

H GILLESPIE, J. I.

A(T) 62-8

LUC File A(T)- 62-6

Petitioner: J. I. Gillespie County Hawaii

Date petition and fee received from County with recommendation: 6-27-62

Suspense date for LUC action: 10-24-62

Publication of hearings

<u>Dates</u>	<u>Newspaper</u>
<u>Aug 29, 1962</u>	<u>Honolulu STAR Bulletin</u>

<u>Aug 29, 1962</u>	<u>TRIBUNE Herald</u>
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Hearings

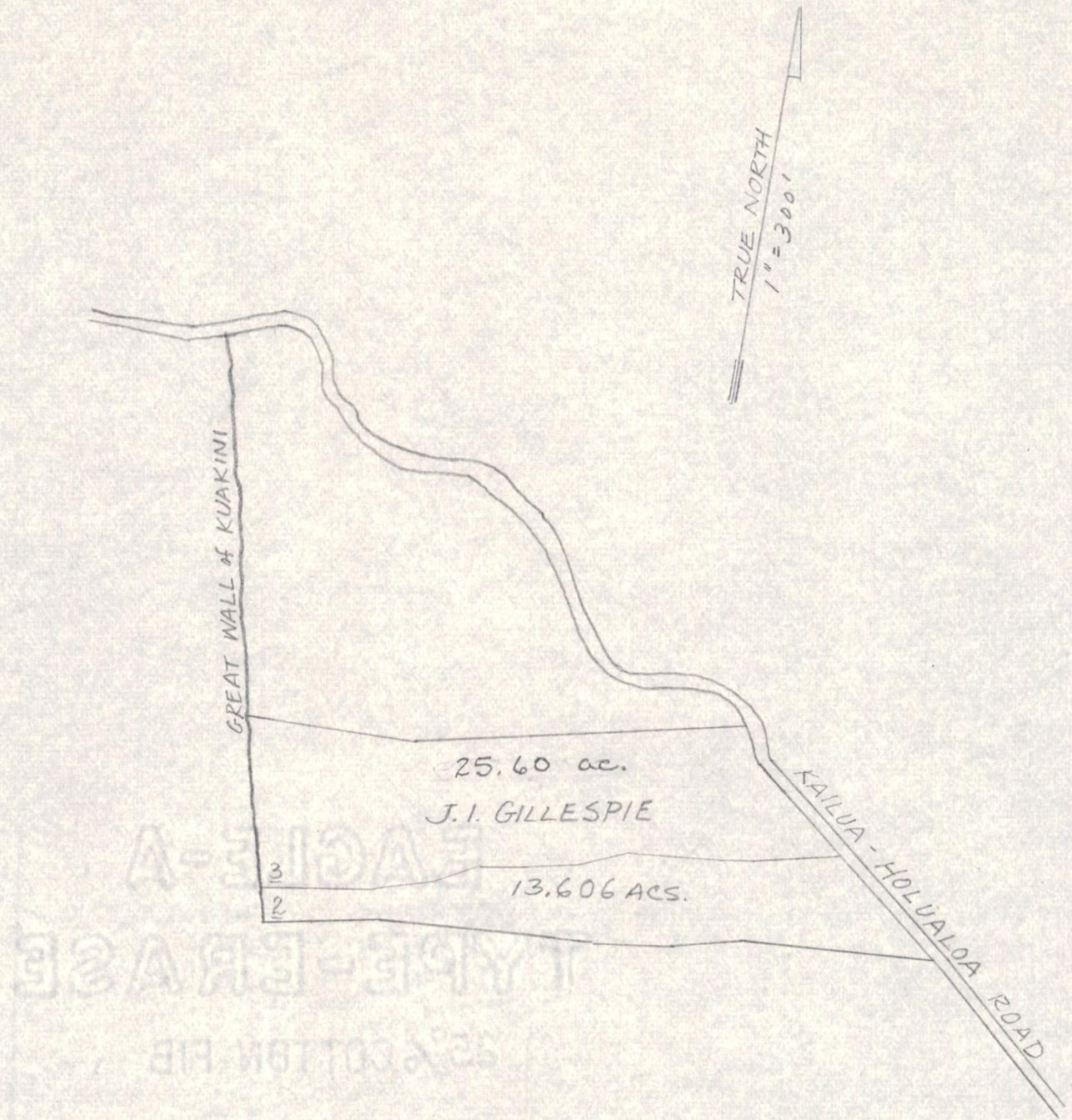
<u>Date</u>	<u>Place(s)</u>	<u>By</u>
<u>Aug</u>		
<u>Sept. 18/62</u>	<u>Bd./Sup. chambers</u>	<u>LUC</u>

Actions

<u>Dates</u>	<u>Actions</u>	<u>By</u>

Notes:

Sept. 7, 62 LUC Survey



TMK 7-5-10 - 2 & 3

STATE OF HAWAII
LAND USE COMMISSION
426 Queen Street
Honolulu, Hawaii

MAY 1962
State of Hawaii
LAND USE COMMISSION

RECEIVED
This space for County or DLNR use

Date Petition and Fee received
by County or DLNR May 24, 1962

Date forwarded to LUC
with recommendation JUNE 26, 1962

Date Petition, Fee and
County/DLNR 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 7-5-09-52; 7-5-10/2 & 3 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:

45 acres, more or less, situate at Puua 2 & 3, North Kona, Hawaii

Petitioner's interest in subject property:

Option

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

To develop low-cost housing project

(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) J. I. Gillespie, Inc.

By /S/J. I. Gillespie

President

Address: 7967 Sunset Blvd.
Hollywood 46, Calif.

