A65-105
MAUNA LOA DEVELOPMENT CORP.

E. P. BISHOP ESTATE
MAP NO. 3152
DRAWER 59
FOLDER 1

UPPER OLAA FOREST RESERVE

← To Kulani

KILAUEA FOREST RESERVE

4875 Acres
less 940
3935 "

OLAA

Alapui Limi

(See Map 3115)

Aauhea Circle Dr.

Kilauea Rd.

Kalanikoa Road

Gr. 5713 J. B. Ling | Gr. 5645 T. E. Cook | Terr. of Hawaii

See Map 3143

See Map 3142

Ld. Ct. App. 1053

KEAAU

940 Ac. ±

147.33 Acres

41.40 Ac.

VOLCANO LOTS

Pipe in Conc. Mon.

Road to 7 Craters

New Highway

Kilauea (Old) Volcano House

Volcano Rd.

New Volcano House

See Map 3655

Conc. Post

Fault

Pipe in Conc.

See Map 3141

Pipe Line

UPPER KEAUHOU RANCH

KEAUHOU

BERNICE P. BISHOP ESTATE (OWNER)

L.C.Aw. 7713 R.P. 4475 Ap. 11 to V. Kamamalu

Rain Shed

Rain shed

145° 57' 40"

155° 35' 1008.0

154° 50' 6554.20

155° 01' 10000

True North
Scale 1" = 1000'

Trail to Puu Oo

Road

VOLCANO GOLF COURSE

Golf Club

3141A
3553

RANCH HOUSE

Boundary along the Fault

Kilauea Military Camp

HIGHWAY

PARK

Pipe in Conc.

872.5.0
148° 15'

Pipe in Conc.

148° 15'
65.9

MAMALAHOA

NATIONAL

CRATER OF KILAUEA

A65-105 MAUNA LOA DEV. CORP.
JUL 8 '66 "A" to "U"
TMK 9-9-01 (portion of)

SCALE: 1" = 1000'

True North

Road to Bird Park & Mauna Loa

Edge of the Crater

UNEKAHUNA "Δ"

HAWAII

Pipe in Conc.

1048.5
76° 00'

KAPAPALA

← To Kau

BERNICE P. BISHOP ESTATE.
HONOLULU, HAWAII

MAP SHOWING
PORTION OF THE BOUNDARY OF
KEAUHOU.
ADJOINING THE
KILAUEA VOLCANO NATIONAL PARK
KAU - HAWAII.

SCALE: 1 INCH = 1000 FEET. DATE: OCTOBER 1939.

B. P. BISHOP ESTATE
MAP NO. 3152
DRAWER 59
FOLDER 1

PRINTED ON "IMPERIAL" TRACING CLOTH
K & E CO., N. Y.

4336

EXHIBIT 1

EXHIBIT 1

Dude Ranch

Country Store & Inn

100' x 228'

80' x 285'

Typical half-acre lot

356 LOTS

$\frac{356}{247} = 1.46$ units/ac.

formerly $\frac{420}{247} = 1.75$ units/ac.

SCHEMATIC LAYOUT

MAUNA LOA DEVELOPMENT CORP.

Volcano, Kau, Hawaii

Scale: 1" = 200'

Luke & Miyamoto, Architects
H. Kasamoto, Planner, Assoc.
Hilo, Hawaii

(Revised: Apr. 25, 1966)

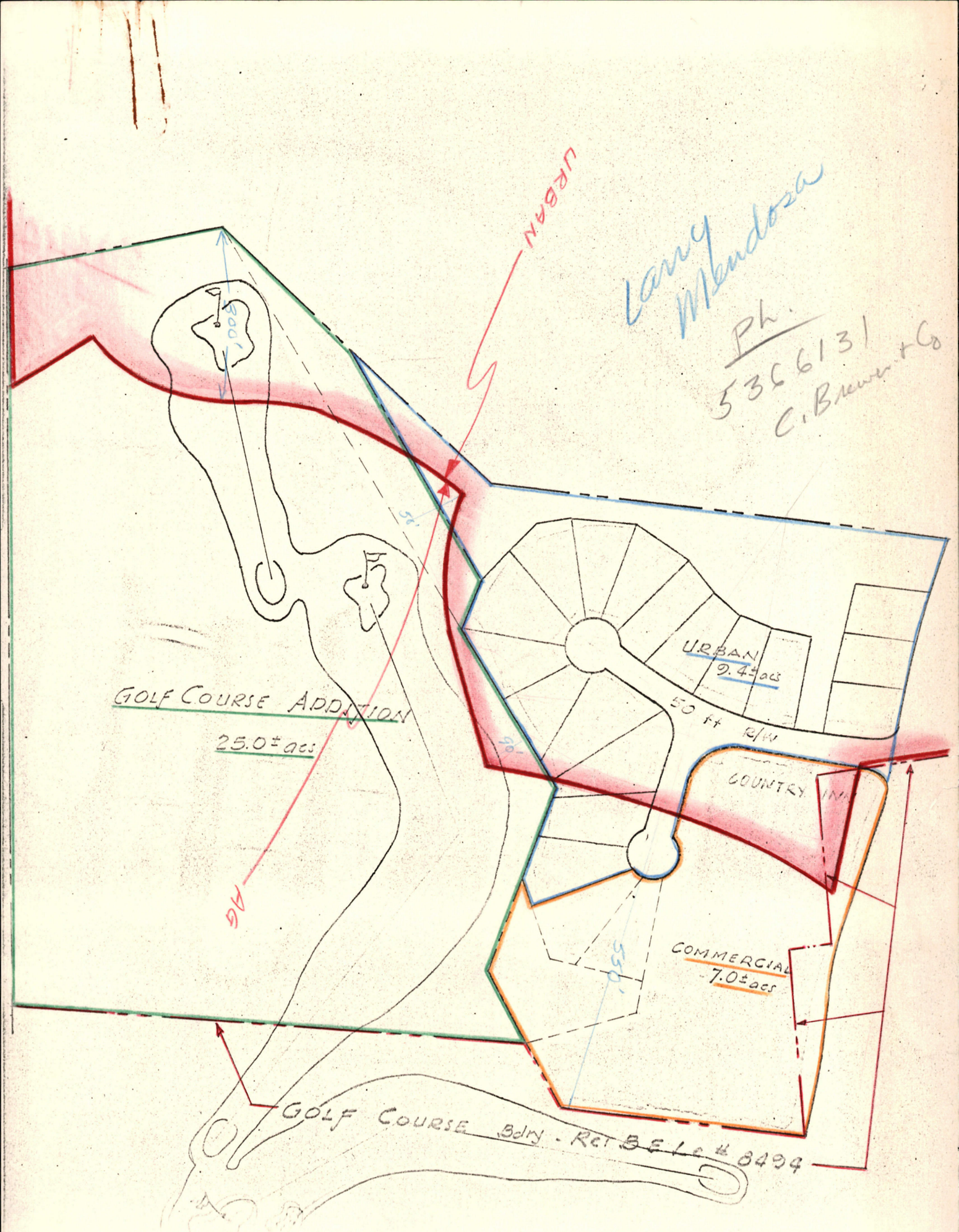
L. U. C. Received
5-9-66

RECEIVED
MAY 9 1966
State of Hawaii
LAND USE COMMISSION

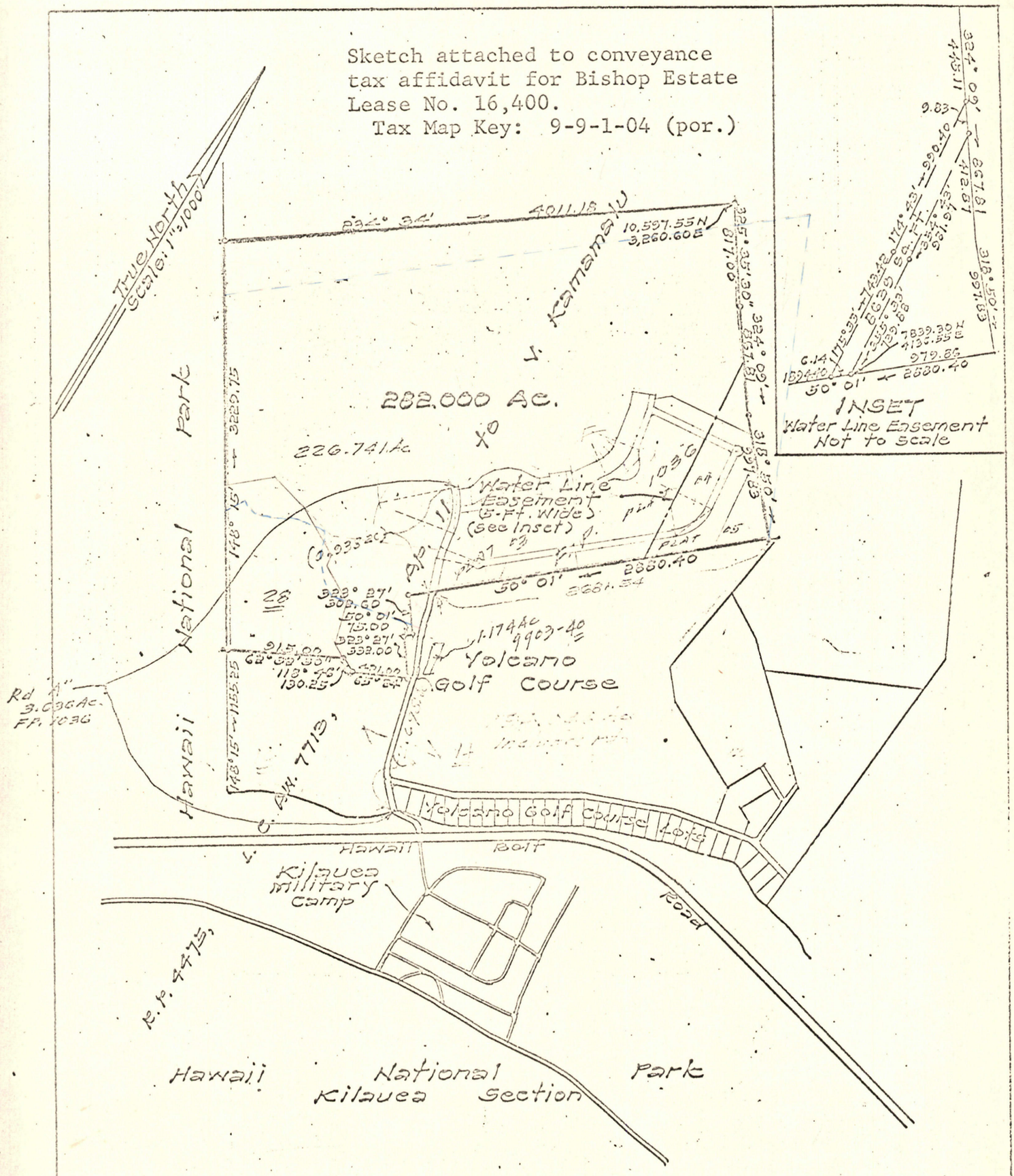
4339

File - Mauna Lea

Tr Land Use
Staff


URBAN
Larry Mendoza
Ph.
536 6131
C. Brewer + Co
GOLF COURSE ADDITION
25.0± acs
URBAN
9.4± acs
50 ft R/W
COUNTRY INN
COMMERCIAL
7.0± acs
GOLF COURSE Bdry - Ref B E L # 8494
1" = 200'

Sketch attached to conveyance tax affidavit for Bishop Estate Lease No. 16,400.
Tax Map Key: 9-9-1-04 (por.)



B. P. BISHOP ESTATE
PORTION OF
KEAUHOU
KAU, HAWAII, HAWAII
SCALE: 1 IN. = 1000 FT.
June 14, 1967 - M.A.

3rd Div.
9-9-01

EXHIBIT A

NOTE:
Coord. ref. to "Uwekahuna" Δ

See Map T172C

MAUNA LOA DEVELOPMENT CORPORATION
602 TRUSTCO BUILDING
TELEPHONE 567-744
HONOLULU, HAWAII 96813

May 8, 1969

State Land Use Commission
Hawaii State Capital Building
Honolulu, Hawaii 96813

Gentlemen:

On july 8, 1966 the Petition of Mauna Loa Development Corporation to amend Land Use District boundaries from an Agricultural District into an Urban District at Keauhou, Volcano, Hawaii, identified by Tax Map Key 9-9-01: Portion of 4, was approved by the State Land Use Commission. The area reclassified into an Urban District is outlined in green on the Plan hereto attached and marked Exhibit A. In its presentation to the State Land Use Commission at that time, Mauna Loa Development Corporation outlined its plans for a mountain vacation and recreation resort involving a vacation residential subdivision and country store and country inn area. The country store and inn areas are in the area outlined in red in Exhibit A. The petitioner also indicated that it was acquiring the Volcano Golf and Country Club, an 18-hole golf course immediately adjacent to the proposed subdivision area. Since said date the 18-hole golf course was acquired and conveyed to C. Brewer and Company and plans for a new clubhouse and re-design of the 18-hole layout have been completed and work thereon started.

This application or request is for your favorable consideration at this time, in connection with studies, surveys and recommendations being made by your land use consultants, that the area proposed for the country store and country inn and colored in red in Exhibit A be reclassified from Agricultural to Urban.

The layout for the area colored in red was prepared by Belt, Collins & Associates and calls for a country inn and country store immediately adjacent to the golf course and access road leading into the subdivision and an area to be devoted to 17 vacation lots immediately adjacent to the fairway of the golf course. This whole area is presently classified Agricultural and petitioner's request for an Urban classification is in keeping with its original concept for the development of a mountain vacation resort area.

For your information, one-third of the area reclassified by the State Land Use Commission from Agricultural to Urban on July 8, 1966 has been improved with roads and utilities in accordance with the requirements of the County of Hawaii Planning Commission. This area constitutes 130 lots out of a total of 435 lots proposed for the whole subdivision. The 130 lots are presently on sale to the general public. Engineering plans for the remainder of the reclassified area are being completed and said remainder should be on sale as soon as improvements therein are completed or a subdivision bond therefor filed.

The request for reclassification of the area colored in red is in accordance with the general plans of petitioner as presented to the State Land Use Commission early in 1966, with two slight changes. C. Brewer and Company, who has taken over the Volcano Golf and Country Club, has elected to construct the new clubhouse on the site of the present clubhouse and not in the area colored in red. Also the area originally proposed for a dude ranch is being used by Brewer for new fairways for the golf course, Therefore, petitioner has moved the dude ranch area to the mauka area of the subdivision and will devote the area colored in red as set forth on the map plan hereto attached.

Petitioner understands that present Land Use statutes permit the filing of an appropriate petition for reclassification of the area colored in red but if its request is granted it would save petitioner considerable time and expense in following out the required statutory procedure. Petitioner feels that its request is in keeping with and follows out the general plan presented to your Commission in 1966. Recent announcement of development plans by C. Brewer and Company for its Kau holdings and its acquisition of the Volcano House indicate a favorable trend for growth and expanse of our area. Petitioner has already received overtures for a possible hotel or motel in the area colored in red. The need is present and the site is adequate and we believe our request is timely.

Petitioner apologizes for not being able to make its presentation at the public hearings held in Kona and Hilo last week but was unable to do so on account of prior business

commitments. Petitioner, however, has been advised by your staff that it is permitted to file this application at this time for your consideration.

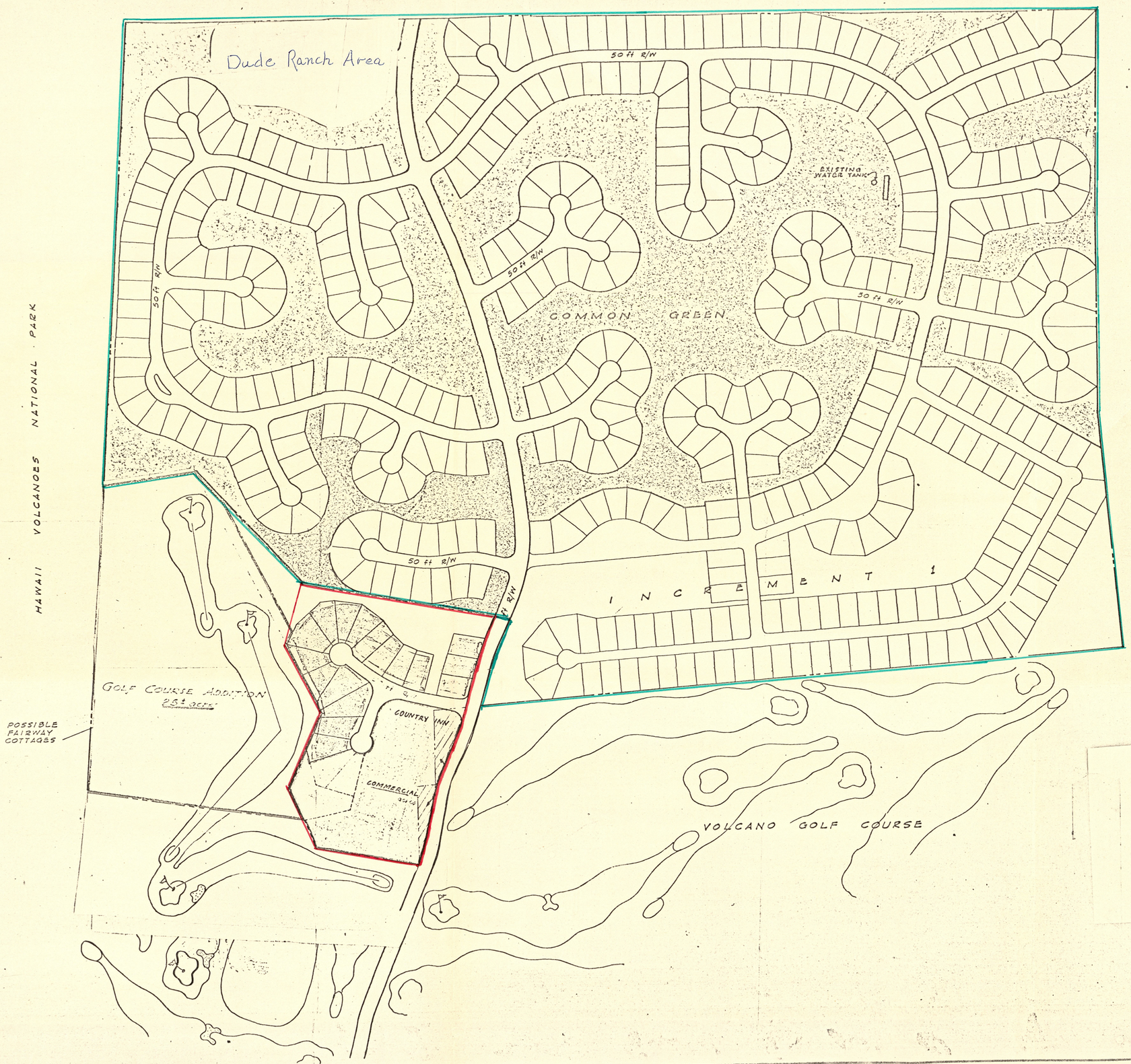
Very truly yours,

MAUNA LOA DEVELOPMENT CORPORATION

By _____
Its President

EKK:m

HAWAII VOLCANOES NATIONAL PARK



NORTH

SCALE: 1 in. = 200 ft.

Exhibit A

REVISED 9/20/67

4340

FILE	POCKET	FOLDER	NO.

MOUNTAIN VACATION RESORT

KEAUHOU, KAU, HAWAII

THIS WORK WAS PREPARED BY ME OR UNDER MY SUPERVISION. CONSTRUCTION OF THIS PROJECT WILL BE UNDER MY SUPERVISION.

BELT, COLLINS & ASSOC., LTD.
ENGINEERS • PLANNERS • LANDSCAPE ARCHITECTS
1402 KAPIOLANI BLVD. HONOLULU, HAWAII

RESTUDY OF PRELIMINARY SUBDIVISION DESIGN

JOB NO. 144-B
DATE AUG, 1967
DRAWN BY A. WOOD
SHEET NO.
OF SHEETS

536-7744

MAUNA LOA DEVELOPMENT CORPORATION
602 TRUSTCO BUILDING
TELEPHONE 567-744
HONOLULU, HAWAII 96813

May 8, 1969

State Land Use Commission
Hawaii State Capital Building
Honolulu, Hawaii 96813

Gentlemen:

On july 8, 1966 the Petition of Mauna Loa Development Corporation to amend Land Use District boundaries from an Agricultural District into an Urban District at Keauhou, Volcano, Hawaii, identified by Tax Map Key 9-9-01: Portion of 4, was approved by the State Land Use Commission. The area reclassified into an Urban District is outlined in green on the Plan hereto attached and marked Exhibit A. In its presentation to the State Land Use Commission at that time, Mauna Loa Development Corporation outlined its plans for a mountain vacation and recreation resort involving a vacation residential subdivision and country store and country inn area. The country store and inn areas are in the area outlined in red in Exhibit A. The petitioner also indicated that it was acquiring the Volcano Golf and Country Club, an 18-hole golf course immediately adjacent to the proposed subdivision area. Since said date the 18-hole golf course was acquired and conveyed to C. Brewer and Company and plans for a new clubhouse and re-design of the 18-hole layout have been completed and work thereon started.

This application or request is for your favorable consideration at this time, in connection with studies, surveys and recommendations being made by your land use consultants, that the area proposed for the country store and country inn and colored in red in Exhibit A be reclassified from Agricultural to Urban.

The layout for the area colored in red was prepared by Belt, Collins & Associates and calls for a country inn and country store immediately adjacent to the golf course and access road leading into the subdivision and an area to be devoted to 17 vacation lots immediately adjacent to the fairway of the golf course. This whole area is presently classified Agricultural and petitioner's request for an Urban classification is in keeping with its original concept for the development of a mountain vacation resort area.

For your information, one-third of the area reclassified by the State Land Use Commission from Agricultural to Urban on July 8, 1966 has been improved with roads and utilities in accordance with the requirements of the County of Hawaii Planning Commission. This area constitutes 130 lots out of a total of 435 lots proposed for the whole subdivision. The 130 lots are presently on sale to the general public. Engineering plans for the remainder of the reclassified area are being completed and said remainder should be on sale as soon as improvements therein are completed or a subdivision bond therefor filed.

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commitments. Petitioner, however, has been advised by your staff that it is permitted to file this application at this time for your consideration.

Very truly yours,

MAUNA LOA DEVELOPMENT CORPORATION

By _____
Its President

EKK:m

HAWAII VOLCANOES NATIONAL PARK

Dude Ranch Area

50 ft R/W

EXISTING WATER TANK

COMMON GREEN

INCREMENT 1

GOLF COURSE ADDITION
25± acres

POSSIBLE FAIRWAY COTTAGES

COUNTRY INN

COMMERCIAL

VOLCANO GOLF COURSE

NORTH

SCALE: 1 in. = 200 ft.

Exhibit A

REVISED 9/20/67

MOUNTAIN VACATION RESORT
KEAUHOU, KAU, HAWAII

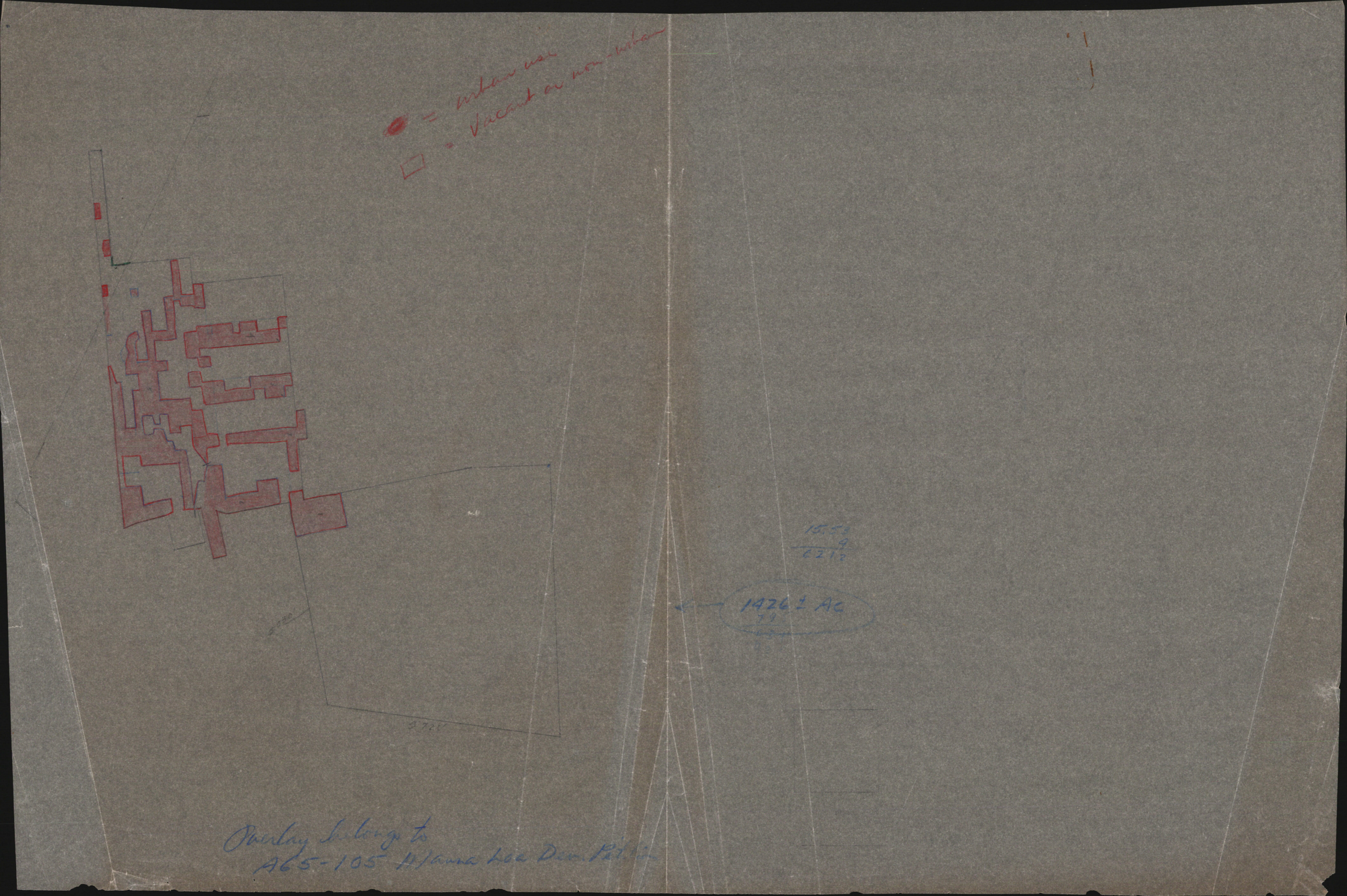
RESTUDY OF PRELIMINARY SUBDIVISION DESIGN

BELT, COLLINS & ASSOC., LTD.
ENGINEERS • PLANNERS • LANDSCAPE ARCHITECTS
1402 KAPIOLANI BLVD. HONOLULU, HAWAII

JOB NO. 144-B
DATE AUG, 1967
DRAWN BY S. WOOD
SHEET NO.
OF SHEETS

THIS WORK WAS PREPARED BY ME OR UNDER MY SUPERVISION.
CONSTRUCTION OF THIS PROJECT WILL BE UNDER MY SUPERVISION.

FILE | POCKET | FOLDER | NO.
4341


= urban use
= Vacant or non-urban
15.58
9
621.2
1426 ± Ac
79
Overlay belongs to
A65-105 Manna Loa Dev. Petition

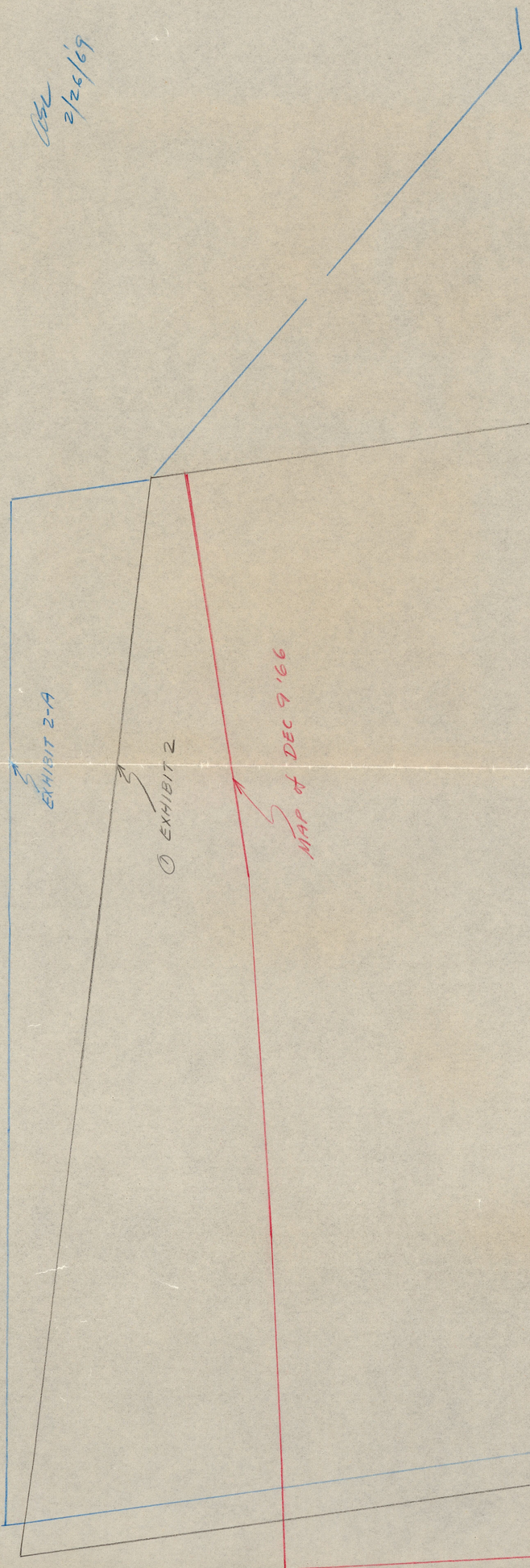
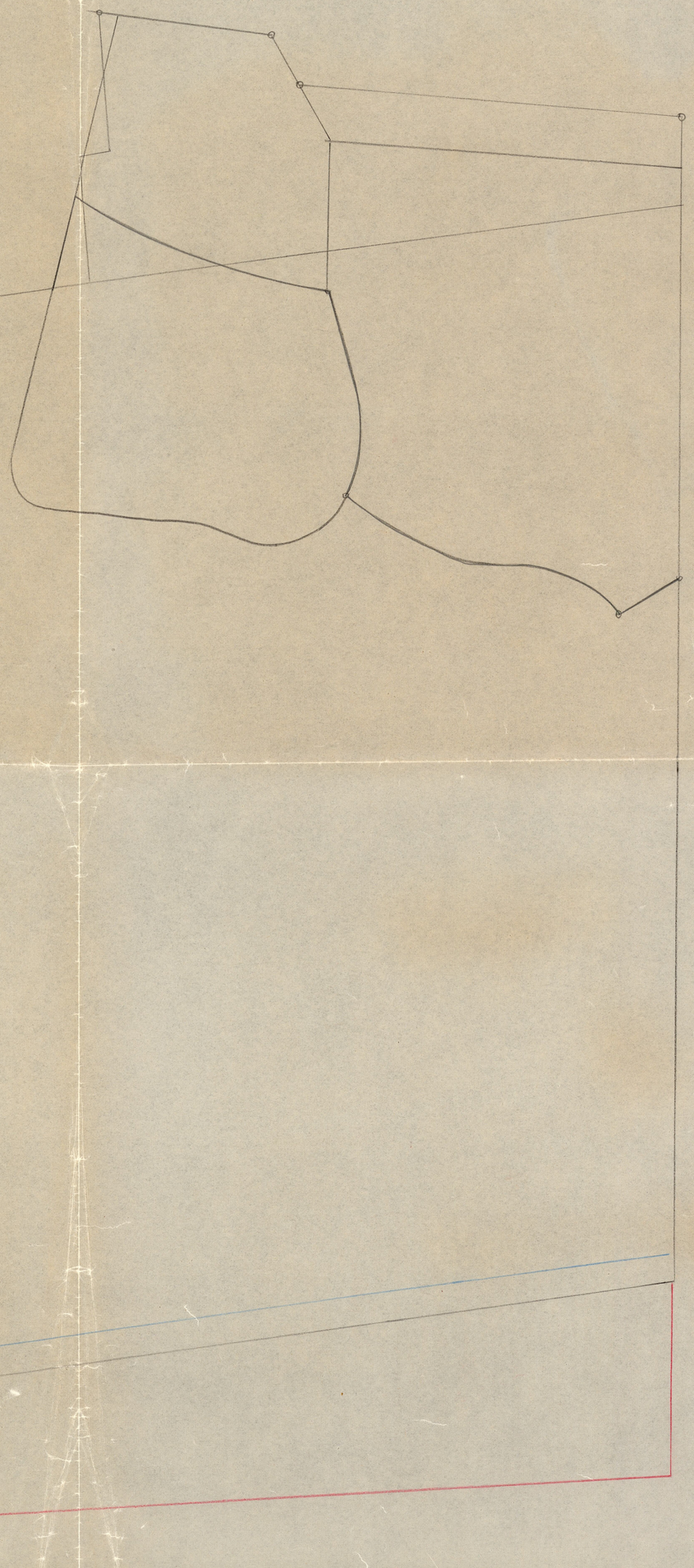
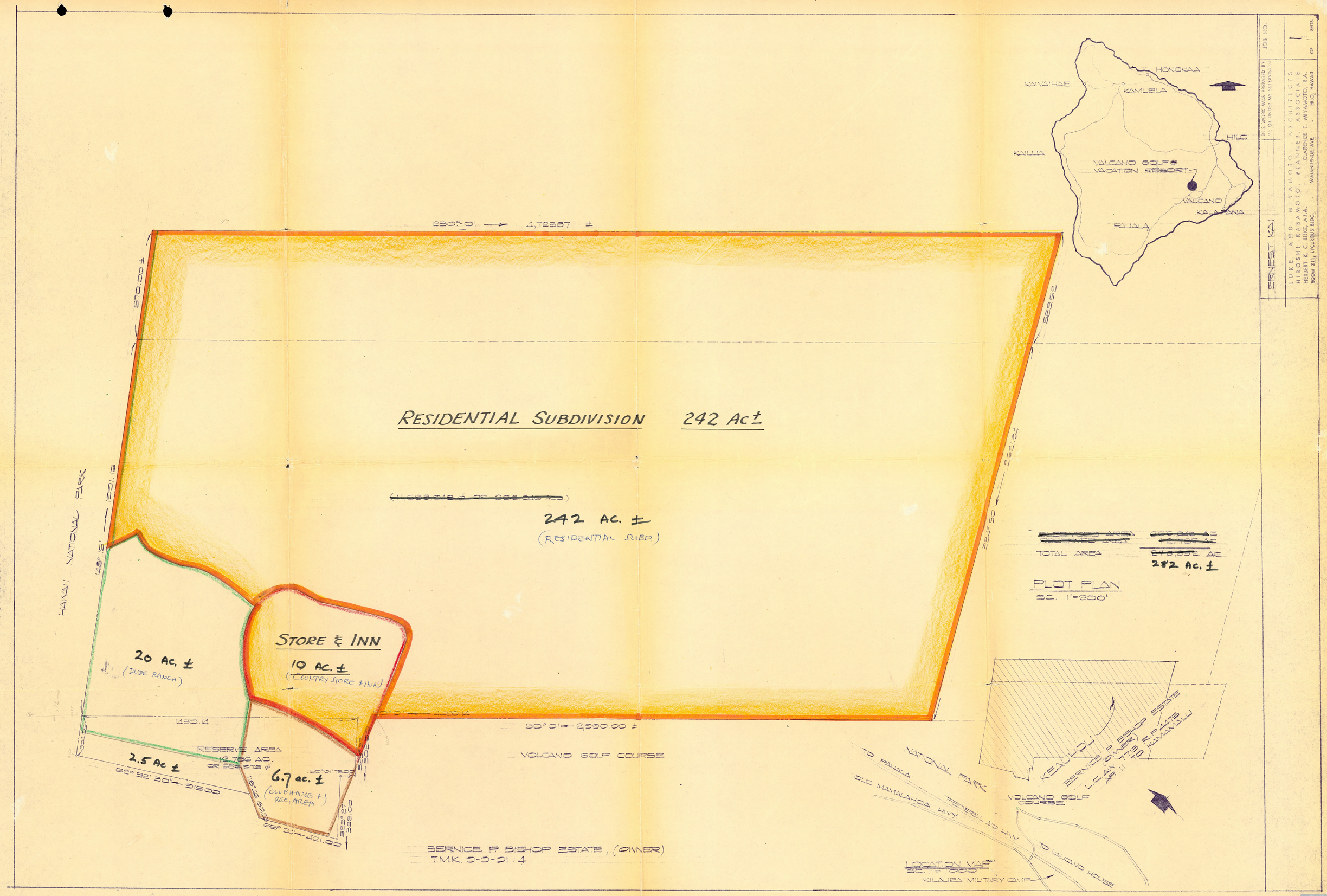


EXHIBIT 2-A
EXHIBIT 2
MAP OF DEC 6 1966





RESIDENTIAL SUBDIVISION 242 Ac±
242 AC. ±
(RESIDENTIAL SUBD)
STORE & INN
10 AC. ±
(COUNTRY STORE & INN)
20 AC. ±
(DUDE RANCH)
2.5 Ac ±
6.7 ac. ±
(CLUBHOUSE & REC. AREA)
RESERVE AREA
12.786 AC.
HAWAII NATIONAL PARK
VOLCANO GOLF COURSE
BERNICE P. BISHOP ESTATE, (OWNER)
T.M.K. 9-9-01:4
TOTAL AREA
282 Ac. ±
PLOT PLAN
SC. 1"=200'
HONOKAA
KAWAIHAE
KAMUELA
HILO
KAILUA
VALCANO GOLF & VACATION RESORT
VALCANO
KALAPANA
PAHALA
NATIONAL PARK
TO PAHALA
OLD MAMALAHOA HWY.
FEDERAL AID HWY.
TO VALCANO HOUSE
KILAUEA MILITARY CAMP
VOLCANO GOLF COURSE
KEAUHOU
BERNICE P. BISHOP ESTATE
L.C. AW. 7713 R.P. 4475
AP. 11 TO KAMAMALU
ERNEST KAI
LUKE AND MIYAMOTO, ARCHITECTS
HIROSHI KASAMOTO, PLANNER, ASSOCIATE
HERBERT K. C. LUKE, A.I.A. CLARENCE T. MIYAMOTO, R.A.
ROOM 211, LYCURGUS BLDG. WAIANUENUE AVE. HILO, HAWAII
JOB NO.
1
OF 1 SHTS.

4343

EXHIBIT 2

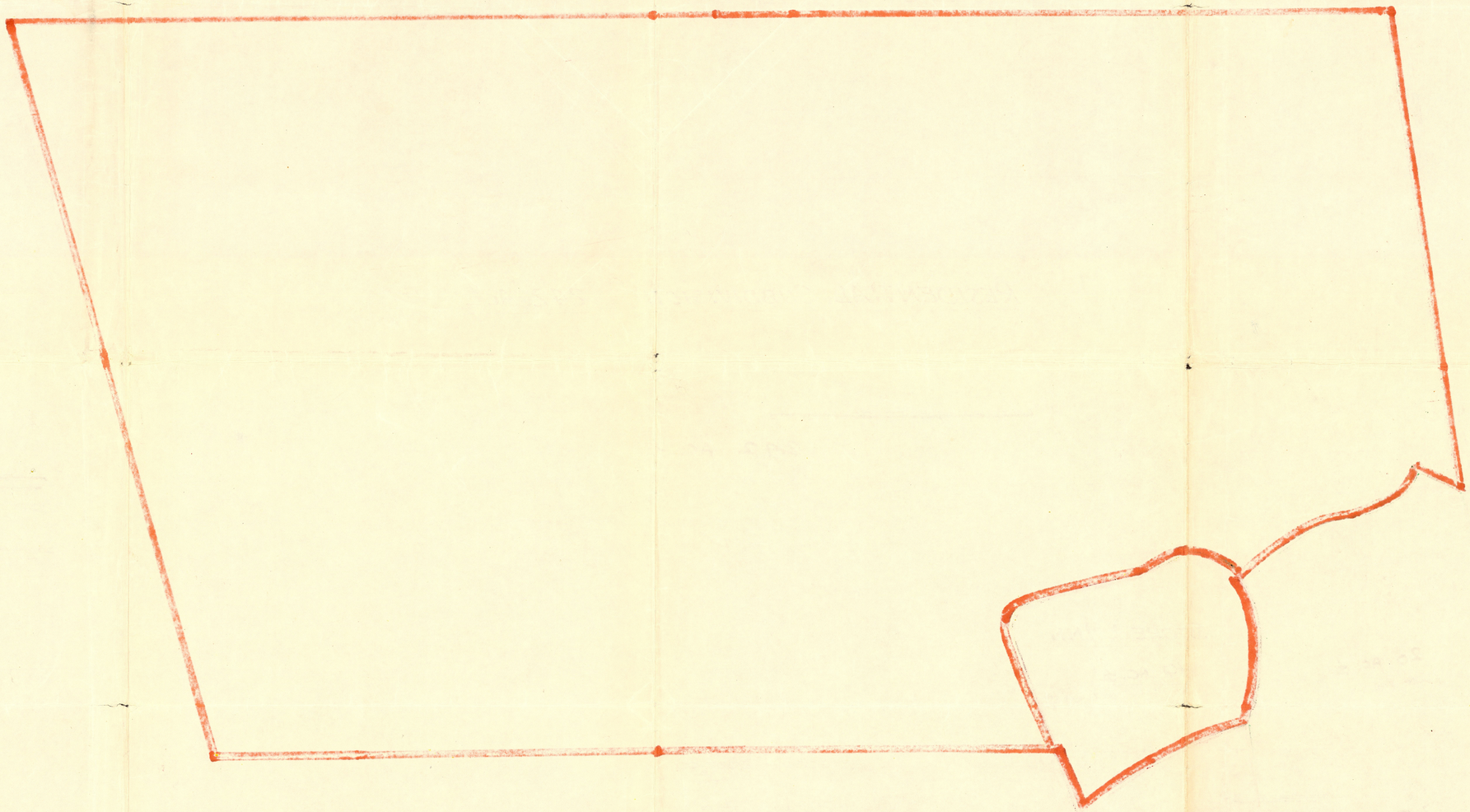
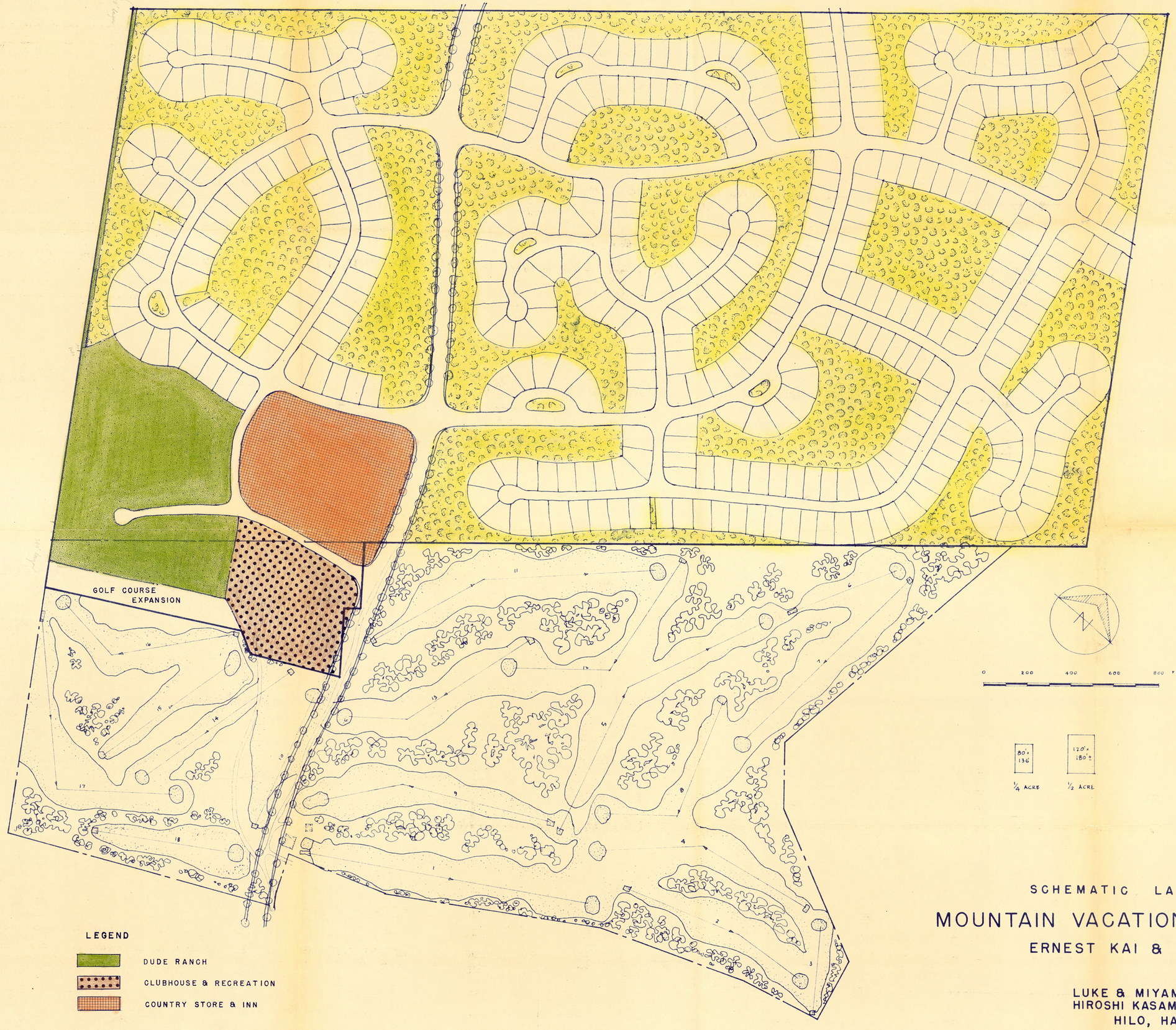


Exhibit 2

(1) AERIAL PHOTOGRAPH



SCHEMATIC LAYOUT

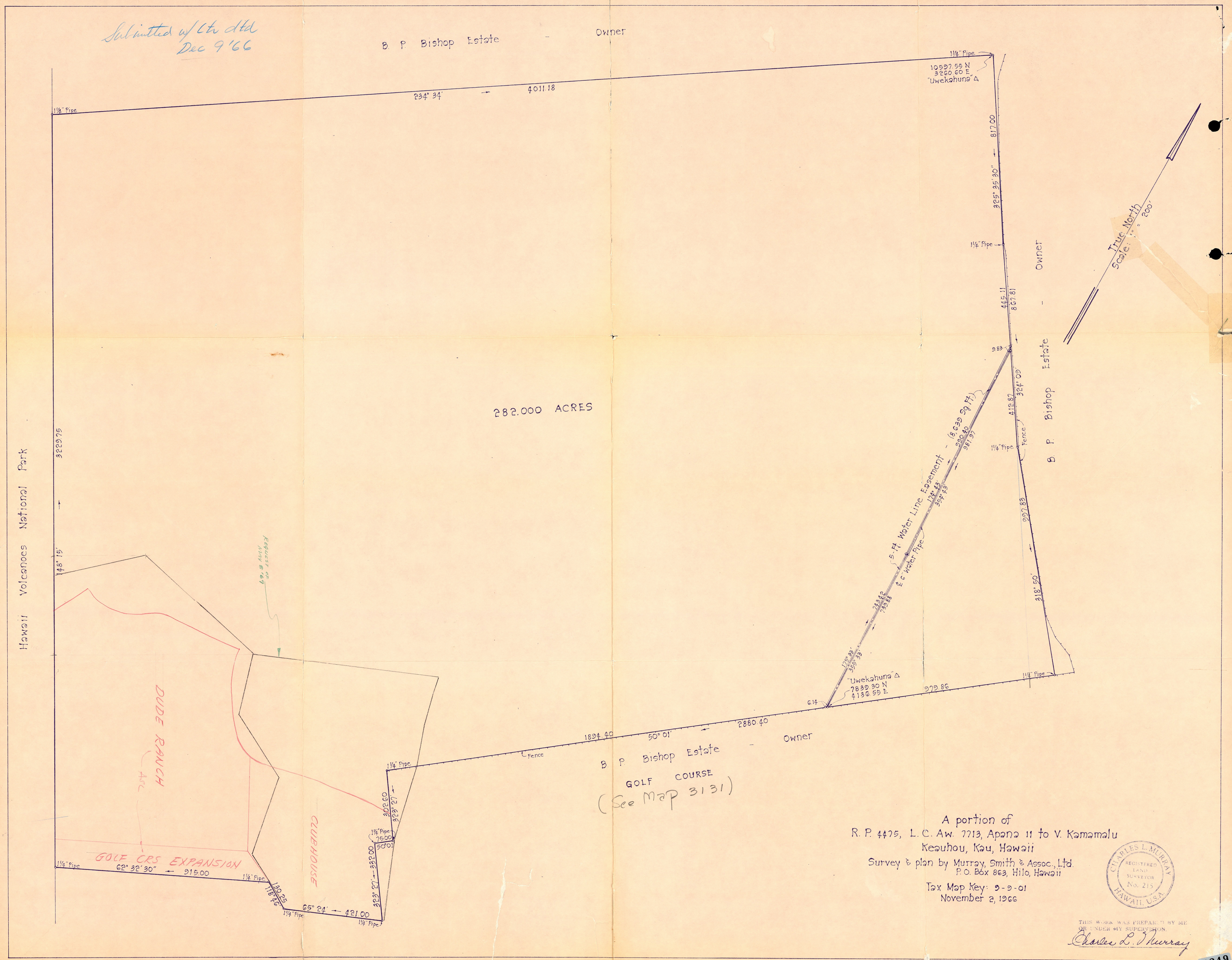
MOUNTAIN VACATION RESORT

ERNEST KAI & ASSOCIATES

LUKE & MIYAMOTO, ARCHITECTS
HIROSHI KASAMOTO, PLANNER, ASSOCIATE
HILO, HAWAII

(REV. 10/14/65)

EXHIBIT 2-A



A portion of
R. P. 4475, L. C. Aw. 7713, Apana 11 to V. Kamamalu
Keauhou, Kau, Hawaii
Survey & plan by Murray, Smith & Assoc., Ltd.
P. O. Box 863, Hilo, Hawaii
Tax Map Key: 9-9-01
November 2, 1966

CHARLES L. MURRAY
REGISTERED LAND SURVEYOR
No. 215
HAWAII, U.S.A.

THIS WORK WAS PREPARED BY ME OR UNDER MY SUPERVISION.
Charles L. Murray

4349

2734

RECEIVED
APR 22 1970
State of Hawaii
LAND USE COMMISSION

April 21, 1970

State Land Use Commission
1010 Richards Street
Honolulu, Hawaii 96813

Attention: Mr. Ramon Duran

Dear Mr. Duran

Please be advised that the undersigned, Ernest K. Kai, is no longer President of Mauna Loa Development Corporation. The new president of Mauna Loa Development Corporation is Joseph Y. Sotomura, and the new mailing address for Mauna Loa Development Corporation is 1285 Kapiolani Boulevard, Honolulu, Hawaii 96814.

You are therefore advised that all future communications to Mauna Loa Development Corporation should be addressed to said new mailing address.

Very truly yours,

Ernest K. Kai

EKK:rd

Feb 67

Development Planned On Mauna Loa Slopes

HILO—Plans for a multimillion-dollar, 416-acre vacation and recreation project on the slopes of Mauna Loa were announced yesterday by the Mauna Loa Development Corp.

The project, in the Kau district, will include 242 acres for a $4 million vacation-type residential subdivision. Plans call for the improvement of the existing 18-hole, par-72 Volcano Golf Course.

Site and construction development costs are estimated at more than $700,000.

* * *

THE STATE Land Use Commission has approved the removal of certain green-belt areas in the Volcano area for the development, according to Ernest K. Kai and E. F. Fitzsimmons, principals of Mauna Loa Development.

A 20-acre dude ranch operation is being planned. It will be located next to the golf course.

Recreational activities include horseback riding, hiking, hunting, swimming and tennis.

* * *

"THIS development will unquestionably boost the Big Island's economy," Kai said.

Fitzsimmons said the homes will consist of one-, two- and three-bedroom units starting at $14,000 on lot sizes ranging from one-fourth to one-half acre with 55-year leases.

The development area is owned by Bishop Estate.

Work will begin immediately with completion in six months.

December 30, 1966

Mr. Ernest K. Kai
Heen, Kai and Dodge
Suite 602 Trustco Building
Honolulu, Hawaii 96813

Dear Mr. Kai:

Your letter of December 9, 1966 transmitted a copy of a map prepared by Murray, Smith and Associates, Ltd., setting forth 282 acres as the site reclassified by the State Land Use Commission. Please be advised that the actual acreage approved by the State Land Use Commission is not 282 acres but, in actuality, 252 acres as indicated in your petition and covering the residential and country store areas as shown on Exhibits 2 and 2A of the attachments to your petition.

However, the land area as indicated on the map by Murray, Smith and Associates would be satisfactory under the circumstances involved with the deletion of approximately 30 acres in the area of the proposed dude ranch and club house areas.

Should you have any questions on the matter, please get in touch with us.

