

A67-150

EDWARD T. AND AIKO FUKUNAGA

July 31, 1967

Mr. Edward T. Fukunaga
P. O. Box 585
Kealahou, Hawaii

Dear Mr. Fukunaga:

The petition by Edward T. and Aiko Fukunaga (A67-150), for an amendment to the land use district boundaries from an Agricultural District to an Urban District for approximately 1.2 acres at Keopuka, South Kona, Tax Map Key 8-1-15: 8, was denied by the Land Use Commission at its meeting on July 28, 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,

RAMON DURAN
Executive Officer

Encl.
cc: Hawaii Planning Comm.

STATE OF HAWAII
LAND USE COMMISSION

VOTE RECORD

Item A67-150 - Edward & Aiko
Fukunaga

Date July 28, 1967

Place ~~Hale Halawai Cultural Center~~
Kona, Hawaii

Time 1:00 P. M.

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

Comments:

*to Approve
motion failed
petition Denied*

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. 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.

STATE OF HAWAII
LAND USE COMMISSION

July 28, 1967

MEMORANDUM

TO: LAND USE COMMISSION
FROM: STAFF
SUBJECT: A67-150 - EDWARD & AIKO FUKUNAGA

This request to amend the Land Use district boundary from agricultural to urban for approximately 1.2 acres at Keopuka, South Kona, was the subject of a public hearing by the Land Use Commission on May 26, 1967. The petitioners, Mr. and Mrs. Fukunaga, desire to subdivide their land into 2 lots. The smaller lot of 12,000 square feet would be conveyed to their son for his home site.

The Hawaii County Planning Commission recommended approval of the petition. However, the LUC staff recommended the denial of the request at the public hearing. It was noted by the staff that the petitioner may construct a home on the lot without a boundary change since the land at present is without a residence. Mr. Fukunaga stated that he was reluctant to do this since it would mean conveying the entire parcel to his son in order that his son may be able to obtain a loan from the FHA for construction of the home. Mr. Janos Gereben of the Kona Torch testified on behalf of the petitioner, stating that Mr. Fukunaga is a well known authority on tropical agriculture and is therefore well qualified to judge the suitability of his land for agricultural pursuits. However, the staff reiterates that the Land Use Regulations clearly state that "lands which are not suited for agricultural and ancillary activities by reason of topography, soil and other related characteristics may be included in this (Agricultural) District".

The matter of road access was also discussed at length. The existing road to the subject parcel is a privately owned 10' wide easement with a

pavement width of approximately 8 feet. This narrow dead end road presently serves 12 residential lots. According to Hawaii County's new subdivision ordinance, private dead end streets "shall provide access to 6 lots or less". County road requirements for the maximum of 6 lots are a minimum 20' right of way and a minimum 16' pavement. Therefore, it can be seen that urban districting for the subject parcel would only serve to aggravate an already sub-standard road situation. This long and relatively steep dead end road may have to service up to 17 residential lots with a change in districting for the subject parcel. County subdivision regulations require a minimum right of way of 50 feet and a minimum pavement width of 20 feet.

Therefore, on the basis that amendment of the district boundaries for the land under consideration would not serve the purposes of Act 205, and on the basis that substantiating evidence pointing to the need for redistricting is lacking, the staff recommends that the petition be disapproved.

<u>Type of Street</u>	<u>Minimum Right-of-Way</u>	<u>Pavement</u>
Parkways	300	24'
Primary Arterials	120	24'
Secondary Arterials	80	60' (urban) 24' (rural)
Business & Industrial Streets	60	24' (agriculture) 36' (urban) 24' (rural)
Collector Streets	60	24' (agriculture) 24' (urban) 20' (rural)
Minor Streets (Streets generally not exceeding 1,300 feet in length)	50	20' (agriculture) 20' (urban) 20' (rural)
Cul-de-sac (Dead-end street)	50	20' (agriculture) 20' (urban) 20' (rural)
Radius for turn around at end of cul-de-sac	45	20' (agriculture) 35' (urban) 35' (rural)
...	20	35' (agriculture) 20' (urban) 20' (rural) 20' (agriculture)

When sidewalks, curb and gutters are required, pavements in collector streets in urban areas shall be thirty-six (36) feet wide and pavements in minor and dead-end streets in urban areas shall be thirty-two (32) feet wide.