Telephone: OL 62637

GREAT WALL of KUAKINI

4.64 ACS.
J. I. GILLESPIE

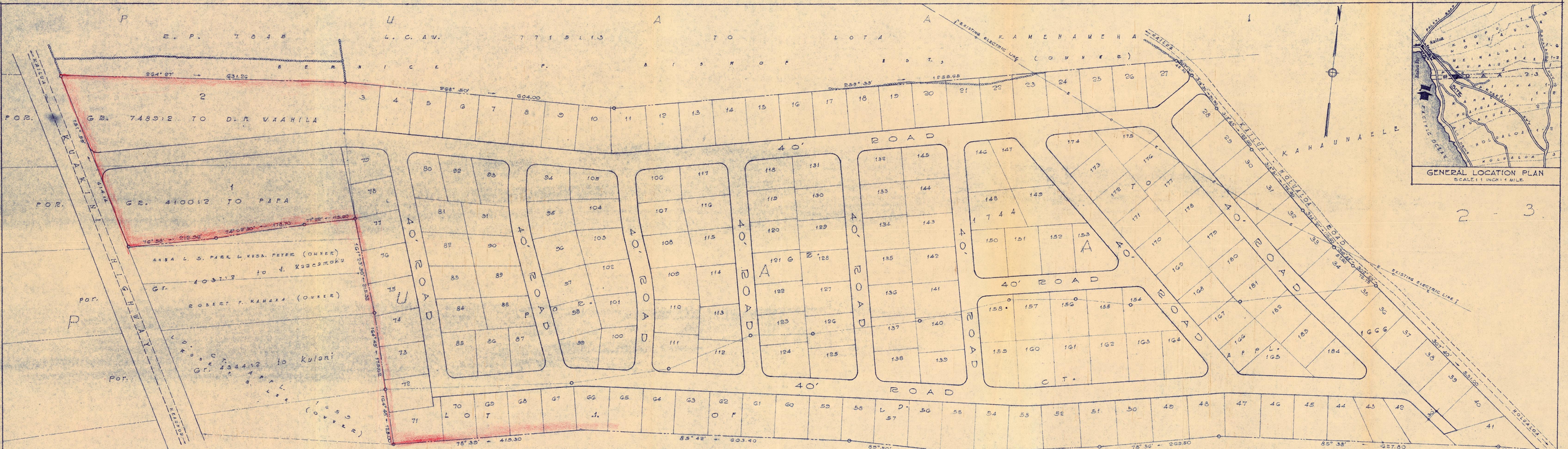
52

HIGHWAY

1" = 200'
TRUE
NORTH

KUAKINI

TMK 7-5-09-52



PLAN SHOWING CONSOLIDATION OF
O KAHANAELA, POR. GR. 7489:2 TO D. P. WAAHILA,
2 TO PAPA AND LOT 1 OF LAND CT. APPL. 1666
IVISION THEREOF INTO LOTS 1-184, INCLUSIVE
AT PUAA 2 & 3, NORTH KONA, HAWAII
SCALE: 1" = 100' TAX MAP KEY: 7-5-09-52; 7-5-10/263
JOHN D. WEEKS - SURVEYOR
KEAHOA - N. KONA - HAWAII
DATE: 1 MAY 1962 **

MINIMUM LOT AREA TO BE 7,500 SQ. FT.
MINIMUM RADIUS ON ROAD R/V RETURNS TO BE 20'