Very truly yours,

GEORGE S. MORIGUCHI
Executive Officer

cc: Chairman Thompson
Hawaii Planning Commission

ACS-105

12-30-66

Recap. of Areas and Types

Exhibit I — 1" = 1000'

Exhibit II w/metes & bounds 1" = 200'

} different areas shown

} different

Aerial Photo Cg. Print 1" = 200'

About same but still different

Exhibit 2-A Schematic layout urban lots 1" = 200'

Same

Schematic Rural Layout 1" = 200'

About same

Boundary Maps by Murray 11-2-66 1" = 200'

WILLIAM H. HEEN
ERNEST K. KAI
ROBERT GRAY DODGE

DOUGLAS F. CUSHNIE

LAW OFFICES
HEEN, KAI & DODGE
SUITE 602 TRUSTCO BUILDING
HONOLULU, HAWAII 96813

CABLE AND WIRELESS
"JURIS"
TELEPHONE 567-744

December 9, 1966

RECEIVED
DEC 12 1966
State of Hawaii
LAND USE COMMISSION

State Land Use Commission
426 Queen Street
Honolulu, Hawaii

Attention: Mr. George Moriguchi

Gentlemen:

Re: Mauna Loa Development Corporation
(A65-105)

For your records and files I hand you herewith a print prepared by Murray, Smith & Associates, Ltd. setting forth the 282 acres reclassified by the State Land Use Commission by metes and bounds.

Yours very truly,

Ernest K. Kai

EKK:j
Enclosure

Ph. 567749

July 11, 1966

Mr. Ernest K. Kai
Heen, Kai and Dodge
Suite 602 Trustco Building
Honolulu, Hawaii 96813

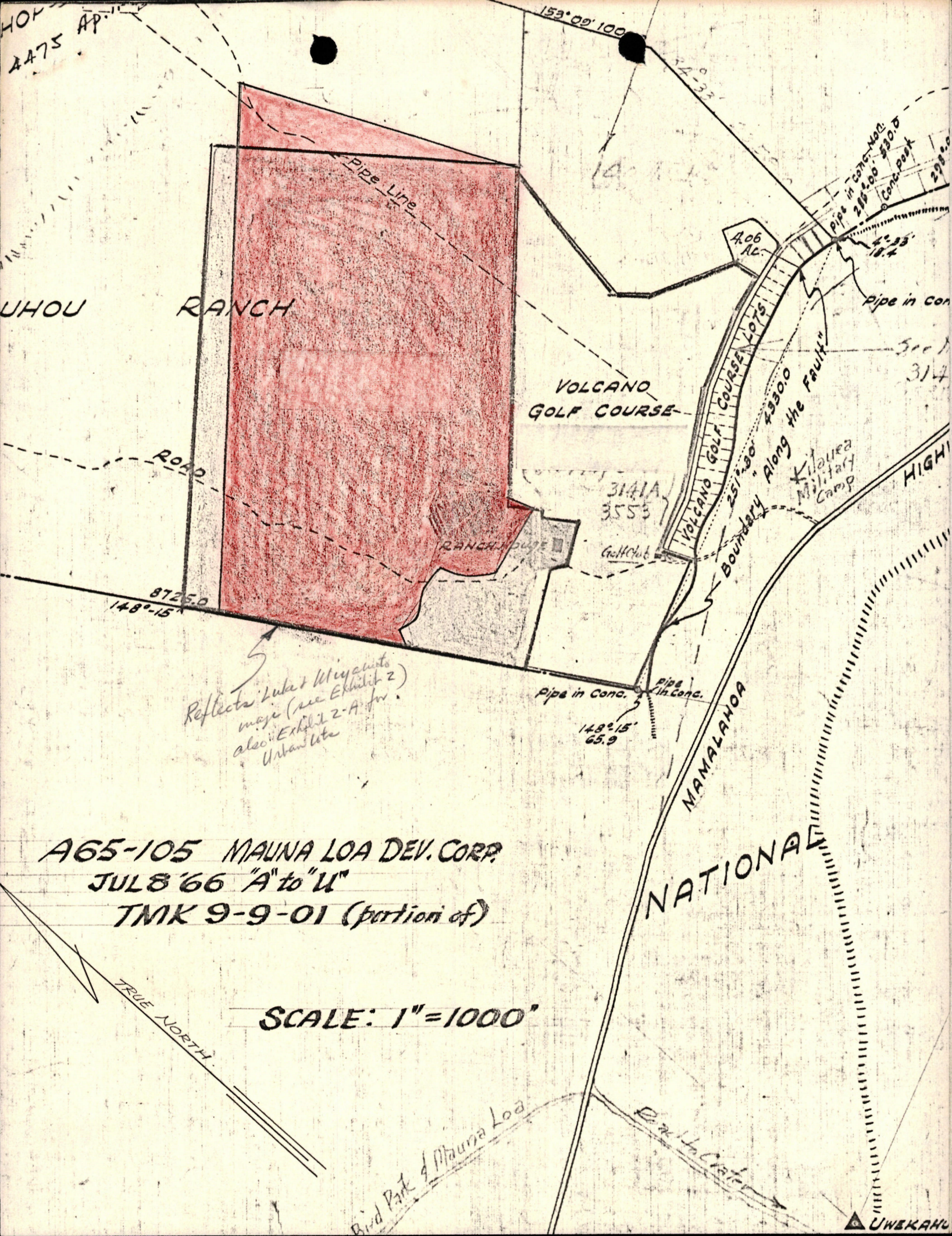
Dear Mr. Kai:

The petition by the Mauna Loa Development Corporation (A65-105) to amend the Land Use District Boundaries from an Agricultural District into an Urban District at Keauhou, Hawaii, identifiable by Tax Map Key 9-9-01: portion of 4, was approved by the Land Use Commission at its meeting on July 8, 1966.

Very truly yours,

GEORGE S. MORIGUCHI
Executive Officer

Enc.
cc: Chairman Thompson
Planning Commission, Hawaii
Department of Taxation
Department of Land & Natural Resources



4475 Ap.
153°09'100
Pipe Line
UHOU RANCH
VOLCANO GOLF COURSE
ROAD
RANCH HOUSE
Golf Club
3141A
3553
VOLCANO GOLF COURSE LOTS
251°30' 4330.0
Boundary "Along the Fault"
Kilauea Military Camp
4.06 Ac.
Pipe in Conc. Non.
286°00' 530.0
Conc. Post
Pipe in Con
HIGH
8725.0
148°-15'
Reflects Luke & Miyamoto maps (see Exhibit 2) also Exhibit 2-A for Urban lots
Pipe in Conc.
Pipe in Conc.
148°-15'
65.9
MAMALAHOA
NATIONAL
A65-105 MAUNA LOA DEV. CORP.
JUL 8 '66 "A" to "U"
TMK 9-9-01 (portion of)
TRUE NORTH
SCALE: 1"=1000'
Bird Park & Mauna Loa
Road to Crater
UWEKAHU

STATE OF HAWAII

LAND USE COMMISSION

356/25A 420/25A

VOTE RECORD

ITEM A65-105 ~~Bishop Est. Kaei, Kona~~ Mauna Loa Dev. Corp.

DATE 7-8-66

PLACE L.U.C. Hon.

TIME

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

COMMENTS: Approve Urban

STATE OF HAWAII
LAND USE COMMISSION

July 8, 1966
Honolulu, Hawaii

MEMORANDUM

TO: Land Use Commission

From: Staff

SUBJECT: A65-105 - MAUNA LOA DEVELOPMENT CORPORATION

A change in district classification from Agricultural to Urban for approximately 252 acres of land at Keauhou, Hawaii was the subject of a petition heard on March 25, 1966. The Mauna Loa Development Corporation proposes a mountain resort type development to complement the golf course, dude ranch, and country club development. During the public hearing, the staff reported that:

1. Justification for the change from Agricultural to Urban appears to be lacking.

2. Justification for a mountain resort type development appears to have been substantiated.

3. The petitioners be asked to consider a rural classification in lieu of the urban classification for their development with their plans to be revised accordingly.

Since that time, a revised development plan which reduces the number of lots from 420 to 356 has been submitted by the petitioners to comply with conditions for a Rural District. However, they have indicated a preference for a change to urban although they would accept a rural classification. (See letter.)

On the basis of the data submitted to date, the staff recommends that the 252 acre parcel be allowed for change from an Agricultural District to a Rural District. Letters from the landowner and lessee have been received indicating that they would not object to a rural classification.

STATE OF HAWAII
LAND USE COMMISSION

Minutes of Meeting

County Board of Supervisors Chambers

Hilo, Hawaii

10:30 A.M. - June 17, 1966

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

The meeting was called to order and a short prayer followed. Chairman Thompson apologized for the delay in the meeting. Procedures to be followed during the hearing were outlined and persons testifying were duly sworn in.

It was announced that there would be a change in sequence on the agenda.

ADOPTION OF MINUTES

The minutes of the following dates were approved as circulated:

October 29, 1965, November 5, 1965, November 20, 1965
March 25, 1966, April 14, 1966

ACTION

Upon the request of the petitioners, action on the following petitions were deferred to a later date:

A65-103 - Bishop Estate
A65-105 - Mauna Loa Development Corporation

PETITION OF TAKESHI & CHIZUKO KUDO (A65-104) TO AMEND THE DISTRICT BOUNDARY FROM AN AGRICULTURAL DISTRICT TO AN URBAN DISTRICT AT KEALAKEKUA, HAWAII, identifiable by TMK 8-1-06: 13.

Mr. Moriguchi presented the staff memorandum recommending approval of the petition since all services required on urban lands were available, adjoining areas would not be adversely affected by the boundary change, and lands available for urban expansion in the area appeared to be limited.

Since there was no one present representing the petitioners, and no further discussion on the matter, Commissioner Ferry moved to accept staff's recommendation for approval of the petition, which was seconded by Commissioner Wung. The motion was carried unanimously.

PETITION OF A. C. AND EMILY F. GOUVEIA (A65-108) TO AMEND THE DISTRICT BOUNDARY FROM AN AGRICULTURAL DISTRICT TO AN URBAN DISTRICT AT LAALOA, NORTH KONA, HAWAII, identifiable by TMK 7-7-07: 18

Staff memorandum presented by the Executive Officer was for denial of the petition due to the lack of any justification for the need of additional urban lands and because the proposed use would contribute toward scattered urban developments.

The area in question was pointed out on the map by Mr. Moriguchi. It was also explained that Mr. Gouveia's property was partially planted in coffee and the surrounding area was of a rural residential nature.

In reply to Commissioner Ferry's question, Mr. Moriguchi advised that the areas colored in green indicated the most thriving agricultural lands in the area. Commissioner Ferry then commented that Mr. Gouveia was requesting an urban classification for a small parcel within a large Agricultural District.

Chairman Thompson observed that during the last meeting a member of the Hawaii Planning Commission had made the statement that the property abutting subject parcel was being considered for boundary change by the County of Hawaii.

Mr. Suefuji was of the opinion that reference was being made here to the study conducted by the Hawaii Planning Commission on future zoning of the area. The Statutes provide that 3-acre parcels may be included in the urban area. Upon survey, the Planning Commission found that both sides of the highway bounding subject parcel were lined with residences and felt that zoning this parcel for single-family dwelling would not constitute scattered zoning.

Mr. Suefuji thought that the Hawaii County Planning Commission would petition for a boundary change in the area within the next five or six months, although he was not certain about the exact acreage since the matter was still under review.

In view of Mr. Suefuji's foregoing testimony and the fact that the petitioner's request was for only a 3-acre parcel, Commissioner Ferry felt it more prudent to deny Mr. Gouveia's petition now and to review the more encompassing petition which will be forthcoming from the County at a later date. Therefore, Commissioner Ferry moved to accept the staff recommendation for denial of the petition, seconded by Commissioner Wung. The motion was carried unanimously.

PETITION OF ALEXANDER & BALDWIN, INC. (A65-106) TO AMEND THE DISTRICT BOUNDARY FROM AN AGRICULTURAL DISTRICT TO AN URBAN DISTRICT AT KAHULUI, MAUI, identifiable by TMK 3-8-07: 02.

Approval of the above petition was recommended by staff on the basis of the high rate of sales experienced by the Ninth Increment Development and because need for additional urban lands had been established.

There was no discussion on the matter.

Commissioner Ota moved to accept staff's recommendation for approval of the petition which was seconded by Commissioner Nishimura and passed unanimously.

PUBLIC HEARINGS

PETITION OF PARKER RANCH (A66-111) TO AMEND THE DISTRICT BOUNDARY FROM AN AGRICULTURAL DISTRICT TO AN URBAN DISTRICT AT WAIKOLOA, SOUTH KOHALA, HAWAII, identifiable by TMK 6-7-01: portion of parcel 3.

Staff report was presented by Mr. Ah Sung Leong which recommended disapproval of the petition since the petitioner had not substantiated the need for additional urban lands for U-drive and car rental businesses.

Mr. Leong advised that the terminal area was in the Agricultural District, and that the nearest urban area was approximately one mile away.

Commissioner Ota felt that since Kamuela was tied in with the resort complex, it should be preserved in the rural atmosphere as much as possible. He also cautioned against the possibility of commercial encroachment in the area once the 4-acre parcel was approved for urban uses. Kamuela is one of the last remaining airports with a semblance of open space and beauty, Commissioner Ota observed.

Mr. Suefuji was of the opinion that with proper landscaping, set-backs and planting of trees, the proposed use could be concealed from the highways. He also felt that this type of use would be in support of the tourist industry and should be considered in that light.

Chairman Thompson asked Mr. Norman Brand, attorney for the petitioner, whether Parker Ranch had considered coming in on a special permit rather than a boundary change, as suggested by Commissioner Nishimura.

Mr. Brand replied that since in either case the ultimate decision will be the same, Parker Ranch would be happy to withdraw the petition for boundary change and come in on a special permit if this approach would be more in keeping with the Commission's wishes. Chairman Thompson advised that the end result would not be the same.

Chairman Thompson continued that it was his personal feeling that the special permit would be more appropriate at this time, since boundary change could constitute spot zoning for this area.

Pursuing the matter along the same lines, Commissioner Ferry commented that it was conceivable that a special permit request would be approved in an Agricultural District for parking purposes. However, a boundary change would place the jurisdiction within the Hawaii County Commission and it was not wholly inconceivable that the parking use would eventually change to a commercial use.

Mr. Brand submitted that the staff report was invalid because he felt the decisions were based on faulty assumptions. He argued that no mention was made of parking stalls in the petition--however, Parker Ranch had been approached by businessmen over the possibility of establishing a base of operation. Kamuela was an actively growing community and although Parker Ranch had no interest in the matter, because of its position as controlling landowner in the district, it would be open to criticism on the grounds of ultra-conservatism or even obstruction should they choose to refuse these requests. Parker Ranch had a moral obligation to see that developments in the area are conducted in a manner harmonious and inoffensive to the community.

On the basis of opinions expressed during this hearing, Mr. Brand asked to withdraw the petition of Parker Ranch for boundary change with the idea of submitting a special permit request at a later date.

Chairman Thompson called for a 5-minute recess at 11:05 a.m.

The hearing was resumed at 11:10 a.m.

Chairman Thompson advised that the following had transpired during a conference with Mr. Brand:

1. Request for withdrawal of petition still stands, with the hope of submitting a special permit request at a later date.

2. Petitioner fully understands that this morning's discussion in no way indicated that a special permit would be considered favorably by this Commission--that all of the facts would have to be considered at the time of the meeting.

Chairman Thompson informed the Commissioners that they had a choice of one of two motions:

1. To deny petitioner's request for withdrawal of petition and proceed with the hearing.

2. Accept the request for withdrawal of petition, subject to a letter in writing making this request, to be submitted at a later date.

In reply to Commissioner Wung's query, Mr. Moriguchi advised that the $50.00 fee for the special permit was strictly a matter between Mr. Brand and the County of Hawaii since special permits are routed to the Land Use Commission through the County Planning Commissions.

Commissioner Ferry wondered whether petitioner would have the option of converting the boundary change petition to a special permit upon submission of necessary data. Mr. Moriguchi advised that this alternative would not be open to the petitioner inasmuch as special permit hearings were conducted by the County Planning Commissions.

Mr. Suefuji commented that the applicant should be made aware of the fact that there was a waiting period of 30 days before the County Planning Commission could conduct a public hearing on the special permit request and another 15 days before the County Planning Commission could render a decision.

Commissioner Wung moved to accept the request to withdraw the petition by Parker Ranch, subject to receipt of a letter from petitioner to this effect. Commissioner Mark seconded the motion and the motion was passed unanimously.

PETITION OF HAWAII COUNTY PLANNING COMMISSION (A66-115) TO AMEND THE DISTRICT BOUNDARY FROM AN AGRICULTURAL DISTRICT INTO AN URBAN DISTRICT AT LALAMILO, SOUTH KOHALA, HAWAII, identifiable by TMK 2 through 14

Mr. Ah Sung Leong presented the staff report in which it was recommended that the petition be approved since the Department of Taxation had included this area in its recommendations for Urban Districts, facilities and services were readily available and the area was contiguous to an Urban District.

Mr. Raymond Suefuji stated that based upon staff investigation of the area under petition, it was felt that this should have been included in the Urban District. This is an area already built up with single family homes. The matter was brought to the attention of the Planning Commission by Mr. Lloyd Kaneshiro who owns a parcel in the affected area.

Mr. Takeyama, legal counsel, brought up a procedural legal point since the subject lands were not owned by the County but by several landowners. He advised that advertisement of a public hearing in a legal notice in a newspaper of general circulation was not sufficient--that each property owner affected by the boundary change should be informed individually of the public hearing to be held. He pointed to the possibility that there may be some objections to the change in boundary.

Chairman Thompson commented that the subject area was already being assessed as an Urban District. Commissioner Ferry felt that a drafting error might have occurred at the time the final boundaries were drawn.

Mr. Takeyama advised that two approaches were available to the Commission to resolve this problem:

1. Defer the public hearing and have the staff send out letters or notices of public hearing to be held at a later date to each landowner affected by the petition.

2. Request the County to obtain signatures from each landowner affected by the petition, assenting to the request for boundary change, and submit them as part of the petition.

Replying to Mr. Suefuji's argument that property owners other than those whose properties were directly involved in the petition in the immediate area were also going to be affected by the boundary change, Mr. Takeyama commented that his concern was for procedural safeguard against any criticisms or complaints that might result from inadequate notification to persons whose properties were being proposed for a boundary change.

Inasmuch as the Commission had 45 days in which to offer a decision on the petition, Commissioner Ferry suggested that the Hawaii County Planning Commission be requested to obtain signatures from those property owners whose properties were directly involved in the petition, assenting to the proposed boundary change. He added that the State was amply represented on this Commission.

Mr. Moriguchi raised the point as to whether this procedure would have to be followed in the future in the event the County or State initiated a boundary change even though it might involve 300 separate property owners.

Mr. Takeyama advised that a letter by mail to each property owner advising him of the public hearing would be adequate.

Chairman Thompson wondered about the legal implications of past decisions rendered by the Land Use Commission, involving petitions initiated by the State or County, on which individual notices had not been served to individual property owners.

Mr. Takeyama replied that as far as he knew all of the government-initiated petitions had been for boundary changes on lands owned by either the State or County.

Mr. Takeyama further advised that there was a technical difference between the drawing of the district boundaries and making a boundary change. In the former instance, the Commission had pursued the matter on the basis of its rule-making powers. In the latter instance, the Commission is exercising a quasi-judicial right on contested cases, and the procedure for contested cases requires personal notices to the parties involved and public advertisement is not adequate.

Referring to Mr. Suefuji's earlier argument, Mr. Takeyama felt that the notice requirements to property owners of adjacent lands may not be the same as the notice requirements to property owners whose lands were subject to change.

Commissioner Ferry moved, seconded by Commissioner Nishimura, to request the Hawaii County Planning Commission to obtain signatures from the affected property owners, consenting to the proposed boundary change from Agricultural to Urban within 15 days of this hearing. The motion was carried unanimously. The hearing was closed thereafter.

PETITION OF HAWAII COUNTY PLANNING COMMISSION (A66-117) TO AMEND THE DISTRICT BOUNDARY FROM AN AGRICULTURAL DISTRICT INTO AN URBAN DISTRICT AT PUNAHOA, HILO, HAWAII, identifiable by TMK 2-3-39: 3, 5, 6, 7 and 8

Staff recommendation, as presented by Mr. Moriguchi, was for approval of the petition since the adjacent areas were presently in intense urban use, all community and utility services were presently available and the lands were adaptable for urban purposes. It was also recommended that parcel four be included for change upon concurrence by the petitioner.

Mr. Suefuji commented that the background on this petition was similar to that of the foregoing petition just heard. He added that the area was presently developed and the Hawaii Planning Commission felt it should be included in the Urban District based on its actual use.

Commissioner Wung moved that the Hawaii County Planning Commission be requested to obtain signatures from the affected property owners consenting to the proposed boundary change from Agricultural to Urban within 15 days of this hearing. Commissioner Nishimura seconded the motion and it was passed unanimously. The hearing was closed thereafter.

DECLARATORY RULING - CONCRETE INDUSTRIES INC.

Staff evaluation of the request by Concrete Industries, Inc. resulted in its recommendation to rule that only the crushing and screening plants were direct accessories to the permitted use within an Agricultural District. (See copy on file.) A letter, dated June 6, 1966, from Concrete Industries, Inc. was also presented by Mr. Moriguchi. (See copy on file.)

Chairman Thompson summarized that the request was to include ready mix plant, asphalt, block, cast concrete and pipe plants as accessories to excavation or extraction of natural building materials.

Mr. Moriguchi commented that the Commission should consider whether these facilities as listed in the staff report were permitted uses, being direct accessories to permitted uses with/in an Agricultural District.

Mr. John Russell of Concrete Industries, Inc. referred to Section 2.14 (m) of the State Land Use District Regulations "Permissible Uses Within the Agricultural District" and commented that mills, storage and processing facilities were considered direct accessories to the permitted uses. In futher-

ance of this argument, he submitted the following definitions:

Mills - Crushing activities, crushing of rocks

Processing facilities - The ready-mix plant, asphalt plant and other plants needed for processing

Mr. Russell reiterated that it was their feeling that the facilities located at the quarry where the rock was excavated should be considered as processing facilities, which are permitted uses under Section 2.14 (m).

Chairman Thompson observed that there was a difference in definition of permissible uses under Section 2.14 (m), as submitted by Mr. Moriguchi and Mr. Russell.

Mr. Moriguchi commented that the mere fact that the Regulations contained the words "mills" or "storage facilities" did not mean that these were allowed. They had to be part of a permitted use and tied to a basic use.

Mr. Takeyama raised the question of whether requests for declaratory rulings, such as the one under discussion, should not go through the special permit route, wherein notices would be duly publicized to afford interested persons an opportunity to express their views on the matter.

Mr. Moriguchi clarified this by stating that the Concrete Industries had already been advised to this effect, that in fact a special permit had been filed with the Maui County Planning Commission. However, to keep things rolling, a declaratory ruling had also been sought.

Chairman Thompson expressed the concern that if a declaratory ruling were made on the Concrete Industries' request today, it would drastically affect the Land Use Regulations and all state concrete plants.

Commissioner Ferry remarked that he would be hesitant to establish precedents by concurring with the applicant that the proposed activity would fall within the District Regulations, and that he would prefer to evaluate the matter on a special permit application.

Commissioner Ferry moved to accept staff's recommendation in declaring a ruling that the only item falling within the Land Use Regulations as a permissible use be the crushing and screening plant. The motion was seconded by Commissioner Ota and carried unanimously.

The meeting was adjourned at 12:30 p.m.

June 24, 1966

Mr. Ernest K. Kai
Heen, Kai and Dodge
Suite 602 Trustco Building
Honolulu, Hawaii 96813

Dear Mr. Kai:

This is to notify you of the next Land Use Commission hearing on July 8, 1966 at 8:30 a.m., in the Land Use Commission Hearing Room, 426 South Queen Street, Honolulu, Hawaii, at which time a decision on the petition by Mauna Loa Development Corporation (A65-105) will be rendered.

Very truly yours,

GEORGE S. MORIGUCHI
Executive Officer

cc: Chairman Thompson

STATE OF HAWAII
LAND USE COMMISSION

June 17, 1966
Hilo, Hawaii

MEMORANDUM

TO: Land Use Commission

FROM: Staff

SUBJECT: Bernice P. Bishop Estate (A65-103), Keei-Napoopoo Area; Takeshi and Chizuko Kudo (A65-104), Kealakekua, Hawaii; Mauna Loa Development Corporation (A65-105); and A. C. and Emily F. Gouveia (A65-108)

1. Bernice P. Bishop Estate (A65-103)

During the public hearing held on March 25, 1966 on the matter of this petition, it was the recommendation of the Staff that the petition be denied since:

1. The need of the lands presently within the Conservation District for Urban classification has not been demonstrated by the petitioner.

2. The requested change will tend to create undue demands upon the general public for the benefit of a relatively few who would use the area for weekend and vacation houselots.

3. Water services are unavailable in the area at present.

4. The subject lands are not contiguous to an urban district.

The petitioner reported during the public hearing that:

1. Without increased taxes from such a project as proposed, there will be no income to the Government.

2. If this project is approved, the petitioners plan to request additional urban lands in the area.

3. The Island of Hawaii is so large that there is no need to restrict development.

In response to these additional comments made by the petitioner, the Staff would point out that although increased taxes from the subject project is cited, no mention is made of the increased expenditures that would be required to service the project by the County and State. The suggestion that the Island of Hawaii is so large that there is no need to restrict development cannot be accepted by the Staff as a valid argument. The fact that a State Land Use Law has been deemed necessary

action deferred till July 8, 1966
on Mauna Loa Dev.

for application to the Island of Hawaii and the rest of the State, is a firm indication in itself that developments must be properly planned and phased even on the Island of Hawaii where extensive lands are available.

It is of interest to note that the petitioner has suggested that "urban classified Napoopoo area, at present, has no noticeable activity toward use and development for urban purposes." Therefore, the petitioner has contended that there is no need for urban lands in the Napoopoo area.

Upon evaluation of the data presented to date on the matter of this petition, the Staff recommends disapproval of the petition.

2. Takeshi & Chizuko Kudo (A65-104)

A petition for amendment to the Land Use District boundaries involving approximately 2 1/2 acres of land at Kealakekua, Hawaii, from an agricultural classification to an urban classification, was heard on March 25, 1966, by this Commission. At that time, the Staff recommended that the petition for amendment be approved since:

1. Lands available for urban expansion in the area of the subject lands appears to be limited.

2. All community and utility services required to service urban lands are available in the area with the subject lands immediately adjacent and contiguous to the present Urban District boundary.

3. Agricultural operations in the adjoining areas would not be adversely affected by permitting the boundary change.

Any additional significant data relative to the petition have not been received to date and, therefore, the Staff recommends approval of the petition.

3. Mauna Loa Development Corporation (A65-105)

A change in district classification from Agricultural to Urban for approximately 252 acres of land at Keauhou, Hawaii was the subject of a petition heard on March 25, 1966. The Mauna Loa Development Corporation proposes a mountain resort type development to complement the golf course, dude ranch, and country club development. During the public hearing, the Staff reported that:

1. Justification for the change from Agricultural to Urban appears to be lacking.

2. Justification for a mountain resort type development appears to have been substantiated.

3. The petitioners be asked to consider a rural classification in lieu of the urban classification for their development with their plans to be revised accordingly.

