

DEPARTMENT OF LAND AND NATURAL RESOURCES A(T) 63-72

© WILSON JONES

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 _____

Date Petition, Fee and
County/DLNR recommen-
dation received by LUC 3/11/63

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 H-City of Hilo 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:

See attached overlay.

Petitioner's interest in subject property:

Owner

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

Development of additional increments of the Hilo Industrial lands through legislative appropriation under Act 30, SLH 1961.

(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.

(See attached sheet for (1) and (2) (a).)

Signature(s) _____

GEORGE P. SIU
Director

Address: _____

Dept. of Land & Nat. Res.
P. O. Box 621

Telephone: _____

50511-Ext. 329

date: _____
 location: _____

RECEIVED
 FEB 14 1950
 State of New York
 LAND USE COMMISSION

(b) The Board of Health shall have the honor to advise the Commission of the results of its investigation of the disease transmission and the source of infection in the following cases:

(c) The Board of Health shall have the honor to advise the Commission of the results of its investigation of the disease transmission and the source of infection in the following cases:

(d) The Board of Health shall have the honor to advise the Commission of the results of its investigation of the disease transmission and the source of infection in the following cases:

(e) The Board of Health shall have the honor to advise the Commission of the results of its investigation of the disease transmission and the source of infection in the following cases:

(f) The Board of Health shall have the honor to advise the Commission of the results of its investigation of the disease transmission and the source of infection in the following cases:

(g) The Board of Health shall have the honor to advise the Commission of the results of its investigation of the disease transmission and the source of infection in the following cases:

(h) The Board of Health shall have the honor to advise the Commission of the results of its investigation of the disease transmission and the source of infection in the following cases:

(i) The Board of Health shall have the honor to advise the Commission of the results of its investigation of the disease transmission and the source of infection in the following cases:

MEMORANDUM FOR THE BOARD OF HEALTH OF THE STATE OF NEW YORK

Approved: _____
 State of New York
 Board of Health

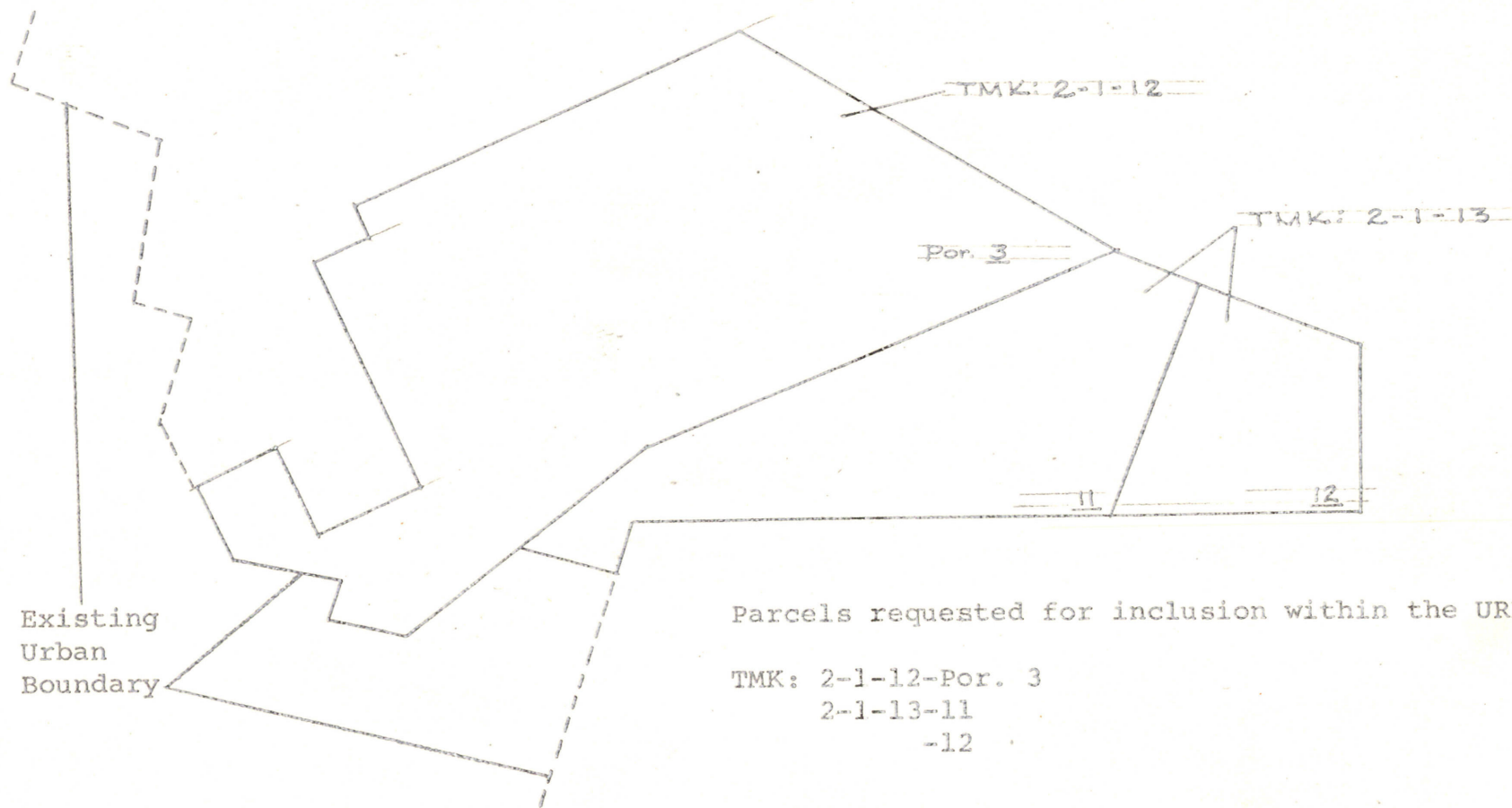
Date: _____
 Location: _____

- (1) The area is needed for expansion of the adjacent existing Hilo Industrial area to meet current and anticipated demand for industrial lands and to fulfill requirements of Act 30, SLH 1961 as cited above. (See Hilo Industrial Land Study.)
- (2) (a) Agricultural development of this area is not anticipated due to the following reasons:

TMK: 2-1-13-11 and 12 have been used for County of Hawaii Borrow Pit and in their present state, must be redeveloped through grading and filling for reutilization. The existing and anticipated reconditioning of the land will present soil conditions substantially unfavorable for agricultural use.

TMK: 2-1-12-Por. 3, previously a portion of the Hawaii National Guard site and utilized intensively for an "AA" borrow site, must also be redeveloped through grading and filling. Unsuitability for agricultural use are the same as cited above.

SENT COMMISSION



Parcels requested for inclusion within the URBAN boundary:

TMK: 2-1-12-Por. 3
2-1-13-11
-12

289.11 ac.

OVERLAY TO LAND USE COMMISSION INTERIM BOUNDARY MAP H-City of Hilo
County of Hawaii, Island of Hawaii, State of Hawaii

Scale 1"=1,000'

NOTICE OF PUBLIC HEARINGS TO CONSIDER (1) PROPOSED FINAL DISTRICT REGULATIONS (2) PROPOSED FINAL DISTRICT BOUNDARIES (3) APPLICATIONS FOR SPECIAL PERMIT AND (4) PETITIONS FOR CHANGE OF TEMPORARY DISTRICT BOUNDARY, 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 IN THE COUNTY OF HAWAII, by the State of Hawaii Land Use Commission to consider (1) proposed Final District Regulations; (2) proposed Final District Boundaries for the County of Hawaii; (3) two applications for Special Permit and; (4) three petitions for change of Temporary District Boundary, within the County of Hawaii as provided for in SECTION 2, Secs. 4, 6, 7 & 8, Act 187, Session Laws of Hawaii 1961.

THURSDAY, MARCH 28, 1963, Hilo Electric Light Co. Auditorium, HILO, HAWAII, at 7:30 p.m., or as soon thereafter as those interested may be heard.

FRIDAY, MARCH 29, 1963, Waimea District Courtroom, KAMUELA, HAWAII, at 10:00 a.m., or as soon thereafter as those interested may be heard.

FRIDAY, MARCH 29, 1963, Kona Cultural Center, KAILUA, KONA, at 3:00 p.m., or as soon thereafter as those interested may be heard.

SCHEDULE OF ITEMS TO BE HEARD

- (1) Proposed Final District Regulations - all three hearings.
- (2) Proposed Final District Boundaries for Hawaii County - all three hearings.
- (3) Application of Everett and Rita Crumb, SP(T) 63-44, for Special Permit to create two houselots from 9.8 acres of land in Waiakea Homesteads, Hawaii: Described as Third Division, TMK 2-4-42: 78 - HILO HEARING ONLY.

