

1

DOUBLE T RANCH

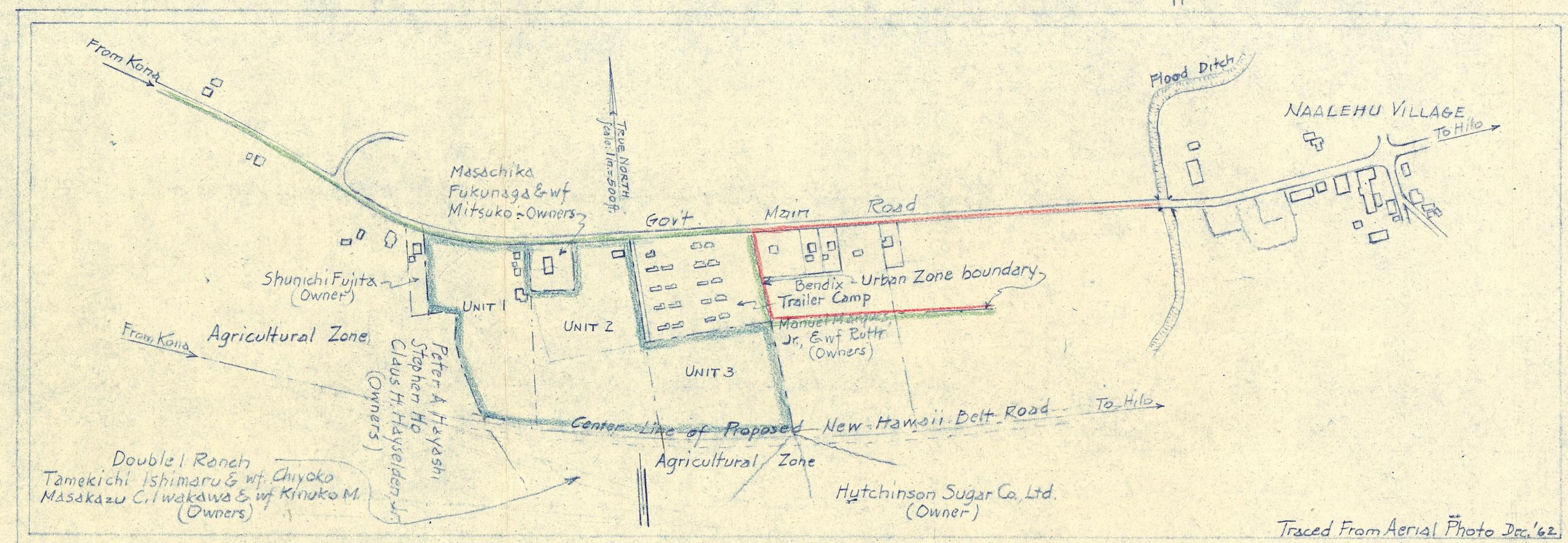
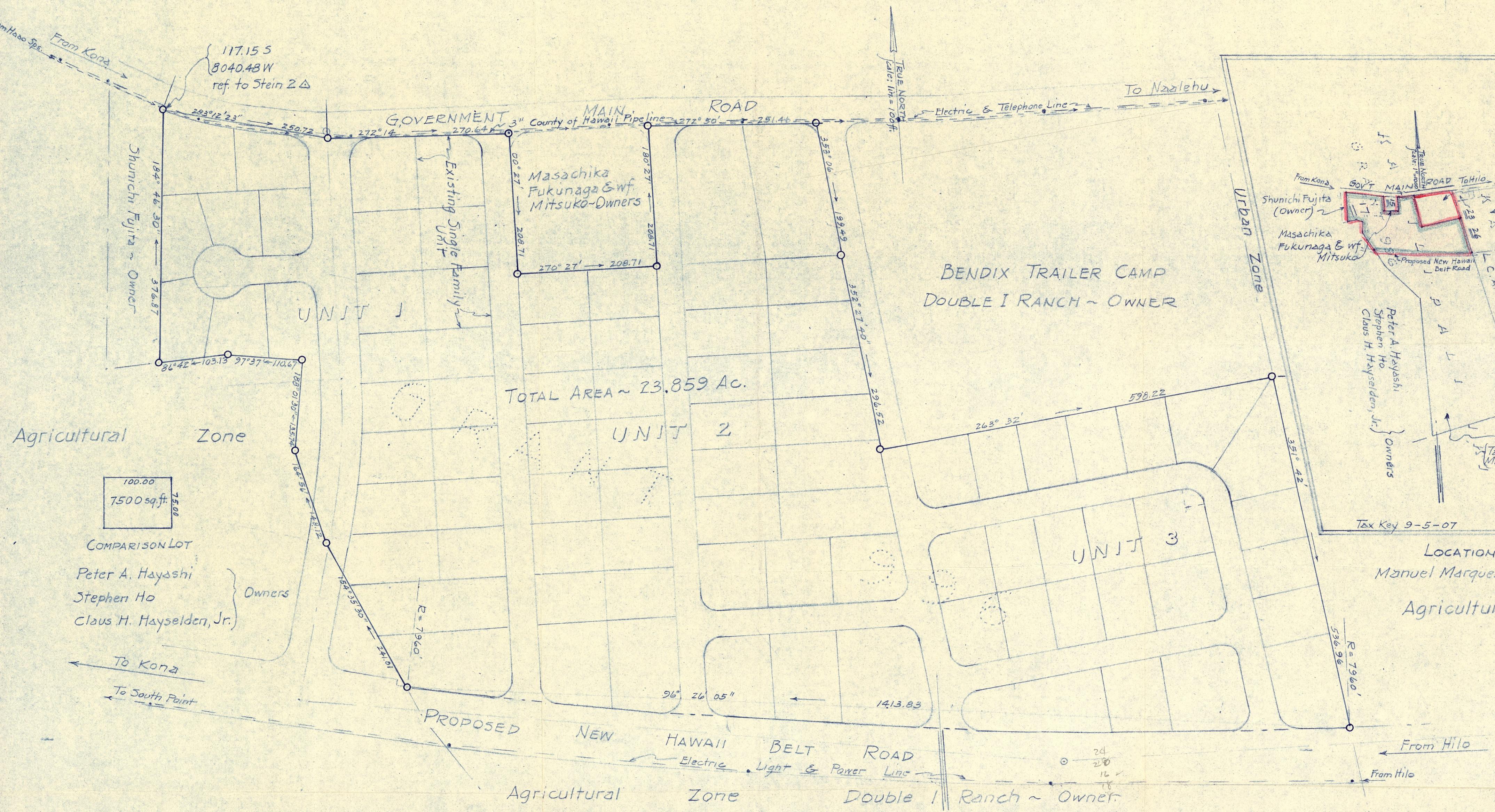
A(T)63-47

