HAWAIIAN HOME LANDS

A64-72

George S. Moriguchi
xxxxxxxxxxxxxxxx

July 30, 1965

Mr. A. K. Piianaia, Chairman
Hawaiian Home Commission
P. O. Box 1879
Honolulu, Hawaii

Dear Mr. Piianaia:

The petition (A64-72) by the Hawaiian Homes Commission to incorporate into the Kuhio Village Urban District in Kamuela, Hawaii a 0.89 acre lot (portion of Third Division TMK 6-4-04) was approved by the Land Use Commission at its meeting on July 23, 1965.

Sincerely yours,

GEORGE S. MORIGUCHI
Executive Officer

cc: Chairman Thompson
Dept. of Taxation
Hawaii Planning Commission

STATE OF HAWAII

LAND USE COMMISSION

VOTE RECORD ✓

ITEM A64-72 Hawn Home Lands

DATE July 23, 1965 ✓

PLACE Lihue, Kauai

TIME ~~About 2:00 P.M.~~ Afternoon

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:

Motion by Commissioner Wung to accept staff recommendation for approval of petition seconded by Commissioner Nishimura.

✓ Vote recorded July 24, 1965 from notes taken July 23, 1965. Notes filed with A 64-79.

Certified a true copy

STATE OF HAWAII
LAND USE COMMISSION

Minutes of Meeting

Lihue Police Station

1:30 P.M. - July 23, 1965

Commissioners Present:	Myron B. Thompson, Chairman Jim P. Ferry Shelley Mark Robert G. Wenkam Leslie E. L. Wung Goro Inaba Charles Ota Shiro Nishimura
Absent:	C. E. S. Burns
Staff Present:	George S. Moriguchi, Executive Officer Raymond S. Yamashita Gordon Soh, Associate Planner Ah Sung Leong, Draftsman Roy Takeyama, Legal Counsel Dora Horikawa, Stenographer

The meeting was called to order by Chairman Thompson.

ADOPTION OF MINUTES

Mr. Yamashita requested that the adoption of the minutes of the meetings held on May 7, 8, 27 and 28, 1965 be taken up first. Chairman asked for corrections, deletions or additions to the minutes. Commissioner Wenkam referred to page 4, paragraph 8, of the May 7th meeting. It was his feeling that Mr. Hansen's intent was not as recorded--but that Mr. Hansen felt an obligation to the stockholders. Commissioner Wenkam suggested and Chairman Thompson ordered that the following addition be made: "He felt he had to be fair to the stockholders as well."

Commissioner Wenkam also referred to page 32 of the May 7th meeting and requested that an omission be inserted in the minutes--between Mr. Hulten and Commissioner Ferry's conversation--namely, the fact that he made a motion to adjourn, which was seconded by Commissioner Mark.

Chairman Thompson approved the minutes as corrected. Since there were no corrections to the minutes of the May 8, 27 and 28, 1965 meetings, they were approved as circulated.

ACTION TAKEN

PETITION OF HILO SUGAR COMPANY (A65-82) TO INCORPORATE A TWO ACRE TRACT (HEREAFTER REFERRED TO AS TRACT A) AND A NINE ACRE TRACT (HEREAFTER REFERRED TO AS TRACT B) INTO THE HILO URBAN DISTRICT FOR AN UNSPECIFIED URBAN USE

Mr. Gordon Soh presented the memorandum prepared by staff on the above petition (see memorandum on file). Staff recommended denial of the petition except for transfer of a 36,000 square foot (0.826 acre) portion of the 5.8 acre tract from an Agricultural to an Urban District on which they recommended approval. The denial was based on the lack of evidence on the need for additional urban lands and the agricultural use and potential of the lands under petition. The reasons for approval of the 36,000 square foot portion were the proximity to "city-like" concentrations, satisfactory topography and drainage and consistency with the County General Plan.

In reply to Commissioner Wenkam's query as to whether Hilo Sugar had any master plan of this area, Mr. Soh replied it was part of the County General Plan. Mr. Soh also agreed that the acres being petitioned by Hilo Sugar Company were part of the County General Plan for urban use, but that the staff was recommending urbanization of only a 36,000 square foot portion at this time, in answer to Chairman Thompson's question. To clarify the 36,000 square foot portion in question, Mr. Yamashita pointed out the parcel on the wall map and also stated that all of this parcel was not owned by the Hilo Sugar Company. Commissioner Wung raised the question of legality in the matter of Hilo Sugar Company petitioning for boundary change of land which did not belong to them.

Upon Chairman's invitation, Mr. Bill Hartman of C. Brewer Company testified in behalf of Hilo Sugar Company, after he was duly sworn in by the Chairman. Mr. Hartman proceeded to read a letter addressed to Mr. Martin Black of Hilo Sugar Co., originating from the office of Ushijima and Nakamoto, attorneys in Hilo, in which a firm offer had been made for the parcel under petition. Mr. Hartman continued that there seemed to be a great demand for land in this area. He went on to cite examples of other developments in the vicinity which had been completely sold out. He also pointed out that part of the land was now under planter's lease and assessed at such a high tax rate that the planters could not afford to raise sugar cane to pay the taxes and were about ready to give up this venture.

Following a brief question and answer period, Commissioner Ota moved to deny the petition because the land was being used intensively for agriculture at the present time, and that there were other lands in the Hilo vicinity which could be used for urban purposes. Commissioner Nishimura seconded the motion. The Commissioners were polled as follows:

Ayes: Commissioners Inaba, Ota, Mark, Nishimura, Ferry and Chairman Thompson

Nays: Commissioners Wung and Wenkam

The motion was carried and the total petition was denied.

PETITION OF LIHUE PLANTATION (A64-79) TO AMEND THE URBAN DISTRICT BOUNDARY AT LIHUE SO AS TO PLACE APPROXIMATELY 16.6 ACRES CURRENTLY IN AN AGRICULTURAL DISTRICT INTO AN URBAN DISTRICT, AND APPROXIMATELY 11.1 ACRES CURRENTLY IN AN URBAN DISTRICT INTO AN AGRICULTURAL DISTRICT IN ORDER TO ACCOMMODATE A SPECIFIC PLAN FOR RESIDENTIAL AND INDUSTRIAL DEVELOPMENT: Area described by Fourth Division TMK 3-6 and 3-7 (Portion).

The background and analysis on the above petition were presented by Gordon Soh (copy of report on file). The original staff recommendation of May 7, 1965 to approve petition was revised as follows:

a) Approve the addition of 16.6 acres to the Lihue Urban District, and

b) Deny the removal of 11.1 acres from the Lihue Urban District except for that portion petitioned for between the Hoolaka Street extension and the Hanamaulu Cutoff Road alignment.

The revision was based on the petitioner's statement in a letter dated May 13, 1965 to the effect that the petition was merely to accommodate engineering requirements for the development except for the Ahukini triangle; and also on Regulation 2.7 (d) which requires the inclusion of Urban Districts of sufficient reserve areas for urban growth in appropriate locations based on a 10-year projection.

Chairman Thompson opened the floor for discussion. Commissioner Wenkam commented that his familiarity of the Lihue area would lead him to believe that the present Urban District encompassed by the present boundary lines which Lihue Plantation believes will be needed for urban growth over the next five years was a very conservative one. Within the next five years, there would be considerably more land needed in Lihue; that there was a shortage of land in the Lihue area, both fee simple and leasehold. He recommended that we should deny the petition in whole, with the idea that the petitioner will come at a later date to request a more reasonable amount of land to be rezoned in line with the master plan.

Chairman Thompson asked if any representative of the petitioner was present. Mr. Sam Keala, Engineer for Lihue Plantation, was duly sworn in and made the following presentation in behalf of Lihue Plantation.

Mr. Keala pointed out that unlike Oahu and some of the other highly developed islands, which communities have already excelled themselves as far as development is concerned, Kauai was just getting into the development phase. He stated that he believed Lihue Plantation was the only landowner on Kauai who had started such a big development. He felt that urban land presently planted in cane could accommodate the present needs of the people of Kauai. He emphasized that these were in fee simple and not leasehold.

Commissioner Ferry moved that urbanization as recommended by the staff report be accepted. Commissioner Mark seconded the motion. The Commissioners were polled as follows:

Ayes: Commissioners Wung, Wenkam, Mark, Ferry

Nays: Commissioners Nishimura, Inaba, Ota and Chairman Thompson

The motion to accept staff report was not carried.

Chairman Thompson announced that the Commission would now vote on the total petition. Commissioner Wung moved for denial of the petition which was seconded by Commissioner Inaba. The votes were as follows:

Ayes: Commissioners Wung, Inaba, Ota, Wenkam, Nishimura

Nays: Commissioners Mark, Ferry and Chairman Thompson

The motion for denial was carried.

PETITION OF HAWAIIAN HOMES LAND COMMISSION (A64-72) TO AMEND THE KUHIO (PUUKAPU) VILLAGE URBAN DISTRICT BOUNDARY IN KAMUELA TO INCORPORATE A SINGLE LOT OF 0.89 ACRES: Described as a portion of Third Division parcel TMK 6-4-04

Mr. Gordon Soh read the memorandum prepared by staff on the above petition. No additional evidence was submitted to alter original staff findings or recommendations to approve the petition to add a 0.89 acre remnant of an agricultural subdivision to the adjoining Kuhio Urban District. Since there was no further discussion or question, Commissioner Wung moved to accept the staff recommendation, which was seconded by Commissioner Nishimura. The motion was carried unanimously.

PETITION OF EARL V. TRUEX (A64-78) FOR THE CREATION OF A FIFTY ACRE URBAN DISTRICT ALONG PECK ROAD IN THE AGRICULTURAL DISTRICT NEAR MOUNTAIN VIEW: Described as Third Division Parcel TMK 1-8-06: 92

Staff memorandum on the above petition was presented by Mr. Gordon Soh (See copy on file). Mr. Soh also read a letter written by the petitioner dated July 16, 1965, in which he expressed his dissenting views concerning staff's recommendation to deny his petition. Since there was no further discussion, Commissioner Wung moved that the petition by Mr. Earl Truex be denied, seconded by Commissioner Inaba. The Commissioners were polled as follows:

Ayes: Commissioners Wung, Inaba, Ota, Wenkma, Mark, Ferry, Nishimura and Chairman Thompson

Petition was denied.

PETITION OF DILLINGHAM INVESTMENT CORPORATION (A65-80) FOR AN EXTENSION OF THE URBAN DISTRICT BOUNDARIES AT CAPTAIN COOK, IN THE SOUTH KONA DISTRICT ON THE ISLAND OF HAWAII SO AS TO INCORPORATE AN AREA OF APPROXIMATELY NINE ACRES: Described as a portion of Third Division Parcel TMK 8-0-08: 1

Memorandum prepared by staff was read by Mr. Gordon Soh (See copy on file). Staff denial of petition was based on the fact that no evidence had been presented to substantiate a need for the addition of nine acres to the Urban District and that the existing Urban District provided a sufficient reserve area for foreseeable urban growth. The memorandum also pointed out that the proposed development was inconsistent with the plan for Kona, scattered ribbon developments were contrary to the intent and purpose of the Land Use Law and the potential for economic and urban growth near Captain Cook was currently marginal at best.

Commissioner Inaba wondered about development of the civic center which was being planned for the near future in relation to the petitioner's request for extension of the urban district boundary. Mr. Soh replied that he had been unsuccessful in his attempt to contact the architects in Honolulu to get an exact count of agencies involved and people presently employed.

Mr. Tom Peterson, attorney for the petitioner, asked if it would be possible for the Commissioners to look at the file containing supporting evidence which had been submitted by the petitioner. He proceeded to enumerate the several points outlined in file as follows:

1. The land had no agricultural value.
2. Trading and employment facilities stimulate growth in need for residences at location of lot.
3. Close location of every urban service necessary.
4. Lot is adjacent to area already urban.
5. Vicinity does not have reserve of urban land sufficient for the expected growth of the next 5 to 10 years.
6. Good drainage.
7. Compatible with general plans.
8. Kona's urban growth will be in the "highlands".
9. Coffee orchards are a spare time, family garden project.

Chairman Thompson made reference to the public hearing held previously at which time availability of water had been posed as a problem in this area and the reason for the non-development of adjacent lands. In reply, Mr. Peterson stated that he did not think this would be a major problem since he had seen pipe lines that had been recently installed in the area and his belief that they would continue to put the rest of the line all the way through.

Commissioner Inaba moved to approve the petition, which was seconded by Commissioner Wung. The Commissioners voted as follows:

Ayes: Commissioners Wung, Inaba, Ota, Wenkam, Nishimura, Ferry and Chairman Thompson

Nay: Commissioner Mark

Motion to approve petition was carried.

