

JACKSON, J. M.

SP (1) 62-2

STATE OF HAWAII  
LAND USE COMMISSION

426 Queen Street  
Honolulu, Hawaii

LUC File	SP(1) 62-2
Applicant(s)	J. H. Jackson
Public Hearing at	Kaliua-Kona, Hawaii
on	June 27, 1962

SPECIAL PERMIT

The Land Use Commission of the State of Hawaii, pursuant to hearing and consideration required by the provisions of Act 187, SLH 1961, hereby grants special permission to use the following described property:

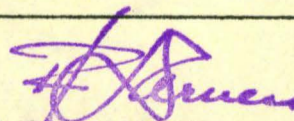
(County) of Hawaii (Island) of Hawaii  
Portion of TRK 7-2-03-1

for the following purpose(s):  
Continue development/and operate resort hotel.

subject to the following conditions, in the interest(s) of proper resort development  
and community appearance, convenience and safety:

1. That approval of the County of Hawaii be secured for all uses, which may, if the County approves, include visitor accommodations, residential uses, and incidental resort-type commercial uses;
2. That approval of the County of Hawaii be secured for all structures and improvements, and for siting, arrangement and exterior design of same; for design of vehicular access, egress, circulation and parking layout; and for landscaping; and
3. That the County of Hawaii may require and specify allowable upper limits of density of occupancy, maximum building heights, minimum setbacks and distances between buildings, adequate utilities and adequate offstreet parking to serve the approved uses; and may require that the property be landscaped in keeping with resort use and surrounding area, and to screen unsightly areas from public view.

NOTE: This permit is granted with the understanding that public facilities and services, in the form of roads, domestic water, police and fire protection, etc., may not be made available to this area for a number of years in the future.

  
(Signed) R. J. DARNELL  
(Title) EXECUTIVE OFFICER

Date of Grant July 24, 1962

SPECIAL PERMIT CHECK SHEET

LUC File SP(T)- 62-2

Petitioner: JACKSON, J.M. County HAWAII

Key H-6

Date petition and fee received: 5/3/62

Suspense date for LUC action: \_\_\_\_\_

Date LUC survey \_\_\_\_\_

Notices of hearings

<u>Dates</u>	<u>Publication</u>
_____	_____
_____	_____
_____	_____

Hearings

<u>Date</u>	<u>Place(s)</u>	<u>By</u>
_____	_____	_____
_____	_____	_____
_____	_____	_____

Actions

<u>Dates</u>	<u>Actions</u>	<u>By</u>
_____	_____	_____
_____	_____	_____
_____	_____	_____

Notes:

WILLIAM F. QUINN  
GOVERNOR



LAND USE COMMISSION  
DEPARTMENT OF PLANNING AND RESEARCH

~~STATE OF HAWAII~~  
~~426 Queen Street~~  
~~XXXXXXXXXXXXXXXXXXXX~~  
195 SOUTH KING STREET  
HONOLULU 13, HAWAII

CHAIRMAN  
RALPH K. AJIFU  
VICE CHAIRMAN  
LINDSAY A. FAYE  
SECRETARY  
LEONARD D. Y. WONG  
CHARLES C. CROSS  
JAMES H. ARMITAGE  
W. W. ALDRICH  
WILLIS C. JENNINGS  
E. H. COOK, EX-OFFICIO  
FRANK LOMBARDI, EX-OFFICIO

FRANK LOMBARDI  
DIRECTOR OF PLANNING  
PHILIP T. CHUN  
DEPUTY DIRECTOR OF PLANNING

June 5, 1962

Planning and Traffic Commission

County of Hawaii

Hilo, Hawaii

Gentlemen:

Attached is a copy of an application for special permit received in this office on May 3, 1962.

The Land Use Commission will hold a hearing on this matter at

Kailua-Kona School, Kailua, Kona, Hawaii

on Wednesday, June 27, 1962 at 8:00 p.m.

The comments and recommendations of your Commission are solicited.

Very truly yours,

R. J. DARNELL  
Executive Officer

Attachment

STATE OF HAWAII  
LAND USE COMMISSION

426 Queen Street  
Honolulu, Hawaii

This space for official use

Date Application and Fee  
received by LUC

MAY 3, 1962

RECEIVED

MAY 3 1962

State of Hawaii  
LAND USE COMMISSION

APPLICATION FOR SPECIAL PERMIT

(I) (We) hereby request approval of a special permit to use certain property located in the County of Hawaii, Island of Hawaii, Land Use Commission Temporary District Boundary map number and/or name Key map of Hawaii, (H-6, Kiholo), for the following-described purpose:

Continue development of and operate resort hotel

Description of property:

See attached map

Petitioner's interest in subject property:

Sublease under Hualalai development corporation who are lessees from Bishop Estate

Petitioner's reason(s) for requesting special permit:

See attached letter

Signature(s) J. M. Jackson  
By Roy A. Vitousek Jr.

Address: Box 494 Honolulu

Telephone: 63826

This space for official use

The property is situated in a(n) agricultural district, whose regulations adopted by the Land Use Commission prohibit the desired use.

Signature(s) [Signature]

For (agency) Land Use Commission

NOTICE OF PUBLIC HEARING  
 TO CONSIDER APPLICATIONS FOR SPECIAL PERMIT  
 WITHIN THE COUNTY OF HAWAII BEFORE THE  
 LAND USE COMMISSION OF THE STATE OF HAWAII

NOTICE IS HEREBY GIVEN of the public hearing to be held by the Land Use Commission of the State of Hawaii in the Board Room of the Hawaii County Board of Supervisors, Hawaii, on June 27, 1962 at 1:00 p.m. and at Kailua-Kona School, Kailua, Kona, Hawaii at 8:00 p.m., or as soon thereafter as those interested may be heard, to consider the applications for Special Permit within the County of Hawaii as provided for in Section 7, Act 187, Session Laws of Hawaii 1961. Special Permit applications to be heard are:

<u>Petitioner</u>	<u>Tax Map Key</u>	<u>Permission Requested</u>
<u>In Hilo:</u>		
HAY, Gilbert	1-4-02-5, 6, 7, & 26	For resort designation so that land may be sold to developers.
<u>In Kona:</u>		
CHING, Edward S. T.	6-4-03-22, 41, 65	Build and operate a food drive-inn, and service station.
JACKSON, J. M.	Por. 7-2-03-1	Continued construction of resort hotel.

Maps showing the areas under consideration for Special Permit and copies of the rules and regulations governing the application for Special Permit 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.

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

LAND USE COMMISSION  
Edward C. Bryan , Chairman  
R. J. Darnell , Executive Officer

(Legal ad - 2 cols. w/border)  
 (To appear June 5, 1962 )  
 (HONOLULU STAR-BULLETIN )  
 (HONOLULU ADVERTISER )  
 (HILO TRIBUNE HERALD )

D E S C R I P T I O N

Being a portion of land of Kaupulehu situated at Kahawai Bay, North Kona, Hawaii

Being a portion of R. P. 7843, L. C. Aw. 7715 to Lota Kamehameha

Beginning at a spike at highwater mark at the northwest corner of this parcel of land, the coordinates of said point of beginning referred to Government Survey Triangulation Station "KUILI" being 12701 feet North and 8115 feet East, and thence running by azimuths measured clockwise from true South:

1.  $311^{\circ} 24' 40''$       2336.96 feet      along remainder of R. P. 7843, L. C. Aw. 7715 to Lota Kamehameha;
2.     $37^{\circ} 51'$             826.74 feet      along remainder of R. P. 7843, L. C. Aw. 7715 to Lota Kamehameha, to a nail in pahoehoe;
3.     $98^{\circ} 18' 40''$       2061.97 feet      along remainder of R. P. 7843, L. C. Aw. 7715 to Lota Kamehameha, to a nail in pahoehoe;
4.     $198^{\circ} 01'$             467.56 feet      along remainder of R. P. 7843, L. C. Aw. 7715 to Lota Kamehameha, to a pipe in concrete;

Thence along highwater mark to the point of beginning, the direct azimuth and distance to a pipe in concrete set 10 feet back from highwater mark being:

5.     $245^{\circ} 35'$             720.02 feet,      and;

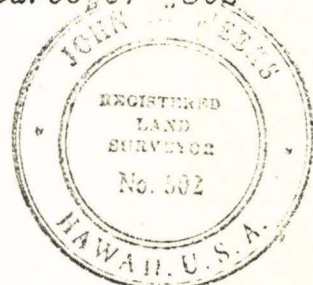
The direct azimuth and distance from this pipe to the point of beginning being:

6.     $179^{\circ} 26' 50''$       1122.78 feet.

Area contained within 62.0 Acres.

DATED: March 2, 1931

JOHN H. HENKS  
Registered Land  
Surveyor No. 502



STATE OF HAWAII  
LAND USE COMMISSION  
1974 BOUNDARY REVIEW

ISLAND: Hawaii

DOCKET NO. H74-34

Proposed Reclassification: Conservation to Urban

District Map: H-6

Location: Kaupulehu

Approximate Acreage: 318.0

Tax Map Key - Property Owner/Lessee: 7-2-3: 1 (por.), 2  
Bishop Estate/  
Hualalai Development Corp. (le.)

Remarks:

Approximately 62 acres of the subject area are presently being used as hotel and resort uses under a Special Permit approved by the Land Use Commission in July of 1962. The complex presently contains 71 units.

The additional acreage is being requested to expand this hotel-resort complex and for a condominium development. The development of the 318 acres will be done in 3 phases. Phase I will include the addition of 60 units to the existing resort facilities. Phase II shall include 70 additional cottage type units and Phase III will include approximately 300 condominium units and a golf course. It is estimated at 1974 dollars that the sales price for the condominium will range between \$60,000 to \$130,000.

The County zoning for the property is open and the General Plan Designation is resort, open, and Conservation.

Approximately 300 of the 318 acres under the request are lava lands (50% aa and 50% pahoehoe). The only native foliage is keawe. The land has little agricultural value and is rated "E" on a scale of "A" to "E" by the Land Study Bureau for overall agricultural productivity. The surrounding areas are vacant and consist mostly of lava fields.

Presently an unpaved secondary road now exists from Mamalahoa Highway to the resort development. Completion of the Kaahumanu Highway will provide a closer access from the subject property to a major highway. There are no nearby County water or sewer systems; these services will be constructed and operated by the owner.



Ref. No. LUC 138

August 28, 1962

Mr. Hiroshi Kasamoto, Director  
Planning and Traffic Commission  
County of Hawaii  
Hilo, Hawaii

Dear Mr. Kasamoto:

Enclosed are copies of Special Permit granted by the Land Use Commission  
to the following:

Mr. Gilbert Hay - SP(T) 62-7

Mr. J. M. Jackson - SP(T) 62-2

Very truly yours,

R. J. DARNELL  
EXECUTIVE OFFICER

Enclosures  
ak

STATE OF HAWAII  
LAND USE COMMISSION

Board of Supervisors Chambers  
County Building - Hilo, Hawaii

1:00 P.M.  
June 27, 1962

NOTICE TO THE PUBLIC  
and AGENDA

This hearing was called to consider an application for special permission for variance in the Land Use Commission's interim regulations.

The item concerns the application of Gilbert Hay, for development of resort uses on property described as Third Division TMK 1-4-02-5,6,7, & 26, situated near Isaac Hale Beach Park, at the point where the newly-improved Kaimu-Kapoho Road leaves the beach area and runs inland to the former Kapoho Village site.

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Kailua-Kona School  
Kailua, Kona, Hawaii

8:00 P.M.  
June 27, 1962

NOTICE TO THE PUBLIC  
and AGENDA

This hearing was called to consider two applications for special permission for variance in the Land Use Commission's interim regulations.

The first item concerns Edward S. T. Ching, for Special Permit to establish a service station and drive-in food service on property containing approximately 38,000 sq. ft., described as TMK 6-04-03(22-41-65), located approximately 4-5 miles east of Kamuela, on the northside of Hawaii Belt Highway.

The second item concerns the application of J. M. Jackson for Special Permit to use certain property at Kaupulehu for resort purposes. The property is described as a portion of TMK 7-2-03-1, and consist of approximately 62 acres of beach frontage half way between Kailua-Kona and Puako.

STATE OF HAWAII  
LAND USE COMMISSION

Kailua School  
Kailua-Kona, Hawaii

8:00 P.M.  
June 27, 1962

STAFF REPORT

SP(T) 62-3

Temporary District Classification: AGRICULTURAL

APPLICATION OF EDWARD S. T. CHING, for Special Permit to establish a service station and drive-in food service use on property east of Kamuela.

The applicant is the owner of the property, containing approximately 28,000 square feet, described as follows: TMK 6-04-03(22-41-65)

Staff inspected the subject property, 6/22/62, but not in company with any member of the LUC, nor with County personnel; although the matter has been discussed with County staff and with Mr. Robert Bush, whose planning firm has the contract in the Federal-State-County 701 project to prepare a comprehensive plan for the northern third of the Big Island (including the northern portion of North Kona, all of North and South Kohala, Hamakua and North Hilo Districts). Recommendations from the County and from Mr. Bush are expected to be presented at the hearing.

The subject property is situated in the Puukapu Homesteads area, some 4-5 miles east of Kamuela, and a short distance to the west of the junction of the present road to Honokaa and the new (under construction) "Mud Lane" realigned connection to Honokaa and the Hamakua Coast Highway.

The property is in the largest single area of small-ownership, high-capacity agricultural land on the Island of Hawaii; and the original proposal to classify even the westernmost portion of Puukapu Homesteads into the temporary Urban classification brought forth strong protests and petitions for Agricultural classification from the farmers in the area. There were several protests from landowners and

would-be developers in the eastern portion, which includes the Ching property in question (stated by County planning staff to be a portion of an illegal subdivision), and which was not proposed for Urban classification, although there has been considerable subdivision activity (but no home construction) in the area. The State General Plan implies that some of the western portion of Puukapu on the north side of the highway would be expected to develop after the combined Kohala districts reach a population of some 15,800, considerably beyond the present 5,000.

In consideration of the high quality of the land; of the lack of actual development in the vicinity and of planning work underway (to be in a state of near-completion by the end of 1962); staff recommends denial of the application without prejudice, pending the outcome of the 701 planning project.

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SP(T) 62-2

Temporary District Classification: AGRICULTURAL

APPLICATION OF J. M. JACKSON, for Special Permit to use certain property at Kaupulehu for resort purposes.

The applicant is the lessee of the property, containing some 62 acres, described as follows: TMK 7-2-03-1

Staff inspected the property with Mr. Bush and with Mr. Kasamoto of the Hawaii County planning staff. It is understood that Mr. Bush's recommendation, and that of the County, will be presented at the hearing.

The property is situated some 35-50 minutes (by power launch or motorboat) north of Kailua-Kona, or nearly an hour's drive over rough-graded jeep trail downhill from Mamalahoa Highway near the northwest side of Hualalai mountain. The setting is an attractive, fairly-well-sheltered bay with a beach, in an area liberally surrounded with evidences of pre-Cook settlement. The lessee has been involved in a significant amount of site preparation, and development of water supply and emergency land access to inhabited areas. There is an existing single-family vacation home in use near the beach. In addition, a crew of artisans and workmen were occupied at preliminary work on the first units of a hotel development when the Land Use Commission adopted its regulations in April of this year. The applicant and his Attorney, Mr. Vitousek, had met informally with the Commission prior to the adoption; and the members of the Commission at that time made the statement that although the proposed development could not, in itself, be considered "urban" or "urbanizing"; they would look with favor on such an application for Special Permit as Mr. Jackson has submitted.

There are a considerable number of small, isolated, yet attractive areas in the Hawaiian Islands which, as recognized in the 1960 Visitor Destination Area study, "will contribute significantly to the tourist industry," although they are so numerous and scattered that they could not constitute "destination areas" in themselves to qualify for the massive governmental assistance program outlined and recommended by that study. However, a major highway running near the coast, connecting Kailua-Kona, Honokahau, the projected airport at Keahole Point (a short distance from Kaupulehu), and Kawaihae, will pass close to this property, according to the Destination Area study and the State General Plan. Revision of the State General Plan to include areas for small, individual resort development, in the coastal area between Honokahau and Puako, awaits study of the recommendations to be made pursuant to the 701 project for which Mr. Bush is responsible.

Staff recommends that the Commission approve the use requested to the extent that it may be considered a "resort hotel," subject to the following conditions, in the interests of proper resort development for the area, community appearance, convenience and safety:

1. That approval of the County of Hawaii be secured for all uses, which may, if the County approves, include visitor accommodations, residential uses, and incidental resort-type commercial uses;
2. That approval of the County of Hawaii be secured for all structures and improvements, and for siting, arrangement and exterior design of same; for design of vehicular access, egress, circulation and parking layout; and for landscaping; and
3. That the County of Hawaii may require and specify allowable upper limits of density of occupancy, maximum building heights, minimum setbacks and distances between buildings, adequate utilities and adequate offstreet parking to serve the approved uses; and may require that the property be landscaped in keeping with resort use and surrounding area, and to screen unsightly areas from public view.

Note: In the event of Commission approval of Mr. Jackson's application, it should be made clear that such approval is given with the understanding that public facilities and services, in the form of roads, domestic water, police and fire protection, etc., may not be made available to this area for a number of years in the future.

THOMAS K. COOK  
Chairman and Executive Officer  
ISLAND OF HAWAII



Executive Chambers  
HILO

RECEIVED

JUN 27 1962

State of Hawaii  
LAND USE COMMISSION



June 25, 1962

Ref. #LUC34

Mr. Rowland J. Darnell  
Executive Officer  
Land Use Commission  
426 Queen Street  
Honolulu 13, Hawaii

Dear Mr. Darnell:

The Board of Supervisors of Hawaii County is in full support of the special permit application of Mr. Johnno Jackson, requesting a change in zone classification of the Kaupulehu Beach area from agricultural to hotel and resort and urges your honorable body to act favorably on his application.

The old fishing village of Kaupulehu is completely surrounded by lava fields which are free of vegetation of any sort and highly unsuitable for either agriculture or ranching. Mr. Jackson has already invested very substantially in his development and the change in zoning will permit him to expand his project as planned.

Your favorable action on this project, which will enhance the economy of not only Kona but the County of Hawaii, is sincerely requested.

Very truly yours,

THOMAS K. COOK  
CHAIRMAN & EXECUTIVE OFFICER  
COUNTY OF HAWAII

TKC:ml

cc: Mr. Johnno Jackson, Kamuela, Hawaii

B U S H   A N D   G E R A K A S

June 25, 1962

RECEIVED

JUN 26 1962

State of Hawaii  
LAND USE COMMISSION

Chairmen and Members  
Planning and Traffic Commission  
County of Hawaii

Gentlemen:

The State Land Use Commission has asked this office to submit a recommendation regarding the requested "boundary amendment" or a "special permit" for the proposed resort development at Kaupulehu by Mr. Johnna M. Jackson. Kaupulehu is within the Kohala-Hamakua 701 Planning region presently under study by this office for the Hawaii County Planning and Traffic Commission.

The following comments are submitted:

1. Not Suitable for Agriculture. Because of poor soils, (Class D or U) low annual rainfall (approx. 25" average), inaccessibility and lack of irrigation water this land is not suited for intensive agriculture.
2. Best Use of Land. Use of this land for residential or other urban uses would be improper because of distance from public services and isolation from a supporting community. Provision of public services, primarily water supply and vehicular access to this area would be costly and it would be many years before the County could provide these because of higher priority for other projects. Though this land is desirable as a public fishing and beach recreation area, there are other lands on this coastline better suited to this purpose.

In the opinion of this office the proposed secluded, independent, resort is the best use of the Kaupulehu Bay Lands.



This is contingent upon the understanding that the County would not be required to provide public facilities such as access roads and fresh water supply.

3. Conformity with Long Range Plans. At present there is no long range plan for the use of land in the extensive area between Kailua-Kona and Puako Beach. There is a proposed highway along the shoreline between Kawaihae and Kailua in the State General Plan, and the Kailua airport is planned to be relocated to Keahole Point.

However, the proposed resort development is consistent with the well-founded concept of Kona resort centers as developed in the "Plan for Kona." It was concluded in that study, that resort developments on the Kona Coast should be relatively small, compact and informal to retain the character of Kona and to contrast with and supplement other larger and more commercial resort areas in Hawaii.

The possibility of the proposed use conflicting with plans for the region under preparation by this office is difficult to conceive.

Conclusions:

The requested "boundary amendment" or "special permit" is reasonable and proper from a long range planning standpoint.

Recommendations:

1. It is recommended that the Planning and Traffic Commission recommend to the State Land Use Commission that the developers request be approved with the understanding that provision of access from the highway and water supply will be the responsibility of the developer.

2. This office has inspected the site and reviewed the plans of the developer. I am impressed with Mr. Jackson's determination to create an attractive, productive facility; and with his concept of how to do it in this relatively barren area. Private investment in income and job

producing ventures on this island is sorely needed and should be encouraged, particularly in the Kona area. Mr. Jackson has suffered delays and some additional costs because he has been unable to obtain certain permits. Much of this has been caused by the problems of dealing with the new and complex "Greenbelt" Law. It is respectfully suggested that the Planning and Traffic Commission consider recommending to the State Land Use Commission and to County agencies concerned that action on the developers request and processing of necessary permits be expedited.

Sincerely,

Robert I. Bush

RIB:gmt

426 Queen Street  
XXXXXXXXXXXXXXXXXXXX

Ref. No. LUC 37

June 13, 1962

Mr. J. M. Jackson  
Kaupulehu, Kona  
c/o Kailua, Kona P.O.

Dear Mr. Jackson:

I have scheduled a staff inspection trip to your Kaupulehu property for Saturday June 23, 1962. This is in accord with our policy of having a field report for the Commission prior to a public hearing on any application for special permit.

Both Mike Mullahey and I will be in Kona Friday night, June 22, and are to depart Kona at 6 p.m. Saturday (HAL).

We have not yet worked out our transportation from Kailua to Kaupulehu; and would appreciate your recommendations on this, along with an indication as to whether you will be available to accompany us on the 23rd.

I shall look forward to hearing from you at your earliest convenience.

Very truly yours,

R. J. DARNELL  
Executive Officer

STAFF INSPECTION TRIP  
ITINERARY

FRIDAY, 22 JUNE

Darnell:

Lv: HNL 0800 Aloha Flt: #740  
Ar: HILO 0904

INSPECTION POHOIKI ITEM: Gilbert Hay

One car from Slim Holt to meet Darnell at Hilo Airport

Mullahey:

Lv: HNL 1200 HAL Flt. 808  
Ar: KAMUELA 1312

INSPECTION OF KAMUELA ITEM: Edward S. T. Ching

Darnell will pick up Mullahey at Kamuela

HOTEL (<sup>Kamaoia</sup>~~Waieka~~ Lodge) /

SATURDAY, 23 JUNE

INSPECTION OF KAUPULEHU ITEM: J. M. