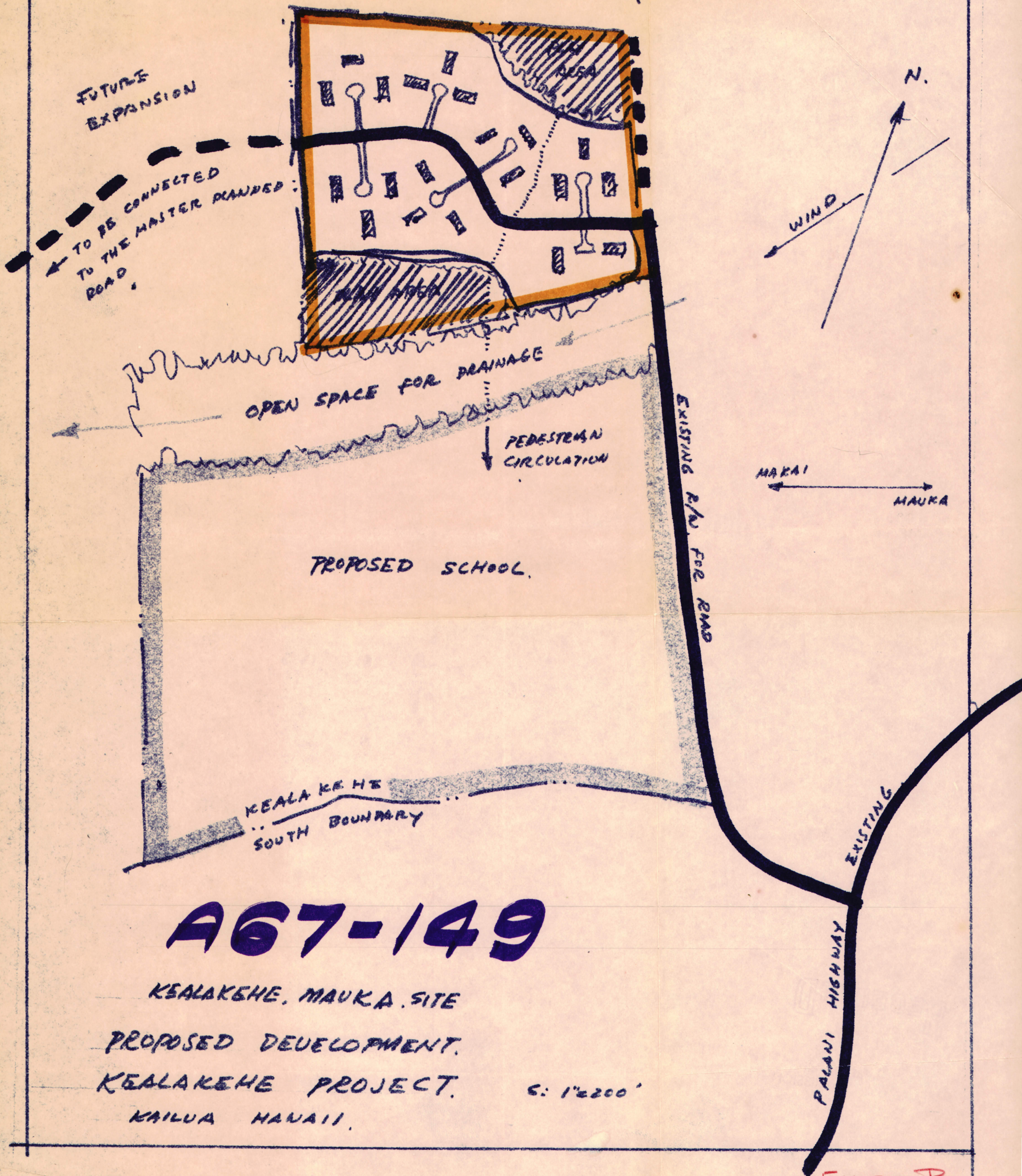


A67-149

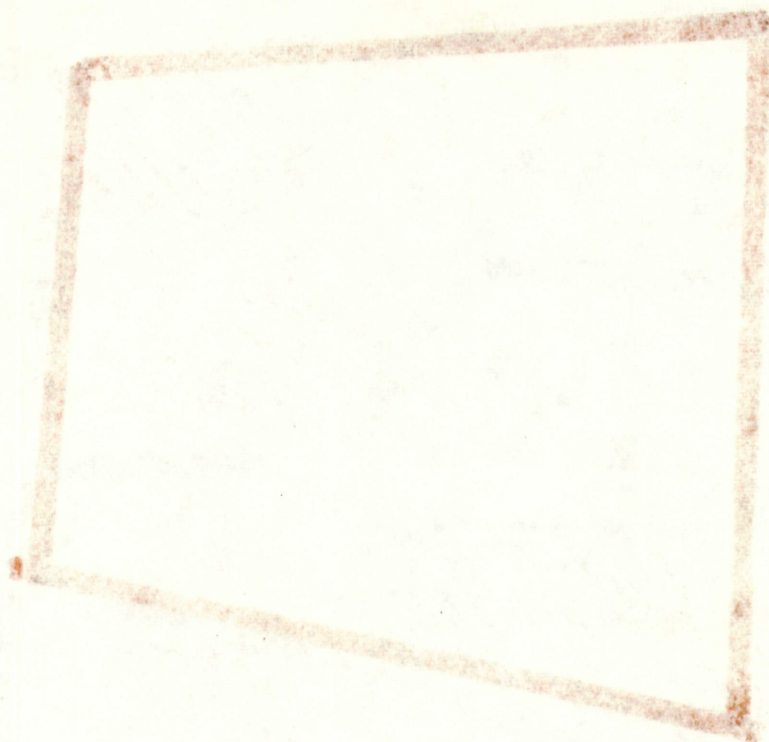
HAWAII HOUSING AUTHORITY



A67-149

KEALAKEHE, MAUKA SITE
PROPOSED DEVELOPMENT.
KEALAKEHE PROJECT.
KAILUA HAWAII.

EXHIBIT B



RECEIVED

JAN 26 1967

State of Hawaii
LAND USE COMMISSION

241-72A

RD ✓
ASL ✓
DB ✓

2222



RECEIVED

AUG 7 1967

State of Hawaii
LAND USE COMMISSION

JOHN A. BURNS
GOVERNOR

STATE OF HAWAII
HAWAII HOUSING AUTHORITY
P. O. BOX 3046
HONOLULU, HAWAII 96802

IN REPLY REFER

~~XXXXXXXXXXXXXXXXXXXX~~
EXECUTIVE DIRECTOR

August 3, 1967

TO: 528-156/1618

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

Re: HA 1-32, Kona. Petition No. A 67-149

Attention: Mr. R. Duran

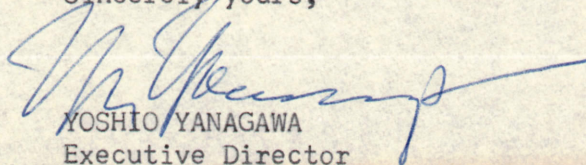
Gentlemen:

Receipt of your letter dated July 31, 1967 approving our subject petition is acknowledged.

Our land survey for the project parcel is now in progress and we shall soon be able to negotiate with the State for land acquisition.

Your assistance in our efforts to provide decent housing for the less fortunate citizens of our State in the subject area is deeply appreciated.