PETITION OF MAUI PINEAPPLE COMPANY (A(T)64-70), FOR A BOUNDARY CHANGE TO ADD ABOUT 178 ACRES PRESENTLY IN AN AGRICULTURAL DISTRICT AND 136 ACRES PRESENTLY IN A CONSERVATION DISTRICT TO THE HONOLUA URBAN DISTRICT FOR RESORT, HOUSING AND OTHER DEVELOPMENTS: Described as a portion of Second Division TMK 4-2-01

Mr. Gordon Soh presented staff memorandum on the above petition. (See copy on file). Staff recommendation was for incorporation of 93 acres into the Urban Districts of Honolua and Napili, which together with the existing 85 acres in the Honolua Urban District, would give a total of 178 acres for urban districting. Mr. Soh pointed out on the map the areas which would remain in conservation if staff recommendation were followed, in answer to Commissioner Wenkam's question.

Commissioner Wenkam expressed his concern over the inaccessibility of beaches and shorelines to the general public whenever a resort hotel was constructed along these areas. He felt that broad public use of the beaches and shoreline should continue to the maximum, and also that the economic well-being of Maui was dependent upon having the shorelines accessible to the general public. He continued that the staff recommendation to conserve the strip of shoreline would not in any way infringe on the plans for the proposed construction by Maui Pineapple Company.

Commissioner Ferry commented that recently the State auctioned several lots, but due to the restrictions imposed by the condition of sale, people were very interested in other available fee simple house lots. He said that these were practically nil in this area. He said that the survival of any business is de-

pendent upon the land prices that prevail, and with urban districting of this particular area, there will be a large portion of the acreage devoted to fee simple residential sale. Commissioner Ferry chose to differ with the impression given that the retention of a portion of the shoreline in conservation would not materially affect the development. He stated that in order for the developer to get the maximum loan possible, the land would have to be unencumbered and free from impediments.

Commissioner Wenkam felt that land was zoned not to create greater market values, but rather in the broad interest of the State and community, and where there was no demonstrated injury to the land owner, he felt the public interest should prevail. He continued that the Land Use Commission was charged with setting up and determining boundaries for conservation to include parks and beaches.

Mr. Colin Cameron, Executive Vice-President of the Maui Pineapple Company, was sworn in by Chairman Thompson. Mr. Cameron opened his testimony with the statement that he wholly agreed with Commissioner Wenkam's views, that he was extremely conscious of the long-term desirability of retaining open areas and that the petitioner's plans called for retention of this area. However, the reason for their request to have the entire area zoned urban was primarily for the purpose of facilitating loan negotiations. The petitioners could not commit large sums of money unless they were fairly certain that they could proceed with the entire development as planned--a plan that would include a well-balanced community of fee simple homes, commercial co-ops, condominium and resort developments, which will be a permanent addition to the welfare of the State. Mr. Cameron stated that the petitioners were looking for long-term improvement and advantages to the community and that they would not think of jeopardizing the long-term plan.

At Chairman Thompson's direction, Mr. Soh pointed out on the map the areas requested for urbanization in the petition, and the areas recommended for urbanization by the staff.

Commissioner Wung wondered whether staff recommendation for urbanization included Kapalua Bay. Mr. Soh replied that staff recommendation was to retain Kapalua Bay in conservation.

Commissioner Mark asked Mr. Cameron how the development would be affected if Kapalua Bay were kept in conservation. Mr. Cameron replied that they had not reached a final agreement with the developer operator and that what they had presented to the Commissioners was just a rough schematic plan.

Chairman Thompson brought up the point that the question before the Commission was the right of way to Kapalua Bay and other beach areas and not one of conservation or urban.

Commissioner Ota responded that accessibility to any piece of property, be it in conservation, urban or agriculture, was important if the land were to be of any use. He felt that there was no problem here if the petitioners agreed with the staff recommendation to keep the beach frontage in conservation.

Mr. Cameron stated that he was not a hotel man and could not say what problems might arise if Kapalua Bay were kept in conservation. However, he pointed out, the success of the proposed development depended upon their being able to proceed with the entire plan. In order to make available reasonably-priced fee simple lots that people could afford, the petitioners had to allocate costs of

major improvements such as water and sewer to other areas. At best it was a slow long-term return project.

Commissioner Ota pointed out that the Commission had granted large areas to petitioners in Kona, Makaha, Kihei without benefit of any proposed plans. However, Maui Pineapple Co. was proposing development of not only a resort area but a growing community for which there was a definite need. He could not see the compatability of public or semi-public use of Kapalua Bay on which petitioners were proposing to build low-density, high class hotel, and the request to have this area put in urban was not an unreasonable one.

Commissioner Mark wondered about the highway realignment in connection with this petition and when this was going to come about. Commissioner Ferry replied that an appropriation had been made in the last Legislature and, in answer to Chairman Thompson's request for clarification, remarked that this was earmarked for improvement of existing roads. Mr. Cameron interrupted at this point with the information that two appropriations had been made under the 1965 CIP, both affecting the roads in this area--one was for improvement of the present highway and the second was specifically for realignment of the highway.

Mr. Yamashita reminded the Commissioners that about a year ago, the area under discussion was examined by them and it was their conclusion at that time that the land below the highway was appropriately zoned in the Conservation District for reasons of scenic attraction and preservation of recreation and beach facilities. An inquiry was also made as to whether or not the land owners were contemplating any future projects to which they received no reply.

Commissioner Ferry amended the foregoing impression with the statement that the Land Use Commission had zoned this area in conservation at the time the final boundaries were determined, with the thought that the petitioners would wait until this occasion to present their development plans and request a boundary change.

Mr. Yamashita felt that the Land Use Commission had provided more than an adequate amount of land for Urban use in this area. Even the findings of the economic studies made by the petitioners' consultants could only justify the use of approximately 93 acres.

Referring to the staff report that there were adequate reserve urban lands in this area, Commissioner Ota stated that this was not the case and the very reason why prices were going out of hand.

Commissioner Wenkam moved to approve staff recommendations which was seconded by Commissioner Mark. The votes were recorded as follows:

Ayes: Commissioners Wung, Wenkam, Mark

Nays: Commissioners Inaba, Ota, Nishimura, Ferry and Chairman Thompson

The motion was defeated.

Commissioner Ferry moved to grant the petitioners' request, seconded by Commissioner Ota.

Commissioner Mark asked whether Commissioner Ferry would entertain an amendment to the motion to keep the shorelines in the Conservation District.

Commissioner Ferry replied that he would not, for the following reasons. The County of Maui is very well abreast of the development plans of the petitioner and the engineering firm has cooperated with the County in seeing that the scheme of development would not damage any of the conservation areas, a point about which the County is very sensitive.

At this point, Commissioner Mark introduced an excerpt from the Honolulu Star Bulletin which referred to the increasing pressure brought about to turn over the most desirable island areas into tourist resorts, relegating the resident to second-class in his own home land. He wondered if this was not a reference to the petition under discussion.

Commissioner Wenkam made an amendment to the motion to keep the shoreline in conservation, including Kapalua Bay, seconded by Commissioner Mark. Motion to amend was carried by the following votes:

Ayes: Commissioners Wenkam, Inaba, Wung, Mark, Nishimura

Nays: Commissioners Ota, Ferry and Chairman Thompson

Commissioner Ota asked whether he could make another amendment to Commissioner Wenkam's amendment. The Chairman informed him that he could only make an amendment to the original motion which was for urbanization of the total area minus the shoreline.

Commissioner Ota then made a motion to amend the original motion so that it would exclude Kapalua Bay.

At this point, Chairman Thompson called for a short recess.

The meeting resumed in 5 minutes. Chairman Thompson informed Commissioner Ota that his motion was out of order.

Commissioner Nishimura stated that he would like to reconsider his vote on the amendment made by Commissioner Wenkam. Chairman Thompson called for a show of hands to signify approval of Commissioner Nishimura's request. Request was granted.

Chairman Thompson called again for a vote on Commissioner Wenkam's amendment to include all the shoreline in conservation which resulted as follows:

Ayes: Commissioners Wenkam and Mark

Nays: Commissioners Wung, Inaba, Ota, Nishimura, Ferry and Chairman Thompson

Motion to amend did not pass.

Commissioner Ota then moved to amend the original motion to include all the shoreline in conservation except for Kapalua Bay, which was seconded by Commissioner Nishimura. The Commissioners were polled as follows:

Ayes: Commissioners Wung, Inaba, Ota, Ferry, Nishimura and Chairman Thompson

Nays: Commissioners Wenkam and Mark

Motion was carried.

Following this, a vote was taken on the original motion as amended, which resulted in the following:

Ayes: Commissioners Wung, Inaba, Ota, Ferry, Nishimura and Chairman Thompson

Nays: Commissioners Wenkam and Mark

Motion was carried.

MEETING

Chairman Thompson commented that he would prefer to defer the dates of the general session meeting which was scheduled for August to September. Since there were no objections, this was agreed upon.

Commissioner Ferry made a few comments regarding the forthcoming Western States Commissioners' Conference. He felt that this would be a very informative meeting which would also provide many opportunities for the members to share views regarding land use laws with the visiting state officials. He also invited the Commissioners to join the group on their island-to-island trek.

All other matters were deferred until the next meeting.

The meeting was adjourned at 4:30 p.m.

MEETING RECONVENED

The meeting was reconvened at 4:45 p.m. at the request of Mr. Clinton Childs of Lihue Plantation for reconsideration of the action on the petition. Mr. Childs appealed to the Commissioners for reconsideration since their decision would impose a great hardship on the petitioner. Commissioner Wung moved that the Commission schedule a special meeting on either Monday, July 26, 1965 or Tuesday, July 27, 1965, at which time Mr. Childs will present additional testimony in behalf of Lihue Plantation. Commissioner Inaba seconded the motion and it was carried unanimously.

COUNTY OF HAWAII
COUNTY PLANNING COMMISSION

RECEIVED
JUL 21 1965

State of Hawaii
LAND USE COMMISSION

Applicant Hawaiian Homes Commission
Date petition received by Planning Commission December 2, 1964
Date of Planning Commission Meeting December 21, 1964
Date petition and recommendations forwarded to LUC July 21, 1965

AMENDMENT OF ZONE DISTRICT BOUNDARY

The County Planning Commission of the County of Hawaii pursuant to consideration required by the provisions of Act 204, SLH 1963, hereby transmit the petition, comments, and recommendations of the above request for amendment of zone district boundary of the following described property:

Puukapu Village House Lots
TMK: 6-4-04

from its present classification in a(n) Agricultural district
into a(n) Urban district.

The Commission decided to recommend: Approval of the request

on the basis of the following findings:

1. The parcel being created is not intentional but the result of the creation of Agricultural lots adjoining said parcel of land.
2. The parcel created is adjoining an existing urban zone.
3. Said parcel upon the final approval of the farm lots will exist as a non-conforming lot without certainty of status for future use.
4. With the relocation of residences from the Kawaihae industrial area in the near future, an addition to the Kuhio Village area would fulfill the needs of the Hawaiian Homes people.
5. Other areas in this district is not readily available for use by the Hawaiian Homes.

(Signed) Raymond H. Suefuji
Acting Director, County Planning Commission

STATE OF HAWAII

LAND USE COMMISSION

July 23, 1965
Lihue, Kauai

MEMORANDUM

TO: Land Use Commission

FROM: Staff

SUBJECT: Lihue Plantation Company (A64-79), Hawaiian Home Lands (A64-72), and Earl V. Truex (A64-78)

1. Lihue Plantation Company (A64-79)

The public hearing on the petition by Lihue Plantation Company was held in Lihue on May 7, 1965. At that time the staff recommended approval of the petition to transfer:

a) 16.6 acres from an Agricultural District to the Lihue Urban District;

b) 11.1 acres from the Lihue Urban District to an Agricultural District;

on the basis that:

a) The petition is merely a request for a more practical location of the boundary based on refinements of the subdivision layout and requires only minor adjustments;

b) There is nothing in the proposed change which would be adverse to the intent or purpose of the Land Use Law.

Subsequent to the hearing, no additional evidence was submitted except a letter from Lihue Plantation Company dated May 13, 1965, which, in summary, states:

a) The present urban boundary lines in Lihue encompass an area which the company believes will be needed for urban growth over the next five years.

b) The petition is merely to accommodate engineering requirements for the development except for the Ahukini triangle.

c) The Ahukini triangle is being sought for urban use because it is surplus to agricultural use.

d) Real property tax assessment procedures based on long-term zoning penalize landowners for undertaking long-range plans.

e) Approval of the petition will facilitate coordination with County drainage and sewerage plans and the subdivision development contemplated.

Based on comment a) above of the letter of May 13, 1965 and on Regulation 2.7 (d) which requires the inclusion in Urban Districts of sufficient reserve

areas for urban growth in appropriate locations based on a 10-year projection, your staff wishes to revise its original recommendation to:

a) Approve the addition of 16.6 acres to the Lihue Urban District, and

b) Deny the removal of 11.1 acres from the Lihue Urban District except for that portion petitioned for between the Hoolaka Street extension and the Hanamaulu Cutoff Road alignment.