Land Use Commission
426 Queen Street
Honolulu, Hawaii

January 31, 1964

ERRATUM
STAFF REPORT - A(T)63-47 (C. Iwakawa & T. Ishimaru)

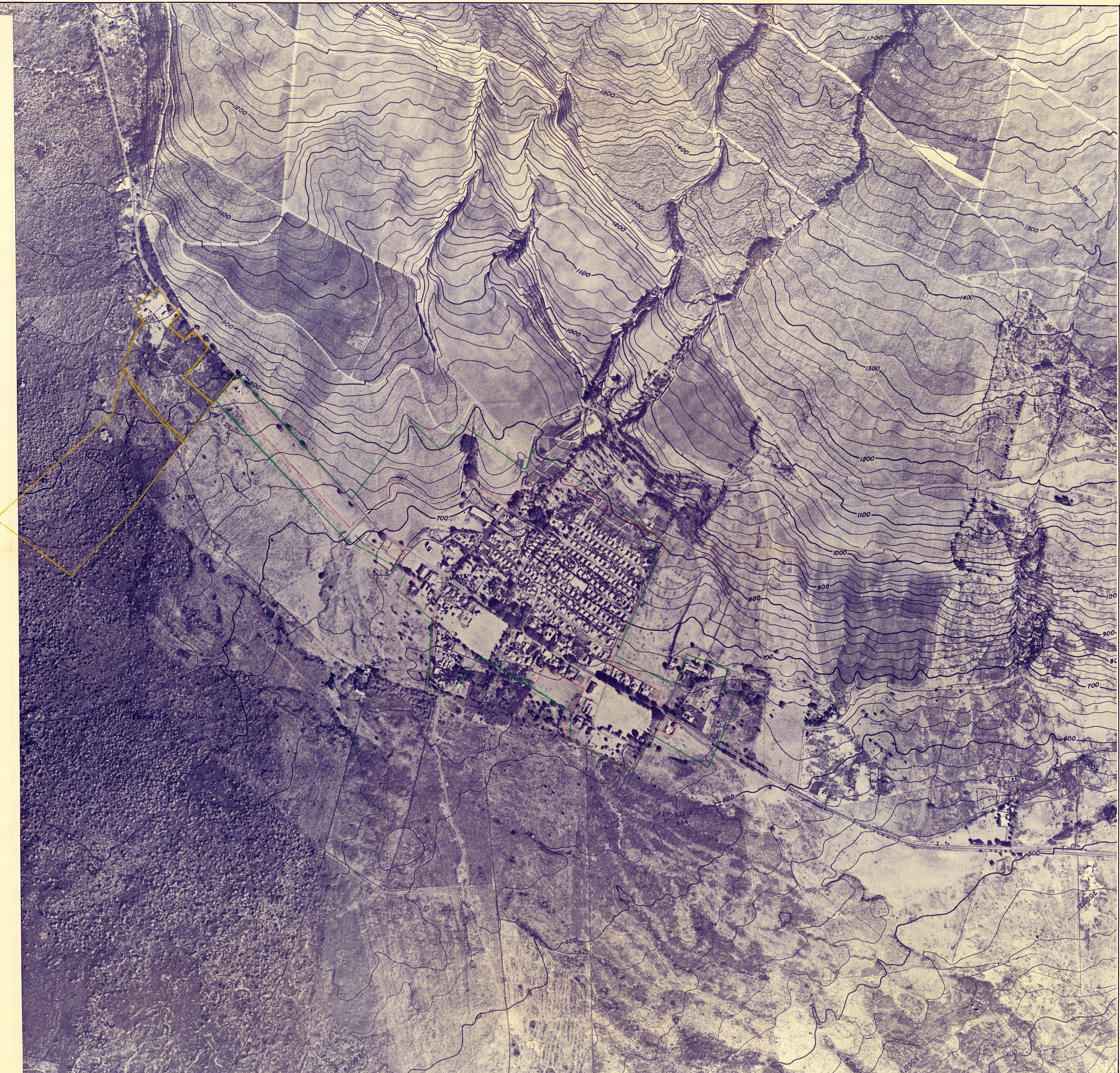
Subsequent to the preparation of the staff report and prior to the public hearing, staff telephoned Mr. Weishaar of Bendix Corporation (Kaneohe MCAS, phone 258-73167) to verify the matter of consultation between Bendix and petitioners regarding employee housing at South Point. Mr. Weishaar advised that Bendix has not approached petitioners to provide housing but said he believed employees at South Point and a Navy or "Civil Service" employee had discussed the matter with petitioners. He was of the opinion that additional housing is needed at Naalehu and said that possible expansion of South Point employment was discussed with petitioners. He indicated that 86 lots were excessive to "three year" needs of employees and offered no comment on ten year requirements.



Map Showing
3 UNIT SUBDIVISION OF DOUBLE I RANCH
PORTION OF
GRANT 996 TO S. LAANUI
Kahiliipali Iki, Kau, Hawaii
scale as shown

Double I Ranch ~ Owner
Naalehu, Hawaii
Tax Key 9-5-07-17
June 7, 1963

Tsuneo Koike
Registered Prof. Surveyor
Certificate No. 318



6

INSET

TRUE NORTH
1" = 2000'

A hand-drawn graph on a light-colored background. A vertical black line is on the left. A thick black piecewise linear curve starts at a point on the vertical line, goes down to a horizontal step, then up to another horizontal step, then up again to a dashed point. From this dashed point, the curve continues as a thick black line. To the right of this curve, a thin black line labeled 'A' goes from the bottom left to the top right. To the left of the thick curve, there are two small black dots and the label 'x'' above the vertical line.