Application of Morgan Brown, SP(T) 63-45, for Special Permit to subdivide a 7 acre parcel into 7 houselots on land in Puukapu Homesteads, Waimea, Hawaii: Described as Third Division, TMK 6-4-18: 46 - KAMUELA HEARING ONLY.

- (4) Petition of the State of Hawaii Dept. of Land & Natural Resources, A(T) 63-32 for change of Temporary District Boundary from an Agriculture district to an Urban District Classification for land in Waiakea, So. Hilo, Hawaii: Described as Third Division, TMK 2-1-12: por. 3 and 2-1-13: 11, 12; three parcels comprising 289.1 acres, more or less - HILO HEARING ONLY.

Petition of the State of Hawaii Dept. of Land & Natural Resources, A(T) 63-33, for change of Temporary District Boundary from an Agriculture district to an Urban district for land in Lalamilo, So. Kohala, Hawaii: Described as Second Division, TMK 6-6-01: por. 2, 10, 12, 15, 29, 40 and 6-6-04: 6 - KAMUELA HEARING ONLY.

Petition of Richard Warfield, et. al., A(T) 63-30, for change of Temporary District Boundary from an Agriculture district to an Urban district for land in Kei, So. Kona, Hawaii: Described as Third Division, TMK 8-3-10, 8-3-11 and 8-3-13 - KAILUA-KONA HEARING ONLY.

Maps showing the proposed Final District Boundaries for Hawaii County; areas under consideration for Special Permit and Temporary District Boundary Change; copies of the proposed Final District Regulations; and the Interim Regulations governing the applications for Special Permit and petitions for Boundary Change 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 during office hours.

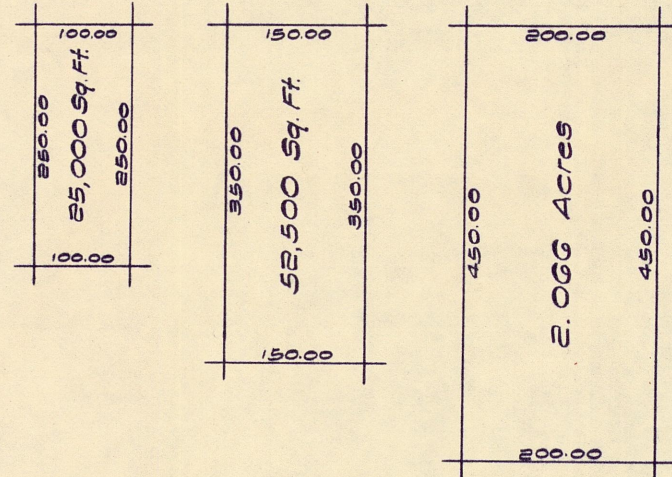
All written protests or comments regarding any of the above items to be heard may be filed with the Land Use Commission, 426 Queen Street, Honolulu, before the date of public hearing, or submitted in person at the time of public hearing, or up to fifteen (15) days following the public hearing.

LAND USE COMMISSION
E. C. BRYAN, Chairman
R. J. DARNELL, Executive
Officer

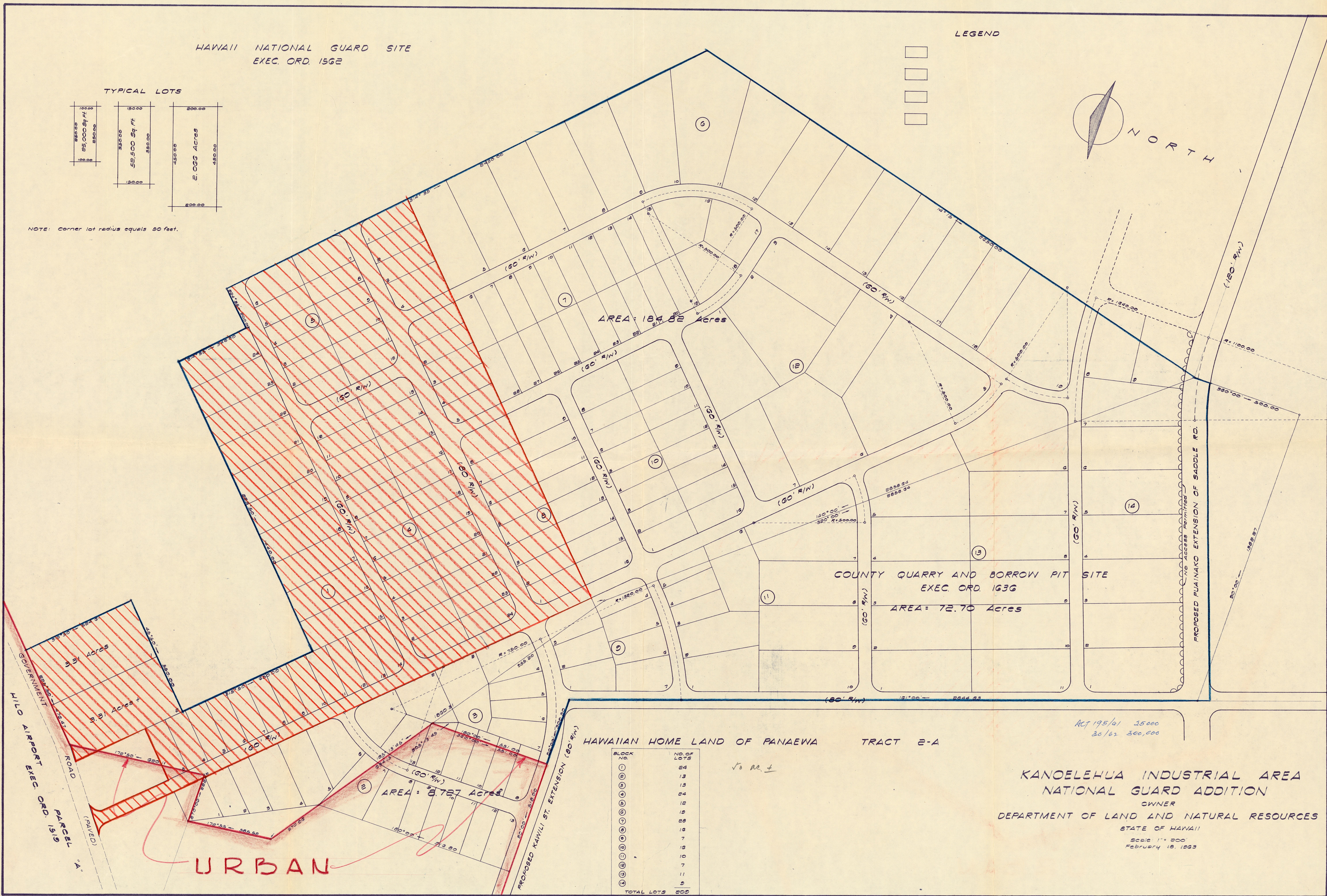
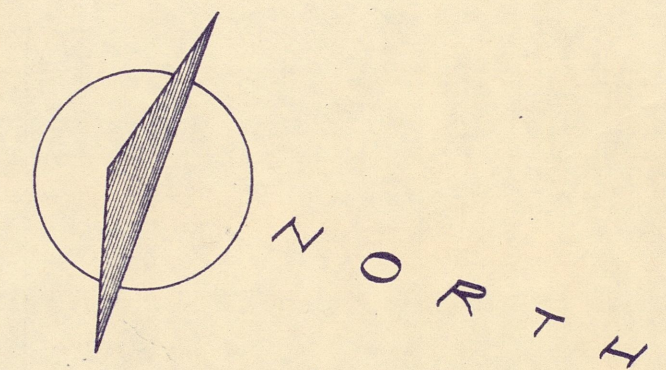
HAWAII NATIONAL GUARD SITE
EXEC. ORD. 1562

LEGEND

TYPICAL LOTS



NOTE: corner lot radius equals 80 feet.



