A66-122 LILIUOKALANI TRUST

FIRST NATIONAL BANK
OF HAWAII

Tel 523841

HONOLULU, HAWAII 96801

TRUST DIVISION

February 21, 1967

RECEIVED DPED
FEB 23 1967

Btx 3200 96801

FEB 23 1967

State of Hawaii
LAND USE COMMISSION

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

RE: Liliuokalani Trust Petition A66-122

Dear Mr. Moriguchi:

Our records show that the above petition for the re-location of a land use boundary in Kailua Kona to conform to the Hawaii General Plan was to be heard at a Land Use Commission meeting held at the State Highways Division Office in Hilo on October 29, 1966.

We have not, to my knowledge received a report of this meeting and would appreciate knowing whether or not the petition received favorable action by the commission.

Yours sincerely,

S. A. Kirkpatrick

S. A. Kirkpatrick, Manager
Property Management Department

SAK:py

2.24-67
Mr. Kirkpatrick claims never to have received our letter of 11/3/66. Mailed him 2 more Xerox copies with map attached: First Nat'l Bank Btx 3200 96801
D.

November 3, 1966

Mr. S. A. Kirkpatrick, Manager
Property Management Department
Cooke Trust Company, Ltd.
P. O. Box 2041
Honolulu, Hawaii 96805

Dear Mr. Kirkpatrick:

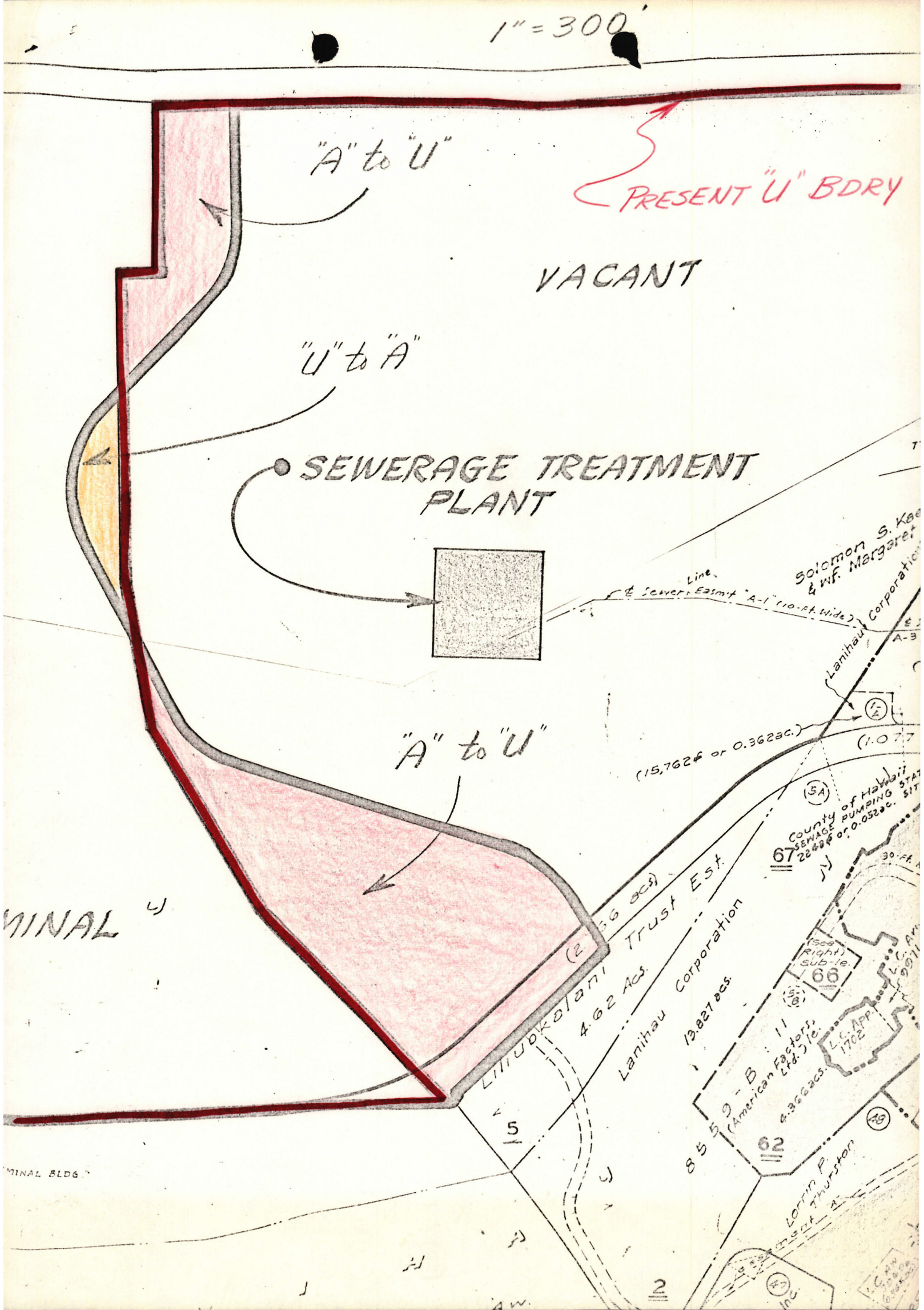
The petition by the Liliuokalani Trust (A66-122) to amend the Land Use District Boundaries for approximately 14½ acres from an Agricultural District to an Urban District, and approximately 1½ acres from an Urban District to an Agricultural District at Kailua, Kona, identifiable by Tax Map Key 7-4-08: portion 2, was approved by the Land Use Commission at its meeting on October 29, 1966.

Very truly yours,

GEORGE S. MORIGUCHI
Executive Officer

Encl.

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


1" = 300'
"A" to "U"
PRESENT "U" BDRY
VACANT
"U" to "A"
SEWERAGE TREATMENT PLANT
Solomon S. Kae
& Wf. Margaret
Line
℄ Sewer Easmt "A-1" (10-ft. Wide)
Lanihau Corporation
A-3
(15,762 ⌀ or 0.362 ac.)
(1.077
"A" to "U"
County of Hawaii
SEWAGE PUMPING STAT
2248 ⌀ or 0.052 ac.
67
MINAL
Liliuokalani Trust Est.
4.62 Acs.
Lanihau Corporation
13.827 acs.
(See Right) Sub-le.
66
L.C. App. 1702
8559-B : 11
(American Factors, Ltd.) le.
4.366 acs.
62
5
Lorrin P. Thurston
MINAL BLDG.
2

STATE OF HAWAII

LAND USE COMMISSION

VOTE RECORD

Item A66-122 Liliuokalani Tr. (Kona) Date 10-29-66

Place Hilo (Hwy 19) Time

Commissioners	Yes	No	Abstain	Absent
~~BURNS, C.E.S.~~				
M FERRY, J.	✓			
S INABA, G.	✓			
MARK, S.				
NISHIMURA, S.	✓			
~~OTA, C.~~				
WENKAM, R.	✓			
WUNG, L.	✓			
CHAIRMAN BURNS ~~THOMPSON, M.~~	✓			

Comments:

STATE OF HAWAII
LAND USE COMMISSION

Minutes of Public Hearing
and Meeting

State Highways Division
Hilo, Hawaii

9:30 a.m. - October 29, 1966

Commissioners Present: Myron B. Thompson, Chairman
C. E. S. Burns
Robert Wenkam
Jim P. Ferry
Leslie Wung
Goro Inaba
Shiro Nishimura

Commissioner Absent: Shelley Mark

Staff Present: George Moriguchi, Executive Officer
Roy Takeyama, Legal Counsel
Ah Sung Leong, Draftsman
Dora Horikawa, Stenographer

A short prayer was offered by the Chairman, followed by an introduction of the Commissioners and staff and a brief outline of the hearing process. Individuals testifying during the hearing were sworn in.

Chairman Thompson advised that a rearrangement of the agenda had been necessitated and that the items requiring Commission action would be considered first.

ADOPTION OF MINUTES

Minutes of the August 5, 1966 hearing and meeting were approved as circulated.

ACTION

PETITION OF IIDA SUBDIVISION (A65-102) TO RECLASSIFY APPROXIMATELY 5.3 ACRES AT MIKIOLA, KANEOHE, FROM CONSERVATION TO URBAN, identifiable by Tax Map Key 4-4-13: portions 55 and 56

Staff memorandum, presented by Mr. Moriguchi, recommended denial of the petition based on the extensive grading that would be required and the possible resultant slide and storm water hazards to the abutting landowners.

Commissioner Wenkam brought out the point that on this and previous occasions, the recommendation from the City and County Planning Commission did not seem to reflect any consideration from the resultant slide and water hazards

See page 4

during the hearing.

Chairman Thompson commented that the avenue of a special permit application with the Department of Land & Natural Resources was open to the petitioner which would impose stricter controls to insure against landslides and hazard to adjoining property onwers.

It was the consensus of the Commission that a motion was in order to deny the petition without recommending petitioner's application to the Department of Land & Natural Resources because the position of the Commission could be misconstrued.

It was moved by Commissioner Wenkam that the petition be denied based upon the disapproval by the County Planning Commission, the fears of the Chief Engineer, the excessive slopes and the danger to the property below. The motion was seconded by Commissioner Burns and carried, with one dissenting vote cast by Commissioner Nishimura.

PETITION BY LILIUOKALANI TRUST (A66-122) TO RECLASSIFY APPROXIMATELY 14.5 ACRES FROM URBAN TO AGRICULTURE AT KAILUA KONA, identifiable by Tax Map Key 7-4-08: portion 2

Chairman Thompson declared himself ineligible to participate in the deliberation of this petition due to his employment status and asked Vice-Chairman Burns to conduct the discussion.

