

LUC File A(T)- 15

Petitioner: _____ County _____

Date petition and fee received from County with recommendation: HAWAIIAN HOMES LAND HAWAII
Aug. 23, 1962

Suspense date for LUC action: 12-3-62

Publication of hearings

Dates

Newspaper

Aug 29/62 HONOLULU STAR BULLETIN

Aug 29/62 TRIBUNE HERALD

Hearings

Date

Place(s)

By

Sept. 18/62 Bd. Sup. Chambers LUC

Actions

Dates

Actions

By

Notes:

Aug. 1 1962 LUC SURVEY

STATE OF HAWAII
LAND USE COMMISSION

426 Queen Street
Honolulu, Hawaii

This space for County or DLNR use

Date Petition and Fee received
by County or DLNR _____

Date forwarded to LUC
with recommendation AUG 21 1962

Date Petition, Fee and
County/DLNR recommen-
dation received by LUC Aug. 23, 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 Map Key 2-2-47 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:

Portion of Panaewa Tract 1, Hawaiian Home Lands, Waiakea, South Hilo, Hawaii.

Petitioner's interest in subject property:

See attached letter

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

- (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):

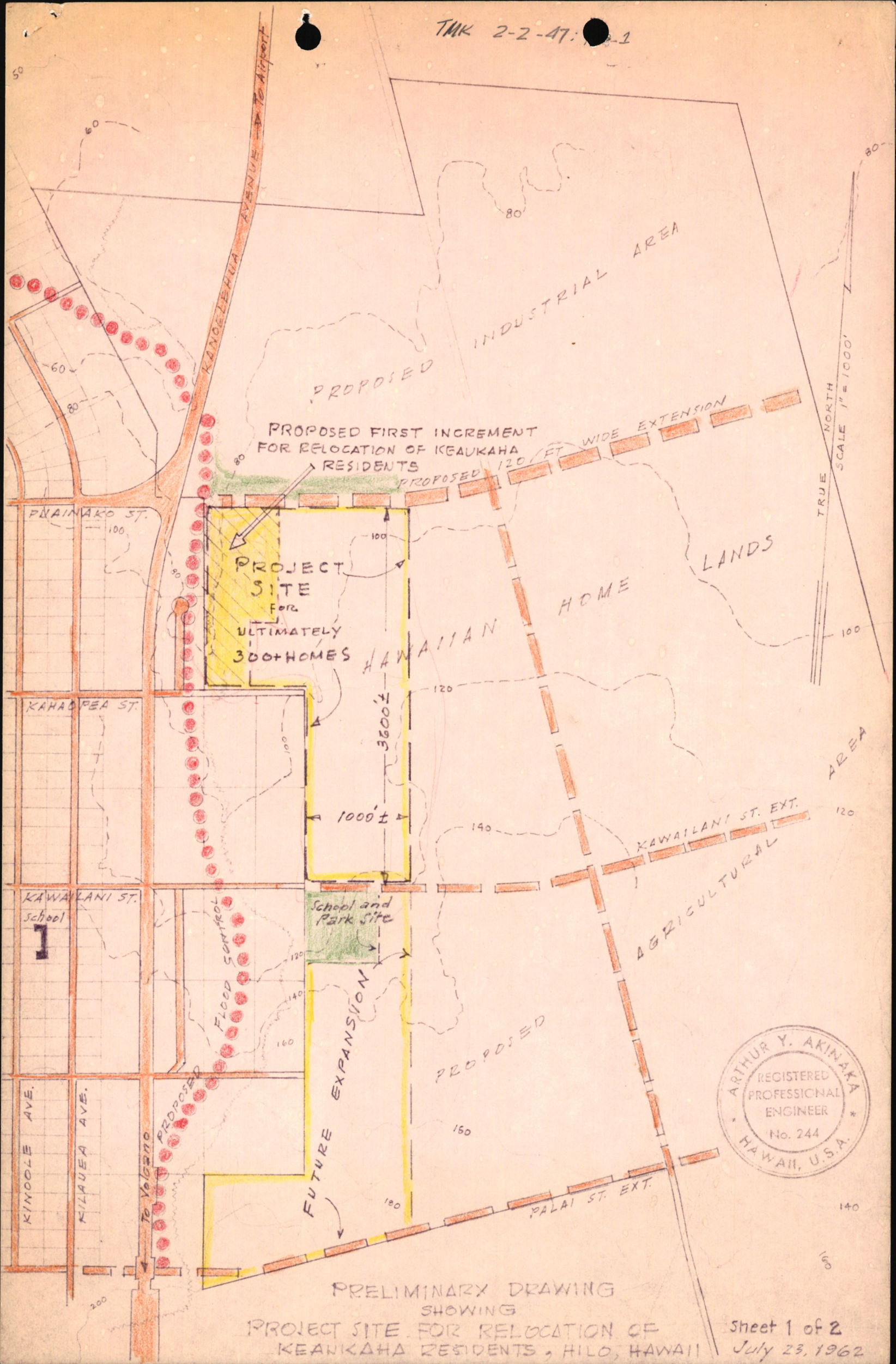
- (a) The land is not usable or adaptable for use according to its present district classification.
- (b) Conditions and trends of development have so changed since adoption of the present classification, that the present classification is unreasonable.