HAWAIIAN HOME LAND OF PANAWEA TRACT 2-A

BLOCK NO.	NO. OF LOTS
1	24
2	13
3	13
4	24
5	15
6	15
7	28
8	18
9	7
10	10
11	7
12	11
13	9
14	9
15	9
TOTAL LOTS	203

50 ac ±

ACT 195/61 25,000
26/62 300,000

KANOELEHUA INDUSTRIAL AREA
NATIONAL GUARD ADDITION
OWNER
DEPARTMENT OF LAND AND NATURAL RESOURCES
STATE OF HAWAII
SCALE 1" = 200'
February 18, 1963

STATE OF HAWAII
LAND USE COMMISSION

VOTE RECORD

ITEM A (T) 63-3 ✓ 2 + 1 + 1
 DATE 2/1/64
 PLACE Bd. Plan., Bd. of Supervisors Hills
 TIME 2:15

NAMES	YES	NO	ABSTAIN	ABSENT
WUNG, L.	✓			
INABA, G.	✓			
OTA, C.				✓
WENKAM, R.	✓			
BURNS, C.E.S.	✓			
NISHIMURA, S.	✓			
MARK, S.				✓
FERRY, J.	✓			
THOMPSON, M.	✓			

COMMENTS: Ferry - motion to approve based on staff recommendation
 Wenham - Sec

LAND USE COMMISSION
STATE OF HAWAII

Minutes of Meeting

Board of Supervisors' Chambers

Hilo, Hawaii

2:00 P. M. - February 1, 1964

Commissioners

Present:

C.E.S. Burns
James P. Ferry
Goro Inaba
Shiro Nishimura
Myron B. Thompson
Robert G. Wenkam
Leslie E. L. Wung

Absent:

Shelley Mark
Charles S. Ota

Staff

Present:

Raymond Yamashita, Executive Officer
Roy Takeyama, Legal Counsel
Richard Mar, Field Officer
Gordon Soh, Associate Planner
Amy Namihira, Stenographer

The meeting was called to order by Chairman Thompson.

ADOPTION OF 12/7/63 MINUTES

Commissioner Burns moved for approval of the minutes as circulated with the understanding that if there are any corrections which Commissioners may come upon later, Commissioners will so notify the Executive Officer. Commissioner Nishimura seconded the motion. Motion carried.

ACTIONS ON TEMPORARY DISTRICT BOUNDARY CHANGES

HAYSELDEN RANCH COMPANY, LTD. (A(T)62-18), FOR AMENDMENT TO THE TEMPORARY DISTRICT BOUNDARY FROM AN AGRICULTURAL DISTRICT CLASSIFICATION TO AN URBAN DISTRICT CLASSIFICATION FOR LANDS IN KAU DISTRICT, HAWAII: Described as TMK 9-4-02: 3 (228 acres) and 9-4-01: 8 (194 acres)

Mr. Richard Mar summarized what had transpired since the hearing held on 12/7/63, in Hilo, Hawaii. He presented a communication received from Ernest Kubota, attorney for petitioner, dated 1/29/64, requesting that this Commission defer action on its petition indefinitely. He stated that the staff recommended denial of the petitioner's request on the bases that:

(1) it would create a hardship on local government; (2) urban districting would permit the government to provide urban standards and facilities; and (3) the subdivision would be premature for any real need for additional lots and will contribute to costly scattered urban developments. The Hawaii Planning and Traffic Commission recommended denial on the petitioner's request on October 24, 1962, and on March 18, 1963 deferred action on petitioner's request for 3 to 9 acre estate parcels. A review of the area and request was then made by Mr. Mar.

Commissioner Burns moved to approve staff's recommendation for denial of the petition on the bases listed by the staff; seconded by Commissioner Wenkam. The Executive Officer polled the Commissioners. Approval: Commissioners Inaba, Wenkam, Burns, Nishimura, Ferry, and Chairman Thompson. Disapproval: Commissioner Wung. Motion carried.

PETITION OF DEPARTMENT OF LAND AND NATURAL RESOURCES (A(T)63-32), FOR AMENDMENT TO THE TEMPORARY DISTRICT BOUNDARY FROM AN AGRICULTURAL DISTRICT CLASSIFICATION TO AN URBAN DISTRICT CLASSIFICATION FOR LANDS IN HILO, HAWAII: Described as TMK 2-1-12: 29; 2-1-13: 11, 12.

The recommendation of the staff and county for approval of this petition was given. The review of the request and the area involved was dispensed with as requested by the Commissioners.

Commissioner Ferry moved to approve the petitioner's request according to the staff's recommendation; which was seconded by Commissioner Wenkam.

The Executive Officer polled the Commissioners. Approval: Commissioners Wung, Inaba, Wenkam, Burns, Nishimura, Ferry and Chairman Thompson. Disapproval: None. Motion carried unanimously.

PETITION OF DEPARTMENT OF LAND AND NATURAL RESOURCES (A(T)63-33), FOR AMENDMENT OF THE TEMPORARY DISTRICT BOUNDARY FROM AN AGRICULTURAL DISTRICT CLASSIFICATION TO AN URBAN DISTRICT CLASSIFICATION FOR LANDS IN LALAMILO, HAWAII: Described as TMK 6-6-01: por. of 2, por. of 10, 12, 15, 29, 40; and 6-6-04: 6

Mr. Richard Mar summarized the area and request involved and what had transpired since the hearing on 12/7/63 in Hilo, Hawaii. The staff's recommendation was for approval of only the first increment of the request. The County's recommendation was for approval of the whole area. The proposed final district boundaries show only the first increment in urban and the rest in agriculture.

Commissioner Ferry stated that the Kawaihae area is going to be developed into an industrial site which would mean more urbanization. The Hapuna Bay development which really is not too far now with the advent of new roads is going to increase considerably and add to the density of the area. The Department is asking for

urbanization of the whole area now so that it doesn't have to go through this routine again, when it has to open up more lands for the second unit. The urbanizing mentioned in Kamuela have not been developed which is located generally in central Kamuela or on the Honokaa side of Kamuela. Commissioner Ferry stated that the demand will definitely be in the area. He stated that there were many terrains in this particular section, and if the Department had a bigger or larger area already plotted for urban the Department would be able to do a better job in planning, even if it meant changing the designs from what they are at present. He stated that the Governor has just released a substantial appropriation for the development of the Kamuela-Mahukona Road; so that these areas will be opening up in here. He requested that this Commission stand back of the plans of the Department to urbanize the whole area as requested.

Commissioner Nishimura asked whether the Department had considered a rural type of development instead of an urban type of development?

Commissioner Ferry replied in the negative, stating that it would take a much bigger density. He stated that when you rural an area you do so because you are trying to confine the density and because the ground can possibly produce something. This ground will produce nothing. It will take at least 50 acres to support an animal unit.

Commissioner Nishimura stated that he was thinking of something like one acre or half acre lots instead of higher density. He stated that he has seen the lands of the Hawaiian Homes Department and this Department has lots of lands.

Commissioner Ferry concurred with Commissioner Nishimura, but remarked that the lands under question are State lands.

Chairman Thompson asked whether there was a report from the Land Study Bureau on the classification of the lands in question. It was stated that the soils were classified as shallow soil and very poor for agricultural use; that there is very little value for agricultural purpose; but that it was useful for pasture or grazing.

The Executive Officer stated that the reason why the staff's recommendation was recommended as such was because there is an existing subdivision fully developed a few miles out of Kamuela towards Honokaa, which is now in an agricultural district as a non-conforming use. The staff has asked itself, "How can it include some hundred acres of State residential development into urban, when there is in existence a developed subdivision that is a non-conforming use at present under an agricultural district?"

Commissioner Ferry stated that that subdivision was offered for sale through urbanization certainly before its time.

The Executive Officer stated that these subdivision lots are completely sold out.

Commissioner Ferry acknowledged this, but added that there are no homes being built or developed on these lots; but yet they are held by so-called reputable real estate firms. These are speculative realty areas. Though the State may

have some speculations concerning their properties these are discouraged to this extent: (1) the prices are geared lower - it is not like what a private developer gets for his lands; (2) there is a building requirement which requires the owner to build within two years; and (3) a no sale clause (which is being instituted now) whereby the landowner is prohibited from selling within 5 years.

Commissioner Burns asked whether there would be any criticisms of the State for opening a large area, and this Commission turning down other areas and requests similar to this request?

Commissioner Ferry replied that there might be. He stated, however, because the proposed boundaries have not been acted upon as yet, and if action were taken today, this could be construed that this request was already included in the proposed final boundaries.

Chairman Thompson stated that the question before this Commission is "Whether or not urban pressures exist in this particular area at this time?"

Commissioner Ferry's reply was that at this time he would concur that there is no urban pressure. He stated, however, that under the terms of the State a person who buys must buy with the idea of developing.

Commissioner Inaba who noted that the State was very successful whenever they proceeded with these projects on Hawaii, supported the petitioner's development plans. He remarked that he felt that the 5 year no sale clause being instituted would add in stimulating building and development in Hawaii which would readily absorb these lands.

Commissioner Ferry remarked that the State has been slow and has taken too long in opening up its lands, but that he was trying to speed up this process. He stated, however, that this development in question would create a City of its own, consisting of Kamuela-Lalamilo which will tie-in with the Kona beach area as well as the commercial site at Kawaihae. Commissioner Ferry stated that the big potentials for development seem to lie in Kawaihae Harbor area and the resort development along Poipu area.

Commissioner Burns moved to accept the staff's recommendation; which was seconded by Commissioner Wung. The Executive Officer polled the Commissioners. Approval: Commissioners Wung, Wenkam, Burns, and Chairman Thompson. Disapproval: Commissioners Inaba, Nishimura and Ferry. Motion not carried.