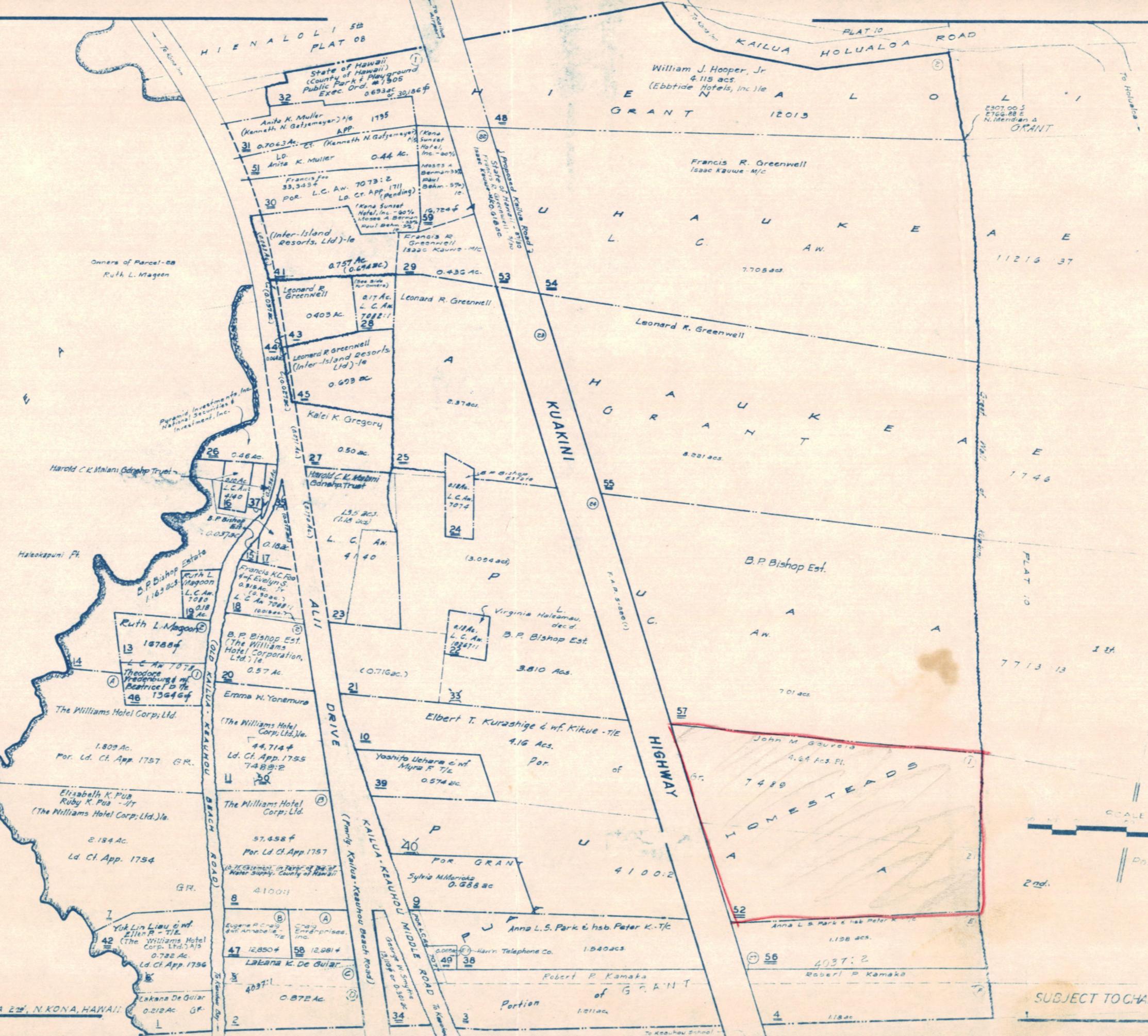
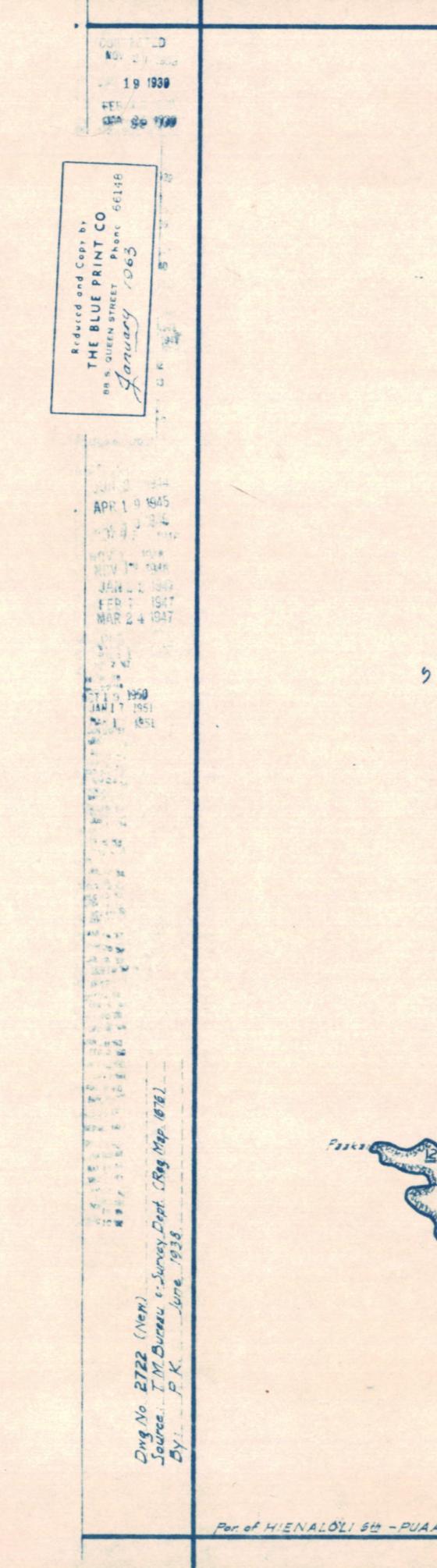
Reduced and Copied by
THE BLUE PRINT CO.
605 Queen Street Phone 56146
January 10, 1938

JULY 2 1944
APR 1 1945
MAY 1 1946
JULY 1 1947
FEB 7 1947
MAR 24 1947

JAN 17 1951
JULY 1 1951

Orig No. 2722 (New)
Source: T.M. Bureau c-Survey Dept (Reg. Map 1876)
By: P.K.
June 1938