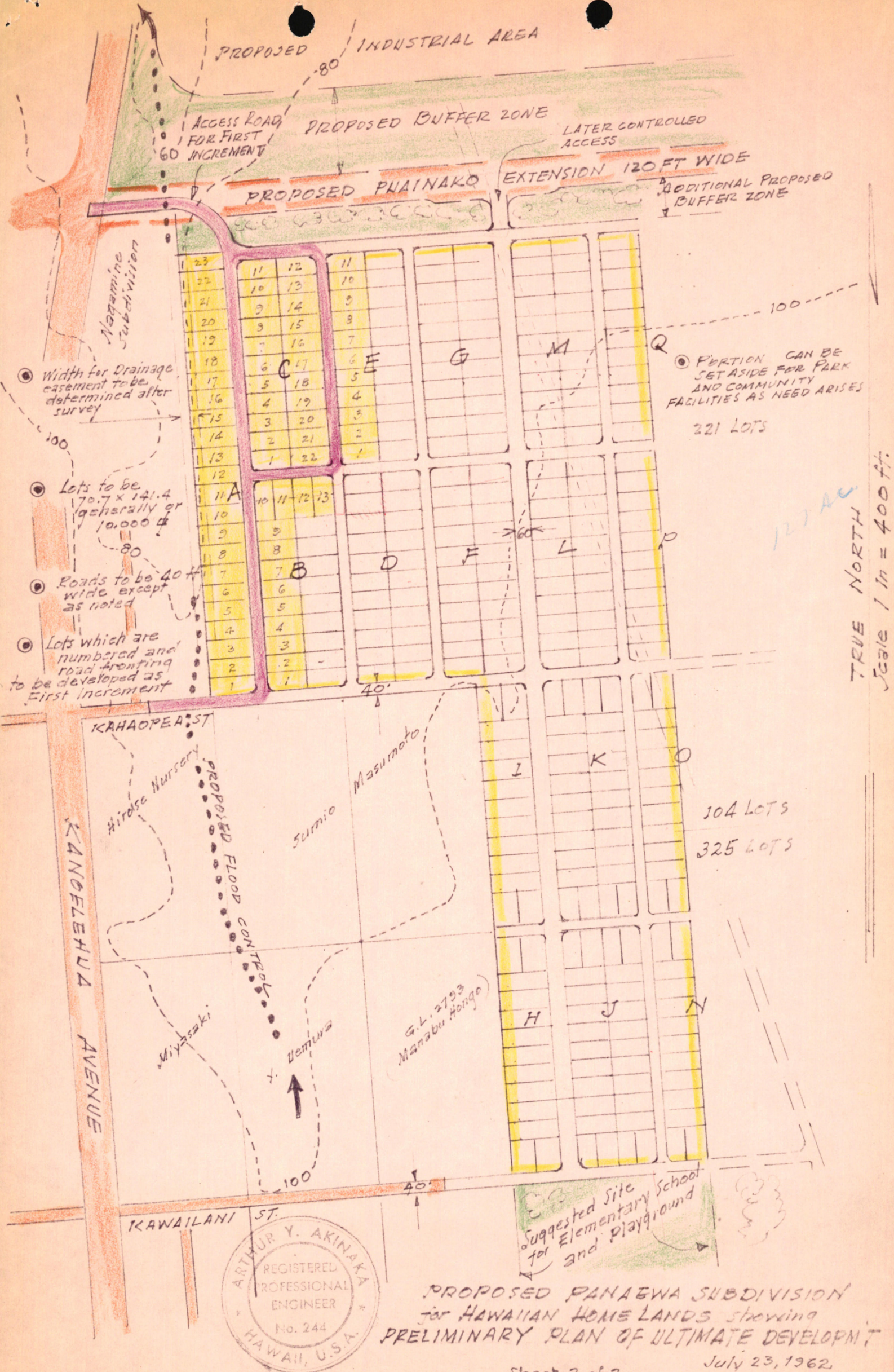
Signature(s) _____

Harold Kasamata
Director
Planning & Traffic Commission
County of Hawaii

Address: P. O. Box 661, Hilo

Telephone: 3215





- Width for Drainage easement to be determined after survey
- Lots to be 70.7 x 141.4 generally or 10,000 ft
- Roads to be 40 ft wide except as noted
- Lots which are numbered and road fronting to be developed as First Increment

● PORTION CAN BE SET ASIDE FOR PARK AND COMMUNITY FACILITIES AS NEED ARISES
221 LOTS

Scale 1 in = 400 ft.
TRUE NORTH

ARTHUR Y. AKINAKA
REGISTERED PROFESSIONAL ENGINEER
No. 244
HAWAII, U.S.A.

PROPOSED PANAEWA SUBDIVISION
for HAWAIIAN HOME LANDS showing
PRELIMINARY PLAN OF ULTIMATE DEVELOPMENT
Sheet 2 of 2
July 23, 1962

Ref. No. LUC 272

*Original letter
in ^{Raymond} ~~Cartel~~
file*

April 22, 1964

Mr. A. K. Piiansia, Chairman
Department of Hawaiian Home Lands
P. O. Box 1879
Honolulu, Hawaii 96805

Dear Mr. Piiansia:

Your letter of April 10, 1964 has been received.

Your first request is to adjust the urban district line to include all of the first increment of Hawaiian Homes houselots at Panaewa. This item will be fully considered when the Land Use Commission deliberates to fix the final district boundaries. The map which you have furnished is most helpful. The term "Unit 1" suggests that additional units may be soon considered. If you have further information and maps on future increments, we would appreciate receiving them.

Your second request is more in the nature of an inquiry as to an appropriate districting for your Project Office site and other facilities at Puukapu, Waimea, Hawaii. The site is now in the agricultural district. Since the regulations state that "Public buildings and facilities" are a permitted use in the agricultural district, we do not see any conflict in the situation.

