent comments and/or recommendations that we may have.

Please be informed that we have no comments or recommendations to make relative to the parcels listed in the above-referenced communication but certainly would like to be informed of future applications for changes in land classification inasmuch as they may affect our highways, harbors or airport plans.

Very truly yours,

A. A. SOUSA
Property Management and
Acquisition Officer

notice

Ref. No. LUC 148

August 30, 1962

Mr. and Mrs. Fumio Teshima
P. O. Box 726
Kealakekua, Hawaii

Dear Mr. and Mrs. Teshima:

This is to inform you of a public hearing called by the Land Use Commission of the State of Hawaii on September 18, 1962 at 2:00 p.m. in the Kona Cultural Center, Kailua, Kona, Hawaii. Your petition for change of Temporary District Boundary will be heard at that time.

Publication of Legal Notice of hearing appeared in the Honolulu Star-Bulletin and the Hilo Tribune Herald on August 29, 1962.

Very truly yours,

R. J. DARNELL
EXECUTIVE OFFICER

WM:ak

NOTICE OF PUBLIC HEARING
TO CONSIDER PETITIONS FOR CHANGE FOR TEMPORARY DISTRICT BOUNDARY
AND APPLICATION FOR SPECIAL PERMIT WITHIN THE COUNTY OF HAWAII, BEFORE
THE LAND USE COMMISSION OF THE STATE OF HAWAII

NOTICE IS HEREBY GIVEN of public hearings to be held by the Land Use Commission of the State of Hawaii; the first to be held in the Kona Cultural Center, Kailua, Kona, Hawaii on September 18, 1962 at 2:00 p.m., or as soon thereafter as those interested may be heard, the second to be held in the Chambers of the Hawaii County Board of Supervisors, Hilo, Hawaii on September 18, 1962 at 8:00 p.m., or as soon thereafter as those interested may be heard, to consider petitions for change of Temporary District Boundary and Application for Special Permit within the County of Hawaii as provided for in Sections 6 and 7, Act 187, Session Laws of Hawaii, 1961.

Items to be heard in Kailua, Kona:

| <u>Petitioner and Docket Number:</u> | <u>Tax Map Key</u> | <u>Permission Requested</u> |
|--------------------------------------|----------------------------------|---|
| SP(T) 62-21 Harry F. McKee | 9-2-81: 49, 50, 51 9-2-83: 21 | Construction of restaurant, bar, motel and office. |
| A(T) 62-6 Fumio & Shizuko Teshima | 7-9-04: 2 & 3 | Change from an Agricultural district to an Urban district classification. |
| A(T) 62-8 J. I. Gillespie | 7-5-09: 52 7-5-10: 2 & 3 | Change from an Agricultural district to an Urban district classification. |

Items to be heard in Hilo:

| <u>Petitioner and Docket Number:</u> | <u>Tax Map Key</u> | <u>Permission Requested</u> |
|--|---|---|
| A(T) 62-7 Hilo Country Club, Ltd. | 2-5-03: Por. 8 (that portion being 8.5 acres, more or less, lying along the northern edge of Parcel 8). | Change from an Agricultural district to an Urban district classification. |
| A(T) 62-9 Hawaii County Planning and Traffic Commission | 2-4-20 2-4-33 2-4-37 2-4-31: 1 & 2 2-4-39: Por. 1, 4, 6 through 11 | Change from an Agricultural district to an Urban district designation. |
| A(T) 62-15 Hawaiian Homes Commission | 2-247: Por. 1 (being a portion of 100.165 acres, more or less, bounded by the extensions of Puainako and Kawailani Streets). | Change from an Agricultural district to an Urban district classification. |

Maps showing the areas under consideration for change of Temporary District Boundary and the area under consideration for Special Permit and copies of the rules and regulations governing the applications for the above are on file in the offices of the Hawaii County Planning and Traffic Commission and the Land Use Commission and are open to the public for inspection during office hours.

All written protests or comments regarding the above petitions for change of Temporary District Boundary and the application for Special Permit may be filed with the Land Use Commission, 426 Queen Street, Honolulu, Hawaii, before the date of hearing, or submitted in person at the time of the public hearing, or up to fifteen (15) days following this public hearing.

LAND USE COMMISSION

E. C. BRYAN, Chairman
E. C. BRYAN

R. J. DARNELL, Executive Officer
R. J. DARNELL

(Legal ad 2 cols. w/border)
(To appear August 29, 1962)
(THE HONOLULU STAR-BULLETIN)
(THE HILO TRIBUNE HERALD)