Sincerely yours,


YOSHIO YANAGAWA
Executive Director



JOHN A. BURNS
GOVERNOR

STATE OF HAWAII
HAWAII HOUSING AUTHORITY
P. O. BOX 3046
HONOLULU, HAWAII 96802

YOSHIO YANAGAWA
EXECUTIVE DIRECTOR

IN REPLY REFER

August 3, 1967

TO: 528-156/1618

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

Re: HA 1-32, Kona. Petition No. A 67-149

Attention: Mr. R. Duran

Gentlemen:

Receipt of your letter dated July 31, 1967 approving our subject petition is acknowledged.

Our land survey for the project parcel is now in progress and we shall soon be able to negotiate with the State for land acquisition.

Your assistance in our efforts to provide decent housing for the less fortunate citizens of our State in the subject area is deeply appreciated.

Sincerely yours,

YOSHIO YANAGAWA
Original Signed
YOSHIO YANAGAWA
Executive Director

July 31, 1967

Mr. Yoshio Yanagawa
Executive Director
Hawaii Housing Authority
P. O. Box 3046
Honolulu, Hawaii 96802

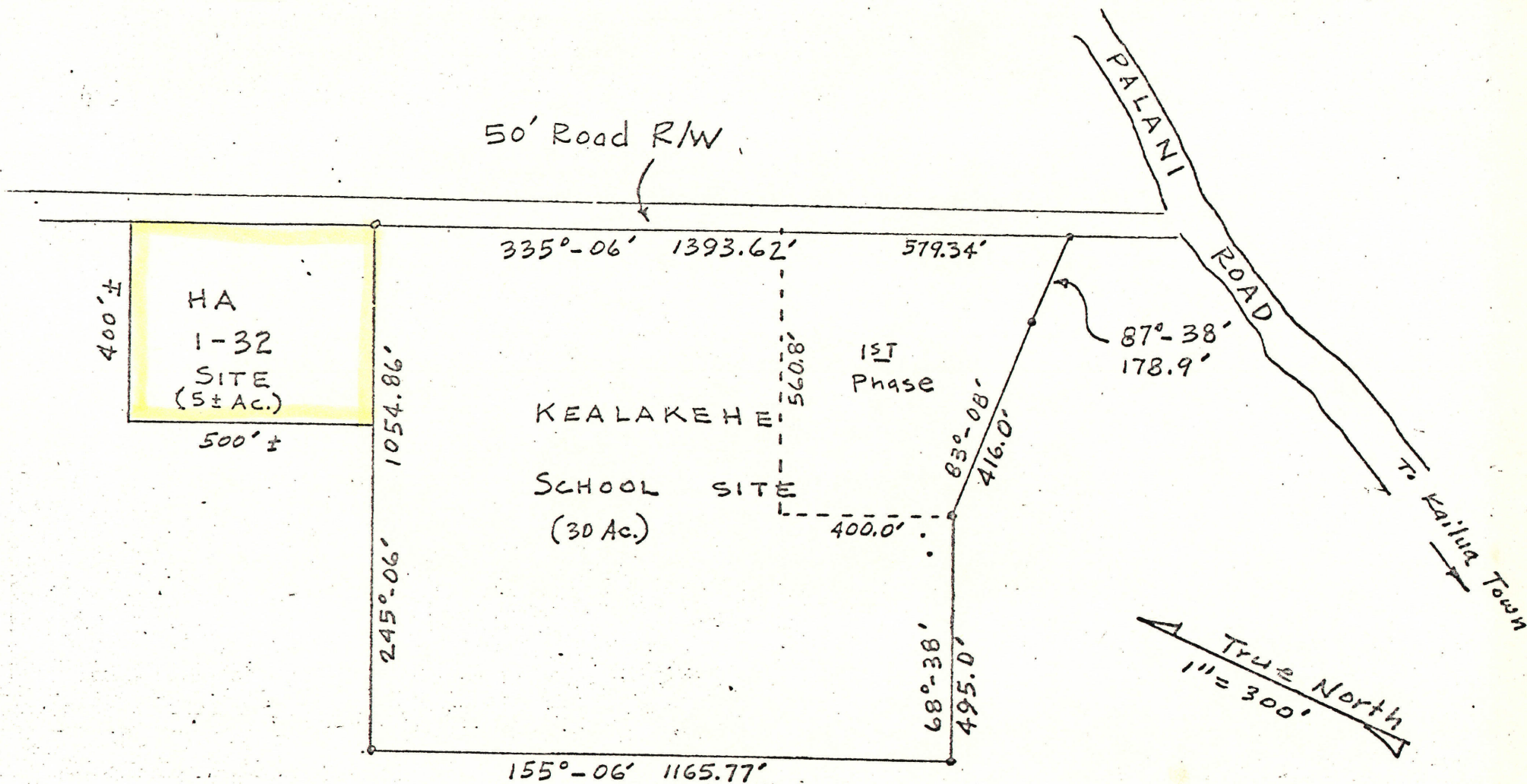
Dear Mr. Yanagawa:

The petition by the Hawaii Housing Authority (A67-149) to amend the land use district boundaries from an Agricultural District to an Urban District at Kealahou, Kona, for approximately 5 acres of land identifiable by Tax Map Key 7-4-08: portion of 3, was approved by the Land Use Commission at its meeting on July 28, 1967.

Very truly yours,

RAMON DURAN
Executive Officer

Encl.
cc: Department of Taxation
Dept. of Land & Nat. Res.
Hawaii Planning Commission



HA 1-32 SITE
&
KEALAKEHE SCHOOL SITE

Scale: 1" = 300'

TMK 7-4-08 por. 03

STATE OF HAWAII
LAND USE COMMISSION

VOTE RECORD

Item A67-149 - Hawaii Housing Auth. Date July 28, 1967
Place Hale Halawai Cultural Center Time 1:00 P. M.
Kona, Hawaii

Names	Yes	No	Abstain	Absent
WUNG, L.	✓			
INABA, G.	✓			
MURAKAMI, K. OTAKA, K.	✓			
CHOI, W. WENKAM, W.	✓			
BURNS, C.E.S.	✓			
NISHIMURA, S.	✓			
MARK, S.	✓			
FERRY, J.				✓
THOMPSON, M.				

Comments:

*Motion to approve -
Carried*

STATE OF HAWAII
LAND USE COMMISSION

Minutes of Meeting

Hale Halawai Cultural Center
Kona, Hawaii

July 28, 1967 - 1:00 p.m.

Commissioners Present: C. E. S. Burns, Jr., Chairman
Wilbert Choi
Shelley Mark
Leslie Wung
Goro Inaba
Keigo Murakami
Shiro Nishimura

Commissioner Absent: Jim P. Ferry

Staff Present: Ramon Duran, Executive Officer
Roy Takeyama, Legal Counsel
Ah Sung Leong, Planner III
Dora Horikawa, Stenographer

ADOPTION OF MINUTES

The minutes of the meetings of March 31, 1967 and May 26, 1967 were approved as circulated.

Chairman Burns swore in persons planning to testify before the Commission.

HEARINGS

PETITION OF TOSHIO NAKAMOTO & IWAO JYO (A67-51) TO RECLASSIFY 3.2 ACRES OF LAND FROM AN AGRICULTURAL DISTRICT TO AN URBAN DISTRICT AT PAHOEHOE 1ST, NORTH KONA, HAWAII, TMK 7-7-08: 18

Mr. Ah Sung Leong presented the staff report recommending approval of the petition on the basis of the statements outlined therein (see copy of report on file).