Should you have further questions, please do not hesitate to contact us.

Very truly yours,

RAYMOND S. YAMASHITA
Executive Officer

cc: Mr. Myron Thompson
Mr. C.E.S. Burns
Mr. Roy Takeyama

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 W. Kanua
County Clerk
Office of the County Clerk
County of Hawaii
Hilo, Hawaii

Dear Mrs. Kanua:

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 Bones Commission - A(T) 62-15

Very truly yours,

R. J. DANIELL
EXECUTIVE OFFICER

Enclosures

STATE OF HAWAII
LAND USE COMMISSION

426 Queen Street
Honolulu, Hawaii

November 26, 1962

Department of Hawaiian Home Lands
~~State of Hawaii~~
P. O. Box 1879
~~Honolulu 5, Hawaii~~

~~Attention: Mr. Ainsley Mahikoa, Executive Director~~

Dear Sir:

With reference to your petition A(T) 62-15 to reclassify that property
described as Third Division 2-2-47: Por. 1, 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 Chambers of the Hawaii County Board of Supervisors,
Hilo, Hawaii, at 8:00 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-City of Hilo

as follows:

To include within the Temporary Urban district a portion of the property
requested in the petition, and described as the "First Increment" on
the plan submitted as part of this petition, titled "Proposed Panaewa
Subdivision for Hawaiian Home Lands showing Preliminary Plan of Ultimate
Development" dated July 23, 1962; that portion being 27 acres, more or
less, bounded by the extensions of Pusinako St. on the north, and
Kahaopea St. on the south.