SECTION

A = Agricultural District
C = Conservation District
U = Urban District
LAND USE COMMISSION

LAND USE COMMISSION

H-NAALEHU

| | |
|--------------------|------|
| THIRD DIVISION | |
| ZONE | SEC. |
| 9 | 5 |
| CONTAINING PLATE | |
| SCALE: 1 in. = 200 | |

PRINTED.....

380

STATE OF HAWAII

LAND USE COMMISSION

VOTE RECORD

ACT 63-47

ITEM Double J. RanchDATE 4/13/64PLACE Wilo Electric Light Co., D.I., Hawaii

TIME _____

| 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: Inaba moved to approve accordance to
staff recommendation - Seconded by Wung

STATE OF HAWAII
LAND USE COMMISSION

Minutes of Meeting

Hilo Electric Light Auditorium

Hilo, Hawaii

7:00 P. M. - April 3, 1964

Commissioners

Present:

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

Absent:

Shelley Mark

Staff

Present:

Raymond Yamashita, Executive Officer
Roy Takeyama, Legal Counsel
Richard Mar, Field Officer
Alberta Kai, Stenographer

The meeting was called to order by Chairman Thompson.

ADOPTION OF MINUTES

The minutes of 1/31/64, 2/29/64 and 3/7/64 meetings and hearings were accepted as circulated. Commissioner Wenkam requested that a more careful review of the minutes be made before distribution or circulation is made for public information.

OLD BUSINESS

The following were discussed:

Nonconforming uses

Because the land use legislation was not clear whether it was permissible or not permissible to allow the same nonconforming use in an agricultural district after it has been destroyed by fire or other means, it was suggested that this matter be deferred and taken up at a later date for further discussion.

One-acre Agricultural Subdivisions

Likewise this matter was deferred for discussion at a later date. The Executive Officer reported that discussions were held with legal counsel,

City Planning personnel and himself on this subject and that more research was needed before any decision could be reached or any progress could be reported.

Petition of Oceanic Properties, Inc.

It was the general consensus of the Commission that an executive dinner meeting be held at 5:30 p.m. at Elliott's Chuck Wagon on April 9, 1964 prior to the Commission's scheduled meeting at 7:00 p.m. to consider and review the petition by Oceanic Properties, Inc. before taking any action on it.

Status of the Stenographer's Position

The Executive Officer provided the Commission with an up-to-date progress report on the status of the Stenographer's position. He stated that the necessary papers to reclassify the present stenographer's position have been processed and that there was nothing further that would require the attention of this Commission.

PETITIONS PENDING ACTION

PETITION OF RICHARD WARFIELD, ET AL (A(T)63-30), FOR AMENDMENT TO THE TEMPORARY DISTRICT BOUNDARY FROM AN AGRICULTURAL DISTRICT CLASSIFICATION TO AN URBAN DISTRICT CLASSIFICATION FOR LAND IN KEEI, SOUTH KONA, HAWAII: Described as TMK 8-3-10, 8-3-11 and 8-3-13.

A review and summary of the petition and events that had taken place since the continued hearing in Kailua-Kona on December 7, 1963 were made by the Field Officer, Richard Mar. He stated that the staff's recommendation was for denial on the bases that: (1) the Kona Plan made provisions to retain the area in agriculture; (2) the Harland Bartholomew & Associates Plan for the Land Use Commission did not recommend urban districting for the area; (3) the staff felt that the particular area would tend to increase agricultural land prices; and (4) the staff believes that the urban classification in terms of demand would not be in the interest of the continuous agricultural pursuits in the area.

Commissioner Ota suggested that in the Commission's deliberations of its proposed final district boundaries that it consider this area for a possible Rural classification. He pointed out that this area was typical of a Rural classification.

Commissioner Robert Wenkam moved that the petition be denied on the basis of the staff's recommendation. Commissioner Ferry seconded the motion. The Executive Officer polled the Commissioners.

Approval: Commissioners Ota, Wenkam, Burns, Nishimura, Ferry and Chairman Thompson.

Disapproval: Commissioners Inaba & Wung.

Motion carried.

PETITION OF RICHARD T. G. CHOY AND WILLIAM D. H. LEE (A(T)63-50), FOR AMENDMENT TO THE TEMPORARY DISTRICT BOUNDARY FROM AN AGRICULTURAL DISTRICT CLASSIFICATION TO AN URBAN DISTRICT CLASSIFICATION FOR LANDS IN KAILUA-KONA, HAWAII: Described as TMK 7-5-17: 18

A summary of the petition and events that occurred since the public hearing held on January 31, 1964 in Kailua-Kona, Hawaii was given by the Field Officer, Richard Mar. He stated that the staff's recommendation was for denial on the bases that: (1) urban land needs do not warrant the inclusion of these lands in the Kona urban district at this time; (2) the petitioners have not submitted the necessary proof that the land is required for the use being petitioned for in accordance with the requirements of Act 205; and (3) a liberal amount of land has been placed in the urban district in the adjacent areas and further urban additions would promote scatteration at this time. The Hawaii County Planning and Traffic Commission recommended that the matter be held in abeyance until such time as Kona is zoned by the County. Approval of the petition at this time would not contribute to orderly development as it would throw the area wide open for subdivision into 7,500 square foot lots.

Mr. Raymond Suefuji was sworn in and he stated that the Hawaii Planning & Traffic Commission is presently using its interim zoning ordinance which allows 7,500 sq. ft. lots. He stated that the Planning Commission feels that if this petition is held in abeyance until the master plan is adopted and their comprehensive zoning ordinance is adopted, then there would be better control of their subdivisions. He stated that the Commission was in favor of larger lot-size subdivisions. Mr. Suefuji anticipated the adoption of the master plan and comprehensive zoning ordinance would be within a few months. He stated that the proposed master plan for this area calls for a low density type residential area. If this request is permitted, a high density development would be permitted within a low density area.

Commissioner Ferry moved for deferment, which was seconded by Commissioner Nishimura. The Executive Officer polled the Commissioners.

Approval: Commissioners Wung, Inaba, Ota, Wenkam, Burns, Nishimura, Ferry and Chairman Thompson.

Disapproval: None.

Motion carried.