Since there was no testimony from the petitioners, nor any questions from the Commissioners, the hearing was closed.

PETITION OF YASUO KUWAYE AND HIROMU YAMANAKA TO RECLASSIFY 33 ACRES FROM THE AGRICULTURAL TO THE URBAN DISTRICT, FOR LANDS LOCATED IN HILO, HAWAII, TMK 2-4-22: PARCELS 8, 9, 17 to 30 INCLUSIVE

Mr. Ramon Duran's staff report enumerated the reasons for recommending denial of the petition (see copy of report on file). It was pointed out that

July 28, 1967

Mr. Duran suggested, in support of denying the request, that the urban portion of the subject lands could be subdivided now into 50 or 60 lots, utilizing all of the roads on both sides, adequately meeting the need for the anticipated sale during the first year as projected by the petitioner. In the meantime, the Land Use Commission will be reviewing the district boundary for this whole area which will be re-evaluated in light of the Komohana Extension into Hilo. At the same time, the Land Use Commission will have received the benefit of the County's new plan for the Waiakea area.

Chairman Burns wondered whether there were any unique features in the proposed subdivision that would make it more marketable than some of the other existing subdivisions. Mr. Yamanaka submitted that he had received 40 to 50 inquiries from interested buyers in the proposed subdivision and there was a great demand for this area. One of the reasons for this was due to the fact that it was situated near a very progressive school whose students came from desirable families.

The hearing was closed thereafter.

PETITION BY EVELYN FOO, ET AL (A67-154) TO RECLASSIFY 21.46 ACRES FROM AN AGRICULTURAL DISTRICT TO AN URBAN DISTRICT AT KEALAKEHE, NORTH KONA, TMK 7-4-09: 19

Staff memorandum presented by Mr. Leong recommended approval of the petition on the basis of the discussion as outlined in the report (see copy of report on file).

The only demonstration of need for this type of development was the petitioner's statement to the effect that workers in the Kailua-Kona area were experiencing difficulty in finding home sites.

Mr. Nakamoto, representing petitioner, agreed with the staff report and also commented that most of the urban areas in Kailua followed along the shore lines and were priced between \$3 to \$4 a square foot, which made it highly uneconomical for most people.

Mr. Foo testified that approximately 85% of subject lands had already been reserved by various people, and that the going price would be about 65¢ per square foot.

Mr. Janos Gereben of the Kona Torch pointed to the acute shortage of suitable home sites in Kona.

ACTION

PETITION BY HAWAII HOUSING AUTHORITY (A67-149) TO RECLASSIFY APPROXIMATELY 5 ACRES AT KEALAKEHE, KONA, HAWAII FROM AN AGRICULTURAL DISTRICT TO AN URBAN DISTRICT

Staff memorandum presented by Mr. Leong recommended that the petition be approved in view of favorable developments and the absence of any negative evidence (see copy of report on file).

July 28, 1967

Mr. Leong stated that the construction of the proposed Kealakehe School is scheduled for about the first of the year and that the target date for completion was September of 1968.

Commissioner Inaba moved for approval of the petition as recommended by staff, which was seconded by Commissioner Mark, and passed unanimously.

PETITION BY EDWARD & AIKO FUKUNAGA (A67-150) TO RECLASSIFY 1.2 ACRES AT KEOPUKA, SOUTH KONA, FROM THE AGRICULTURAL DISTRICT TO THE URBAN DISTRICT

Mr. Duran presented the staff memo recommending denial of the petition on the basis that the requested amendment would not serve the purposes of Act 205, and that substantiating evidence for the need to redistrict was lacking (see copy of report on file).

Commissioner Wung moved to approve the petition on the basis that it was contiguous to an urban area, it will not adversely affect the surrounding area, and utilities were presently available. Commissioner Murakami seconded the motion and the following discussion ensued.

The petitioner's predicament was reviewed by Chairman Burns as one of inability to subdivide 12,000 square feet of his 1-acre parcel which he wishes to deed to his son, as long as the parcel is in the Agricultural District.

Mr. Yoshimura of the Hawaii Planning Commission staff advised that if the parcel were subdivided, Mr. Fukunaga would be required to provide the difference between the existing 10' road and the required 50' right of way.

Commissioner Nishimura felt that it was unfair for the County to require the petitioner to pave the 50' right-of-way when the other property owners would also benefit by this improvement, that this should more properly be effected through a district improvement. Therefore, he felt that the County should never have recommended approval of the petition because of its implications to the petitioner.

At this point, Mr. Yoshimura corrected his earlier statement and quoted the County Zoning Ordinance which read "each lot shall be provided with adequate access".

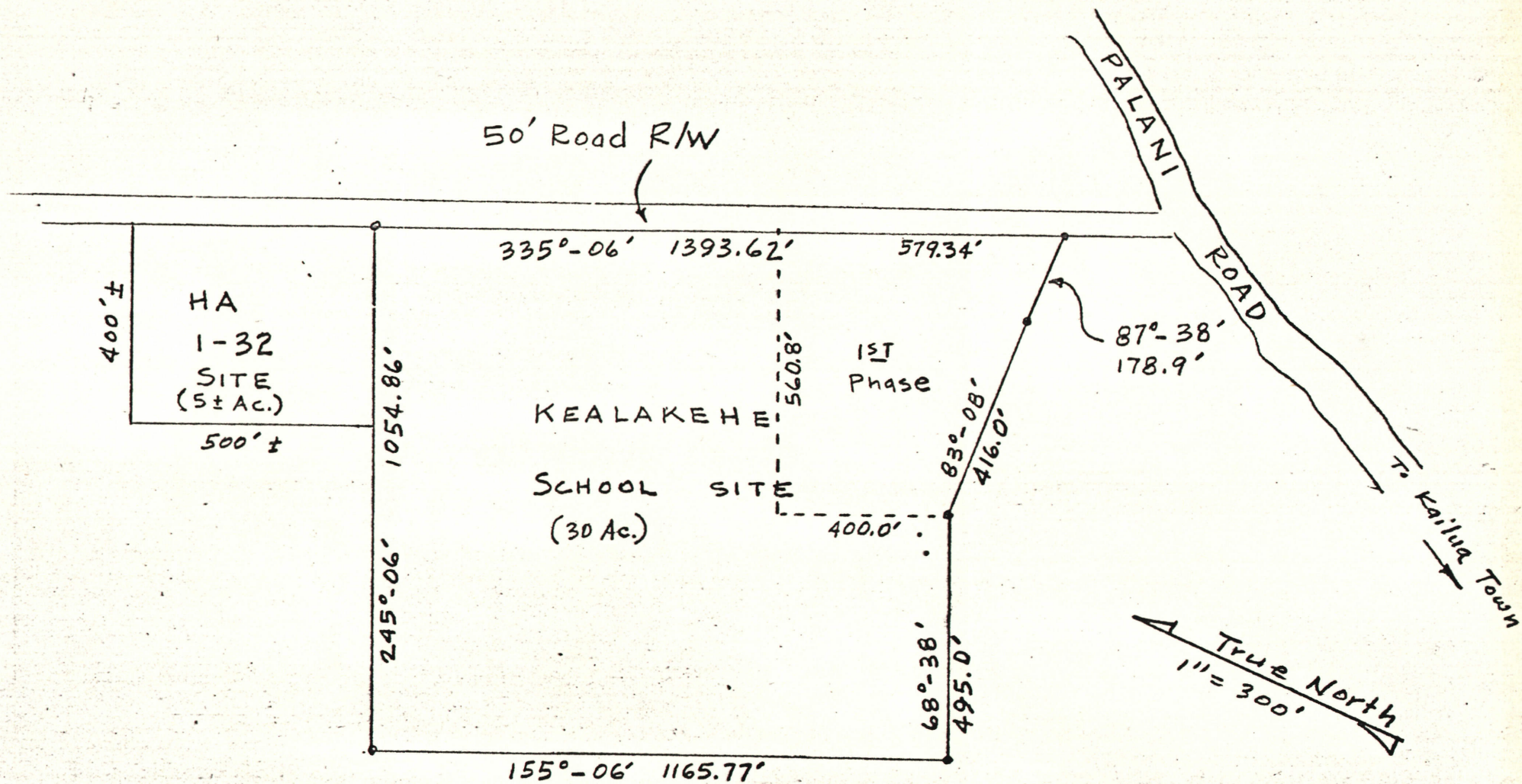
Mr. Yoshimura also advised that if the owner were unsuccessful in soliciting the participation of the surrounding landowners in the District Improvement, the County would have to deny his subdivision request on the basis of inadequate access.