Very truly yours

R. J. DARNELL
EXECUTIVE OFFICER

STATE OF HAWAII
LAND USE COMMISSION

VOTE RECORD

ITEM AG 62-15
HAWAII HOMES LAND
DATE 11-19-62
PLACE HELCO Auditorium
TIME 11am

Staff Room

All yes

NAMES	YES	NO	ABSTAIN	ABSENT
<i>S</i> <u>KANEMOTO, E.</u>	✓			
<u>WILLIAMS, R.</u>	✓			
<u>FRIEL, S.</u>				✓
<i>M</i> <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 PET. STAFF REPT

59 Lyman Ave.
Hilo, Hawaii
Sept. 20, 1962

Mr. Rowland Darnell
Executive Director
Land Use Commission

Dear Sir,

At the Land Use Commission meeting in Hilo on September 18, 1962 the petition of the Department of Hawaiian Homes Lands for change in the temporary District Boundary from an Agricultural district to an Urban district was heard.

Mr. Frank Lombardi questioned the Homesteaders request of relocating from Mohouli to Panaewa.

Perhaps as one of those responsible for the petitioning of the Legislature for the subdividing of Panaewa I should state the reasons we felt as strongly as we did.

In 1946 and 1954 a total of 105 farm lots in the Hawaiian Homes Commission Panaewa Tract was opened up to Homesteaders in Keaukaha as subsistence farms. The near failure of this program was due to lack of financing, time spent in traveling to and from the areas involved and the fact that there is "no honor among thieves".

When it became apparent that this community would be involved in a relocation the people expressed a desire to be allowed to go into Panaewa. The cost of developing the entire area was very high. The Keaukaha Community Association pressed for a residential subdivision with detached farms of varying sizes.

Now through proper implementation on the part of the Hawaiian Homes Commission there is hope for the Homesteader who wants to be close to his farm. There is every reason for this farm program to succeed.

Keaukaha is situated in what is considered a disaster zone. In a survey conducted on Nov. 18, 1960 through the office of Civilian Defense, the major area of Keaukaha was polled. In this portion which falls below the 35 foot water level there resides 1407 individuals.

This community has gone record favoring staying together as they have for well over twenty five years.

Mohouli above Lanakila was opposed because of the social and economic problems that would have become contrated.

These figures below have probably changed since they were taken from 1960 records.. Board of Health Census Tracts revealed the total population of Keaukaha covering 420 acres to be:

1624 population
844 adults
780 dependents

Lanakila Homes covers 42.950 acres;

959 population
439 adults
520 dependents.

From the former probation administrator, Wm. E. Henry juvenile referrals for both areas were:

Keaukaha 49
Lanakila 27

For a period of 15 years much intensive work was done on the part of local agencies to reduce the rate to its present number.

On this premise alone we felt justified in our request.

Just last week a "junior size teen age Rumble" was in the making between boys of Keaukaha and Lanakila. On my recommendation the Keaukaha group reported the incident to the Principal of the Hilo Intermediate School and the "rumble" was averted.

In view of this incident I feel that we were not being emotional or excitable but wise in our selection. The two groups could not have lived together peaceably. The problems of both groups would have been magnified.

Senator Kazuhisa Abe is speaking before your commission said "this is the first time there has been an expression on the part of the people".

I concur with Senator Abe that the wishes of the people should be adhered to.

Sincerely,

Mrs Ann K. Nathaniel

Ref. No. LUC 246

November 15, 1962

Hawaiian Homes Commission
P. O. Box 1879
Honolulu, Hawaii

Attention: Mr. Ainsley K. Mahikoa, Executive Director

Gentlemen:

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.