- 3) RESERVE STRIP. Reserve strips or street plugs controlling the access to streets will not be approved unless necessary for the protection of the public welfare or of substantial property rights or both, and in no case unless the control and disposal of the land composing such strips is placed definitely within the jurisdiction of the County or State under conditions approved by the Director.
- 4) ALIGNMENT. As far as practical, all streets shall be in alignment with existing streets by continuations of the center lines thereof. The staggering of streets making "T" intersections shall be so designed and adjusted with curves and diagonals, that jogs are not less than one hundred fifty (150) feet measured along the center line of the through street.

If it is not possible to align the streets of a new subdivision with existing roads of an adjacent tract, short jogs may be avoided by establishing reverse curves in the road alignment within a block. Such jogs shall be separated from the existing road right-of-way by a tangent, a minimum of fifty (50) feet along to the beginning or end of the curve. Although such reverse curves are not objectionable in residential areas, they shall be avoided in commercial and industrial districts.

- 5) FUTURE EXTENSION OF STREETS. Where necessary to give access or permit a satisfactory future subdivision of adjoining land, streets shall

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

See page 2

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

easeement 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.

July 13, 1967

Mr. Edward T. Fukunaga
P. O. Box 585
Kealahou, Hawaii

Dear Mr. Fukunaga:

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 your petition
(A67-150) will be rendered.

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

Very truly yours,

RAMON DURAN
Executive Officer

244-244

JANOS GERE BEN

**MANAGING EDITOR
THE KONA TORCH**

**P. O. BOX 444
KAILUA, KONA
HAWAII 96740**

STATE OF HAWAII
LAND USE COMMISSION

Donald Tong
Hawaii County P.C.

Hale Malawai Cultural Center
Kailua, Kona

1:00 P.M.
May 26, 1967

STAFF REPORT

A67-150 Edward T. & Aiko Fukunaga

A request to amend the Land Use Commission district designation from agriculture to urban for approximately 1.2 acres of land at Keopuka, South Kona, described as TMK 8-1-15:8 has been received from Mr. & Mrs. Fukunaga. The change would allow the petitioners to subdivide the parcel into two lots for residential use. The smaller of the two lots, containing 12,000 sq. ft., would be conveyed to the petitioner's son. The petitioners have also indicated that they have no intention of using the land for agricultural purposes.

The Hawaii County Planning Commission recommends approval of the change based on the following reasons:

1. The area is contiguous to an existing urban district.
2. The change would not increase governmental costs as public facilities are readily available, and it would not be detrimental to surrounding property.
3. Although the area is zoned for intensive agricultural use under the County General Plan, it needs to be re-studied because soil studies show that the area is unsuited for coffee farming.

The parcel under consideration is located on the makai side of the South Kona Belt Road about a mile southwest of Konawaena School. The area is characterized by low density residential developments, vacant lands and coffee farms. A scattering of commercial uses -- a barbershop, a hardware store, a service station, etc., are located along the main highway.

The area in question has a general slope of approximately 15 per cent (USGS 1/24000). The soil belongs to the Aa soil ~~soil~~ series which includes pumice deposits and is considered very poor for overall agricultural use. If rolled and smoothed, the land is suited for orchards; however, machine cultivation is out. The parcel itself is presently planted with coffee.

Median annual rainfall for this area is approximately 60 inches. Water, telephone and electricity are available.

Analysis

The major point brought out by the petitioner and the Hawaii County Planning Commission in advocating the change from agriculture to urban is the mere fact that the parcel is adjacent to an existing urban district. Closer examination of this urban district shows it to be a "spur" subdivision of 12 residential lots averaging about 10,000 sq. ft. These lots were subdivided in mid-1959 and subsequently included within the Land Use Commission urban district.

Mere contiguity to an urban district does not constitute sufficient justification for the need for redistricting. Indeed, the need for additional urban land is refuted by the very subdivision to which the petitioner and the County agency refers for justification. In a period of eight years (May 1959 to the present), only 5 homes have been constructed out of 12 lots available for development. In the nearby Keopuka Kai subdivision of 13 lots, only 6 homes have been developed since it was subdivided in February 1964.

The Hawaii County Planning Commission's statement that the parcel should be districted for urban use pending a restudy of the area and a possible rezoning from its present intensive agriculture classification is inconsistent with simple logic and the Land Use Law itself, for the reasons listed below:

1. If the County plans a restudy of the area designated intensive agriculture on their General Plan with a Federal planning grant and a rezoning might result, then 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.
2. The Land Use regulations specifically state that "lands which are not suited for agricultural and ancillary activities by reason of topography, soil and other related characteristics may be included in this (Agricultural) District.

3. Despite the soil characteristics discussed earlier and despite the petitioner's statement that they have no further intention of farming the land, the parcel in question and much of the surrounding lands at the present time are planted in coffee.

In conclusion, it should be noted that the petitioner's main concern -- that of providing a place of residence for his son, may be realized by merely constructing a home on the lot without a boundary change since the parcel does not now contain a residence.

Recommendation

On the basis of the foregoing and on the basis that the petitioners have not substantiated the need for redistricting, the staff recommends that the petition be denied.

A67-150 Fukunaga

① Detailed Land Classification - Land Study Bureau

Map #24

E 268 = Soil series - aa, including pumice deposits

Depth — no soil material

Color — dark brown to ushy B4c

Parent Material — aa, pumice

Stoniness — sharp lava chinkers

Drainage — excessively drained

Slope — 0-35%

Climate — Humid

Mean Annual Rainfall — 60-80"

Elev. — sea level

Machine tillability — unsuited

Remarks — rolled & smoothed; ^{suitable} for orchards

→ E = Very poor suitability for overall ag. use

② Rainfall = 60.5" (median annual)

Key #29

Gage Name - Kaawaloa

Elev - 1380'

(Parcel elev. = 1250' ±)

See Soil Survey
classification
(attached)

which cannot be controlled on this unit of rough broken soil and bedrock outcrop. Some areas at lower elevations are being developed for macadamia nuts, coffee, and pastures.

Rockland, Pahoe-hoe lava with Kealakekua, Olaa, or Ohia soil material (R_N).—This unit is similar to the comparable land type over Aa lava, but the underlying lava is relatively smooth, not rough and broken.

Soil material cannot extend deeply into cracks and crevices. Generally, the soil consists of a 2- to 6-inch layer of very dark brown or, in some places, almost black silt loam or silty clay loam high in organic matter and generally saturated with water. In many places in small depressions there is evidence of restricted internal drainage.

The bedrock outcrops on this type are bare of any vegetation except mosses and lichens. In some places staghorn fern may cover these areas. In forested areas the cover is generally less dense than that on the land type over Aa lava. In pastured areas more than half of the land surface is essentially bare of vegetation. The soil-covered parts support mainly Hilograss, in association with guava and various kinds of ferns. It is very difficult to improve pastures or control guava or other shrubs on this land. The carrying capacity is low, and the forage is of poor quality.

ROCKLAND TYPES, BARREN

Rockland types, barren, consist of lava that has practically no soil covering of any kind. They are essentially bare of vegetation. Three types have been differentiated on the basis of character of the lava, for the kind of lava affects the ease of getting over the land.