2. Hawaiian Home Lands, (A64-72)

The public hearing on the petition by the Department of Hawaiian Home Lands, State of Hawaii, was held in Kailua, Kona on May 27, 1965. At that time the staff recommended approval of the petition to add a 0.89 acre remnant of an agricultural subdivision to the adjoining Kuhio Urban District on the basis that:

a) The change is of a marginal nature and only a minor adjustment is required;

b) No threat or precedent is established to the detriment of agricultural uses; and

c) The area is appropriately located for urban expansion and urban use would be consistent with the County and State general plans.

Subsequent to the hearing, no additional evidence was submitted to alter staff findings or recommendations on the matter.

3. Earl V. Truex (A64-78)

The public hearing on the petition by Earl V. Truex was held in Hilo, Hawaii on May 28, 1965. At that time the staff recommended denial of the petition to create a 50-acre Urban District along Peck Road (near Mountain View, Hawaii) on the basis that:

a) The proposed change would constitute spot zoning;

b) The proposed use is inconsistent with the character of the area;

c) There is no clear need for additional urban land in this area; and

d) The proposed use would contribute scattered development.

Subsequent to the hearing, no additional evidence was submitted to alter staff findings or recommendations on this matter.

July 14, 1965

Mr. A. K. Piianaia, Chairman
Hawaiian Homes Commission
P. O. Box 1879
Honolulu, Hawaii

Dear Mr. Piianaia:

The Land Use Commission next meets on July 23, 1965, at 10:30 a.m., in the Lihue District Court Room (Police Station), Lihue, Kauai.

At that time the Commission will conduct a hearing on petitions for boundary change. Following this hearing, the Commission will hold a meeting at which time your petition to change the district boundaries from agricultural to urban will be considered and action taken.

Although there is no requirement for you to be present, you may nevertheless wish to attend the meeting.

Very truly yours,

RAYMOND S. YAMASHITA
Executive Officer

cc: Chairman M. Thompson
Hawaii Planning Comm.

STATE OF HAWAII
LAND USE COMMISSION

Minutes of Public Hearing
and Meeting

Hale Hawalai Cultural Center, Kailua-Kona, Hawaii

May 27, 1965
3:30 P.M.

Commissioners Present:	C.E.S. Burns
	Goro Inaba
	Shiro Nishimura
	Charles S. Ota
	Leslie E. L. Wung
Absent:	James P. Ferry
	Shelley M. Mark
	Myron Thompson
	Robert G. Wenkam
Staff Present:	Raymond S. Yamashita, Executive Officer
	Roy Takeyama, Legal Counsel
	Gordon Soh, Associate Planner

The public hearing was called to order by Commissioner Burns, Chairman Pro Tempore. The commissioners and staff were introduced and the procedures to be followed throughout the public hearing were outlined. All persons presenting testimony during this day's hearing were sworn in by the Chairman.

PETITION OF HAWAIIAN HOMES LAND COMMISSION (A64-72) TO AMEND THE KUHIO (PUUKAPU) VILLAGE URBAN DISTRICT BOUNDARY IN KAMUELA TO INCORPORATE A SINGLE LOT OF 0.89 ACRES: Described as a portion of Third Division parcel TMK 6-4-04

Mr. Gordon Soh presented the background and analysis of the above petition (see report on file). The staff recommended that the petition be approved on the basis that:

1. the matter is of such a marginal nature that no strong arguments can be mustered against the change,

2. the issue involved is merely a matter of boundary adjustment rather than a significant change of the boundary,

3. it poses no serious threat or precedent militating against agricultural uses and is consistent with Regulation 2.7g.

Since there were no questions from the Commission or the public, the public hearing on this matter was closed.

PETITION OF DILLINGHAM INVESTMENT CORPORATION (A65-80) FOR AN EXTENSION OF THE URBAN DISTRICT BOUNDARIES AT CAPTAIN COOK, IN THE SOUTH KONA DISTRICT ON THE ISLAND OF HAWAII SO AS TO INCORPORATE AN AREA OF APPROXIMATELY NINE ACRES: Described as a portion of Third Division parcel TMK 8-1-08: 1

Following staff presentation of the background and analysis of the above petition (see report on file), staff recommended denial of the petition on the following bases:

1. There is no evidence yet presented nor has staff found evidence, that "the area is needed for a use other than that for which the district in which it is situated is classified ..."

2. The existing urban district does provide "a sufficient reserve area for foreseeable urban growth."

Mr. John Weeks, surveyor for the Dillingham Investment Corporation, testified that the report made no mention of a County Civic Center which is going up near the Captain Cook area. He pointed out that all the lots in the first subdivision are taken but are not developed because there is no water. He further related that by adding the second subdivision, water service would be made possible not only to them but to the existing subdivision as well.

Chairman Burns did not understand how the water situation tied in with the second increment. He asked if the county would be obliged to furnish water if the second subdivision is approved. Mr. Weeks replied that Dillingham Investment Corporation will bring in a water line from the present Belt Road up to the county road that will service both subdivision areas.

He reiterated the fact that the Civic Center will be built in the very near future just 1/2 mile away from the subdivision and that firemen and others will be seeking homes in that area.

Mr. David Frazier, General Manager of Dillingham Investment Corporation, explained that coffee was never grown on the land under petition for quite some time because this particular land is agriculturally very poor. He stated that they are not making any money on this parcel and that it will be a matter of time when it will be abandoned as coffee land.

The Executive Officer stated that when this petition was received, there were no data or facts to go on. He indicated that it would help the petition at hand if additional, more detailed information is submitted. Mr. Frazier agreed to do so.

Commissioner Ota asked Mr. Frazier if there are any lots available in the general vicinity which are comparable in size to their proposed lots. Mr. Frazier replied that to his knowledge none are available.

Commissioner Wung inquired whether there were any definite plans as to how the lot would be subdivided or how the streets would run. He was informed there are definite plans.

Mr. Frazier questioned page 3 of the staff's report which read, "When water is brought to this subdivision, presently without water, will also be serviced." The Executive Officer corrected the sentence to read, "When water is brought to this subdivision, the adjacent subdivision presently without water, will also be serviced."

There were no additional testimonies or comments from the public or the Commission. The Chairman announced that this Commission will receive additional written testimonies or protests within the next 15 days and will take action on this petition 45 to 90 days from this hearing.

The public hearing on Dillingham Investment Corporation was closed.

ADOPTION OF MINUTES

The following minutes were adopted as circulated:

1. March 19, 1965 Meeting in Hilo, Hawaii

2. March 19, 1965 Public Hearing and Meeting in Hilo, Hawaii

COMMISSION'S NEXT MEETING

The Executive Officer informed the Commission that H.B. 1070, (now known as Act 32, Session Laws of Hawaii 1965) which adjusts the processing schedule for petitions, was signed by the Governor and has been effective as of May 5, 1965. On legal counsel's advice the Commission may process those petitions which were received prior to May 5th in accordance with Act 32. Considering the new time limitations under Act 32, staff recommended the next meeting be held on June 25, 1965, in Honolulu, and the following meeting to be held on July 23, 1965, on Kauai. The Commission agreed to this schedule.

REPORT ON DIAMOND HEAD AREA

The Executive Officer informed the Commission that staff's report on the Diamond Head Area is not completed as yet.

LEGISLATIVE BILLS

Commissioner Ota raised a question inquiring the status of legislative bills amending the Land Use Law, etc. The Executive Officer pointed out that most of the bills were filed but that the rules were suspended in which case the filed bills can be reinstated. The Commission was informed that S.B. 84 passed both houses. The bill as amended reads, "all planning directors shall be made non-voting ex-officio members."

The meeting was adjourned.

Notice of Public Hearing

TO CONSIDER PETITIONS FOR CHANGE OF DISTRICT BOUNDARY WITHIN THE COUNTY OF HAWAII BEFORE THE LAND USE COMMISSION OF THE STATE OF HAWAII

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In the Hale Halawai Cultural Center, County of Hawaii, Kailua-Kona, on May 27, 1965, at 3:30 p.m., or as soon thereafter as interested persons may be heard.

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TIME AND PLACE
In the County Board Room, County Building, Hilo, Hawaii, on May 28, 1965, at 2:00 p.m., or as soon thereafter as interested persons may be heard.

(1)	(2)
Docket Number and Petitioner A64-78 Earl Truex	A65-82 Hilo Sugar Company
Tax Map Key Third Division TMK 1-8-06: 92, 129 & 130	Portion of Third Division TMK 2-3-35: 1; portion of Third Division TMK 2-3-38: 3; Third Division TMK 2-3-39: 3, 4, 5, 6, 7, 8, 9, & 10; and portion of Third Division TMK 2-3-44: 9.
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Change Requested To establish a 50 acre Urban District in the Agricultural District near Mt. View for the purpose of developing a subdivision containing one acre lots.	To incorporate a 2 acre tract and a 9 acre tract to the Hilo Urban District near Kaumana Drive for an unspecified Urban use.

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LAND USE COMMISSION
M. THOMPSON, Chairman
R. YAMASHITA, Executive Officer
(Hon. Adv.: May 17, 25, 1965)

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LAND USE COMMISSION
M. THOMPSON, Chairman
R. YAMASHITA, Executive Officer
(S.-B.: May 17, 25, 1965)

STATE OF HAWAII
LAND USE COMMISSION

Hale Halawai Cultural Center
Kailua-Kona, Hawaii

3:30 P.M.
May 27, 1965

STAFF REPORT

A64-72 - HAWAIIAN HOMES COMMISSION District Classification: AGRICULTURAL

BACKGROUND

The Hawaiian Homes Commission submits a petition to amend the Kuhio (Puukapu) Village Urban District boundary in Kamuela to incorporate a single lot of 0.89 acres. Petitioner represents that the lot is a remnant created in 1964 by an agricultural subdivision located immediately Honokaa of Kuhio (Puukapu) Village. The lot was formerly a portion of Third Division parcel TMK 6-4-04: 9. It is owned by the petitioner.

The lot lies in the Honokaa-Mauna Kea corner of Kuhio Village. The village lies in an Urban District; the lot in an Agricultural District. The boundary runs between the lot and the village.

The lot is currently in pasture. Most of the Agricultural District surrounding the village is in grazing, primarily owned or leased by Parker Ranch although there are a number of smaller ranch lands of about 300 acres. Just Mauna Kea of Mud Lane and Honokaa of Kamuela are homesteads and farm lots ranging generally from 10 to 50 acres in size.

Soils are of the Waimea fine sandy loam type generally with gentle slopes although there are areas where a series of knolls can be found. The soils are generally thick but in places it may be as thin as eight or ten inches. Where pastures have been developed and improved, the carrying capacity is high. A variety of truck crops can be raised. Where the land

is fairly level, machine cultivation is possible.

Median annual rainfall is 39 inches spread fairly evenly throughout the year. In any year, however, and at any one point rainfall vary widely from the median. The area may go through serious drought as well as flooding. A flood control project is being instituted to divert runoff from the Kohala Mountains onto the Kamuela plain. Kuhio Village lies well mauka of the drainage way.

The county has a 24" line which takes water from the Kohala Mountains to Kuhio Village. This line is primarily for domestic use although it is also used for irrigation. At Kuhio Village six and eight inch mains branch off and follow the fifty foot roadways. Power and phone services are available.

The village lies a little apart from the core of Kamuela separated by grazing land. School facilities, a public library, a police substation, a volunteer fire station and a growing number of urban facilities are available in Kamuela.

The village contains about 84 houselots, each a little over an acre in size. Since the lots were opened up in 1952, about two-thirds have been taken up, virtually all of which have been built upon. Some of the sites originally taken up have reverted to the Hawaiian Homes Commission or transferred to some other home owner. It is estimated that in 1955 there were forty-four homes in the village as compared with fifty-one in 1962 and fifty-eight in 1965.

Between 1930 and 1940 the population of Kamuela dropped from 816 to 445. The population subsequently increased to 560 in 1950 and 657 in 1960. The

number of homes in 1960 totalled 205.

The South Kohala population outside of Kamuela was more stable - increasing from 434 in 1930 to 907 in 1940, to 945 in 1950, and to 881 in 1960.

Occupied housing in the South Kohala district as a whole increased from 275 in 1940 to 324 in 1950 and 394 in 1960. Vacancies were 37 in 1940, 86 in 1950 and 250 in 1960.

ANALYSIS

On December 21, 1964 the Planning and Traffic Commission, now the Planning Commission, of the County of Hawaii unanimously voted to recommend redistricting the parcel in question. The record suggests that the Commission viewed annexation of the parcel as a logical addition to the Kuhio Village Urban District.

