A66-131

SUNRISE REALTY MORTGAGE CORP.

January 16, 1967

Mr. A. H. Rodrigues, Jr.
Sunrise Realty Mortgage Corporation
P. O. Box 3678
Honolulu, Hawaii 96813

Dear Mr. Rodrigues:

The petition by Sunrise Realty Mortgage Corporation (A66-131) for an amendment to the Land Use district boundaries from an Agricultural District to an Urban District for approximately 19.3 acres of land located to the north of the Volcano Road, Hawaii, Tax Map Key 1-9-11: 22 and 29, was denied by the Land Use Commission at its meeting on January 13, 1967.

Prior to taking action on your petition, the enclosed memorandum was presented to the Commission.

Should you desire any further information, or have any questions, please feel free to contact us.

Very truly yours,

GEORGE S. MORIGUCHI
Executive Officer

Encl.
cc: Chairman Thompson
Hawaii Planning Commission

STATE OF HAWAII

LAND USE COMMISSION

VOTE RECORD

Item A66-131 Sunrise Date January 13, 1967

Place State Hiwans Hilo Hawaii Time

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

Comments: Motion to Deny - carried

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 12

Agricultural District classification for subject lands since it was fitting and proper and a change of district would constitute spot zoning.

Mr. Ferreira, petitioner, testified that he had acquired the 3-acre parcel of land during a land exchange with the Paauhau Sugar Company with the intention of building two additional homes for his son and daughter, since the parcel was on the highway and facilities were available. He submitted the land exchange resulted in additional choice cane lands for the sugar company. He added that there was presently one home on the parcel and the rest of the land, in the front portions, had been graded and levelled off for home sites. The back portion would remain in cane.

Mr. Ferreira verified the fact that he was aware of the agricultural classification of the 3-acre parcel prior to the exchange. The matter of the amendment to the district boundary would have been taken care of by the Paauhau Sugar Co. prior to the exchange, had it not been for the long process involved.

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

PETITION OF SUNRISE REALTY MORTGAGE CORPORATION (A66-131) TO RECLASSIFY 19.3 ACRES OF LAND NEAR THE ANUHEA VOLCANO HOUSE LOTS FROM AN AGRICULTURAL DISTRICT TO AN URBAN DISTRICT.

Mr. Moriguchi presented the staff report in which it was recommended that the Commission accept the Hawaii County Planning Commission's suggestion for denial of the petition as supported by the data (see copy of report).

Mr. Carlsmith, representing the petitioner, submitted that the map at the Hawaii County Planning Commission office showed the boundary of the 200' strip adjacent the subject parcel included in the Urban District. He spoke of the demand for lands in the area and the fact that they had received requests from at least 20 people in Honolulu who wished to purchase a lot here.

Taking exception to the staff's statement about the great percentage of vacant or unused urban lands, Mr. Carlsmith argued that this was due to the undesirability of these lands for residential purposes. However, inthe area of petitioner's lands, there was a substantial demand for homes, and it was merely an extension of an already well-known residential district. He also added that the lands were economically unsuited for agricultural purposes.

Commissioner Wenkam requested an explanation of the apparent discrepancy in the boundary line. Mr. Moriguchi advised that when the petition was originally submitted to the Land Use Commission, it had been returned to the petitioner with a letter indicating that the Urban District boundary did not go through his property as was shown on the map sent in by the petitioner. The misinterpretation had been made in the County Planning Commission's office and subsequently the matter had been resolved.

Mr. Carlsmith stated that the lots were selling for much more in the area than they were a few years ago and that there were some houses being built.

Referring to an earlier statement made by Mr. Carlsmith, Chairman Thompson wondered if he would be willing to submit evidence of the interests of the 20

people from Honolulu who wished to purchase lots on subject lands. Mr. Carlsmith agreed to do this.

Mr. John Arujo, principal of Sunrise Realty, stated that the area between the yellow and red lines as shown on the map was densely wooded in ohia and fern.

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

PETITION OF FRANCES & WILLIAM M. DOUGLAS (A66-132) TO RECLASSIFY A 40.41 ACRE PARCEL FROM AGRICULTURE TO URBAN AT WAIAKEA HOMESTEADS, SOUTH HILO, HAWAII, TMK 2-4-03: 23

Mr. Leong presented the staff report recommending denial of the petition since adequate provisions have been made for Urban lands in Hilo and the agricultural use conforms to both the State General Plan and the County General Plan (see copy of report).

Mr. William Douglas, petitioner, offered that there appeared to be contradictory statements in the staff report wherein on one hand it was admitted that the area was poorly suited for agricultural uses, while on the other it denied urban use of the lands.

Mr. Douglas submitted that an important factor had been overlooked in the report, that of the Kumahana Street extension, presently underway, which would bring subject lands very close to Hilo. He also brought out that water, electricity were available at the two tracts in the vicinity of petitioner's lands and that these tracts were surrounded by houses. The area was not suited for agriculture and should be put to the best and only use possible--urban development.

Mr. Royal Brian, developer, testified that with the Kumahana Extension the subject area would be only 10 minutes away from Hilo and very much in demand. He predicted that they would be sold readily once they were subdivided.

Commissioner Wenkam wondered how Mr. Brian could equate the need with the availability of urban lands when only a few lots were occupied with homes. Mr. Brian defined that the need was the need and desire of people to own their own lands. Carrying the discussion further, Commissioner Wenkam suggested that Mr. Brian was equating need with the availability of land for speculation. Mr. Brian agreed that this was possible. However, he added that this was a choice residential area with a beautiful view.

Upon Chairman Thompson's request for substantiating data with respect to the great demand for these lands, Mr. Brian replied that he would be glad to comply.

Mr. Douglas argued that he had observed many homes all along the vicinity of petitioner's lands and some subdivision activities as well.

The hearing was closed thereafter.

STATE OF HAWAII
LAND USE COMMISSION

MEMORANDUM

January 13, 1967
Hilo, Hawaii

TO: Land Use Commission

FROM: Staff

SUBJECT: A66-130 - FRANK E. FERREIRA; A66-131 - SUNRISE REALTY MORTGAGE CORPORATION; A66-132 - WILLIAM M. DOUGLAS

A66-130 - FRANK E. FERREIRA

The petition by Mr. Ferreira was publicly heard on October 29, 1966, involving a reclassification of 3 acres of lands from Agriculture to Rural. The subject lands are located at Paauhau, Hamakua, Hawaii. The sole reason offered by the petitioner for the reclassification was that he desires to subdivide the parcel into 3 one-acre houselots in order that he might retain one for his own use and convey the other two lots to his son and daughter. It is noted that the parcel was acquired by the petitioner from Paauhau Sugar Co., Ltd. as recently as June of 1966.

A recommendation for approval was made by the Hawaii County Planning Commission on the basis that the standards for classification for Rural Districts established by the Land Use Regulations apply to the subject lands.

A recommendation for denial was made by the Land Use Commission staff since:

1. The land was purchased by the petitioner less than a year ago, which was approximately 2 years after the final district boundaries had been established.

2. The petitioner had not substantiated the need for additional rural lands as required by the Land Use Law.

3. Subdivision of the 3-acre parcel into 3 lots for residential purposes would constitute spot zoning in complete contradiction to the intent of the Land Use Law.

4. The Honokaa Urban District, which involved a recent addition of 22 acres for residential purposes, is located approximately three-quarters of a mile west of the subject parcel.

5. The subject parcel had been used for many years as cane lands and are classified as suitable for agricultural use.

Additional data on the matter of the petition have not been received since the public hearing. Therefore, the petition should be denied as recommended originally.

MEMORANDUM January 13, 1967

A66-131 - SUNRISE REALTY MORTGAGE CORPORATION

The petitioner's request to reclassify approximately 19.3 acres of land located adjacent the Anuhea Volcano House Lots from Agricultural to Urban was heard on October 29, 1966. A residential subdivision is proposed for the area.

In summary, the prime reason for the petitioner's request for change is that although agricultural activities had been carried on in the are in the past, these activities have been discontinued. They also indicate that much of the adjacent areas have been subdivided for residential houselots.

A recommendation for denial of this petition was made by the Hawaii County Planning Commission. They indicated that the County General Plan designates the subject lands for agricultural use and that existing land use of the surrounding areas does not indicate a need for additional urban lands.

A recommendation for denial was also made by the Land Use Commission staff in noting that approximately 630 acres within an Urban District in the immediate vicinity of the subject lands are mostly vacant and unused for urban purposes. The lack of substantiation by the petitioners on the question of need for additional urban lands was also cited.

Since the public hearing, the petitioners have not submitted any further data. In light of the evaluations made to date on the matter of the petition, it is recommended that the petition be denied.

A66-132 - FRANCES H. & WILLIAM M. DOUGLAS

A petition to reclassify approximately 40 acres located at Waiakea Homesteads, South Hilo, Hawaii from Agricultural to Urban was heard by this Commission on October 29, 1966. The petitioners intend to prepare land for subdivision purposes and expect to sell the tract to local developers. The petitioner, along with his realtors, contend that there is a growing need for fee simple property on the neighbor islands for people planning to retire. Also cited as factors supporting their petition were the potentials in expansion of the tourist industry and the possible 2-year extension of the University curriculum in Hilo.

A recommendation for denial has been received from the Hawaii County Planning Commission since the request did not conform to the County's General Plan which designates the area for agricultural use, it is not contiguous to an existing Urban District, and the petitioners have not shown a reasonable need for additional urban lands.

The Land Use Commission staff recommended denial of the petition since a subdivision at the proposed location would add to scattered subdivisions which had occurred in the past prior to establishment of the Land Use Law. It was also pointed out that considerable vacant acreage presently occur within the Hilo Urban District.

Since that time, the petitioners have submitted a letter in further support of their petition. It is the staff's evaluation that this letter does not materially contribute to justification of the petition. Therefore, the staff joins the Hawaii County Planning Commission in recommending denial of this petition.

January 3, 1967

Mr. A. H. Rodrigues, Jr.
Sunrise Realty Mortgage Corporation
P. O. Box 3678
Honolulu, Hawaii 96813

Dear Mr. Rodrigues:

The Land Use Commission next meets at 2:30 p.m. in the District Engineers Office, State Highways Division, 50 Makaala Street, Hilo, Hawaii on January 13, 1967.

On or about that time a decision on the petition of Sunrise Realty Mortgage Corporation (A66-131) 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

2077

SUNRISE REALTY MORTGAGE CORP.
P. O. BOX 3678, HONOLULU, HAWAII 96813

RECEIVED
NOV 7 1966
State of Hawaii
LAND USE COMMISSION

November 1, 1966

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

Gentlemen:

Re: Petition for Boundary Change
A66-131 Sunrise Realty Mortgage Corp.

Apparently there is gross confusion relative to the District boundaries separating the Agricultural and Urban districts involving our property at the Volcano, Island of Hawaii.

This company upon examination of your records, with the help and confirmation of one of your clerks, found one desigation which promted our request. Our Surveyor, Mr. Utaka Imata of Hilo subsequently found another. Since the original request, you advocate another boundary.

To better understand this issue, we hereby request that you submit to us your field records as well as authorized committeemeeting records so designating this property to Agricultural, which according to Mr. Moriguchi, who stated to me yesterday this and other property was originally classified Agricultural. A further statement was made that the classification was revised from Agricultural to Agricultural and part Urban. We will also appreciate these field notes as well as the committee meetings notes authorizing such a change.

Very truly yours,

SUNRISE REALTY MORTGAGE CORP.