It was the staff's recommendation that the petition be approved since the primary intent was to refine the original preliminary layout of the industrial subdivision in accordance with more detailed plans.

Mr. Moriguchi elaborated on the significance of the various colored areas of the map.

Commissioner Ferry moved to accept staff's recommendation to amend the boundaries as set forth, seconded by Commissioner Inaba. The motion was passed unanimously.

PETITION OF W. H. SHIPMAN, LTD. & KEAAU LAND CO., LTD. (A66-126) TO AMEND APPROXIMATELY 112 ACRES FROM AGRICULTURAL TO URBAN AT KEAAU, HAWAII, Identifiable by Tax Map Key 1-6-03: portion 3

It was recommended by the staff that the reclassification from Agriculture to Urban be allowed for the 47.5 acre portion only.

Commissioner Ferry wondered how rezoning of this area would affect the cane cultivation or mill operation. It was indicated that the petitioners did not feel this would be affected at all.

Mr. Moriguchi informed that, according to a study made by Belt and Collins, approximately 200 residences would have to be relocated in the phasing-out program. He further explained that most of these homes were in varying degrees

of dilapidation, and that there were several other areas districted urban presently in camps which could be phased out if the owners so desired.

Commissioner Wung Commented that he was familiar with the area and that the last two subdivisions were completely sold out even before the subdivisions were started, attesting to the great demand for urban lands in the area.

Mr. Philip Yoshimura of the Hawaii Planning Commission advised that contrary to the statement in the staff memorandum to the effect that "the total acreage requested by the petitioners was over and beyond the limits established by the County General Plan", the County General Plan did indeed embrace the entire area for residential purposes.

Commissioner Ferry moved to accept staff recommendation for amendment of 47.5 acres into an Urban District, seconded by Commissioner Nishimura. The motion was carried unanimously.

PETITION BY LAND USE COMMISSION (A66-133) TO AMEND 60.5 ACRES FROM URBAN TO AGRICULTURAL AND 43.5 ACRES FROM AGRICULTURAL TO URBAN AT KEEAU, PUNA, HAWAII

The original recommendation to reclassify 60.5 acres from urban to agricultural and 43.5 acres from agricultural to urban was maintained by the staff.

Referring to the camp which had been excluded in the subdivision plans, Commissioner Ferry expressed his feeling that to retain this on a leasehold basis for another 10 years was certainly to discourage the camp phasing-out program. However, it was pointed out by the Executive Officer that the residents were free to relocate themselves in the new subdivision if they chose to do so.

Commissioner Wung also added that perhaps one of the reasons for the exclusion of this camp could be traced to the fact that many of the present occupants were older retired people, who could not afford to buy into a subdivision, and wished to maintain the status quo.

It was established by the Executive Officer that the only point of disagreement between staff and the Hawaii Planning Commission was the area marked 9 on the map which had been recommended for reclassification to Agricultural by the staff.

Mr. Yoshimura advised that the lease problem in the camp would be resolved by the formation of a community association which would lease the entire camp area from the sugar company and assess each occupant on an equitable basis.

Commissioner Wenkam moved that reclassification of the specified parcels of land at Keaau, as recommended by the staff, be approved. Commissioner Nishimura seconded the motion and it was passed unanimously.

PETITION OF BISHOP ESTATE (A66-119) TO RECLASSIFY 35 ACRES OF LAND LOCATED AT PUNALUU, OAHU FROM AN AGRICULTURAL DISTRICT TO AN URBAN DISTRICT, Identifiable by Tax Map Key 5-3-01

It was the staff's recommendation that approximately 18 acres, following

STATE OF HAWAII
LAND USE COMMISSION

MEMORANDUM

October 29, 1966
Hilo, Hawaii

TO: Land Use Commission

FROM: Staff

SUBJECT: A66-122 - LILIUOKALANI TRUST; A66-126 - W. H. SHIPMAN, LTD. & KEAAU LAND CO., LTD.; A66-133 - LAND USE COMMISSION (KEAAU); A66-119 - BISHOP ESTATE (PUNALUU); A66-123 - OCEANIC PROPERTIES, INC.; A66-125 - ERIK AND LEILA VANNATTA

A66-122 - LILIUOKALANI TRUST

This petition, to change approximately 14 1/2 acres from Agriculture to Urban and approximately 1 1/4 acres from Urban to Agriculture, located at Kailua, Kona, was publicly heard by this Commission on August 5, 1966. It was the recommendation of the Hawaii County Planning Commission and the Land Use Commission staff that the petition be approved since the primary intent is to refine the original preliminary layout of the industrial subdivision in accordance with more detailed plans.

Further information on the matter has not been received either for or against the petition. Therefore, the original recommendation for approval is maintained.

A66-126 - W. H. SHIPMAN, LTD. AND KEAAU LAND CO., LTD.

A hearing to reclassify approximately 112 acres from Agricultural to Urban was heard on August 5, 1966. These lands are located to the east of the Keaau School with portions owned by the Keaau Land Company, Ltd. and W. H. Shipman, Ltd.

A recommendation for approval of the entire area was received from the Hawaii County Planning Commission. The Land Use Commission's staff, however, recommended approval of approximately 47.5 acres since the total acreage requested by the petitioners was over and beyond the limits established by the County General Plan and since there appeared to be no justification for reclassification of the entire 112 acres.

Concurrence with the Land Use Commission staff's recommendation for reclassification of 47.5 acres was indicated by the attorney for the petitioners during the public hearing. Therefore, it is recommended that the reclassification from Agriculture to Urban be allowed for the 47.5 acre portion only.

A66-133 - LAND USE COMMISSION (KEAAU)

Based upon its own motion for reclassification of certain lands in Keaau, Puna, Hawaii, a hearing was held on August 5, 1966. Five separate areas presently districted Urban were considered for change to Agricultural. Four separate areas were considered for change from Agriculture to Urban.

During the hearing, it was recommended by the staff that the areas designated 1, 2, 4, and 5 be reclassified from Urban to Agriculture, and that area

number 3 be maintained as urban. The areas numbered 6, 7, and 8 were recommended by the staff for change from agriculture to urban. Area number 9 was not recommended for reclassification. In summary, the staff's recommendation would change 60.5 acres from urban to agricultural and 43.5 acres from agricultural to urban.

Recommendations received from the Hawaii County Planning Commission concurred for all areas excepting area number 9, which the County Planning Commission indicated should be reclassified from agricultural to urban in view of its present urban use.

The Land Use Commission staff maintains its original recommendation to reclassify 60.5 acres from urban to agricultural and 43.5 acres from agricultural to urban.

A66-119 - BISHOP ESTATE (PUNALUU)

A public hearing on a petition to amend the Land Use District boundaries involving approximately 35 acres of land located at Punaluu, Oahu, was held on August 6, 1966. A development to accommodate approximately 244 residential condominium units is proposed for the thirty-five acre parcel and the 7.5 acre portion along the highway that is presently districted urban.

During the public hearing the staff indicated that although there is no substantiation of the need for additional urban lands based on the petitioner's data, land use investigations conducted by the staff have found that some degree of addition to the urban district is justified. Therefore, it was recommended at that time that the alignment of the future highway as shown on the detailed Land Use Map of the City and County of Honolulu be used to establish the extent of expansion.

Since that time a City Planning Commission recommendation on the petition has been received with the proposal that the entire thirty-five acres be approved. In so doing, they have indicated that the proposal by the petitioners generally conforms with the adopted detailed Land Use Map and the General Plan. During subsequent contacts with them, they have indicated that the detailed Land Use Map and any departures therefrom would require council action only when zoning changes are proposed. Therefore, general planning which departs from the detailed Land Use Map can proceed in the event that no change in the County Zoning is required.

In view of the City Planning Commission's willingness to depart from the future highway alignment as indicated on their General Plan in the area of the petition, it is recommended that urban expansion under this petition be permitted up to the Makai side of a highway reserve strip, which would follow the toe of the 20% and steeper slopes. Accordingly, approximately eighteen acres are recommended for reclassification from agricultural to urban in the portion of the petitioner's lands between the existing urban boundary and the reserve strip at the toe of the steep slopes. The remaining 17 acres out of the original 35 acres are recommended for retention within the agricultural classification.

A66-123 - OCEANIC PROPERTIES, INC.

The petition by Oceanic Properties, Inc. to reclassify forty-eight acres from urban to agriculture and another forty-eight acres from agriculture to urban involving lands at Waipio, Ewa, Oahu was heard on August 6, 1966. Their request

is based on more detailed planning studies since submittal of their original plans for land use districting. The City and County of Honolulu Planning Commission recommends approval of the petition as requested.

The Land Use Commission staff recommended during the public hearing that the petitioner's request be approved with the exception of the area requested for change from urban to agriculture immediately adjacent and to the southwest of Kamehameha Highway. This recommendation would include reclassification of approximately 2.5 acres from agricultural to urban which were not part of the original petition. A letter has been received from the petitioners indicating that they would have no objection to this recommendation.

In summary, the staff's recommendation would reclassify 20.5 acres from urban to agriculture and 48 acres from agriculture to urban.

A66-125 - ERIK AND LEILA VANNATTA

A petition to reclassify approximately 2 3/4 acres of land from conservation to urban was heard on August 6, 1966. However, since approximately 1/4 acre is presently within the urban district only the remaining 2 1/2 acres are under consideration for boundary amendment. These lands are located at Mikiola, Kaneohe, Oahu.

Since that time, a recommendation for denial of the petition has been received from the City Planning Commission on the basis of the following:

1. Provision of adequate access and steep totpgraphy are the primary problems confronting the subject parce.

2. Topography and the long narrow shape is not favorable for intensive urban development as suggested in the applicant's site plan. The horizontal condominium development as suggested by the applicants will very likely require excavation of the hillside area necessitating some scarring, as well as the possibility of creating erosion and drainage problems.

3. The existing one-car width driveway which provides access presently to four homes is not of sufficient width to accommodate vehicular traffic generated by the development of additional homes.

4. Existing public facilities, particularly elementary school and playground are not conveniently located.

The Land Use Commission's staff recommended during the public hearing that only a triangular shaped area of approximately 8,400 square feet at the makai portion of the subject lands is deemed suited for urban development and, therefore, this area should be permitted for reclassification from conservation to urban with the remaining area kept within the Conservation District. The staff maintains this original recommendation for Commission action.

October 4, 1966

Mr. S. A. Kirkpatrick, Manager
Property Management Department
Cooke Trust Company, Ltd.
P. O. Box 2041
Honolulu, Hawaii 96805

Dear Mr. Kirkpatrick:

The Land Use Commission next meets at 9:30 a.m. at the State Highways Division Office, 50 Makaala Street, Hilo, Hawaii, on October 29.

On or about that time a decision of the petition of Liliuokalani Trust (A66-122) 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

GSM/pjp

cc: Chairman Thompson

STATE OF HAWAII
LAND USE COMMISSION

Minutes of Meeting

State Highways Division
Hilo, Hawaii

9:50 a.m. - August 5, 1966

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

Chairman Thompson opened the meeting with a short prayer, followed by an outline of the procedures to be followed, introduction of Commissioners and staff members, and swearing in of persons testifying during the hearings.

PUBLIC HEARINGS

PETITION OF LILIUOKALANI TRUST (A66-122) TO AMEND THE DISTRICT BOUNDARY FROM AN AGRICULTURAL DISTRICT TO AN URBAN DISTRICT FOR APPROXIMATELY 14½ ACRES, AND FROM AN URBAN DISTRICT TO AN AGRICULTURAL DISTRICT FOR APPROXIMATELY 1¼ ACRES OF LAND AT KAILUA, KONA, HAWAII, identifiable by TMK 7-4-08: Portion 2

Staff report (see copy on file) presented by Mr. George Moriguchi recommended favorable action of the petition since utility services and access facilities were available in the area, and topographic conditions were suited for urban development.

Chairman Thompson requested that he be excused from participating in this hearing since his employment by the petitioner constituted a conflict of interest.

Mr. Robert Belt of Belt, Collins & Associates, Ltd. requested that the boundary be modified to permit a more orderly development than would be possible

under the original boundary which was established arbitrarily on the basis of earlier plans. He added that the treatment plant was presently in operation.

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

PETITION OF W. H. SHIPMAN, LTD. AND KEAAU LAND CO., LTD. (A66-126) TO AMEND THE DISTRICT BOUNDARY FROM AN AGRICULTURAL DISTRICT TO AN URBAN DISTRICT FOR APPROXIMATELY 112 ACRES AT KEEAU, HAWAII

Staff recommendation (see copy on file) was for approval of 47.5 acres of the petitioners' lands as indicated by the limits of the orange line on the map, on the basis of the need for additional houselots to provide for families being phased out of plantation camps and the need of additional urban lands in the Keaau area.

Mr. Moriguchi pointed out the 80% planted in cane and the remaining vacant lands on the map, which left an agricultural strip right in the center of subject lands. He advised that reclassification of this strip would be considered as the next item on the agenda.

Recognizing the need for expansion of the Keeau area, the General Plan proposal is for development of the urban by phasing out the old homes and providing residential homes.

Commissioner Ota felt that prime agricultural lands would be exploited and that there were other areas suitable for the proposed urban development.

Mr. Moriguchi supported the General Plan since it proposed a logical expansion of an already existing urban complex with all of the necessary facilities such as schools, fire station, police station, plus the fact that the new civic center is located in this area.

Mr. L. N. Nevels, Jr. representing the petitioners advised that it was their desire to provide the requisite house lots so that people could move out of their dilapidated homes in the existing Keeau Village. The petitioners would also be willing to accede to staff's recommendation for reclassification of 47½ acres to an Urban District, with the hope that upon evidence of proof of demand for additional urban lands within the next 5 years, they would receive favorable consideration from the Commission.

Mr. Nevels submitted that there were almost no urban lands available for residential use in the Keaau area at the present time.

Commissioner Ota commented that it was almost incumbent on the part of large landowners to prepare a master plan involving their lands, and that without such a plan the Commission would find it difficult to arrive at a sound decision.

Mr. Suefuji, Hawaii County Planning Director, advised that such a master plan had been drawn up as represented by Ordinance 317 of the County of Hawaii, which was a reflection of coordinated efforts of the County and the private landowners. He also added that the Hawaii Planning Commission was in accord with the staff's recommendation. The hearing was closed thereafter.

PETITION OF THE LAND USE COMMISSION (A66-133) TO AMEND THE DISTRICT BOUNDARY FOR SEVERAL AREAS IN THE KEAAU DISTRICT

Staff report (see copy on file) submitted that the Land Use Commission, upon its own motion, was petitioning for boundary changes in the Keaau District, which would change 60.5 acres from Urban to Agricultural, and 43.5 acres from Agricultural to Urban. Mr. Moriguchi reported that the County of Hawaii was generally in concurrence with staff recommendation, although they felt that the 9½ mile camp should be retained in the Urban District.

Commissioner Ota reiterated his earlier comments with reference to the responsibility of the landowners to provide for an orderly phasing out program in a master plan to preclude the untimely eviction of the present tenants.

In response to Commissioner Nishimura's question, Mr. Moriguchi advised that presently there were 92 acres in the urban complex within Keaau town, which were densely developed, and that it would be unfeasible to phase out the whole structure within the urban complex until provisions were made in some other area for expansion. He felt that the 45 acres being considered under the Shipman petition could be considered a step in this direction.

It was also brought out that W. H. Shipman and Keaau Land Co. had engaged the services of Belt, Collins & Associates, Ltd. to prepare a master plan for the Keaau area, and that the County of Hawaii was also following a plan prepared by this same firm for the whole South Hilo area.

Mr. Suefuji reported that the Hawaii Planning Commission agreed with the staff's proposal except for the recommended change of Area #9 known as the 9½ mile camp. For purposes of facilitating rental transactions, and the fact that the owners would be compelled to apply for a special permit of the subdivision if the subject area were reclassified from Urban to Agriculture, the Hawaii Planning Commission complied with their request to retain the area in an Urban District for the next 10 years. Also, under the subdivision ordinance, roads would have to be brought up to County standards which would be impractical for a 10-year period.

Mr. Moriguchi advised that the primary concern here was continuation of the existing use, i.e. to permit present tenants occupancy until such time as they are able to relocate themselves, and that the present uses could be permitted even under a change in land designation. On the matter of the rental transactions, he wondered if some arrangement could not be worked out between the plantation and the tenants. Leaving Area #9 in urban would leave a pocket of urban lands in an agricultural area, Mr. Moriguchi concluded.

Mr. Nevels commented that Shipman and Keaau Land Co. were working on a community lease to enable the present occupants tenancy for a period of not more than 10 years, the expected life of the buildings. He said that the phasing out program involved making available good suitable lands within close proximity to those who may desire to situate themselves in the Keaau area. He agreed that the two firms concurred with the staff's recommendation except for Area #9 in the report.

It was pointed out by the Executive Officer that all of the individual landowners within the subject area of this petition, including Shipman and Keaau Land Co., were duly notified by mail of the hearing being held to reclassify the lands by this Commission, and in fact there were two such landowners present at this hearing.

The hearing was closed thereafter.

ACTION

PETITION OF MAUNA KEA SUGAR CO., INC. (A66-109) TO RECLASSIFY 36 ACRES PRESENTLY IN AN AGRICULTURAL DISTRICT TO AN URBAN DISTRICT IN HILO, HAWAII

Staff memorandum recommended denial of the reclassification involving the 36-acre since denuding these lands of the dense growth of trees can and will probably contribute to flood problems in the lower residential areas.

Mr. Kenneth Griffin, real estate broker, submitted that the developers were proposing a modified cluster type subdivision, after consulting with the Planning Director, which would allow for retention of some of the trees in the wooded areas. This would also permit 6 to 9 acres of the 36 acres to remain in its natural state. Mr. Griffin felt that these lands constituted prime residential areas and would be an asset to the City of Hilo.

Mr. Suefuji stated that flooding of Kaumana Terrace, Bay View and subdivisions surrounding subject lands resulted from waters coming from the mauka area 5½ miles away. Mr. Griffin added that there did not seem to be any appreciable flooding in the area under discussion.

The drainage problem would be taken care of by curbs and gutters in conformance with the County Engineer's requirements, although no detailed drainage system has as yet been drawn up. Mr. Griffin thought that the gutters would empty out into some pipe at the edge of the subdivision.

Commissioner Wenkam felt that the broad panoramic view of the Hilo Bay area would be enhanced by looking through the trees and felt that they should be kept tall and not topped off to 20 or 25' as suggested by Mr. Griffin.

Mr. Griffin also stated that fee simple lands were in demand in the area.

Mr. Moriguchi commented that although the runoff from the wooded area alone did not directly contribute to the flooding of the lower area during the recent storm, denuding the area would intensify the problem because of the topography.

Mr. Suefuji informed that in recommending approval of change from agriculture to urban, the County Planning Commission did not necessarily review the layout plan since the developers would be mandated to appear before the Commission prior to seeking approval of their subdivision plans.

Commissioner Wenkam felt that the question of leaseland versus fee simple lands should not be the concern of the Land Use Commission--that decision should

be based solely on good planning and on the need for urban use of the area in the City of Hilo.

Commissioner Inaba moved that the Land Use Commission grant the applicant the 36-acre boundary change from agriculture to urban based on petitioner's statement and the recommendation of the County of Hawaii, and also because the need has been shown, seconded by Commissioner Burns.