PETITION OF IWAO JYO AND TOSHIO NAKAMOTO (A(T)63-51), FOR AMENDMENT TO THE TEMPORARY DISTRICT BOUNDARY FROM AN AGRICULTURAL DISTRICT CLASSIFICATION TO AN URBAN DISTRICT CLASSIFICATION FOR LANDS IN KEOPUKA, SOUTH KONA, HAWAII: Described as TMK 8-1-15: 1 & 2.

A brief summary of the petition was given by Richard Mar, the field officer. The recommendation of the staff was for approval.

Commissioner Burns moved to approve the petition according to the staff's recommendation; which was seconded by Commissioner Wenkam. The Executive Officer polled the Commissioners.

Approval: Commissioners Wung, Inaba, Ota, Wenkam, Burns, Nishimura, Ferry and Chairman Thompson.

Disapproval: None.

Motion carried.

PETITION OF CHARLES IWAKAWA & TOMMY ISHIMARU (A(T)63-47), FOR AMENDMENT TO THE TEMPORARY DISTRICT BOUNDARY FROM AN AGRICULTURAL DISTRICT CLASSIFICATION TO AN URBAN DISTRICT CLASSIFICATION FOR LANDS IN KAU, HAWAII: Described as TMK 9-5-07: 17

Richard Mar, Field Officer, gave a brief summary of the petition. He stated that the staff's recommendation was for approval of 33.56 acres of petitioners' lands (which takes in the Bendix Trailer Camp) for urban on the bases that: (1) the need for this area is real rather than speculative; (2) the area will contribute to logical and orderly development of Naalehu and Waichinu; (3) the development indirectly supports economic development in a demonstrable way more so than its continuance in agricultural would; and (4) the County of Hawaii has considered the matter and advocates approval.

Commissioner Inaba moved for approval according to the staff's recommendation and Commissioner Wung seconded the motion. The Executive Officer polled the Commissioners.

Approval: Commissioners Wung, Inaba, Ota, Wenkam, Burns, Nishimura, Ferry and Chairman Thompson.

Disapproval: None.

Motion carried.

PETITION OF COUNTRY CLUB HOMES, INC. (A(T)63-52), FOR AMENDMENT TO THE TEMPORARY DISTRICT BOUNDARY FROM AN AGRICULTURAL DISTRICT TO AN URBAN DISTRICT CLASSIFICATION FOR LANDS IN HILO, HAWAII: Described as TMK 2-5-03: 6 & 55 (47 acres)

An addenda to the staff's earlier report was given by the Executive Officer. The addenda recommended approval of the petition on the following bases: (1) an 8.5 acre parcel, contiguous to and part of the proposed development, is now in the urban district on the basis of an earlier petition. It would not appear reasonable that a portion of the same development should be urban and a portion not.

(2) Although the entire development may be classified as agriculture by this Land Use Commission in fixing the final boundaries, there is no current and reasonable basis to deny this petition and particularly in the face of the existing circumstances. (3) Although this urban area will not be contiguous to other urban districts and does not conform to the Master Plan of Hilo, previous circumstances force recognition of the development. On this basis, the important point appears to be whether or not it would be "practicable and reasonable to maintain existing uses and only permit changes in use that are already in progress..." The area is not as close-in to the urban facilities and services of the Hilo metropolitan area as would be desirable. On the other hand, it is not that far out as to be unreasonable, particularly in view of the circumstances. Whether or not a total area of 47 plus 8.5 or 55 acres is excessive, may be viewed in the same light. While there would otherwise be some serious contentions as to the urban districting of this area, the circumstances indicate that a more liberal conclusion is justifiable.

Commissioner Wung moved to approve the petition as submitted and Commissioner Inaba seconded the motion. The Executive Officer polled the Commissioners.

Approval: Commissioners Wung, Inaba, Ota, Wenkam, Burns, Nishimura, Ferry and Chairman Thompson.

Disapproval: None.

Motion carried.

The meeting adjourned at 8:30 p.m.

Ref. No. LUC 241

April 8, 1964

Messrs. C. Iwahara and
Y. Ichinara
Honolulu, Hawaii

Gentlemen:

The Land Use Commission took action on your petition on April 3, 1964 at a meeting held in the Hilo Electric Company Auditorium, Hilo, Hawaii. Your petition for a boundary change for a portion of TIR 9-5-67: 17, Third Division, from the temporary agricultural to urban district, was approved. The portion approved for an urban district includes 31.667 acres as determined from the TIR. It includes all of Parcel 17 lying between the north edge of the proposed Hawaii Belt Road to the southern (makai) limits of the existing government road. The trailer camp area which was included in an amendment to your petition and located in the northeast corner of the parcel, is also included in the approval.

This action of the Land Use Commission was based on its staff report which is enclosed for your information. Should you have further questions, please feel free to contact this office.

Very truly yours,

RAYMOND E. YAMASHITA
Executive Officer

Enc.

cc: Mr. Cyril Kamenita
Hawaii County Planning & Traffic Commission
Dept. of Taxation
Mr. Myron Thompson
Mr. Roy Takeyama

Land Use Commission
426 Queen Street
Honolulu, Hawaii

April 1, 1964

For April 3, 1964 - Hilo, Hawaii

SUMMARY OF CHARLES M. IWAKAWA & TOMMY ISHIMARU -
DOUBLE I. RANCH

A(T)63-47 - C. Iwakawa & T. Ishimaru - Agriculture

A public hearing was held on February 1, 1964 at Hilo, Hawaii to consider a petition for boundary change from agricultural to urban by Charles M. Iwakawa and Tommy Ishimaru. The petitioners want to redistrict their property described by Hawaii TMK 9-5-07: 17 containing a total of 99.268 acres in which 33.56 acres, more or less, have been proposed to be included in urban boundaries. At the public hearing the petition was amended to include the area used as a trailer camp containing approximately 0.7 acres. A letter was received on February 5, 1964 from the petitioners' attorney certifying the requested amendment.

The property is located in Kau and is adjacent to the Naalehu urban district boundary on the Waiohinu side. Lands immediately around the petitioners' property are primarily in agricultural use. Power and water lines are available for urban development. A public school is located in Naalehu while hospital and library facilities and a high school are in Pahoa.