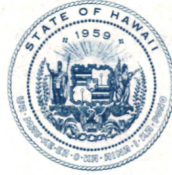
As the 45-day waiting period after public hearing, prescribed by SECTION 2, Sec. 6, Act 187, will have expired, your petition for change of temporary district boundary has been placed on the Commission's agenda for consideration at this meeting; and final action may be taken at that time.

Very truly yours,

R. J. DARNELL
EXECUTIVE OFFICER

cc: Mr. Arthur Akinaka
1339 N School Street
Honolulu 17, Hawaii

WILLIAM C. KEA
CHAIRMAN OF COMMISSION



STATE OF HAWAII
DEPARTMENT OF HAWAIIAN HOME LANDS
P. O. BOX 1879
HONOLULU 5, HAWAII

116
AINSLEY K. MAHIKOA
EXECUTIVE DIRECTOR

RECEIVED

AUG 6 1962

State of Hawaii
LAND USE COMMISSION

August 3, 1962

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

Dear Sir:

The Commissioners of the Department of Hawaiian Home Lands have authorized the Department to proceed with the development of a section of the Panaewa Hawaiian Homes Track I, Waiakea, Hilo, Hawaii, into 50 or more houselots in preparation for the re-location of the Homestead families of Keaukaha, Hilo, Hawaii who will be displaced by the new Jet Runway.

We have retained Mr. Arthur Y. Akinaka, Civil Engineer, to do the Engineering and preparation of construction plans and specifications for this Project at Panaewa, and find that the area involved is presently classed as agricultural under the State master plan.

As a result of a meeting with yourself and Mr. Frank Skrivanek of the State Department of Planning and Research, we have requested a change of zoning of the area in question from Agricultural to Urban through Mr. Kasamoto of the Hilo Planning and Traffic Commission.

We are attaching a copy of the proposed sub-division plan showing the area in question that we are requesting to be rezoned from Agricultural to Urban.

The Governor and the State Department of Transportation are anxious to have the 42 homestead families moved from Keaukaha by June, 1963, and we are trying to meet this deadline.

me

Mr. Rowland J. Darnell

-2-

August 3, 1962

At present we are ready to start clearing the area in question and commence surveying for the engineering and subdivision construction plans. It is imperative that we proceed without delay to meet the wishes of the Governor and not delay construction of the new Hilo Jet Runway. The costs of engineering and plans will run about \$20,000.00 and we are hesitant to obligate ourselves for this expense before receiving any assurance of this change of zoning.

The Hawaiian Homes respectfully requests that this change in zoning for the area needed for houselots in the Panaewa Track I as shown on the enclosed plan, be brought to the attention of your Commissioners for action as soon as possible and we would appreciate an expression from the Commission at their earliest convenience so that we can notify the Governor whether or not the Hawaiian Homes will be able to have this Project completed by June, 1963.

This Department would appreciate your help in expediting this request if at all possible.

Thank you kindly,

Very truly yours,

Ainsley K. Mahikoa

Ainsley K. Mahikoa,
Executive Director.

JCC:hv
Encl.

cc: Mr. Akinaka



ARTHUR Y. AKINAKA
CONSULTING ENGINEERS
CIVIL AND STRUCTURAL ENGINEERING
LAND SURVEYING

253
RECEIVED
AUG 20 1962
State of Hawaii
LAND USE COMMISSION

TMK 2-2-47-6 August 17, 1962

Land Use Commission,
Department of Planning and Research
State of Hawaii
Honolulu, Hawaii

Dear Sirs:

Reference is made to letter of August 3 from the Department of Hawaiian Home Lands to Mr. Rowland J. Darnell, Executive Officer, State Land Use Commission. After being informed by Mr. Darnell upon inquiry yesterday, that it requires about two months to rezone following your normal procedure, we have become alarmed over the shortage of time available to relocate the Homestead families of Keaukaha. At the suggestion of Mr. Darnell, we are forwarding this letter bringing forth the situation as we now see it.

Early in April of this year, our firm was invited to prepare plans and specifications. Various studies were then made for a subdivision in the Waiakea Pasture Lands area off of upper Mohouli Street, correlating same with an adjoining proposed subdivision by the Hawaii Development Agency and all in conformity with the latest Hilo master plan.