The Commissioners were polled as follows:

Aye: Commissioners Burns, Inaba, Wung

Nay: Commissioners Mark, Nishimura, Ota, Wenkam, Chairman Thompson

The motion was not carried.

PETITION OF ESTATE OF SOPHIE JUDD COOKE (DEC'D) (A66-110) TO RECLASSIFY APPROXIMATELY 4.9 ACRES FROM AN AGRICULTURAL DISTRICT TO AN URBAN DISTRICT AT MOLOKAI

Staff memorandum (see copy on file) presented two alternatives to the Commission involving the above-mentioned petition: (1) Process the original petition, or (2) accept the petitioner's request to withdraw the original petition and process the new petition for reclassification from Agricultural to Rural.

Chairman Thompson commented that the second alternative would require another public hearing since the request had changed from Agricultural to Rural rather than Urban.

Commissioner Ota moved to accept the petitioner's request for withdrawal of the original petition and process the new petition by scheduling another public hearing. It was seconded by Commissioner Burns.

In reply to Commissioner Nishimura's query, Mr. Moriguchi replied that the original request would contribute to the concept of scattered urban development.

The Commissioners were polled as follows:

Aye: Commissioners Burns, Inaba, Mark, Ota, Wenkam, Chairman Thompson

Nay: Commissioners Nishimura, Wung

The motion was carried.

PETITION OF FRANK & BESSIE MONIZ (A66-112) TO RECLASSIFY APPROXIMATELY 6.9 ACRES OF LAND AT KAONOULU, KULA, MAUI, FROM AN AGRICULTURAL DISTRICT TO A RURAL DISTRICT.

Staff memorandum (see copy on file) recommended denial of the petition because of the decreasing population trend in the Waiakoa area and the lack

of supporting data for need of additional rural lands.

In support of the need for additional rural lands in the Kula District, Commissioner Ota submitted that cost of land was an important consideration, and the minimum cost of land per acre in this area would run close to $3,000. The construction of the new highway definitely contributed toward change in land use of subject parcel by separating it from the Kaonoulu Ranch. It was also pointed out by Commissioner Ota that contrary to staff's report, population was on the upward swing in the Kula area. The idea of vast amounts of rural lands and small percentage of development were not indications of population growth or adequate lands in the Kula area. As far as the subject parcel was concerned, Commissioner Ota commented that the terrain was uneven, bounded by two highways, adjacent to an Urban area with urban facilities available, appropriate for half-acre house sites. He continued that subdividing the parcel into 6 lots would not constitute an urban-like concentration, and that the Commissioners should take all of these factors into consideration.

Commissioner Ota agreed that an element of hardship did exist for the petitioner since he had purchased the land from the Kaonoulu Ranch with the intention of subdividing it for houselots, in reply to Chairman Thompson's question.

The mere fact that the petitioner was requesting reclassification of the land from Agricultural to Rural did not preclude the use of it for agricultural purposes; that supplemental income could be derived from agricultural pursuits on subject land, Commissioner Ota concluded.

Commissioner Wenkam agreed with staff that the fact petitioner claims the land is not feasible for ranching, truck crops or other related uses, should not place the land in rural or urban. However, at this particular highway junction, rural and urban uses already existed and it was highly probable that, upon subdivision of subject lands, they would be bought and built upon long before other vacant lots in the Kula area due to its proximity to the already existing residential areas.

Commissioner Nishimura expressed his concern for agricultural lands in Maui and felt that petitioner could come up with a subdivision of 2-acre minimum lot sizes without undue financial hardship.

Referring to Commissioner Wenkam's earlier comment, Mr. Moriguchi stated that even within the Urban District, lands were being used for pasture. Therefore, the Commission should be concerned with the need for urban lands and not so much with the fact that these lands are suitable and located near existing facilities.

It was moved by Commissioner Ota and seconded by Commissioner Wenkam that the petition be approved since the land is appropriate for rural development and on the basis of the petitioner's arguments in his petition. The Commissioners were polled as follows:

Aye: Commissioners Wenkam, Wung
Nay: Commissioners Burns, Inaba, Mark, Nishimura, Ota, Chairman Thompson

The motion was not carried.

SPECIAL PERMITS

APPLICATION OF SHIGE HIRANO (SP66-29) TO CONSTRUCT A SERVICE STATION, GENERAL MERCHANDISE STORE AND RESIDENCE ON AGRICULTURAL LANDS IN GLENWOOD, PUNA, HAWAII

Staff Report (see copy on file) recommended approval of the special permit application since no adverse factors were present.

Commissioner Burns moved to approve the special permit application on the basis of the staff's report, seconded by Commissioner Nishimura.

Chairman Thompson wondered whether the unsuitability of the land for agricultural or farming uses brought out in the staff report should not be deleted since this might set a precedent. Instead it was suggested that the reasonableness of the use requested might be substituted.

Mr. Moriguchi informed that this was just a quotation taken from documented information and that it should remain part of the report.

The Commissioners voted for unanimous approval of the petition.

The hearing was adjourned at 12:00 noon.

****

The hearing was resumed at 2:45 p.m.

ACTION

PETITION OF MAUI COUNTY (IAO) (A66-113) TO RECLASSIFY 15,300 SQUARE FEET OF LANDS FROM THE CONSERVATION DISTRICT TO THE RURAL DISTRICT IN IAO VALLEY, MAUI

Staff maintained its original recommendation for denial of the petition (see copy of report) due to lack of substantiation for the need of additional rural lands and the existence of several inconsistencies involving the proposed use of the subject lands.

During the discussion that ensued, the following points were brought out:

1. It was Mr. Duarte's desire to merely append the subject parcel to his property.

2. It was possible to effect land exchange without reclassification.

3. Mr. Duarte was not willing to exchange lands unless County's conservation land could be reclassified to rural.

4. The benefit to the people of Maui by this proposed land exchange was not obvious.

5. The County of Maui should be encouraged to expand Kepaniwai Park by purchasing this land outright from Mr. Duarte rather than going through a land exchange and using this parcel for the caretaker's home.

6. The Commission's decision should be based on the merits of the reclassification of subject land.

Commissioner Burns moved to deny the petition based on the staff recommendation, seconded by Commissioner Wung. The motion was passed with Commissioner Nishimura casting the only dissenting vote.

PETITION OF HAWAII COUNTY (A66-115) LALAMILO) TO RECLASSIFY 12.1 ACRES OF AGRICULTURAL LANDS INTO URBAN LANDS AT LALAMILO, SOUTH KOHALA, HAWAII

It was moved by Commissioner Wenkam and seconded by Commissioner Wung to accept the staff recommendation (see copy on file) for approval of the petition. The motion was carried unanimously.

PETITION OF HAWAII COUNTY (A66-117) (HILO) TO RECLASSIFY 3.25 ACRES OF LAND FROM AGRICULTURAL TO URBAN AT HILO, HAWAII

Commissioner Burns moved to approve the petition on the basis of staff's recommendation as presented by the staff report (see copy on file), which was seconded by Commissioner Wung and carried unanimously.

PETITION OF EDWIN & ELSIE IGE (A66-120) TO RECLASSIFY APPROXIMATELY 58 ACRES OF AGRICULTURAL LANDS TO A RURAL CLASSIFICATION AT WAIAKOA, MAUI

Staff report (see copy on file) recommended denial of the petition due to lack of evidence of demand for rural lots and the population decline in the Waiakoa area.

Commissioner Ota emphasized the lack of half-acre residential lots in the Kula area and the demand for such lands by people who desire a more spacious lot size than is usually available under an urban classification.

Commissioner Burns moved that the petition be denied on the basis of the staff report, seconded by Commissioner Wenkam. The motion was carried with Commissioner Wung casting the only negative vote.

****

RURAL DISTRICT STANDARDS

The floor was opened for a discussion of the Rural District standards. Chairman Thompson pointed to the fact that the present provisions under the Rural Districting allowed for only a grid-type subdivision of one house per ½ acre. The question was raised as to whether an amendment of the law was in order to afford a more attractive, creative type of rural development, such as a cluster-type subdivision.

Mr. Moriguchi explained that in establishing the Rural District, the law indicated that it shall include small farms mixed with very low density residential lots. However, the actual uses within the Rural District have deviated

considerably from the original intent of the law, as evidenced by the Pukalani Subdivision which is at present primarily in intensive residential use.

Mr. Moriguchi continued that our law was specific in that it specified that the lot sizes in the Rural District shall be ½ acre and not on the overall density of the subdivision.

Commissioner Ota expressed the idea that the foremost consideration should be whether the area was prime agricultural lands within the Rural District. If so, that area considered as prime agricultural lands could possibly be spot-zoned as an Agricultural District and the remainder permitted for intensive residential purposes within a Rural District.

Commissioner Wenkam expressed the view that he was opposed to any attempt to rewrite the Rural District Regulations increasing the density, since he felt that the rural areas were specifically designated for low density residential uses mixed with farm activities. Any change in the regulations would merely place into the rural areas, activities which are primarily urban. He added that the Rural District was established to afford the neighbor islands greater control and flexibility over their lands. Commissioner Wenkam suggested that perhaps it would behoove the Land Use Commission to abolish the Rural District and establish it as a non-conforming use within the Agricultural District, thereby confining urban uses to the Urban District.

Commissioner Inaba commented that the Mauna Loa Development's Volcano subdivision should have been more properly reclassified to Rural rather than Urban. However, due to the restrictions imposed by the rural classification, the developers could not pursue their cluster-type plan under this designation.

Commissioner Burns felt that it was difficult to associate each house with half-acre lots and still come up with an attractive cluster-type plan with open spaces between.

Mr. Roy Takeyama, legal counsel, advised that if the Commission were seeking control within a Rural District, petitioners could be encouraged to take the special permit approach. The only test to be applied here would be the unusual and reasonable use of the lands. The developers could proceed with their proposed plans and keep to the permitted density. He suggested that the Commission make a study of the special permit regulations to see how similar requests could be channeled through this method. This would also require amendment of Section 2.29 (b) of the Regulations concerning guidelines to aid petitioners whenever they are seeking an urban or rural use of lands in either a Rural, or Agricultural, or Conservation District, in determining which avenue they should follow.

In reply to Commissioner Mark's question, Mr. Takeyama advised that conditions could be imposed on special permits as opposed to boundary changes, since the petitioner would be bound by the plans that he submits at the time of the application.

Mr. Takeyama continued that he could not see how a residential subdivision could be considered as an unusual use under a special permit, but that a resort complex could conceivably fall within this description.

Chairman Thompson felt that a legal opinion was in order as to whether the Land Use Commission could impose conditions on special permits. However, he commented that this still did not solve the problem experienced by this Commission in the past whereby developers deviated from the intent of the law for uses within the Rural District. The basic issue here was one of assisting the developers to keep to the proposed plans and still keep within the intent of the law.

Along the lines proposed by Commissioner Wenkam, Mr. Moriguchi felt that by eliminating the Rural Districts and allowing for residential uses in Agricultural Districts under special permits, the Land Use Commission would have control over the actual final development of the land. The Rural District stipulation of "small farms mixed with residential uses" could also be satisfied in this way.

Mr. Takeyama was doubtful that this could be accomplished without changing the test to be applied under the special permit procedure.

Since considerable concern was expressed over the use of rural lands following reclassification, Mr. Takeyama advised that if the special permit procedure had been followed instead by the petitioner, control over the development of the lands could have remained with the Commission since its approval of the permit would have mandated the petitioner to adhere to the development plans as submitted during the hearing.

Commissioner Ota commented that rural districting had its place on the neighbor islands since it allowed for limited animal farming which would not be permitted in an Urban District. He was also of the opinion that eliminating the Rural District and employing the special permit procedure for marginal lands within an Agricultural District would not always be feasible.

Mr. Takeyama agreed that there was a definite need for rural districting and that perhaps the Commission should be more restrictive and selective in approving requests for rural classification.

Chairman Thompson took exception to this and submitted that the Commission had been very selective in granting rural districting and fully aware of the problem of implementing the intent of the law.

Commissioner Mark felt that Mr. Takeyama's suggestion of employing the special permit method with explicit instructions could possibly handle the situation.

As a result of the foregoing discussion,the following are some of the points that were brought out:

1. To maintain the Rural District as presently stipulated in the rules, but to amend and strengthen the special permit procedure to afford stricter controls over rural lands.

2. Request staff and legal counsel to report on a proposal to implement the above intent of the Commission, a sketchy one in September and a detailed report in October.

3. Look into the matter of assisting developers to follow original plans submitted at the time of public hearing, which was the basis for the Commission's reclassification approval.

4. The County could not impose conditions under the County Zoning Ordinances; that conditions could only be imposed under a zoning variance.

In summary, Chairman Thompson outlined the problems confronting the Land Use Commission:

1. Is there any way of holding the petitioner to the development plans and facts presented at the time decision was made?

2. If conditions or circumstances change necessitating alterations in the original plans, how can the regulations be implemented to enable Commission to negate the boundary change and require the petitioner to come in with amended plans for a new decision.

3. The Commission had the responsibility of seeing that State and County funds were expended judiciously.

With reference to the County's jurisdiction over petitioner's lands, Commissioner Mark suggested that perhaps the County Planning Commission might give tentative approval to a plan to be presented to the Land Use Commission, and grant final approval after the boundary change had been effected.

Mr. Moriguchi advised that the County Planning Commission develops a detailed land use map and the developer's plans would have to adhere to this.

Chairman Thompson requested legal counsel to research the possibility of having the County Planning Commission set conditions on the petitioner's plans before they apply to the Land Use Commission, by strengthening the County Ordinances.

CONSERVATION DISTRICT ADMINISTRATION

Commissioner Wenkam opened the discussion by expressing his fears and concerns over the administration of the Conservation District. Our regulations provide for procedures to amend district boundaries and within this section it provides for guidelines which the Commission established, namely: "Whenever a petition covers substantial acreage of land and petitioner seeks a use other than that for which it is districted, he should seek a boundary change."

Commissioner Wenkam pointed to three occasions recently where he felt the intent of the regulations had been violated: 1) Waialae-Iki special permit for use of 26 acres of conservation lands for subdivision purposes; 2) Lihue Plantation special permit to grow sugar cane on 372 acres of conservation land; 3) Church College of Hawaii special permit for 100 acres to establish a church college on conservation lands.

Commissioner Wenkam continued that when a major change of land use is proposed involving substantial acreage, the Land Use Law clearly states that the

petitioner should come in for a boundary change. He felt that the intent and essence of the Land Use Law were being injured, and that it was not being administered properly when such changes were allowed to occur under a special permit procedure with the Department of Land & Natural Resources. He did, however, advise that he felt that the uses in all three instances were reasonable and appropriate--he was only arguing from the standpoint that the proper procedure should have been through a boundary change following a public hearing.

Commissioner Ota argued that in the case of Lihue Plantation, if a boundary change had been effected from conservation to agricultural, abuse of the lands could have resulted since there would be no control over agricultural uses in an Agricultural District. Commissioner Wenkam replied that damage could occur by extensive, excessive use of the lands under any circumstances.

Commissioner Wenkam pointed out that in the past the Commission had rejected special permit applications when the requests involved large areas of land and he felt that the Department of Land & Natural Resources should respect our regulations and also do likewise under similar circumstances, especially since the Land Board was not mandated to conduct a public hearing. He thought the Land Board should guide the petitioner to seek boundary change in such instances.

Commissioner Wenkam recommended transmitting a letter to the Department of Land & Natural Resources, with a copy of the Land Use Regulations, pointing out the boundary change procedure whenever substantial lands were involved. He was of the opinion that the Division of Forestry could administer these conservation lands to evaluate whether or not the water shed areas were being observed, in much the same way the Counties administered agricultural lands. He continued that change of land use of substantial areas constituted a change in zoning and that the Land Use Law specifically spells out that urban uses shall occur within the Urban District and agricultural uses shall occur in an Agricultural District. Therefore, granting non-conservation uses in a Conservation District under a special permit was circumventing the intent of the Land Use Law. He thought perhaps the Land Board was not aware of these stipulations in the Land Use Law.

Mr. Moriguchi quoted that portion of the law, Section 19-70, which vested in the Department of Land & Natural Resources the authority to govern Conservation Districts, and that the Department of Land had no choice but to process special permit applications upon receipt.

Chairman Thompson commented that interpretation of the law was the prime consideration here and expressions of opinion from the other Commissioners in this respect were in order.

Commissioner Ota stated that at the time the Conservation District boundaries were drawn, the Commission included the grey areas suitable for limited agricultural pursuits as were areas of asthetic value.

Commissioner Wenkam argued that provisions for residential uses within a Conservation District under Section 19-70 in the Revised Laws should not be construed to include subdivisions, in reply to Mr. Takeyama's reference to the law. At the time of the Conservation District hearings, it was clearly expressed

that permissible uses were cabin communities, casual beach houses, and not subdivisions or plantations or schools.

Mr. Takeyama disagreed entirely with Commissioner Wenkam's contention that the Land Use Regulations stipulated that applicant come to the Land Use Commission for boundary change for lands of substantial nature. If petitioner chose to go before the Land Board for use within a Conservation District and the Department of Land & Natural Resources approved the request, the Land Use Commission had no say in the matter.

Commissioner Wenkam replied that he was not contesting the authority of the Department of Land & Natural Resources. He was only challenging the decision of the Land Board to accept the petition for a special permit involving substantial lands.

Commissioner Burns commented that following the establishment of boundaries, Conservation Districts were turned over to the Department of Land & Natural Resources to administer, urban lands fell under the jurisdiction of the counties. The Commission may not always agree with their decisions, but to superimpose one agency over another did not necessarily insure better administration of the lands. In essence, we would be arguing that the Land Use Commission was more knowledgeable and astute in making decisions.

Mr. Moriguchi pointed out that our own regulations stipulated that "any and all uses permitted by the regulations of the Department of Land & Natural Resources shall be allowed in this district".

Commissioner Mark observed that it was clear that the Land Use Commission had discharged its responsibility within the Conservation District very well, and that if there were any complaints over the administration or uses of these lands, they should be properly taken up with the Department of Land and Natural Resources.

Chairman Thompson summarized that basically Commissioner Wenkam's and the other Commissioners' interpretation and intent of the law differed. Therefore, a clear definition of the intent of the law was necessary before any decision could be reached.

Commissioner Wenkam countered that the Land Use Commission was the zoning power of the State and if any interpretation were going to be made, it should be rendered by this Commission.

Commissioner Wung moved that a letter be sent to the Department of Land & Natural Resources to consider the referral of petitioner to the Land Use Commission whenever petition involved change of land use for substantial acreage in a Conservation District. Commissioner Burns seconded the motion.

Mr. Takeyama cautioned that a letter of this nature might suggest the implication that the Department of Land & Natural Resources was not carrying out its responsibilities and tend to destroy the good rapport established between the Land Use Commission and the Land Board. In other words, it would be akin to advising the Land Board of the proper execution of its responsibilities.

The Commissioners were polled as follows:

Aye: Commissioners Ota, Wenkam, Wung

Nay: Commissioners Burns, Inaba, Mark, Nishimura, Chairman Thompson

The motion was not carried.

Chairman Thompson wondered whether staff might confer with a member of the Department of Land & Natural Resources staff to define the term "substantial" so that both agencies might have some guidelines to follow in determining whether a petition should come in for a special permit or a boundary change. He suggested that this might be accomplished on an administrative level. However, the final decision to accept a special permit application within a Conservation District or refer the matter to this Commission should be left to the discretion of the Land Board, since they would be more knowledgeable and in a better position to determine uses within a Conservation District.

Mr. Takeyama expressed doubt that a determination could be reached over the definition of "substantial" since there was no planning basis, nor legal basis one could be guided by--it was a very arbitrary matter and would depend largely on the circumstances.

Commissioner Wung moved to recommend that the Land Use Commission staff confer with the Department of Land & Natural Resources staff to discuss what constitutes substantial use, which was seconded by Commissioner Burns. The motion was passed with only Commissioner Ota voting in the negative.

SALT LAKE GOLF COURSE

Chairman Thompson felt that the Salt Lake Golf Course involved a jurisdictional matter which had been lengthily discussed under the foregoing heading of "Conservation District Administration" and therefore should be considered as having been covered under that discussion.

STATE OF HAWAII
LAND USE COMMISSION

State Highways Division, District
Engineers Office, 50 Makaala Street,
Hilo, Hawaii

9:45 A.M.
August 5, 1966

STAFF REPORT

A66-122 - LILIUOKALANI TRUST

Background

In behalf of the Liliuokalani Trust, owners of the subject lands, Cooke Trust Co., Ltd. has submitted a petition to change the district designation from Agricultural to Urban for approximately 14 1/2 acres and to change the district classification from Urban to Agriculture for approximately 1 1/4 acres of land located adjacent and to the north of the existing airport road at Kailua, Kona, Hawaii. It is the petitioner's contention that "since this original boundary was established arbitrarily on the basis of an earlier industrial subdivision plan" this boundary should be modified to conform to the Kailua Master Plan and permit a more orderly and balanced development.

The Hawaii County Planning Commission has recommended approval of the petition since:

1. The original boundary set by the State Land Use Commission is arbitrary.
2. The petitioner's request merely straightens the boundary for a more orderly development.
3. The proposed change is in conformance with the County General Plan.
4. The land is more appropriate for industrial use rather than for agricultural use because of topography, soil conditions, and the surrounding use of the airport.

The lands under consideration are presently vacant and unused. Soil conditions are those of the rockland, Aa Lava with Kawaihae, Waikaloa, or Naalehu soil material. The amount of soil material is small, generally averaging less than 10 inches but ranges from a fraction of an inch to as much as two feet deep. When used for grazing, this soil material provides little forage. Annual rainfall in the area approximates 20 inches.

Lands to the north and west are generally of the same soil material as the subject lands and involve extensive vacant areas. Lands to the south and southwest are part of the Kailua Airport complex. Lands to the east consist of the present Urban District which are undeveloped to date except for the sewerage treatment plant and small oil storage facilities. The new Kailua-Kawaihae Road, the Airport Road, and Palani Road are the major service roads in the area of the petitioner's lands.

Analysis

Although it has been reported by the petitioner and the Hawaii County Planning Commission that the western boundary of the present Urban District in this area had been set arbitrarily by this Commission, it is noted that a preliminary development plan was submitted to this Commission which suggested the limits of an Urban boundary. After due consideration, this Commission adopted the boundary based on the petitioner's plan. Therefore, this Commission's actions cannot be construed to have been arbitrary.

A more orderly and balanced development of the industrial subdivision superseding their original submittal is proposed by the petitioner which requires adjustment of the present Urban District boundary. Examination of the original subdivision layout submitted by the petitioner and the revised

subdivision layout submitted with this petition shows that the more recent layout has been based upon a more detailed evaluation of subdivision design. It is apparently the proposal of the petitioner that the more detailed design layout be used as the basis for refinement of the existing Urban boundary.

The revised layout is deemed reasonable by the staff although it would require a net addition to the present Urban District of approximately 13 1/3 acres. Acreage within the present Urban District bounded by Palani Road, the Airport Road, and the Kawaihae-Kailua Highway is approximately 105 acres and, therefore, the proposed adjustment would increase this urban area by approximately 12 per cent.

Utility services and access facilities are available in the area with the topographic conditions suited for urban development. The problem of scattered urban developments is not evident in the proposed change.

Recommendation

In light of the discussion above, it is recommended that the Commission take favorable action on this petition.

Eagle-A
Type-Erase
25% COTTON FIBER

July 20, 1966

Mr. S. A. Kirkpatrick, Manager
Property Management Department
Cooke Trust Company, Ltd.
P. O. Box 2041
Honolulu, Hawaii 96805

Dear Mr. Kirkpatrick:

The Land Use Commission next meets on August 5, 1966, at 9:45 a.m., at the State Highway Division, District Engineers Office, Hawaii District, Hilo, Hawaii. At that time, the application of Liliuokalani Trust (A66-122) to amend the land use district boundaries at Kailua, Kona, Hawaii, will be heard.

Very truly yours,

GEORGE S. MORIGUCHI
Executive Officer

File

1953

COUNTY PLANNING COMMISSION
COUNTY OF HAWAII
HILO, HAWAII

RECEIVED
JUN 7 1966
State of Hawaii
LAND USE COMMISSION

June 3, 1966

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

Re: Liliuokalani Trust
Tax Map Key: 7-4-08: Portion 2

The County Planning Commission at its monthly meeting on May 31, 1966 recommended that approval be granted to the petition for amendment to the land use from agricultural to urban of the above subject's land because of the following reasons:

1. The request is reasonable as the Commission finds that the original boundary set by the State Land Use Commission is arbitrary and is a meandering line following no set pattern; the request merely straightens the boundary for a more orderly and balanced development in the proposed industrial subdivision.

2. The proposed change is in conformance to the County General Plan as the area in question is planned for industrial use.

3. The area in question is contiguous to an existing urban district and is more appropriate for industrial use rather than agricultural use because of topography, soil conditions, and the surrounding use of the airport and the sewer treatment plant.

Your favorable action on this matter is appreciated.

Raymond H. Suefuji
Director

PIY:ch

File

1937

Cooke Trust

COMPANY, LIMITED
926 FORT STREET

P. O. BOX 2041
HONOLULU, HAWAII 96805

PHONE 563-861
TELEGRAPH "COOKETRUST"

May 6, 1966

RECEIVED
MAY 9 1966
State of Hawaii
LAND USE COMMISSION

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

Dear Mr. Moriguchi:

Thank you very much for your letter of May 4, 1966 and the receipt for the application fee with respect to a change in boundary in the Kona Industrial Subdivision on Liliuokalani Trust Lands in Kona.

Enclosed is the copy of the letter from the Hawaii County Planning Commission referred to in our petition, and I am sorry that I failed to send it along with the petition.

Yours sincerely,

S. A. Kirkpatrick

S. A. Kirkpatrick, Manager
Property Management

SAK:bw

Enclosure

RECEIVED
MAY 5 1965

Route to:
Belt, R. M.
1 Collins, W.
Muroda, C.
2 Watson, E.
Bell, J.
Ng, W.
3 Bush
File - Job No.

COUNTY PLANNING COMMISSION
COUNTY OF HAWAII
HILO, HAWAII

April 30, 1965

Mr. Walter K. Collins
Belt, Collins & Assoc., Ltd.
1402 Kapiolani Boulevard
Honolulu, Hawaii 96814

Dear Mr. Collins:

This is to inform you that the County Planning Commission, at its regular meeting of April 26, 1965, approved the proposed development plans of the industrial subdivision of the Liliuokalani Trusts' lands in Kailua, Kona, Hawaii. The Kailua Master Plan will be amended to reflect the uses designated on your development plans.

The County Department of Public Works recommended that closer coordination with that Department be made regarding sewers and traffic when the preliminary plans for subdivision approval becomes firm. Also attached is a copy of the letter from the Board of Water Supply pertaining to water service.

May we call your attention to the fact that if the developer wishes to proceed with the subdivision application, it will be necessary to comply with all the provisions of Ordinance No. 24 (Subdivision Ordinance). Land shall not be offered for sale, lease or rent until recordation of the final subdivision map.

We appreciate the opportunity for allowing the Commission to review the development plans and wish to thank you for the fine cooperation you have given us in working towards the preservation of the resort character of Kailua, Kona.

Yours very truly,

COUNTY PLANNING COMMISSION

Raymond H. Suefuji

Raymond H. Suefuji, Acting Director

Robert M. Yamada

Robert M. Yamada, Chairman

lat
Enclosure
cc Campbell Stevenson
Jack Hance
Chief Engineer
Manager-Engineer
Sanitary Engineer

State Form B14

STATE OF HAWAII

OFFICIAL RECEIPT No. 121

Department of Planning and Economic Development

Department, Bureau or Commission

May 5, 1966

RECEIVED from Cooke Trust Co., Ltd

Fifty and no/100 DOLLARS

Public Hearing Fee - Land Use Commission

$ 50.00

Henry T. Yukerdon

Public Accountant

May 4, 1966

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 Liliuokalani Trust, together with supporting data and map, 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.

May 4, 1966

Mr. S. A. Kirkpatrick, Manager
Property Management Department
Cooke Trust Company, Ltd.
P. O. Box 2041
Honolulu, Hawaii 96805

Dear Mr. Kirkpatrick:

This is to acknowledge the receipt of your check in the amount of $50.00 for an application by Liliuokalani Trust to amend the land use district boundaries as shown on Tax Map Key 7-4-05: portion 2 at Kailua, Kona, 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

State Form B14

STATE OF HAWAII

Land Use Commission
Department, Bureau or Commission

OFFICIAL RECEIPT **No.** 138

May 4 1966

RECEIVED from Cooke Trust Co., Ltd.

Fifty + no/100 **DOLLARS**

Petition by Liliuokalani Trust for boundary change

$ 50.00

Dom G. Houkawa
Public Accountant

1932

Cooke Trust

P. O. BOX 2041
HONOLULU, HAWAII 96805

COMPANY, LIMITED
926 FORT STREET

PHONE 563-861
TELEGRAPH "COOKETRUST"

May 3, 1966

RECEIVED
MAY 4 1966
State of Hawaii
LAND USE COMMISSION

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

Gentlemen:

Enclosed you will find original and one copy of a petition for a change in classification of a certain area in Kona from Agricultural to Urban.

Enclosed also please find our Check No. 16134 in the amount of $50.00 to cover the filing fee.

Yours sincerely,

S. A. Kirkpatrick

S. A. KIRKPATRICK, Manager
Property Management Department

SAK:no

Encl.

Cooke Trust

COMPANY, LIMITED
926 FORT STREET

P. O. BOX 2041
HONOLULU, HAWAII 96805

PHONE 563-861
TELEGRAPH "COOKETRUST"

REASONS FOR BOUNDARY CHANGE

With the growth of Kailua, Kona, as a resort community, there is a real need for light industrial area to help complete its support facilities. Liliuokalani Trust Estate has proposed a development plan for its lands in this area as shown on the accompanying plan. This plan has been approved for inclusion in the Kailua Master Plan as indicated in the accompanying letter from the County Planning Commission.

As shown on the plan in green the State Land Use Commission District Boundary cuts across the proposed industrial subdivision with an approximate net area of 13 acres of this subdivision in an agricultural district. Since this original boundary was established arbitrarily on the basis of an earlier industrial subdivision plan, the petitioner requests that this boundary be modified to the boundary shown in red in order that it may conform to the Kailua Master Plan and permit a more orderly and balanced development of the industrial subdivision. The contours show that the land is usable and adaptable to industrial use.

Liliuokalani Trust Estate has received numerous applications and inquiries relative to industrial sites in the area and the Standard Oil Company of California is already occupying a space there.

LILIUOKALANI TRUST
BY COOKE TRUST COMPANY, LIMITED
MANAGING TRUSTEE

By _____
C. W. STEVENSON
Vice President

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 _____

STATE OF HAWAII
LAND USE COMMISSION

426 Queen Street
Honolulu, Hawaii

RECEIVED
MAY 4 1966
State of Hawaii
LAND USE COMMISSION

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 District Map H-2 to change the district designation of the following described property from its present classification in a(n) agricultural district into a(n) urban district.

Description of property:

Tax Map Key: 7-4-08: Portion 2

Petitioner's interest in subject property:

Trustee of the Liliuokalani Trust Estate

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

(1) The petitioner will attach evidence in support of the following statement:

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

(2) The petitioner will attach evidence in support of either of the following statements (cross out one):

(a) The land is 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.

LILIUOKALANI TRUST
BY COOKE TRUST COMPANY, LIMITED
MANAGING TRUSTEE

By _____
C. W. STEVENSON
Vice President

Address: 926 Fort St Honolulu

Telephone: 563861

7 5 04

CORRECTED

Owners of Parcel 9:
Mary Springer - 1/10
Helen K. Aiu - 9/10
Regina A. Kai - 1/10
Clamentine K. Stone - 1/10
Theresa A. Kelai - 1/10
Philomena A. Morrison - 1/10

Charles K. Aiu - 1/10
Cornelius V. Aiu - 1/10
Henry M. Makini - 1/50
Gertrude K. M. Keao - 1/50
Finena K. Makini - 1/50
Rita N. Gora - 1/50
George K. Makini, Sr. - 1/50
Henry Makini - curtf. - 7/10

Owners of Parcel 12
Lloyd A. Mannes
Robert T. Yerka
Ernest N. Kaua
Bruce L. Nordlund
Robert C. Haviken
Fred I. Kobayashi
Sumio Nakashima
Fred K. Fay
Arthur J. Wyatt
Henry E. Lestmann
Reuben Casey
Loyd A. Hudson
Robert E. Bune
William I. Kott

SECTION 4

HUELO

KEAHUALU

PLAT 05

PLAT 06

← To Kailua Airport

F.A.P. 3-220(1)

KUAKINI HWY.

PALANI ROAD

Naimea

Lanihau Corporation
12.888 Ac (Gross Area)
0.23 Ac (Less Govt Rd.)
11.58 Ac (Net Area)

(11.165 Ac.) - Govt. road - OLD HONOKAHAU

Helen K. Aiu
1.071 Acs.

MERIDIAN
Mary A. Springer
37,127 ft

(See Above for owners)
34,661 ft or 0.7957 ac

(See Above for owners)
Grant 1861
5.9139 Acs.

Rudolph F. Solomon
Martha A. Rudloff
2.742 Acs.
(2.584 Ac.)

(Texaco, Inc) le.
Ct App. 1787
Kaliko B. Chun
112,047 ft

Rose Kanuha - 1/2
Helen K. Kamaka - 1/2
(C.M. Nakahara) le.
7.841 acs.

Ted C. Kong
1.50 Acs.

John C. Rapoza
20.81 Acs. Net Area
1ST
8559-B:11

Aw. ROAD

Henry Awa Wong
41.66 Acs.

GRANT 2035

GRANT 1861
2ND

9971:27
1ST
2ND

L. C. Aw.

KUAKINI WALL

11216:39
1ST
2ND

3148:1
2ND

GREAT WALL OF

7713:5
3RD

"LONO-KONA SUBDN" PLAT

L. C. Aw.

HONUAULA

GRANT 3148:4

GRANT 3100

Hawaii Conference of the United Church of Christ
L. C. Aw. 387
5.21 Ac.

Haru Matsumoto
2.96 acs.
(Inter-Island Resorts Ltd)-le
Por. Gr. 5451

To Honokau

PLAT 10

1ST
2ND

KAILUA WHARF

KING KAMEHAMEHA HOTEL

KAILUA BAY

PLAT 05

True North
1" = 200'

Owners of Par: 18:
Rose Kanuha - 1/2
Helen K. Kamaka - 1/2

Owners of Parcel 23:
La Ree E. Powe - 1/2
R. Grant Howard - 1/2

PALACE LOT

"MOKUAIKAUA CHURCH"

ALII DRIVE

HIGHWAY

KONA INN

KAILUA — HOLUALOA

KAILUA SCHOOL

CIVIC CENTER SITE

To Keauhou School

To Keauhou

"WAIAKA LODGE"

L.C.Aw. 3755

PLAT 07

PLAT 08

PLAT 09

PLAT 10

Tax Maps Branch
Tax Office Bldg.
Honolulu, Hawaii

Dropped parcels: 4, 5, 3, 15, 16, 17

ADVANCE SHEET
SUBJECT TO CHANGE

THIRD	DIVISION	
ZONE	SEC.	PLAT
7	5	04

CONTAINING PARCELS
SCALE 1 in = 200 ft.
PRINTED JUL. 12 1966

Dwg No 2717
Source : Tax Maps Bureau & Survey Dept
By : T.K.H. & A.L. June 1936

PORTION OF LANIHAU 1ST TO HIENALOLI 1ST NORTH KONA, HAWAII.

7010

KAILUA VILLAGE, POR. OF LANIHAU 1ST - KEOPU 1ST, NORTH KONA, HAWAII.

Dwg. No.: 2671
Source: Tax Maps Bureau March 1936
By: I.A.H. & S.L.G.

THIRD DIVISION

ZONE	SEC.	PLAT
7	5	06

CONTAINING PARCELS

SCALE: 1in. = 60 ft.

Tax Maps Branch
Tax Office Bldg.
Honolulu, Hawaii

ADVANCE SHEET SUBJECT TO CHANGE

Parcels Grouped: 18,33

PRINTED JUL 12 1966

7903

NOAA

NLC 582 818 Ac.

Landhau Corporation

Frank B. Greenwell
Martha S. Greenwell
Trustees
Mossman-Spencer
James Spencer Est.
350.3 Acs.

State of Hawaii
1617.77 Ac.
(881.337 Ac.)
(Palani Ranch Trust) le over 1600.76 Acs.
G.L. #3432

End trail

Trail

13

3345.73

(654.135 Ac.) pl.

E 388,435.4
Dr 8 853 Acs.)

E 1357 489.4
Dr 8 807 Acs

KEALAKEHE RUBBISH DUMP SITE (34.688 AC.)

Non Exclusive Emmt (10 ft wide)

Lilliuokalani Trust Est.

8452

Lilliuokalani Trust Est.
8,276.36 Ac

KEALAKEHE

Trail to Beach

8° 38' 0"

1078.087 ft
104 (15.007 Acs.)

(HOHOKAHAU - KAILUA ROAD)

12

14

863.413 Acs.

E 30 ft. Access rd. to YORTAC SITE
(5.36 ac.) includes por. of parcel 8

County of Hawaii
SEWERAGE TREATMENT
80,000 GALLONS
PER DAY
(21,668.6 or 0.5 Acs.)

40 ft. ROAD
(21,668.6 or 0.5 Acs.)