Rockland, Aa lava (R_A).—This land type consists of young lava flows of the Aa type, some of which have been laid down in historic time. There is practically no soil covering. In a few places fine material may occur in pockets in the rock. The surface of this lava is rough and broken, and travel must be done mainly on trails. It is almost impossible for a man to cross some of these flows on foot. They are a mass of clinkery, hard, glassy, sharp pieces of lava piled in tumbled heaps and filled with cracks, crevices and caverns. In some of the older areas, the sharp edges have been worn off the lava fragments and the particles detached help to fill some of the cracks in the rock. In these places, travel is somewhat easier, but in most places it still must be done mainly on trails.

This unit occurs on the islands of Hawaii and Maui at elevations ranging from sea level to 13,000 feet. The annual precipitation ranges from 10 to 250 inches. In the wetter regions there may be some vegetation in cracks and crevices. In the drier regions vegetation is almost entirely absent.

Rockland, Pahoe-hoe lava (R_L).—This unit consists of young Pahoe-hoe flows on the islands of Hawaii and Maui at elevations ranging from sea level to 13,000 feet. The annual precipitation ranges from 10 to 250 inches. The surface of these flows is relatively smooth, and in many places man or domestic animals can travel for long distances on what amounts to a pavement of smooth, ropy, glassy surfaced lava. Locally, rough and broken areas are included, but for

the most part regions, an o rock may be tropical forest

Rockland, are steep side It consists o practically ba surveyed at annual rainfa some places t in others, as v

In the dry r clump of gra regions, even c commonly ga form an almo present, howe

This group the preceding

Marsh (M) marsh vegeta near the cente along the coas water marsh.

Made land man-made fill land has been dredging or l uplands. Mo and industrial

The unit als dated materia soil material. which might b ning waters fr limestone by In this way a built up, and a good success.

The other t from the cane soil material. brown soil typ The result is fragments of c cane at the tin Most areas c World War II.

AG 7-150
Fukunaga

May 9, 1967

Mr. Edward T. Fukunaga
P. O. Box 585
Kealahou, Hawaii

Dear Mr. Fukunaga:

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 of Edward T. and Aiko Fukunaga (A67-150) to amend the land use district boundaries at Kona, Hawaii will be heard.

Very truly yours,

RAMON DURAN
Executive Officer

RECEIVED

COUNTY OF HAWAII
APR 11 1967
COUNTY PLANNING COMMISSION

State of Hawaii
LAND USE COMMISSION

Applicant Edward T. Fukunaga
Date petition received by
Planning Commission February 28, 1967
Date of Planning Commission
Meeting March 30, 1967
Date petition and recommendations
forwarded to LUC April 10, 1967

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:

Lot 4E, portion of Grant 1584, Keopuka, South Kona, Hawaii.
Tax map key: 8-1-15:08

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

The Commission decided to recommend: Approval to this request

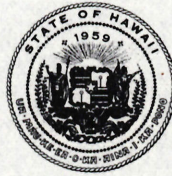
on the basis of the following findings:

1. Area is contiguous to an existing urban district.
2. There are existing public facilities available and granting of this request would not further governmental cost nor be detrimental to adjoining properties.
3. Area, although general planned for intensive agricultural, need to be restudied as soil studies show that this area is not suitable for coffee growing, the basic economic base for South Kona for which the intensive agricultural use designation was made. A more detailed General Plan will consider this area when the County makes the restudy of the entire General Plan of the County through the forthcoming 701 Federal Planning Grant.

(Signed)

Raymond H. Siegel
Director, County Planning Commission

JOHN A. BURNS
GOVERNOR



STATE OF HAWAII
LAND USE COMMISSION
426 QUEEN STREET
HONOLULU, HAWAII 96813

April 4, 1967

CHAIRMAN
MYRON B. THOMPSON

VICE CHAIRMAN
C. E. S. BURNS

GORO INABA
SHIRO NISHIMURA
ROBERT G. WENKAM
LESLIE E. L. WUNG

JAMES P. FERRY, EX-OFFICIO
LAND AND NATURAL RESOURCES

SHELLEY M. MARK, EX-OFFICIO
PLANNING AND ECONOMIC DEVELOPMENT

Mr. Edward T. Fukunaga
P. O. Box 585
Kealahou, Hawaii

Dear Mr. Fukunaga:

This is in regard to your application to amend the Land Use District Boundaries as shown on Tax Map Key 8-1-15:8 at South Kona, Hawaii.

Will you please indicate on the attached map how you intend to subdivide the parcel, and return the map in the self-addressed, stamped envelope enclosed for this purpose.

Thank you for your cooperation.

Very truly yours,

RAMON DURAN
Executive Officer

Encls. - 2

I intend to give my son, George, 12,000 sq. ft. of the parcel at the location indicated in red in the enclosed tax map.

RECEIVED

APR 10 1967

State of Hawaii
LAND USE COMMISSION

E. T. Fukunaga,

VE NORTH
Scale: 1 in. = 100 ft.

22

Tojiro Motoki & wf. Satsu.

3.1772 Acs.
(3.153 Acs.)

Alonzo J. Tanner & wf. Glennie H. - T/E

11,673 ¢

10

Robert Noheji & wf. Frances W.

10,090 ¢

11

Michie Kawano

10,090 ¢

12

Ida T. Kuamoo, & Alice T. Akamu - J/T

10,090 ¢

13

Fred K. Uechi & wf. Clara C. - T/E

10,090 ¢

14

Shizuko O. Kabel

10,090 ¢

15

Karl E. Embrey & wf. Helen - T/E

10,090 ¢

16

Edward T. Fukunaga & wf. Aiko - T/E

1.212 Acs.

8

12,000 sq. ft.

7

Yasumitsu Deguchi & wf. Rose

2.427 Acs.

Yasumitsu Deguchi & wf. Rose T.

2.426 Acs.

Masaru Kuriki & wf. Sawae - T/

7.25 Acs.

GRANT

PLAT

07

5

4

150
13500
13500

140
1120
1120
12320

150
1200
1200
13200

April 4, 1967

Mr. Edward T. Fukunaga
P. O. Box 585
Kealahou, Hawaii

Dear Mr. Fukunaga:

This is in regard to your application to amend the Land Use District Boundaries as shown on Tax Map Key 8-1-15:8 at South Kona, Hawaii.

Will you please indicate on the attached map how you intend to subdivide the parcel, and return the map in the self-addressed, stamped envelope enclosed for this purpose.

Thank you for your cooperation.

Very truly yours,

RAMON DURAN
Executive Officer

Encls. - 2

State Form B14

STATE OF HAWAII

Department of Planning
and Economic Development

Department, Bureau or Commission

OFFICIAL
RECEIPT

No. 170

February 28 1967

RECEIVED from

Ed. L. Lukunaga

fifty

and 20/100

DOLLARS

LUC - Inc

\$

50.00

Jean H. Kamitono

Public Accountant

February 24, 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 Edward T. and Aiko Fukunaga, together with supporting information, is forwarded to you for your comments and recommendations.

Thank you for your cooperation.

Very truly yours,

RAMON DURAN
Executive Officer

Encl.

February 24, 1967

Mr. Edward T. Fukunaga
P. O. Box 585
Kealahou, Hawaii

Dear Mr. Fukunaga:

This is to acknowledge receipt of your check in the amount of \$50.00 for an application to amend the land use district boundaries as shown on Tax Map Key 8-1-15: 08 at Keopuka, S. 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,

RAMON DURAN
Executive Officer

cc: Chairman Thompson
Hawaii Planning Commission

STATE OF HAWAII

OFFICIAL
RECEIPT

No. 163

Land Use Commission

Department, Bureau or Commission

February 21 1967

RECEIVED from

Ed. T. Fukunaga

Fifty + 00/100

DOLLARS

Petition for Boundary Change

\$50.00

Don G. Harkness

Public Accountant

ROBERT I. W. LAU

P. O. Box 365

Hilo, Hawaii 96720

Memorandum to:

LAND USE COMMISSION

STATE OF HAWAII

Date:

February 20, 1967

Subject:

PETITION FOR AMENDMENT TO THE LAND USE COMMISSION
DISTRICT BOUNDARY - TMK No. 8-1-15-08

Enclosures: 1 original and 2 copies of the above.

1 only check dated Feb. 17, 1967#557, BofH., Kona

RECEIVED

FEB 21 1967

State of Hawaii
LAND USE COMMISSION

STATE OF HAWAII
LAND USE COMMISSION

426 Queen Street
Honolulu, Hawaii

This space for LUC use

Date Petition and Fee received
by LUC _____

Date forwarded to County
for recommendation _____

Date Petition, and County
recommendation received
by LUC _____

PETITION FOR AMENDMENT TO THE LAND USE COMMISSION DISTRICT BOUNDARY

(I) (We) hereby request an amendment to the Land Use Commission District Boundary respecting the County of HAWAII, Island of HAWAII, map number and/or name TMK NO. 8-1-15-08 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:

LOT 4E, Portion of Grant 1584, situated at Keopuka, S. Kona, Hawaii, with easement over and across LOT 4F. (TMK 8-1-15-08).

Petitioner's interest in subject property:

OWNERS as tenants by the entirety.

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

SEE ATTACHED SHEET

- (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) _____

Edward J. Tuckunaga
Aiko Tuckunaga

Address: _____

Kealahakua, Hawaii 96750

Telephone: _____ Res: #238-431

STATE OF HAWAII
LAND USE COMMISSION

PETITIONER'S REASONS FOR REQUESTING BOUNDARY CHANGE:

- (1) To subdivide parcel into two lots for residential use, specifically, to convey a 12,000 s.f. parcel to son as an inter vivos gift, so it can be utilized as soon as possible for residential occupancy.
- (2)-b. The Petitioners have no intention of farming said land which is more suitable for residential purpose. It adjoins the urban boundary line to the south which includes twelve (12) lots of approximately 10,090 s.f. each, five of which are presently being occupied as residences. The area is now being used principally as residential lots.

STATE OF HAWAII
LAND USE COMMISSION

426 Queen Street
Honolulu, Hawaii

RECEIVED

FEB 21 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 _____

A65-150

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 TMK NO. 8-1-15-08 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:

LOT 4E, Portion of Grant 1584, situated at Keopuka, S. Kona, Hawaii, with easement over and across LOT 4F. (TMK 8-1-15-08).

Petitioner's interest in subject property:

OWNERS as tenants by the entirety.

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

SEE ATTACHED SHEET

- (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)

Edward J. Fukunaga
Aiko Fukunaga
P.O. Box 585

Address:

Kealahou, Hawaii 96750

Telephone: _____

Res: #238-431

STATE OF HAWAII
LAND USE COMMISSION

PETITIONER'S REASONS FOR REQUESTING BOUNDARY CHANGE:

- (1) To subdivide parcel into two lots for residential use, specifically, to convey a 12,000 s.f. parcel to son as an inter vivos gift, so it can be utilized as soon as possible for residential occupancy.

- (2)-b. The Petitioners have no intention of farming said land which is more suitable for residential purpose. It adjoins the urban boundary line to the south which includes twelve (12) lots of approximately 10,090 s.f. each, five of which are presently being occupied as residences. The area is now being used principally as residential lots.

A67-151 NAKAMOTO/JYO

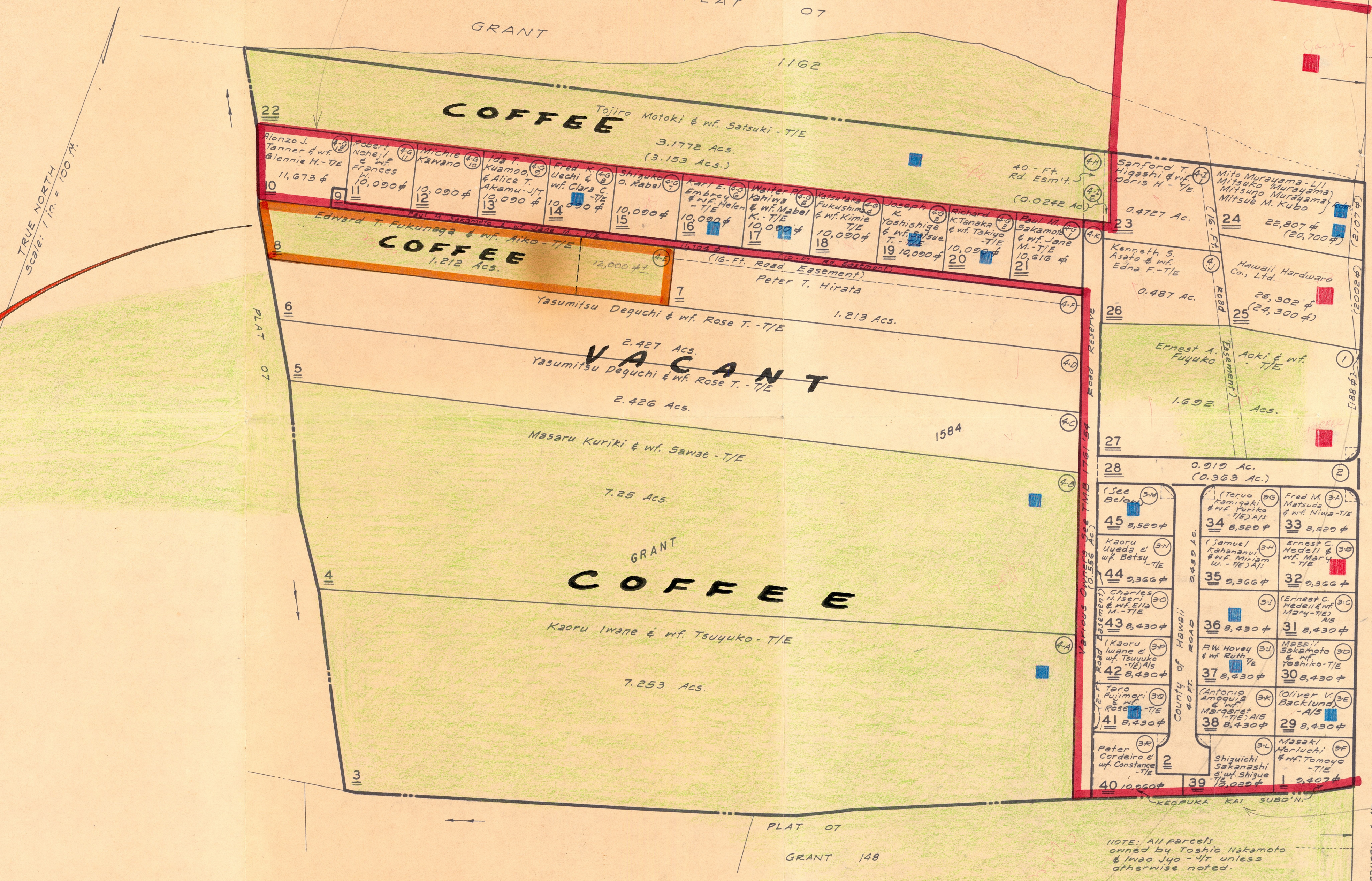
A67-150 FUKUNAGA

SP67-42 MATSUYAMA

A67-150 FUKUNAGA

DWG. NO. 34
SOURCE: TAXATION MAPS BUREAU
BY: JLS
JANUARY 13, 1960

POR. KEOPUKA (MAKAI), S. KONA, HAWAII



SUBJECT TO CHANGE

DEPARTMENT OF THE TAX COMMISSIONER TAXATION MAPS BUREAU STATE OF HAWAII		
TAX MAP		
THIRD DIVISION		
ZONE	SEC.	PLAT
8	1	15
CONTAINING		PARCELS
SCALE: 1 IN. = 100 FT.		