Chairman Thompson listed the criterias in favor of the petition against orderly development:

1. the facilities are readily available and are to be developed by the State.
2. the location of the area is presently contiguous to an urban area.
3. an agricultural use was not a reasonable use at this time.

It was noted that the above criterias would meet an orderly development - the area is already contiguous to urban developments and facilities, and that the highest and best use of the land is not for agricultural pursuits. Commissioner Burns who had questioned the demand for urbanization in the area, stated that he is now under the impression that this demand may exist. He stated that Commissioner Inaba feels that there will be a great demand for these lots and feels it will sell very rapidly.

Commissioner Ferry remarked that these speculative feelings for this demand is associated with the building of the Rockefeller Hotel which would employ over some 325 people; and the Kawaihae industrial development which would create a number of jobs.

Commissioner Nishimura stated that his reason for voting against the motion was because he felt that the 80 lots were too little for a subdivision of this nature. He stated that he was projecting his thinking to 5 and 10 years for that area. He stated that because the government is so slow in opening up their lands for development, he felt that the 80 lots would be too little at this time.

Because of the uncertainties that developed from this discussion, the staff was requested to make a further study on the overall problem of this petition and to report back to the Commission at their next meeting. The following questions were posed for follow-up:

1. Are these lots in demand or not, at present or in the future?
2. Would there be any criticism on the part of the State if a grant should be made?
3. Is there any justification for another subdivision when there is one in existence nearby at present?
4. Would these lands be absorbed by the people employed at the Rockefeller area or not?
5. Chairman Thompson recommended that the Department of Land and Natural Resources provide more information on the market analyses which they had made for this area.

Commissioner Burns moved to defer action on this matter until February 15 or as soon thereafter; motion seconded by Commissioner Nishimura. Motion carried unanimously.

Meeting adjourned at 3:30 P. M.

Ref. No. LIC 80

February 4, 1964

Mr. Jim Ferry, Chairman
Dept. of Land & Natural Resources
Honolulu, Hawaii

Dear Mr. Ferry:

The Land Use Commission voted to approve your petition for boundary change from agricultural to urban for properties described as THK 2-1-12: 29 and 2-1-13: 11, 12. This action was taken at the Land Use Commission meeting held on February 1, 1964 in the Board of Supervisors' Chambers, County Building, Hilo, Hawaii. Action was based on the staff report which is enclosed for your information.

Sincerely,

RAYMOND S. YAMASHITA
Executive Officer

Encl.

cc: Mr. Myron Thompson
Mr. Roy Takeyama
Dept. of Taxation

Hawaii Planning & Traffic Comm.

Land Use Commission
426 Queen Street
Honolulu, Hawaii

January 30, 1964

For February 1, 1964 - Hilo, Hawaii

Dec 7, 1963

SUMMARY OF LAND & NATURAL RESOURCES

A(T)63-32 - Land & Natural Resources, from A to U for properties described as TMK 2-1-12: 29; 2-1-13: 11, 12.

Background

Location: Properties lie south of Lyman Field, east of Hawaiian Homes Commission Panaewa Tract 2, and southwest of National Guard reservation.
Total area - 289 acres.

Land Use: Parcels are contiguous to Hilo urban district. Portions extend into the County-planned agricultural district south of the proposed extension of Puainako Road. General uses around the area are industrial in character.

Demand: Department of Land & Natural Resources feel that there is a need for industrial lots to accommodate firms displaced from the waterfront area by the 1960 Tsunami and by the Kaikoo redevelopment project.

Analysis

Hawaii County Planning and Traffic Commission said in a letter dated March 7, 1963 that it recommends "rezoning of the Waiakea area from "A" to "U" and portions of the properties designated for "A" use by the Hilo Plan be retained in an "A" district.

Staff feels that the request for extension of the urban district is reasonable.

1. Contiguous to urban district.
2. Use proposed is needed and in character with surrounding area.
3. Located near trans. centers.

Recommendation

Staff concurs with the recommendation of the Hawaii County Planning and Traffic Commission. Staff recommends approval of the urban districting of the petitioner's lands.

Ref. No. LUC 62

January 24, 1964

Mr. James Ferry, Chairman
Department of Land & Natural Resources
State Office Building
Honolulu, Hawaii

Dear Mr. Ferry:

The Land Use Commission of the State of Hawaii will hold a meeting on the Island of Hawaii on February 1, 1964 in the Board of Supervisors' Chambers, Hilo, Hawaii at 3:00 p.m.

As the waiting period prescribed by SECTION 98H-4 of Act 205/63 will have expired, your petitions for change of temporary district boundaries for Lalamilo Houselots and Hilo Industrial lands have been placed on the Commission's agenda for consideration at this meeting. Final action may be taken on your petitions at this time.

Very truly yours,

RAYMOND S. YAMASHITA
Executive Officer

STATE OF HAWAII
LAND USE COMMISSION

Hilo Electric Light Company Auditorium
Hilo, Hawaii

10:45 A.M.
December 7, 1963

STAFF REPORT

A(T)63-32 - DEPARTMENT OF LAND AND NATURAL RESOURCES Temporary District Classification: AGRICULTURAL

Background

The Department of Land and Natural Resources has petitioned the Land Use Commission for amendment of the temporary district boundaries so that properties described by Hawaii tax map keys 2-1-12: 29 (formerly 2-1-12: 3, portion), 2-1-13: 11 and 2-1-13: 12 would be redistricted from agricultural to urban use.

The properties in question lie south of Lyman Field, east of the Department of Hawaiian Home Lands Panaewa Tract 2, and southwest of the Hawaii National Guard reservation. The three parcels together total 289 acres.

The area is relatively flat and covered with shrubs. A large portion lies within the National Guard reservation enclosure. Portions outside the enclosure are used for dumping garbage and for quarrying.

Considered together, the properties are contiguous to the Hilo urban district. Portions of the properties extend into the County-planned agricultural district south of the proposed extension of Puainako Road.^{1/} Uses surrounding the properties are principally industrial in character.

^{1/} cf. A Plan for the Metropolitan Area of Hilo, Belt, Collins and Associates, Ltd.

A preliminary plan of the Department of Land and Natural Resources dated February 18, 1963 proposes the conversion of these lands to industrial uses extending no farther than the proposed Puainako extension. The need for industrial lots has been convincingly substantiated in reports of the Department of Land and Natural Resources.^{2/} The reports say substantially that an immediate need for industrial land now exists to accommodate contracting firms and other industrial firms displaced from the waterfront area by the 1960 tsunami. Beyond this there may also be regular current demands and need for industrial lots to accommodate firms to be displaced by the Kaikoo redevelopment project.

Analysis

The Hawaii County Planning and Traffic Commission in a letter dated March 7, 1963 advised that it recommends "rezoning" of the Waiakea area from an agricultural district to urban district in order to make available more industrial land in Hilo to meet demands. The Commission further recommended that portions of the properties designated for agricultural use by the Hilo plan be retain in an agricultural district.

Your staff finds that the request for extension of the urban district is reasonable in that the areas are contiguous to an existing urban district and that the use proposed is needed and in character with the surrounding area. Moreover, it is felt that the proposed use is ideally situated near Hilo transportation centers.

^{2/} cf. Development of State-Owned Industrial Land in Hilo, Hawaii; Bush and Gerakas and Sunn, Low, Tom and Hara, Inc.; and Department of Land and Natural Resources memorandum by Robert C. Schmitt dated November 5, 1962.

The staff concurs in the recommendation of the Hawaii Planning and Traffic Commission that portions of the properties in question be retained in an agricultural district consistent with the development plan for the City of Hilo.

Recommendation

Your staff, therefore, recommends approval of urban districting of the petitioner's lands which lie makai of the proposed Puainako extension of the Saddle Road.

Ref. No. LUC 726

November 6, 1963

Mr. James P. Ferry, Chairman
Department of Land & Natural Resources
State Office Building
Honolulu, Hawaii

Dear Mr. Ferry:

This is to inform you of the public hearing called by the Land Use Commission of the State of Hawaii, on December 7, 1963, at 10:45 a.m., in the Hilo Electric Company Auditorium, Hilo, Hawaii. Your petitions for Change of Temporary District Boundary from an Agricultural district classification to an Urban district classification will be heard at that time.

Publication of Legal Notice will appear in the Honolulu Star-Bulletin on November 7, 1963; and the Hilo Tribune Herald on November 7 and December 5, 1963.

Sincerely,

R. YAMASHITA
Executive Officer

NOTICE OF PUBLIC HEARING

TO CONSIDER PETITIONS FOR CHANGE OF TEMPORARY DISTRICT BOUNDARY
 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 in the County of Hawaii by the Land Use Commission of the State of Hawaii to consider petitions for change of Temporary District Boundary as provided for in Section 98H-4, Revised Laws of Hawaii 1955, as amended.