CONT'D
NO. 21 1938
19 1938
FEB 1
1938



TAXATION MAPS BUREAU
TERRITORY OF HAWAII
TAX MAP
THIRD DIVISION
ZONE SEC PLAT

7 5 09

SUBJECT TO CHANGE CONTAINING PARCELS
SCALE 1 in = 100 ft

PRINTED

6 14

1752

122

11216 37

278

1746

7713 13

122

122

SCALE IN FEET

Parcels dropped 5,623,42

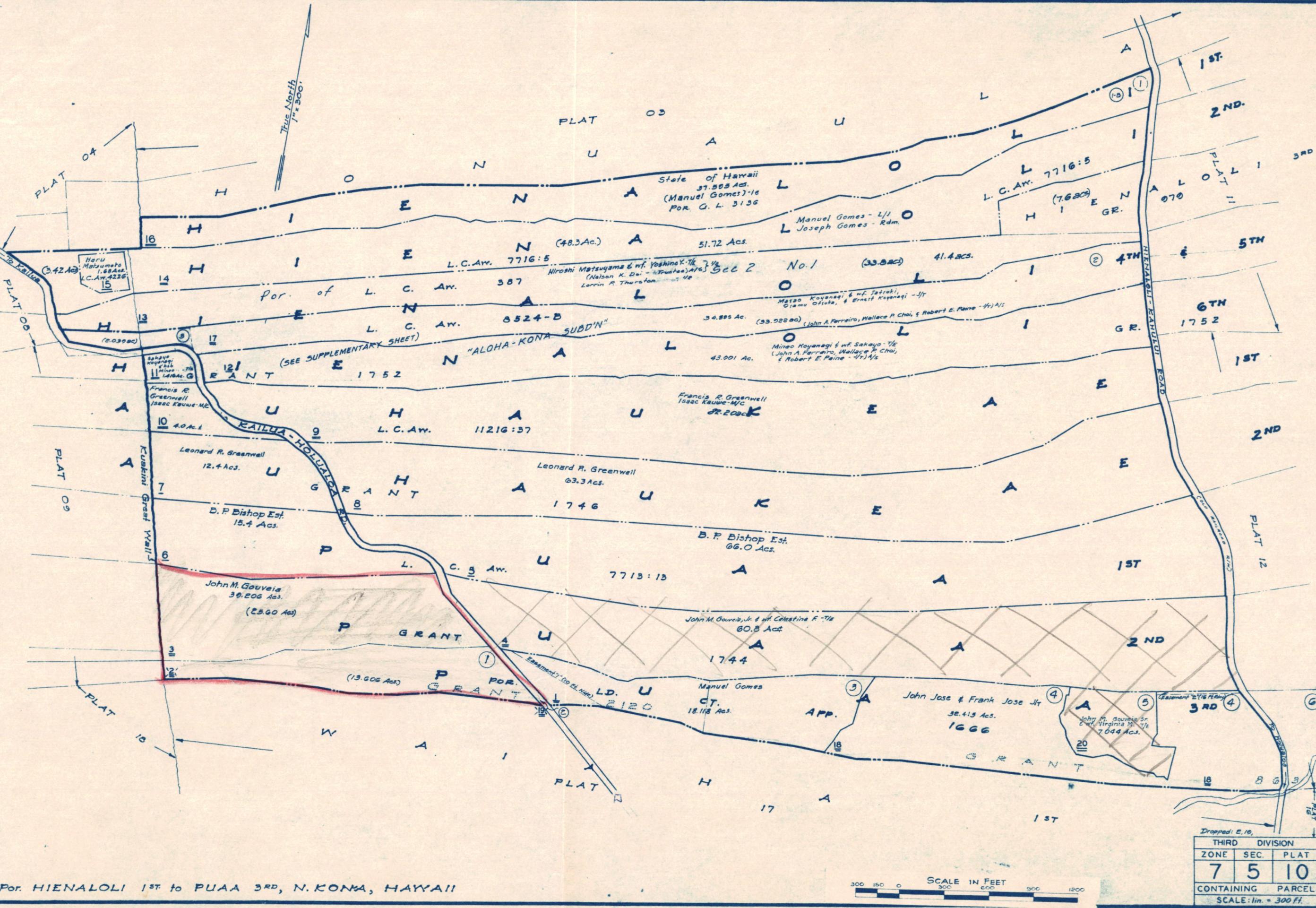
CORRECTED

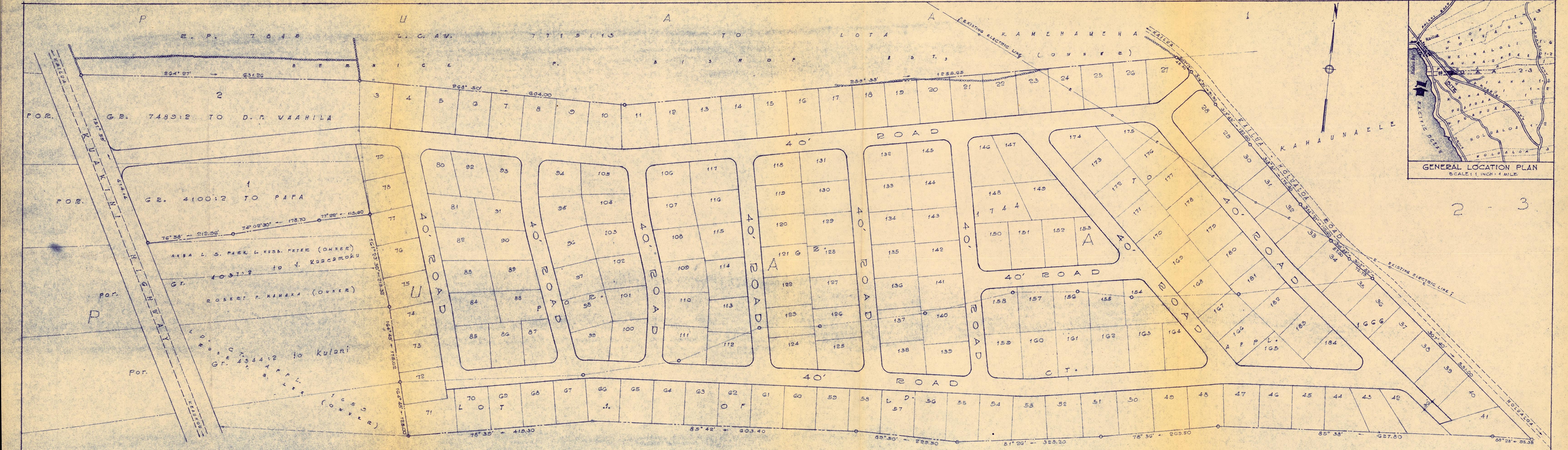
JAN 19 1939
FEB 19
MAY 10 1939
JUN 10 1939
V. 14 1940
JULY 1 1941
CUT 3 1941
DEC 12 1941
JULY 1 1942
DEC 28 1942

APR 1 1945
MAY 19 1945
JUN 8 1945
JULY 1 1947
FEB 7 1947

SEP 11 1950
OCT 1 1950
JAN 1 1951
JUN 10 1951
JULY 1 1952
DEC 19 1952
DEC 2 1953
MAY 20 1953

Reduced and Copy by
THE BLUE PRINT CO.
80 S. QUEEN STREET Phone 661-410
JAN. 1962