A. H. Rodrigues, Jr.
Vice President

ROOM 11, ARCADE BLDG., 216 MERCHANT STREET, HONOLULU, HAWAII • PHONE 510-451

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

Agricultural District classification for subject lands since it was fitting and proper and a change of district would constitute spot zoning.

Mr. Ferreira, petitioner, testified that he had acquired the 3-acre parcel of land during a land exchange with the Paauhau Sugar Company with the intention of building two additional homes for his son and daughter, since the parcel was on the highway and facilities were available. He submitted the land exchange resulted in additional choice cane lands for the sugar company. He added that there was presently one home on the parcel and the rest of the land, in the front portions, had been graded and levelled off for home sites. The back portion would remain in cane.

Mr. Ferreira verified the fact that he was aware of the agricultural classification of the 3-acre parcel prior to the exchange. The matter of the amendment to the district boundary would have been taken care of by the Paauhau Sugar Co. prior to the exchange, had it not been for the long process involved.

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

PETITION OF SUNRISE REALTY MORTGAGE CORPORATION (A66-131) TO RECLASSIFY 19.3 ACRES OF LAND NEAR THE ANUHEA VOLCANO HOUSE LOTS FROM AN AGRICULTURAL DISTRICT TO AN URBAN DISTRICT.

Mr. Moriguchi presented the staff report in which it was recommended that the Commission accept the Hawaii County Planning Commission's suggestion for denial of the petition as supported by the data (see copy of report).

Mr. Carlsmith, representing the petitioner, submitted that the map at the Hawaii County Planning Commission office showed the boundary of the 200' strip adjacent the subject parcel included in the Urban District. He spoke of the demand for lands in the area and the fact that they had received requests from at least 20 people in Honolulu who wished to purchase a lot here.

Taking exception to the staff's statement about the great percentage of vacant or unused urban lands, Mr. Carlsmith argued that this was due to the undesirability of these lands for residential purposes. However, inthe area of petitioner's lands, there was a substantial demand for homes, and it was merely an extension of an already well-known residential district. He also added that the lands were economically unsuited for agricultural purposes.

Commissioner Wenkam requested an explanation of the apparent discrepancy in the boundary line. Mr. Moriguchi advised that when the petition was originally submitted to the Land Use Commission, it had been returned to the petitioner with a letter indicating that the Urban District boundary did not go through his property as was shown on the map sent in by the petitioner. The misinterpretation had been made in the County Planning Commission's office and subsequently the matter had been resolved.

Mr. Carlsmith stated that the lots were selling for much more in the area than they were a few years ago and that there were some houses being built.

Referring to an earlier statement made by Mr. Carlsmith, Chairman Thompson wondered if he would be willing to submit evidence of the interests of the 20

people from Honolulu who wished to purchase lots on subject lands. Mr. Carlsmith agreed to do this.

Mr. John Arujo, principal of Sunrise Realty, stated that the area between the yellow and red lines as shown on the map was densely wooded in ohia and fern.

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

PETITION OF FRANCES & WILLIAM M. DOUGLAS (A66-132) TO RECLASSIFY A 40.41 ACRE PARCEL FROM AGRICULTURE TO URBAN AT WAIAKEA HOMESTEADS, SOUTH HILO, HAWAII, TMK 2-4-03: 23

Mr. Leong presented the staff report recommending denial of the petition since adequate provisions have been made for Urban lands in Hilo and the agricultural use conforms to both the State General Plan and the County General Plan (see copy of report).

Mr. William Douglas, petitioner, offered that there appeared to be contradictory statements in the staff report wherein on one hand it was admitted that the area was poorly suited for agricultural uses, while on the other it denied urban use of the lands.

Mr. Douglas submitted that an important factor had been overlooked in the report, that of the Kumahana Street extension, presently underway, which would bring subject lands very close to Hilo. He also brought out that water, electricity were available at the two tracts in the vicinity of petitioner's lands and that these tracts were surrounded by houses. The area was not suited for agriculture and should be put to the best and only use possible--urban development.

Mr. Royal Brian, developer, testified that with the Kumahana Extension the subject area would be only 10 minutes away from Hilo and very much in demand. He predicted that they would be sold readily once they were subdivided.

Commissioner Wenkam wondered how Mr. Brian could equate the need with the availability of urban lands when only a few lots were occupied with homes. Mr. Brian defined that the need was the need and desire of people to own their own lands. Carrying the discussion further, Commissioner Wenkam suggested that Mr. Brian was equating need with the availability of land for speculation. Mr. Brian agreed that this was possible. However, he added that this was a choice residential area with a beautiful view.

Upon Chairman Thompson's request for substantiating data with respect to the great demand for these lands, Mr. Brian replied that he would be glad to comply.

Mr. Douglas argued that he had observed many homes all along the vicinity of petitioner's lands and some subdivision activities as well.

The hearing was closed thereafter.

STATE OF HAWAII
LAND USE COMMISSION

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

9:30 A.M.
October 29, 1966

STAFF REPORT

A66-131 - SUNRISE REALTY MORTGAGE CORPORATION

Approximately 19.3 acres of land adjacent the Anuhea Volcano House Lots presently classified as agricultural is under petition for reclassification to urban by the owners in fee Sunrise Realty Mortgage Corporation. These lands are located approximately 1 1/4 milesto the north of the Volcano Road off Haunani Road and Alanui Iiwi. The extreme west side of the subject lands border on the present urban district line with all other sides of the property located within the present Agricultural District.

Comments as follows have been submitted by the petitioners:

1. Much of the commercial vegetable production in the vicinity shifted to areas of more uniform terrain and greater soil depth.
2. Commercial dairy production, hog and poultry production have long been discontinued in the area.
3. Much of the adjacent areas have been subdivided for residential house lots.
4. The subject property was arbitrarily bi-sected by a line which defines the boundary of agricultural and urban without regard to the total ownership thus causing an economic hardship to the entire holding.
5. The petition does not advocate a spot zoning but advocates and adheres to the concentric theory of prudent land development.

A recommendation for denial of this petition has been received from the Hawaii County Planning Commission since:

1. The subject land is not contiguous to an existing urban district except for a small section on the west side of the land.

2. Existing land use of surrounding areas shows no need to have additional land in that area for urban use.

3. The County General Plan designates subject lands for agricultural use. Soils in the area are classified as Class D in a range that extends from Class A to Class E. This indicates relatively poor suitability for agricultural productivity. Median annual rainfall in the area is approximately 125" at an elevation of 3,900 ft.

The petitioner's prime reason for requesting the change is that although agricultural activities had been carried on in the area in the past, these activities have been discontinued. However, this reason does not constitute a positive statement on the question of need for additional urban lands. Moreover, although this Commission had districted approximately 630 acres within an urban district in the immediate vicinity, most of it is presently unused for urban purposes. A total of approximately 1,426 acres of lands have been districted urban in the area to the north and south of the volcano road. However, developments to date have been such that about 80% are vacant or unused for urban purposes. These data do not in any way substantiate the need for additional urban lands in the area.

The 795 acre urban area south of the Volcano Road was subdivided approximately twenty years ago and only approximately fifteen homes have been built to date. This does not indicate any change in conditions and trends of development in the area.

It is recommended that the Commission accept the Hawaii County Planning Commission's suggestion for denial of the petition, as supported by the data presented above.

File

Applicant Sunrise Realty Mortgage Corp.
Date petition received by
Planning Commission July 19, 1966
Date of Planning Commission
Meeting August 26, 1966
Date petition and recommendations
forwarded to LUC OCT 12 1966

COUNTY OF HAWAII
COUNTY PLANNING COMMISSION

RECEIVED
OCT 13 1966
State of Hawaii
LAND USE COMMISSION

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, Hawaii
Tax Map Key: 1-9-11-22 & 29

from its present classification in a(n) agricultural district into a(n) urban district.

The Commission decided to recommend: that this application be denied

on the basis of the following findings:

1. Subject's land is not contiguous to an existing urban district except for a small section on the west side of the land.

2. Existing land use of surrounding areas shows no need to have additional land in that area for urban use.

3. County General Plan designates subject's land for agricultural use.

(Signed) Raymond H. Sakaguchi
Director, County Planning Commission

October 4, 1966

Mr. A. H. Rodrigues, Jr.
Vice President
Sunrise Realty Mortgage Corporation
P. O. Box 3678
Honolulu, Hawaii 96813

Dear Mr. Rodrigues:

The Land Use Commission next meets on October 29, 1966, at 9:30 a.m. at the State Highways Division Office, 50 Makaala Street, Hilo, Hawaii.

At that time, your application to amend the land use district boundaries in the Anuhea Volcano House Lots area, Island of Hawaii, will be heard.

Very truly yours,

George S. Moriguchi
Executive Officer

GSM/pjp

September 23, 1966

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

Dear Mr. Suefuji:

During the month of July, we sent you pertinent data relating to petitions submitted by Mr. Frank E. Ferreira (A66-130) and Sunrise Realty Mortgage Corporation (A66-131) involving reclassification of lands in Hawaii.

To date, we have not received your recommendations nor your comments on the matter and would appreciate hearing from you at your earliest convenience, since these petitions will be on our agenda for the public hearing scheduled for October 29, 1966 to be held in Hilo.

Thank you for your cooperation.

Very truly yours,

GEORGE S. MORIGUCHI
Executive Officer

State Form B14

STATE OF HAWAII

OFFICIAL RECEIPT No. 137

Department of Planning and Economic Development
Department, Bureau or Commission

July 21, 1966

RECEIVED from Sunrise Realty Mortgage Corp.
Fifty and 20/100 DOLLARS
Public Hearing Fees - Land Use Commission

$ 50.00

Henry T. Sakuda
Public Accountant

State Form B14

STATE OF HAWAII

OFFICIAL RECEIPT No. 146

Land Use Commission
Department, Bureau or Commission

July 12 19 66

RECEIVED from Sunrise Realty Mortgage Corp.

Fifty & no/100 DOLLARS

Petition for Boundary Change

$ 50.00

Donn G. Hordan
Public Accountant

July 18, 1966

Mr. Raymond Suefuji, Director
Planning Commission
County of Hawaii
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 Sunrise Realty Mortgage Corporation, together with map, is forwarded for your comments and recommendations.

Thank you for your cooperation.

Very truly yours,

GEORGE S. MORIGUCHI
Executive Officer

Encls. - Petition, Map

July 14, 1966

Mr. A. H. Rodrigues, Jr.
Vice President
Sunrise Realty Mortgage Corp.
P. O. Box 3678
Honolulu, Hawaii 96813

Dear Mr. Rodrigues:

This is to acknowledge the receipt of your check in the amount of $50.00 for your application to amend the land use district boundaries as shown on Tax

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 Comm., County of Hawaii

STATE OF HAWAII
LAND USE COMMISSION

426 Queen Street
Honolulu, Hawaii

RECEIVED
JUL 1 1966
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 _____

A66-131

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 _____ 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 3rd Division 1-9-11-22

Petitioner's interest in subject property:

Proposed subdivision.

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 in but is classified~~

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

Signature(s) SUNRISE REALTY MORTGAGE CORP.
Formerly J. S. A. Inc.
BY A. Rodrigues
Vice President

Address: P. O. Box 3678
Honolulu, Hawaii 96813

Telephone: 510-451

SUNRISE REALTY MORTGAGE CORP.
P. O. BOX 3678, HONOLULU, HAWAII 96813

July 12, 1966

RECEIVED
JUL 12 1966
State of Hawaii
LAND USE COMMISSION

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

Gentlemen: Re: Petition for Boundary Change

We are in receipt of your letter dated June 3, 1966 requesting that we modify our request for amendment of classification of our property located in the Volcano area on the Island of Hawaii.