Since that time, a revised development plan which reduces the number of lots from 420 to 356 has been submitted by the petitioners to comply with conditions for a rural district. However, they have indicated a preference for a change to Urban although they would accept a Rural classification.

On the basis of the data submitted to date, the Staff recommends that the 252 acre parcel be allowed for change from an Agricultural District to a Rural District.

4. A. C. & Emily F. Gouveia (A65-108)

A petition by Anthony and Emily Gouveia for boundary amendment from an Agricultural District to an Urban District involving 3.8 acres at Laaloa, North Kona, Hawaii was heard by this Commission on March 25, 1966. The primary reason advanced by the petitioner and the Hawaii County Planning Commission in support of the petition was that the use of the lands for agricultural purposes has not been economically successful since the lands are not suitable for extensive agricultural use. The Staff recommended denial of the petition due to (1) an apparent lack of any justification for the need of additional urban lands and (2) the proposed use would contribute toward scattered urban developments.

No additional data pertaining to the petition has been received since the public hearing and, therefore, the Staff again recommends denial of the petition.

June 1, 1966

Mr. Ernest K. Kai
Heen, Kai and Dodge
Suite 602 Trustco Building
Honolulu, Hawaii 96813

Dear Mr. Kai:

The Land Use Commission next meets at 9:30 a.m. in the County Board of Supervisors Chambers at Hilo, Hawaii on June 17, 1966.

On or about that time a decision of the petition by Mauna Loa Development Corporation (A65-105) will be rendered.

There is no requirement for you to be present. However, should you wish to attend, please feel free to do so.

Very truly yours,

GEORGE S. MORIGUCHI
Executive Officer

cc: Chairman Thompson

File 1946

WILLIAM H. HEEN
ERNEST K. KAI
ROBERT GRAY DODGE

JOHN T. VAIL

LAW OFFICES
HEEN, KAI & DODGE
SUITE 602 TRUSTCO BUILDING
HONOLULU, HAWAII 96813

CABLE AND WIRELESS
"JURIS"
TELEPHONE 567-744

May 20, 1966

RECEIVED
MAY 24 1966
State of Hawaii
LAND USE COMMISSION

State Land Use Commission
426 Queen Street
Honolulu, Hawaii

Gentlemen:

As requested by your Mr. Moriguchi of your staff, a new schematic layout was delivered to him on May 9, 1966, such layout being based upon a RURAL classification for the area and showing a semi-cluster development of 1/2-acre lots, each lot, however, having a building set back so that the remainder of each lot may be preserved in its natural state. The new schematic layout makes two major changes in the schematic layout previously submitted based on an URBAN classification--there is a reduction in the number of lots from 420 to 356, and the country store and inn area is reduced from 10 acres to approximately 6 acres. In this connection, applicant, however, wishes to state that it still prefers a classification amendment to URBAN as applied for, although it can do with a RURAL classification if your Commission so requires.

As to your staff's recommendation for an initial 100 lot subdivision for the area, applicant is advised by Mr. Moriguchi that if the RURAL classification is finally adopted by your Commission, the staff would withdraw its recommendation that the development be limited to an initial 100-lot subdivision. It would seem to applicant that if there is no objection by your staff to a development of the whole area in the event of a RURAL classification, there should be no objection by your staff to a dvelopment of the whole area in the event of an URBAN classification. Applicant wishes to point out that piecemeal development of the area would affect its financing for the whole project and would also, because of the necessity of submitting separate applications for amendment of boundary classification each time another increment of lots is desired, involve uncertainty of obtaining commission approval plus delay and increase in costs of development.

It would, therefore, be appreciated if your Commission would approve the application for change of classification to URBAN on the basis of the whole area rather than for an initial increment of only 100 lots.

Yours very truly,

MAUNA LOA DEVELOPMENT CORPORATION

By Ernest K. Kai
Ernest K. Kai
Secretary-Treasurer

EKK:jj

Files

1918

WILLIAM H. HEEN
ERNEST K. KAI
ROBERT GRAY DODGE

JOHN T. VAIL

LAW OFFICES
HEEN, KAI & DODGE
SUITE 602 TRUSTCO BUILDING
HONOLULU, HAWAII 96813

CABLE AND WIRELESS
"JURIS"
TELEPHONE 567-744

April 11, 1966

RECEIVED
APR 12 1966
State of Hawaii
LAND USE COMMISSION

Land Use Commission
426 Queen Street
Honolulu, Hawaii

Attention: Mr. George Moriguchi

Re: Application for Mauna Loa Development Corp.

Gentlemen:

This is to confirm allowance by the State Land Use Commission through its Director of an additional period of fourteen days, ending April 23, 1966, in which to file any rebuttal statement in connection with the application of Mauna Loa Development Corporation for change of district classification from agricultural to urban.

Yours very truly,

MAUNA LOA DEVELOPMENT CORPORATION

Ernest K. Kai
Secretary-Treasurer

EKK:jj

STATE OF HAWAII
LAND USE COMMISSION

Minutes of Meeting

Hale Hawaii Cultural Center

March 25, 1966 - 1:00 P. M.

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

The Reverend Boshard of Mokuaikaua Church offered a short prayer, which was followed by the usual introduction of Commission members and staff, procedure to be followed, and swearing in of persons testifying during the hearing.

PETITION OF MAUNA LOA DEVELOPMENT CORPORATION (A65-105), TO AMEND THE URBAN DISTRICT BOUNDARY AT KEAUHOU, HAWAII, identifiable by Tax Map Key 9-9-01: portion 4

Staff report, presented by Mr. Moriguchi, recommended modification of the petition for a Rural District, initially providing for 100 lots, with the country store and inn facility allowed in the area on the basis of a special permit.

Contrary to Mr. Ernest Kai's impression that the schematic subdivision plan for the proposed project had been submitted to the Land Use Commission, the staff was not in possession of the plan at the time report was prepared.

Mr. Moriguchi explained that the recommendation for a rural classification, instead of an urban classification, was based on the developer's statement that there will be two homes on an acre which would fall within the Rural District. It was also pointed out that under an urban classification, the County would be required to provide services and facilities to the development, whereas a rural classification would place this responsibility in the developer's hands. Mr. Moriguchi further explained that the intent of the developer was really for a cluster-type development, rather than for a 2-home per acre plan.

In response to Commissioner Nishimura's request, Mr. Moriguchi gave a detailed account of the proposed and existing uses, such as the dude ranch, golf course and club, country store and inn, the residential subdivision, etc., as projected on the land uses sketch submitted by the petitioner.

Chairman Thompson wondered whether advance appraisal of the schematic subdivision plan might have made a difference in the staff report. Mr. Moriguchi replied that he was unable to comment on this since he had not had the time to study the plan. However, the original data submitted implied that there would be two houses to an acre, although it developed later that this was true only in terms of overall density, that,including the open spaces, the gross density would be one house per half acre. This latter plan would not be permissible under a rural classification, it was pointed out.

Commissioner Nishimura asked whether staff felt that an urban designation in this area would constitute spot zoning. Mr. Moriguchi replied

that under the regulations, staff was required to take into consideration the possibility of scattered urban development, and that this was one of the bases for recommending a rural classification.

The inability to afford vacation lots by most people and environmental factors in the Alii Subdivision in the Volcano area were submitted as possible reasons for the slow rate of sales. Commissioner Wung felt that the inclement weather contributed to the slow sales.

Mr. Philip Yoshimura of the Hawaii County Planning Commission commented that at the time the developers seek County approval for subdivision plans, the Planning Commission would require them to provide all necessary facilities, improvements and services under the County subdivision regulations. In reply to Chairman Thompson's question, Mr. Yoshimura advised that there was no water supply available in the subject area, but that water catchment was possible.

Mr. Moriguchi clarified his earlier statement regarding the County's responsibility as far as providing the necessary services to the proposed development was concerned--that services did not end with the initial cost of constructing facilities for utilities and services, that schools, fire and police protection, etc. also had to be provided, and dedicated roads would have to be maintained by the County.

Mr. Ernest Kai, Secretary-Treasurer of the Mauna Loa Development Corporation, Mr. Edward Fitzsimmons, President of the corporation, Mr. Alex Castro of Bishop Realty who will handle sales, testified in behalf of the petitioners.

Mr. Kai explained that the Mauna Loa Development Corporation was a Hawaiian corporation comprised of Honolulu and Hilo associates, who were

interested in developing the Volcano area. The resort complex will include an existing 18-hole golf course which would be upgraded into first-class condition, club house, tennis courts, swimming pools, archery, riding stable, dude ranch, game hunting, country inn, etc. Mr. Moriguchi had confirmed that golf course and dude ranch were permissible uses in an Agricultural District, so that the developers were requesting urban classification for the remaining 415 acres, designated in yellow and red on the map.

To preserve the natural landscape, the developers had decided in favor of a cluster-type plan over a grid-type development of one house per half acre, as stipulated by the Land Use Regulations within a Rural District. Therefore, the developers were requesting an urban classification to enable them to pursue a cluster-type development.

Mr. Kai advised that the development was geared primarily to meet the needs of island residents for a vacation-type home in the islands with recreational facilities. A poll taken in Honolulu of people in the middle and upper income brackets indicated the great interest and need for such a facility. Governor Burns had also stressed that we were overlooking the available recreational facilities within the islands for the island people, at a tourism seminar held in Hilo.

Mr. Kai has worked out an agreement with the Bishop Estate whereby leases will be for a period of not less than 55 years, with very nominal rental. The developers also plan to permit multiple ownership to enable two or three families joint ownership of a vacation home. This will be a package deal, with nominal down payment within the reach of island residents. Climate in the area is equitable and there will be storage for

water for drinking and irrigation purposes for the golf course. Every purchaser of a lease lot will be given membership in the golf club.

The total development cost would run in the neighborhood of five to six million dollars. There is a great market for this type of development which has never been provided previously for the benefit of island residents.

With respect to the availability of water, Mr. Kai had been informed by the Board of Water Supply that there was no requirement for a water system in the development area, that one tank to each home would be sufficient.

Mr. Kai requested that the schematic subdivision plan be admitted as Exhibit 2-A. He explained that the cluster type development envisions 1/4 acre plus or minus lots with open spaces between and will meet all county standards and requirements.

On the matter of substantiating a need for such a development, Mr. Kai submitted that the most conclusive proof of need could be established by the fact that they had in their possession many signed sales agreement. Although he realized that they could not solicit subscriptions until the subdivision was approved, Mr. Kai stated that there were over 50 people among his acquaintances who had expressed a desire to purchase. He added that if they were compelled to break this up into increments of 100 lots at a time, it would be disastrous since this would cause needless delay and would be too expensive in terms of having to apply to the Land Use Commission each time they started on another increment. It would also ruin their financing arrangement, which has already been negotiated for, since this was based on the whole subdivision.

Regarding staff's recommendation that the developers seek a special permit for the country store and inn, Mr. Kai requested that this also be reclassified urban. He said the country store would serve people in the entire area, including those who utilize the military camps.

The scheme will be rugged in keeping with the Mauna Kea and Mauna Loa background. The lease agreement will incorporate a requirement that the design and color be approved by the developers, and also a two-year building covenant to preclude speculation.

Mr. Alex Castro of Bishop Realty commented that the proposed subdivision not only followed a trend, but it was unique and the only one of its kind in Hawaii. Hawaii boasted a very sophisticated buying market interested in competitive products. During informal discussions with different people, a great deal of interest was expressed. This was a well-conceived project, properly priced with well-built homes. From the realtor's point of view, Mr. Castro felt that it was very important to obtain approval for the whole project, since some people might be making deposits today for a home they may decide to build in the future.

Chairman Thompson wondered about the projected completion date for the whole development. Based on the assumption that approval will be given immediately, it would take the developers at least three months to begin the project. As developers, they would have to plan six months to a year ahead of time and for this very reason it was important to have approval for the whole project.

Chairman Thompson asked whether the development had been correlated with the economic trends as it related to increased leisure time which would result from automation. Mr. Castro replied that they had recognized

that the market demands for vacation and leisure-type homes had increased substantially within the last five years.

Commissioner Nishimura posed the possibility of putting this on a package deal basis instead of the two-year building requirement to discourage land speculation.

It was pointed out that the developers were appealing to the public with a buying power of from $14,000 to $16,000 and that some of them did not wish to purchase a package deal.

Mr. Moriguchi wondered about the statement that Mr. Kai had made earlier during his testimony in regard to the signed sales agreement. Mr. Kai commented that perhaps the most impressive evidence to substantiate the need to reclassify the land for the proposed development would be to have signed sales agreement. However, since this was unlawful without approval of the subdivision plans, the petitioner had conducted a poll bearing on the subject, which was appended to the petition as an exhibit, and which confirmed the need.

Presently the golf course was maintained by the Volcano Golf Club, an incorporated private non-profit club, Mr. Kai replied in answer to Commissioner Wung's question.

Mr. Kai assured the Commissioners that if approval for reclassification was granted, the developers would see the project to its completion with proper financing, etc.

Commissioner Ota wondered how the developers justified the 10-acre shopping site within the development. Mr. Kai replied that the country store area would include all sorts of facilities--market, liquor store, camera shop, sporting goods store, meeting place for banquets, etc. and

eventually even a drive-in motel and cabins. He added that there would be enough population within the development and the surrounding areas to support a country store and inn of this scope.

Since there was no further testimony, the hearing was closed thereafter.

PETITION OF RALPH E. ALLISON, ET AL (A65-107), TO AMEND THE DISTRICT BOUNDARY AT PANAEWA HOUSELOTS, HILO,HAWAII, identifiable by Tax Map Key 2-2-51 and 52.

Mr. Curtis Carlsmith, attorney for the petitioners, asked to be recognized to make a statement on behalf of the Allisons. He pleaded some irregularity in the notice that had been sent out by the Land Use Commission, in that the request for reclassification by the petitioners had been publicized as rural, whereas the petition was filed for an urban designation and rural only if urban were not possible. Therefore, he felt that inadequate notice had been served to the people on Hawaii, and any ruling by the Commission would not have the effect of the law by reason of the fact that statutory notice was not complied with.

In view of the foregoing, Mr. Carlsmith requested that the hearing be postponed until adequate notice could be served to the people on the Island of Hawaii to apprise them of the fact that more intense and more advanced uses of the lands were being sought than implied by the public notice.

Chairman Thompson called for a short recess at 2:15 p.m.

The meeting was resumed at 2:30 p.m. Chairman Thompson announced that by mutual consent, the petition by R. E. Allison, et al was being deferred.

PETITION OF BERNICE P. BISHOP ESTATE (A65-103) TO AMEND THE URBAN DISTRICT BOUNDARY AT KEEI, HAWAII, identifiable by Tax Map Key 8-3-04; 1, 8-3-05: 1 and 8-3-06.

On the basis of the following analysis, staff recommendation was for denial of this petition (see copy of report on file):

1. The need for the urban area in lieu of the conservation area has not been demonstrated.
2. The petitioner's proposal would not be in the best public interest.

Mr. Moriguchi advised that the distance between the present urban boundary and that requested by the petitioner was about 200 feet. The rainfall in the area approximated 34" annually.

Mr. Moriguchi commented that there was considerable change in the matter of the land area, from the original petition submitted and denied a year ago previously. The area colored in yellow on the map was pointed out as the lands involved in the original petition, and the red area as being requested in the present petition.

On the subject of the water system, Mr. Moriguchi commented that the Napoopoo area was not presently being served and that water was provided by rainfall catchment. However, there was a possibility that this might be sought under the Capital Improvement Project.

Mr. Philip Yoshimura of the Hawaii County Planning Commission office stated that approval for the petition had been based on the fact that the County General Plan for the Kona area had designated the subject lands for urban uses. In reply to Chairman Thompson's question, Mr. Yoshimura thought that the Board of Water Supply might require the developer to install its own water system.

Mr. Roy Fernandez, representing the petitioner, clarified a few points. The Bishop Estate had recently granted the Board of Water Supply permission to run a temporary line from the existing line in Keei mauka to the City of Refuge. This was only a temporary line and the original proposal to build a water system to Napoopoo to Honaunau was still in effect.

Mr. Fernandez also submitted that if the petition were approved for an urban designation, it would permit Bishop Estate to go ahead with the development and justify the cost of road construction, which roads in turn will be dedicated to the County.

Mr. Fernandez continued that this was a logical extension of the present Urban District, and that the proposed project would be a high-standard development which would benefit both the County and the State of Hawaii in increased taxes. The petitioners also envisioned a future cluster type subdivision with open spaces in the general area. Mr. Fernandez advised that these were all lease lands.

In response to Commissioner Nishimura's concern over the fact that the State would be bearing the cost of providing water facilities to the Napoopoo area, Mr. Fernandez remarked that the Board of Water Supply's plans for the area were conceived prior to the petitioner's development plans. He also pointed to the fact that the Bishop Estate and Board of Water Supply are working hand in hand for the overall development of the Island of Hawaii.

Since there was no further testimony, the hearing was closed.

PETITION OF TAKESHI AND CHIZUKO KUDO (A65-104) TO AMEND THE URBAN DISTRICT BOUNDARY AT KEALAKEKUA, HAWAII, identifiable by Tax Map Key 8-1-06: 13

Staff's recommendation for approval was based on the fact that there was a definite upward trend in population growth in the area, urban uses of the subject parcel would most probably not have an adverse effect on agricultural operations and would not create a burden to the general public (see copy of report on file).

Referring to the 15 percent (48 acres) of vacant urban lands mentioned in the staff report, Chairman Thompson wondered about the approximate dates when all of these lands might be in use. Mr. Moriguchi was unable to make this projection due to the fact that the relative development of existing lots as plotted in the Kona area has not been typical of development in other areas. These were mostly family plots, grown in coffee, and kept within the family for sentimental reasons.

Mr. Moriguchi explained that the 15 percent referred to in the Staff Report indicated the area within the Urban District that is either vacant or in low-density use, on the basis of acreage.

Chairman Thompson contended that actually there was a great deal more than 15 percent developable for urban uses, since, for example, a 1¼ acre parcel could be subdivided into five lots.

Mr. Sumio Nakashima, attorney for the petitioner, testified that most of the fee simple lands in the area were in North Kona since Bishop Estate owned a good part of the lands in South Kona. The greatest potential for residential development and most of the future of Kona lay in the North Kona area. Many people desire houselots in this area, and all of the Kudo lots had already been spoken for by relatives.

Replying to Chairman Thompson's question, Mr. Moriguchi commented that the population had increased by approximately 500 in the last decade, from 3,500 to 4,000.

There being no further testimony, the hearing was closed.

PETITION OF A. C. & EMILY F. GOUVEIA (A65-108) TO AMEND THE URBAN DISTRICT BOUNDARY AT LAALOA, NORTH KONA, identifiable by Tax Map Key 7-7-07-18

Staff Report, presented by Mr. Moriguchi, recommended denial of the petition due to the lack of justification for the need of additional urban lands, and on the basis that approval of the petition would contribute toward scattered urban developments.

Mr. Philip Yoshimura, representing the Hawaii County Planning Commission, stated that their approval had been recommended on the following bases:

1. Existing land use is for single-family residences, around and up to petitioner's property.
2. The general plan indicates that the urban area would move toward the south.
3. This would not impose a burden on the county since there were adequate water and electrical services.

Chairman Thompson wondered whether the Hawaii County Planning Commission contemplated a request for boundary change in the general area. Mr. Yoshimura replied that they were in the process of preparing such a petition and that Mr. Gouveia's parcel would be contiguous to this area.

Mr. Gouveia testified that the general development plan was moving southward from Holualoa. The subject parcel consisted of very poor subsoil, and it was economically unfeasible to continue agricultural pursuits.

As an example of this, he cited that during the last year he was able to realize only $600 on an outlay of $1,242 for coffee crops.

Commissioner Ota commented on the fact that there were larger parcels of ranch land surrounding Mr. Gouveia's property and whether the owners of these lands would accept or look favorably upon subdivision plans for the whole general area.

Mr. Gouveia replied there was no doubt about this--that in fact a preliminary survey had been done on one of the larger parcels, and indicated for houselots.

Referring to the relatively slow development of the subdivided lots in the area, Commissioner Nishimura commented that he felt the Hawaii County Planning Commission was 20 to 30 years ahead in its planning. Mr. Gouveia commented that the lack of water was the greatest problem. However, when the 12" line is installed along the Kuakini Highway, a water line will be hooked on to serve the back lots.

The hearing was closed thereafter.

RULING - LALAMILO HOUSE LOTS (Lloyd Kaneshiro)

Mr. Moriguchi reported that a request had been received from Mr. Lloyd Kaneshiro to investigate the matter of the urban boundary line in the Lalamilo House Lots area. When the temporary boundaries were established, Mr. Kaneshiro's property was included in the Urban District; however, in the process of delineating the boundaries, the urban line was moved and Mr. Kaneshiro found his parcel in the Agricultural District. It was the staff's contention that some discrepancy had occurred, and that the area in question should have been included in the Urban District.

Commissioner Inaba was of the opinion that at the time of the boundary decision, it was the intention of the Commission to include the Lalamilo House Lots in the Urban District. It was highly improbable that the Commission would urbanize the surrounding state lands and leave the Lalamilo House Lots in an Agricultural District.

In response to Commissioner Ota's question, Mr. Moriguchi informed that the lot sizes in the area under discussion were just a little over an acre, and that they did not even qualify under an agricultural classification.

Chairman Thompson commented that the task before the Commission was to determine what the intention was at the time of decision and whether or not a drafting error had been made. He added that if a drafting error had been made the Commission was empowered to make a ruling.

Mr. Takeyama, Legal Counsel, confirmed that the shift in boundary could only be accomplished if it could be established that a drafting error had been made, based on the facts that were presented at the time of the decision. This will have to be done by checking back on the records to determine the Commission's intent.

It was finally decided that the matter be deferred pending research into the records to determine Commission's intent on this matter.

SENATE STANDING COMMITTEE REPORT NO. 98

Mr. Moriguchi read the Senate Standing Committee Report No. 98 from the Committee on Kauai Select, recommending favorable consideration of Commissioner Nishimura's gubernatorial appointment to the Land Use Commission and recommending referral of the matter to the Committee on Lands and Natural Resources.

SENATE RESOLUTION NO. 33

Senate Resolution No. 33 requesting the City Planning Commission and the State Land Use Commission to give ample notice of hearings relating to North Shore Development was presented (see copy on file).

SENATE RESOLUTION NO. 34

Senate Resolution No. 34 was also presented requesting the State Land Use Commission to retain present zoning for University of Hawaii Research farm site in Waialee (see copy on file).

SENATE RESOLUTION RE AGRICULTURAL LANDS

Mr. Moriguchi informed that there was still another resolution in the Senate, a copy of which had not yet been received by the Commission, introduced by Senator Benjamin Menor, requesting that the Land Use Commission look into the problem of small agricultural lands. The problem was one of subdividing small agricultural lands into several parcels, primarily for the purpose of giving title to the heirs, which had come before the Land Use Commission time and again, and also involved sociological implications.

Chairman Thompson felt that the Commission should conduct such a study, and wondered whether funds would be available for this purpose. Mr. Moriguchi thought that this might be used as a tool for requesting additional funds from the Legislature. He added that the findings will have to be reported to the 1967 Legislature 20 days before they convene.

Mr. Takeyama advised that this was merely a resolution and that it did not have the effect of the law.

No further action was taken on the matter, pending receipt of the certified copy of the resolution.

REQUEST FROM THE UNIVERSITY EXTENSION SERVICE

A request had been received from Mr. Steven Doue of the University Extension Service for representation from the Land Use Commission to its panel discussions which will be held in the various counties for the benefit of county agents and farmers. Mr. Moriguchi wondered whether the Commissioners would be favorably inclined to participate in such panel discussions. Mr. Moriguchi felt that this was an excellent opportunity to disseminate information to the general public.

Commissioner Nishimura stated that he had been approached by the Extension Service and was in full accord with its request. He felt that each county should be represented by its respective Commissioner and possibly Chairman Thompson.

It was the consensus of the Commissioners that they would be willing and available to participate in these panel discussions.

NEXT MEETING DATE

The next meeting date was announced as being on April 14, 1966, Thursday. This was necessitated by the fact that statutory requirements placed the cut-off date on a few of the action items as April 14.

Commissioner Nishimura suggested that meeting dates be cleared with Chairman Thompson, especially now that summer is approaching and some of the members may be planning on trips.

INCREASED WORK LOAD

Mr. Moriguchi commented that additional responsibilities were projected for staff by the Department and he was hopeful of filling the Assistant Planner's position by the 1st of May. However, this would not wholly alleviate the work load needs.

Chairman Thompson followed up on this by stating that during the last beautification conference, it was recommended that by the middle of 1967, work be started on the revision of the land use district boundaries. This means that the next Legislature would have to request that such a revision take place. Therefore, the Commission should start working on it before the session. Perhaps, additional staff service could be solicited on this basis.

Mr. Takeyama recommended that the staff reports presented during hearings on the petitions be mailed out in advance to the petitioners to enable them to prepare adequate rebuttals for the public hearings. Although there was a 15-day period in which the petitioners were allowed to submit rebuttals or additional data, this did not afford the petitioners the full benefit of cross-examining the witnesses or making an adequate presentation to the Commission. To preclude the possibility of newspaper coverage of the staff report in advance, Mr. Takeyama suggested that a note be appended to the report requesting that information contained therein be kept in confidence up to the time of the public hearing. The question was raised as to whether a public hearing could be cancelled in the event of publication of advance information regarding a petition. Mr. Takeyama was not able to say whether this was a legal basis for denying a hearing.

Mr. Moriguchi wondered if this consideration should be extended to persons other than the petitioners, who were interested in the petitions, as for example those persons who might be opposed to a petition.

Mr. Takeyama advised that this should only follow in the case of aggrieved persons. However, this could not be determined until such

time as the aggrieved person came in to request for a motion to intervene or to become a party, either by letter or some other formal means.

Chairman Thompson felt that the confidential nature of the staff report should be explicitly expressed in the memo, with instructions to refrain from any discussion of the contents with any of the Commissioners.

FEDERATION ON NATURAL BEAUTY

Chairman Thompson reported that the Federation on Natural Beauty was still in the planning stages. At the last meeting, the following general outline was agreed upon:

1. That a non-governmental body act as the coordinating agency.
2. Actively seek to have legislations passed.
3. Open up participation to all organizations in the city.
4. A paid staff be employed to carry out the work of the Federation.

There being no further business, the meeting was adjourned.

STATE OF HAWAII
LAND USE COMMISSION

Hale Halawai Cultural Center
Kona, Hawaii

1:00 P. M.
March 25, 1966

STAFF REPORT

MAUNA LOA DEVELOPMENT CORP. - A65-105
VOLCANO, DISTRICT OF KAU

A petition for amendment to the Land Use Commission district boundary, involving portions of parcel 4 of Tax Map Key 9-9-01, Third Taxation Division at Keauhou, Hawaii, has been submitted by the Mauna Loa Development Corp. The petition involves a change in designation from its present classification in an Agricultural District into an Urban District.