PLAN SHOWING CONSOLIDATION OF

2. GR. 1744 TO KAHUNAELA, POR. GR. 7489:2 TO D. P. WAAHILA,
OR. GR. 4100:2 TO PAPA AND LOT 1 OF LAND CT. APPL. 1666
AND THE SUBDIVISION THEREOF INTO LOTS 1-184, INCLUSIVE

LOT AREA TO BE 7,500 SQ. FT.
RADIUS ON ROAD E/V RETURNS TO BE 20'

AT PUAA 2 & 3, NORTH KONA, HAWAII

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

SUBDIVISION AUTHORIZED TO PREPARE
DETAILED LAVING ON PLAT AS SUBMITTED
RECOGNITION NOT AUTHORIZED UNTIL
APPROVED ^{RECORD} LATER DATE
DATE JUL 16 1962

J. T. Gillespie
ACT 62 -

Ref. No. LUC 249

April 16, 1964

Mr. M. V. Bordner
Economic Development Commission
County of Hawaii
Hilo, Hawaii

Dear Mr. Bordner:

This is in reference to your telephone conversation with Mr. Richard E. Mar on April 14, 1964. On November 26, 1962 the Land Use Commission granted Mr. J. I. Gillespie an amendment for a boundary change from agriculture to urban for the properties described in the Hawaii TMK 7-5-09: 52 (4.64 acres), 7-5-10: 2 (13.606 acres) and 3 (25.60 acres).

The subject properties are now in the agricultural district of the proposed final district boundaries to be adopted no later than July 1, 1964. In view of the fact that the temporary district boundaries had previously been amended to change the subject area from a temporary agricultural to a temporary urban district, the proposed districting will be fully reconsidered before final adoption. Whatever additional information which may come available will also be considered. As discussed with you, it would be appropriate for Dr. McCoy to submit a protest against the proposed final districting of the subject parcels.

Should you have further questions, please feel free to contact us.

Very truly yours,

RAYMOND S. YAMASHITA
Executive Officer

REM/an

cc: Mr. Myron Thompson
Mr. Roy Takeyama

STATE OF HAWAII
LAND USE COMMISSION

426 Queen Street
Honolulu, Hawaii

November 26, 1962

Mr. J. I. Gillespie
7967 Sunset Boulevard
Hollywood 46, California

Dear Sir:

With reference to your petition A(T) 62-8 to reclassify that property
Third Division
described as 7-5-09: 52; 7-5-10: 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 Aug. 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-7

as follows:

To include within the Temporary Urban district all of that property
specified in petition A(T) 62-7, described as Third Division, TMK
7-5-09: 52; 7-5-10: 2 & 3.

cc: Sumio Nakashima
P. O. Box 133
Kekahaekua, Kona, Hawaii

Very truly yours

R. J. DARRELL
EXECUTIVE OFFICER

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:

Funio & Shinuko Tashima - 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. Kanus
County Clerk
Office of the County Clerk
County of Hawaii
Kile, Hawaii

Dear Mrs. Kanus:

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

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

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

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

Honolulu Housing Commission - A(T) 62-15

Very truly yours,

R. J. DARNELL
EXECUTIVE OFFICER

Enclosures

STATE OF HAWAII
LAND USE COMMISSION

VOTE RECORD

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

DATE _____

PLACE _____

TIME _____

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

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) 62-8

Temporary District Classification: AGRICULTURAL

PETITION OF J. I. GILLESPIE (A(T) 62-8), for change of Temporary District Boundary to reclassify certain property near Kailua-Kona, Hawaii, from an Agricultural District to an Urban district classification: Described as TMK 7-5-09: 52 and 7-5-10: 2 & 3.

The petitioner holds an option on three parcels of land, containing 43.84 acres, more or less, located approximately 1 mile southeast of Kailua, Kona, between Kuakini Highway and the old Kona mauka road joining Kailua and Holualoa. The remains of the great wall of Kuakini run through the lower portion of the subject area.

Parcel 52, 4.64 acres, abuts Kuakini Highway on the west. The east end of parcel 52 abuts parcels 2 & 3, 39.206 acres, at the great wall of Kuakini, and these parcels run concurrently to the east, closing on the old Kailua-Holualoa Road.

The land, with a general overall slope of an estimated 15-20%, lies just outside the Kailua-Kona temporary Urban district boundary; and Kailua's facilities are all within a mile of the lower (Kuakini) highway entrance.

At present, the property is used for grazing cattle; and the soil seems to be marginal for other intensive agricultural use. The petitioner proposes a residential development of 7500 square-foot lots on this land.

The past ten years have seen Kailua grow from a slow-paced, one-hotel resort town to a major Neighbor Island tourist destination area, with several hundred hotel

rooms. With increased emphasis on the tourist whose activities are essentially oriented to the ocean, the necessity has arisen for housing the full-time support population outside the resort center, and at the same time maintaining some proximity to place of employment.

The State General Plan shows most of the subject land in urban use, the thesis being that support-residential developments should be located mauka of Kuakini Highway in this area to free the immediate coastal areas for resort development. "A Plan for Kona", prepared by Harland Bartholomew and Associates in 1960, recommends medium-density residential use for most of the area, leaving a small triangular portion at the mauka end for "range land and waste." The State General Plan, the Visitor Destination Area report, and the Plan for Kona agree that Kuakini Highway should be realigned to follow along (preferably) the lower side of the Great Wall of Kuakini, leaving the present lower section of this highway as a local arterial within Kailua.

In concurrence with the reasoning stated above, the staff recommends that the temporary district boundary be realigned to include the subject area in the Kailua Urban district.