During this period, preference for relocation to Panaewa Tract instead of the Mohouli Street area was increasingly expressed by those who were to be relocated and others. The Hawaiian Home Lands Commissioners changed the location to Panaewa and awaited additional appropriation, all of which has consumed time.

Now, to derive the time required to complete such a relocation project, it is helpful to make a breakdown as follows:

1. Processing for rezoning to Urban under Act 187, S.L.H. 1961; (Applications have been made both to the Hawaii Planning and Traffic Commission and the State Land Use Commission. We are informed that the staff of the former will recommend approval at their monthly meeting on August 20)

2. Clearing site, surveying and preparation of subdivision map after due processing of road patterns and lot arrangement with the Hawaii Planning and Traffic Commission; preparation of subdivision construction plans and specifications after necessary negotiations with

m

August 17, 1962

with the Hawaii Board of Water Supply for their participation of costs for the off-site portion of an 8-inch water main from Kilauea Avenue to the proposed subdivision, with the Hawaii County Public Works Department now requiring higher standards for road construction and flood control measures for approval of design of offsite portions of road extensions;

3. Advertising for bids and award of contract;

4. Construction of off-site and subdivision improvements, bearing in mind local conditions such as rainy weather, availability of labor, materials and equipment and other local construction going on; and

5. Construction of some 50 homes under local conditions, including processing of applicants, financing, etc.

Based on our past application and experience in all above phases of construction activity, we estimate the time element as follows:

<u>Time Available</u>	<u>Time Needed</u>	
Governor and State	1. Rezoning procedure	2 months
Dept. of Transportation's	2. Surveying, engineering	4 - 5 "
Deadline for Relocation	3. Advertising and award	1 "
of Keaukaha families,	4. Road construction	3 - 5 "
June 1963	5. Home construction (50)	5 -10 "
		<hr/>
or <u>9 months, 1 week</u>		<u>15 to 23 mos.</u>

If all efforts are to be exerted to achieve the State's objective and target date, then it can be readily seen from above that the Panaewa project has a critical, emergency aspect in the time element. On the other hand, the capital programming for the ensuing jet runway project may not have proceeded as scheduled. But we would be incurring criticism if we proceeded on this latter assumption.

Therefore, we kindly request consideration and earliest possible favorable action on the following grounds:

a. The area requested for rezoning into an Urban District is under the Department of Hawaiian Home Lands. Circumstances surrounding its origin dating back to the enabling act, its principles and purpose to make lands available to the original Hawaiian people and their descendants, its lacking for use of the best agricultural lands merits, in our estimation, special consideration of all Hawaiian Home government lands.

b. Respecting the past policy of opening the area for houselots as need arose and as evidenced by subdivision maps of earlier dates, in particular, State Survey Office Registered Map No. 4073 dated May 11, 1954.

August 17, 1962

c. The soil in this Panaewa Tract is difficult to cultivate and if put in pasture, would be of very poor quality. It consists of young aa lava with a thin covering of volcanic ash and the area is occupied to a large extent by bare bedrock outcrop. The bedrock outcrops are broken, rough and difficult to get over. In order to cultivate, it would first be necessary to bulldoze and make level the irregular surface, thereby losing the volcanic ash, burying it. Sugar cane, pineapple and truck farming are out. Coffee growing, as is being done on an adjoining 20-acre parcel, has not been successful.

d. Despite the difficulty in cultivation, if farming needs to be pursued, then even after land is taken for urban purposes there is ample land remaining in this large parcel for new paying crop cultivation, when such crop is discovered in the future. Furthermore for agricultural pursuits, following a current trend in planning agricultural workers' residential areas, it would be advantageous to localize into one central area close to the farming area to benefit from public services.

e. The area is contiguous to lands that are now in Urban District and usage (refer to H-City of Hilo, also Nagamine subdivision)

f. The area would be contiguous to the proposed Light Industrial District (refer to H-City of Hilo) and is providently laid out with respect to the future 120-foot wide Saddle Road or Puainako Road Extension, master-planned to go to Kapoho. Proximity to possible employment is an asset.