In a letter dated August 22, 1963, the Hawaii Planning Commission in action at its meeting on July 16, 1963 viewed favorably on the petitioners' land because it "abuts the urban district."

Recommendation

The staff recommends approval for redistricting approximately 33.56 acres of petitioners' land as urban on the bases that the need for this area is real rather than speculative, that the area would contribute to logical and orderly development of Naalehu and Waiohinu, that the development indirectly supports economic development in a demonstrable way more so than its continuance in agricultural would, and that the County of Hawaii has considered the matter and advocates approval.

Ref. No. LUC 205

March 24, 1964

Messrs. Ishimaru and Iwakawa
Double I Ranch
Kapolei, Eau, Hawaii

Gentlemen:

The Land Use Commission of the State of Hawaii will hold a meeting on the Island of Hawaii on April 3, 1964 in the Hilo Electric Light Co. Auditorium, Hilo, Hawaii at 7:00 p.m.

As the waiting period prescribed by SECTION 92H-4 of Act 205/63 will have expired, your petition for change of temporary district boundary has been placed on the Commission's agenda for consideration at this meeting. Final action may be taken on your petition at this time.

Very truly yours,

RAYMOND S. YAMASHITA
Executive Officer

cc: Mr. Myron Thompson
Mr. Roy Takeyama
Hawaii Planning & Traffic Commission

Typed 7/18/64

28 VICTORIAN FIBER

BANK OF HAWAII

HILO BRANCH
P. O. BOX 427
HILO, HAWAII

we need

March 18, 1963



OAHU
Honolulu

MOLOKAI
Wailuku

MAUI



HAWAII
Hilo

TELEGRAPHIC ADDRESS: "BANKOH"

File: A(T) 63-47

Received: 2/16/64 from Kanemitsu
representing petitioners.

Mr. Tommy Ishimaru
Naalehu, Hawaii

Dear Mr. Ishimaru:

We are writing this letter relative to our recent discussion covering the construction of four apartment units by you on your property located in Naalehu, Hawaii.

In reviewing your application, it seems at this time that a favorable consideration will be given to your request.

Very truly yours

Carl S. Hirotsu

Carl S. Hirotsu
Manager

MANAGER-ENGINEER
W. Y. THOMPSON



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

Not received
March 15, 1963

File: A(T) 63-47
Received: 2/1/64 from
Attorney Kanemitsu

Mr. Tommy Ishimaru
Double I Ranch
Naalehu, Kau, Hawaii

Dear Mr. Ishimaru:

This is to acknowledge receipt of your letter dated March 14, 1963, regarding water service to your proposed rental units at Naalehu.

Please be advised that the Board of Water Supply has adequate distribution mains in this area to accommodate new nominal development. We expect to have the main now serving the Bendix Corporation Trailer Court formally turned over to the Board of Water Supply at any time now. We shall be able to service your rental units thereafter.

Very truly yours,

W.Y. Thompson

W. Y. Thompson
Manager-Engineer

cc: Planning and Traffic Commission

PACIFIC MISSILE RANGE FACILITY

HAWAIIAN AREA, NAVY NO. 990

FPO, SAN FRANCISCO, CALIFORNIA

W.W. Newell

File: A(T)63-47

Received 2/1/64 from Kanemitsu
South Point, Hawaii representing
March 13, 1963 petitioners

Mr. T. Ishimaru
Tommy's Service Station
Naalehu, Hawaii

Dear Sir:

In reply to your questions concerning the housing of South Point personnel, I can positively state the following:

- (1) No government official can or will make a guarantee concerning the longevity of a government facility.
- (2) There is no current reason to suspect that the South Point facility will be closed.
- (3) Lack of housing for South Point employees and their families has been and is one of our greatest problems.
- (4) The trailer site was established, by agreement with the State of Hawaii, as a temporary facility to overcome the dire housing problem.
- (5) Pending the existence of available housing, there are no known plans to bring in additional trailers nor to replace the existing trailers as they become obsolete or unoccupied.

I trust that the above will clarify our position and lead to a clearer understanding of our problem.

Sincerely yours,

Harry E. Durgin

HARRY E. DURGIN

HED:jt

Ref. No. LDC 93

February 7, 1964

Mr. Edgar Hamazu, Planning Director
Planning and Traffic Commission
County of Hawaii
Hilo, Hawaii

Dear Mr. Hamazu:

Enclosed are communications in regards to a petition for a boundary change from agricultural to urban, by Charles N. Iwakawa and Tommy Ishimaru, A(T)63-47, TRK 9-3-07:17. Since the change, cited in the letter from Doi and Kanemitsu does not alter the circumstances or prejudice the petitioners, it does not appear that further comment from the County is necessary. As a precautionary measure, however, the communications are being sent to you in the event you may wish to further comment. Otherwise, we shall assume that your earlier comments are applicable.

For your information, we are also enclosing a staff report on the petition.

Very truly yours,

RAYMOND S. YAMASHITA
Executive Officer

Encl.

cc: Mr. Myron Thompson
Mr. Roy Takeyama

Ref. No. LUC 87

February 6, 1964

Mr. Cyril Kanemitsu
Doi & Kanemitsu, Attorneys At Law
167 Keawe Street
Hilo, Hawaii

Dear Mr. Kanemitsu:

Your letter of clarification regarding A(T)63-47, Charles M. Iwakawa and Tommy Ishimaru, dated February 1, 1964 has been received and entered in the files. Thank you.

Very truly yours,

RAYMOND S. YAMASHITA
Executive Officer

cc: Mr. Myron Thompson
Mr. Roy Takeyama

DOI, ~~KIMURA~~ & KANEMITSU

ATTORNEYS AT LAW

TELEPHONE 50071

NELSON K. DOI
~~KIMURA~~
CYRIL KANEMITSU

167 KEAWE STREET
HILO, HAWAII

February 1, 1964

897

RECEIVED

FEB 5 1964

State of Hawaii
LAND USE COMMISSION

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

Re: A(T) 63-47
Charles M. Iwakawa
Tommy Ishimaru

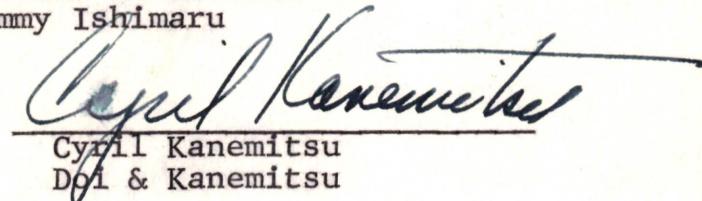
Gentlemen:

This letter is intended to clarify the petition of the above petitioners in regard to the redistricting of their lands. It is intended by the petitioners that the land area presently being occupied and used as a trailer-homesite be also included in their petition for redistricting. Their figures appear to indicate that approximately 6.7 acres are involved rather than 9.7 acres. In any event it is intended that the whole area be included in their petition.

Very truly yours,

Charles M. Iwakawa
Tommy Ishimaru

By


Cyril Kanemitsu
DOI & Kanemitsu

CK/h

DOI, ~~WILSON~~ & KANEMITSU

ATTORNEYS AT LAW

TELEPHONE 50071

NELSON K. DOI
~~WILSON~~
CYRIL KANEMITSU

167 KEAWE STREET
HILO, HAWAII

February 1, 1964

897

RECEIVED

FEB

State of Hawaii
LAND USE COMMISSION

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

Re: A(T) 63-47
Charles M. Iwakawa
Tommy Ishimaru

Gentlemen:

This letter is intended to clarify the petition of the above petitioners in regard to the redistricting of their lands. It is intended by the petitioners that the land area presently being occupied and used as a trailer-homesite be also included in their petition for redistricting. Their figures appear to indicate that approximately 6.7 acres are involved rather than 9.7 acres. In any event it is intended that the whole area be included in their petition.

Very truly yours,

Charles M. Iwakawa
Tommy Ishimaru

By


Cyril Kanemitsu
DOI & Kanemitsu

CK/h

Ref. No. LUC 62

February 4, 1964

Mr. Shunichi Kinura
Bei, Kinura, & Keneniteu - Attorneys At Law
167 Kauee Street
Hilo, Hawaii

Dear Mr. Kinura:

This is in reference to the Land Use Commission public hearing held on February 1, 1964 to consider Messrs. Charles N. Iahikaua and Tommy Iahikaua's petition to amend the temporary district boundaries so that the property described by Hawaii DK 9-5-07: 17 or a portion thereof would be redistricted from agricultural to urban. At the meeting you requested the Land Use Commission to include the trailer camp (9.7 acres more or less) as a part of the petition. We would appreciate a confirming letter on this amendment, made at the public hearing, for our records.

If you have any further questions regarding the petition, please feel free to contact us.

Very truly yours,

RAYMOND S. YAMASHITA
Executive Officer

cc: Mr. Myron Thompson
Mr. Roy Takeyama

STATE OF HAWAII
LAND USE COMMISSION

Board of Supervisors' Chambers
Hilo, Hawaii

1:00 P. M.
February 1, 1964

STAFF REPORT

A(T)63-47
CHARLES M. IWAKAWA
and TOMMY ISHIMARU

Temporary District Classification: AGRICULTURAL

Background

Charles M. Ishikawa and Tommy Ishimaru have petitioned the Land Use Commission to amend its temporary district boundaries so that the property described by Hawaii tax map key 9-5-07: 17 or a portion there of would be redistricted from agricultural to urban.

The property is in Kau and abuts the Hawaii Belt Road on the makai side of the highway. It is adjacent to the Naalehu urban district boundary on the Waiohinu side. The total parcel is about 99.268 acres in size.

The staff estimates that approximately 9.7 acres of the northeast corner is used for a trailer camp. There are nineteen trailers located here used to house the families of employees of the South Point tracking station.

The remainder of the parcel is believed to be used primarily for grazing.^{1/} The petitioners' property is flat grassland ranging between 2% and 10% slope. Rainfall is estimated to average between 40 and 50 inches a year.

Lands immediately surrounding the petitioners' property are primarily in agricultural use. Cane fields are located on class B lands mauka of the

1/ A staff inspection trip was made on January 5, 1964. On the occasion of the trip the land appeared to be usable for grazing but no cattle were in evidence. The conclusion that the land is used for grazing is in part supported by the fact that the petitioners represent themselves to be owners of the Double I Ranch.

highway and above Waiohinu and Naalehu. Lands makai of the highway between the two towns are chiefly of marginal and submarginal agricultural value according to the 1959 generalized soil survey of the Land Study Bureau, however, the area is generally used for grazing. Although the makai lands are overrun with lava and there is very little soil mantle much beyond the highway, vigorous conservation programs have made possible the development of grass and chaparral for grazing.

Power and telephone services are easily available to the site but a 3 inch water line from Waiohinu might have to be enlarged if a substantially large urban development were to occur. A public school is located approximately 5000 feet along the highway in Naalehu. Hospital and library facilities and a high school are located in Pahala.

Analysis

There is no county general plan for this area, however, the State general plan does show an urban growth pattern linking Waiohinu and Naalehu together on the mauka side of the present highway and extending from Naalehu toward the Mark Twain Estates.

A review of land uses, terrain and the requirements of Act 205 would suggest that the State plan needs to be modified in that the plan as presently constituted would urbanize cane lands and would have the urban area straddle the bluff above Waiohinu.^{1/} Further consideration would suggest urbanization

^{1/} Comment is not offered here on the large acreage allocation to urban uses by the State General Plan except that it was based on a projection showing threefold growth of the 1960 population to 1980. Staff recollection of this matter is that the growth was predication on subjective evaluation of South Point development potential.

first occur in areas adjoining and between Waiohinu and Naalehu on the makai side of the present highway and mauka of the new highway contemplated by the State Department of Transportation.^{1/} The pattern thus established, in the staff's opinion, would not diverge radically from the views of the State General Plan and would serve to meet the injunction of Act 205 that maximum protection be given productive agricultural soils.

In a letter dated August 22, 1963 the Planning and Traffic Commission of the County of Hawaii advised that at its meeting on July 16, 1963 the petition at hand was considered and viewed favorably because petitioners' land "abuts the Urban District." The letter further advised that the "applicant is proposing to develop and construct housing, neighborhood commercial, parks and recreational facilities on a 23.859 acre parcel to meet the needs of the military installation at South Point." On January 6, 1964 your staff was orally advised by the County staff that petitioners were directly approached by officials of the Bendix Corporation to provide housing facilities for employees working at South Point.