PLANNING AND TRAFFIC COMMISSION

73
file
Gillespie
Hilo County Club
Teshima

July 11, 1962

recd 7/12/62

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 subdivisions 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 245

November 15, 1962

Mr. J. I. Gillespie
7967 Sunset Boulevard
Hollywood 46, California

Dear Mr. Gillespie:

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
P. O. Box 133
Kealakekua, Kona, Hawaii

October 1, 1962

Mr. Sumio Nakashima
P. O. Box 133
Kealakekua, Kona, Hawaii

Dear Mr. Nakashima:

Thank you for your letter of September 26, 1962 regarding the waiver of the 45-day waiting period in the petition of Mr. J. I. Gillespie. I have taken this matter up with the Attorney General and have been informed that there is no possibility of suspending the required waiting period in this instance.

The Land Use Commission has the power to declare an emergency in a rulemaking procedure only when it finds "that an imminent peril to public health, safety, or morals" exists (Sub-part C, Sec. 1.22, Rules of Practice and Procedure). It is the opinion of the Attorney General that justification for an emergency in this case does not exist.

You may be assured, however, that the Commission intends to render a decision at its regular November meeting, which follows the lapse of the 45-day waiting period.

Very truly yours,

R. J. DARNELL
EXECUTIVE OFFICER

cc Mr. J. I. Gillespie
7967 Sunset Boulevard
Hollywood 46, California

Mr. Hiroshi Kasamoto, Director
Hawaii Planning and Traffic Commission

Mr. John Canright
Deputy Attorney General

Sumio Nakashima

ATTORNEY AT LAW

3-21

P. O. BOX 133

KEALAKEKUA, KONA, HAWAII

PHONE 238-182

September 26, 1962

RECEIVED

SEP 28 1962

State of Hawaii
LAND USE COMMISSION

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

Dear Mr. Darnell:

Following the public hearing called by your commission regarding Mr. Gillespie's petition for change of temporary district boundary, we would like at this time to request for an exception to the standard 45-day waiting period so as to allow Mr. Gillespie to immediately commence construction of homes on said property.

In behalf of Mr. Gillespie, we will appreciate a favorable consideration upon this matter.

Very truly yours,

Sumio Nakashima
Sumio Nakashima

SN:hd

cc: Mr. J. I. Gillespie
7967 Sunset Boulevard
Hollywood 46, California



KENNETH A. WONG, CHAIRMAN
HERBERT C. SHIPMAN, VICE CHAIRMAN
HAROLD FUJITA
YOSHIO INABA
TSUNEO KOIKE
JOHN N. SMITH
ADAM N. SOUZA
HAY WODEHOUSE
MAURICIO VALERA, JR.

BOARD OF WATER SUPPLY
COUNTY OF HAWAII
HILO, HAWAII

July 18, 1962

Mr. David Basque
Kealakekua
Hawaii

Dear Mr. Basque:

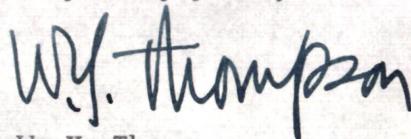
Enclosed is our recommended layout of the water system for the proposed subdivision in Kona which you requested during your visit to our Engineering Division.

Water for this subdivision is available from either our recently acquired Kona Inn steel storage tank or the 8" transmission line that serves our Alii Drive pipeline. The former Kona Inn tank is located above the Kailua-Holualoa Road at an elevation that is adequate to serve the entire subdivision by gravity. The minimum size of pipe required from the effluent line of the Kona Inn tank to the subdivision is 8".

The alternate route for water service to the subdivision is from the 8" transmission line that runs almost parallel to the subdivision. The storage tank serving this line is at a lower elevation than the upper limits of the subdivision. Consequently, only lots that are at or below elevation 200 can be served. The approximate limits are shown on the enclosed map. Further extension of this subdivision will require water service from the Kona Inn tank line.

We hope the following enclosed layout will be helpful to your engineer in preparing the construction plans of this subdivision water system.

Very truly yours,



W. Y. Thompson
Manager-Engineer

AF
Enc.

cc: J.I. Gillespie, Inc.

WILLIAM F. QUINN
GOVERNOR

FILE: GILLESPIE

TIM HO
DIRECTOR

SAM O. HIROTA
DEPUTY DIRECTOR



292

STATE OF HAWAII
DEPARTMENT OF TRANSPORTATION
HIGHWAYS DIVISION
869 PUNCHBOWL ST., HONOLULU 13, HAWAII

2.13789

September 14, 1962

RECEIVED

SEP 17 1962

State of Hawaii
LAND USE COMMISSION

Mr. Rowland Darnell
Executive Director
Land Use Commission
426 Queen St.
Honolulu, Hawaii

Dear Mr. Darnell:

This letter is in reply to your request for information concerning the area north of Kailua, Kona in the vicinity of the Great Wall of Kuakini.

There will be an extension of Kuakini Highway from the end of the proposed Honokahau Road at Palani Road to Kuakini Highway. This extension is planned for a future date and as such an exact alignment for the extension has not yet been set. The only information we can give you at this time is that the extension will be in the vicinity of the Great Wall of Kuakini.

Please feel free to call us if you have further questions on this matter.

Very truly yours,

J. C. Myatt
J. C. MYATT
Chief Engineer

2.13789

September 14, 1962

RECEIVED

SEP 14 1962

State of Hawaii
LAND USE COMMISSION

Mr. Rowland Darnell
Executive Director
Land Use Commission
426 Queen St.
Honolulu, Hawaii

Dear Mr. Darnell:

This letter is in reply to your request for information concerning the area north of Kailua, Kona in the vicinity of the Great Wall of Kuakini.

There will be an extension of Kuakini Highway from the end of the proposed Honokahau Road at Palani Road to Kuakini Highway. This extension is planned for a future date and as such an exact alignment for the extension has not yet been set. The only information we can give you at this time is that the extension will be in the vicinity of the Great Wall of Kuakini.