1. At the Hilo Electric Auditorium in Hilo at 10:45 a.m., or as soon thereafter as those interested may be heard on December 7, 1963 to hear the following petitions:

<u>Docket Number and Petitioner</u>	<u>Tax Map Key</u>	<u>Change Requested</u>
A(T)62-18 Hayselden Ranch Co.	9-4-2: 3 9-4-1: 8	Change from an Agricultural district classification to an Urban district classification.
A(T)63-32 Department of Land & Natural Resources, State of Hawaii	2-1-12: 3; 2-1-13: 11 & 12	Change from an Agricultural district classification to an Urban district classification.
A(T)63-33 Department of Land & Natural Resources, State of Hawaii	6-6-01: 2, 10, 12, 15, 29 & 40; 6-6-04: 6	Change from an Agricultural district classification to an Urban district classification.

2. At the Hale Halawai Cultural Center in Kailua-Kona at 3:30 p.m., or as soon thereafter as those interested may be heard, on December 7, 1963 to hear the following petitions:

<u>Docket Number and Petitioner</u>	<u>Tax Map Key</u>	<u>Change Requested</u>
A(T)63-30 Richard Warfield, Et Al.	8-3-10; 8-3-11; & 8-3-13	Change from an Agricultural district classification to an Urban district classification.
A(T)63-36 Tamotsu and Sumiya Kuramoto	8-1-03: 26	Change from an Agricultural district classification to an Urban district classification.

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

All written protests or comments regarding the above petitions may be filed with the Land Use Commission, 426 Queen Street, Honolulu, Hawaii before the

date of public hearing, or submitted in person at the time of the public hearing,
or up to fifteen (15) days following this hearing.

LAND USE COMMISSION

M. THOMPSON, Chairman, Pro Tempore

R. YAMASHITA, Executive Officer

(Legal ad - 2 cols. w/border)
(To appear November 7, 1963)
(THE HONOLULU STAR-BULLETIN)
(THE HILO TRIBUNE HERALD)
(To appear December 5, 1963)
(THE HILO TRIBUNE HERALD)

State of Hawaii
LAND USE COMMISSION
426 Queen Street
Honolulu 13, Hawaii

October 22, 1963

MEMORANDUM TO ALL PETITIONERS CONCERNED

The Land Use Commission at its meeting on October 18, 1963 has asked me to assure you of its awareness of your petition before the Commission.

As of October 11, 1963 the Commission was fully constituted, and it is now in the process of scheduling hearings for petitions not heard by the previous Commission and of scheduling new hearings for petitions heard prior to May 3, 1963 on which the previous Commission took no action. Upon completion of these schedules, notification concerning when your petition will be heard will be forwarded to you.

Mr. Raymond Yamashita is the Commission's new executive officer, and he will begin his duties on November 1, 1963.

Sincerely,

Myron B. Thompson

MYRON B. THOMPSON
Chairman, Pro Tempore

2410

AUG 28 1963

August 27, 1963

MEMORANDUM

TO: George P. Siu, Director

FROM: Robert S. Furrer, Planning Office

SUBJECT: Act 30, SLH 1962, C.I.P. Project Execution
to Land Use Commission Districting

Relative to the above subject, the following C.I.P. projects cannot be executed due to the lack of and/or action by the Land Use Commission:

1. Hilo Industrial Development, Hawaii. Act 30, SLH 1962, \$300,000. Roads, water and utilities for development of State land in Hilo for commercial and industrial use; first increment of 21 acres. A petition for the change from temporary Agriculture to Urban District was received by the Land Use Commission February 14, 1963.
2. Lalamilo Houselots, Hawaii. Act 30, SLH 1962, \$125,000. Roads, water and utilities for extension of subdivision near Kamuela to provide house lots size 15,000 square feet. A petition for the change from temporary Agriculture to Urban District was received by the Land Use Commission February 14, 1963.
3. Weliweli Houselots, Kauai. Act 30, SLH 1962, \$50,000. For roads, water system and utilities. A petition for the change from temporary Agriculture to Urban District was received by the Land Use Commission February 14, 1963.

RECEIVED
AUG 28 1963
State of Hawaii
LAND USE COMMISSION

August 27, 1963

Until such time that temporary district boundaries are changed, relative to the individual project area requirements, the above projects cannot proceed toward final execution and property disposition.

Robert S. Furrer

ROBERT S. FURRER
Planning Office

RSF:hm

cc: Mr. Mike Mullahey /
Mr. R. Summers
Mr. T.S. Yang
Mr. H. Tanaka
Mr. N. Masunaga



OFFICE OF THE COUNTY CLERK
COUNTY OF HAWAII
HILO, HAWAII

April 5, 1963

RECEIVED
APR 8 1963
State of Hawaii
LAND USE COMMISSION

IN REPLY REFER
TO: C-487/PWC-8

Refer Your: LUC 477

Mr. Mike Mullahey
Acting Executive Officer
Land Use Commission
426 Queen Street
Honolulu 13, Hawaii

Dear Mr. Mullahey:

The Board of Supervisors of the County of Hawaii at its meeting of April 3, 1963, adopted the following recommendation of its Committee on Public Works in reply to your letter of March 12:

"Recommends approval for change of temporary district boundary for the Department of Land and Natural Resources and denial for change of temporary district boundary for Mr. Warfield."

Very truly yours,

(Mrs.) Margaret M. Kaaua
COUNTY CLERK

Ref. No. LUC 581

June 4, 1963

Department of Land and Natural Resources
State Office Building
Honolulu, Hawaii

Gentlemen:

This is to apprise you of the status of your petitions for Change of Temporary District Boundaries which were heard before the Land Use Commission on March 28 & 29, 1963.

As you know the members of the Land Use Commission were not confirmed by the last Legislature and are no longer in office. Therefore, consideration of your petitions for final action must be delayed until new members are appointed to the Commission. These appointments should occur before the end of July.

You will be informed in advance of any meeting where the new Commission may take final action on your petitions. Thank you for your patience thus far. If you have any further questions please contact me.

Very truly yours,

W. M. MULLANEY
ACTING EXECUTIVE OFFICER

cc: Hawaii Planning & Traffic Commission

LNR folder (Kawaihāe)

RECEIVED

MAR 25 1963

State of Hawaii
LAND USE COMMISSION

Office of the County Clerk
County of Hawaii
Hilo, Hawaii

Original in
R. Wanfield's
folder

135

Notification:

Re: Comm. No. 487

Date: MARCH 22, 1963

The following action was adopted by the Board of Supervisors at its meeting of March 20, 1963:

Referred to Committee on Public Works

We will further advise you of the Board's action.

MARGARET M. KAUA
County Clerk, County of Hawaii

Ref. No. LUC 477

March 12, 1963

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

Attention: The Honorable Helene Hale, Chairman
and Executive Officer

Gentlemen:

I have been asked by the Land Use Commission to solicit your comments and recommendation regarding matters pending before the Land Use Commission from the County of Hawaii.

Enclosed are submittals pertaining to petitions for change of Temporary District Boundary by George Siu, Director of Department of Land and Natural Resources (2 petitions), and Richard Warfield.

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

Ref. No. LUC 480

March 12, 1963

Mr. George Siu, Director
Department of Land and Natural Resources
State Office Building
Honolulu, Hawaii

Dear Mr. Siu:

This is to inform you of the public hearings called by the Land Use Commission of the State of Hawaii on March 28, 1963, at 7:30 p.m., in the Hilo Electric Light Co. Auditorium, Hilo, Hawaii; and on March 29, 1963, at 10:00 a.m., in the Waimea District Courtroom, Kamuela, Hawaii. Your petitions for change of Temporary District Boundaries from Agriculture to Urban district will be heard at this time.

Enclosed is a copy of the Legal Notice which appeared in the Honolulu Star-Bulletin on March 8, 1963, and the Honolulu Advertiser on March 9, 1963 giving a more detailed information. Notification of this hearing will appear in the Hilo Tribune Herald on March 25, 1963 also.

Very truly yours,

R. J. DARNELL
EXECUTIVE OFFICER

Enclosure



610

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

March 7, 1963

RECEIVED

MAR 11 1963

State of Hawaii
LAND USE COMMISSION

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

Dear Mr. Darnell:

At its regular meeting of March 4, 1963, the Planning and Traffic Commission considered the application of the Department of Land and Natural Resources, State of Hawaii, for rezoning in Lalamilo, Kohala, Hawaii, and lands in Waiakea, Hilo, Hawaii.

The request from Agricultural District to Urban District in Lalamilo is for the purpose of developing additional increments of the Lalamilo Houselots to meet current and anticipated demand for house lots in this area.