g. Finally and most important in our estimation, where it does not interfere with the rights of others, is the evaluation of the rights inherent to all human beings in their pursuit of happiness which includes among other things where and how they wish to live. These homestead families have shown a very strong preference for Panaewa Tract for their place of residence. We believe the problem reduces to rezoning into an Urban District and concentrating efforts for a providently and prudently planned community. We have here the makings of a community with proximity to potential agricultural as well as blue-collar and white-collar employment. What we need to provide further would be civic and spiritual facilities in parks, neighborhood shopping centers, churches, etc.

furnish

In closing, we shall be happy to furnish further information which we may have available,

Col. Ainsley Mahikoa
c.c. Hawaiian Home Lands

Yours very truly,

Arthur Y. Akinaka
Arthur Y. Akinaka
Consulting Engineers

county

RECEIVED

SEP 12 1962

State of Hawaii
LAND USE COMMISSION

OFFICE OF THE COUNTY CLERK
COUNTY OF HAWAII

September 7, 1962

C-3038

Your: LUC 143

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

Dear Mr. Darnell:

Your letter dated August 29, 1962, enclosing copies of Petition for Amendment of Temporary District Boundary made by the Hawaiian Homes Commission and an Application for Special Permit by Mr. Harry McKee, was presented to the Board of Supervisors at its meeting held September 5.

This is to inform you that the Board recommended approval of the above mentioned petitions.

Very truly yours,

(Mrs.) Margaret M. Kaana
COUNTY CLERK

mh



26/
RECEIVED
AUG 23 1962

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

State of Hawaii
LAND USE COMMISSION

August 21, 1962

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

Dear Mr. Darnell:

The Planning and Traffic Commission, at its regular meeting of August 20, 1962, considered the rezoning request by the State of Hawaii, Department of Hawaiian Home Lands, of an area in Panaewa from an Agricultural to an Urban District. The lands are on the makai side of Kanoelehua Avenue, between Puainako and Kawailani Streets.

The Commission recommends the rezoning to accommodate the families of the Keaukaha house lot subdivision who will be displaced by the new jet runway. A map showing the area requested for rezoning is on file with this office. Please contact the Honolulu office of the Department of Hawaiian Home Lands for your copy.

Yours very truly,

PLANNING AND TRAFFIC COMMISSION

Hiroshi Kasamoto
Director

lat

Enclosure

cc Board of Supervisors
Ainsley K. Mahikoa
Arthur Y. Akinaka

Ref. No. LUC 143

August 29, 1962

The Honorable Members of the Board of Supervisors
County of Hawaii
County Building
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 scheduled for public hearing in your Chambers on September 18, 1962, at 8:00 p.m.

Enclosed are copies of a petition for change of Temporary District Boundary made by the Hawaiian Homes Commission regarding lands in the South Hilo District, and an application for Special Permit by Mr. Harry McKee for property in the Kau District. The Hawaii County Planning and Traffic Commission is familiar with these items.

The Land Use Commission would appreciate your written recommendations and/or comments prior to the date of the hearing or up to fifteen days following the date of the hearing. Further, the Commission invites your attendance at the hearing.

Very truly yours,

R. J. DARNELL
EXECUTIVE OFFICER

Enclosures

WM:ak

other

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

Date _____

To Hawaiian Homes Lands 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. 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. Munns
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. Manns
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		Change from Agricultural to
Fundo & Shizuko Teshima	7-9-04: 2 & 3	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	7-5-09: 52	Change from Agricultural to
J. I. Gillespie	7-5-10: 2 & 3	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		Change from Agricultural to
Hawaiian Homes Commission	2-2-47: Per. 1	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		Change from Agricultural to
Mamoru and Aiko Takitani	2-8-01: 7 & 24	Urban district

Soils are dominantly of the Maika 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.

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

notice

Ref. No. LUC 152

August 29, 1962

Hawaiian Homes Commission
P. O. Box 1879
Honolulu, Hawaii

Attention: Mr. Ainsley K. Mahikoa, Executive Director

Gentlemen:

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 8:00 p.m. in the Chambers of the Hawaii County Board of Supervisors, Hilo, 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. Arthur Akinaka
1339 N School Street
Honolulu 17, Hawaii

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 ex- tensions 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)