The subject lands are situated immediately adjacent and mauka of the existing Volcano Golf Course on lands owned by the Bernice P. Bishop Estate and under lease to C. Brewer & Co., Ltd. A mountain vacation and recreation resort is proposed for the area involving the following:

1. A 242-acre residential subdivision.
2. A 10-acre country store and inn area.
3. A 20-acre dude ranch area.
4. A 6.7-acre golf club house and recreational area.

The first two items indicated above are part of this petition, with the other items included as permissible uses within an Agricultural District.

The petitioners propose to develop a clustered subdivision with a density of 2 homes per acre, subject to a 55-year lease. Approximately 420 vacation homes are proposed for the area immediately mauka of the Volcano Golf Course.

In substantiation of the need for the lands for the use proposed, the petitioners have submitted the following data:

1. A petition signed by approximately 165 persons, both residents of the Island of Hawaii and Island of Oahu, expressing the need for the type

of vacation home development proposed.

2. An opinion poll concerning the need for neighbor island family vacation development.
3. A letter from Dr. Thomas K. Hitch, Vice-President of the First National Bank of Hawaii, expressing his considered opinion on the need for the proposed use.
4. Letters from Hawaiian Airlines and Aloha Airlines reporting on the air travel from Oahu to Hawaii during 1964.
5. A letter from Senator John J. Hulten emphasizing the need for the type of development proposed.
6. A memorandum from the State Division of Forestry indicating the demand for the use of its two mountain cabins at Volcano Area, Kilauea, Hawaii.
7. Excerpts from an address by Governor John A. Burns at the Hawaii County Conference on Tourism, pointing out the potential market for island tourists.
8. A letter from Mayor Neal S. Blaisdell expressing the need for such a resort-type facility.

In support of their contention that the land is usable and adaptable for the use it is proposed, the petitioners have submitted the following data:

1. Aerial topography photograph of the area.
2. A letter from Luke Miyamoto and Kasamoto, architects and planners, relating to the subject.
3. A letter from R. Y. Tsuyemura of Oceanic Properties, Inc., indicating the usability of the area for the use proposed.

The Hawaii County Planning Commission has approved approval of the petition on the following basis:

1. Existing land use such as the adjoining military rest camp and vacation homes indicates the trend to be urban.
2. The Planning Commission has set no guide lines and there is no general plan for the Kau District. However, because of the time involved in submitting a recommendation to the State Land Use Commission, Hawaii County submits a favorable recommendation as a preliminary approval.
3. Subsequent checks and study can be made upon application of the developers to subdivide and zone. At that time, installation of water lines, roads, etc., can be closely scrutinized.

Analysis

General overall land use adjacent to the subject lands involves the National Park to the southwest, the Keauhou Ranch to the northwest and northeast, and forest lands to the east and southeast. An urban area is located approximately 4 miles distant from the subject lands to the southeast. Soils in the area are classified as the heake gravelly loam used principally in grazing, although it supports scattered ohia and certain ferns and grasses. It also involves the manu gravelly loam generally overlying bedrock to a depth of about 15 inches to several feet. Ohia, lehua, tree ferns and other growth occur on this soil. Vegetable crops, mainly involving cabbage and lettuce, are successfully grown in this soil. The rainfall in the area averages approximately 82 inches annually.

The Manager of the C. Brewer & Co., Ltd. land department has reported that soils in the area are very poor for pasture and only support a very sparse stand of wispy, mineral deficient grass and weeds. They report no objection to the proposed development submitted by the petitioners. A general policy of the National Park Service in encouraging developments such as that proposed, has been reported by the Superintendent of the Hawaii Volcanoes National Park. Installation of a water system for subdivisions in the Volcano area is not

required by the Hawaii County Board of Water Supply. However, they indicate that they have no plans to extend or develop a water system in the Volcano area.

The need for urban lands in the Kilauea Volcano area is not clearly defined by data submitted, although these data indicate the requirement for a resort type development. Approximately 795 acres of urban lands developed in 1945 by the Alii Land Company in the Volcano area have not resulted in actual on-site construction. During the 20-year period from its inception to date, only approximately 15 homes have been built on the 795-acre urban parcel. Considerable vacant areas also occur in the 631-acre Urban District north of the main highway in the Volcano area. Of the total 1,426-acre Urban District, only approximately 270 acres conservatively are in urban use, with the remaining 1,156 acres being vacant or being put to very low intensity use. These data would indicate the absence of the need for additional urban areas in the Volcano area.

However, the apparent need for mountain resort facilities, including recreational areas which can supplement the Hawaii Volcano National Park, appears to have been substantiated. A proposed dude ranch and golf club house for the area are permitted land uses within the Agricultural District and therefore can become a reality based upon the developers' intent as expressed. A complementary vacation-lot subdivision involving one-half acre lots, as proposed, would probably enhance the existing and proposed recreational facilities in the area. Therefore, the staff would recommend modification of the petition for a Rural District, initially providing for 100 lots, with the country store and inn facility allowed in the area on the basis of a special permit. A 10-acre country store and inn area is quite excessive, when compared with the Kahului Shopping Center in Maui, which also covers a 10-acre area.

In summary:

1. The staff recommends coordination with the petitioners for development of 100 half-acre lots with the country store as a special permit item.
2. Actual delineation of the rural boundary to be based upon a plan to be submitted by the petitioners for a 100-lot subdivision with half-acre minimum lot sizes.

File
Mauna Loa Dev. Corp.
Petition

Nov 19 '45

Many are consolidated & owned by 1 person

TMK	No. of Parcels*	No. Sold	Dev.
1-1-06	160	70	Alii Land Inc.
07	160	19	"
08	184	66	"
09	160	0	"
10	177	81	"
11	140	0	"
12	55	4	"
57	93 (Lot sizes ranges 8,957 to 5.7 Ac)	37	"
58	98 (9,150 to 3.6 Ac)	13	"
59	81 (9,150 to 15,700)	7	"
60	87 (9,000 to 5.95 Ac)	2	"
61	117 (9064 to 6.3 Ac)	0	"
62	96 (9,064 to 15,700)	1	"
63	96 (9,064 to 15,900)	14	"
64	86 (9150 to 22,273)	32	"

File

1899

UNITED STATES
DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE
HAWAII VOLCANOES NATIONAL PARK
HAWAII 96718

NATIONAL PARK SERVICE 1916 1966 50TH ANNIVERSARY

IN REPLY REFER TO:
L30

March 21, 1966

RECEIVED
MAR 22 1966
State of Hawaii
LAND USE COMMISSION

Mr. George S. Moriguchi
Executive Officer
State Land Use Commission
426 Queen Street
Honolulu, Hawaii 96813

Dear Mr. Moriguchi:

We appreciate the opportunity given by your letter of March 15 to comment on the proposed development next to Hawaii Volcanoes National Park by the Mauna Loa Development Corporation. The area proposed for development is adjacent and mauka of the Volcano Golf Course which will be incorporated into the same development.

The general policy of the National Park Service is to encourage developments of this kind outside the park area. In this way, the development by the Mauna Loa Development Corporation would complement the Service program within the park.

We understand that the proposed developments will consist of a dude ranch, country store, golf clubhouse, and a vacation home subdivision. Since some of these will be immediately adjacent to our common boundary, we will be quite interested in the development plan, type of architecture, etc. We will, therefore, be very happy to consult with the Mauna Loa Development Corporation so that they may have full knowledge of our plans as they make their own. Close cooperation during the planning stages could be of mutual benefit.

Sincerely yours,

Glen T. Bean

Glen T. Bean
Superintendent

March 15, 1966

Mr. Glen Bean
Superintendent
Hawaii Volcanoes National Park
Hawaii 96718

Dear Sir:

We are in receipt of a petition from the Mauna Loa Development Corporation which requests amendment of a portion of the existing Agricultural District to an Urban District. Approximately 250 acres located immediately adjacent and mauka of the Volcano golf course and involving Keauhou Ranch lands constitute the area for amendment (see map attached).

The petitioners propose to develop a mountain vacation area including a dude ranch, country store, golf clubhouse and a 240-acre subdivision for vacation homes. It is intended that the present golf course be incorporated into and continued as part of the proposed development.

Since the lands under consideration abut the national park boundary, we would appreciate your comments on the matter. This Commission will conduct a public hearing at the Hale Halawai Cultural Center, Kailua, Kona, on March 25, 1966 at 1:00 p.m. However, we would appreciate hearing from you prior to that date if at all possible.

Should you require further details, please be in touch with us.

Very truly yours,

GEORGE S. MORIGUCHI
Executive Officer

Encl.

March 9, 1966

Mr. Ernest K. Kai
Heen, Kai and Dodge
Suite 602 Trustco Building
Honolulu, Hawaii 96813

Dear Mr. Kai:

The Land Use Commission next meets on March 25, 1966 at 1:00 p.m. at the Hale Halawai Cultural Center, in Kailua, Kona, Hawaii. At that time the petition by Mauna Loa Development Corporation (A65-105) to amend the Urban District boundaries at Volcano, District of Kau, Hawaii, will be heard.

Very truly yours,

GEORGE S. MORIGUCHI
Executive Officer

COUNTY OF HAWAII

COUNTY PLANNING COMMISSION

Applicant Mauna Loa Development Corporation

Date petition received by Planning Commission December 21, 1965

Date of Planning Commission Meeting January 28, 1966

Date petition and recommendations forwarded to LUC February 1, 1966

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:

Volcano, District of Kau,
Tax Map Key: 9-9-01:4

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

The Commission decided to recommend: Approval.

on the basis of the following findings:

1. Although the area is presently not contiguous of an Urban area, existing land use such as the adjoining military rest camp and vacation homes bordering the south boundary of the existing golf course, indicates the trend to be that this area be urbanized.

2. In line with the above reason, the Commission has no set guide lines to follow as there is no General Plan of the Kau District. However, because the time involved in submitting a recommendation to the State Land Use, the staff feels that a favorable recommendation should be submitted as a preliminary approval.

3. Subsequent checks and study can be made upon application of the developers to subdivide and zone. At that time, installation of water lines, roads, etc., can be closely scrutinized.

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(Signed) Raymond H. Driggs

Acting Director, County Planning Commission

File - Mauna Loa Pet. 1841

SPEAKER
ELMER F. CRAVALHO

VICE SPEAKER
WILLIAM M. FURTADO

MAJORITY LEADER
HOWARD Y. MIYAKE

MAJORITY FLOOR LEADER
JOHN C. LANHAM

ASSISTANT MAJORITY FLOOR LEADERS
HIROSHI KATO
TONY T. KUNIMURA
FRANK W. C. LOO
PHILIP P. MINN
ROBERT C. OSHIRO

FIRST DISTRICT
JACK K. SUWA

SECOND DISTRICT
JOSEPH R. GARCIA, JR.
STANLEY I. HARA
TOSHIO SERIZAWA

THIRD DISTRICT
YOSHITO TAKAMINE

FOURTH DISTRICT
TAKESHI KUDO

FIFTH DISTRICT
AKONI PULE

SIXTH DISTRICT
PEDRO DE LA CRUZ

SEVENTH DISTRICT
ELMER F. CRAVALHO
JOHN G. DUARTE
DAVID K. TRASK, JR.
MAMORU YAMASAKI

EIGHTH DISTRICT
D. G. ANDERSON
JAMES K. CLARK
ERNEST N. HEEN, JR.
HIRAM K. KAMAKA

NINTH DISTRICT
JOHN C. LANHAM
ROBERT C. OSHIRO

TENTH DISTRICT
DONALD D. H. CHING
LARRY N. KURIYAMA
PHILIP P. MINN
GEORGE M. OKANO

ELEVENTH DISTRICT
WILLIAM M. FURTADO
AKIRA SAKIMA
JAMES H. WAKATSUKI

TWELFTH DISTRICT
PETER S. IHA
FRANK W. C. LOO
RUDOLPH PACARRO

THIRTEENTH DISTRICT
SAKAE AMANO
ROBERT W. B. CHANG

FOURTEENTH DISTRICT
DAVID C. McCLUNG
HOWARD Y. MIYAKE
ROBERT S. TAIRA
T. C. YIM

FIFTEENTH DISTRICT
CLARENCE Y. AKIZAKI
DOROTHY L. DEVEREUX
EUREKA B. FORBES
KATSUGO MIHO
KENNETH H. NAKAMURA
JAMES Y. SHIGEMURA

SIXTEENTH DISTRICT
TADAO BEPPU
WALTER M. HEEN
HIROSHI KATO
GEORGE M. KOGA

SEVENTEENTH DISTRICT
WEBLEY E. EDWARDS
FRANK C. JUDD
FREDERICK W. ROHLFING
AMBROSE J. ROSEHILL

EIGHTEENTH DISTRICT
WILLIAM E. FERNANDES
MANUEL S. HENRIQUES
TONY T. KUNIMURA

The
Second Legislature
State of Hawaii
Honolulu, Hawaii
House of Representatives

December 27, 1965

RECEIVED
JAN 3 1966
State of Hawaii
LAND USE COMMISSION

Mr. Myron B. Thompson, Chairman
Land Use Commission
State of Hawaii
Honolulu, Hawaii

Subject: Support of Classification Change.

Dear Sir:

I write to support the request of Ernest Kai and Associates, presently pending with the Land Use Commission, to develop a Mountain Vacation Resort Subdivision adjacent to the Volcano Golf Course, Kau, Hawaii.

I understand that the developer has a master plan that has been approved by the Staff and Trustees of the Bishop Estate. The plan upgrades the condition of the 18-hole Volcano Golf Course and, in addition, provides for a new Clubhouse and Recreation area, a Dude Ranch, a Country Store and Inn and a Cluster-type Subdivision development.

Development of this type will open up the area for the people of Hawaii County, the Neighbor Islands and even the Mainland. Land in the vicinity has been used by local residents, tourists and the military for many years because of the ideal climate plus the scenic and recreational opportunities it offers. It is a perfect place for a person looking for a second home or for one desiring a vacation spent in camping, hiking, horseback riding, golfing or just plain relaxing. The recent completion of the Chain of Craters Road triangle further enhances the desirability for such a development. This area is also a short ride away from the district of Kona.

The Commission should encourage private enterprises

SPEAKER
ELMER F. CRAVALHO

VICE SPEAKER
WILLIAM M. FURTADO

MAJORITY LEADER
HOWARD Y. MIYAKE

MAJORITY FLOOR LEADER
JOHN C. LANHAM

ASSISTANT MAJORITY FLOOR LEADERS
HIROSHI KATO
TONY T. KUNIMURA
FRANK W. C. LOO
PHILIP P. MINN
ROBERT C. OSHIRO

FIRST DISTRICT
JACK K. SUWA

SECOND DISTRICT
JOSEPH R. GARCIA, JR.
STANLEY I. HARA
TOSHIO SERIZAWA

THIRD DISTRICT
YOSHITO TAKAMINE

FOURTH DISTRICT
TAKESHI KUDO

FIFTH DISTRICT
AKONI PULE

SIXTH DISTRICT
PEDRO DE LA CRUZ

SEVENTH DISTRICT
ELMER F. CRAVALHO
JOHN G. DUARTE
DAVID K. TRASK, JR.
MAMORU YAMASAKI

EIGHTH DISTRICT
D. G. ANDERSON
JAMES K. CLARK
ERNEST N. HEEN, JR.
HIRAM K. KAMAKA

NINTH DISTRICT
JOHN C. LANHAM
ROBERT C. OSHIRO

TENTH DISTRICT
DONALD D. H. CHING
LARRY N. KURIYAMA
PHILIP P. MINN
GEORGE M. OKANO

ELEVENTH DISTRICT
WILLIAM M. FURTADO
AKIRA SAKIMA
JAMES H. WAKATSUKI

TWELFTH DISTRICT
PETER S. IHA
FRANK W. C. LOO
RUDOLPH PACARRO

THIRTEENTH DISTRICT
SAKAE AMANO
ROBERT W. B. CHANG

FOURTEENTH DISTRICT
DAVID C. McCLUNG
HOWARD Y. MIYAKE
ROBERT S. TAIRA
T. C. YIM

FIFTEENTH DISTRICT
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DOROTHY L. DEVEREUX
EUREKA B. FORBES
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JAMES Y. SHIGEMURA

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WEBLEY E. EDWARDS
FRANK C. JUDD
FREDERICK W. ROHLFING
AMBROSE J. ROSEHILL

EIGHTEENTH DISTRICT
WILLIAM E. FERNANDES
MANUEL S. HENRIQUES
TONY T. KUNIMURA

The
Seventh Legislature
State of Hawaii
Honolulu, Hawaii
House of Representatives

to take the leadership in providing recreation and economic development outlets for the growing population of the State. The Mountain Vacation Resort will be fulfilling a definite and basic need.

For the reasons stated, I endorse this proposed project and request your favorable action in granting the petition of Ernest Kai and Associates.

Very truly yours,

Stanley I. Hara
Representative, 2nd District

SIH:kh

cc: Mr. Ernest Kai
Mr. Hiroshi Kasamoto

File A65-105

1837

RECEIVED
DEC 23 1965
State of Hawaii
LAND USE COMMISSION

OFFICE OF THE TRUSTEES OF THE
BERNICE P. BISHOP ESTATE
THE FOUNDATION OF THE KAMEHAMEHA SCHOOLS

519 Halekauwila Street
P. O. Box 3466

Honolulu, Hawaii 96801

CABLE ADDRESS "PAUAHI"

December 21, 1965

State of Hawaii
Land Use Commission
426 Queen Street
Honolulu, Hawaii 96813

Attention: Mr. George Moriguchi
Executive Officer

Gentlemen:

Proposed Development of Approximately 282 Acres
at Keauhou, Kau, Hawaii

At their meeting of December 16, 1965, the Trustees of this Estate voted to advise you that they concluded an option agreement with Mr. Ernest K. Kai for the proposed development of approximately 282 acres of their land at Keauhou, Kau, Hawaii. Upon compliance with the conditions set forth in said agreement, which includes the obtaining of your approval to a proposed reclassification of the 282-acre parcel from "Agricultural" to "Urban", the Trustees are prepared to issue a development lease to Mr. Kai on the terms and conditions previously agreed upon.

In connection with the above, the Trustees hope that your honorable commission will find, as the Trustees have, that this project has certain unique features and that it is well planned and represents an excellent use for this type of land.

The Trustees voted to advise that in the light of the above-mentioned pending development agreement with Mr. Kai that he has been granted the authority of the Estate to file the subject petition, and

the Trustees request that you give Mr. Kai's petition for reclassification your favorable consideration.

Very truly yours,

George Loomis

George Loomis
For Secretary

LDM/an

File

1835

WILLIAM H. HEEN
ERNEST K. KAI
ROBERT GRAY DODGE

~~REX S. KIAWASAKI~~
JOHN T. VAIL

LAW OFFICES
HEEN, KAI & DODGE
SUITE 602 TRUSTCO BUILDING
HONOLULU, HAWAII 96813

CABLE AND WIRELESS
"JURIS"
TELEPHONE 567-744

RECEIVED
DEC 21 1965
State of Hawaii
LAND USE COMMISSION

December 20, 1965

Land Use Commission
State of Hawaii
Honolulu, Hawaii

Attention: Mr. George Moriguchi

Re: MAUNA LOA DEVELOPMENT CORPORATION -- PETITION FOR AMENDMENT OF DISTRICT BOUNDARY, FILED DECEMBER 15, 1965.

Gentlemen:

Enclosed herewith is original and one copy of letter from W. Y. Thompson, Manager-Engineer of Board of Water Supply of County of Hawaii. Will you please add said letter to the record in connection with said petition.

Yours very truly,

MAUNA LOA DEVELOPMENT CORPORATION

By Ernest K. Kai
Ernest K. Kai

EKK:m
Enclosure

BUSINESS ADDRESS:
28 SHIPMAN STREET
HILO, HAWAII

BUSINESS PHONE:
51-127

BOARD OF WATER SUPPLY
COUNTY OF HAWAII
P. O. BOX 1820
HILO, HAWAII 96720

December 16, 1965

Mr. Ernest K. Kai
Suite 602 Trustco Building
Honolulu, Hawaii 96813

With regards to your letter of December 15, 1965, I would like to state at this time that your proposed subdivision in the Volcano area is not required to install a water system. The present subdivision ordinance states that only in areas within the scope of the County water system shall the subdividers install the necessary pipelines. In this instance, your subdivision is beyond the scope of our present water system which terminates at Mt. View.

* Further, the Board of Water Supply has no plans to extend or develop a water system in the Volcano area.

W. Y. Thompson
Manager-Engineer

BUSINESS ADDRESS:
28 SHIPMAN STREET
HILO, HAWAII

COPY

BUSINESS PHONE:
51-127

BOARD OF WATER SUPPLY
COUNTY OF HAWAII
P. O. BOX 1820
HILO, HAWAII 96720

December 16, 1965

Mr. Ernest K. Kai
Suite 602 Trustco Building
Honolulu, Hawaii 96813

With regards to your letter of December 15, 1965, I would like to state at this time that your proposed subdivision in the Volcano area is not required to install a water system. The present subdivision ordinance states that only in areas within the scope of the County water system shall the subdividers install the necessary pipelines. In this instance, your subdivision is beyond the scope of our present water system which terminates at Mt. View.

Further, the Board of Water Supply has no plans to extend or develop a water system in the Volcano area.

W. Y. Thompson
Manager-Engineer

December 20, 1965

Mr. Raymond Suefuji
Acting Director
Planning Commission
Hilo Armory
Hilo, Hawaii

Dear Mr. Suefuji:

Pursuant to Section 98H-4, RLH 1955, as amended, and Act 32/SLH 1965, a copy of a petition for amendment to the Land Use District Boundaries, submitted by the Mauna Loa Development Corporation, together with supporting data and maps, is forwarded to you for your comments and recommendations.

Thank you for your cooperation.

Very truly yours,

GEORGE S. MORIGUCHI
Executive Officer

Encls. - Petition, etc.

December 20, 1965

Mr. Ernest K. Kai
Heen, Kai and Dodge
Suite 602 Trustco Building
Honolulu, Hawaii 96813

Dear Mr. Kai:

This is to acknowledge the receipt of your $30.00 check for an application by the Mauna Loa Development Corporation to amend the land use district boundaries as shown on Tax Map Key 9-9-01: 4, District of Kau, Hawaii.

In accordance with Section 98H-4, RLH 1955, as amended and Act 32/SLH 1965, this Commission must schedule a public hearing on your petition no sooner than 60 days and no more than 120 days. After 45 but within 90 days following the public hearing, the Land Use Commission is obliged to render a decision on your petition.

A hearing schedule will be determined at a later date to consider the several pending petitions, including yours, in the County of Hawaii. We will inform you of the date of the hearing as soon as it is determined.

Should any questions develop in the meantime, we will contact you. If you should have any questions, please feel free to contact us.

Very truly yours,

GEORGE S. MORIGUCHI
Executive Officer

cc: Chairman Thompson
Planning Commission, Hawaii

State Form B14

STATE OF HAWAII

OFFICIAL RECEIPT No. 93

Planning & Econ. Dev.
Department, Bureau or Commission

Dec. 22, 1965

RECEIVED from Ernest K. Kai

Fifty + no/100 DOLLARS

Public Hearing Fee - Land Use Commission

$ 50.00

Henry D. Takeuchi
Public Accountant

State Form B14

STATE OF HAWAII

OFFICIAL RECEIPT No. 121

Land Use Commission
Department, Bureau or Commission

December 15 1965

RECEIVED from Ernest K. Kai

Fifty + no/00 ——————————————— DOLLARS

For Land Use Commission hearing for boundary change on petition by Mauna Loa Development Corp.

$ 50.00

Donn G. Horikawa
Public Accountant

WILLIAM H. HEEN
ERNEST K. KAI
ROBERT GRAY DODGE

JOHN T. VAIL

LAW OFFICES
HEEN, KAI & DODGE
SUITE 602 TRUSTCO BUILDING
HONOLULU, HAWAII 96813

CABLE AND WIRELESS
"JURIS"
TELEPHONE 567-744

1829

December 15, 1965

Land Use Commission
State of Hawaii
Honolulu, Hawaii

Gentlemen:

I hand you herewith two copies of petition for amendment to the Land Use Commission district boundary in behalf of Mauna Loa Development Corporation. Said petition requests amendment to district boundary in the County of Hawaii, State of Hawaii, Map No. "H-F", to change district designation from AGRICULTURE to URBAN of a portion of Third Taxation Division parcel, Tax Map Key 9-9-01:4.

Further enclosed is check in the amount of $50.00 covering filing fee on account of the above.

Very truly yours,

Ernest K. Kai

ERNEST K. KAI

EKK:m
Enclosures

STATE OF HAWAII
LAND USE COMMISSION

426 Queen Street
Honolulu, Hawaii

RECEIVED
DEC 15 1965
State of Hawaii
LAND USE COMMISSION

This space for LUC use

Date Petition and Fee received by LUC _____

Date forwarded to County for recommendation _____

Date Petition, and County recommendation received by LUC _____

A 65-105

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 H-F to change the district designation of the following described property from its present classification in ~~a(n)~~ an Agricultural district into ~~a(n)~~ an Urban district.

Description of property:

A portion of Third Taxation Division parcel - TMK 9-9-01:4, as delineated on attached map marked Exhibit I.

Petitioner's interest in subject property:

Petitioner has a development lease agreement with the Trustees of Bishop Estate, owner of subject property.

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

(see attached statement)

(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. See attached statement and exhibits.

(2) The petitioner will attach evidence in support of either of the following statements (cross out one): See attached statement and exhibits.

(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) MAUNA LOA DEVELOPMENT CORPORATION

By Edward L. Stegmann Pres.

By Kent L. Foi - Sec-Treas.

Address: 602 Trustco Bldg., Honolulu

Telephone: 567-744

STATEMENT

PETITIONER'S REASON FOR REQUESTING BOUNDARY CHANGE

Petitioner's reason for the requested change is to permit it to develop an area comprising some 416 acres in toto, inclusive of an 18 hole golf course, for a mountain vacation and recreation resort, as outlined on Exhibit I herewith submitted, 242 acres thereof being for the subdivision of vacation homes, 20 acres for the dude ranch, 6.7 acres for the club house and recreational area, 10 acres for the country store and inn area, 2.5 acres for the golf course extension and 134 acres for the 18 hole golf course. On Exhibit 2 submitted herewith the areas are more particularly delineated and set forth in color, the vacation home subdivision of 242 acres, more or less, being colored in yellow, the country store and inn of 10 acres, more or less, being colored in red, the club house and recreational area of 6.7 acres, more or less, being colored in brown and the dude ranch area of 20 acres, more or less, being colored in green. All of these areas are presently classified AGRICULTURE and the proposed uses require re-classification to URBAN of the subdivision area of 242 acres and the country store and inn area for a total of 252 acres, more or less. The remaining areas need not be re-classified as a ranch operation and golf club and recreational activities are proper under the present classification of AGRICULTURE.

LOCATION. The whole area is situate at Volcano, District of Kau, Island of Hawaii. The area to be re-classified, as above stated, comprises approximately 252 acres of land along the northern boundary of the Volcano Golf Course, which course is on the slopes of Mauna Loa, adjacent to the Kilauea Military Camp and to the Kilauea National Park.