It is estimated that - taking into account housing needs generated by the Rockefeller development - the annual need for houselots in the South Kohala District is about twenty a year.[1/] [2/] Perhaps more than half this need can be accommodated in Kamuela. The present rate of development in the Kuhio Village area is about two houselots a year.

Against this demand, there were in 1962 about 548 acres of residential subdivision authorized but not developed. Housing densities were perhaps two homes per acre or one home per half acre and of this nearly 40% were vacant. Within Kuhio Village in 1965, 30% of the lots were vacant or in pasture.

1/ File memorandum dated October 8, 1962 Department of Land and Natural Resources; "Housing Market for South Kohala District."

2/ Acceleration of this rate is believed possible over the long term. However, in view of the high rate of vacant Urban land, vacant lots, vacant homes and low density of development, it appears wise not to anticipate any increase in the rate at this time.

It is clear that there is ample room for urban expansion in South Kohala, Kamuela and Kuhio Village. Generally speaking, no more land need be added to existing Urban Districts.

The immediate case, however, calls not so much for an addition to the Urban District but for an adjustment of boundary lines to incorporate a remnant lot. The lot is a result of an agricultural subdivision designed to promote agricultural activities in the Agricultural District.

Your staff sees in this no subterfuge working at cross purposes with the Land Use Law. The lot lines of the agricultural subdivision are reasonably drawn and do not force the creation of the remnant lot except to maximize the employment of the land available.

The area involved is comparable to houselot sizes in Kamuela and would be a minimal addition to the Urban District. The lot would generally be too small to keep in agricultural use and would not conform to agricultural lot sizes now apparent in the Agricultural District at Kamuela. The addition of a single lot to the Urban District would not contribute significantly to the severity of urban land surpluses in Kamuela.

The addition of the lot appears to be a reasonable adjustment of the urban pattern of the Kuhio Village Urban District. The adjustment logically follows the availability of urban facilities and is consistent with a plan prepared for the County of Hawaii. The impact on agricultural land assessments should be negligible since the addition does not suggest a new direction for extension of urban influence.

RECOMMENDATION

While no overwhelming evidence can be found to support approval of the boundary change requested, the matter is of such a marginal nature that no strong arguments can be mustered against the change. The instant issue appears to be more nearly a matter of a boundary adjustment than a significant change of the boundary. It moreover poses no serious threat or precedent militating against agricultural uses and is consistent with a published plan (Regulation 2.7g). In this situation your staff has relied on the principle voiced in Regulation 2.11(3):

> "Where the district lines are not otherwise indicated and where the property has been or may hereafter be subdivided into blocks and lots, the district lines shall be construed to be the lot lines."

On this basis your staff recommends approval of the adjustment requested by petitioner.

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LAND USE COMMISSION
M. THOMPSON, Chairman
R. YAMASHITA, Executive Officer

(S.-B.: May 17, 25, 1965)

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LAND USE COMMISSION
M. THOMPSON, Chairman
R. YAMASHITA, Executive Officer

(Hon. Adv.: May 17, 25, 1965)

May 13, 1965

Mr. A. K. Piianaia
Chairman
Hawaiian Homes Commission
P. O. Box 1879
Honolulu, Hawaii

Dear Mr. Piianaia:

This is to inform you of the public hearing called by the Land Use Commission of the State of Hawaii on May 27, 1965, at 3:30 p.m., in the Hale Halawai Cultural Center, County of Hawaii, Kailua-Kona. Your petition for change of district boundary from an Agricultural district classification to an Urban district classification for portion of Third Division, TMK 6-4-04, will be heard at that time.

Publication of Legal Notice will appear in the Honolulu Star-Bulletin and the Honolulu Advertiser on May 17 and 25, 1965, and will appear in the Hawaii Tribune-Herald on May 19 and 26, 1965.

Very truly yours,

RAYMOND S. YAMASHITA
Executive Officer

cc: Chairman M. Thompson
Hawaii Planning Commission

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LAND USE COMMISSION

M. THOMPSON, Chairman

R. YAMASHITA, Executive Officer

(Legal ad - 2 cols. w/border to appear:)
(May 17 and 25, 1965 - HONOLULU STAR-BULLETIN)
(HONOLULU ADVERTISER)
(May 19 and 26, 1965 - HAWAII TRIBUNE-HERALD)

1507

PLANNING AND TRAFFIC COMMISSION
County of Hawaii
Hilo, Hawaii

February 3, 1965

RECEIVED
FEB 4, 1965
State of Hawaii
LAND USE COMMISSION

Mr. Raymond S. Yamashita
Executive Officer
Land Use Commission
426 Queen Street
Honolulu, Hawaii 96813

Dear Mr. Yamashita:

Re: Special Permit Application by W. H. Shipman, Ltd., for Urban Developments.

Amendment of the Land Use District Boundaries from Agricultural to Urban District applied for by Department of Hawaiian Home Lands and Earl V. Truex.

For your information and files, we are transmitting all the materials on W. H. Shipman, Ltd., pertaining to Planning and Traffic Commission's approval on the petition for a special permit.

Also enclosed are the minutes of the meetings held on December 21, 1964, and January 18, 1965, in reference to the Commission's recommendation on the applications of Department of Hawaiian Home Lands and Earl V. Truex respectively for amendment of the Land Use District Boundaries from Agricultural to Urban District. A formal recommendation of the Planning and Traffic Commission on both of these applications will be forwarded to you at a later date when time permits.

Yours very truly,

PLANNING AND TRAFFIC COMMISSION

Raymond H. Suefuji

Raymond H. Suefuji
Acting Director

lat

Enclosures

RECEIVED
FEB 8, 1965
State of Hawaii
LAND USE COMMISSION

PLANNING AND TRAFFIC COMMISSION
County of Hawaii
December 21, 1964

The Planning and Traffic Commission met in regular session at 1:30 p.m., in the Conference Room of the County Board of Supervisors with Chairman Robert M. Yamada presiding.

PRESENT: Robert M. Yamada
Seiji Aoyagi
Marion Baker
Maxine Caldwell
John T. Freitas
Walter W. Kimura
Herman Mulder
Russell Oda
Robert J. Santos
Rufus P. Spalding, Jr.
Edgar A. Hamasu
Raymond H. Suefuji

ABSENT: John Alconcra
Miyoshi Matsushita

L. N. Nevels
Richard Kimi
Albert Soloff
Yukio Naito

MINUTES — The minutes of the meeting held on November 16, 1964, were approved as circulated on a motion of Mr. Freitas, and second of Mr. Kimura, and carried.

The meeting was recessed at 1:31 p.m., to conduct the following public hearings:

1. Request of Paul K. Tallett, for a variance to permit the continuance of a piggery use in a Class "A" Residential Zone, located on Lot 30, Parcel 25, Lehia Park Residence Lots (1st Series), a portion of Waiuli, Waiakea, South Hilo, containing an area of 18,000 square feet.

2. Request of Inter-Island Resorts, Ltd., for a variance to allow the development and construction of a 59 -unit addition with a restaurant and a cocktail lounge to Mauna Loa Wing of the Kona Inn Hotel, located on a lot approximately 89,566 square feet in area, being Parcel 4, Honuaula 1st, North Kona.

3. Request of W. H. Shipman, Ltd., for a Special Permit to allow the applicant for urban developments in that portion of his property now used for intensive residential use, located in the State Agricultural Zone.

4. Request of Laguna-Kai Development Venture for a variance to allow the development and construction of a 2-story, 44-unit resort development with dining and recreational services, located on a lot approximately 56,853 square feet in area, being Lots Nos. 77, 78, and 79 of Puako Beach Lots, Puako, South Kohala.

stop at property line and changing it to mean intersecting line or the nearest crosswalk line or if no marked line, then at the point nearest the intersecting roadway where the driver has a view of approaching traffic. The foregoing applies to the yield sign where the driver is required to stop.

On a motion of Mrs. Carlsmith and second of Mr. Kimura, the Commission voted to accept the recommendation of the Police Department to amend Ordinance No. 25.

3. HAIRPIN TURN
KEAUMOKU, WAIMEA

The request of the Police Department was considered to improve the hairpin turn in the Keaumoku area in order to provide a more gradual turning radius. The hazard exists on the first bad turn, 3 miles from Waimea Police Station, to Kona.

It was moved by Mrs. Carlsmith, seconded by Mr. Kimura, and carried that the recommendation on Item No. 3 under new business be accepted.

ZONING COMMITTEE REPORT

The following were discussed and action taken on each item accordingly:

1-a. LAND USE COMMISSION
REZONING REQUEST
MOLLY D. ZIMMING

The members considered the request from Land Use Commission for comments and recommendations on the application of Molly D. Zimming for amendment of the Land Use District Boundaries from Agricultural to Urban District on a portion of Lot 918, Grant 1609, Waiakea Homesteads, 2nd Series, South Hilo.

The parcel is located in the vicinity of an Urban zoned area of Waiakea Camp 6 and is adjoining the Shigeoka subdivision. It is located on the corner of Kupulau and Haihai Streets. An 8-inch water main runs along Kupulau Road and a portion of the roadway is paved. The proposed subdivision plans show small lots fronting on the two roads with the interior portion kept as a large parcel until future demand calls for further subdivision. The lots which front on Haihai Street is presently on a paper road. The applicant understands that the Planning Commission's approval will not construe to mean that the proposed subdivision will be granted as shown on the plat plans. It will still need the Land Use Commission's approval. The proposed uses will have to conform to the existing zoning ordinance and the Master Plan.

The staff report recommended rezoning to Rural District. The character of the land is rural. The Master Plan of the city of Hilo shows the area as Residential-Agricultural which has similar characteristics as the State's Rural Zone. The proposed zoning map shows this area in excess of 5 to 10 acres. It was pointed out that the Commission's responsibility is to control density and land uses and not to haphazardly increase urban districts in spotted areas.

Mr. Spalding moved for approval of the Committee's recommendation to recommend to the Land Use Commission that this area be placed in the Urban District. The motion was seconded by Mrs. Carlsmith, and unanimously carried.

1-b. LAND USE COMMISSION
REZONING REQUEST
W. H. SHIPMAN, LTD.

A discussion followed on the request of W. H. Shipman, Ltd. for amendment of the Land Use District Boundaries from Agricultural to Urban District on Lots A-22-A-3, A-22-A-4, and A-22-A-1 in Keaau, Puna.

The staff reported recommended rezoning to Urban District since most of the lands in the immediate vicinity are being used for urban purposes. The Master Plan shows a portion of that area for residential uses.

It was moved by Mr. Spalding, seconded by Mr. Freitas, and unanimously carried that the Committee's recommendation be accepted.

1-c. LAND USE COMMISSION REZONING REQUEST STATE OF HAWAII (HHC) — The request of State of Hawaii, Department of Hawaiian Home Lands was next considered for amendment of the Land Use District Boundaries from Agricultural to Urban District on an additional Puukapu Village Houselot No. 86 in Puukapu, Waimea, South Kohala.

At the time of the Farm Lots subdivision, remnant lot resulted creating a houselot size in a corner of a previous residential subdivision. The adjacent small-lot subdivision is in an Urban District, therefore, the request to place this one houselot in the Urban District seems logical.

Mr. Spalding moved to accept the Committee's recommendation to recommend to the Land Use Commission that rezoning from Agricultural to Urban be approved. The motion was seconded by Mr. Mulder, and unanimously carried.

2. REZONING STUDY CHONG MAN SUBDIVISION RESIDENTIAL ZONE A. — The members considered the possible rezoning of the Charles Chong Man Subdivision in the land of Ponahawai from Class A to Class B Residential. The lots within the subdivision are predominantly 3/4 acre to 1 acre in size. In the past, several resubdivision to a smaller sized lots were requested and approved by the Commission when the area was zoned Agricultural Zone 2. It was deemed undesirable to allow 10,000 square-foot lot to one property owner because of the fact that these parcels are very large. The adjacent Kaumana-Lani subdivision range in lot sizes from 8,000 to 10,000 square feet in a Class B. Residential area.

The staff recommended the extension of the present Class B Residential from the Kaumana-Lani Subdivision to the stream and following that line to the Kaumana Drive.

On a motion of Mr. Spalding and second of Mr. Mulder, the Commission voted to accept the Committee's recommendation to hold a public hearing at the next meeting to rezone the area from Class A to Class B Residential.

On Item Nos. 3, 4, and 5, which pertains to County Attorney's opinion on Ordinance No. 183, County Attorney's opinion on appeal from the decision of the Building Officials, and zone variance procedure under the Rules of Practice and Procedure adopted on July 16, 1962, the Chairman of the Zoning Committee recommended that the report be studied and sincerely urged everyone to read since it contains some of the criteria in rendering decisions on zoning cases.

6. REVISED PLANS ON VARIANCE GRANTED KID McCOY, ET AL. — A revised development plans were submitted by Kid McCoy for approval by the Commission. The revised plans now conform to the construction drawings previously submitted on roads and water system. The approval was held in abeyance pending submission of revised over-all plans. All conditions regarding parking and density remain the same. The staff recommended approval.

Mr. Spalding moved that the Commission approve the revised development plans. The motion was seconded by Mr. Mulder, and carried.

district. Pleasant and attractive environment with adequate open space around each building planted with tropical vegetation and greenery as well as ample, well-maintained, off-street parking area are definite means to achieve visitor satisfaction. Satisfied visitors are the best advertisement for Hawaii's visitor industry.

3. A rule of thumb is very often used in calculating off-street parking spaces for a commercial development. It is established that normally one hotel room would provide employment for one person. Adequate parking spaces need to be set aside for employees parking as well as visitors parking.

4. In view of items (2) and (3), it is indeed strongly suggested that from the standpoint of your long-range business success as well as to maintain a healty economic climate and the betterment of Kailua Resort Region, that you give every consideration to rpovide attractive and pleasant environment in the vicinity of the hotel.

(Mr. Mulder abstained from voting.)

LAND USE COMMISSION
SPECIAL PERMIT
W. H. SHIPMAN, LTD.

A public hearing was held on the request of W. H. Shipman, Ltd., for a Special Permit to allow the applicant urban developments in that portion of his property now used for intensive residential use, located in the State Agricultural Zone.

Action was deferred until next month's meeting. Act 205 (LUC law) prohibits the Commission to act on such petition earlier than 15 days after the said public hearing.

ADOPTION
RES. NOS. 53 and 54

The Planning and Traffic Commission Resolution Nos. 53 and 54 are for the purpose of officially adopting the Master Plan of South Hilo and Puna Districts and the Master Plan of Kohala-Hamakua Region.

On a motion of Mr. Santos and second of Mr. Mulder, the Commission unanimously voted to adopt the resolutions.

ADOPTION
RES. NO. 55

The Planning and Traffic Commission Resolution No. 55 is for the purpose of officially adopting the Master Plan of North and South Kona Districts.

Mr. Mulder moved for the adoption of the Kona Master Plan with amendments in the light industrial use on the south side of the airport to reflect open space and the realignment of Kuakini Highway to be left for future discussion. The motion was seconded by Mr. Santos, and carried.

ADOPTION
RES. NO. 56

The Planning and Traffic Commission Resolution No. 56 creates Business Zone from Agricultural Zone 2 on a parcel described as Lot 12, a portion of Grant 10551, Block 501, Waiakea Homesteads, Waiakea, South Hilo, situated at the corner of Kahaopea Street and Kanoelehua Avenue.

It was moved by Mr. Santos, seconded by Mr. Kimura, and carried that Resolution No. 56 be adopted.

RECEIVED
FEB 8, 1965
State of Hawaii
LAND USE COMMISSION

PLANNING AND TRAFFIC COMMISSION
County of Hawaii
January 18, 1965

The Planning and Traffic Commission met in regular session at 1:07 p.m., in the Conference Room of the County Board of Supervisors with Chairman Robert M. Yamada presiding.

PRESENT: Robert M. Yamada
Seiji Aoyagi
Marion Baker
Maxine Carlsmith
John T. Freitas
Walter W. Kimura
Robert J. Santos
Rufus P. Spalding, Jr.
Raymond H. Suefuji

Shunichi Kimura, County Chairman

Jack Bryan
Walt Southward
Lloyd Sadamoto

ABSENT: Miyoshi Matsushita
Herman Mulder

MINUTES The minutes of the meeting held on December 21, 1964, were approved as circulated on a motion of Mr. Spalding, second of Mr. Kimura, and carried.

The meeting was recessed at 1:08 p.m., to conduct the following public hearings:

1. The request of Richard Smart for a variance to allow the development and construction of a 40 x 100 administration building for Parker Ranch, located on a lot approximately 24,244 square feet in area, portion of R. P. 5671, LCA 8521-B, Apana 1, Waikoloa, South Kohala.

2. Request of Thomas A. Kobayashi for a variance to allow the development and construction of a storage room, loading and unloading facility and sales room in an existing retail furniture store, located on a lot approximately 30,415 square feet in area, portion of R. P. 1098, L. C. Award 614, Honuaina Iki, North Kona.

The meeting was reconvened at 1:25 p.m., but recessed because of the lack in quorum to conduct business.

The next scheduled public hearing commenced at 1:30 p.m., on the request of D & S Pacific, Ltd., for a variance to allow the development and construction of a 68-unit apartment hotel condominium, located on a lot approximately 49,933 square feet in area, Land Court Application 1735, portion of Hienaloli 6th and Auhaukoae 1st, North Kona.

The meeting was reconvened at 1:41 p.m.

TRAFFIC COMMITTEE REPORT

Mrs. Carlsmith moved to accept the entire Traffic Committee report under the unfinished and new business. The motion was seconded by Mrs. Baker and carried.

The meeting was recessed at 1:47 p.m., to conduct a public hearing on the request of Kona Hardwoods for a variance to allow the development and construction of a 10 x 36 addition to the existing building to be used as a beauty salon, located on a lot approximately 7,637 square feet in area, portion of L. C. Aw. 9971:46, Honuaula 1st, North Kona.

The meeting was reconvened at 1:57 p.m.

ZONING COMMITTEE REPORT

The following were discussed and action taken on each item accordingly:

✓1. LAND USE COMMISSION REZONING REQUEST EARL V. TRUEX

The members considered the request from Land Use Commission for comments and recommendations on the application of Earl V. Truex for amendment of the Land Use District Boundaries from Agricultural to Urban District on a portion of Olaa Reservation Lots, in Puna and fronting on Peck Road for the purpose of subdividing a 50-acre lot into 1-acre parcels.

The contention of the applicant was that under the Agricultural zone, the minimum area allowed would be 3-acres, but if Urban zone is granted, 1-acre parcels would be permissible allowing more retired couples to farm their own gardens which is more within their scope of living.

The staff report recommended change of zone boundaries to Rural District because the minimum area allowed is 1-acre under this zoning. The Master Plan reflects this area as Agricultural use. The land is not being used for anything at the present time. The criteria for which the applicant has to meet before change of zone boundaries to Urban District would be that the property must be adjoining or close to an existing urban boundary. In this case, the Urban District is completely detached from the property in question. The applicant is proposing a 1-acre lot which is the minimum area for agricultural-residential type of zoning which is comparable to the State and County interpretation.

Mr. Spalding moved to recommend the change of use to the Land Use Commission of the 50-acre parcel to a Rural District zoning. The motion was seconded by Mrs. Carlsmith, and carried.

On a motion of Mr. Spalding and second of Mrs. Carlsmith, the Commission voted to accept and file Item Nos. 2 and 3 of the Zoning Committee report.

The meeting was recessed at 2:01 p.m., to conduct a public hearing on the request of Laurance S. Rockefeller for a variance to allow the development of a ranch type hotel and lodge, located on a lot approximately 11.340 acres in area, Grants 11059:2, 5272, 5273, portion of 5274 and L. C. Aw. 4513, South Kohala.

The meeting was reconvened at 2:10 p.m.

The Board of Water Supply recommended disapproval due to the inadequate pipeline which serves this subdivision until such time that the subdivider installs adequate pipeline in conformance with their requirements.

Mr. Santos moved that the subdivision be denied for the reasons indicated by the Board of Water Supply. The motion was seconded by Mr. Kimura, and carried as follows:

Ayes:		Noes:	
	Mr. Santos		Mr. Freitas
	Mr. Kimura		Mrs. Baker
	Mrs. Carlsmith		
	Mr. Aoyagi		
	Mr. Spalding		

(Note: After the Commission's action, the Board of Water Supply called attention to the fact that the two homes already existing on the subdivided lot is being served on one meter, therefore recommended approval on the basis of no change in condition. Another letter was forwarded to the applicant after a telephone poll and majority vote of members indicating approval for recordation with usual modifications and conditions.)

21. STREET NAME
HUAPALA SUBDIVISION
CHARLES MAKAWEO, ET AL.

A request was made by the developer of the Huapala Subdivision to name their recently constructed roadway within the subdivision situated at Waiakoa Homesteads, 1st Series. The Name "Makaleka" was submitted for consideration.

The subdivider informed the Commission prior to the meeting that they would like to have the Commission select a name rather than defer for further consideration since the name "Makaleka" was not recommended for approval by the Committee because of the possible confusion with an existing street name of "Makalika."

On a motion of Mr. Freitas and second of Mr. Spalding, the Commission voted to designate the street name of "KUPAA" which mean steadfast.

The Chair declared a recess for 5 minutes at 3:45 p.m.

The meeting was reconvened at 3:55 p.m.

LAND USE COMMISSION
SPECIAL PERMIT
W. H. SHIPMAN, LTD.

The request of W. H. Shipman, Ltd., was considered for a special permit to allow the applicant urban developments in that portion of his property now used for intensive residential use, located in the State Agricultural Zone.

A public hearing was held last month on this request. It was moved by Mr. Santos seconded by Mrs. Carlsmith, and carried to recommend approval of the request for a special permit to the Land Use Commission on the basis of the following findings:

1. Trends and needs have changed in that the plantation is not interested in maintaining housing for the employees. They are requesting that the area involved which provide housing for the employees be extracted from their general agricultural lands. The ultimate plan is to have the employees own a parcel of land, build, and maintain a home of their own.

2. The granting of the special permit would not unreasonably burden public agencies to provide roads and streets, sewers, water, drainage and school improvements and police and fire protection.

   a. All subdivision within this area must be developed with water and roads before approval is granted by the Planning and Traffic Commission.

   b. School, police and fire protection are presently available.

3. The land is not available for agricultural uses and it is presently under urban use.

4. The use requested is for the highest and best use of the land involved for the general interest.

5. Land allotted under present district boundary is insufficient for a planned community. The reason herein stated has direct association with the ordinances of the County of Hawaii. Ordinance No. 294 adopted December 16, 1964 requires a minimum of one acre for the development and construction of a single-family dwelling. The Planning and Traffic Commission is granting variance when requested in all urban areas on the basis of the proposed zoning map. With such an approval, the area of land needed per single-family dwelling is doubled and tripled due to low density area requirements.

The approval is subject to the condition that the said development will conform to all rules and regulations of the State and County after approval.

INTERIM ZONING
VARIANCE REQUEST
RICHARD SMART

After a duly held public hearing the request of Richard Smart was considered for a variance to allow the development and construction of a 40 x 100 administration building for Parker Ranch, located on a lot approximately 24,244 square feet in area, portion of R. P. 5477, L.C.A. 8521-B, Apana 1, Waikoloa, South Kohala.

On a motion of Mr. Spalding and second of Mrs. Carlsmith, the Commission voted unanimously to approve the variance request on the basis of the following conditions:

1. A minimum off-street parking of 1 parking per 300 square feet of gross floor area be provided and paved.

2. The development be constructed in accordance with the plans submitted.

3. All requirements of the building code, health, fire, and the Board of Water Supply be complied with.

4. Construction shall start within a period of one year as of the date of the public hearing; otherwise, the variance shall be deemed null and void.

INTERIM ZONING
VARIANCE REQUEST
THOMAS A. KOBAYASHI

After a duly held public hearing the request of Thomas A. Kobayashi was considered for a variance to allow the development and construction of a storage room, loading and unloading facility and sales room in an existing retail furniture store, located on a lot approximately 30,615 square feet in area, portion of R. P. 1008, L. C. Award 614, Honuaina Hd., North Kona.

Ref. No. LUC 534

November 30, 1964

Mr. Edgar Hamasu, Director
Planning & Traffic Commission
County of Hawaii
Hilo, Hawaii

Dear Mr. Hamasu:

Pursuant to Section 98H-4, SLH 1955 (1961 Supplement), a copy of a petition for an amendment to the Land Use District Boundaries, submitted by the Department of Hawaiian Home Lands, is forwarded to you for comments and recommendations.

Thank you for your cooperation in this and other matters.

Very truly yours,

RAYMOND S. YAMASHITA
Executive Officer

Enclosures

STATE OF HAWAII
LAND USE COMMISSION

426 Queen Street
Honolulu, Hawaii

This space for LUC use

RECEIVED

Date Petition and Fee received by LUC NOV 27 1964

State of Hawaii
LAND USE COMMISSION

Date forwarded to County for recommendation 11/30/64

Date Petition, and County recommendation received by LUC

PETITION FOR AMENDMENT TO THE LAND USE COMMISSION DISTRICT BOUNDARY

(I) (We) hereby request an amendment to the Land Use Commission District Boundary respecting the County of Hawaii, Island of Hawaii, map number and/or name Puukapu Village House Lots Plat 8.4 HH, State Survey Office 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:
An additional Puukapu Village houselot No. 86 as shown on the attached copy of Plat 8.4 HH on file in the State survey Office.

Petitioner's interest in subject property:
Petitioner is owner of the subject property.