The information transmitted by the County merits discussion of several particulars. First, it appears that only 23.859 acres of petitioners' lands are covered by the petition--an area essentially outlined in a drawing submitted with the petition. As such the area would not be as wholly contiguous to the temporary urban district than it would be if the (approximately) 9.7 acre trailer camp were also included in the redistricting. Thus, an amendment of the petition or a letter of clarification appears to be in order.

^{1/} Profiles for the highway were prepared in 1959 Scheduling of construction is currently beyond 1970.

Secondly, although petitioners' lands may be contiguous to the temporary urban district, it is about a half a mile from actual urban development in Naalehu.^{1/} Furthermore, of the approximately 182 acres comprising the Naalehu urban district approximately 31% is undeveloped for urban use, and the addition of 23.86 acres or 33.56 acres to the district would constitute a 13% to 19% increase of the district. The staff estimates that with an annual growth rate of 3% a year, added acreage of 34.4% would be sufficient to accommodate growth in a ten year span. Viewed historically, an allocation of this amount might be generous since the population of Naalehu declined in 1960 to 952 as compared to a population of 1,004 in 1950.

A third point, however, merits attention. Having been apprised of the direct contact between Bendix and petitioners on the matter of housing for Bendix workers, there is some assurance that the development contemplated is not speculative and that the lands to be redistricted will be developed. Thus if 33.56 acres of developed land is added to the Naalehu district, the percentage of vacant land will actually decline to about 27%.^{2/}

^{1/} A few homes are located in the intervening distance, but the area is virtually open.

^{2/} a) $57.3 \div 215.56 = 0.266$. b) Vacancy figures are derived from interpretation of a 1953 aerial photo. In view of the 1950-60 population change, the developed area is believed to be substantially the same as in 1953 or would at least be in favor of petitioners. Should this assumption be challenged, verification can be obtained by acquiring an up to date aerial photo. c) Consideration was given to the possibility that 31% or more of the proposed housing development would be undeveloped and has concluded that there is a district possibility. Late in 1962 or early 1963, approximately 47 persons were employed at South Point by Bendix Corporation (ct. library files, Dept. of Planning and Economic Development). The staff believes, however, that petitioners are in part allowing for growth of the space facility and for itinerant employees. Furthermore, the County of Hawaii indicates that petitioners are proposing more than residential uses. The staff's entire line of reasoning is based on the premise that petitioners' are apprised of the exact extent of the market for their subdivision and have laid out their subdivision accordingly. The frailty or strength of staff's reasoning can be tested at the hearing.

On the basis of the foregoing discussion--fragmented though it may be--the staff reasons that development of petitioners' lands would add to compact development of Naalehu. The staff also reasons that redistricting of petitioners' lands (33.56 acres) would be a logical extension of the district and feels that compaction of development outweighs the fact that petitioners' lands are one-half mile away from actual urban development.

The staff has examined a subdivision map submitted with the petition and notes that about 86 lots having unspecified uses are contemplated. In general it is felt that a subdivision of this size cannot be adequately sustained by the existing 3 inch county water main. Faced with the concern expressed by Act 187 for the expense of public facilities to support subdivision development, the staff believes assurances of adequate water service is desirable. However, the staff is mindful that the particular subdivision in question would be in support of basic employment growth so that some measure of justification for such expense exists. Moreover, the staff concludes that provision of adequate water service can be made a condition^{1/} to county subdivision approval more appropriately than as a condition for zoning and districting approval.

Recommendation

The staff recommends approval for redistricting approximately 33.56 acres of petitioners' lands as urban on the bases that the need for this area is

^{1/} The word "condition" is underscored to distinguish it from "consideration." The staff believes that under the findings and purposes of Act 187 provision of public facilities remains a "consideration" in determining urban districts.

real rather than speculative, that the area would contribute to logical and orderly development of Naalehu and Waiohinu, that the development indirectly supports economic development in a demonstrable way more so than its continuance in agriculture would, and that the County of Hawaii has considered the matter and advocates approval.

Ref. No. LUC 34

January 15, 1964

Messrs. C. M. Iwakawa and
T. Ishimaru
Naalehu, Hawaii

Gentlemen:

This is to inform you of the public hearing called by the Land Use Commission of the State of Hawaii on February 1, 1964, at 1:00 p.m., in the Board of Supervisors' Chambers, County of Hawaii, Hilo, Hawaii. Your petition for Change of Temporary District Boundary from an Agricultural district to an Urban district classification will be heard at that time.

Publication of Legal Notice has appeared in the Honolulu Star-Bulletin and the Hilo Tribune Herald on January 11, 1964 and will appear again on January 29, 1964 in the Hilo Tribune Herald.

Sincerely,

RAYMOND S. YAMASHITA
Executive Officer

35000-0005
1/15/64

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

RECEIVED

DOI, KIMURA & KANEMITSU

OCT 22 1963

ATTORNEYS AT LAW

TELEPHONE 50071

State of Hawaii

NELSON K. DOI
SHUNICHI KIMURA
CYRIL KANEMITSU
LAND USE COMMISSION

167 KEAWE STREET

HILO, HAWAII

October 14, 1963

259

Mr. W. M. Mullahey

Acting Executive Officer

Land Use Commission

426 Queen Street

Honolulu 13, Hawaii

RECEIVED

OCT 22 1963

State of Hawaii

LAND USE COMMISSION

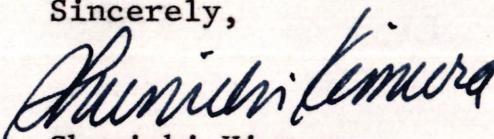
SUBJECT: Ref. No. LUC 648

Dear Mr. Mullahey:

We note that the new Land Use Commission has been appointed. We respectfully request that the marginal matter be scheduled for public hearing at your earliest convenience because of the urgency of the situation.

Thank you for your kind consideration.