The rezoning of lands in Waiakea from Agricultural District to Urban District is for the development of additional increments of the Hilo industrial lands to meet the demands for such use. It was recommended that Lot 12 and a portion of Lot 11 as shown in the enclosed sketch be retained in Agricultural District to conform to our proposed Hilo Development Plan.

The Commission recommends rezoning of the two areas in order to allow expansion of the proposed development by the State.

Very sincerely,

PLANNING AND TRAFFIC COMMISSION

Edgar A. Hamasu

Edgar A. Hamasu, Director

lat

cc Board of Supervisors
Dept. of Land & Natural Resources - Honolulu
" " " " - Hilo
Robert M. Fujimoto

PLANNING AND TRAFFIC COMMISSION

County of Hawaii
Hilo, Hawaii

RECEIVED

FEB 14 1963

MEMORANDUM

STATE of Hawaii
LAND USE COMMISSION

Date February 13, 1963

To Mr. Rowland J. Darnell, LUC

From P&TC Secretary

Resources

Subject Petition for rezoning by Dept. of Land & Nat.

An error was discovered in our memo dated February 12, 1963, which should have been addressed to you instead of Mr. George Siu of the Dept. of Land and Natural Resources.

The copy of the petitions for rezoning by the State should be retained by your office.

L. A. T.

553

PLANNING AND TRAFFIC COMMISSION

County of Hawaii
Hilo, Hawaii

MEMORANDUM

Date February 12, 1963

To Mr. George P. Siu, Director, Dept. of Land & Nat. Res.

From Hiroshi Kasamoto, Director

Subject Petition for rezoning

This is to inform you that the recommendations of the Planning and Traffic Commission will be forthcoming after our meeting of February 26.

RECEIVED

L. A. T.

FEB 14 1963

State of Hawaii
LAND USE COMMISSION

552

SENT TO (Person)
① FILE in new Dept L#NR
524 petition
for rezoning
② Also copy for
Hawaii FBR

RECEIVED

FEB 6 1963

State of Hawaii
LAND USE COMMISSION

February 4, 1963

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

Dear Mr. Kasamoto:

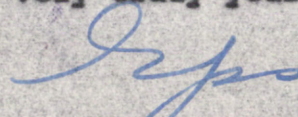
**Subject: Request for Amendment of Urban District
Boundaries (Section 6, Act 187, SLH 1961)
Land Use Commission Interim Boundary Maps
H-25 and H-City of Hilo**

Enclosed are two (2) self-explanatory petitions pertain-
ing to Urban Boundary Expansion for Lalamilo Houselots (H-25)
and Industrial Expansion for Hilo (H-City of Hilo).

It is requested that the Commission take appropriate
action as outlined under Section 6, Act 187, SLH 1961, as
soon as practical and forward the petitions and the Commis-
sion's recommendations to the Land Use Commission for their
consideration.

Your prompt and favorable consideration of this request
will be greatly appreciated.

Very truly yours,



GEORGE P. SIU
Director

Encls.

CC: Mr. Robert Fujimoto
Mrs. Mildred Yamamoto
Land Use Commission ✓
Land Management



3787

SEE INSET A

PLAT 06

PLAT 22

PLAT 23

PLAT 24

KAMENAMENHA STREET

STATE OF HAWAII

KANOLEHUA AVE.

PILANI AVE.

HUALANI AVE.

SEKUANAKA AVE.

LELANI AVE.

KAIKAUA AVE.

40.385 ac.

Hawaiian Home
Por. Exec. Ord. No. 1841
8766750

Por. General Lyman Field
(Por. Hilo Airport)

State of Hawaii
Por. Exec. Ord. No. 1519
Por. General Lyman Field
(Por. Hilo Airport)
(503 977 ac.)

State of Hawaii
708 680 Ac
(Hawaii National Guard)
Por. Exec. Ord. "1562
MILITARY RESERVATION
(705 806 ac.)

State of Hawaii
(James W. Glover, Ltd.)
G.L. 3574
MANA QUARRY SITE

74.468 Ac.
State of Hawaii
G.L. 3324

State of Hawaii
184.820 Ac.

HAWAIIAN HOME LAND
PANAHEWA
TRACT 1
TRACT 2

HHC PANHEWA TRACT 2-A

25 State of Hawaii
(Hilo Metals Co., Ltd.)
G.L. 3470

7 (Harry H. Ofaki)
Rev. Pmt. 702 (over Blg. #322)

Parcels 5, 6, 7 owned by
State of Hawaii

2-1-13-1
FORMERLY
2-1-13-11
2-1-13-12 (POR.)
2-1-13-2 (POR.)
72.70 ac.

2-1-12-3 (POR.)
FORMERLY
POR. 3
29

2-1-13-12
FORMERLY
POR. TAX 2-1-13-12
POR. TAX 2-1-13-2
31.594 ac.

PLAT 13

WAIKAEA HILO HAWAII

ADVANCE SHEET
SUBJECT TO CHANGE

3788

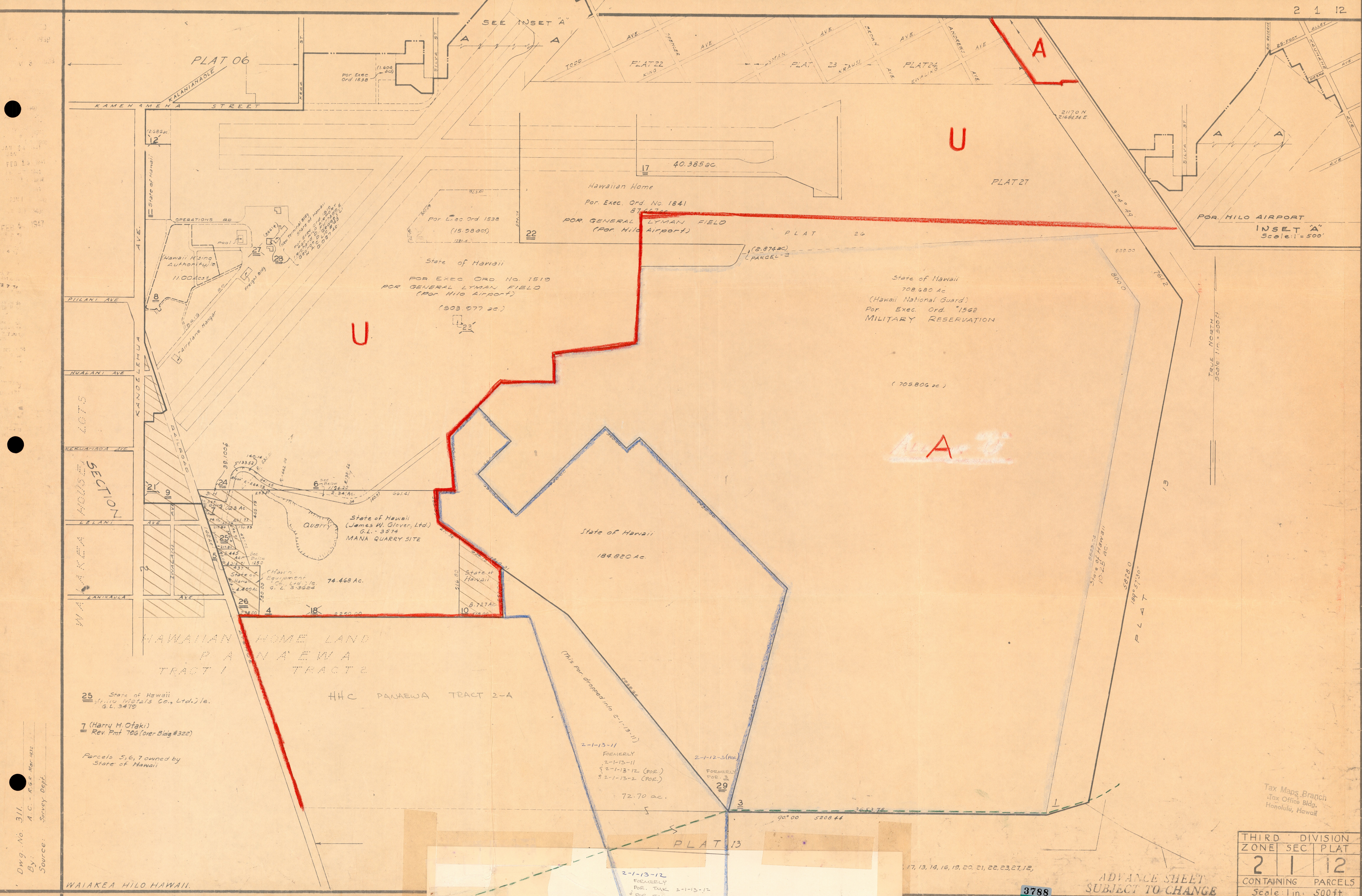
THIRD DIVISION		
ZONE	SEC.	PLAT
2	1	12
CONTAINING PARCELS		
Scale: 1 in. = 500 ft		

Tax Maps Branch
Tax Office Bldg.
Honolulu, Hawaii

Dwg. No. 311.
A.C. - R.C.E. Mar. 1912
By:
Source: Survey Dept.