Petitioner's reason(s) for requesting boundary change: This was a remnant parcel as a result of a new farmlot subdivision and we were able to fit the parcel in as an additional houselot and thus make it usable.

(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 usable and adaptable for the use it is proposed to be classified.

(b) Conditions and trends of development have so changed since adoption of the present classification, that the proposed classification is reasonable.

Signature(s) A. L. Piianaia
Chairman
Hawaiian Homes Commission

Address: P. O. Box 1879

Telephone: 50511 - Ext. 322

RECEIVED
NOV 27 1964
State of Hawaii
LAND USE COMMISSION

(1) This parcel has become a remnant piece of agricultural land of less than one acre as a result of the attached subdivision plan, and it would be of greater use as shown on the houselot subdivision plan, also attached.

(2) b) This requested change in zoning will allow the Hawaiian Homes to utilize this remnant parcel.

STATE OF HAWAII
LAND USE COMMISSION

426 Queen Street
Honolulu, Hawaii

This space for LUC use

RECEIVED
NOV 24 1964

Date Petition and Fee received by LUC _____

State of Hawaii
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Signature(s) S. H. Kauanui
Chairman
Hawaiian Homes Commission

Address: P. O. Box 1879

Telephone: 50511 - Ext. 322

RECEIVED
NOV 27 1984
State of Hawaii
LAND USE COMMISSION

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RECEIVED
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State of Hawaii
LAND USE COMMISSION

STATE OF HAWAII
LAND USE COMMISSION

426 Queen Street
Honolulu, Hawaii

This space for LUC use

Date Petition and Fee received by LUC _____

Date forwarded to County for recommendation 11/30/69

Date Petition, and County recommendation received by LUC _____

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Signature(s) A. K. Inamura
Chairman
~~Hawaiian Homes Commission~~

Address: P. O. Box 1879

Telephone: 50511 - Ext. 322

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Recd 11/27/64

Hawn Home Lands

Puukapu Village House Lots
Plat 8.4 HH (Hawaii)
Agricultural to Urban

PLAT 01

PLAT 04

TRUE NORTH
Scale: 1 in. = 100 ft.

(Archibald Bertelmann) le. H.H.C.L. 2700 10/6/52 1.216acs.
(Frank Kawai) le. H.H.C.L. 2692 10/6/52 1.216acs.
1.216acs.
(Ethel Andrade) la. H.H.C.L. 2905 7/3/54 1.216acs.
(Martina T. Wilcox) le H.H.L.L. 2709 10/6/52 1.003acs.
1.017acs.
(Edward L. Loo) le H.H.C.L. 2702 10/6/52 1.017acs.
(David Kauwe) le H.H.C.L. 2684 10/6/52 1.017acs.
(Annie P. Bell) le H.H.C.L. 2690 10/6/52 1.017acs.

(Myra Moiha) le. H.H.C.L. 2671 10/6/52 1.017acs.
(John Holi Mae) le. H.H.C.L. 2695 10/6/52 1.019acs.
1.008acs.
(M. Cordeiro) le H.H.C.L. 2670 10/6/52 1.008acs.
(Lui Kalani Stone, Jr.) le H.H.L.L. 3409 4/27/62 1.019acs.
(Louis Pelekane) le H.H.C.L. 2690 10/6/52 1.008acs.
(Louis Kauahi) le H.H.C.L. 2693 10/6/52 1.019acs.
(Peace Spencer) le H.H.C.L. 2705 10/6/52 1.008acs.

(Eleazer K. Lazarus Jr.) le H.H.C.L. 2685 10/6/52 1.017acs.
1.021acs.
(Thomas C. Mills) le H.H.C.L. 2875 4/3/54 1.021acs.
(Joseph Lewi) le. H.H.C.L. 3231 2/12/60 1.021acs.
(David K. Bell) le H.H.C.L. 2706 10/6/52 1.021acs.
(Anthony Phillips) le H.H.C.L. 2691 10/6/52 1.021acs.

(Josephine Whitehead) le H.H.C.L. 2710 10/6/52 1.017acs.
(Mary H. Ball) le. H.H.C.L. 2900 8/17/53 1.017acs.
(Mildred Lopez) le H.H.C.L. 2688 10/6/52 1.021acs.
(Clinton Bannister) le. H.H.L.L. 3410 4/27/62 1.021acs.
(Bernice Berdon) - le. H.H.C.L. 2981 11/10/55 1.021acs.
(John Lono Pea III) le H.H.C.L. Le #3358 le 5/26/61 1.021acs.

(Alex Flores) le H.H.C.L. 2665 10/6/52 1.017acs.
1.021acs.
(Henry K. Keomalu) le H.H.C.L. 2882 4/8/54 1.021acs.
(Lily Yoshimatsu) le H.H.C.L. 2678 10/6/52 1.021acs.
(William K. Lindsey) le. H.H.C.L. 2774 6/17/53 1.021acs.

(Oscar Lindsey) le H.H.C.L. 2696 10/6/52 1.017acs.
1.021acs.
(Rachael Kalama) le H.H.C.L. 2694 10/6/52 1.021acs.
(David K. Chong) le H.H.C.L. 2676-A 10/6/52 1.021acs.
(John Perez) le H.H.C.L. 2677 10/6/52 1.021acs.

(Abraham Mahi, Jr) - le. H.H.C.L. 3107 10/10/57 1.013acs.
(George Kaone) - le H.H.C.L. 3005 4/12/54 1.008acs.
1.019acs.
(Antone A. Mahi) le. HHLL 3368 8/18/61 1.008acs.
(Moses Kealamakia) le H.H.C.L. 2669 10/6/52 1.019acs.
(William Kawai) le H.H.C.L. 2708 10/6/52 1.008acs.
(J. Rutter Yates Jr.) le H.H.C.L. 2704 10/6/52 1.019acs.
(George Purdy) - le. H.H.C.L. 3239 2/20/59 1.008acs.
(Hattie Bannister) le H.H.C.L. 2686 10/6/52 1.019acs.

(Mabel Lorenz) le H.H.C.L. 2681 10/6/52 1.014acs.
(John Waihee, Jr) - le. H.H.L.L. 3385 12/15/61 1.014acs.
(Henry Ohumukini) le H.H.C.L. 2693 10/6/52 1.014acs.
(Peter N. Young) le H.H.C.L. 2689 10/6/52 1.014acs.
(Jennie Smith) le H.H.C.L. 2682 10/6/52 1.014acs.
(Walter Puhi) le H.H.C.L. 2701 10/6/52 1.014acs.
(Alexander Akau) le H.H.C.L. 2676 10/6/52 1.014acs.
(John Kalnoa) le H.H.C.L. 2670 10/6/52 1.014acs.
(William Nakoa) le H.H.C.L. 2667 10/6/52 1.014acs.
(Mary K. Palfrey) le H.H.C.L. 2688 10/6/52 1.014acs.
(Mamie Anderson) le H.H.C.L. 2674 10/6/52 1.014acs.
(Mary Ann Dowsett) le. H.H.C.L. 2687 10/6/52 1.014acs.
(Mary L. Daniels) le. H.H.C.L. 2666 10/6/52 1.000ac.

MAERTENS ROAD
(14.405acs) 15.130acs.
To Mamalahoa Hwy
Zone 6, Sec. 7, Plat 02
PUUKAPU VILLAGE HOUSE LOTS, PUUKAPU, WAIMEA, SOUTH KOHALA, HAWAII (FORMERLY PORS. 6-4-01 & 6-7-01)
SUBJECT TO CHANGE

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

DEPARTMENT OF THE TAX COMMISSIONER
TAXATION MAPS BUREAU
TERRITORY OF HAWAII
TAX MAP

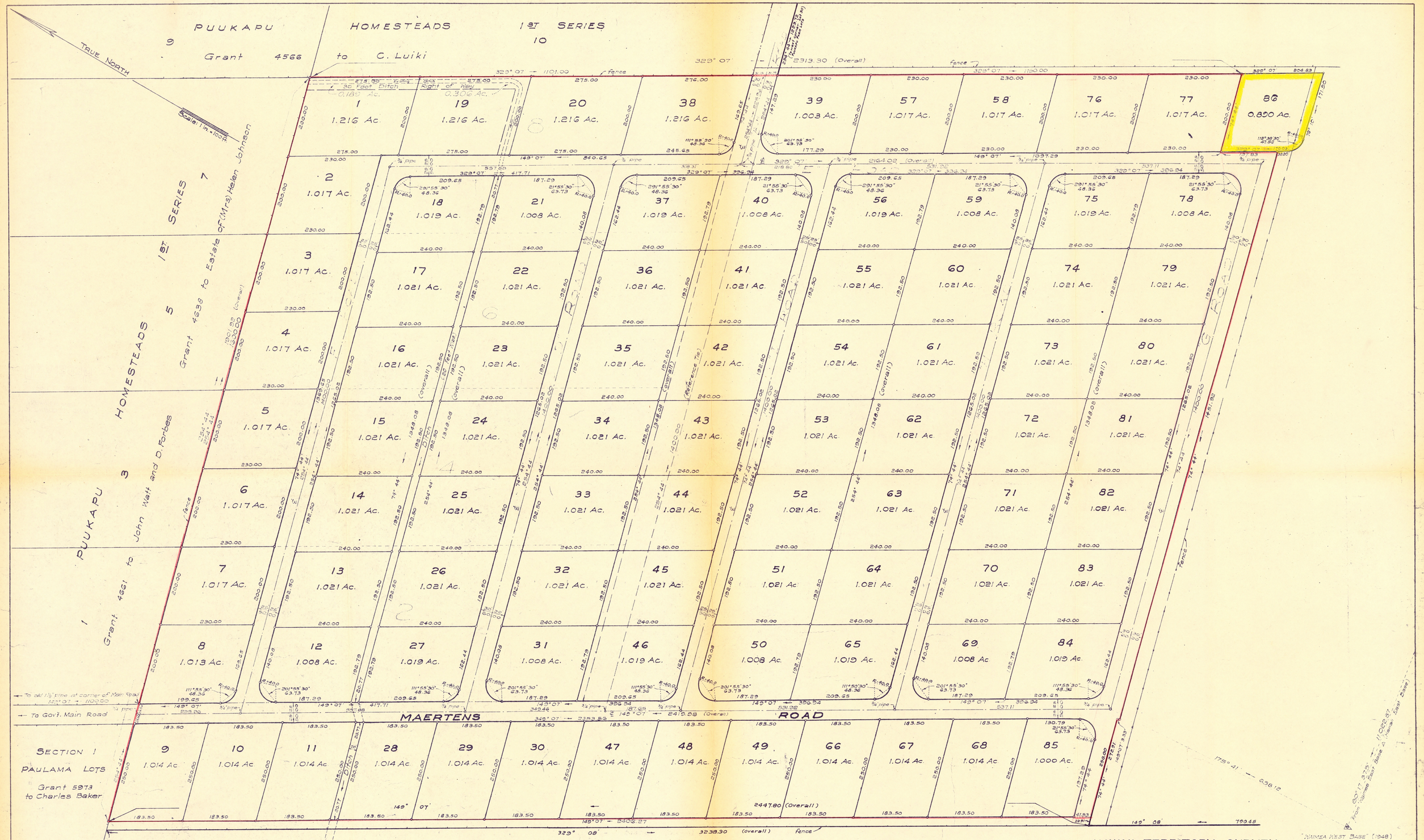
THIRD	DIVISION	
ZONE	SEC.	PLAT
6	4	07
CONTAINING		PARCELS
SCALE: 1 IN. = 100 FT.		

DWG. NO: 4142
SOURCE: Hawaii Territory Survey
BY: H.N./J.K. DATE: January 1963

NOV 27 1964
3849

RECEIVED
NOV 27 1964
State of Hawaii
LAND USE COMMISSION

3850



Deed: Hawaiian Homes Commission to Richard Smart dated July 7, 1956
Liber 3138 Page 426 (L.O. Deed 13719)
(C.S.F. 12243)

NOTE:
1. Origin of azimuth based on Waimea East Base △ (1948) (Formerly called Hawaii East Base)
2. All lot corners and center-line road intersections are marked with pipes.
Lot 86 added on May 21, 1964 by Charles S. Okino

HAWAII TERRITORY SURVEY
T. Y. Awana, Surveyor
HAWAIIAN HOMES COMMISSION
PUUKAPU VILLAGE HOUSE LOTS
Puukapu, Waimea, South Kohala, Hawaii
September 22, 1952
Scale: 1 in. = 100 ft.

PLAT 8.4 - H.H.