Please feel free to call us if you have further questions on this matter.

Very truly yours,

J. C. MYATT
Chief Engineer



294

UNIVERSITY OF HAWAII

HONOLULU 14, HAWAII

LAND STUDY BUREAU

September 12, 1962

RECEIVED

SEP 14 1962

State of Hawaii
LAND USE COMMISSION

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

Dear Mr. Darnell:

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 K. Nunns

Frederick K. Nunns
Director

FKN:fo
Enclosure - 1

cc: T. Sahara

M

MEMORANDUM
September 11, 1962

TO: F. K. Nunns
FROM: T. Sahara
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: 52
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: Por. 1 Change from Agricultural to
Urban district

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

Wailuku, Maui, Hawaii

A(T) 62-13
Mamoru and Aiko Takitani 2-8-01: 7 & 24 Change from Agricultural to
Urban district

Soils are dominantly of the Haiku 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 PLANNING & RESEARCH
HONOLULU, HAWAII
MEMORANDUM

Date 9-27-62

To FLS

From W.M

Subject _____

7-5-09:	52	=	4.640 acres
7-5-10:	2	=	13.606 acres
	3	=	<u>25.600 acres</u>
			<u>43,846 acres</u>

According to TMK in our office, parcel 2 of 7-5-10 has been dropped into 7-5-10: parcel 3 - this doesn't effect totals but changes the internal area distribution

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 island for rezoning from an Agricultural to Urban District and recommends favorable action on each for the following reasons:

Shizuko Tashima - 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. L. 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.S.D. on Hawaii. 6/27/62

283
RECEIVED

SEP 12 1962

State of Hawaii
LAND USE COMMISSION

September 6, 1962

C-2962/PW-21

Mr. R. J. Barnall
Executive Officer
Land Use Commission
425 Queen Street
Honolulu 13, Hawaii

Dear Mr. Barnall:

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. Kaaua
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 _____
GILLESPIE FILE

From _____

Subject _____

AGENCIES NOTIFIED

AUG. 29, 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. Barnall
Executive Officer
Land Use Commission
426 Queen Street
Honolulu 13, Hawaii

Dear Mr. Barnall:

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 K. Nunes
Director

FKM:fo
Enclosure - 1

cc: T. Sahara

RECEIVED

SEP 13 1962

State of Hawaii
LAND USE COMMISSION

MEMORANDUM
September 11, 1962

TO: F. K. Nunnis
FROM: T. Sahara
SUBJECT: Land descriptions for Land Use Commission

Brief descriptions of the land qualities for agricultural uses are made for these 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 & Shinzuko 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: 52

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: Roz. 1

Change from Agricultural to
Urban district

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

Hailuku, Maui, Hawaii

A(T) 62-13

Masoru and Aiko Takitani

2-8-01: 7 & 24

Change from Agricultural to
Urban district

Soils are dominantly of the Naika family, eroded phase. Crop yields are consistently low and fruit qualities of pineapples grown on these soils are very poor. The Pauwain 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.

TS:fo



STATE OF HAWAII
DEPARTMENT OF TRANSPORTATION
STATE HIGHWAY BUILDING
869 PUNCHBOWL ST. HONOLULU 13, HAWAII

3-5857

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

Sumio Nakashima

ATTORNEY AT LAW

LUC 10

RECEIVED

JUN 4 1962

P. O. BOX 133
KEALAKEKUA, KONA, HAWAII
PHONE 238-182

May 31, 1962

Land Use Commission
State of Hawaii
Honolulu, Hawaii

Gentlemen:

Enclosed are three petitions with names totalling 65, who are applicants for package deal homes on the property which J. I. Gillespie has requested for variance in his petition submitted to your office a few days ago.

Very truly yours,

Sumio Nakashima

Sumio Nakashima

SN:hd

cc: Mr. J. I. Gillespie
7967 Sunset Boulevard
Hollywood 46, California

Enclosures

P-E-T-I-T-I-O-N

PETITION

TO: STATE LAND USE COMMISSION, STATE OF HAWAII
HONOLULU, HAWAII

We, the undersigned, the majority of whom are residents of Kona, Hawaii, do hereby join in this Petition respectfully requesting the State Land Use Commission to reclassify that

*PETITION before LUC by Gillespie REQUESTS 7-5-10-243
7-5-9-52*
Certain tract of land, bearing Tax Map Key Nos: 7-5-10-3, 7-5-10, 7-5-12, 7-5-14 and 7-5-09-52, comprising an area of 45 acres, more or less, and situated at Puua 3rd, North Kona, County and State of Hawaii.,

from AGRICULTURAL as established pursuant to ACT 187, Session Laws of Hawaii, 1961, (Greenbelt Law) to URBAN for the following reasons:

1) That due to the existing high costs of home construction in Kona, we are not able to own homes, fee simple or otherwise, in Kona.

2) That, if given the opportunity, we are anxious to purchase reasonably priced quality homes in Kona.

3) That J.K. Gillespie, a builder from Los Angeles, California, has presented a plan to construct a low-cost housing project on said tract which price range for homes would come within our economic reach.

4) That because of its proximity to the resort village of Kailua-Kona, this particular tract is ideally suited for residential purposes; that one could leisurely walk from this tract to the Kona Inn within ten minutes.

NOW THEREFORE, we, the undersigned, respectfully urge the said Land Use Commission to consider favorably the request hereinabove made so that engineering and financing plans can proceed forthwith thus paving the way for the immediate construction of homes on said 45-acre tract.