The motion by Commissioner Wung to approve the petition was restated and the Commissioners were polled as follows:

Ayes: Commissioners Murakami, Inaba, Wung

Nays: Commissioners Nishimura, Choi, Mark, Chairman Burns

The motion was denied.



HA 1-32 SITE
&
KEALAKEHE SCHOOL SITE

Scale: 1" = 300'

TMK 7-4-08 por. 03

July 31, 1967

Mr. Yoshio Yanagawa
Executive Director
Hawaii Housing Authority
P. O. Box 3046
Honolulu, Hawaii 96802

Dear Mr. Yanagawa:

The petition by the Hawaii Housing Authority (A67-149) to amend the land use district boundaries from an Agricultural District to an Urban District at Kealahou, Kona, for approximately 5 acres of land identifiable by Tax Map Key 7-4-08: portion of 3, was approved by the Land Use Commission at its meeting on July 28, 1967.

Very truly yours,

RAMON DURAN
Executive Officer

Encl.

cc: Department of Taxation
Dept. of Land & Nat. Res.
Hawaii Planning Commission

STATE OF HAWAII
LAND USE COMMISSION

July 28, 1967

MEMORANDUM

TO: LAND USE COMMISSION
FROM: STAFF
SUBJECT: A67-149 - HAWAII HOUSING AUTHORITY

A public hearing by the Land Use Commission on a petition by the Hawaii Housing Authority to amend the district designation for approximately 5 acres of land at Kealakehe, Kona was conducted on May 26, 1967. The change from an agricultural to an urban district would allow the agency to develop a low-rent housing project of 20 duplexes on State lands adjacent to the Kealakehe School site.

It was brought out at the hearing that the actual conveyance of the land in question from the Department of Land & Natural Resources to the Hawaii Housing Authority had not been consummated or even initiated at the time. Since the hearing, we have received letters from the Hawaii Housing Authority indicating that the land transfer problem has been resolved satisfactorily. Also brought out at the public hearing were favorable recommendations by the Hawaii County Planning Commission and the Land Use Commission staff regarding the petition.

In view of the favorable developments concerning the acquisition of the subject land by the housing agency, and in the absence of any negative evidence regarding the proposed development since the public hearing, the staff again recommends that the petition be approved.

July 13, 1967

Mr. Yoshio Yanagawa
Executive Director
Hawaii Housing Authority
P. O. Box 3046
Honolulu, Hawaii 96802

Dear Mr. Yanagawa:

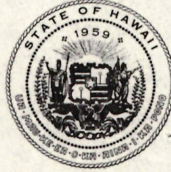
The Land Use Commission next meets at 1:00 p.m. at the Hale Halawai Cultural Center, Kona, Hawaii, on July 28, 1967.

On or about that time a decision on the petition by the Hawaii Housing Authority (A67-149) 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,

RAMON DURAN
Executive Officer



RECEIVED

JUN 30 1967

State of Hawaii
LAND USE COMMISSION

JOHN A. BURNS
GOVERNOR

STATE OF HAWAII
HAWAII HOUSING AUTHORITY
P. O. BOX 3046
HONOLULU, HAWAII 96802

IN REPLY REFER

TO: 538-156/1356

~~XXXXXXXXXXXX~~
EXECUTIVE DIRECTOR

June 29, 1967

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

Attention: Mr. R. Duran

Re: HA 1-32, Kealakehe, Kona Site

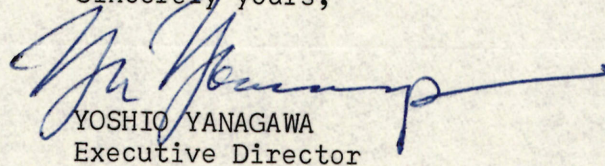
Gentlemen:

We transmit herewith for your files a letter from the Board of Land and Natural Resources approving the sale of the subject project site to the Authority.

As the land survey is now under way, we shall soon be able to consummate this land transaction with the Department of Land and Natural Resources.

If further particulars are needed, please do not hesitate to contact us.

Sincerely yours,


YOSHIO YANAGAWA
Executive Director

Encl.



JOHN A. BURNS
GOVERNOR

STATE OF HAWAII
HAWAII HOUSING AUTHORITY
P. O. BOX 3046
HONOLULU, HAWAII 96802

YOSHIO YANAGAWA
EXECUTIVE DIRECTOR

June 29, 1967

IN REPLY REFER

TO: 538-156/1356

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

Attention: Mr. R. Duran

Re: HA 1-32, Kealakehe, Kona Site

Gentlemen:

We transmit herewith for your files a letter from the Board of Land and Natural Resources approving the sale of the subject project site to the Authority.

As the land survey is now under way, we shall soon be able to consummate this land transaction with the Department of Land and Natural Resources.

If further particulars are needed, please do not hesitate to contact us.

Sincerely yours,

YOSHIO YANAGAWA
Original Signed

YOSHIO YANAGAWA
Executive Director

Encl.

1-32
Land

JOHN A. BURNS
GOVERNOR OF HAWAII



HAWAII HOUSING AUTH.

DIVISIONS:
CONVEYANCES
FISH AND GAME
FORESTRY
LAND MANAGEMENT
STATE PARKS
WATER AND LAND DEVELOPMENT

STATE OF HAWAII
DEPARTMENT OF LAND AND NATURAL RESOURCES
P. O. BOX 621
HONOLULU, HAWAII 96809

June 20, 1967

Honorable Yoshio Yanagawa
Executive Director
Hawaii Housing Authority
P. O. Box 3046
Honolulu, Hawaii 96802

INITIAL
Ex Dir _____
Asst Ex Dir _____
Fin _____
Eng _____
O.D. _____
Maint Adv _____
Purch _____
T.S.C. _____
Project _____
File 538-156/903a

Dear Sir:

Subject: HA 1-32, Kona Low Rent Housing Project

This is to inform you that at its meeting of June 16, 1967, the Board of Land and Natural Resources approved the sale of the approximately 5-acre parcel of State land adjacent to the proposed Kealakehe School in Kona to the Hawaii Housing Authority. A copy of the Board's submittal is attached.

The Board amended the submittal by striking the words "on a nominal consideration basis" contained in paragraph 2 of the recommendation section, and instead authorized the undersigned to negotiate with you to establish a conveyance price.

As soon as you have completed the surveys and descriptions, please send them on to us. In the meantime, I will be pleased to discuss the matter of a sale price with you at your convenience.

Very truly yours,

BOARD OF LAND AND NATURAL RESOURCES

JIM P. FERRY
Chairman and Member

Att.

cc: Mr. H. Tanaka
Mrs. M. Yamamoto

STATE OF HAWAII
DEPARTMENT OF LAND AND NATURAL RESOURCES
HONOLULU, HAWAII
Division of Land Management

June 16, 1967

Board of Land and
Natural Resources
Honolulu, Hawaii

Gentlemen:

HAWAII

Subject: Hawaii Housing Authority Request for
Conveyance of Land Required for Low Rent
Housing Project, Kealakehe, Kona, Hawaii

The Hawaii Housing Authority has received authorization to construct a 40-unit low rent housing project in the Kona area of the County of Hawaii. The Authority is expressly interested in an approximately five (5) acre site located adjacent to the new Kealakehe School site (Tax Map Key 7-4-08:por. of 3) on land presently encumbered by General Lease No. 3432 held by Palani Ranch Trust.

The Authority has requested that the title to the land be conveyed to them in order to satisfy Federal requirements. They further request that the conveyance be made on a nominal consideration basis in order to permit development of the project within the Authority's cost ceilings.

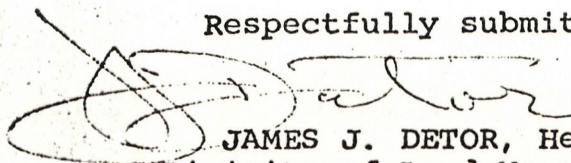
Although the site is presently zoned Agriculture by the Land Use Commission, such Commission's staff has recommended that the zoning be changed to Urban. The Hawaii County Planning Commission has also recommended approval.

RECOMMENDATION:

That the Board:

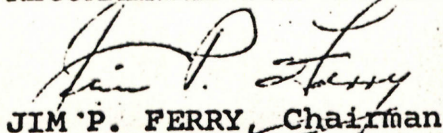
1. Authorize withdrawal of the area in question from the operation of General Lease No. 3432 at a proportionate reduction in rental.
2. Pursuant to the provisions of Section 103A-90, R.L.H. 1955, as amended, authorize conveyance in fee simple of the site to the Hawaii Housing Authority on a nominal consideration basis (\$1.00).
3. Authorize the Chairman to impose such other terms and conditions as he may deem advisable to carry out the intent of the Board.

Respectfully submitted,



JAMES J. DETOR, Head
Division of Land Management

RECOMMENDED FOR APPROVAL:

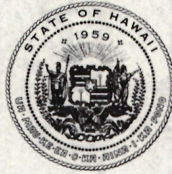


JIM P. FERRY, Chairman

as amended
Approved by the Board
at its meeting held on

6/16/67

ITEM F-6



7491
RECEIVED

JUN 13 1967

JOHN A. BURNS
GOVERNOR

STATE OF HAWAII
HAWAII HOUSING AUTHORITY
P. O. BOX 3046
HONOLULU, HAWAII 96802

State of Hawaii
LAND USE COMMISSION

IN REPLY REFER

~~SECRET~~
EXECUTIVE DIRECTOR

June 9, 1967

TO: 537-156/1241

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

Attention: Mr. Ramon Duran

Re: HA 1-32, Kealakehe, Kona Site

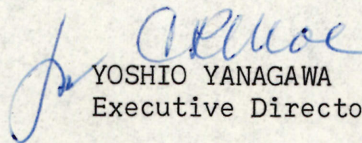
Gentlemen:

In view of the favorable staff report presented at the public hearing held at Kailua, Kona on May 26, 1967, the Authority has proceeded to request the project site from the Department of Land and Natural Resources.

We enclose herewith an information copy of this letter.

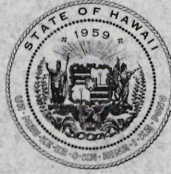
If there is any further action required on our part in our application to you, please so inform us. We assure you our full cooperation.

Sincerely yours,


YOSHIO YANAGAWA
Executive Director

Encl.

7491



JOHN A. BURNS
GOVERNOR

STATE OF HAWAII
HAWAII HOUSING AUTHORITY
P. O. BOX 3046
HONOLULU, HAWAII 96802

YOSHIO YANAGAWA
EXECUTIVE DIRECTOR

June 9, 1967

IN REPLY REFER

TO: 537-156/1241

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

Attention: Mr. Ramon Duran

Re: HA 1-32, Kealakehe, Kona Site

Gentlemen:

In view of the favorable staff report presented at the public hearing held at Kailua, Kona on May 26, 1967, the Authority has proceeded to request the project site from the Department of Land and Natural Resources.

We enclose herewith an information copy of this letter.

If there is any further action required on our part in our application to you, please so inform us. We assure you our full cooperation.

Sincerely yours,

C. R. MOE
Original Signed
for YOSHIO YANAGAWA
Executive Director

Encl.

1-32
land

June 1, 1967

538-156/1182

Honorable Jim P. Ferry, Chairman & Member
Board of Land & Natural Resources
P. O. Box 621
Honolulu, Hawaii 96809

Re: HA 1-32, Kona Low Rent Housing Project

Dear Mr. Ferry:

The Authority has received authorization to construct a 40 unit low rent housing project in the Kona area, County of Hawaii.

We are expressly interested in the site adjoining the proposed Kealakehe School, as shown on the attached map.

The Land Use Commission staff at a public hearing held at Kailua, Kona on May 26, 1967 has recommended to their Commission that the site be changed from agricultural to urban designation. The staff reported that the Hawaii County Planning Commission had also recommended approval.

Land in the Kailua resort area is just not available at a cost that will permit development of the project within our cost ceilings, particularly in view of the extremely high cost of construction in the Kona area.

In order to complete this critically needed project the Authority requests that approximately 5 acres of the Kealakehe lands be made available at a nominal cost.

Your assistance in the successful development of past projects is sincerely appreciated.

Sincerely yours,

YOSHIO YANAGAWA
Original Signed
YOSHIO YANAGAWA
Executive Director

Encl.
HH:CRM/eg

cc: Finance
Merrill

STATE OF HAWAII
LAND USE COMMISSION

Minutes of Meeting

Hale Halawai Cultural Center
Kona, Hawaii

May 26, 1967 - 1:00 P. M.

Commissioners Present: C. E. S. Burns, Chairman
Goro Inaba
Shiro Nishimura
Leslie Wung
Keigo Murakami

Commissioners Absent: Shelley M. Mark
Jim P. Ferry

Staff Present: Ramon Duran, Executive Officer
Ah Sung Leong, Planner II
Dora Horikawa, Stenographer

The hearings were preceded by the swearing in of persons planning to testify before the Land Use Commission today.

HEARINGS

PETITION BY HAWAII HOUSING AUTHORITY (A67-149) TO RECLASSIFY APPROXIMATELY 5 ACRES OF LAND SITUATED AT KEALAKEHE, KONA, HAWAII, FROM AN AGRICULTURAL DISTRICT INTO AN URBAN DISTRICT

A recommendation for approval of the petition was presented by staff based on its analysis of facts, field investigation of the site, and because the need for additional urban area in this location was recently established (see copy of report on file). The Executive Officer also presented petitioner's sketch of the possible development on the proposed site.