OWNER AND LESSEE OF AREA. The area of land to be re-classified is owned by the Bishop Estate and is under lease to C. Brewer & Company, Limited, for ranch purposes. The area is a very small portion of the 27,570 acres under lease to C. Brewer & Company, Limited. The lease has a withdrawal clause permitting Bishop Estate to withdraw up to 300 acres from said lease at any time. Bishop Estate has agreed to exercise such right of withdrawal for the purpose of the proposed development.

PRESENT USE. C. Brewer & Company, Limited operates the area as part of its ranching complex in the Kau District on the Island of Hawaii. The 282 acres is not a significant part of its operation, being located on the northeastern limits of said complex. Part of it, about 5 acres, is presently being used as headquarters from time to time for this section with an old ranch residence, several old cottages, garage, stable and corral. The rest of the area is comprised of pasture land. This pasture area is not good pasture land, the soil being very shallow and cindery. (Letter from Mr. Ewart of C. Brewer & Company, Limited, dated April 15, 1965, to such effect is submitted herewith as Exhibit 3. Further, see L.S.B. Circular No. 6, January 1960, of the University of Hawaii Land Study Bureau indicating that the area is not suitable for agriculture). Conversations with C. Brewer & Company, Limited's representatives indicate that the withdrawal will not interfere with or hamper its ranch operation.

PROPOSED USE. It is proposed to develop this whole area, including the 134 acres of Volcano Golf Club, into a mountain vacation area, offering outdoor recreation facilities such as golf, horseback riding, hunting, camping, etc., with a subdivision of vacation home lots bordering and mauka of the golf course. Ernest K. Kai, an officer of the applicant corporation, has an Option to take over the Volcano Golf Club, with its 18 hole golf course, its lease with the Bishop Estate

and all improvements thereon. The golf course lease from the Bishop Estate covers 134.46 acres of land on which the 18 holes are located. It is planned to improve the golf course and build a new club house and other facilities on the area in brown on Exhibit 2. The present layout of the course lends itself beautifully to such a development.

The services of William P. Bell, Golf Architect from Pasadena, California were obtained to make a survey of necessary improvements to the course to make it first class. His report calls for rebuilding, enlarging and re-seeding of greens, re-leveling of tees, fertilization of fairways, a revision of layout, etc. He also pointed out the possibilities of a family type club, with homes along the north border of the course, and with recreational facilities, such as golf, horseback riding, swimming, tennis, etc.

In addition to the above improvement of the golf course, a dude ranch operation is proposed for the area colored in green on Exhibit 2. This ranch operation will provide horseback riding, camping, hunting and other recreational facilities that should appeal to island families and visitors seeking an outdoor type of vacation on a neighbor island.

Complementing the development would be the subdivision of approximately 420 vacation homes along the north border of the course, along the 11th and 16th fairways of the golf course. There will be approximately 242 acres available for the purpose, with lots clustered therein on a density basis of two homes per acre. These lots will be made available on not less than a 55 year lease basis.

Not a Market Analysis - merely an opinion poll

MARKET ANALYSIS AND ECONOMIC BENEFITS. A market analysis was made to check the acceptability or appeal for such a type of vacation development among residents of Honolulu and Hilo. It indicated that there was a good percentage of residents who would welcome such a development, making available facilities for residents to vacation with their families at a neighbor island mountain resort that featured recreational facilities for all members of the family. At the time the study was made, the possibilities of a dude ranch offering horseback riding, camping and hunting were not considered. However, with such an operation now being made available, it is felt that a greater favorable reaction would have shown up in such market analysis.

This area, together with the adjacent Kilauea National Park, the Kilauea Military Camp (a recreational resort for military personnel) and the old 32 lots subdivision of the Bishop Estate along the southeast boundary of the golf course should combine to make the whole area a resort and vacation area most appealing not only to the tourist and military but also to island residents. The climate is ideal and the opportunity for outdoor activity and for sight seeing in the National Park and on the mountainside should attract many people to the area. Multiple ownership of lots will be permitted so that two or three persons or families may join in the purchase of a vacation lot. Further, management facilities will be set up so that those wishing to rent out their homes may do so through such facilities.

That this development should benefit the economy of the Big Island there is no doubt. There will be benefits to construction firms and builders, transportation companies, airlines, purveyors of food and merchandise, camera shops, curios and souvenier shops, employment, etc. It will also give island residents a vacation place to go to, a second home in one of the most delightful and healthful areas in the islands.

Petitioner wishes to point out that the area involved is not now being utilized nor is it suitable for farming, that as part of a ranching operation, it is not first class pasture land and will not prejudice the ranch operations of C. Brewer & Company, Limited.

EXHIBIT 3

C. Brewer and Company
LIMITED

FOUNDED 1826

POST OFFICE BOX 3470 • HONOLULU 1, HAWAII

April 15, 1964 157-GRE

Mr. Ernest K. Kai
602 Trustco Building
Honolulu, Hawaii

Dear Sir:

With reference to your request to the Land Use Commission that some 300 acres adjoining the mauka side of the Volcano Golf Course at Keauhou, Kau, be classified in the Urban District instead of the Agricultural District, we wish to confirm our statement to you that this area in question is not suitable for intensive agriculture. The soil is thin, overlying pahoehoe and is composed of a very coarse gravelly loam. This land is very poor even for pasture and only supports a very sparse stand of wispy, mineral deficient grass and weeds.

Very truly yours,

C. BREWER AND COMPANY, LIMITED

G. R. Ewart III

G. R. Ewart, III
Manager, Land Department

GRE:vw

cc: C. Moore
C. Brewer - Hilo

R. Hunter, Manager
Hawaiian Ranch Co., Inc.

3-23-66
Mr. Ewart contacted by phone. He reported that they have no objections to this land being withdrawn since it is poor agricultural lands.

STATEMENT

The subject property is needed for a use other than that for which the district in which it is located is classified.

(1) Submitted herewith are petitions signed by both residents of the Island of Hawaii and the Island of Oahu expressing the need for the type of vacation home development proposed. There would be made available by this development housing accommodations for the many golfers and others desiring such accommodations.

(2) Market analysis made by Harry A. Victor of Aloha Poll of Public Opinion in 1964, supplemented by letter of February 18, 1965. The results indicate a strong need for the type of neighbor island family vacation development proposed.

opinion poll only!

(3) Letter dated March 23, 1965 addressed to the State Land Use Commission by Dr. Thomas K. Hitch, Vice President and Director of Economic Research of the First National Bank of Hawaii, giving his considered opinion in connection with the need for such use.

(4) Letters from Hawaiian Airlines and Aloha Airlines and Passenger Traffic count from Aloha Airlines. This latter information shows a total of 230,500 passengers travelling from Oahu to Hawaii during 1964, with an expected 15% increase for 1965. Of this total, approximately 15% visited Hawaii for pleasure, presumably on vacation. This represents some 34,575 passengers during 1964 and an estimated 39,760 for 1965. Obviously these thousands of persons need vacation facilities of one kind or another if they travel to Hawaii for pleasure, and the type proposed would meet such need.

(5) Letter of Senator John J. Hulten, Senator from the Fifth District, Oahu, emphasizing the need for the type of development proposed.

(6) Memorandum dated November 30, 1965 from the State Division of Forestry showing demand for use of its two cabins at Volcano, Kilauea, Hawaii for the period July 1, 1964 to November 30, 1965.

where are these?

(7) Excerpt from address by Governor John A. Burns at Hawaii County Conference on Tourism, held at Naniloa Hotel, Hilo, Hawaii, December 10 - 11, 1964. Governor Burns points out the potential market for the "island" tourists for hunting, camping, golf, volcanoes, etc. on the Big Island. He emphasized the fact that Kaanapali, Maui, and Waimea, Kauai, attracted thousands of golf enthusiasts, indicating the need for more of such golf facilities and other recreational facilities for our "island" tourists.

(8) Letter of Mayor Neal S. Blaisdell to the Land Use Commission expressing the need of such resort type facilities for island families.

(9) Another approach to the problem of "need" is the need of the Island of Hawaii for economic growth and development. There is submitted certain findings as set forth in L.S.B. Circular No. 11, October 1960. See pages 3, 10, 13, 14 and 16. It is stated in said circular that Hawaii's population has been declining and would continue unless there is an expansion of the island's basic industries and diversification of its economy, that to provide economic growth, and thereby prevent further population decline, the economy of the Big Island must be diversified to make greater use of the land resources. It is also stated that Hawaii is blessed with many tourist attractions and recreational opportunities and that there is real opportunity to develop its outdoor recreational facilities and camp sites so strongly desired by local residents.

(1)

The undersigned residents of the Island of Oahu support the application of Ernest K. Kai and Associates for Amendment of Land Use District Boundary for the area at Volcano, Hawaii, which they propose to develop into a golf, recreation and vacation resort. There is a definite need for a vacation and resort type area in Hawaii where Island residents and their families can vacation and enjoy a healthy outdoor holiday with golf, hunting, horseback riding, camping and hiking available, and with the numerous points and places of interest to visit next door at the Kilauea National Park. We urge favorable consideration of their petition for change of use.

NAME	ADDRESS
Edmund F. Fitzgerald	256 Paiko Dr. Hono.
Lewis E. Burritt	2355 Ala Wai Blvd
Kenneth Roehrig	2826 - PUUHONUA - Honolulu
Allan J. McGuire	249-B Portlock Rd
[illegible]	2683 Aaliamanu Pl.
[illegible]	44-431 Kaneohe Bay Dr
Charles A. Guard	638 Kaimalino St.
William C. Fink	44-116 Ikeanani, Kaneohe
John Fuller II	5540 Kawaikui Street
Karl Heyer III	382 Puamamane St.
James H. Hutchinson	707 Ola Mokapu Rd Kailua
Allan H. Enton	4721 Halehoola Pla Hon
Hy A. Walker	830 Mokulua Dr. Lanikai
Charles E. Gregory	405 Kawaihae
Francis Y. Wong	1018 Alapai St.
James E. Alves	150 Halemaumau St.
Charles K. Hamane	5750 Halcola Street
Robert T. Ahita	2319-A Fern St.

Susumu Shibata	283 Eleupe Rd.
Kazuo Harada	464 Waiapia, Pl.
Charles K. Nakamura	3095 Niki Street, Hon
Robert X Circo	353 Wailupe Cr
Thomas W. Flynn	4764 Anoai Ave.
[illegible]	1763 Iw. Hwy - Hono
[illegible]	988 Kealaolu
[illegible]	271 Pohukaina
Lloyd O. Harris	934 Spencer Street
Lloyd [illegible]	1925 Judd Hillside
[illegible]	3663 Diamond Head Road
William K. Hanifin	4215 Puulani Place, Hono
[illegible]	2014 A Ala Kea St
Harold W. Conroy	1044 Waiholo St

The undersigned residents of the Island of Oahu support the application of Ernest K. Kai and Associates for Amendment of Land Use District Boundary for the area at Volcano, Hawaii, which they propose to develop into a golf, recreation and vacation resort. There is a definite need for a vacation and resort type area in Hawaii where Island residents and their families can vacation and enjoy a healthy outdoor holiday with golf, hunting, horseback riding, camping and hiking available, and with the numerous points and places of interest to visit next door at the Kilauea National Park. We urge favorable consideration of their petition for change of use.

NAME	ADDRESS
L. D. de Holger	4735 Kohohala St Hon.
[illegible]	3768 Campbell Ave
T R Guard	2063 Mobile St
Paul E Lemke	1305 Center St
J B Guard	4113 Pali Dr.
[illegible]	3399 Kahawala Dr
Herbert C Dunn	2969 Kalakaua Ave.
D M Davidson	315 Royal Hawaii Ave.
Harold Harvey	1545 NEHOA St.
John F. Hoogs	4905 Mana Pl.
Lucien Parish	4343 Puu Panini
James F. Moody	1508 Kamole ST.
Chas. W. Watson	333 Dune Circle
Vance Fawcett	4523 KAHALA AVE.
[illegible]	4379 Puu Panini Ave
[illegible]	1905 Vancouver Drive

NAME	ADDRESS
Lyn J Blank	1521 LAUKAHI ST.
Charles G. Roller	14 AKILOLO ST.
C. Dean Groth	487-A Portlock Rd.
J. P. Russell	4333 Panini Loop
A. S. Reile	212 McCandless Bldg.
Ralph T. Yamaguchi	537 Ahina Street
Paul Y Yrewand	1659 Sherman Park Place

The undersigned residents of the Island of Oahu support the application of Ernest K. Kai and Associates for Amendment of Land Use District Boundary for the area at Volcano, Hawaii, which they propose to develop into a golf, recreation and vacation resort. There is a definite need for a vacation and resort type area in Hawaii where Island residents and their families can vacation and enjoy a healthy outdoor holiday with golf, hunting, horseback riding, camping and hiking available, and with the numerous points and places of interest to visit next door at the Kilauea National Park. We urge favorable consideration of their petition for change of use.

NAME	ADDRESS
J A Spielman	444 Halemauman
Mathew S. Yogi	45-579 Apapane St.
[illegible]	1365 Maalahi St
Norma Esteves	3939 Kahala Ave.
Laura W. Frazier	721 Akumu St.
Loren Crow	6253 Keokea
Lois J. Kittle	952 Prospect Street
R. E. Fushie	46-171 Hilinama St, Kaneohe
[illegible]	740 Ala Moana
Carl A. [illegible]	740 Ala Moana
Eleanor Shishido	2108 Citron St.
Lorraine Salter	744 Wanaao Rd.
John H. Wood	1323 Makiki St.
N. Wong	45-467 Mahalani St
R Arakawa	1315 17th Ave
S. Nakahara	755 Umi St

Name	Address
F. A. Buffalano	3145 HUELANI DR., HONOLULU
George Bellelin	4563 KOLOHALA "
Carl J. Smith	6024 Summer St. Honolulu
Lynne Wachter	3505 Lelehune Place, Honolulu
Carmen Moon	930 A-1 Spencer St., Honolulu
Daisy Asher	45-226 NAKULUAIST. Kaneohe
Diane Evans	2251 Kapiolani Blvd Honolulu
Gowidwale	45-315 LEHOULLA ST KANEOHE
Davey Ann Hao	1609 Robrega St., Honolulu
Jack Snyder	3604 Anela Place, Honolulu
Loren Low	~~26~~ 6253 Keokea
Cecilia Mahi	Waimea Rd, Hse #1, Waipahu
Edmund Tajima	45-151 Pahikoli Pl. Kaneohe
Ben Galton	1233 Mahalaguna Pl.
Patricia Nakahayashi	3223 Charles Street
Mac Quillen	171 Nenue St
Richard H. Rice	3358 Kahawalu Dr. - Hono 17
[illegible]	2447 Mahiki Hyts Dr

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The undersigned residents of the Island of Hawaii wish hereby to record their support of the proposed Volcano golf, recreation and vacation development of Ernest K. Kai and Associates. This type of development would fill a present need for a place for Island residents and others to vacation with their families and enjoy an outdoor recreational holiday, with golf, hunting, horseback riding, camping and hiking available, and with points of interest and facilities of the ~~Kilauea~~ Hawaii Volcanoes National Park next door, also available. We strongly support their application for change of use of the area involved.

NAME	ADDRESS
Edward J. Kanemoto	351 Wailuku Dr.
Gilbert H. Lee	Hilo Hawaii
Steve Thorson	2324 Kilauea
[illegible]	455 Conohawai St.
James O. Evans	328 Nanaihea St.
Lois Gilman Schuster	Waiomuenue Ave.
[illegible]	90 Kanla St
Hiram Haguwara	Hilo Hawaii
Shozo Takita	✓ ✓
L. B. de Meer	✓ ✓
John N. Smith	Hilo, Hawaii
Helene H. Hall	Hilo, Hawaii
Eiko Doi	Hilo, Hawaii
[illegible]	Hilo, Hawaii
James S. Maeda	Hilo, Hawaii

The undersigned residents of the Island of Hawaii wish hereby to record their support of the proposed Volcano golf, recreation and vacation development of Ernest K. Kai and Associates. This type of development would fill a present need for a place for Island residents and others to vacation with their families and enjoy an outdoor recreational holiday, with golf, hunting, horseback riding, camping and hiking available, and with points of interest and facilities of the Kilauea National Park next door, also available. We strongly support their application for change of use of the area involved.

NAME	ADDRESS
M.O. Isherwood, Sr.	Hilo, Hawaii
[illegible] Sibert	Hilo
[illegible]	Hilo
F. Kawachi	Kau
A. Sato	Kau
T. Sumida	Kau
T. Higa	Kau
R. Deijimori	Kau
A. Tuyuyama	Kau
Bruce McCall	Hakalau
L. Tamarkin	Mt. View
Gordon M. Ishii	Hilo
[illegible]	"
Al B. Souza	"
Richard Souza	"
Silas Bailor	"
Betsy Bailor	"
Peter T. Cafe	"
T. Makein	Kilauea

Name	Address
M. Carlsmith	Hilo
Caroline M. Shipman	Hilo
Margaret B. Shipman	"
Garvey Yamamoto	Hilo
Gabriel Vistar	Hilo
Kenneth Tanaka	Hilo
Bert Tonakapa	Hilo
J. Akoni	"
Ruth Savage	Hilo
G. Savage	"
M. Purkea	"
M. Nakamura	Hilo
R. Sato	Pahala
M. Ogata	Hilo
K. Miyasaki	Hilo
K. Kagawa	"
Charles Ando	~~Volcano~~ Haw. Nat'l. Park
Albert Ira	Mt. View
Edison Akano	Volcano
Nobuyo Kanda	Pahala
Dwight L. Hamilton	Hawaii Volcanoes National Park
John W. Henneberger	Hawaii Volcanoes Nat'l Park
L. Miyamoto	Hilo
M. Hirano	Hilo
Mrs. Sue L. Peck	Hawaii Nat'l. Park
Mrs. Dwight L. Hamilton	" " "

Name	Address
K. Y. Iwasaki	Hilo
Saiki Lomona	Volcano
Rev. Robt Mackesy	Honokaa
Rev. Elias Federous	Honomu
Rev. Joseph Avery	Papaikou
Dan McMamin	Ine Vin
Geo. D. Hall Jr	Hilo
Boyd Shaffer	Hilo
Marion Hall	Hilo
Audrey Marie Shaffer	Hilo
Yukio Kurata	Hilo
Hideo Honda	Hilo
Reginald S. Kamura	Hilo
Rev. K. Ohara	Papaikou
Rev. S. Hoashi	Runa
Jane Kuwaye	
Tadayoshi Ikegi	Hilo
Shigeto Setoda	Hilo
Jasu Kuwaye	Hilo

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ALOHA POLL OF PUBLIC OPINION
HARRY A. VICTOR • RESEARCH AND CONSULTING SERVICE
315 Royal Hawaiian Ave. • P. O. Box 8110 • Honolulu 15, Hawaii • Telephone 936-904

(2)

February 18, 1965

Mr. Ernest Kai
Trustco Bldg., Suite 602
250 S. King Street
Honolulu, Hawaii 96813

Dear Mr. Kai:

This letter will review the findings of this firm in relation to opinion research we conducted in June and August, 1963, relative to a proposed destination resort development to be constructed at the Volcano Area, Island of Hawaii, adjacent to the Kilauea Military Camp. It concerns itself with reasons, based on our research, which indicate that the Land Use Commission should look with favor upon your proposal that the property concerned should be used for such a resort development rather than for purely agricultural purposes.

Our research, based on three small studies, included a total of over 450 interviews. It indicated that a destination resort of the type you proposed would be a great attraction to men and women of presumably middle and upper income levels. For example, golf was one of the "two most attractive" leisure activities of 38% of the men and 18% of the women interviewed at the Waialae Shopping Center in June, 1963. It was also one of the "two most attractive" activities of 32% of the men and 5% of the women interviewed on-the-street in Hilo, Hawaii, during this same month. "A mountain resort, featuring golf, on a Neighbor Island" was the second most attractive proposal (after "a beach resort on a Neighbor Island") among over two hundred apartment dwellers in Waikiki, interviewed in August, 1963. Thirty percent of the men and 15% of the women, among these apartment dwellers, named a resort similar to the one you propose as their first choice.

Concerning the Neighbor Islands as a vacation locale, the Waialae Shopping Center respondents chose the Neighbor Islands first (39%) over their second choice, the Mainland U. S. A. (36%). Another indication of the great appeal of such resorts is the fact that 94% of these men and 80% of the women stated that "more and varied vacation spots" on the Neighbor Islands would make it more likely for them to spend leisure time there. In addition, more than one-half of these men (51%) and 25% of these women stated that they enjoyed playing golf.

At the time we did our research the only major weakness in terms of the attractiveness of your proposal was the lack of appeal as a "family type vacation spot" which would furnish a variety of activities rather than having only golf. It is my understanding that this weakness in the planning of the resort has been corrected since that time, by having provisions for family activities, including at least hunting, horseback riding, camping and hiking.

In short, our research indicated (and I know of no factors in the interim which would indicate contrarily) that a mountain resort featuring golf, hunting, horseback riding, camping and hiking, built at the site you propose, would meet a substantial need for the people of Oahu as well as those on the Big Island itself.

Very truly yours,

Harry A. Victor

Harry A. Victor
Director

HAV:em

ALOHA POLL OF PUBLIC OPINION AUGUST, 1963

From August 7th through August 18th, 1963, the Aloha Poll conducted interviews with over two hundred apartment dwellers in Waikiki. To qualify as a respondent, a person must have lived in the State of Hawaii for at least three months. Interviews were conducted at the apartments of the respondents.

Results to the survey included the data shown below.

QUESTION: "If you had three or more days leisure time; and, considering the costs, which of these would be the most attractive vacation in Hawaii for you: (1) a beach resort on a Neighbor Island, (2) remaining in Waikiki, or (3) a mountain resort, featuring golf, on a Neighbor Island." (Respondents were shown a card listing the choices when necessary for clarity.)

	TOTAL All respondents	MEN	WOMEN
# CASES	211	101	110
(1) a beach resort on a Neighbor Island	60.2%	52.5%	67.3%
(2) remaining in Waikiki	15.6	14.9	16.4
(3) a mountain resort, featuring golf, on a N.I.	21.8	29.7	14.5
(4) don't know	2.4	3.0	1.8

NOTE: All percentages are shown to the nearest tenth of one percent.

As the data indicate, the mountain resort featuring golf holds its greatest attraction for men. Approximately three out of ten men interviewed chose the mountain-golf resort over the beach resort or remaining in Waikiki. Although the mountain-golf resort did not attract as many women, 14.5% chose it over the other two choices.

ALOHA POLL OF PUBLIC OPINION JUNE 1963

On June 15, 1963, one hundred ten on-the-street interviews were conducted at the Waialae Shopping Center with an equal number of adult men and women. The following data were developed from the results to these interviews.

QUESTION: *"Which TWO of these activities are most attractive to YOU PERSONALLY?"* RESPONDENTS WERE SHOWN A CARD LISTING THE ACTIVITIES. SOME RESPONDENTS WERE ABLE TO CHOOSE ONLY ONE ACTIVITY AS BEING ATTRACTIVE.

	MEN (55)	WOMEN (55)	TOTAL (110)
1. Swimming and sunbathing	64%	82%	73%
2. Hunting	16	4	10
3. GOLF	38	18	28
4. Fishing	42	16	29
5. Hiking	9	16	13
6. Shopping	20	53	36

QUESTION: *"Which TWO of the activities are least attractive to YOU PERSONALLY?"*

	MEN (55)	WOMEN (55)	TOTAL (110)
1. Swimming and sunbathing	9%	9%	9%
2. Hunting	27	58	43
3. GOLF	27	40	34
4. Fishing	11	33	22
5. Hiking	56	29	43
6. Shopping	44	13	28

QUESTION: *"Which TWO of the activities are most attractive to you and your family AS A WHOLE?"*

	MEN (55)	WOMEN (55)	TOTAL (110)
1. Swimming and sunbathing	78%	91%	85%
2. Hunting	2	2	2
3. GOLF	11	13	12
4. Fishing	31	27	29
5. Hiking	7	18	13
6. Shopping	36	33	35

QUESTION: *"Which TWO of the activities are least attractive to you and your family AS A WHOLE?"*

	MEN (55)	WOMEN (55)	TOTAL (110)
1. Swimming and sunbathing	11%	5%	8%
2. Hunting	36	67	52
3. GOLF	46	55	50
4. Fishing	16	26	21
5. Hiking	46	18	32
6. Shopping	29	15	22

5. QUESTION: *"Where did you spend your last vacation involving one or more nights away from home?*

	MEN (55)	WOMEN (55)	TOTAL (110)
1. Oahu	20%	27%	24%
2. Neighbor Islands	46	40	43
3. Mainland USA	24	27	25
4. Other	10	2	6
5. Combination	0	4	2

6. QUESTION: *"Considering all factors including costs and transportation time, which of the following would be the most attractive vacation locale for you and your family if adequate accomodations and recreation were available at each?"* RESPONDENTS WERE SHOWN CARD.

	MEN (55)	WOMEN (55)	TOTAL (110)
1. Oahu	5%	4%	5%
2. Neighbor Islands	42	36	39
3. Mainland USA	31	40	36
4. Other	22	15	18
5. Don't know	0	5	2

7. QUESTION: *"Would more and varied vacation spots on the Neighbor Islands make it more likely for you to spend leisure time there?"*

	MEN (55)	WOMEN (55)	TOTAL (110)
1. Yes	94%	80%	87%
2. No	4	18	11
3. Qualified (if could afford)	2	2	2

8. QUESTION: *"Do you enjoy playing golf?"*

	MEN (55)	WOMEN (55)	TOTAL (110)
1. Yes	51%	25%	38%
2. No	45	73	59
3. Don't know	4	2	3

THE SAMPLE.....Ethnic Background

	MEN (55)	WOMEN (55)	TOTAL (110)
1. Japanese	51%	34%	43%
2. Caucasian	38	42	40
3. Other	11	24	17

ALOHA POLL OF PUBLIC OPINION JUNE, 1963

On June 28 and June 29, 1963, one hundred forty-six on-the-street interviews were conducted by an ALOHA POLLSTER in Hilo, on the Island of Hawaii. Interviews were obtained with an approximately equal number of adult men and women. The following data were developed from the results to these interviews.

QUESTION: *"Which two of these activities are most attractive to YOU PERSONALLY?"* RESPONDENTS WERE SHOWN A CARD LISTING THE ACTIVITIES. SOME RESPONDENTS WERE ABLE TO CHOOSE ONLY ONE ACTIVITY AS BEING ATTRACTIVE.