Sincerely,



Shunichi Kimura

DOI, KIMURA & KANEMITSU

SK:mm

ALBERTA - This GOT to be by
MISTAKE — hope everythng is
fine with you guys —

W

John A. Burns
XXXXXX

September 10, 1963

Ref. No. LUC 648

Mr. Shunichi Kimura
Attorney-at-Law
167 Keawe Street
Hilo, Hawaii

Dear Mr. Kimura:

This is to acknowledge receipt of the petition of Double I Ranch for change of temporary district boundary. A receipt for the filing fee has been sent directly to the maker of the check.

In view of the fact that this petition has already been reviewed by the Hawaii County Planning and Traffic Commission the petition has been placed on file for public hearing before the State Land Use Commission. There will be a delay, however, to the extent that no new members have been appointed to the Land Use Commission. In the absence of Commission members hearings may not be held on any items.

You will be notified of the scheduling of your petition as soon as members have been appointed.

Very truly yours,

W. M. Mullahey
Acting Executive Officer

John A. Burns

September 10, 1963

Ref. No. LUC 649

Mr. Tommy Ishimaru
Naalehu, Hawaii

Dear Mr. Ishimaru:

This will acknowledge receipt of your filing fee and the petition made by you and Masakazu Iwakawa on behalf of Double I Ranch for change of temporary district boundary.

As this petition has already been reviewed and recommended for approval by the Hawaii County Planning and Traffic Commission your request has been placed on the docket for public hearing before the State Land Use Commission.

There will, however, be a delay in the scheduling of a public hearing to the extent that no members have been appointed to the Commission. Without a commission a hearing may not be conducted.

You will be notified of the scheduling of your request as soon as a commission has been appointed.

Very truly yours,

W. M. Mullahey
Acting Executive Officer

STATE OF HAWAII
LAND USE COMMISSION

426 Queen Street
Honolulu, Hawaii

This space for County or DLNR use

Date Petition and Fee received 2/2/63 9/6/63
by County or DLNR III 2/1963

Date forwarded to LUC ^{County}
with recommendation AUG 23 1963

Date Petition, Fee and
County/DLNR recommen-
dation received by LUC 9/6/63

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 Double I Ranch to change the district designation of the following described property from its present classification in a(n) Agr. Zone district into a(n) Urban Zone district.

Description of property:

Portion of Grant 996 to S. Laanui
Tax Key 9-5-07-17. See attached map

Petitioner's interest in subject property:

Double I Ranch - fee owner
Tamekichi Ishimaru and Masakazu Iwakawa

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)

Charles M. Iwakawa

Tommy Ishimaru

RECEIVED

SEP 6 1963

State of Hawaii
LAND USE COMMISSION

Address: Naalehu, Hawaii
Telephone: 692612 or 693185



RECEIVED

SEP 6 1963

State of Hawaii
LAND USE COMMISSION

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

August 22, 1963

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

Dear Mr. Mullahey:

The Planning and Traffic Commission, at its regular meeting of July 16, 1963, considered the application of Double I Ranch for a change in temporary district boundary from an Agricultural to an Urban District in Kahilipali Iki, Kau, Hawaii.

The applicant is proposing to develop and construct housing, neighborhood commercial, parks and recreational facilities on a 23.859 acre parcel to meet the needs of the military installation at South Point. The property is adjacent to an Urban area designated by the Land Use Commission. The conditions and trends of development in the immediate area support an urban classification according to the applicant.

The Commission voted to recommend the rezoning because the parcel abuts the Urban District.

Yours very truly,

PLANNING AND TRAFFIC COMMISSION

Edgar A. Hamau

Edgar A. Hamau
Director

lat

cc Double I Ranch
Doi, Kimura & Kanemitsu
Board of Supervisors

DOI, KIMURA & KANEMITSU

ATTORNEYS AT LAW

TELEPHONE 50071

NELSON K. DOI
SHUNICHI KIMURA
CYRIL KANEMITSU

167 KEAWE STREET
HILO, HAWAII

July 1, 1963

RECEIVED

SEP 6 1963

State of Hawaii
LAND USE COMMISSION

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

Re: Statement In Support Of Petition

Sir:

We submit the following information in support of the Petitioners' request for a change in the district designation from an Agricultural district to an Urban district.

1. The presence and the expansion of the military installation at South Point, Kau, have created a need for housing and other commercial facilities. At the present time, the Petitioners are providing some of the housing in their non-conforming use area by house-trailers. The trailers are inadequate to meet the housing needs of the installation. Should this petition be granted, the Petitioners are planning to build family dwellings to meet the housing needs of the military installation.
2. The land adjoining the Petitioners' property has been designated by the Land Use Commission as an Urban area.
3. The nearby Mark Twain Estates, a County Improvement District, is classified as an Urban area.
4. The towns of Pahala and Naalehu have developed plans for further urbanization of their respective areas.
5. The Petitioners' development will be serviced by an existing water, electrical and telephone lines.

Land Use Commission
Page 2
July 1, 1963

6. The public school is located a walking distance (approximately one and one-half mile) from the area in issue.

7. Park and recreational facilities are available nearby.

8. There will be ready access to the area via the adjoining Hawaii Belt Road.

9. The Petitioners will set aside area within the land in issue for neighborhood commercial and parks and recreational facilities.

We submit that the above information indicates that the subject property is needed for urban usage and that the conditions and trends of development in the immediate area support an urban classification.

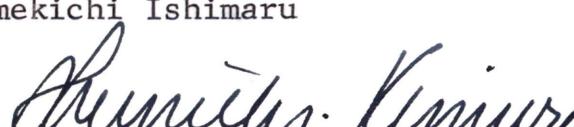
Enclosed is a map of the subject property.

Thank you very much for your consideration.

Sincerely,

Charles Iwakawa
Tamekichi Ishimaru

By


Shunichi Kimura
Doi, Kimura & Kanemitsu

SK:mm
Enc.

Hawaii

Iwakawa - AF 63-47

State Form B14

STATE OF HAWAII

LAND USE Commission
626 Queen St. Hono
Department, Bureau or Commission

OFFICIAL
RECEIPT

No.

64

Sept 6

1963

RECEIVED from Tomekichi Ishimaru & M. Iwakawa

Fivety $\frac{1}{2}$ DOLLARS

filng fee for petition for change of temporary
district boundary

\$ 50⁰⁰

Bank of America

R. M. Mullane

Public Accountant