Mr. Henry Hee, engineer with the Hawaii Housing Authority, explained that his agency had not as yet initiated a request to the Department of Land and Natural Resources for the proposed site, pending approval of its reclassification by the Land Use Commission. He observed that the DLNR had given them excellent cooperation in making State lands available for their projects in the past, and he felt certain that the proposed site would also enjoy the same consideration.

Mr. Duran clarified that the staff had reported the land as having been conveyed because the application filed by the Hawaii Housing Authority stated that it had been conveyed. A check with DLNR revealed that they had no record of such a request.

Mr. Donald Tong of the Hawaii Planning Commission offered the information that the Kealakehe School proposed for construction next to the subject

parcel will service an area including Keauhou, north to the Kohala boundary, Holualoa and Kona.

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

PETITION BY EDWARD T. & AIKO FUKUNAGA (A67-150) TO RECLASSIFY APPROXIMATELY 1.2 ACRES OF LAND AT KEOPUKA, SOUTH KONA, HAWAII FROM AN AGRICULTURAL DISTRICT TO AN URBAN DISTRICT

Mr. Leong read the staff report recommending denial of the petition based on staff's findings that there is insufficient justification for the need for redistricting, and that rezoning should be granted sparingly until completion of the plan for the area presently being completed. (See copy of report on file.)

It was also brought out by Mr. Leong that the subdivision lot sizes surrounding subject parcel average approximately 12,000 square feet, and that there were only a scattering of houses in the area. The 12-lot subdivision across the street from the subject property should be considered as non-conforming where, in other similar instances, it had been retained in the Agricultural District.

Commissioner Inaba commented that the reason for the build-up in this area could be attributed to the proximity of the school, 3/4's of a mile away, and that there was a demand for residential homes.

The question of the responsibility for meeting the minimum county road requirements for the proposed subdivision was raised by Commissioner Nishimura. Mr. Tong was of the opinion that the existing road right-of-way, approximately 20' wide, did not meet the minimum which would be required under the proposed subdivision. However, there were presently many non-dedicable roads in the rural areas and he did not believe that the county would compel the petitioner to purchase additional lands to widen the road, that this could be considered as a private dead end road and as such would be subject to the following requirements:

- 2-lot subdivision - 12' pavement and a 16' right of way
- 4-lot subdivision - 14' pavement and an 18' right of way
- 6-lot subdivision - 16' pavement and a 20' right of way

Mr. Fukunaga wondered whether he would be responsible for paving the entire road himself if he were to subdivide one lot. Mr. Tong explained that the term "pavement" meant surfacing as determined by the County Engineer in the rural areas and specified as other than asphalt or macadam-- possibly oiled gravel, depending upon the situation.

Chairman Burns summarized, in other words, that as far as the County was concerned, the urban designation did not carry definite minimum road standards. Mr. Tong agreed that this was true for subdivisions of up to 6 lots.

Commissioner Nishimura pointed to the existence of more than 6 lots presently in the area. Mr. Tong explained that there was a 10' road

easement on one side, which when added to the required 16', would total 26'. The County Engineer could also further rectify the situation by calling for more pavement to compensate for the lack of width for the right of way.

Referring to that portion of the staff report "planning logic dictates that any changes in county zoning and state land use districting should be held in abeyance pending the results of the study", Mr. Tong argued that he did not see how anyone could suggest that they withhold zoning of the entire district of Kona pending completion of a general plan study, especially one small change as this.

On the matter of coffee planted in the surrounding area despite the soil characteristics and petitioner's decision not to farm as reported by staff, Mr. Tong submitted that it was a well known fact that the area was stony and non-machine tillable and suitable only for coffee and possibly papaya. This is definitely marginal agricultural land and severely limited the use of the land only to certain crops.

Mr. Fukunaga stated his reason for requesting the boundary change. His son, an insurance salesman, had recently been transferred to Kona and had unsuccessfully searched the area for suitable living quarters. However, if Mr. Fukunaga could convey a portion of his property to his son, he in turn would be able to negotiate a loan through the FHA and build a home for his family. At the present time his son and his large family were living with Mr. and Mrs. Fukunaga under very crowded conditions.

Mr. Duran asked how large an area the overall study which will^{be}/initiated under the 701 program would encompass. Mr. Tong advised that presently there were general plans only for the North and South Kohala areas, which include Honokaa and the Kona area, and the Hilo and Puna areas. This leaves the entire Kau, Maunaloa, Maunakea areas untapped. The Hawaii County has applied to HUD for a 701 planning grant. A two-year study period to complete the plan for the entire island was predicted.

Mr. Duran asked whether the County of Hawaii anticipated processing rezoning changes without benefit of the results of the aforementioned survey. Mr. Tong replied that the first new zoning for Kona took a great deal of study and they did not anticipate too many major changes.

In reply to Commissioner Murakami's question, Mr. Tong advised that the entire Kona area contains 4 or 5 times the houselots than there is population and therefore the County would not encourage additional subdivisions. However, it did take into consideration the plight of the small property owners, such as Mr. Fukunaga in this case.

Mr. Fukunaga also stated that he has not been farming this land since 1964 due to its very poor suitability for agricultural use. In addition, rainfall in this area is known to be much less than other areas with similar elevation.

Mr. Janos Gereben, Managing Editor of the Kona Torch, spoke in support of Mr. Fukunaga's petition. He emphasized that Mr. Fukunaga was a renowned expert on tropical fruits whose advice was sought from all over the world,

and that if Mr. Fukunaga could not successfully cultivate the land, he did not think anyone else could.

The hearing was closed thereafter.

TENTATIVE SCHEDULE

It was agreed that the next LUC hearing and meeting will be held on July 16, 1967 in Honolulu, beginning early in the afternoon and continuing on into the evening after a break for dinner.

SR-193, S.D.1

Mr. Duran presented a letter addressed to the Land Use Commission from Mr. John P. Clarkin, President, Lagoon Associates (see copy of letter on file), supporting Senate Resolution 193 "Requesting the Department of Land and Natural Resources to Develop a Plan to Preserve Paiko Lagoon and Peninsula for Conservation and the Land Use Commission to Designate the Area as a Conservation District". It was brought out that the Commission had not as yet been served with an official document of SR 193 and therefore was not able to initiate any action on the matter. Mr. Duran advised that he will so notify Mr. Clarkin.

SCENIC AREA INVENTORY CONTRACT

Mr. Duran advised that necessary steps were being taken to encumber \$3,500 in the Commission's budget for a Scenic Area Inventory before the end of the fiscal year. The contract which is being awarded to Mr. Robert Wenkam is presently being processed through the proper channels.

ADJOURNMENT

Since there was no further business, the meeting was adjourned.

STATE OF HAWAII
LAND USE COMMISSION

Hale Halawai Cultural Center
Kailua, Kona

1:00 p.m.
May 26, 1967

STAFF REPORT

A67-149 - HAWAII HOUSING AUTHORITY

A petition to amend the land use district classification from agriculture to urban on approximately 5 acres of land situated at Kealakehe, Kona, Hawaii, has been requested by the Hawaii Housing Authority.