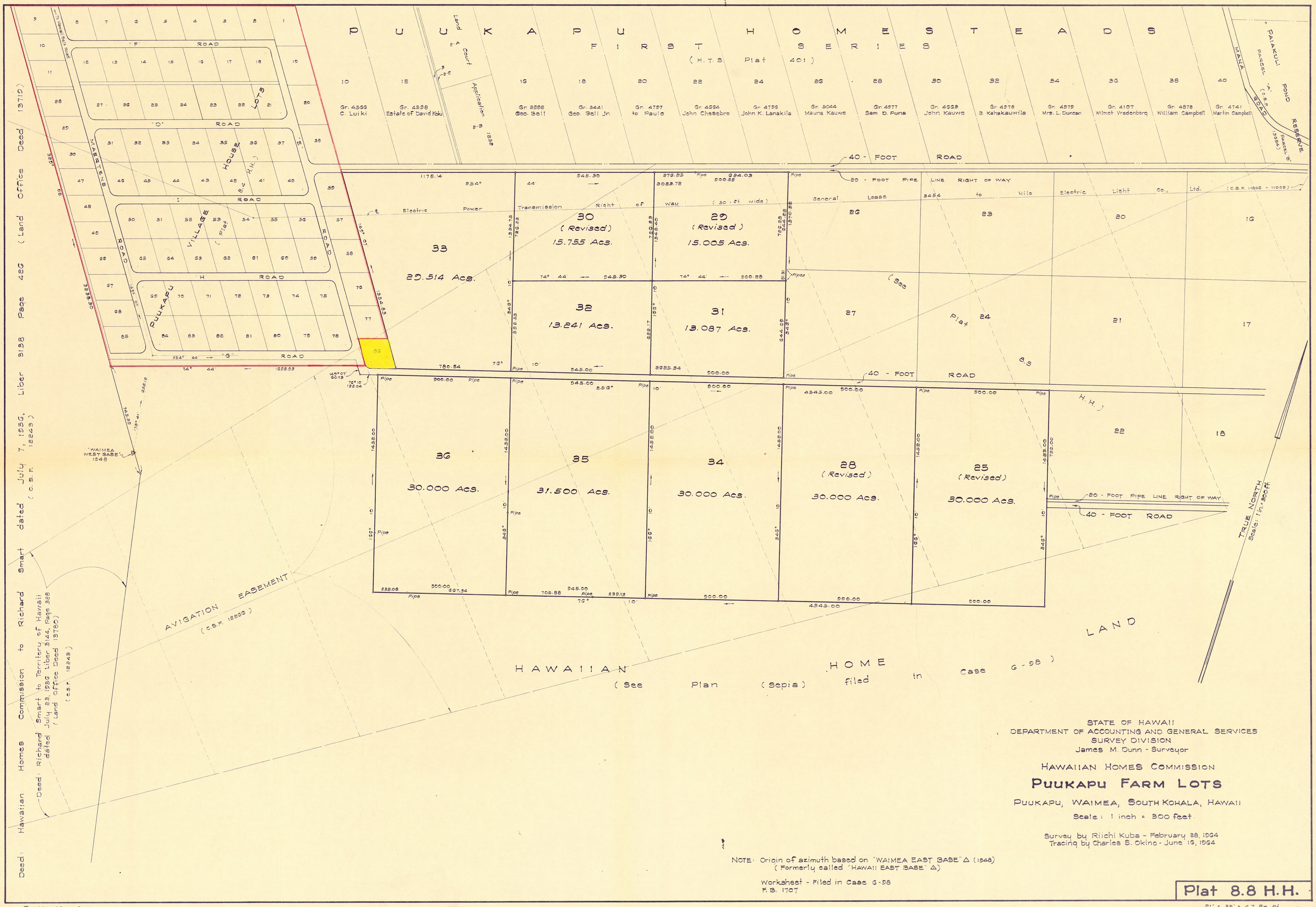
Tax Map: 6-4-01, 6-7-01, 6-7-02

24" x 36" = 6.0 ft

3851

RECEIVED
NOV 27 1964
State of Hawaii
LAND USE COMMISSION

3852



STATE OF HAWAII
DEPARTMENT OF ACCOUNTING AND GENERAL SERVICES
SURVEY DIVISION
James M. Dunn - Surveyor

HAWAIIAN HOMES COMMISSION

PUUKAPU FARM LOTS

PUUKAPU, WAIMEA, SOUTH KOHALA, HAWAII

Scale: 1 inch = 300 feet

Survey by Riichi Kuba - February 28, 1964
Tracing by Charles S. Okino - June 16, 1964

NOTE: Origin of azimuth based on "WAIMEA EAST BASE" △ (1948)
(Formerly called "HAWAII EAST BASE" △)

Worksheet - Filed in Case 6-98
F.B. 1707

Plat 8.8 H.H.

Tax Map Key: 6-4-04

21" × 32" = 4.7 Sq. Ft.

3853

RECEIVED
NOV 27 1964
State of Hawaii
LAND USE COMMISSION

3854

ZONE 6 SEC 8 WAIKOLOA | ZONE 6 SEC 6 LALAMILO | To Kawaihae & Kohala | To Kona | MANALAHOA HWY. (CRAP 10-D) (Continues to Kailua) | KAMUELA AIRPORT | Waimea Town | Waimea School Site Court House | OPELO ROAD | KAWAIHAE ROAD | LOBSEY RD | HAWELU RD | HAWEOWEO RD | ZONE 6 SEC 5

WAIKOLOA

ZONE 6 SEC 1

WAIKOLOA - PUUKAPU BOUNDARY

PUUKAPU VILLAGE Half Lots | 07 | PUUKAPU | 06 | 06 | 01 | PUUKAPU 1ST SERIES HOMESTEADS | 15 | 02 | PUUKAPU FARM LOTS | 08 | 18 | 17 | PUUKAPU 2ND SERIES HOMESTEADS | 16 | 14 | 05 | 04 | 02 | 10 | 09 | 20 | 19 | 03 | 13 | 11 | 12

8 Lands | 7 "East Base" | 9 | 6 | 5 | 4 | 11 | 10 | 3 | 2 | 1

"Fence" | HOME LOTS | PASTURE | MAMA ROAD | "KAMUELA HAVEN" FP 710 | "KAMUELA MEADOWS" FP 650 | ZONE 4 SEC 8 | Kohala Mountain Road | SEC. FAP NO. R-015-1(1) | 3 Puukapu Reservoir | MUD LANE | "KAMUELA LAKELAND SUBDN" | LANE To Kukuihaele | To Honokaa (Mamalahoa Hwy.) | To Honokaa (Mamalahoa Hwy.) | Upper Honoka'a Park

KOHALA RESERVE ZONE 6 FOREST

Waipio Valley Sec. 9

TRUE NORTH
Scale: 1 in. = 2000 ft.

SEC 3 ZONE 4 WAIPIO

UPPER ZONE 4 SEC 4 PAAUHAU PLAT 15

PUUKAPU | 15 | 14 | 13 | 12 | L. C. Aw. 4348-B | Gr. B

ZONE 4 SEC 7 PLAT 07 HAMAKUA

HAMAKUA

POR. PUUKAPU, SOUTH KOHALA, HAWAII

SUBJECT TO CHANGE

DEPARTMENT OF THE TAX COMMISSIONER
TAXATION MAPS BUREAU
TERRITORY OF HAWAII
TAX MAP

THIRD		DIVISION
ZONE	SEC.	
6	4	—
CONTAINING		PARCELS
SCALE: 1 IN. 2000 FT.		

DWG. NO. 1090 Revised
SOURCE: Territory Survey
BY: H.N.J.Y. DATE: January 1953

NOV 27 1964

6 4 07

PLAT 01

PLAT 04

TRUE NORTH
SCALE: 1in. = 100ft.

(Archibald Bertelmann) le. H.H.C.L. 2700 10/6/52 — 1.216acs.
(Frank Kawai) le, H.H.C.L. 2692 10/6/52 — 1.216acs.
1.216acs.
(Ethel Andrade) la. H.H.C.L. 2905 7/8/54 — 1.216acs.
(Martina T. Wilcox) le H.H.L.L. 2709 10/6/52 — 1.003acs.
1.017acs.
(Edward L. Loo) le H.H.C.L. 2702 10/6/52 — 1.017acs.
(David Kauwe) le H.H.C.L. 2686 10/6/52 — 1.017acs.
(Annie P. Bell) le H.H.C.L. 2690 10/6/52 — 1.017acs.

(Myrtle Moitha) le H.H.C.L. 2671 10/6/52 — 1.017acs.
(John Holi Mae) le H.H.C.L. 2693 10/6/52 — 1.010acs.
1.008acs.
(M. Cordeiro) le H.H.C.L. 2675 10/6/52 — 1.008acs.
(Lui Kalani Stone, Jr.) le H.H.L.L. 3409 4/27/62 — 1.010acs.
(Louis Pelekane) le H.H.C.L. 2690 10/6/52 — 1.008acs.
(Louis Kauahi) le H.H.C.L. 2693 10/6/52 — 1.010acs.
(Peace Spencer) le H.H.C.L. 2705 10/6/52 — 1.008acs.

(Eleazer K. Lazarus Jr) le H.H.C.L. 2685 10/6/52 — 1.017acs.
1.021acs.
(Thomas C. Mills) le H.H.C.L. 2875 4/8/54 — 1.021acs.
(Joseph Lewis) le H.H.C.L. 3291 2/12/60 — 1.021acs.
(David K. Bell) le H.H.C.L. 2700 10/6/52 — 1.021acs.
1.021acs.
(Anthony Phillips) le H.H.C.L. 2691 10/6/52 — 1.021acs.

(Josephine Whitehead) le H.H.C.L. 2710 10/6/52 — 1.017acs.
(Mildred Lopez) le H.H.C.L. 2698 10/6/52 — 1.021acs.
1.021acs.
(Clinton Bannister) le H.H.L.L. 3410 4/27/62 — 1.021acs.
(Bernice Berdon) le. H.H.C.L. 2981 11/10/55 — 1.021acs.

(Mary H. Bell) le H.H.L.L. 2803 8/17/53 — 1.017acs.
1.021acs.
1.021acs.
(John Lono Pea III) le H.H.C.L. 13358 5/26/61 — 1.021acs.

(Alex Flores) le H.H.C.L. 2665 10/6/52 — 1.017acs.
1.021acs.
1.021acs.
(Henry K. Keomaliu) le H.H.C.L. 2882 4/8/54 — 1.021acs.
(Lily Yoshimatsu) le H.H.C.L. 2678 10/6/52 — 1.021acs.
(William K. Lindsey) le. H.H.C.L. 2774 6/17/53 — 1.021acs.

(Oscar Lindsey) le H.H.C.L. 2696 10/6/52 — 1.017acs.
1.021acs.
1.021acs.
(Rachael Kalama) le H.H.C.L. 2664 10/6/52 — 1.021acs.
(David K. Chong) le H.H.C.L. 2670-A 10/6/52 — 1.021acs.
(John Perez) le H.H.C.L. 2677 10/6/52 — 1.021acs.
1.021acs.

(Abraham Mahi, Jr.) le. H.H.C.L. 3107 10/10/57 — 1.013acs.
(George Kaono) le H.H.C.L. 3005 4/1/56 — 1.008acs.
1.010acs.
(Antone A. Mahi) le HHLL 3329 8/18/61 — 1.008acs.
(Moses Kealamakia) le H.H.C.L. 2665 10/6/52 — 1.010acs.
(William Kawai) le H.H.C.L. 2708 10/6/52 — 1.008acs.
(J. Rutter Yates Jr.) le H.H.C.L. 2704 10/6/52 — 1.010acs.
(George Purdy) le. H.H.C.L. 3239 2/20/59 — 1.008acs.
(Hattie Bannister) le H.H.C.L. 2686 10/6/52 — 1.010acs.

(Mabel Lorenz) le H.H.C.L. 2681 10/6/52 — 1.014acs.
(John Waihee, Jr.) le H.H.L.L. 3385 12/15/61 — 1.014acs.
(Henry Ohumukini) le H.H.C.L. 2663 10/6/52 — 1.014acs.
(Peter N. Young) le H.H.C.L. 2680 10/6/52 — 1.014acs.
(Jennie Smith) le H.H.C.L. 2682 10/6/52 — 1.014acs.
(Walter Puhi) le H.H.C.L. 2701 10/6/52 — 1.014acs.
(Alexander Akau) le H.H.C.L. 2676 10/6/52 — 1.014acs.
(John Kalnoa) le H.H.C.L. 2670 10/6/52 — 1.014acs.
(William Nakoa) le H.H.C.L. 2667 10/6/52 — 1.014acs.
(Mary K. Palfrey) le H.H.C.L. 2688 10/6/52 — 1.014acs.
(Mamie Anderson) le H.H.C.L. 2674 10/6/52 — 1.014acs.
(Mary Ann Dowsett) le. H.H.C.L. 2687 10/6/52 — 1.014acs.
(Mary L. Daniels) le H.H.C.L. 2666 10/6/52 — 1.000ac.

"B" ROAD
"E" ROAD
"F" ROAD
"G" ROAD
"H" ROAD
"I" ROAD
"D" ROAD
ROAD 04
ROAD 01
MAERTENS ROAD
To Mamalahoa Hwy.
(14.405acs) 15.130acs.