65 NAMES

ADDRESSES

(three copies)

cc: Gov. William F. Quinn
Planning and Traffic Comm, County of Hawaii
Attorney General, State of Hawaii

PETITION

TO: STATE LAND USE COMMISSION, STATE OF HAWAII
HONOLULU, HAWAII

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(three copies)

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Planning and Traffic Comm, County of Hawaii
Attorney General, State of Hawaii

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NAMES

ADDRESSES

(three copies)

cc: Gov. William F. Quinn
Planning and Traffic Comm, County of Hawaii
Attorney General, State of Hawaii

1. David Baugue
 2. Larry L. Vitorine
 3. Joseph S. Nahale
 4. Abraham Ah Yow
 5. Kenneth Griswold
 6. Tony Auguise
 7. Donna Rivera
 8. John Carvalho
 9. Frank Medeiros
 10. Robert Reventos
 11. Ayame Sugai
 12. Lawrence Pate
 13. Jane Kessaria
 14. Bruce Riddell
 15. Catherine Tavares
 16. Loretta Besdon
 17. Penny Stadden
 18. Mary Nagino
 19. Pascual A. Sario
 20. Josephine Kamoku
 21. Josephine Roy
 22. Keyishi Ota
 23. Matia Kimerlau
 24. Pedro Libero Box. 123
 Kailua Hawaii
 25. Mary Conley
 26.
 27.

Box 135, Kealokohua, Kona
 KAILUA, N. KONA
 " "
 " "
 " "
 c/o Kona Inn
 c/o Kona Inn
 P.O. Box 113 Kailua, Kona
 KONA.
 KONA INN
 Box 564 Kealakekua
 Kona Inn
 Kailua - Kona
 Kailua Kona
 Captain Cook
 Captain Cook
 " "
 Kailua - Kona
 P.O. Box 87 -
 Honokohau Kona
 Kailua Kona
 Kailua Kona
 Haleakala Hawaii
 Kailua, Lihue
 Box 94, Kailua Kona

NameAddress

1. Kenneth Yonemura	P. O. Box 542 Kailua Kona,
2. Gary Rodriguez	P. O. Box 189 Hilo, Hawaii
3. Samuel Kanai	Co Box 223 Kailua Kona Kailua Kona Hawaii
4. Gilbert Takemoto	Kailua Kona Hawaii
5. Rene Kelakipi	Kailua Kona
6. Joseph Pakukula	" " Kona
7. Louis H. Helii	" "
8. John Keanae	" "
9. Jesus L. Herbeck	" "
10. Mrs. Aileen Johnston	" "
11. Ann Kal	" "
12. David Taahila	P. O. Box 11, Kailua, Kona, Hawaii
13. Spike Singson	" Box 174 Kailua Kona
14. John Sogn	Box 74 Kailua Kona
15. Fred Erickson	Box 474 " "
16. Mahelle Perkins	Box 141- Kealakekua Kailua Kona ^{Kona}
17. Paul Yonemura	Kailua, Kona
18. P. K. Kan	Kailua - Kona, Hawaii
19. C. P. Craig	Hilo, Hawaii
20. M. Yonemura	Hilo, Hawaii
21. Stanley Yamachika	
22. Isaac Kawamoto	
23. Patrick T. Bush Jr.	
24. Frances K. Sponda	
25.	

NamesAddress

1- Everett Birmingham	Kailua Kona.	Kailua, Kona
2- Jack O. Tremaine		Kealakekua, Kona
3- Wattie Mae Hedemaa		Honalo- capt. Cook, Kona
4- Edmund James		Holeia, Kona
5- Joanne Sta		Kealakekua, Kona
6- Jean Morita		
7- Cecilia F. Heniques		Capt. Cook, Kona
8- Mary Akao		Kailua Kona
9- Anna Keanaina		Kalaao, Kona
10- Joseph Kaihue		Capt. Cook
11- Mae K. Ellis		Capt. Cook
12- Tony Guzman		Kailua Kona
13- Joseph Komola		Kailua Kona
14- Shigeaki Takunaga		Kailua Kona
15- Manuel Perez		Kailua Kona
16- Antone Cardellos		

notice

Ref. No. LUC 149

August 30, 1962

Mr. J. I. Gillespie
7967 Sunset Boulevard
Hollywood 46, California

Dear Mr. Gillespie:

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

cc: Mr. Sumio Nakashima
Box 133
Kealakekua, Kona, Hawaii

WM:ak

426 Queen Street Ref. No. LUC 24
XXXXXXXXXXXXXX

June 5, 1962

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

Dear Hiroshi:

Enclosed is material submitted to this office regarding the
matter of Mr. J. I. Gillespie for zoning of certain properties in Kona.

Very truly yours,

R. J. DARNELL
Executive Officer

Enclosure
RD:ak

Ref. No. LUC 13

426 Queen Street
XXXXXXXXXXXXXX

May 31, 1962

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

Dear Mr. Kasamoto:

Enclosed find application for temporary zoning boundary change
from Mr. J. I. Gillespie of J. I. Gillespie, Inc., 7967 Sunset Boulevard,
Hollywood 46, California, forwarded for your study and recommendation.

Very truly yours,

ROWLAND J. DARNELL
Executive Officer

Enclosure
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, BE-
FORE 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 178, Session Laws of Hawaii, 1961.

Items to be heard in Kailua, Kona:

Petitioner and

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

Items to be heard in Hilo:

Petitioner and

Docket Number:	Tax Map Key	Permission Requested
A(T) 62-7	2-5-03: Por. Hilo Country Club, Ltd.	Change from an Agricultural district to an Urban district classification.
A(T) 62-9	2-4-20 Hawaii County Planning and Traffic Commission	Change from an Agricultural district to an Urban district designation.
A(T) 62-15	2-2-47: Por. Hawaiian Homes Commission	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

(S.B.: Aug. 29, 1962)