The enclosures accompaning this modification are:

1. Check for fee requesting reclassification $50.00;
2. Original and copy State Land Use Commission form for request for ammendment regarding district boundary; and
3. Map showing property in question in relationship with the Urban and Agricultural boundary line.

The corrected map enclosed shows the location of the Urban district boundary line as it bisects our property. This information was obtained from the County of Hawaii Planning Commission by our Engineer and Surveyor, Mr. Yutaka Imata of Big Island Engineers & Associates, Ltd.

Our interest in the subject property is that this Corporation is the sole owner and developer and also the owner in fee simple. Itwas formerly called J. S. A. Inc.

In answer to your last paragraph of your letter above referred to, the following is in our opinion as well as others, evidence that the subject property should be reclassified Urban rather than Agricultural:

1. The subject property and surrounding area has between 2 to4 feet of soil of "Manu" (mineral-organic variety). This soil was derived from Volcanic ash deposited by the Kilauea Volcano, and it lies over pahoehoe lava. The upper 6 to 8 inches of soil is dark brown and is very high in organic matter, contributed by successive additions of decaying native forest growth. However the commercial and regular vegetable productions on similar areas were highly successful as long as hand tillage was economically feasible. With the need for mechanization, caused by high cost of labor, much of the commercial vegetable production in the vicinity shifted to areas of more uniform terrain and greater soil depth, such as the upper Wright Road which was opened for farming by the State of Hawaii and is very successful.

SUNRISE REALTY MORTGAGE CORP.
P. O. BOX 3678, HONOLULU, HAWAII 96813

July 12, 1966

2. Commercial dairy production as well as hog and poultry production has long been dicontinued mainly because of competition from larger enterprises elsewhere.

3. Much of the adjacent areas has been subdivided for residential house lots. Residents in this area are mostly retired Caucasian and Japanese people.

4. The subject property was arbitrarily bisected by a line which defines the boundary of Agricultural and Urban without regard to the total ownership, thus causing an economic hardship to the entire holding.

5. The request for Urban classification is justified from the standpoint of the concentric theory of prudent land development or zoning for land development, in that adjacent to the property in question there is a subdivision called "Volcano House Lots". Our request does not advocate a spot zoning, but one which advocates and adheres to the concentric theory.

The request for amendment of a portion of the property from agricultural to a uniform land use of urban is practical because the evidence for urban use has been consistant in this area over many years verses agricultural.

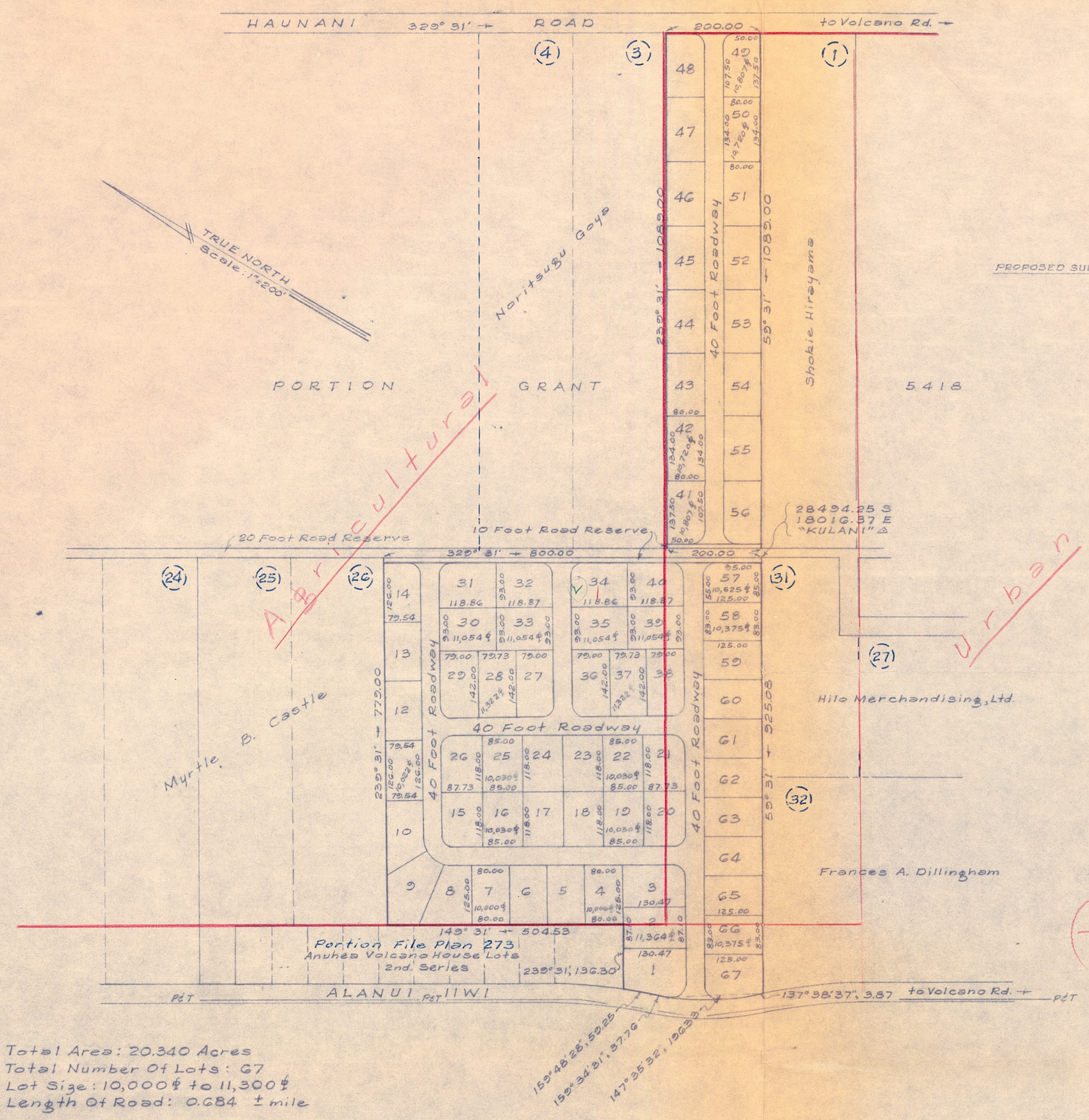
Very truly yours,

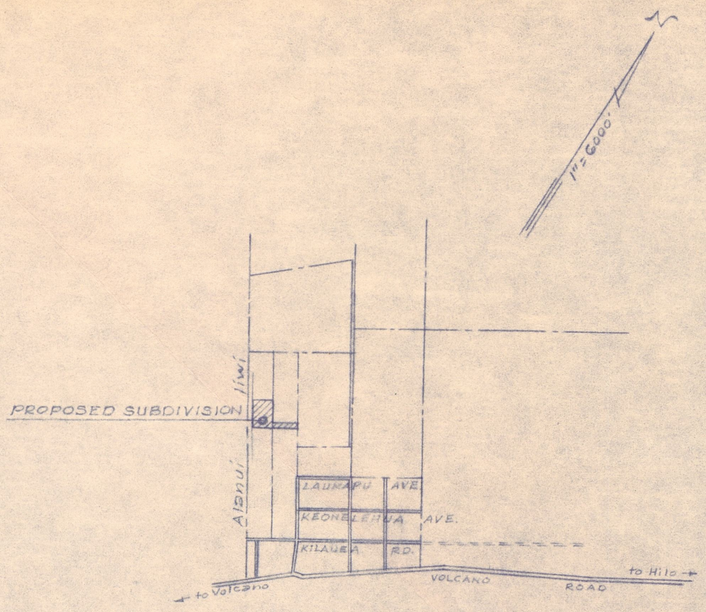
SUNRISE REALTY MORTGAGE CORP.

A. H. Rodrigues, Jr.
Vice President

encl

ROOM 11, ARCADE BLDG., 216 MERCHANT STREET, HONOLULU, HAWAII • PHONE 510-451





VICINITY MAP

(~~Notice to include Parcel 29~~)

TMK 1-9-11 : portion of 22
1-9-11 : 29

Total Area: 20.340 Acres
Total Number Of Lots: 67
Lot Size: 10,000 ft to 11,300 ft
Length Of Road: 0.684 ± mile

PROPOSED SUBDIVISION

BEING PORTION GRANT 5362 & 5418 &
PORTION ANUHEA VOLCANO HOUSE LOTS
OLAA, PUNA, HAWAII

The line shown in red is the present Green Belt District line for Urban and Agriculture as shown in County of Hawaii Planning Commission, Land Use Commission map and verified by Mr. Yoshimura analyst for Planning Commission.

Note: Subdivision not within scope of adequate County water system.

PREPARED BY
BIG ISLAND ENGINEERS & ASSOCIATES, LTD.
ENGINEERS ~ SURVEYORS
465 KINOOLE STREET, HILO, HAWAII, 96720

Tax Map Key: 3rd. Div. 1-9-11: 22 & 29

Job No.

April 29, 1966 (revised)
April 22, 1966

7923

RECEIVED
JUL 1 1966
State of Hawaii
LAND USE COMMISSION

7924

STATE OF HAWAII
Department of PLANNING AND ECONOMIC DEVELOPMENT

DH

1..... 2..... 3..... 4.....

5..... 6..... 7..... 8.....

LUC..... OTS.....

Originator: [ ] DUE DATE.....

.....For Your Information .....Approval

.....Appropriate Action .....Signature

.....See Me ( ) .....Please Type

.....Note & Return to ( ) .....Investigate & Report

.....Prepare Draft: letter, report, memorandum

.....Verifax .....copies .....Comment & Recommendation

.....Mail .....

.....File .....Discard [ ]

.....Direct Reply with copy to Director

Dora, pls send the whole
pet back (with my letter. Also
enclose some blank petition
forms.

(Keep routing slip attached to material)

June 3, 1966

Sunrise Realty Mortgage Corp.
P. O. Box 3678
Honolulu, Hawaii 96813

Gentlemen:

Your petition for boundary change involving the proposed subdivision in the Anuhea Volcano House Lots area, Island of Hawaii, is returned herewith for modifications. These modifications should reflect:

1. The correct location of the Urban District line which has been indicated in green on your maps.

2. Your interest in the subject lands, i.e., whether or not your corporation is the owner of the land in fee, lessee, authorized developer, etc. Should it be the case that your interest is as an authorized developer, we would appreciate receiving evidence of this authorization from the owners.

3. Further evidence on the matter of the petition to substantiate the need for additional urban lands in the area as required by the Land Use District Regulations.

We will process your modified petition as soon as it is returned to us. Should you have any questions on the matter, please feel free to call us.

Very truly yours,

GEORGE S. MORIGUCHI
Executive Officer

Encls.

1952

SUNRISE REALTY MORTGAGE CORP.
P. O. BOX 3678, HONOLULU, HAWAII 96813

June 1, 1966

RECEIVED
JUN 1 1966
State of Hawaii
LAND USE COMMISSION

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

Dear Sirs:

The petitioner requests an amendment to the Land Use Commission District boundary to change the district designation of a portion of our property from agriculture to urban for subdivision purposes as shown on the attached map for the following reasons:

The present district boundary arbitrarily bisects our property and does not allow us to realize the full potential of our investment thus causing a hardship.