	MEN (72)	WOMEN (74)	TOTAL (146)
1. Swimming and sunbathing	54%	64%	59%
2. Hunting	25	4	14
3. GOLF	32	5	19
4. Fishing	39	22	30
5. Hiking	26	22	24
6. Shopping	11	66	39

QUESTION: *"Which two of the activities are least attractive to YOU PERSONALLY?"*

	MEN (72)	WOMEN (74)	TOTAL (146)
1. Swimming and sunbathing	10%	4%	7%
2. Hunting	35	73	54
3. GOLF	35	51	43
4. Fishing	22	24	23
5. Hiking	29	16	23
6. Shopping	44	5	25

QUESTION: *"Which two of the activities are most attractive to you and your family AS A WHOLE?"*

	MEN (72)	WOMEN (74)	TOTAL (146)
1. Swimming and sunbathing	79%	86%	83%
2. Hunting	4	3	4
3. GOLF	6	7	6
4. Fishing	28	43	36
5. Hiking	19	16	18
6. Shopping	38	24	31

QUESTION: *"Which two of the activities are least attractive to you and your family AS A WHOLE?"*

	MEN (72)	WOMEN (74)	TOTAL (146)
1. Swimming and sunbathing	4%	0%	2%
2. Hunting	53	64	58
3. GOLF	43	59	51
4. Fishing	25	11	18
5. Hiking	26	22	24
6. Shopping	13	14	13

5. QUESTION: *"On the last occasion when your schedule would have permitted you to vacation away from home, did you or did you remain at home?"*

	MEN (72)	WOMEN (74)	TOTAL (146)
1. Remained at home	49%	39%	44%
2. Vacationed away	50	60	55
3. Don't remember	1	1	1

6. QUESTION: *"Where did you spend your last vacation involving one or more nights away from home?"*

	MEN (72)	WOMEN (74)	TOTAL (146)
1. Oahu	29%	31%	30%
2. Big Island, Kona	30	41	37
3. Other N. I. (Kauai etc.)	3	8	5
4. Mainland USA	21	16	18
5. Other	8	1	5
6. Combination (World Tour etc.)	6	3	4
7. Don't remember	3	0	1

7. QUESTION: *"Considering all factors including costs and transportation time, which of the following would be the most attractive vacation locale for you and your family if adequate accomodations and recreation were available at each?"* RESPONDENTS WERE SHOWN CARD

	MEN (72)	WOMEN (74)	TOTAL (146)
1. Big Island (Hawaii)	30%	15%	23%
2. Oahu	17	31	24
3. Other N. I. (Kauai etc.)	19	23	21
4. Mainland USA	28	27	27
5. Other	6	4	5

8. QUESTION: *"Would more and varied vacation spots on this island make it more likely for you to spend leisure time here?"*

	MEN (72)	WOMEN (74)	TOTAL (146)
1. Yes	81%	90%	85%
2. No	14	5	10
3. Qualified/Don't know	5	5	5

9. QUESTION: *"If you were to vacation on this island, would you prefer a mountain resort or one of the existing beach resorts?"*

	MEN (72)	WOMEN (74)	TOTAL (146)
1. Mountain resort	13%	17%	15%
2. Beach resort	76	76	76
3. No preference	11	7	9

10. QUESTION: *"Do you enjoy playing golf?"*

	MEN (72)	WOMEN (74)	TOTAL (146)
1. Yes	47%	12%	29%
2. No	46	76	61
3. Qualified/Don't know	7	12	10

THE SAMPLE.....Ethnic background

	MEN (72)	WOMEN (74)	TOTAL (146)
1. Japanese	38%	37%	37%
2. Caucasian	44	51	48
3. Other	18	12	15

NOTE: Percentages have been adjusted to the nearest whole percent. When necessary, percentages have been adjusted to total 100%, except in cases of multiple responses.

HOBBIES AND SPECIAL INTERESTS OF THE FEMALE HEADS OF THE HOUSEHOLDS

QUESTION: "What are the hobbies or special interests of the lady of the house? How does she like to spend her leisure time?" MULTIPLE RESPONSE

	# Cases	Hawaii-Kai Total (220)	Triangle (57)	Condominium (33)	Other Marina & Hah. Valley (130)
1.	Gardening	20.0%	19.3%	18.2%	20.8%
2.	Swimming and sunbathing	19.5	29.8	15.2	16.2
3.	Sewing	16.8	12.2	21.2	17.7
4.	Golf	10.5	10.5	15.2	9.2
5.	Reading (studying)	9.5	12.2	9.1	8.5
6.	Bowling	8.6	12.2	9.1	6.9
7.	Artwork (ceramics, painting)	7.3	10.5	12.1	4.6
8.	Music (playing instrument and/or singing	6.8	17.5	6.1	3.1
9.	Cooking	5.9	5.3	6.1	6.2
10.	Playing cards	5.9	10.5	9.1	3.1
11.	Fishing and/or crabbing	5.0	7.0	6.1	3.8
12.	Volunteer community work	5.0	7.0	3.0	4.6
13.	Surfing, skin diving and/or water skiing	4.1	1.8	6.1	4.6
14.	Misc. sports & "sports" (not specific)	4.1	1.8	6.1	4.6
15.	Dancing	4.1	5.3	3.0	3.8
16.	Boating	3.6	1.8	12.1	2.3
17.	Entertaining, general socializing	2.3	5.3	6.1	.0
18.	Animals (dogs and horses)	2.3	7.0	.0	.8
19.	Tennis	1.8	1.8	3.0	1.5
20.	Knitting, crocheting, embroid.	1.8	1.8	.0	2.3
21.	Games other than cards (chess, puzzles etc.)	1.4	3.5	.0	.8
22.	Music (listening..stereo, hi fi)	1.4	.0	3.0	2.3
23.	Building (woodwork and/or models)	1.4	.0	3.0	1.5
24.	Flower arrangement	1.4	1.8	.0	1.5
25.	Others	5.9	8.8	9.1	3.9
26.	None, don't know	25.0	8.8	24.2	32.3

HOBBIES AND SPECIAL INTERESTS OF THE MALE HEADS OF THE HOUSEHOLDS

QUESTION: "What are the hobbies or special interests of the man of the house? How does he like to spend his leisure time?" MULTIPLE RESPONSE

	# Cases	Hawaii-Kai Total (217)	Triangle (56)	Condominium (31)	Other Marina & Hah. Valley (130)
1.	Golf	27.6%	30.4%	22.6%	27.7%
2.	Gardening	23.5	30.4	19.4	21.5
3.	Fishing and/or crabbing	16.6	10.7	9.7	20.8
4.	Swimming and sunbathing	14.7	23.2	16.1	10.8
5.	Boating	10.6	10.7	22.6	7.7
6.	Bowling	7.8	8.9	12.9	6.2
7.	Misc. sports & "sports" (not specific)	7.8	7.1	3.2	9.2
8.	Surfing, skin diving and/or water skiing	7.4	3.6	12.9	7.7
9.	Reading (studying)	6.5	8.9	9.7	4.6
10.	Building (woodwork and/or models)	5.5	7.1	6.5	4.6
11.	Playing cards	4.6	7.1	9.7	2.3
12.	Tennis	3.7	3.6	3.2	3.8
13.	Photography	3.2	7.1	.0	2.3
14.	Artwork (ceramics, painting)	3.2	7.1	3.2	1.5
15.	Music (listening..stereo, hi fi)	2.8	3.6	3.2	2.3
16.	Music (playing instrument and/or singing)	2.3	5.4	.0	1.5
17.	Hunting	2.3	.0	.0	3.8
18.	Volunteer community work	1.8	.0	6.5	1.5
19.	Collections (stamps & coins)	1.8	1.8	.0	2.3
20.	Ham radio	1.4	3.6	.0	.8
21.	Games (other than cards..chess, puzzles etc.)	1.4	3.6	.0	.8
22.	Other	4.2	5.4	3.2	3.8
23.	None	9.2	3.6	9.7	11.5

(3)

FIRST NATIONAL BANK

OF HAWAII

DR. THOMAS K. HITCH
VICE-PRESIDENT AND DIRECTOR
OF ECONOMIC RESEARCH

HONOLULU, HAWAII 96801

March 23, 1965

Mr. Myron O. Thompson
Chairman
State Land Use Commission
Honolulu, Hawaii

Dear Mr. Thompson:

Several years ago when I was doing the economic analysis for the comprehensive plan for the development of the Ala Moana Reef areas, I became greatly impressed with the general shortage of recreational facilities oriented toward the local population in Hawaii.

As detailed in Part Three of the Ala Moana Comprehensive Plan, this applies to parks, beaches, marinas, small boat facilities, etc., etc.

The problem is particularly acute for Oahu residents (80% of our population) in seeking vacations off the island. Trips to the Mainland or the Orient are prohibitively expensive for the vast bulk of the populace, and satisfactory and inexpensive living and recreational facilities on the Neighbor Islands are most inadequate. As you well know, this situation has resulted in a number of proposed solutions such as subsidized inter-island ferries, State-developed camp sites on the Neighbor Islands, etc. Some satisfactory solution to this problem other than the further development of tourist-oriented facilities is required, since our local people can hardly afford such activities as a golfing vacation at Kaanapali or Mauna Kea.

I am always pleased, therefore, when I see someone trying to formulate -- even in a small way -- some meaningful solution to this problem. In my opinion, this is what Ernie Kai is doing in his proposal to improve the golf course in the Kilauea-Volcano area and develop vacation home sites and perhaps apartments oriented toward the market for these facilities which exists on Oahu.

It seems to me that the area lends itself perfectly for this type of development. First, it is cool -- a prime attraction to local people in contrast to tourists, as evidenced by the local popularity of such areas as Kula and Kokee. Second, with the volcano attractions of the area, it is a natural vacation area. Third, it is my understanding that the land that would be changed from an agricultural district to an urban district for this purpose is of very poor agricultural quality and is in fact marginal for its present minimum use -- extensive rather than intensive grazing.

I would conclude therefore that the property in question is needed very much more for the type of use planned by Mr. Kai than for its present use, and I would like to support strongly his request for reclassification.

Yours sincerely,

Thomas K. Hitch

OFFICE OF THE PRESIDENT

(4)

CABLE ALOHAWAII

ALOHA AIRLINES, INC.

P. O. BOX 3769
HONOLULU, HAWAII

March 19, 1965

Mr. Myron O. Thompson
Chairman
Land Use Commission
Planning and Economic Development
425 Queen Street
Honolulu, Hawaii

Dear Mr. Thompson:

We understand that Mr. Ernest Kai and his associates plan to develop recreational facilities in the vicinity of the Kilauea Volcano. This would require the release of land from the Green Belt zoning.

It is our understanding that the proposed development will substantially improve the areas around the golf course. Plans include a dude ranch with incidental cottage facilities.

We believe this project merits serious consideration. Aloha is particularly interested in the development of reasonably priced vacation facilities on the neighbor islands, especially under private enterprise. Such projects would encourage family travels within our State. On the other hand, it would be of substantial financial benefit to the area and state economy.

Aloha is hopeful that your Commission will favorably consider Mr. Kai's application.

Aloha,

Hung Wo Ching

Hung Wo Ching

cc: Mr. Ernest Kai

HONOLULU INTERNATIONAL AIRPORT P.O. BOX 9008 HONOLULU, HAWAII 9682[illegible] CABLE HAWAIR TELEPHONE 855-911

HAWAIIAN AIRLINES

March 5, 1965

Mr. Myron Thompson, Chairman
Land Use Commission
State of Hawaii

Dear Mr. Thompson:

As the keynote speaker before the recently held Hawaii County Conference on Tourism, Governor Burns took as his primary theme his personal conviction that the prime tourist market available to the various counties of our island state consisted of our state residents. As a panelist and speaker during this Conference, I echoed my strong agreement with the Governor's remarks and reminded those present that something over 80 percent of all Americans will never vacation beyond a 300-mile radius from their hometown during their lifetimes.

In expanding my remarks before this Conference, I reiterated the plea that I have made countless times before the various committees in our state legislature during the past decade or so that the physical plant needs of a resident tourist facility were not the same as those demanded by our overseas visitors.

Because of my long interest in this particular subject and my personal convictions as to the great potential of our resident tourist market, I have been particularly interested in the plans outlined to me by Mr. Ernest Kai for his development in the volcano area on the island of Hawaii. I am completely convinced that his approach for a vacation and recreational type facility which would provide golfing, horseback riding, camping, hunting, hiking and other recreational facilities is directly on target as far as our state needs are concerned. Any kokua that you can render I am confident would be in the best interest of the people of our state.

Sincerely,

Jack C. Tobin
Executive Vice President

JCT:jas

Information from

ALOHA AIRLINES

November 23, 1965

INFORMATION FOR ERNEST KAI -

In 1964, both inter-island carriers transported 230,500 passengers into the island of Hawaii. This represented an increase of about 17 per cent over 1963. Another 15 per cent increase is expected for 1965, and increases approaching this rate is reasonable for the next few years.

Of the 230,500 passengers, about 55 per cent were visitors to the State and about 15 per cent were local people who visited the island of Hawaii for pleasure.

(5)

FIRST DISTRICT
KAZUHISA ABE
NELSON K. DOI
WILLIAM H. HILL
BENJAMIN MENOR
JOHN T. USHIJIMA

SECOND DISTRICT
BERNARD G. KINNEY
JULIAN R. YATES, SR.

THIRD DISTRICT
TOSHI ANSAI
JOHN G. DUARTE
JAMES F. FLEMING
DAVID K. TRASK, JR.
NADAO YOSHINAGA

FOURTH DISTRICT
O. VINCENT ESPOSITO
YASUTAKA FUKUSHIMA
ANNA F. KAHANAMOKU
HEBDEN PORTEUS
VINCENT H. YANO

FIFTH DISTRICT
GEORGE R. ARIYOSHI
JOHN J. HULTEN
MITSUYUKI KIDO
TAYLOR A. PRYOR
SAKAE TAKAHASHI

SIXTH DISTRICT
WILLIAM E. FERNANDES
NOBORU MIYAKE
CLINTON I. SHIRAISHI

KAZUHISA ABE
PRESIDENT

The Senate
The Third Legislature
of the
State of Hawaii
General Session of 1965

IOLANI PALACE
HONOLULU, HAWAII

SAKAE TAKAHASHI
VICE PRESIDENT

GEORGE R. ARIYOSHI
MAJORITY LEADER

WILLIAM E. FERNANDES
ASSISTANT MAJORITY LEADER

NELSON K. DOI
MAJORITY FLOOR LEADER

O. VINCENT ESPOSITO
ASSISTANT MARJORITY FLOOR LEADER

SEICHI HIRAI
CLERK

November 29, 1965

Mr. Ernest K. Kai
Suite 602 Trustco Building
Honolulu, Hawaii 96813

Dear Mr. Kai:

This is in response to your request as to evidence I may be able to give you supporting the need for your proposed Volcano Vacation Resort Development on the island of Hawaii.

One of the major problems facing the State of Hawaii is the uneven geographic distribution of its economy. Over 80% of the population is concentrated on the island of Oahu which contains less than 10% of the land area of the state. The bulk of the commerce and industry of the state takes place on Oahu and 75% of all tourist accomodations are likewise located on Oahu.

Since 1950 the population of Oahu has increased 72.5% while that of the other counties has declined; Maui down 1.9%, Hawaii down 12.2% and Kauai down 7.8%.

If the need for facilities and land development is to be based upon these trends it is obvious that no needs exist in any of the counties except Oahu.

However it is the express policy of the State government, legislative and administrative, to reverse these trends and to create economic activity in the other counties. One of the easiest ways to accomplish this is to encourage the 600,000 people on Oahu to

vacation and week end on the neighbor islands.

At present week end travel is practically non existant and only 28% of Oahu households vacationed on the neighbor islands in 1961. 8% of these were armed forces households and over half (57½%) had incomes over $7,000.

The 1963 United States Census of Travel indicates that the automobile was the major mode of transportation for the American traveling public who spent nights away from home, accounting for 84% of the trips and 89% of the travelers. Three fourths of the trips completed in 1963 were to destinations within 200 miles from home. Significantly those with incomes over $7500. accounted for only 36% of the automobile trips, but they accounted for two-thirds of the air trips. This indicates a large untapped potential for Oahu travel to the neighbor islands.

Recognizing the need to develop this type of economic activity the legislature in 1963 authorized the establishment of the Hawaii State Ferry System under the jurisdiction of the Department of Transportation (Chapter 114 R. L. H. 1955) Act 204 of the 1965 legislature made certain amendments to assure saleability of the bonds and increased the bond authorization to finance the system from $12,000,000. to $14,000,000. This system should be in operation within the next two or three years.

A study prepared by the Economic Research Center of the University of Hawaii in March 1965 (Table III-6 Page 74) shows that in all likelihood 217,000 state residents using 42,000 automobiles would travel between the islands in the first year of operation of the ferry system. This same report points out that for the system to induce increasing numbers of local residents to travel to the other islands year after year the State will have to take "positive steps to improve key highways, develop and improve recreational facilities, and build cabins" (Page 189). Quoting further as to the desirable effects of the system the report states "--- there would be an increase in expenditures of about nine million dollars and an increase in personal income of 9.2 million dollars on the neighbor islands during the first year as a result of the ferry operation. ---- The growth impact on the neighbor islands would be considerably greater when we consider the expenditures on harbor and terminal facilities, and the public overhead expenditures on highways, cabins and supporting facilities. which may have to be undertaken as a part of the entire system.

"Of greater consequence would be the private investment in hotels, motels, restaurants and other facilities that would be induced by the increased flow of residents and out of state visitors to the neighbor islands" (Page 190 underscoring is mine). What the report is inferring is that facilities and amenities will have to be made available to accomodate the 217,000 local people that would be traveling. Ideally, the more of this that can be provided by private investment the

better. That such facilities presently do not exist is obvious. Up to now there has been no need as the majority of the people could not afford to travel between the islands. However since 1963 the State has been appropriating monies (small amounts due to the demands for other services) for the development and construction of cabins on the neighbor islands but everyone recognizes that this will not begin to fill the need when the ferries are in operation.

In conclusion it appears to me that a development such as you propose, consisting of a mountain vacation area offering outdoor recreation facilities such as golf, horseback riding, hiking, hunting, camping, etc. with a low density cluster type vacation residential subdivision of about 400 units plus a dude ranch operation and located adjacent to Hawaii National Park is most necessary and desirable as an adjunct to the State's own efforts to reverse the current downward economic and population trends on the island of Hawaii. With the implementation of the Ferry System there is undoubtedly a need for such facilities to accomodate the residents of the state in their recreational pursuits.

Sincerely,

John J. Hulten

John J. Hulten, Senator
Fifth District, Oahu

(6)

November 30, 1965

USE OF KILAUEA CABINS

Period - July 1, 1964 to November 30, 1965

Total Rental Nights - - - - - - - - - - - - - - - - - 1,609

Average Turn-aways per Month - - - - - - - - - - - - 3 parties

(The months of March, April, July, August November and December are popular months, and turn-aways average 5 to 8 parties per month).

Note:

Explanation for Rental Nights -- Example:

5 people booked for 5 nights = 25 rental nights

Parties = Average of 3 people

(Above information from the State Division of Forestry, Hilo, Hawaii.)

(7)

EXCERPT FROM ADDRESS BY GOVERNOR JOHN A. BURNS AT HAWAII COUNTY CONFERENCE ON TOURISM HELD AT NANILOA HOTEL, HILO, HAWAII, DECEMBER 10 - 11, 1964. TAKEN FROM PAGE 10 OF PROCEEDINGS OF SAID HAWAII CONFERENCE ON TOURISM.

" Now I am going to suggest that our people have another potential market for the Big Island tourist industry and for that of all the neighbor islands which has been greatly overlooked. We have tended to think so much of tourists as people from far-away places, that we fail to realize that a very substantial tourist market is right under our very noses. Several thousand people from Oahu traveled last week to Kaanapali, Maui, to witness the Canada Cup matches. I think it is quite possible that some of these had never been to Maui before. International sports events do not frequently occur anywhere in Hawaii. I would venture the thought that people from Honolulu could be attracted to the Big Island for occasional trips if a determined effort were made to sell them. Apropos of this -- I was informed of this not long ago -- that on the Island of Kauai several thousand off-island people came to play golf on Waimea Golf Course, primarily from Honolulu. These were not tourists.

You on Hawaii Island have many attractions for the people of Oahu, particularly the City of Honolulu. You have hunting, camping facilities, fishing, volcanoes--all of these attractions are perhaps of greater interest to local people than visitors from outside our state. Do not make the mistake of feeling that since our local people are of Hawaii, they feel that things of Hawaii are common-place and uninteresting. In Texas there are dude ranches catering only to people of large Texas cities. In the old cow country, the motion picture theater for many years drew the largest crowds for cowboy pictures. I think the attraction of Hawaii for the people of Hawaii is just as great as the attraction for the people of Texas. Let us do a little selling among our own people. "

(8)

March 12, 1965

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

Dear Mr. Yamashita:

I have been advised of the proposed development of Ernest K. Kai and his associates for a golf and outdoor recreation type resort at the Volcano area, adjacent to the Kilauea Military Camp and the Kilauea National Park. I understand also that because the area is in the green belt, that is, it has been classified by the State Land Use Commission as "Agriculture", it is necessary for Mr. Kai to seek an amendment to such classification from said Commission.

It has always been my feeling and opinion that the Big Island affords a wonderful opportunity for a vacation and recreation development for island residents. It would definitely fill a need for island people who cannot afford to take their families on a mainland vacation trip. Very little has been done toward filling this need for local people as most of the areas developed today are directed towards the tourist travel who, for the most part, are attracted to our beaches and shore areas.

I am advised that the development includes an 18 hole golf course, the Volcano Golf Course, and surrounding area and that vacation lots will be available to those wishing to acquire a place for vacation homes. Facilities available to the vacationer include golf, horseback riding, hunting, camping, hiking and other outdoor activities. In addition, next door to the area is the Kilauea

National Park, with its world famous volcano and other points of interest available to the general public. All these make the proposed resort area unusually attractive and unique for island residents and even the tourists.

I endorse the project with enthusiasm because I am convinced that this development will not only be a boom to the economic life of the Big Island, but will fill a definite need for our island residents for a vacation resort.

It is my sincere hope that you will look with favor on this project and make the necessary land use adjustments in order that Mr. Kai and his associates will be able to move forward with their program.

Sincerely,

Neal S Blaisdell

NEAL S. BLAISDELL
Mayor
City and County of Honolulu

cc: Mr. Myron B. Thompson, Chairman
Land Use Commission

STATEMENT

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

(1) Aerial Topography Photograph of the area by R. W. Towill Corporation.

(2) Letter of Hiroshi Kasamoto, Planner.

(3) Letter of R. Y. Tsuyemura of Oceanic Properties, Inc., presently controller of the company but at the time of examination of the property an engineer of the company doing economic analysis and planning.

(7)

HERBERT K. C. LUKE • A.I.A. • ARCHITECT
CLARENCE T. MIYAMOTO • R.A.
HIROSHI KASAMOTO • PLANNER, ASSOCIATE
ROOM 211, LYCURGUS BLDG., WAIANUENUE AVENUE, HILO, HAWAII, 96720
TELEPHONE 3846

April 10, 1965

Mr. Myron B. Thompson, Chairman
Land Use Commission
State of Hawaii
Honolulu, Hawaii

Dear Sir:

This letter is in support of the petition by Mr. Ernest Kai with the Land Use Commission for an amendment to the district boundary for land in the Volcano area abutting and mauka of the Volcano Golf Course, Kau, Hawaii.

Land "across the street" from the subject property has been used by the military for a rest and vacation camp for almost fifty years. The famed Volcano House has been operating about a mile in the Hilo side for over a hundred years.

The climate, topography, location, existing land uses, roads, utilities and facilities in this area make the land ideally adapted for the mountain vacation resort use. Together with the Hawaii Volcanoes National Park lands the proposed use will offer local residents and tourists a wide range of scenic and recreational opportunities. The cool and refreshing climate meets the needs of the sportsman and his family seeking camping, hiking, riding, hunting, golfing and similar active outlets as well as those seeking relief from the warm weather, their cares and work. The completion of the Chain of Craters Road link in June will make the Kalapana and Puna coast more accessible. The communities in Hilo, Kau and Kona are only a short ride away.

The applicant proposes to up-grade the condition of the 18-hole golf course and is also planning a dude ranch type of activity. Subdivision standards of the County of Hawaii will be fully followed in order to make this a first-class development. The design layout will be as unique and imaginative as any in the whole state.

The property can be better utilized for purposes other than for which it is presently zoned; the land is highly usable and adaptable for the use proposed; conditions and trends of development have changed since the adoption of the present classification that the proposed classification is reasonable. For the reasons mentioned and in order to provide a weekend and vacation resort site comparable to that of the military but especially for the civilian population of Hawaii and for the economic development of the county, favorable action on the petition is warranted.

Very truly yours,

Hiroshi Kasamoto

cc: Ernest Kai
Bishop Estate

A. I. A.

(3)

Oceanic Properties Inc

401 Kamakee Street
P O Box 2780
Honolulu Hawaii 96803
Telephone 587-011

Robert Y Tsuyemura
Controller

August 18, 1965

Mr. Ernest K. Kai
Suite 602
Trusco Building
Honolulu, Hawaii 96813

Dear Mr. Kai:

This is in response to our discussion regarding the proposed Volcano Golf Course and Vacation Subdivision on the Island of Hawaii.

The land considered in this proposal adjoins the present 18-hole Volcano Golf Course. Although not level (in one plane), the land consists of gentle and moderate undulations typical to that of the golf course and therefore is usable and adaptable for the proposed subdivision. The physical layout of the land will not necessitate excessive excavation for road construction. The soil is workable. This is indicated by the growth of grass and trees. Grading of lots is not necessary. It is suggested that the land is not disturbed and the trees be retained.

Electricity is available. Presently, power is brought up to the golf course club house and other houses nearby.

There is no water system in the area. Historically, water in that area has been supplied by natural rainfall, collected and stored in inexpensive water tanks.

The existing golf course adjoining the land, the national park nearby and a possible dude ranch give this proposed subdivision great possibility.

Sincerely,

R Y Tsuyemura

RYT/mp

R. Y. Tsuyemura

Sunday
Star-Bulletin & Advertiser
Honolulu, Dec. 25, 1966

Big Isle: A Winter Favorite Here

By GORDON MORSE

Summer is no longer the traditional vacation time for Islanders. December is becoming the popular month.

And the Big Island is becoming the favorite winter vacation spot.

It used to be everyone I knew vacationed between June 15 and Sept. 4. Now they take off between Dec. 19 and Jan. 3 with the week between Christmas and the New Year's weekend as the popular time.

This trend in winter vacations is reflected in the rush to get transportation, housing and camping permits for December on the Big Island. As a result, State cabins in such places as Pohakaloa are booked four months in advance.

There are so few cabins that the chances are you won't get one for the popular weekends unless you book at least eight months in advance. Reservations of U-Drive campers also are booked at least two months before Christmas.

This wasn't true three years ago.

Another indication of this trend is that my friends call to find out where the best vacation spots are on the Big Island during winter. They worry about the weather.