1st Trangle Point

N. MERIDIAN

KAILUA AIRPORT

King Kamehameha Hotel
G.R. 3148

KAILUA WHARF

Transit of Venus

KAILUA BAY

Kona Inn

L.D. CT. APP. 1735

L.D. CT. APP. 1711

KAIWI POINT

47.0 Acs.(pl.)

KONA YORTAC SITE
See Enlargement

Rad 12000

Easement in favor of Hawaii Aeronautics Commission
Exec. Ord. E 1084
131.66 Acs.
"A"
EASEMENT

Lilliuokalani Trust Estate
74.0 Acs ±

OCEAN

1" = 1000'

L.C. N 8559-B:11

GRANT 1861

GR. 1635

L.C. Aw. 9971127:A

L.C. Aw. 11216:39

GR. 1580

L.C. Aw. 7715:5

GRANT 3100

L.C. Aw. 7716:5

L.C. Aw. 387, N Part 3

L.C. Aw. 8524-B, N Part 3

GRANT 1752 N

L.C. Aw. 11216:37

GRANT 1746A

L.C. Aw. 7715:13

GRANT 1744

GR. 2035

GR. 3148:1

"ALOHA-KONA SUBDIVISION"

KAILUA-HOLUALOA RD.

KUAKINI HIGHWAY

R.A.P. S-220 (1)

GR. 1868

GR. 5327

GR. 985

L.C. Aw. 387

L.C. Aw. 8516-B:3

L.C. Aw. 4887:3

Ld. 863

Kahetu

Drive

To Keauhou Beach

"Pulo o Kaiha"

KAHULUI BAY

"Mumuhale"

7904

KAWAIHAE - KONA HIGHWAY

80' R/W
PAVEMENT WIDTH 24'

155° 43'00" 55.
P.I. #1 TO P.I. #2

P.I. #1

P.C. STA. 2+17.68

ACCESS PERMITTED PER DIV. OF HIGHWAYS CONSTRUCTION PLANS
STA. 2+50 (
STA. 9+30

50' WIDE LANDSCAPE EASEMENT

HIGHWAY (UNDER CONST.)

16° 04' 00" 3927.99 TO P.I. #1

296,578.3N
329,195.71E

STA 0+00
CENTERLINE INTERSECTION

PALANI ROAD (115')

70 FT WIDE
20 FT. ALLOWANCE FOR RD. WIDENING. 50FT. LANDSCAPE EASEMENT

REFER TO INSET FOR PROPERTY OWNERS

RESERVE FOR SERVICE COMMERCIAL
ACCESS OFF OF PALANI ROAD

10' WIDE SEWER TRUNK EASEMENT

3.13 Ac.

1.22 Ac.

60' R/W
STREET "A"
4.2% ↓

60' R/W
STREET "B"
-1.8% ↓

60' R/W
STREET "C"
-10.6% ↓

C 4%

300' FUTURE EXPANSION EXIST. FENCE SEWERAGE TREATMENT PLANT (EXIST.)

1 1.6 Ac.
2 1.6 Ac.
3 1.4 Ac.
4 1.4 Ac.
5 1.6 Ac.
6 1.6 Ac.
7 1.6 Ac.
8 1.6 Ac.
9 2.1 Ac.
10 2.3 Ac.
11 1.8 Ac.
12 1.8 Ac.
13 2.1 Ac. STANDARD CUL-DE-SAC LOT
14 1.8 Ac.
15 1.8 Ac.
16 1.3 Ac.
17 1.2 Ac.

A = 11.46 Ac.

INDUSTRIAL SUBDIVISION FIRST INCREMENT

INTERSECTION @ 16° 02' 12"

492.09 TO P.I.#1

50' WIDE LANDSCAPE EASEMENT

80' R/W
18' PAVMT. WIDTH

P.C. STA 1+08.65

"EXISTING INDUSTRIAL AND COMMERCIAL AREA"

KUAKINI HIGHWAY (EXIST.) 160'±

KUAKINI

KAILUA KONA AIRPORT

11.46
3.13
14.59
1.22
13.37

INSET

7720 ft

MICHAEL M. KAELEMAKULE
& WF. MILDRED O. - T/E

SOLOMON S. KAELEMAKULE
& WF. MARGARET P. T/E

1 14,085 ft

2

3.362 Ac.

4

SEWER EASEMENT

3.00 Ac.

3

5

GREENWELL

BRANCH

KUAKINI ST.

HONOKAHAU - KAILUA ROAD

TAX MAP 7-5-05

RESERVE FOR FUTURE INDUSTRIAL USE

KAHULU
LILIUOKALANI TRUST ESTATE
R. P. 6851
L. C. Aw. 8452 APANA 2
to KEOHOKALOLE

GENERAL NOTES

1. EXISTING FACILITIES ARE SHADED
2. MINIMUM LOT SIZE IS ONE (1) ACRE
3. FIFTY (50) FT. WIDE LANDSCAPE EASEMENT FRONTING KAWAIHAE KONA HIGHWAY AND KUAKINI HIGHWAY. PALANI ROAD HAS 70 DEPTH ALLOWANCE FOR RD. WIDENING
4. CONTOURS FROM R.M. TOWILL CORP. AERIAL TOPO. MAP OF JANUARY 1960
5. KAWAIHAE-KONA HIGHWAY PLOTTED FROM STATE DIVISION OF HIGHWAYS IMPROVEMENT PLANS
6. 8,550 L.F. of 60' R/W STREETS ARE PROPOSED WITHIN THE SUBDIVISION
7. THE AREA SCHEDULE IS AS FOLLOWS:

TOTAL ENCLOSED AREA =		113.00 Ac.±
LESS: LANDSCAPED EASEMENT	7.17 Ac.	
STREETS	= 12.75	
STP. EASEMENTS	= 3.90	23.82
ACCESS RD.		
DEVELOPABLE LAND =		89.18 Ac.±

THIS OVERALL AREA INCLUDES PRESENT OWNERSHIP OTHER THAN LILIUOKALANI TRUST ESTATE (SEE INSET)

8. INCREMENT 1* WOULD CONSIST OF:

TOTAL ENCLOSED AREA =		31.15 Ac.±
LESS: LANDSCAPED EASEMENT	= 1.76 Ac.	
STP. ACCESS ROAD	= 0.20 Ac.	
STREETS	= 3.53	5.49
DEVELOPABLE LAND =		25.66 Ac.±

15 LOTS
AVERAGE SIZE = 1.83 AC.± (INCLUDES LANDSCAPE EASEMENT ALONG KUAKINI HWY.)

AREAS ARE APPROXIMATE AND WERE OBTAINED THROUGH THE USE OF PLANIMETERS

9. KAILUA AIRPORT ACCESS ROAD PLOTTED FROM STATE DEPT. OF TRANSPORTATION, AIRPORTS DIVISION, PLANS
10. EXISTING ROCK WALLS ALONG PALANI RD. AND KUAKINI HWY TO REMAIN
11. ACCESS TO TREATMENT PLANT - OFF OF ST. "B"

Kailua-Kona Airport

SCALE: 1" = 200'

APPROVED: CHAIRMAN PLANNING AND TRAFFIC COMM.

APPROVED: CHIEF ENGINEER DEPT. OF PUBLIC WORKS

APPROVED: MANAGER BOARD OF WATER SUPPLY

PRELIMINARY PLAT
INDUSTRIAL SUBDIVISION

SITUATED AT	: KAILUA, KONA, HAWAII
TAX MAP KEY	: 7-5-05 & 7-4-08
OWNER	: LILIUOKALANI TRUST ESTATE
TRUSTEE	: COOKE TRUST CO. 926 FORT STREET HONOLULU, HAWAII
DEVELOPER	: COOKE DEVELOPMENT CO., 926 FORT ST. HONOLULU, HAWAII
PREPARED BY	: BELT, COLLINS AND ASSOCIATES, LTD. ENGINEERS, PLANNERS, LANDSCAPE ARCHITECTS HONOLULU, HAWAII
DATE	: REV: MAR. 31, 1972

7905

RECEIVED
MAY 4 1966
State of Hawaii
LAND USE COMMISSION

7906

A66-122 LILIUOKALANI TRUST

7907

LILIOUKALANI TRUSTS

TO HENOKOHAU

KAILUA - KAMAIHAE ROAD (UNDER CONSTRUCTION)

TRUSTS

TMK - 7-4-08:9, 8 & Portion 2

protest 1982

TMK 7-4-08: Portion 2

5.50 Ac ±

RESORT - RESIDENTIAL

FUTURE ROAD

This area included in protest - ±140 Acres.

KEAHUOLU PT.

FUTURE EXPANSION AREA

FUTURE INDUSTRIAL USE

PALANI ROAD (EXIST.)

LILIOUKALANI TRUSTS

EXISTING KONA AIRPORT

SEWAGE TREATMENT PLANT (UNDER CONSTRUCTION)

ACCESS ROAD TO STP

This area already in Urban 5 Ac ±

TRUNK LINE

STANDARD OIL CO.

KAILUA

TO KAILUA-KONA

KUKAILIMOKU PT.

KAILUA BAY

- EXISTING SEWAGE TREATMENT PLANT (STP)
- FUTURE EXPANSION STP
- FUTURE INDUSTRIAL USE
- 1½ ACRE INDUSTRIAL LOTS
- 1 ACRE INDUSTRIAL LOTS
- SERVICE - COMMERCIAL AREA
- SITE RESERVED FOR STANDARD OIL CO.
- AREA RESERVED FOR FUTURE EXPANSION
- RESORT - RESIDENTIAL
- LANDSCAPED BUFFER STRIP

NORTH

500 0 500 1,000 1,500

SCALE IN FEET

PRELIMINARY LAND USE PLAN

DEVELOPMENT PLAN OF INDUSTRIAL AREA

LILIUOKALANI TRUSTS LANDS
KAILUA, KONA, HAWAII

PREPARED BY
BELT, COLLINS & ASSOCIATES, LTD.
ENGINEERS - PLANNERS - LANDSCAPE ARCHITECTS

JUNE, 1964

RECEIVED
JUN 2 1964
State of Hawaii
LAND USE COMMISSION

Submitted w/ltr.
dated 6/2/64
from Walter Collins
re: Industrial Park;
Liliuokalani Trust Lands
of Keahuolu, Kaiwa/Kona,
Hawaii

7909