We do not believe it was the purpose of the "Land Use Law" to thus divide small parcels of land into conflicting classifications.

It would not be economically feasible to develop the remaining 7.162 acres in agriculture.

Interest in the Volcano area has increased due to the additional exposure brought about by the new National Park Highway to Kalapana and plans for the improvement of the existing golf course and club house facilities. As a result there is an increasing demand for small, reasonably priced fee simple parcels that would accommodate weekend and vacation homes.

Very truly yours,

SUNRISE REALTY MORTGAGE CORP.

By John T. Arango
Its President

ROOM 11, ARCADE BLDG., 216 MERCHANT STREET, HONOLULU, HAWAII • PHONE 510-451

November 25, 1966

Sunrise Realty Mortgage Corporation
P. O. Box 3678
Honolulu, Hawaii 96813

Attention: Mr. A. H. Rodrigues, Jr., Vice President

Gentlemen:

As indicated to you earlier by our letter of June 3, 1966, the location of the Urban-Agriculture boundary in the area of the Anuhea Volcano House Lots, Hawaii, is such that the properties of Sunrise Realty Mortgage Corporation (TMK 1-9-11:22,29) fall within the Agricultural District excepting the portion fronting directly on Alanui Iiwi. The "gross confusion" relative to this matter indicated in your letter of November 1, 1966 is a mystery to us since data on file are clear in delineating the boundary in this area.

Enclosed herewith for your information are the following data:

1. Tax map worksheets originally used to delineate the Land Use District Boundary (Third Div. TMK 1-9, and 1-9-11).

2. Land Use District Boundary Map H-J (dated August 23, 1964).

3. Public Hearing notices of February 15, 1964 and March 14, 1964.

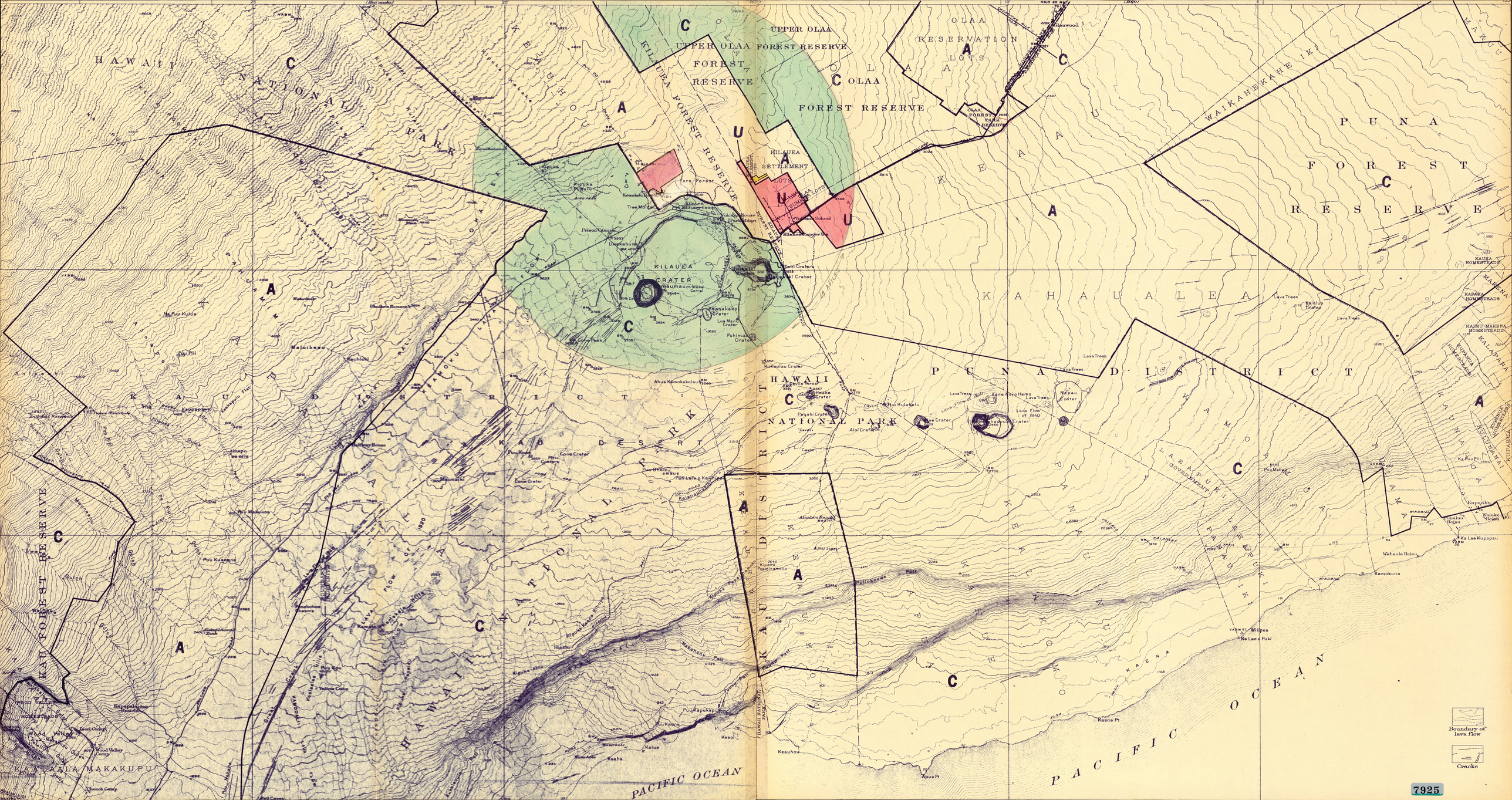
4. Minutes of the Public Hearing held on the matter of the proposed final boundaries for the County of Hawaii (dated April 3, 1964).

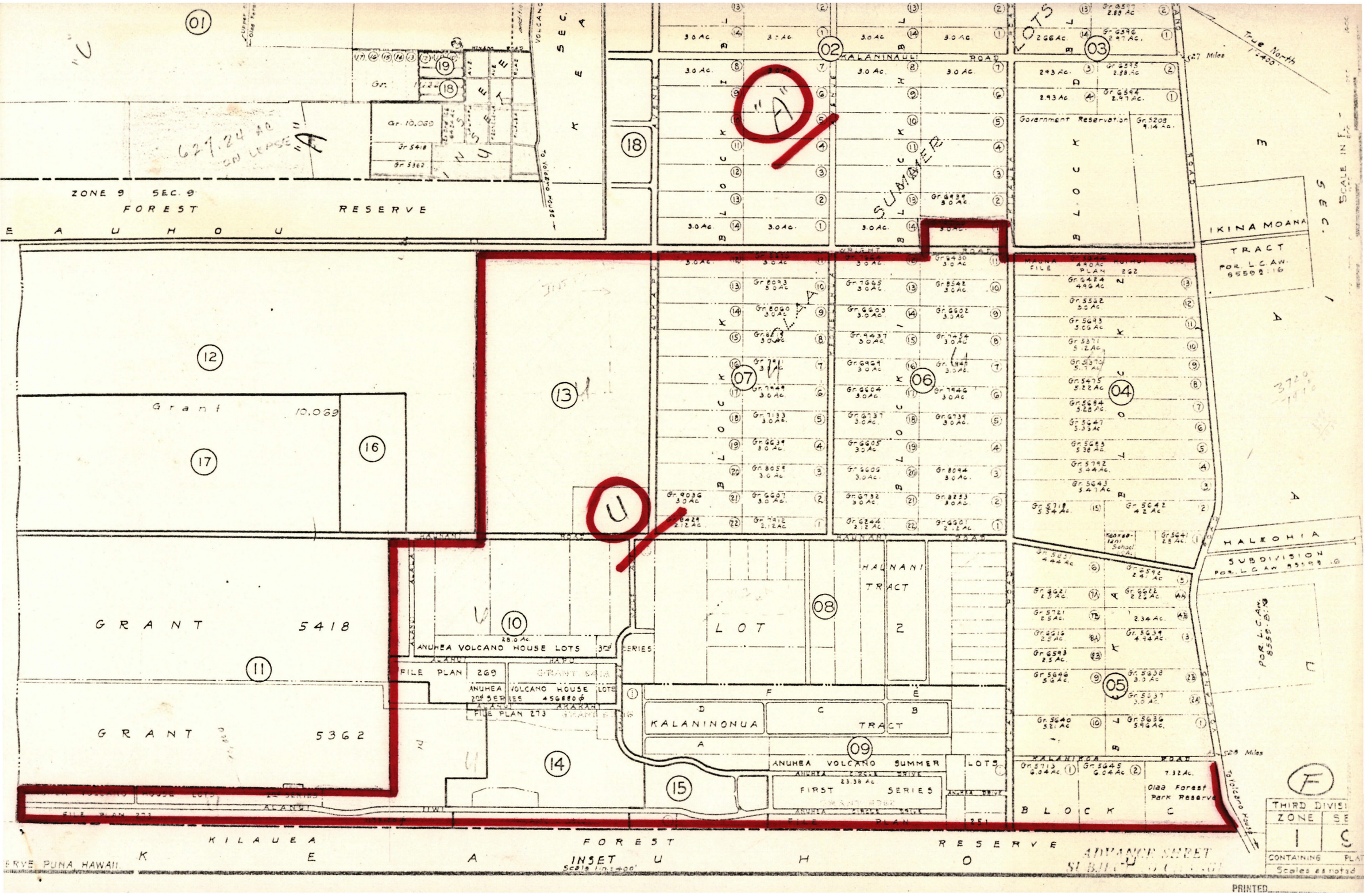
Very truly yours,

George S. Moriguchi
Executive Officer

GSM/pjp

Enclosures


HAWAII NATIONAL PARK
KILAUEA CRATER
KILAUEA FOREST RESERVE
UPPER OLAA FOREST RESERVE
OLAA FOREST RESERVE
OLAA RESERVATION LOTS
KILAUEA SETTLEMENT LOTS
PUNA FOREST RESERVE
KAU FOREST RESERVE
KAU DESERT
KAHAUALEA
PUNA DISTRICT
KAU DISTRICT
HAWAII NATIONAL PARK
PACIFIC OCEAN
Boundary of lava flow
Cracks
7925



ZONE 9 SEC. 9
FOREST RESERVE
KEAUHOU
627.24 AC ON LEASE
"A"
"U"
"F"
KALANINAULI ROAD
WRIGHT ROAD
HAUNANI ROAD
KALANIKOA ROAD
SUMMER LOTS
BLOCK
Government Reservation
IKINA MOANA TRACT
POR. L.C.AW. 85592:16
HALEOHIA SUBDIVISION
POR. L.C.AW. 85592:16
Grant 10,069
GRANT 5418
GRANT 5362
ANUHEA VOLCANO HOUSE LOTS 3rd SERIES
FILE PLAN 269
ANUHEA VOLCANO HOUSE LOTS 2nd SERIES
FILE PLAN 273
HAUNANI TRACT
LOT 2
KALANINONUA TRACT
ANUHEA VOLCANO SUMMER LOTS
FIRST SERIES
Olaa Forest Park Reserve
BLOCK C
KILAUEA FOREST RESERVE
KEAUHOU
INSET
Scale 1in.=400'
ADVANCE SHEET
THIRD DIVISI
ZONE 1
CONTAINING
Scales as noted
PRINTED

PLAT 12

HALNANI ROAD

George Lycurgus
25.0 Ac.

Shiro Ikeda & wf Fujiko T/E

Noritsugu Goya
20.0 Ac.

Ward Griffin & Tsutomu Sumida T/E

Shoki Hirata

GRANT

(5.0 Ac) (5.0 Ac) (5.0 Ac) (5.0 Ac) (5.0 Ac) (5.0 Ac) 5.0 Ac (5.0 Ac) (5.0 Ac) (5.0 Ac) (5.0 Ac) 5.0 Ac 5.0 Ac

26 27 28 29 30

Myrtle B Castle
20.733 Ac.

A

Ward Griffen & Tsutomu Sumida T/E
22.722 Ac.

GRANT

(4.151 Ac) (4.151 Ac) (4.151 Ac) (4.151 Ac) (4.151 Ac) (4.151 Ac) (3.805 Ac) (3.577 Ac) (3.577 Ac) (3.491 Ac) (3.894 Ac) (4.292 Ac)

22 23

SEE INSET BELOW

ALANUI

FILE PLAN 273

Puna - Kau District Boundary

KILAUEA FOREST RESERVE

KEAUHOU - KAU

ZONE 9

SCALE IN FEET

PLAT 10

5418

TRUE NORTH Scale 1" = 200 ft.

MAPLE ROAD

PLAT 13

Nangath Sato & wf Mee T/E

31 43,560 ft

Frank E. Richardson

Hilo Merchandising, Ltd. (E)

7.0 Ac

U

32 (31)

[Book 73 p 18 1833 p 48-2] KULANI

PLAT 11

Frances A. Dillingham (32)

7.785 Ac

5382

PLAT 14

PLAT 15

SEE INSET BELOW

ALANUI IIWI

FILE PLAN 273

Puna - Kau District Boundary

KILAUEA FOREST RESERVE

KEAUHOU - KAU

ZONE 9

Katherine Kim Choy
18,750 ft
(9,375 ft) (9,375 ft)

Maria A Paschi
9,375 ft

Ismael Pabi & wf Kim Choy - T/E
9,375 ft

Tai Sun Lum & wf Yun Leh T/E
9,375 ft

Sunao Shimizu
9,445 ft

Elaine T Ikeda
9,869 ft

20

R 1802.64

INSET
Scale 1 in. = 60 ft.

Tule Acres
Scale 1 in. = 60 ft.

Sadie N. Seymour
9,375 ft

Aiko Tsubaki
18,750 ft
(9,375 ft) (9,375 ft)

Richard T. Shioto & wf Hanayo - T/E
18,750 ft
(9,375 ft) (9,375 ft)

Bernice K. Spitz Gen. Tr.
FILE
12,326 ft

Ah Sum Goo & wf Florence Y. K. T/E
11,278 ft

(11,906 ft)

Alvah A. Scott Est.
35,090 ft
(11,903 ft)

PLAN
(11,278 ft)

Dagmar S. Cooke
12,326 ft

Bunhechi Tanabe - s/o
11,875 ft

Shiro Abe, Yoshi & Shizuo Mimori
6,875 ft

Fujie Takahashi, Hardy Tobin, Yasuo Kataoka & Jack Takatsu Tr.
9,375 ft

George K. Mills Est.
273
9,375 ft

Joseph [illegible] & wf [illegible]
9,375 ft

[illegible] Hanaoka
9,375 ft

24 13 12 11 10 9 8 7 6 5 4 3 2 1

R 1802.64

KILAUEA FOREST RESERVE

KEAUHOU - KAU

ZONE 9

SCALE IN FEET

FILE PLAN 273

F

Reduced and Copy by
THE BLUE PRINT CO
OCT 1957

SUBJECT TO CHANGE

TAXATION MAPS BUREAU
TERRITORY OF HAWAII
TAX MAP
THIRD DIVISION

ZONE	SEC	PLAT
1	9	11

CONTAINING PARCELS

SCALE: AS NOTED

DEPARTMENT OF THE INTERIOR
U.S. GEOLOGICAL SURVEY

TERRITORY OF HAWAII
WALLACE R. FARRINGTON, GOVERNOR
C.T. BAILEY, COMMISSIONER OF PUBLIC LANDS

HAWAII
(ISLAND AND COUNTY OF HAW
PUNA QUADRANGLE

PUNA DISTRICT, HAWAII

Topography by C.H. Birdseye, A.O. Burkland, Kostka Mudd, Edward G. Wingate, Edmund Bright and K. Simeona.
Control in part by Hawaiian Territorial Survey and U.S. Coast and Geodetic Survey.
Surveyed in 1912 and 1922.

Scale 1/62500
1 0 1 2 3 4 Miles
5000 0 5000 10000 15000 20000 Feet
1 0 1 2 3 4 5 Kilometers

Contour interval 50 feet.
Datum is mean sea level.

Polyconic projection. Hawaiian
5000 yard grid based upon U.S
system, but with central meridi

THROUGH ROUTES
SECONDARY ROUTES

PUNA, HA
Edition of 19

Boundary of lava flow

Cracks

LAND USE DISTRICT BOUNDARIES

DISTRICT MAP	STATE OF HAWAII	DISTRIC
H-J	LAND USE COMMISSION DEPT. OF PLANNING & ECONOMIC DEVELOPMENT EFFECTIVE DATE: AUG 23, 1964	U = URBAN R = RURAL A = AGRICULT C = CONSERVA

7926

RECEIVED
FEB 19 1964
State of Hawaii
LAND USE COMMISSION

IN THE MATTER OF

Notice of a Televised Public Hearing to Consider the Generalized Proposed Final District Boundaries for the Five Major Islands in the State of Hawaii

AFFIDAVIT OF PUBLICATION

NOTICE OF A TELEVISED PUBLIC HEARING TO CONSIDER THE GENERALIZED PROPOSED FINAL DISTRICT BOUNDARIES FOR THE FIVE MAJOR ISLANDS IN THE STATE OF HAWAII, BEFORE THE LAND USE COMMISSION OF THE STATE OF HAWAII

NOTICE IS HEREBY GIVEN of a televised public hearing to be held in the City and County of Honolulu by the Land Use Commission of the State of Hawaii on March 7, 1964, from 8:00 a.m. to 10:00 a.m., or as long thereafter as deemed necessary, at KGMB TV Studio, 1534 Kapiolani Boulevard, Honolulu, Hawaii, to consider the Generalized Proposed Final District Boundaries for the five major islands in the State of Hawaii, as provided for in Section 98H-3, Revised Laws of Hawaii 1955, as amended.

Maps showing the Generalized Proposed Final District Boundaries for the five major islands in the State of Hawaii will be on file after February 25, 1964 in the Office of the Land Use Commission, and will be open to inspection by the public during office hours.

All written protests or comments on the Generalized Proposed Final District Boundaries for the five major islands in the State of Hawaii may be filed with the Land Use Commission, 426 Queen Street, Honolulu, before the date of the televised public hearing, or submitted in person at the time of the televised public hearing, or up to fifteen (15) days following the televised public hearing. Further hearings on the proposed final district boundaries and regulations will be scheduled in every County. The time and place of such hearings will be advertised at a later date.

LAND USE COMMISSION
MYRON B. THOMPSON,
Chairman
RAYMOND S. YAMASHITA,
Executive Officer

(S.-B.: Feb. 15, 1964)

STATE OF HAWAII,
CITY AND COUNTY OF HONOLULU. } ss.

Masae Okuda *being duly sworn, deposes and says, that* She *is Clerk of the HONOLULU STAR-BULLETIN, INC., publishers of THE HONOLULU STAR-BULLETIN, a daily newspaper published in the City and County of Honolulu, State of Hawaii, that the ordered publication in the above entitled matter of which the annexed is a true and correct printed notice, was published* one *times in said daily newspaper, commencing on the* 15th *day of* February, *19*64, *and ending on the* 15th *day of* February, *19*64 *(both days inclusive), to wit, on* February 15, 1964

and that affiant is not a party to or in any way interested in the above entitled matter.

Masae Okuda

Subscribed and sworn to before me this 15th *day of* February, *A. D. 19*64.

[signature]

Notary Public of the First Judicial Circuit, State of Hawaii

My commission expires

My Commission expires June 30, 1965

RECEIVED
MAR 20 1964
State of Hawaii
LAND USE COMMISSION

IN THE MATTER OF

Notice of Public Hearings

AFFIDAVIT OF PUBLICATION

NOTICE OF PUBLIC HEARINGS TO CONSIDER (1) PETITIONS FOR CHANGE OF TEMPORARY DISTRICT BOUNDARY WITHIN THE COUNTY OF HAWAII (2) THE PROPOSED FINAL DISTRICT BOUNDARIES FOR THE COUNTY OF HAWAII; AND (3) THE PROPOSED FINAL DISTRICT REGULATIONS BEFORE THE STATE OF HAWAII LAND USE COMMISSION

NOTICE IS HEREBY GIVEN of the public hearings to be held by the Land Use Commission of the State of Hawaii in the County of Hawaii to consider (1) Petitions for Change of Temporary District Boundary within the County of Hawaii; (2) the proposed Final District Boundaries for the County of Hawaii; and (3) the proposed Final District Regulations as provided in SECTION 2, Section 98H-3, 98H-4 and 98H-7, Revised Laws of Hawaii, as amended.

FRIDAY, April 3, 1964, Hilo Electric Light Co. Auditorium, HILO, HAWAII at 2:30 p.m., or as soon thereafter as those interested may be heard.

SATURDAY, APRIL 4, 1964, Hale Halawai Cultural Center, KAILUA-KONA at 10:00 a.m., or as soon thereafter as those interested may be heard.

SCHEDULE OF ITEMS TO BE HEARD

(1) Petition of Bob Yanazaki, A(T)63-55, Amendment to the Temporary District Boundary from an Agricultural district classification to an Urban district classification to subdivide land into 6 houselots in Waiakea, S. Hilo: Described as Third Division, TMK 2-2-46:6. —Hilo Hearing only.

(2) Petition of B. P. Bishop Estate by A. J. Dow, A(T) 63-56, for Amendment to the Temporary District Boundary from an Agricultural district classification to an Urban district classification for shoreline houselots in Keei, Honaunau: Described as Third Division, TMK 8-3-05 & 8-3-06. —Kailua-Kona Hearing only.

(3) Proposed Final District Boundaries for the County of Hawaii —Hilo and Kailua-Kona Hearings.

(4) Proposed Final District Regulations —Hilo and Kailua-Kona Hearings.

Maps showing the proposed Final District Boundaries for Hawaii County; areas under consideration for Temporary District Boundary Changes; and copies of the proposed Final District Regulations are on file in the Offices of the Hawaii County Planning and Traffic Commission and the Land Use Commission, and are open to the public for inspection during office hours.

Additional copies of the proposed Final District Regulations and the proposed Final District Boundaries for the County of Hawaii will be posted in public places in the County of Hawaii. Information regarding these places of posting may be had by contacting the offices listed above.

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

STATE OF HAWAII,
CITY AND COUNTY OF HONOLULU. } ss.

Masae Okuda *being duly sworn, deposes and says, that* s *he is Clerk of the HONOLULU STAR-BULLETIN, INC., publishers of THE HONOLULU STAR-BULLETIN, a daily newspaper published in the City and County of Honolulu, State of Hawaii, that the ordered publication in the above entitled matter of which the annexed is a true and correct printed notice, was published* one *times in said daily newspaper, commencing on the* 14th *day of* March, *19*64, *and ending on the* 14th *day of* March, *19*64 *(both days inclusive), to wit, on* March 14, 1964

and that affiant is not a party to or in any way interested in the above entitled matter.

Masae Okuda

Subscribed and sworn to before me this 14th *day of* March, *A. D. 19*64.

Sun Yau Ampong
Notary Public of the First Judicial Circuit, State of Hawaii

My commission expires

My Commission expires June 30, 1965

STATE OF HAWAII
LAND USE COMMISSION

Minutes of Public Hearing

Hilo Electric Light Company

Hilo, Hawaii

2:30 P. M. - April 3, 1964

Commissioners Present:	C.E.S. Burns Goro Inaba James P. Ferry Shiro Nishimura Charles S. Ota Myron B. Thompson Robert G. Wenkam Leslie E. L. Wung
Absent:	Shelley Mark
Staff Present:	Raymond S. Yamashita, Executive Officer Roy Y. Takeyama, Legal Counsel Richard E. Mar, Field Officer Alberta L. Kai, Stenographer

The public hearing was called to order by Chairman Thompson who said a short opening prayer. He introduced the commission and staff members, and explained the purpose for holding this public hearing. The agenda was outlined and the procedures to be followed during the public hearing on the petition of Bob Yanazaki were given. The staff members were sworn in by the Chairman and the public hearing on the petition of Bob Yanazaki (A(T)63-55) proceeded.

PETITION OF BOB YANAZAKI (A(T)63-55), FOR AMENDMENT OF THE TEMPORARY DISTRICT BOUNDARY FROM AN AGRICULTURE DISTRICT CLASSIFICATION TO AN URBAN DISTRICT CLASSIFICATION TO SUBDIVIDE LAND INTO SIX (6) HOUSELOTS IN WAIAKEA, S. HILO: Described as TMK 2-2-46: 6

The Field Officer presented the background on the petition and located the area on a map. There being no one present, the petitioner or a representative of the petitioner, the Field Officer continued with the staff's analysis and recommendation. The staff's recommendation was for approval of the petition on the following bases: (1) there is reasonable evidence that satisfies the "test" required in the law; and (2) there is no current evidence that the major tenets of the land use legislation, in respect to preservation of prime agricultural areas or the prevention of scatteration will be violated. The staff further

recommended that the extension of the urban district boundary lines be made for the area to comply with the adopted county zoning maps when the final district boundary maps are prepared.

There were no questions raised from the floor, Commission or County agency.

The Chairman announced that this Commission will receive comments and protests on this petition within 15 days from this public hearing and will take action on this petition 45 to 90 days from this public hearing.

The public hearing was closed in the matter of Bob Yanazaki.

THE LAND USE COMMISSION'S PROPOSED FINAL DISTRICT BOUNDARIES AS THEY APPLY TO THE COUNTY OF HAWAII

The procedures to be followed during this phase of the public hearing were outlined by the Chairman, who performed a mass swearing in of everyone entering testimonies and comments during this hearing. Commissioner Wung of Hilo presented the Land Use Commission's rough draft of the proposed final district boundaries as they applied to the County of Hawaii.

The following persons presented their testimonies:

Mr. Claude Moore of C. Brewer & Company, Hilo Branch, representing Pepeekeo Sugar Company, requested an urban classification for plantation lands in the Pepeekeo area. (Letter on file.)

Mr. Shigeru Nakano of ILWU supported Mr. Moore's request. (Letter on file.)

Mr. Claude Moore representing Hilo Sugar Company requested an urban classification in the vicinity of the Wainaku-Punahele Street area in Hilo. (Letter on file.)

Mr. Hiroshi Kasamoto requested a rural classification for the Kawiki Homestead area in Hilo, Hawaii. (Letter on file.)

Mr. Masanori Kushi representing Mr. Mineo Inaba requested an urban classification for the Kaumana district, Ponahawai, S. Hilo.

Mr. Norman Inaba supported this request and asked that the urban extension cover the Kaumana area to the Country Club Road to include increment 1A & 1B of the Kaumana City Subdivision. (Letter on file.)

Mr. Claude Moore requested that Halai hill in Ponahawai to west of cane lands be classified as urban. Area is contiguous to the City of Hilo.

Mr. Fred Ziegner requested that a strip of land on the outskirts of Hilo, in the Waiakea area be zoned urban.

Mr. Allen Nevels supported Mr. Ziegner's request.

Mr. Kaoru Sunoda requested that the Komohana Road area consisting of 40 acres, which commission has proposed 16.5 acres for urban and 23.5 acres for agriculture, be entirely in urban. (Letter to Mr. Kaoru Sunoda, dated 2/20/64, covering this request on file.)

Mr. Lawrence Valesco requested that the Waiakea-Panaewa area be classified as urban. (Cannot determine.)

Mr. Allan Nevels, Jr. representing W. H. Shipman, Ltd., requested that the area in S. Hilo and Puna which is being proposed by the W. H. Shipman, Ltd. for an industrial park and botanical garden combination be classified as urban. The area covers approximately 500 acres.

Mr. Tom Monger of Hawaii Chamber of Commerce supported Mr. Nevels request.

Mr. Harold Tanouye also supported Mr. Nevels request.

Mr. Charles Murray requested that the Kamaili beach coastline be classified as urban. (Letter on file.)

Mr. Allan Nevels (speaking on his own behalf) requested that portions of the Kapoho area to Queen's bath be considered for urban. (Letter on file.)

Mr. Ernest Kai requested that the Volcano area, in the Kau district, covering approximately 280 acres along Volcano Golf Course and adjacent to the Kilauea Camp be classified urban. (Letter on file.)

Mr. Bob Yamada requested that 1-2-9 Kahena area be zoned urban. (Letter on file covering area from Dr. Henry Yuen.)

Mr. Eldredge Johnson requested that the Ninole area adjacent to Punaluu be changed from Conservation to Rural. (Land Use Commission said that the shoreline from Punaluu to Honuapo should be in conservation. Land Use Commission denied C. Carmichael request for urban classification at Punaluu.)

Mr. Maxiandra Landgraf requested that the Kapapala Forest Reserve be included in the conservation district.

Mr. George Ewart of C. Brewer and Company, representing Hawaiian Ranch Company, requested that lands now being used by Hawaiian Ranch for grazing be classified as Agriculture. (Letter on file.)

Mr. Charles Murray representing Dr. Wade requested that 4 acres of land in the Holualoa area above Kuakini Highway and part of the Holualoa Estates Subdivision be classified as urban. (Letter on file.)

Mr. Allan Nevels, Jr. requested that lands known as Alika, some 485 acres, be classified other than conservation at present. He also requested that the Awakee area, consisting of some 401 acres be classified other than conservation. Mr. Nevels stated that he would have no objections to the presently proposed classifications of these districts if it were known what the Board of Land & Natural Resources regulations were. He stated that if the conservation regulations were not too restrictive, he would have no objections, but if they were he would request that these areas be taken out. (Letter on file.)

Mr. Norman Brand representing Richard Smart submitted maps correcting minor changes on land use proposed district maps. (Letter and maps on file.)

Mr. Raymond Suefuji representing the Hawaii Planning & Traffic Commission requested that the Waiakea Camp 6 area be designated urban and also the Kawailani-Haihai Road area.

There were no further comments or protests from the public, county or commission. The Chairman announced that the Commission will receive additional comments and protests within the next 15 days from this hearing date and will take action 45 to 90 days from this hearing date.

The public hearing on the Land Use Commission's proposed final district boundaries for the County of Hawaii was closed.

THE LAND USE COMMISSION'S PROPOSED FINAL DISTRICT REGULATIONS AS THEY APPLY TO THE STATE OF HAWAII

There were no comments from the floor on the above subject.

The Chairman announced that the Commission will receive additional comments and protests on the proposed land use district regulations and will take action sometime in the latter part of June 1964.

The public hearing was closed at 5:30 p.m.

STATE OF HAWAII
LAND USE COMMISSION

Minutes of Public Hearing

Hale Halawai Cultural Center

Kailua-Kona, Hawaii

10:00 A.M. - April 4, 1964

Commissioners Present:	James P. Ferry Goro Inaba Shiro Nishimura Charles S. Ota Myron B. Thompson Robert G. Wenkam Leslie E. L. Wung
Absent:	C.E.S. Burns Shelley Mark
Staff Present:	Raymond S. Yamashita, Executive Officer Roy Y. Takeyama, Legal Counsel Richard E. Mar, Field Officer Alberta L. Kai, Stenographer

The public hearing was called to order by Chairman Thompson who said a short opening prayer. He introduced the commission and staff members, and explained the purpose of the public hearing. The agenda for the public hearing was outlined and the procedures to be followed throughout the public hearing were explained. Staff members and persons giving testimonies during the public hearing on the petition of B. P. Bishop Estate (A(T)63-56) were sworn in.

PETITION OF B. P. BISHOP ESTATE (A(T)63-56) FOR AMENDMENT OF THE TEMPORARY DISTRICT BOUNDARY FROM AN AGRICULTURAL TO AN URBAN DISTRICT CLASSIFICATION FOR A PROPOSED SUBDIVISION KNOWN AS KEEI SHORELOTS LOCATED IN HONAUNAU, HAWAII: Described as TMK 8-3-05 and 8-3-06 (23.15 Acres)

The Field Officer presented the background on the petition and located the area involved on a map. There being no question from the petitioner, the Executive Officer proceeded with the staff's analysis and recommendation. The recommendation of the staff was for disapproval based on the fact that: (1) there were substantial and adequate areas already placed in the urban district; (2) there is now only limited urban uses in the area which produce little pressure for governmental services and facilities now absent; (3) the remoteness of the area would make it expensive and inefficient for government to provide a decent level of services

and facilities; and (4) there is no evidence that a sufficient demand for urbanization exists which can result in an urban area that can support a decent level of services and facilities at reasonable cost to the taxpayers at this time. The staff further recommended that the retention of the conservation designation as proposed in the final district boundaries be made to best promote the effectiveness and objectives of the Land Use Law in respect to: (1) the intent of Conservation districts to preserve scenic areas and provide parklands, wilderness and beach reserves; (2) the prevention of scatteration which would eventually bring pressures for expensive, yet reduced public services; and (3) the preservation, protection and encouragement of development of lands in the State for those uses to which they are best suited for the public welfare.

Mr. Herbert Jackson (who was sworn in earlier) representing the petitioner, Bishop Estate, protested the recommendation of the staff and made the following comments in relation to scatteration and substantial lands already zoned for urban use. Mr. Jackson stated that scatteration does not apply to this area. The government must furnish the services of government facilities to the residences on both sides of their proposal. The County of Hawaii has rerouted its water lines down in this direction upon the premise that they were going to be supported by the consumers in this area. He stated in relation to sufficient urban lands already provided, he knew of none on the beach areas.

In response to questions posed by Commissioner Ferry, Mr. Jackson replied that the Bishop Estate intends to lease these lands with "no package deal". He stated that it is the Estate's intention that they would make arrangements with someone like Captain Cook Lumber to provide these services (if it were wanted), but that the Estate wouldn't do it. They could not.

There were no further questions from the Commission, floor or county agency. The Chairman announced that this Commission will receive comments and protests on this petition within 15 days from this public hearing and will take action on this petition 45 to 90 days from this public hearing.

The public hearing was closed in the matter of B. P. Bishop Estate.