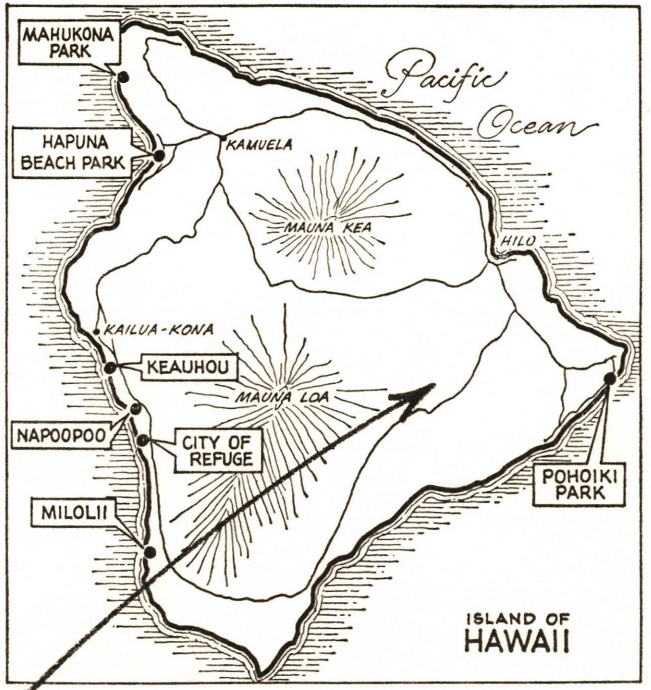
Winter on the Big Island probably has become popular because of the weather. Since 1964, the saying in Hilo is that they have traded weather with Windward Oahu. I believe it. And if weather does close in on you on the Big Island you can move to sunny spots because of the largeness of the Island.

Here are some of the favorite winter spots on the Big Island, and what you can expect at these sites:

● Puna—Pohoiki Park. Children love this little-known park, located on the shore drive between the lava covered town of Kapoho and Kalapana Black Sand Beach, because of the large interesting trees that can be climbed. Grown-ups find several secluded roads to roam through lush vegetation.

Exploration among tidal pools and along the rocky coast line is limited, but the park is clean and has good restrooms. There's good protection for tents around and in groves of trees. And there probably isn't a more picturesque place to eat than at the picnic table right at the head of the small bay.

● Kilauea—The popular deal is to rent a private volcano home just outside the Hawaii National Park. There is a good selection available. Naturally it's cold (around 50 degrees at night and 70 during the days) and so it becomes a thrilling experience for the youngsters to enjoy a fireplace in Hawaii.



The big adventure in this area is either the walk across the floor of Kilauea Iki, or to walk as far as you want toward the summit of Mauna Loa from the end of the Mauna Loa strip road.

● Kona—Milolii, City of Refuge, Napoopoo and Keauhou are all popular. Unless it is a rare day in Hawaii when it is storming, these spots enjoy perfect weather.

Milolii is losing a little of its charm. It was littered at last report and a vacation lot subdivision at the entrance to the tiny fishing village tends to give it a modern commercial and construction atmosphere that people want to avoid.

The only real beauty spot to camp is in the school grounds or beyond the end of the road on private property. You need special permission for this.

City of Refuge is good anytime. There is plenty of Hawaiiana with the new clearing project. Fair swimming for kids and some skin diving for older youngsters.

Napoopoo Park overlooking Kealakekua Bay with its "outdoor showers" is sometimes overlooked by campers. Good grass areas and a playground are available for the children. There is swimming in certain areas.

● Kohala—Mahukona Park is preferred over other north point parks during the winter months because it is on the lee shore. There is an excellent pavilion and some grass area under the keawe trees. The park is located next to an abandoned wharf area that offers good swimming, boat launching and pole fishing.

There is very little winter camping activity along the Island's Hamakua Coast; weather there is apt to be akin to the windy and rainy situation of Windward Oahu.

Hapuna Beach Park is being passed up these days because of the poor condition of its pavilion and restrooms.

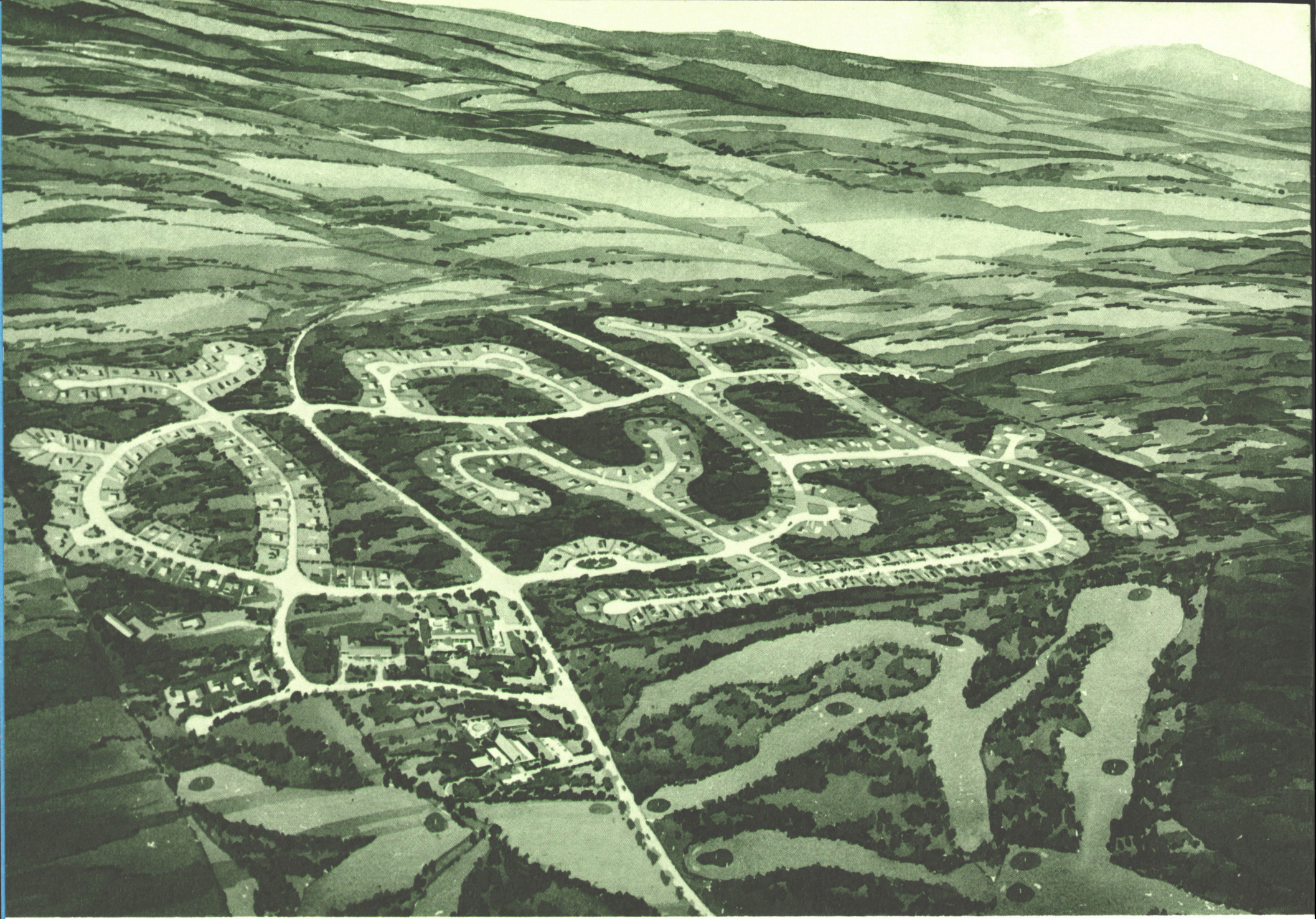
A mountain vacation and recreational development

VOLCANO GOLF

AND COUNTRY CLUB



This is not an offer to sell —
only a prospectus



This artist's rendering of the VOLCANO GOLF & COUNTRY CLUB shows the picturesque golf course in the foreground, the spacious club house, recreational facilities and riding area to the left and the vacation and residential home development in the center. A project of Mauna Loa Development Corporation, it is located 1½ miles from the Volcano House and Kilauea Crater on the slopes of Mauna Loa. The mountain vacation site is on the Big Island of Hawaii, a 75-minute scenic trip from Honolulu via jet plane and car.

VOLCANO GOLF
AND COUNTRY CLUB

Picture yourself in the ideal Island climate, where the days are bright and sunny, the nights are crisp and cool, the air is refreshingly clean and clear and the average temperature is between 60 and 75 degrees. This is the climate that embraces you year-round at Volcano Golf & Country Club.

The 416-acre complex is designed for families who prefer the casual comfort of mountain and country life with something for father, mother and the children to do. For outdoor enthusiasts, there is golfing, hunting, swimming, tennis, horseback riding, bicycle riding and hiking, to name but a few. For those inclined to more leisurely activities, let your imagination be your guide. Visit the volcanoes, join the group at the club house for cards or a highball, prop your feet in front of your fireplace, enjoy the mountain views of Mauna Loa and Mauna Kea or pick ohelo berries and blackberries at your front door and bake a pie. You can even plant your own orchard of plum, apple, peach and other temperate zone fruit trees.

No place else in the Islands offers more spaciousness than Volcano Golf & Country Club, which is bordered by the Hawaii Volcanoes National Park, Kilauea Military Recreation Camp and open ranch lands. Your mountain home will be surrounded by rolling hillsides and native plants. The area is filled with ohia trees and their bright red lehua blossoms, stately pine, fragrant eucalyptus and tree ferns. Ohelo berry bushes, once sacred to the fire goddess Pele, grow profusely.

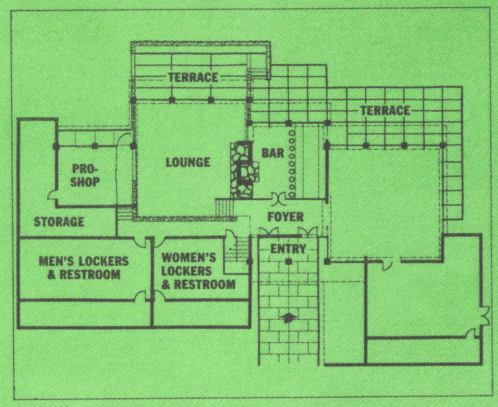
The social and community center for members of the Volcano Golf & Country Club will be the new club house, which will be located between the golf course and the entrance to the residential development. The club house will provide a cozy cocktail lounge, gracious dining room, comfortable game room, snack shop, pro shop and sauna baths. In addition, there will be swimming, tennis, paddle tennis, shuffleboard and skeet shooting.

Adjacent to the golf course will be a 20-acre riding range. Here, you may rent or board horses in the new stables or learn to ride with trained experts. Bridle path and open range riding under supervision will also be offered, along with guides for hunting and camping.

In addition to all the activities at Volcano Golf & Country Club, there are countless things to do in surrounding areas. The Crater Rim Drive provides a breathtaking view of the Kilauea Caldera. The unique Chain of Craters Road to Kalapana takes you past pit craters and splatter cones to the Big Island's famed black sand beach. At park headquarters, visit the Thomas A. Jaggar Memorial Museum, which has exhibits, relief models and paintings of the park. Bird lovers will delight in the nearby Bird Park (Kipuka Puaulu), where giant koa trees house apapane, elepaio, amakihi, iiwi, io, pueo, pheasant, turtle dove, mynah, mejiro, house finch and hill robins.

The Volcano Golf & Country Club is a 32-mile drive from Hilo and an 82-mile drive from Kailua-Kona, famous for its deep sea fishing. Future plans call for a landing strip for light airplanes close to the development.

The perfect answer for those who want a refreshing change of pace, the Volcano project is the result of years of planning by Mauna Loa Development Corporation, a firm of kamaaina businessmen well-versed in the growing vacation needs of Island residents. Principals of Mauna Loa Development Corporation are: Ernest K. Kai, president; Edmund F. Fitzsimmons, vice-president; Harold Harvey, secretary; and Harry S. Yoshioka, treasurer.



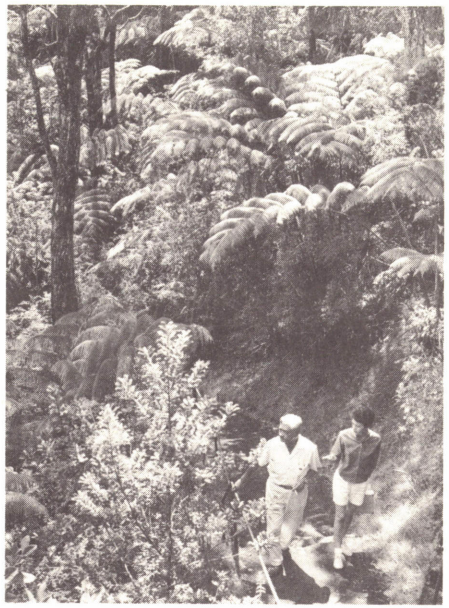
GOLF COURSE AND CLUB HOUSE



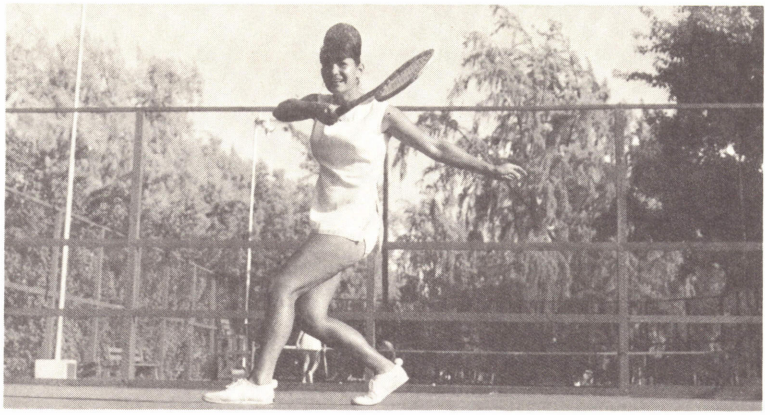
Work is now underway to improve the existing 5,774-yard, 18-hole, par 72 Volcano Golf Course into a distinctive and challenging golf course. Well-known golf course designer Arthur Jack Snyder has been commissioned to rebuild, enlarge and re-seed all 18 greens; rebuild and enlarge all tees; fertilize the fairways and revise several holes in the course layout. Incidentally, its elevation of 4,200 feet makes it the highest—and coolest—golf course in the State. Electric golf carts and rental golf clubs will be available.

All the accouterments of a leisurely way of life are being incorporated into the new Hawaiian ranch-style club house. The spacious interior will have facilities for the entire family, including a dining room, cocktail lounge, snack shop, game room, pro shop, lockers and sauna baths. The club house grounds will have a large swimming pool surrounded by a sun bathing patio and all-weather tennis courts banked by lofty pine trees. This is the place to meet and entertain your friends, have a hearty meal or just plain relax.

RECREATION

















HOMES

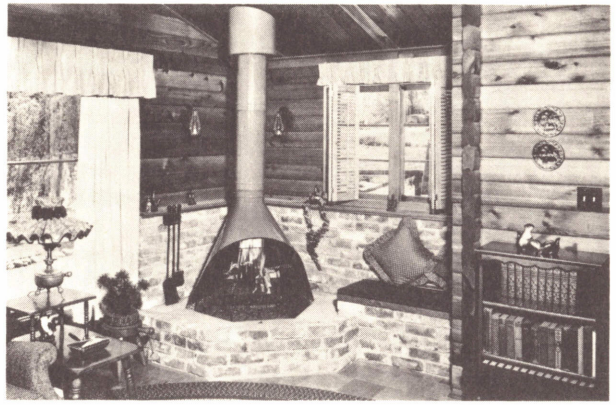
Mauna Loa Development Corporation will provide vacation-type homes, each with a fireplace, on 242 acres of the 416-acre development.

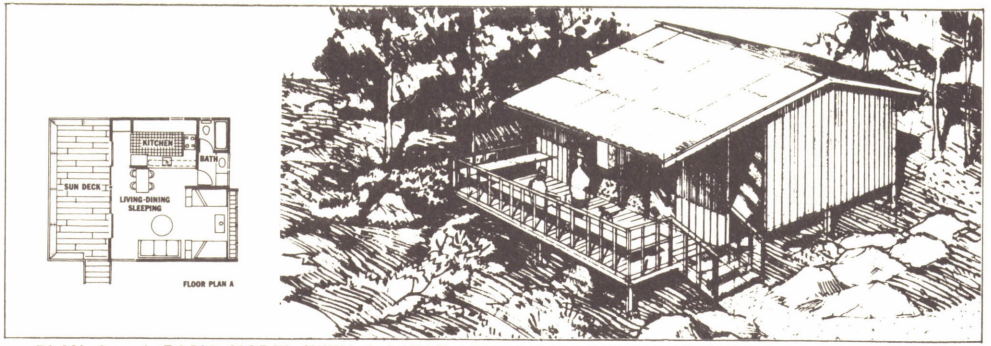
These mountain retreats will be one-, two- and three-bedroom homes costing from $14,000 upwards, depending upon the choice of four model homes or specially-designed homes.

Lots will vary in size from ¼-acre to ½-acre and will carry 55-year leases with modest annual rentals.

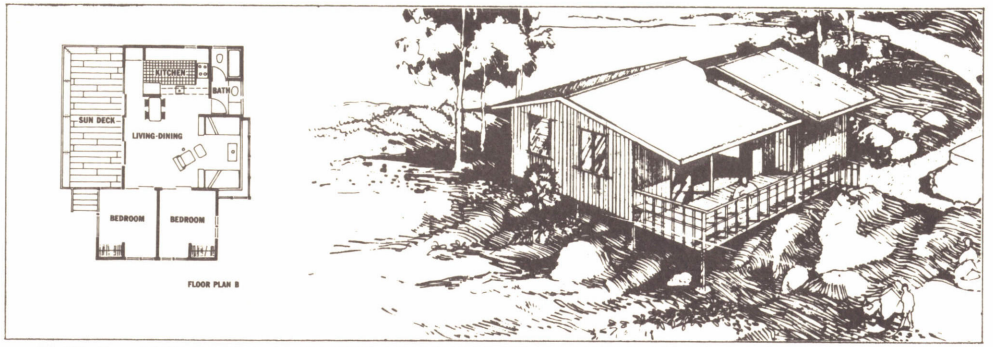
Multiple ownership of lots will be permitted for up to three families, so that you may join in the leasing of a vacation lot. Local corporations buying a home will find it a delightful retreat for employees, clients and VIPs. You will be able to rent your homes, if you so desire, through the management office at the country club.

Purchase of a home includes payment of the initiation fee for admission in the Volcano Golf & Country Club. Membership is not proprietary and is not transferable, but guest cards will be permitted. A monthly dues schedule is now being worked out for various types of memberships, such as resident and non-resident, both individual and family, and corporate memberships.

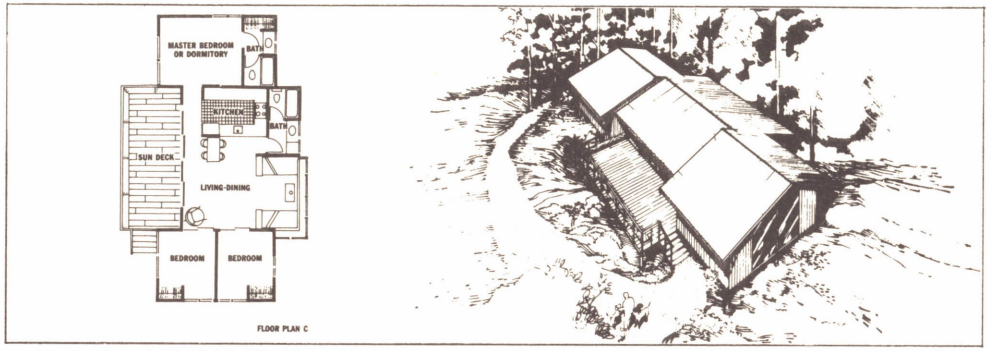




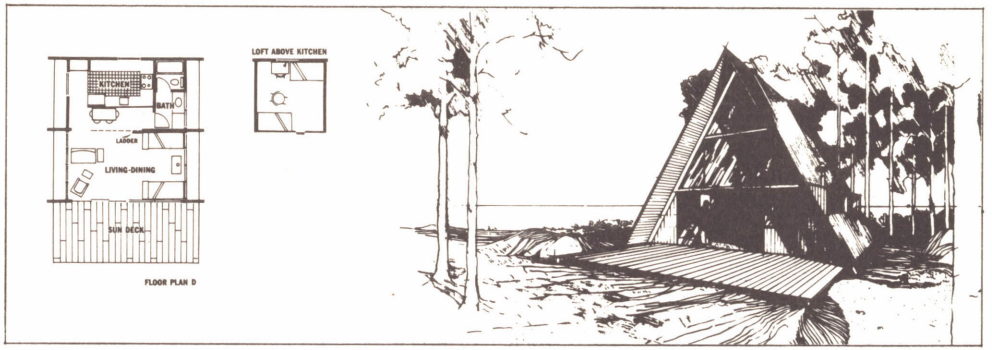
PLAN A — A BASIC MODEL WITH A LARGE LIVING-DINING-SLEEPING AREA.



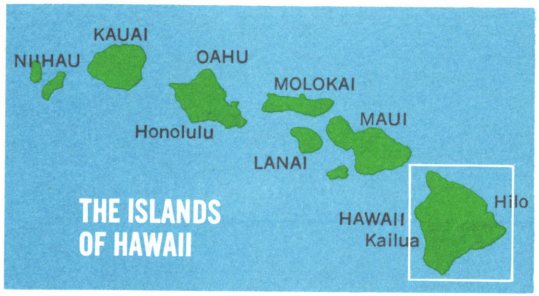
PLAN B — THIS MODEL ADDS TWO BEDROOMS TO THE BASIC MODEL.

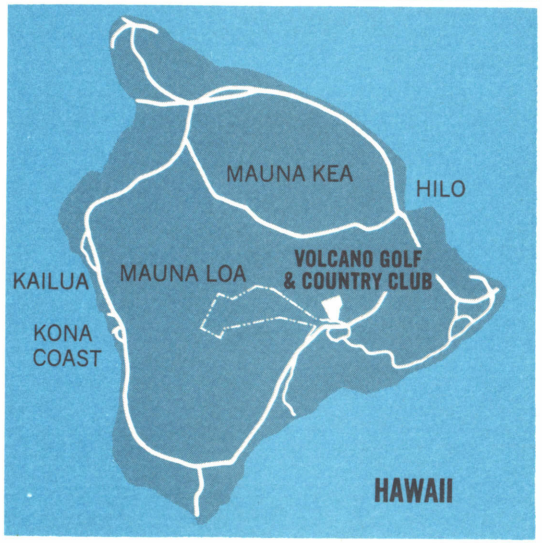


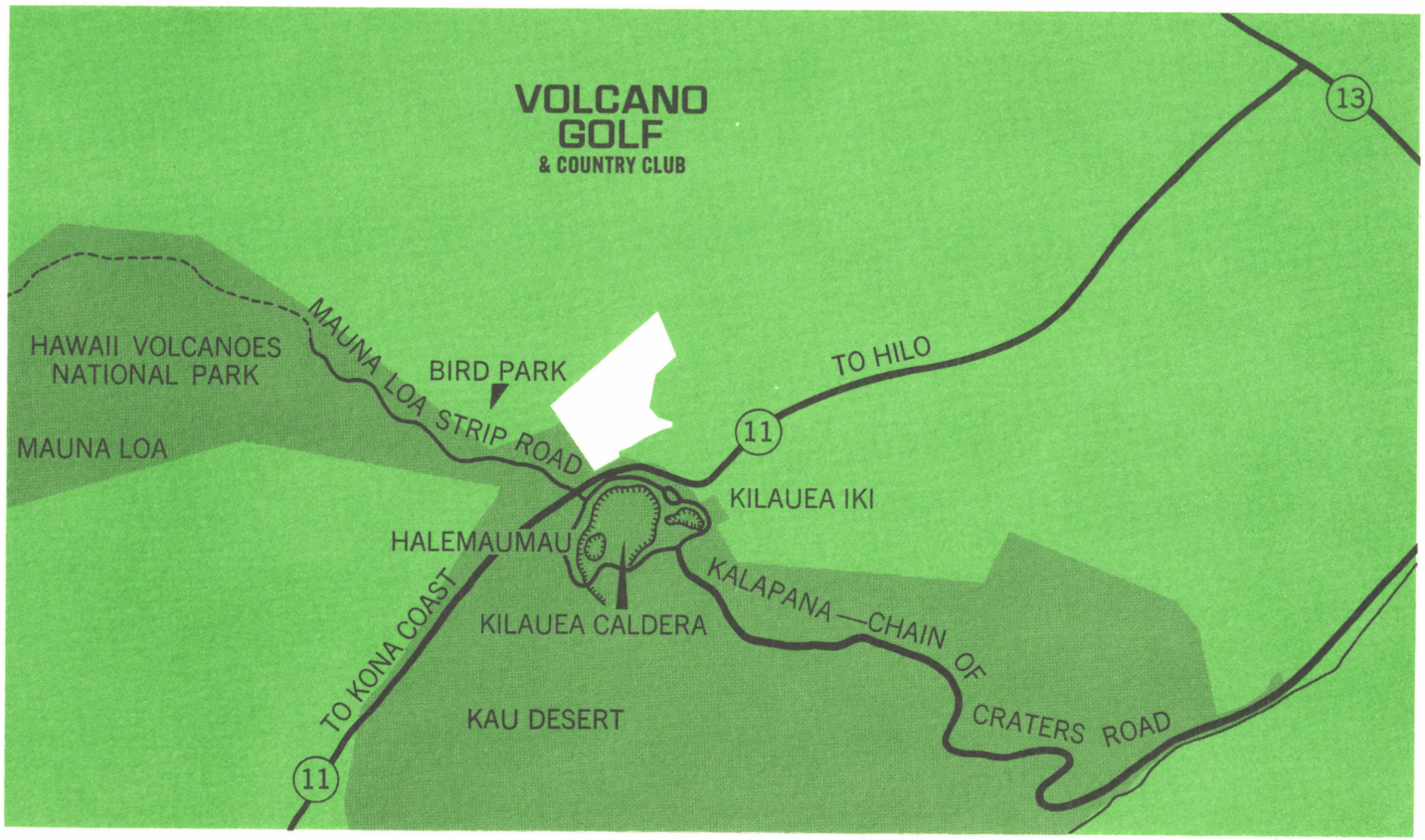
PLAN C — A THIRD VERSION ADDS A MASTER BEDROOM AND BATHROOM.



PLAN D — THE A-FRAME MODEL HAS A SLEEPING LOFT ABOVE THE KITCHEN.


KAUAI
NIIHAU
OAHU
MOLOKAI
Honolulu
MAUI
LANAI
THE ISLANDS
OF HAWAII
Hilo
HAWAII
Kailua


MAUNA KEA
HILO
KAILUA
MAUNA LOA
VOLCANO GOLF
& COUNTRY CLUB
KONA
COAST
HAWAII


VOLCANO
GOLF
& COUNTRY CLUB
13
HAWAII VOLCANOES
NATIONAL PARK
MAUNA LOA STRIP ROAD
BIRD PARK
TO HILO
11
MAUNA LOA
KILAUEA IKI
HALEMAUMAU
KILAUEA CALDERA
KALAPANA—CHAIN OF CRATERS ROAD
TO KONA COAST
KAU DESERT
11



VOLCANO GOLF

AND COUNTRY CLUB

For information write Mauna Loa Development Corporation,
602 Trustco Building, Honolulu, Hawaii.