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

Zone 6 Sec 4 Plat 07

PUUKAPU VILLAGE HOUSE LOTS, PUUKAPU, WAIMEA, SOUTH KOHALA, HAWAII (FORMERLY PORS. 6-4-01 & 6-4-01)

SUBJECT TO CHANGE

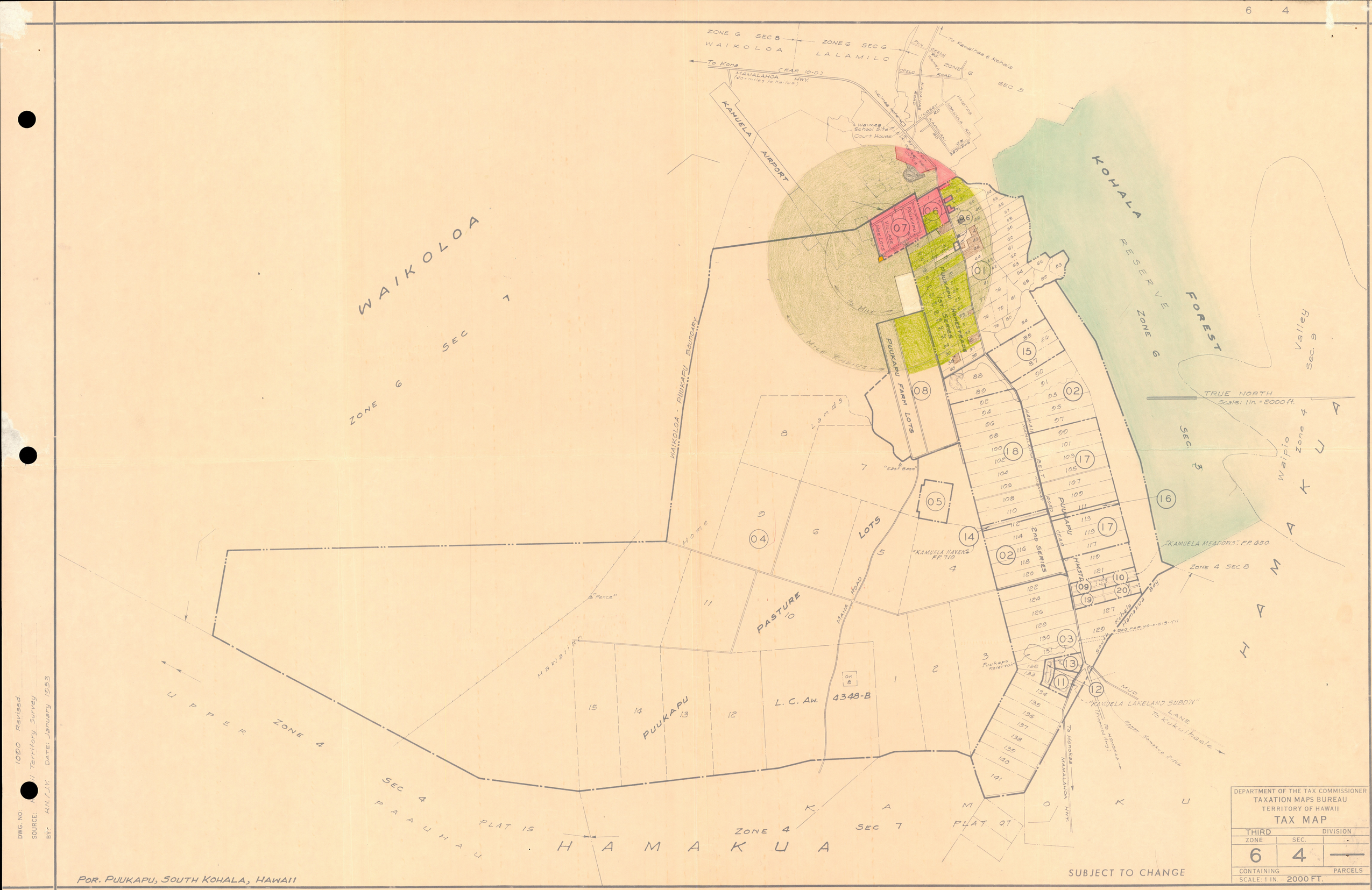
DEPARTMENT OF THE TAX COMMISSIONER
TAXATION MAPS BUREAU
TERRITORY OF HAWAII
TAX MAP

THIRD DIVISION		
ZONE	SEC.	PLAT
6	4	07
CONTAINING		PARCELS
SCALE: 1 IN. 100 FT.		

DWG. NO: 4142
SOURCE: Territory Survey
DATE: January 1953
BY: H.N. Jr.

3856

NOV 27 1964



Por. Puukapu, South Kohala, Hawaii

SUBJECT TO CHANGE

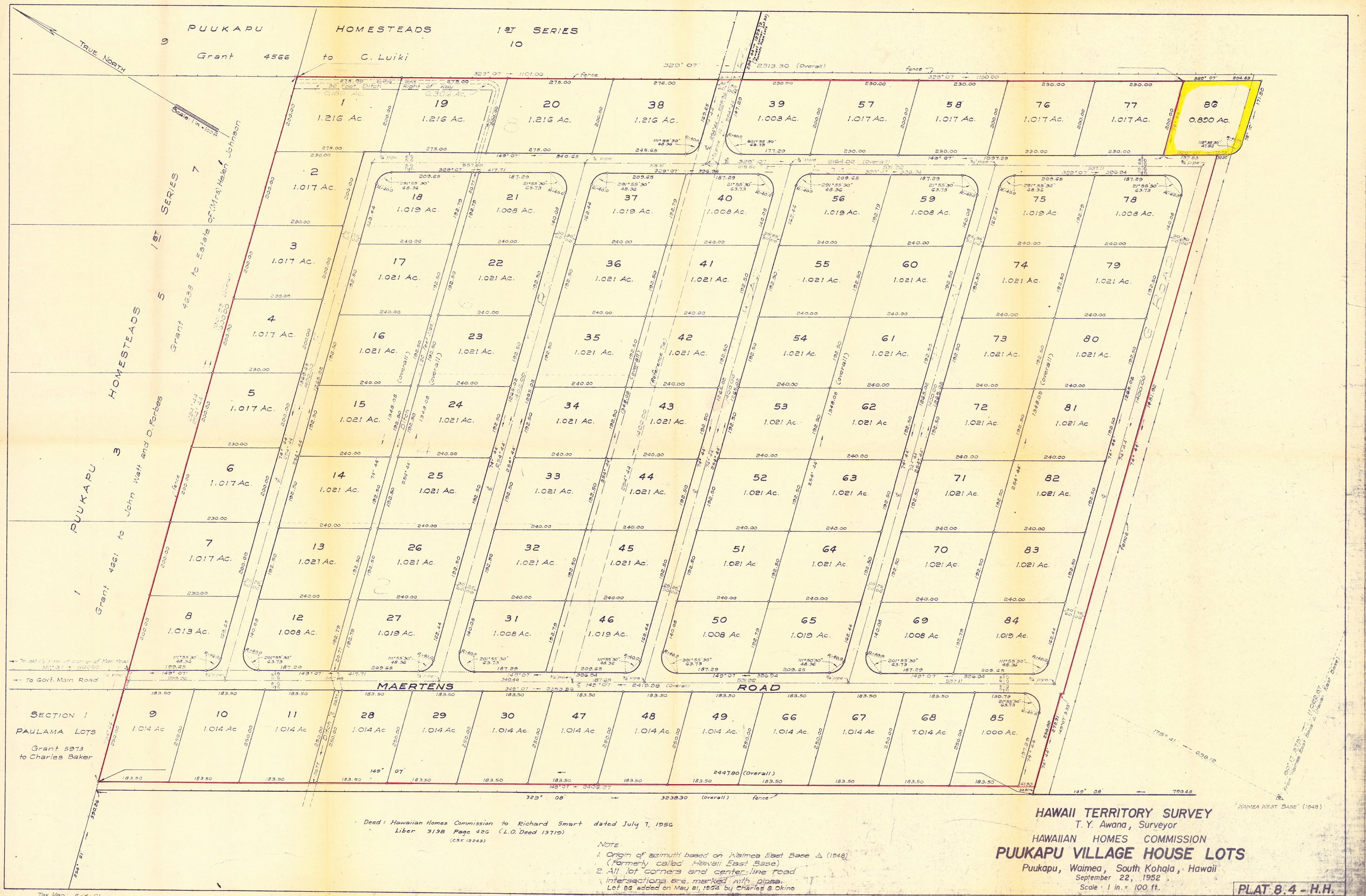
DWG. NO: 1080 Revised
SOURCE: Territory Survey
BY: H.N.J.Y. DATE: January 1958

DEPARTMENT OF THE TAX COMMISSIONER
TAXATION MAPS BUREAU
TERRITORY OF HAWAII
TAX MAP

THIRD		DIVISION
ZONE	SEC.	
6	4	—
CONTAINING		PARCELS
SCALE: 1 IN. = 2000 FT.		

3857

NOV 27 1964


PUUKAPU HOMESTEADS 1ST SERIES
Grant 4566 to C. Luiki
TRUE NORTH
Scale: 1 in. = 100 ft.
PUUKAPU HOMESTEADS 1ST SERIES
Grant 4638 to Estate of (Mrs) Helen Johnson
Grant 4661 to John Watt and D. Forbes
MAERTENS ROAD
To Govt. Main Road
SECTION 1
PAULAMA LOTS
Grant 5973 to Charles Baker
"WAIMEA WEST BASE" (1948)
Deed: Hawaiian Homes Commission to Richard Smart dated July 7, 1956
Liber 3138 Page 426 (L.O. Deed 13719)
(C.S.F. 12243)
NOTE
1. Origin of azimuth based on Waimea East Base △ (1948) (Formerly called Hawaii East Base)
2. All lot corners and center-line road intersections are marked with pipes.
Lot 86 added on May 21, 1964 by Charles S. Okino
HAWAII TERRITORY SURVEY
T. Y. Awana, Surveyor
HAWAIIAN HOMES COMMISSION
PUUKAPU VILLAGE HOUSE LOTS
Puukapu, Waimea, South Kohala, Hawaii
September 22, 1952.
Scale: 1 in. = 100 ft.
PLAT 8.4 - H.H.
Tax Map: 6-4-01
6-7-01
6-7-02
3858

RECEIVED
NOV 27 1964
State of Hawaii
LAND USE COMMISSION

3859

1398

STATE OF HAWAII
DEPARTMENT OF HAWAIIAN HOME LANDS
P. O. BOX 1879
HONOLULU, HAWAII 96805

RECEIVED
SEP 9 1964
State of Hawaii
LAND USE COMMISSION

September 4, 1964

Mr. Raymond S. Yamashita
Executive Officer
Land Use Commission
426 Queen Street
Honolulu, Hawaii 96813

Dear Sir:

The Department of Hawaiian Home Lands wishes to file a petition to revise the boundaries of its Kuhio Village subdivision at Waimea, Hawaii, Tax Key 6-4-07 to include an additional lot No. 86.

Since this request is not urgent at this time, we are willing to hold the filing of this petition until your notification to us, so that this may be consolidated with others in the same area.

Thank you kindly.

Very truly yours,

A. K. PIIANAIA, Chairman
Hawaiian Homes Commission

JCC:hm

Mapped, edited, and published by the Geological Survey

Control by USGS and USC&GS

Topography from aerial photographs by multiplex methods
Aerial photographs taken 1954. Field check 1956

Polyconic projection. Old Hawaiian datum
10,000-foot grid based on Hawaiian coordinate system, zone 1

1000-meter Universal Transverse Mercator grid ticks,
zone 5, shown in blue

Unchecked elevations are shown in brown

APPROXIMATE MEAN DECLINATION, 1956

SCALE 1:24000

1 MILE

1000 0 3000 2000 3000 4000 5000 6000 7000 FEET

1 5 0 1 KILOMETER

CONTOUR INTERVAL 40 FEET
DATUM IS MEAN SEA LEVEL

THIS MAP COMPLIES WITH NATIONAL MAP ACCURACY STANDARDS
FOR SALE BY U. S. GEOLOGICAL SURVEY, DENVER 2, COLORADO OR WASHINGTON 25, D. C.

INTERIOR-GEOLOGICAL SURVEY, WASHINGTON, D. C.-1957-NS
MR 0657

ROAD CLASSIFICATION

Medium-duty ——— Light-duty ———

Unimproved dirt - - - - - -

Terr. Route

HAWAIIAN ISLANDS · HAWAII

QUADRANGLE LOCATION

H-25

KAMUELA, HAWAII
SW/4 WAIPIO 15' QUADRANGLE
N2000—W15537.5/7.5

1956

3860