THE LAND USE COMMISSION'S PROPOSED FINAL DISTRICT BOUNDARIES AS THEY APPLY TO THE COUNTY OF HAWAII

The procedures to be followed during this phase of the public hearing were outlined by the Chairman, who performed a mass swearing in of everyone entering testimonies and comments during this hearing. Commissioner Inaba of Kona presented the Land Use Commission's rough draft of the proposed final district boundaries as they applied to the County of Hawaii.

The following persons presented their testimonies:

Mr. Herbert Jackson of Bishop Estate made the following requests (letter

on file):

(1) extend the urban lines to include the Estate's proposed resort development in the Keauhou Bay area;

(2) extend the urban lines to include the Estate's Kuakini houselots;

(3) extend the urban lines to include the Estate's Puuloa subdivision;

(4) include portion of land in the Kahaluu forest reserve presently being used as grazing in the agriculture district;

(5) exclude the Waiaha Spring area from the conservation district;

(6) designate the Kahuwai Bay area as urban;

(7) classify the Volcano Golf Course area as urban;

(8) designate the Pualoa area as agriculture; and

(9) designate the Honokane area in Kohala as agriculture.

Mr. Robert Greenwell asked whether an area classified as conservation can be removed to another classification. Mr. Greenwell was answered in the affirmative.

Mr. Roy Vitousek representing the McCandless and Kealakekua Ranches requested that (letter on file):

(1) the Kealakekua Ranch lands adjacent to Napoopoo town be designated urban; and

(2) the urban lines be extended north to include the beach area and flat lands behind the beach. He also requested that the conservation lines, mauka portion of the Kealakekua Ranch, be raised to a 7,500 foot level, as ranch lands now proposed as conservation are presently being used as pasture lands.

(3) the McCandless Ranch presently in pasture and ranching be classified as agriculture; and

(4) the conservation lines be raised to a 7,500 foot level.

Mr. Alex Smith of Queen's Hospital requested that the area adjoining the Rockefeller development in Kawaihae be designated urban (letter on file).

Mr. Walter Collins requested that the urban lines be extended to include 60 acres of land which would be the boundary extending mauka of Spencecliff Park, mauka of Kawaihae Road-Paiko Highway, along the southern boundary to tie-in with the Mauna Kea Beach hotel project (letter on file).

Mr. Sumio Nakashima speaking for Clarence Nakahara requested that 7-5-03: 3 consisting of 24 to 26 acres be classified as urban. He stated that Mr. Horton McQuerrey was the developer for this proposed subdivision by Mr. Nakahara (letter on file).

Mr. Patrick North and Mr. William Hooper requested that 7-5-09: 48 consisting of 4.115 acres be classified as urban (letter on file).

Mr. Roy Vitousek speaking on behalf of Mr. J. M. Jackson requested permission to submit a written testimony within 15 days (letter on file).

Mr. Sumio Nakashima representing Mr. Antone Gouveia and Mr. Lloyd A. Mannes requested that 7-7-08: Por. 11 & 30 in North Kona, consisting of 196 acres more or less be designated urban (letter on file).

Mr. Mervin Gilliland of American Factors requested that areas mauka of present Hawaii Belt Road and the Old North Kona Highway be designated as urban (letter on file).

Mr. Harry Tanaka requested that 7-9-10: 48 consisting of 2.068 acres mauka of Hawaii Belt Road be urban.

Mr. Don Carlsmith, Dillingham Kona Development Corporation, requested that areas lying in Holualoa and Puapuaanui, North Kona be classified as rural (letter on file).

Mr. Weinrich supported this request.

Mr. Pete Kuwahara objected to this request.

Mr. Robert Lau representing Mr. and Mrs. Joseph Duarte requested that 7-6-6: 29 consisting of 4.70 acres be rezoned to rural (letter on file).

Mrs. Wanda Hedemann representing Mr. and Mrs. Joseph Duarte requested that lands in the Kaawaloa-Kealakekua Bay area be designated rural (letter on file).

Mrs. Hedemann speaking in behalf of Mr. John Gouveia requested that 7-5-10: 4 comprising of 60.8 acres and 7-5-10: 20 comprising of 7.44 acres near Aloha Kona subdivision be designated urban (letter on file).

Mr. Nelson Ahuna representing Yee Hop, Limited requested that 8-8-2: 14, 13, 17 & 22, Alika, South Kona be classified as agriculture (letter on file).

There were no further comments or protests from the public, county or commission. The Chairman announced that the Commission will receive additional comments and protests within the next 15 days from this hearing date and will take action 45 to 90 days from this hearing date.

The public hearing on the Land Use Commission's proposed final district boundaries for the County of Hawaii was closed.

THE LAND USE COMMISSION'S PROPOSED FINAL DISTRICT REGULATIONS AS THEY APPLY TO THE STATE OF HAWAII

There were no comments from the floor on the above subject.

The Chairman announced that the Commission will receive additional comments and protests on the proposed land use district regulations and will take action sometime in the latter part of June 1964.

The public hearing was closed at 12:30 p.m.

9 9 01

SOUTH HILO DISTRICT
ZONE-2, SEC.-4, PLAT-08.
WAIAKEA

PUNA DISTRICT
ZONE-1, SEC.-9.
OLAA

NORTH HILO DISTRICT
HUMUULA
State of Hawaii Exec Ord. No. 1283
MAUNA LOA FOREST & GAME RESERVE
ZONE-3, SEC.-8, PLAT-01.

KULANI PRISON SITE
KULANI
KIPUKA
(See Inset "C")
B. P. Bishop Est. KILAUEA 2955.726 Ac.
B. P. BISHOP Est. (C. Brewer & Co., Ltd.) le. 27,527.422 Ac. (27,510.340 Ac.)
KAU DISTRICT BOUNDARY
KEAUHOU
SEE INSET "A"
SEE INSET "B"
SEE Inset "D"
KILAUEA CRATER
OBSERVATORY SITE
UWEKAHUNA
HALEMAUMAU
7713 KEANAKAKAI
HAWAII NATIONAL PARK
KILAUEA SECTION
U.S. National Park Service
EXECUTIVE ORDER No. 86
PUBLIC ACT No. 269
United States of America
26,502.87 Ac. (Includes all roads)
United States of America 39,682.0 ac±
United States of America 64.18 ac. HAWAII NATIONAL PARK
(34,955 Ac.)
FLOW OF 1880-1881
LAVA
PUU HULUHULU
AWARD
PLAT 02
"FLAG"
Volcano Golf & Country Club 144.049 Ac.
Road Easement
Old Kau-Volcano Trail
Old Mamalahoa Trail
To Kona
To Hilo
To Kau
To Volcano
To Pahala
Addn to Hawaii Nat'l Park
Addition to Hawaii Nat'l Park
KAPAPALA FOREST RESERVE
KAPAPALA
KAU DESERT
SEC. 8
HAMAKUA
ZONE-4, SEC.-2
PAHAKUHANALEI
(4727 Ac.)
PUU ELEELEE
HAWAII NATIONAL PARK MAUNA LOA SECTION
MOKUAWEOWEO CRATER
KAHUKU
SEC. 3
KAHAUALEA
ZONE-1
SEC. 1
PUNA
SEC. 11
B. P. Bishop Est. (J. J. Noble-Trs.) & Wf. Maria T.E.) le. 6197.00 Ac.
U.S.A. For Exec. Ord. 1416 NATIONAL PARK SERVICE 2059.0 ac
5 SEA

INSET "C"
88966
To Kulani Prison
HILO DISTRICT
PUNA DISTRICT
50-Hilo 100 HILO 82
Kulani Trailhead (Elevation 6000 Ft.)
Kulani Telephone Co. (Cable & Relay Station)

INSET B
TRUE NORTH
SCALE 1 in. = 300 Ft.
PARK HEADQUARTERS
TO HILO
HWY.
MAMALAHOA
13.00 Ac.
10.67 Ac.
7.82 Ac. (less 0.67 Ac. HWY 4.73 NBT)
14.13 Ac.
KILAUEA CRATER
VOLCANO HOUSE
To Kau (Pgs) No. 5-0144 (Pgs)
United States of America (U.S. National Park Service) Public Act #269 Governor's Exec Ord. #86 FOR HAWAII NATIONAL PARK Kilauea Section (Kilauea Volcano House, LFO) le Contract #14-10-0100-65

INSET A
Keauhou Ranch
KEAUHOU-KAPAPALA KAU HAWAII. (Reg. Map 2514)
1.821 Ac.
4.108 Ac.
1.748 Ac.
3.816 Ac.
40 ft. ROAD
ROAD 0.770 Ac.
Note: All lots owned by B. P. Bishop Est. unless otherwise noted.
To Hilo
To Kau
TRUE NORTH
lin. = 100 ft. TRUE North

INSET "D"
(C. Brewer & Co., Ltd.) le.
21.727 Ac.
22
20.01 Ac.
26
0.841 Ac.
PLAT 02
25
14
Note: All lots owned by B. P. Bishop Est. unless otherwise noted.

Tax Maps Branch
Tax Office Bldg.
Honolulu, Hawaii

ADVANCE SHEET
SUBJECT TO CHANGE

Parcels Dropped: 8,

THIRD DIVISION		
ZONE	SEC.	PLAT
9	9	01
CONTAINING PARCELS		
SCALE: lin. = 5000 ft.		

PRINTED JAN 19 1988

7919

Dwg. No.: 2517
Source: Tax Map Bureau
By: H.N.P.K. Aug. 1935

PLAT 12

HAUNANI ROAD

To Volcano Road

Umeichi Okamoto
23.012 Acs.
PORTION
(8.012 Acs) (5.0 Acs) (5.0 Acs) (5.0 Acs)

Georgina L. Maggioros
Leo G. Lycurgus
Nicholas Lycurgus T/C
25.0 Acs.
(5.0 Acs) (5.0 Acs) (5.0 Acs) (5.0 Acs) (5.0 Acs)

Julius C. Richardson Trust
5.0 Acs.

Noritsugu Goya
20.0 Acs.
GRANT
(5.0 Acs) (5.0 Acs) (5.0 Acs) (5.0 Acs)

J.S.A. Incorporated
5.0 Acs.

Shokie Hirayama
5.0 Acs.

PLAT 10

5418

PLAT 08

TRUE NORTH
Scale: 1 in = 200 Ft.

MAILE ROAD

PLAT 09

Harry B. Mathewson & wf Alice W. - T/E
26.161 Acs.
PORTION
(12.270 Acs) (4.575 Acs) (4.151 Acs)

Myrtle B. Castle
28.135 Acs.
(20.753 Acs)

J.S.A. Incorporated
15.340 Acs.
GRANT
(3.805 Acs) (3.577 Acs) (3.577 Acs) (3.491 Acs) (3.894 Acs) (4.292 Acs)

Hanami Shimazu & wf Shigeko - T/E
43,560 ± 2004

Frank E. Richardson 97,095 ±
785.73

J. Vern Willis & wf Barbara R.C. - T/E
7.0 Acs.

J. Vern Willis & wf Barbara R.C. - T/E
7.785 Acs.

5362

PLAT 14

PLAT 15

SEE INSET BELOW

ALANUI IIWI

FILE PLAN 273

SEE INSET BELOW

Puna - Kau District Boundary

ZONE 9 KILAUEA FOREST RESERVE KEAUHOU - KAU ZONE 9

INSET
Scale: 1 IN = 60 Ft.

TRUE NORTH
Scale: 1 in = 60 Ft.

Ivy I. Takemura 18,750 ± (9,375 ±) (9,375 ±)

Aloha K. Brown 18,750 ± (9,375 ±) (9,375 ±)

Charles C.R. Park & wf Dorothy Ann - T/E 18,750 ± (9,375 ±) (9,375 ±)

Maria A. Paaluhi 9,375 ±

Ismael Balai & wf Kim Choy - T/E 9,375 ±

Tai Sun Lum & wf Yun Leh T/E 9,375 ±

Sumiko Shimizu 9,445 ±

Elaine T. Ikeda 9,869 ±

ALANUI IIWI

PORTION 9,375 ±

Sadie K. Seymour 9,375 ±

Kazuko Tsubaki 18,750 ± (9,375 ±) (9,375 ±)

Richard T. Shiota & wf. Hanayo - T/E 18,750 ± (9,375 ±) (9,375 ±)

Charles W. Spr's, II FILE 12,326 ±

Ah Sum Goo & wf. Florence Y.K. 11,278 ± T/E

(11,906 ±)

Jack E. Conley & wf. Dorothy S. - J/T 35,090 ± (11,906 ±)

PLAN (11,278 ±)

Dagmar S. Cooke 12,326 ±

Nancy C.L. Lee 11,875 ±

William E. Henry & wf. Violet S. - T/E 6,875 ±

William E. Henry & wf. Violet S. - T/E 9,375 ±

Elsie A. Atkins 273 9,375 ±

Joseph Jardine & wf. Elvira C. T/E 9,375 ±

John A. Hanaike 9,375 ±

Puna - Kau District Boundary

KILAUEA FOREST RESERVE
KEAUHOU - KAU
ZONE 9

A66-131 SUNRISE REALTY

POR. GRANTS 5418 & 5362; POR. FILE PLAN 273
& POR. ANUHEA VOLCANO HOUSE LOTS,
OLAA, PUNA, HAWAII

SUBJECT TO CHANGE

TAXATION MAPS BUREAU
TERRITORY OF HAWAII
TAX MAP
THIRD DIVISION

ZONE	SEC.	PLAT
1	9	11

CONTAINING PARCELS
SCALE: AS NOTED.

7920

JUL 22 1966

Dwg. No: 427
Source: Taxation Maps Bureau
By: K.B. & R.Y.T. Date: June 1946
Revised & Re-parceled - June 1946

ZONE 1 SEC. 8 PLAT 12

SEC. 8 PLAT 10

SEC. 8 PLAT 11

United States of America
(Dept. of Interior)
FOR. HAWAII NATIONAL PARK
Exec. Ord. 1540
3298.54 Acs.
(3683.00 Acs.)

OLAA FOREST RESERVE

State of Hawaii
3876.947 Acs.
(3871.900 Acs.)

Grpd into 1120-162 Inset C

40

Resume (6384) Pur. Exec. Ord. 1875 ELEVATION 4000 FEET

State of Hawaii
(County of Hawaii)
4.640 Acs.
Exec. Ord. No. 1137
OLAA QUARRY SITE

BEGINNING OF PROJECT NO. S-0148(7)

True North
1" = 2000'

KILAUEA ADDITION TO OLAA

VOLCANO ROAD

OLAA 1 Sec. 1

50.273 21-S
52.370 94-W Olaa △

State of Hawaii
2907.987 Acs.

(4192.487 acs.)

(1137.86 Acs)

UPPER OLAA FOREST RESERVE

(2105.79 acs.)

DISTRICT OF PUNA
UPPER MAUNA LOA FOREST RESERVE
ZONE 2 Sec. 4

4 William E. Wehrig (3)

43 William Gordon Ie. 192.58 Acs.

42 (3.90 Acs)

OLAA SUMMER LOTS

PLAT 13

PLAT 17

PLAT 18

PLAT 20

United States of America
(Dept of Interior)
For. HAWAII NATIONAL PARK
Exec. Ord 1540
350.13 Acs.

To Pahala

Grant 5418

Grant 5362

FARM LOTS

VOLCANO SEE INSET "A"

(802.19 acs.)

7

1

5

6

Kulani

DISTRICT OF KAU

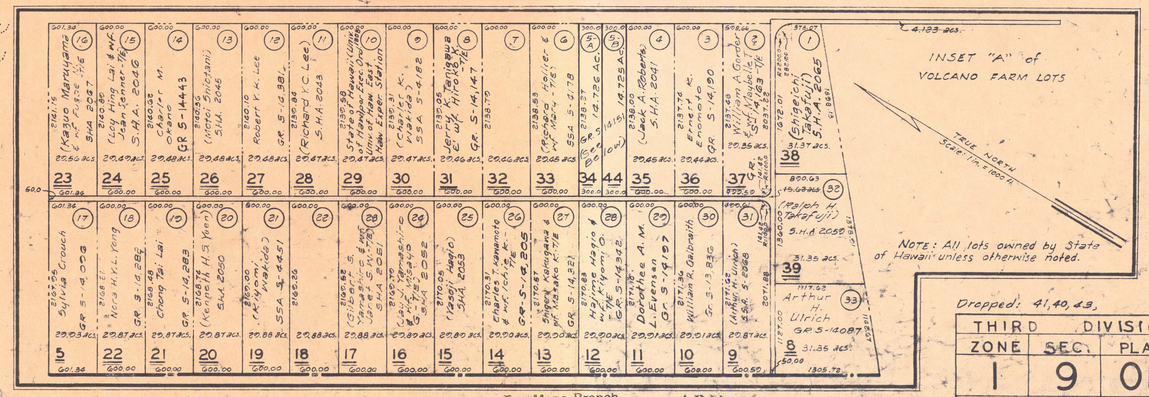
K E A U H O U

KILAUEA FOREST RESERVE

ZONE 9 Sec. 9

34 Alexander C. Cooper

44 Frank A. Massow & wf Laura M. - TIE



Dropped: 41, 40, 43,

THIRD DIVISION		
ZONE	SEC.	PLAT
1	9	01
CONTAINING		PARCELS
SCALE: AS NOTED		

PRINTED JUL 22 1966

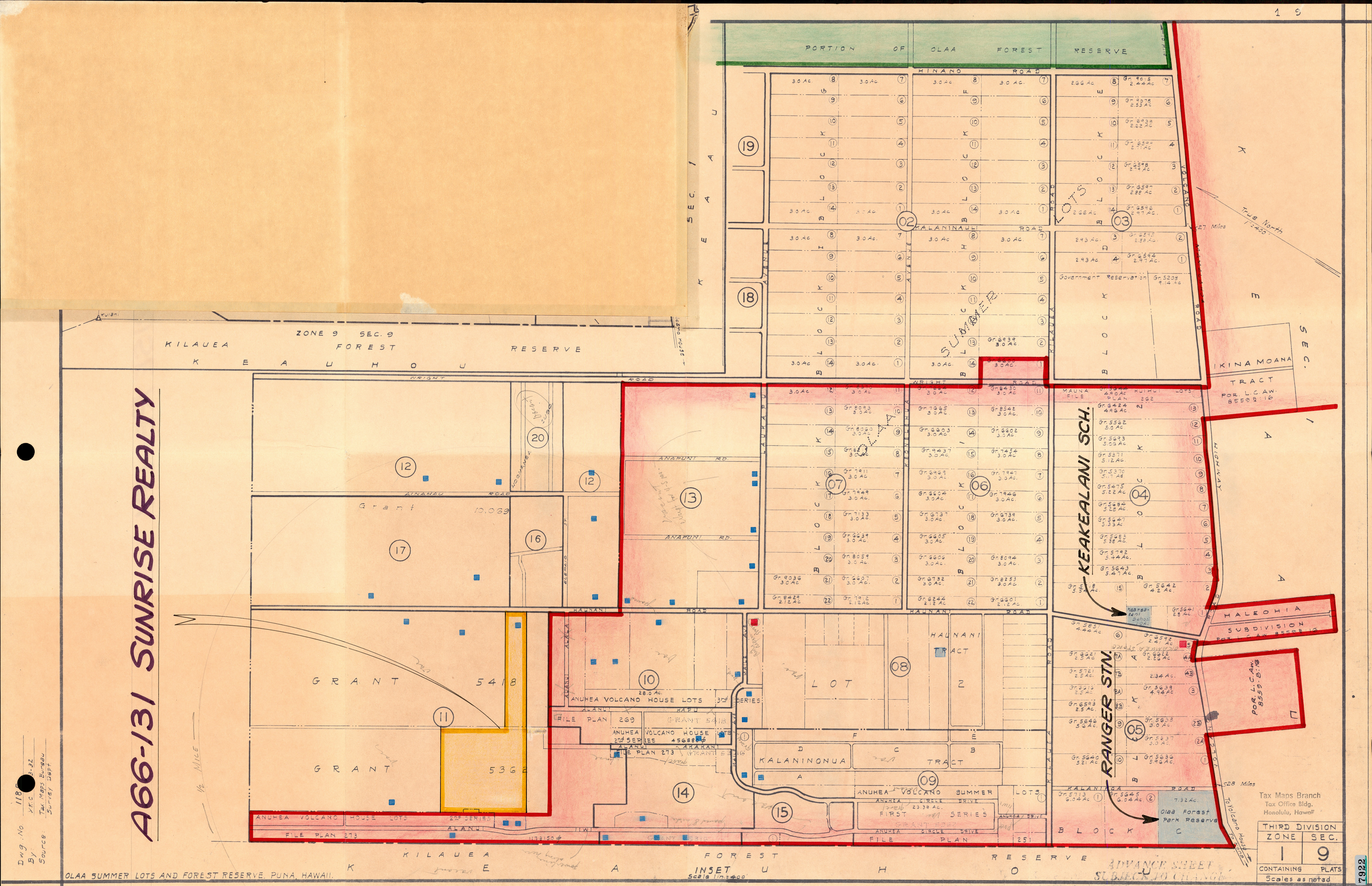
Tax Maps Branch
Tax Office Bldg.
Honolulu, Hawaii

ADVANCE SHEET SUBJECT TO CHANGE

Dwg No. 2
Source: Tax Maps Bureau
By: N.A. & D.S.C.

UPPER OLAA FOREST RESERVE, PUNA, HAWAII

7921



A66-131 SUNRISE REALTY
PORTION OF OLAA FOREST RESERVE
HINANO ROAD
KALANINAULI ROAD
WRIGHT ROAD
ANAPUNI RD.
HAUNANI ROAD
KALANINOA ROAD
KILAUEA FOREST RESERVE
KEAUHOU
ZONE 9 SEC. 9
KEAUHOU SEC. 1
KEAUHOU SEC. 2
KEAKEALANI SCH.
RANGER STN.
IKINA MOANA TRACT
HALEOHIA SUBDIVISION
HAUNANI TRACT
KALANINONUA TRACT
ANUHEA VOLCANO HOUSE LOTS 3rd SERIES
ANUHEA VOLCANO HOUSE LOTS 2nd SERIES
ANUHEA VOLCANO SUMMER LOTS
FIRST SERIES
FILE PLAN 269
FILE PLAN 273
FILE PLAN 251
Olaa Forest Park Reserve
Government Reservation
Grant 10,069
GRANT 5418
GRANT 5362
LOT 2
True North
Tax Maps Branch
Tax Office Bldg.
Honolulu, Hawaii
THIRD DIVISION
ZONE 1
SEC. 9
CONTAINING PLATS
Scales as noted
OLAA SUMMER LOTS AND FOREST RESERVE, PUNA, HAWAII.
INSET
Scale 1in.=400'
ADVANCE SHEET SUBJECT TO CHANGE
PRINTED JUL 22 1966
7922