Background

The change is desired to permit the construction of 40 low-rent housing units, comprised of 20 duplexes on a site described as TMK 7-4-08: portion of 3.

The following statements were submitted as supporting evidence for the request:

1. The Department of Housing and Urban Development, through the Housing Assistance Administration, has determined the need for 40 low-rent housing units in the area.
2. The project must be developed within the budgetary limits of the federal government and development in Kailua, Kona is economically unfeasible due to the prohibitively high cost of land there.
3. The State has made available at nominal cost the present site which is suitably located adjacent to the proposed Kealakehe School site which is scheduled for construction in the next few months.

A recommendation for approval of the petition has been received from the Hawaii County Planning Commission based on the following:

1. It conforms to the Hawaii County General Plan.
2. Soil conditions are poor for overall agricultural use.
3. The Planning Commission had previously recommended a change from agriculture to urban for a 41-acre parcel adjacent to the subject land.
4. State CIP expenditures reflect the increasing urbanization of the area.

The 5-acre parcel which is the subject of this petition abuts the proposed Kealakehe School site to the south and the newly created urban area owned by the Hawaii Pacific Land Co. to the east. Access to the vacant site will be provided by the same road proposed to service the school. Lands surrounding the parcel are generally undeveloped with the exception of about 2 dozen homes in the Kealakehe Urban District, mauka of Palani Road. Kailua is located $2\frac{1}{2}$ miles south along Palani Road.

According to the Land Study Bureau, the soil has a rating of "E", indicating very poor suitability for overall agricultural use. Median annual rainfall is approximately 54". Power and telephone services are available. Presently, water is provided for by catchment, pending construction of the proposed 8" to 6" water line to the school from Palani Junction which is scheduled for completion sometime during the latter part of 1968.

Since the Land Use Commission recently redistricted the adjoining 41 acres of land to the east, the 5 acres under consideration are contiguous with an Urban District.

Analysis and Conclusions

An evaluation of the facts and upon field investigation of the site, your staff concludes the following:

1. The site under petition appears usable and adaptable for the

proposed use with slopes of only 8 to 10%.

2. The proposed development of the 5-acre site with the construction of 40 dwelling units, the proposed adjacent Hawaii Pacific development with 142 more dwelling units, and the proposed construction of the new school are characteristic of "city-like" concentrations of people, structures and streets.
3. The applicants have indicated that the project is economically feasible since the site was made available at a nominal fee.
4. Basic public services are available or will soon be available at no additional cost to government.
5. The area contains satisfactory topography and drainage and is free from the danger of floods.
6. The area in question is adjacent to a 41-acre site recently included in the Urban District and therefore is contiguous to an existing urban area.
7. The Land Study Bureau has rated the soil very poor for overall agricultural use.
8. Since this request is an extension of an existing urban area, the petitioned area cannot be considered as contributing towards scattered urban developments.

Recommendation

On the basis of the above statements, and since the need for additional urban area in this location was recently established, the extension of the Urban District to include this 5-acre area is reasonable and, therefore, the staff recommends that the petition be approved.

May 9, 1967

Mr. Yoshio Yanagawa
Executive Director
Hawaii Housing Authority
P. O. Box 3046
Honolulu, Hawaii 96802

Dear Mr. Yanagawa:

The Land Use Commission next meets on May 26, 1967 at 1:00 p.m., at the Hale Halawai Cultural Center, Kona, Hawaii. At that time, the application by the Hawaii Housing Authority (A67-149) to amend the land use district boundaries at Kealakehe, Kona, Hawaii will be heard.

Very truly yours,

RAMON DURAN
Executive Officer

COUNTY OF HAWAII

RECEIVED

MAR 3 1967

State of Hawaii
LAND USE COMMISSION

AMENDMENT OF ZONE DISTRICT BOUNDARY

Applicant Hawaii Housing Authority
Date petition received by
Planning Commission January 30, 1967
Date of Planning Commission
Meeting February 17, 1967
Date petition and recommendations
forwarded to LUC February 27, 1967

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:

TMK: 7-4-08-03

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

The Commission decided to recommend: approval

on the basis of the following findings:

1. The question before the Commission is whether the area should be retained for agricultural use or be changed into Urban. Density and use should be further scrutinized when request is before the Commission for a rezoning case.
2. Our General Plan shows area in low-density suburban development.
3. Soil condition show that petitioner's land is basically rough broken land which is very poor for overall agricultural use.
4. The Planning Commission has previously recommended change of land use boundaries to urban on a 40-acre parcel just adjacent and east of subject's land.
5. State Capital Improvement Program reflects that government expenditures have already been designated to area such as relocation of Kailua Elementary to site adjacent and south of subject's land, the proposed water line from Palani Junction, the overall planning of Honokahau area from the shoreline to Palani Road and the development of the Honokahau Small Boat Harber. All of these proposed expenditures show that area eventually is recognized by the State to be urbanized.

(Signed)

Raymond H. Dickson
Director, County Planning Commission

January 27, 1967

Mr. Raymond Suefuji
Planning 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 Hawaii Housing Authority, 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.

January 27, 1967

Mr. Yoshio Yanagawa
Executive Director
Hawaii Housing Authority
P. O. Box 3046
Honolulu, Hawaii 96802

Dear Mr. Yanagawa:

This is to acknowledge the receipt of a petition from the Hawaii Housing Authority to amend the land use district boundaries as shown on Tax Map Key 7-4-08: portion of 3, Kealahou, 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.

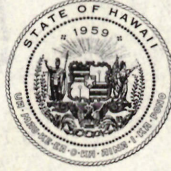
Should any questions develop in the meantime, we will contact you. If you should have any questions, please feel free to contact us.

Very truly yours,

GEORGE S. MORIGUCHI
Executive Officer

cc: Chairman Thompson
Hawaii Planning Comm.

2/20



RECEIVED

JAN 26 1967

JOHN A. BURNS
GOVERNOR

STATE OF HAWAII
HAWAII HOUSING AUTHORITY
P. O. BOX 3046
HONOLULU, HAWAII 96802

State of Hawaii
LAND USE COMMISSION

IN REPLY REFER

TO: 538-156/216

ALONZO Y. SULLIVAN
EXECUTIVE DIRECTOR

January 26, 1967

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

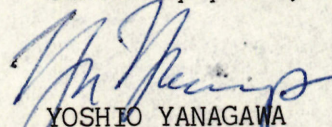
Re: HA 1-32, Kealakehe, Kona Site

Gentlemen:

We transmit herewith two (2) copies of the "Petition For Amendment To The Land Use Commission District Boundary," relating to our proposed housing project site at Kealakehe, Kona, Hawaii.

If there are any further particulars that you may need, please do not hesitate to call us.

Sincerely yours,


YOSHIO YANAGAWA
Executive Director

Encls.

STATE OF HAWAII
LAND USE COMMISSION

426 Queen Street
Honolulu, Hawaii

RECEIVED

JAN 24 1967

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 _____

ALB-149

PETITION FOR AMENDMENT TO THE LAND USE COMMISSION DISTRICT BOUNDARY

(X) (We) hereby request an amendment to the Land Use Commission District Boundary respecting the County of Hawaii, Island of Hawaii, tax map number ~~xxxx/xxxx/xxxx~~ 7-4-08*, Kealakehe 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:

a 5+ acre portion of TMK 7-4-08-03, Kealakehe, at the mauka boundary of this parcel adjoining the proposed Kealekehe School site.