TALE NORTH
Scale: 1 in. = 500 ft

POR. HILO AIRPORT
INSET A
Scale: 1 in. = 500 ft



HILO

AIRPORT

PARCEL "A"

Governor's Executive Order 1519 (CSF 11441)

TRUE NORTH
Scale: 1 in. = 500 ft.

MANA QUARRY SITE

General Lease L-3574 to James W. Glover, Ltd. (CSF 12321)

TRACT 2-A

Hawaiian Home Land of Panaeaewa (Plat 3.1-H.H.)

Government Land

COUNTY QUARRY AND BORROW PIT SITE
Executive Order (CSF 11864)

Government Land

184.82 ACRES
HAWAII NATIONAL GUARD SITE
Executive Order (CSF 1175)

TMK: 2-1-12-Par. 3.

WITHDRAWAL
Portion of Hawaii National Guard Site
(Executive Order 1562)
Waiakea, South Hilo, Hawaii
Scale: 1 inch = 500 feet

JOB 1142
C. BK. 7 Fukuya

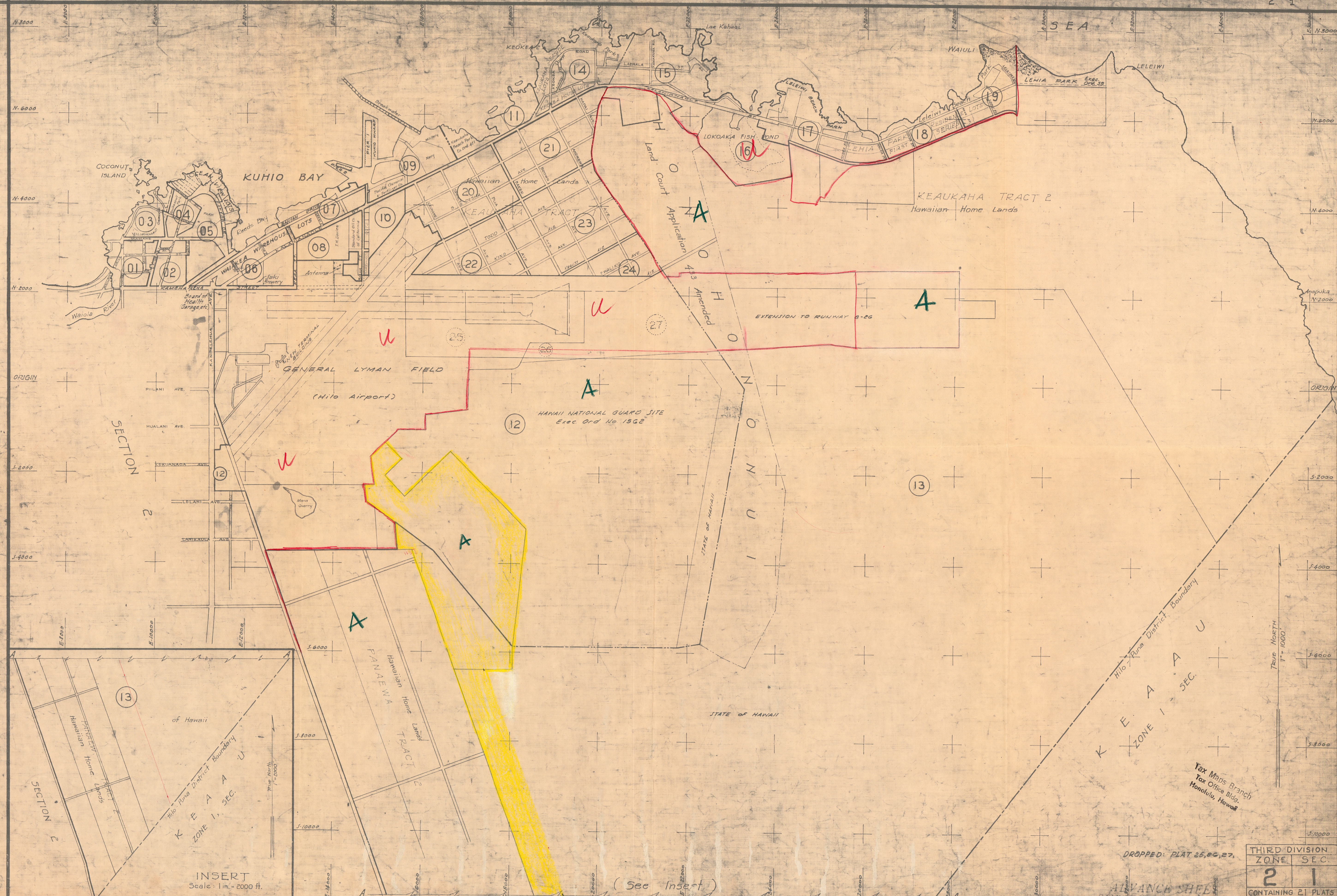
TAX MAP: 2-1-12

SURVEY DIVISION
DEPARTMENT OF ACCOUNTING AND GENERAL SERVICES
STATE OF HAWAII

C. S. F. No. 13661

O.F. April 19, 1962

COLLECTED
FEB 20
APR 1932
MAR 1932
APR 1932
MAY 1932
JUN 1932
JUL 1932
AUG 1932
SEP 1932
OCT 1932
NOV 1932
DEC 1932



Dwg. No. 329
By H.T. A. 1932
Source: Survey Dept.
Appr. by J.L.S. August, 1935
Revised by J.L.S. August, 1935
Appr. by

SECTION 2

SECTION 2

INSERT
Scale: 1 in. = 2000 ft.

(See Insert)

DROPPED: PLAT 25, 26, 27.

Tax Maps Branch
Tax Office Bldg.
Honolulu, Hawaii

THIRD DIVISION	
ZONE SEC.	
2	1
CONTAINING 21 PLATS	
Scale: 1 in. = 1000 ft.	

3789

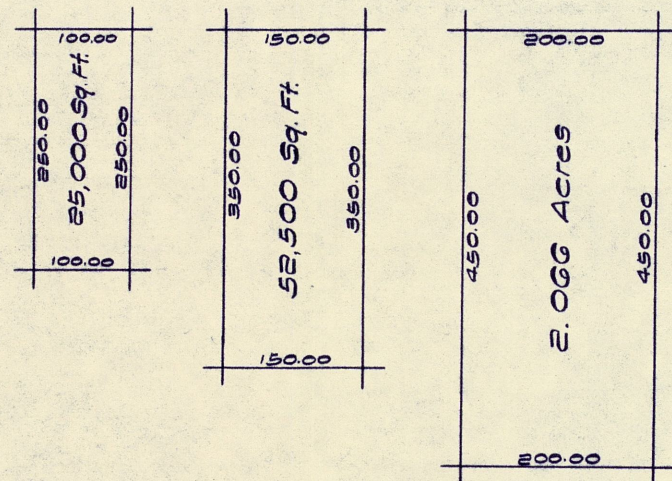
ADVANCE SHEET
SUBJECT TO CHANGE

JAN 31 1964

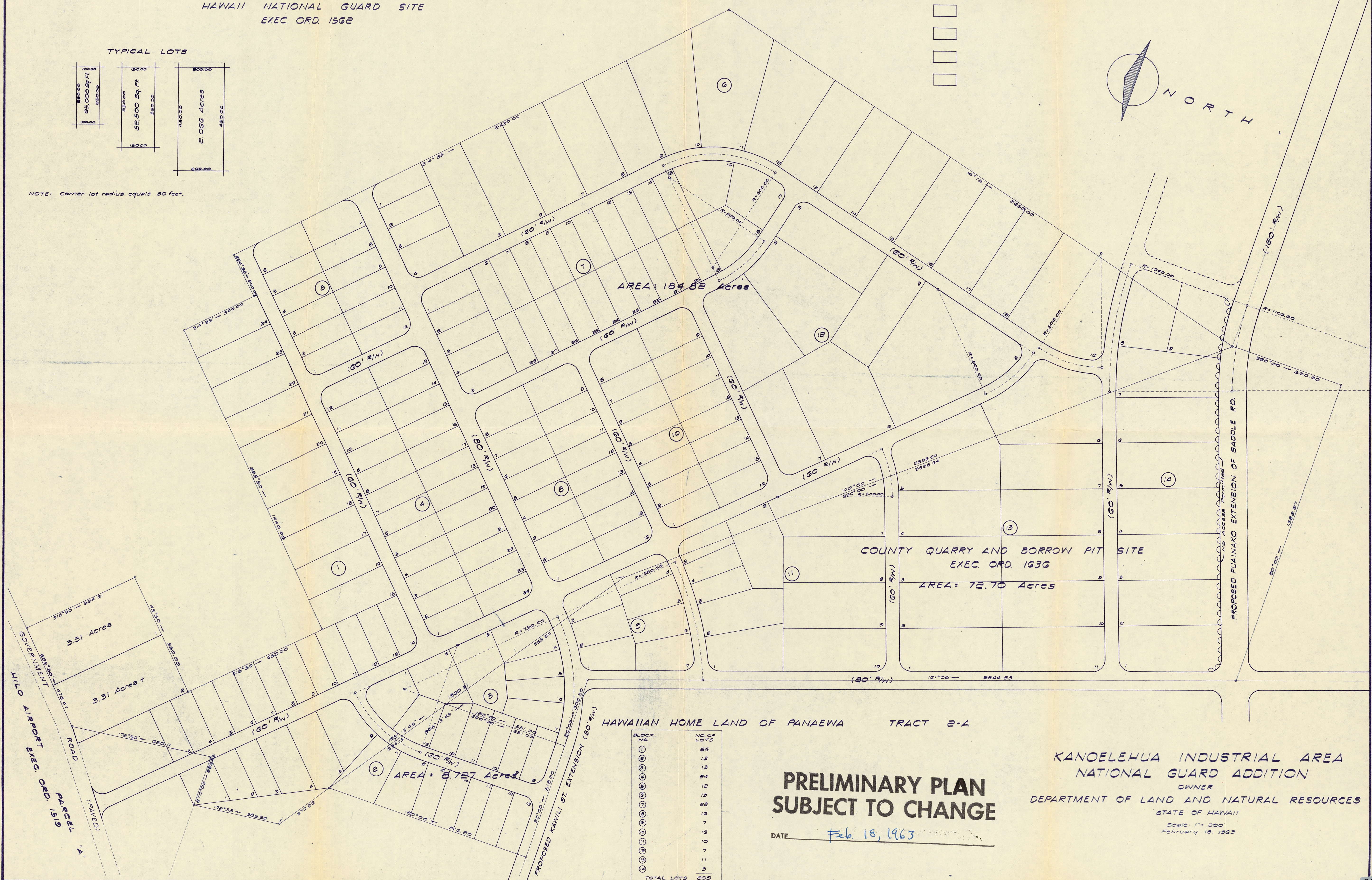
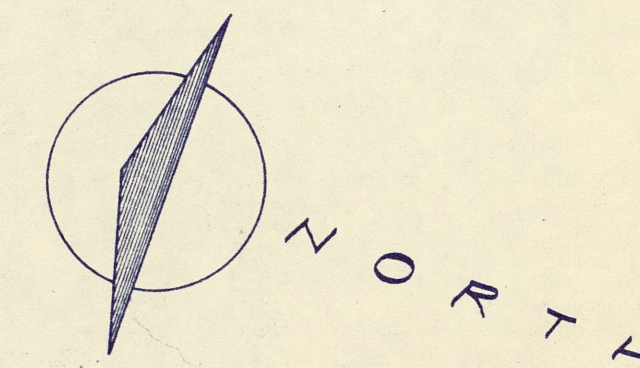
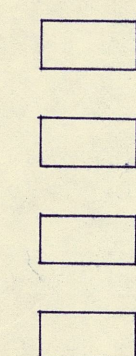
HAWAII NATIONAL GUARD SITE
EXEC. ORD. 1562

LEGEND

TYPICAL LOTS



NOTE: Corner lot radius equals 80 feet.



BLOCK NO.	NO. OF LOTS
1	24
2	13
3	13
4	24
5	13
6	13
7	13
8	13
9	13
10	13
11	13
12	13
13	13
14	13
15	13
16	13
17	13
18	13
19	13
20	13
21	13
22	13
23	13
24	13
TOTAL LOTS	503

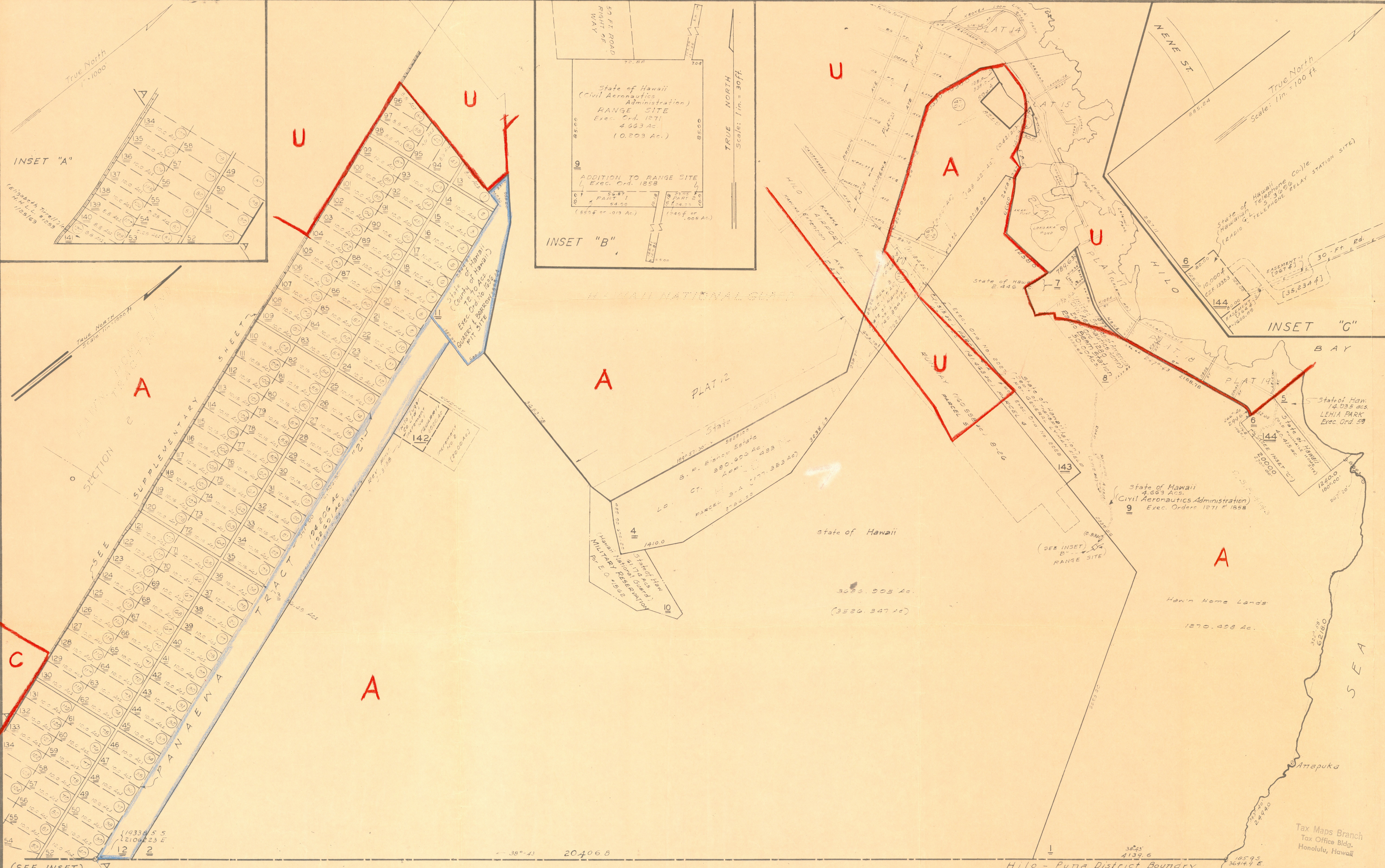
**PRELIMINARY PLAN
SUBJECT TO CHANGE**

DATE Feb. 18, 1963

KANOELEHUA INDUSTRIAL AREA
NATIONAL GUARD ADDITION
OWNER
DEPARTMENT OF LAND AND NATURAL RESOURCES
STATE OF HAWAII
Scale: 1" = 200'
February 18, 1963

CONTRACT NO. 1944

JAN 24 1944



INSET "A"

INSET "B"

INSET "C"

Div. No. 322
 By: A.C. R.G.R. 11/19/43
 Source: Survey Dept.

(SEE INSET "A")

Note: All lots owned by
 Hawaiian Home Lands
 unless otherwise noted.

KEAAU ZONE 1 SEC.

ADVANCE SHEET
 SUBJECT TO CHANGE

THIRD DIVISION	ZONE	SEC.	PLAT
2	1	13	
CONTAINING PARCELS			
Scale: 1 in. = 1000 ft.			

3791

PRINTED NOV 18 1962