Petitioner's interest in subject property:

For use as the site of a low-rent housing project.

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

To allow construction of housing project at the proposed site.

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

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

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

- (a) The land is usable and adaptable for the use it is proposed to be classified.

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

Signature(s) _____

YOSHIO YANAGAWA
Executive Director

Hawaii Housing Authority

Address: P. O. Box 3046, Honolulu 96802

Telephone: 856491, Ext. 23

*Presented as Exhibit A

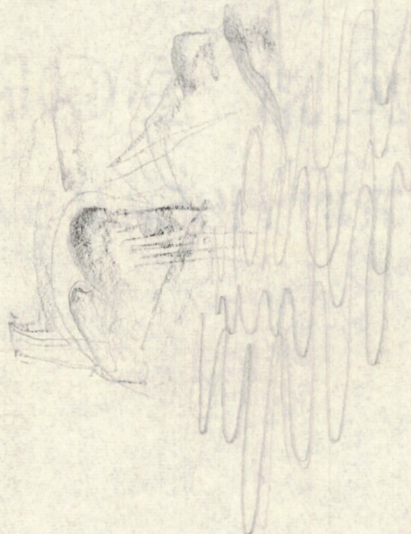
SUPPORTING GUIDANCE FOR PARAGRAPH 1

① The Department of Housing and Urban Development, through the Housing Assistance Administration, has determined the need for forty low-rent housing units in the area.

① These dwelling units must be developed within the budgetary limits set by the Federal Government. As Kailua-Kona is a tourist destination area, land cost in Kailua and the immediate environs is so prohibitively high as to render the project financially unfeasible.

② In similar instances, the State has assisted the Authority in providing low-rent housing by conveying State land for a nominal sum when such lands were suitable for such use and were vacant and unused. The proposed site, tentatively approved by the Housing Assistance Administration, is suitably located adjacent to the proposed new school. The site is presently vacant.

Exhibit B showing project development plan by the Authority's architect, Walter Tagawa, is attached herewith.



SUPPORTING EVIDENCE FOR PARAGRAPH 2(a)

The proposed site is on rolling terrain having a slope of 8 - 10%. Soil cover is good and conducive to landscaping. Favorable climatic conditions exist at this elevation.

Electricity and telephone lines can be extended to the site from the existing system at Palani Road. The Department of Land and Natural Resources has requested in their CIP for FY 67/68 funds necessary to complete a water line system to serve both the proposed Kealakehe School and the Authority's housing project.

The site is adjacent to the proposed Kealakehe School and is only about 2 miles from Kailua town. In the immediate vicinity is Hale Palani subdivision, and a new subdivision of about 140 lots is being proposed by a private developer directly mauka of the Authority's proposed project.

Access to the project site will be developed in conjunction with the Kealakehe School plant.

RECORDED
MAR 10 1979
JUL 1 1980
AUG 21 1980
OCT 1 1980
JUL 1 1980
AUG 1 1981
JUL 1 1981
AUG 1 1981
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JUL 1 1981
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OCT 1 1981

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Dwg. No.: 2636
Source: Tax Maps Bureau (Field Survey)
By: F.W.B. & S.L.C.

Por. of Honokahau 1st & 2nd Keahuolu N. Kona, Hawaii

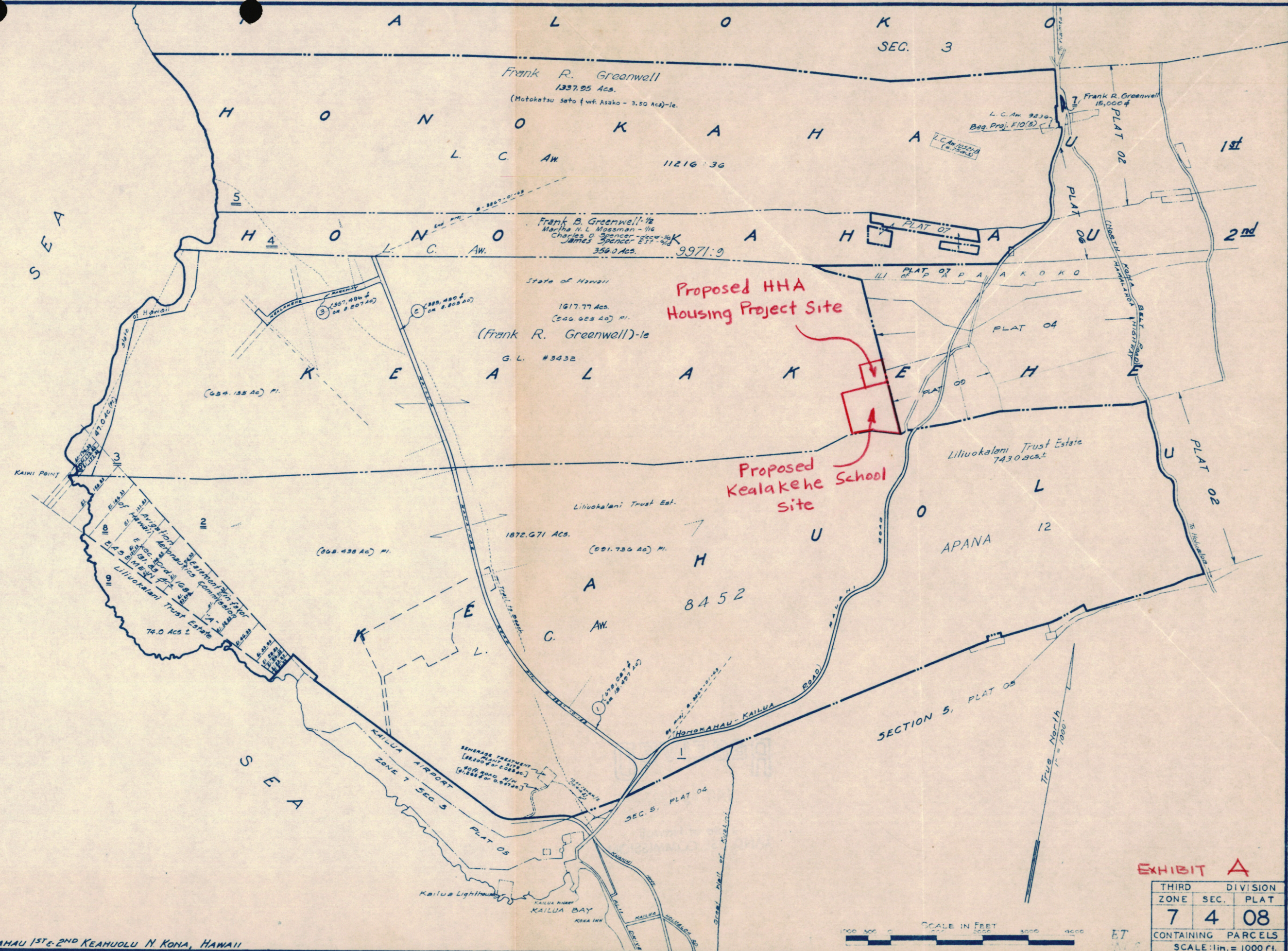


EXHIBIT A

THIRD	DIVISION	
ZONE	SEC.	PLAT
7	4	08
CONTAINING PARCELS		
SCALE: 1 in. = 1000 ft.		

RECEIVED

JAN 26 1967

State of Hawaii
LAND USE COMMISSION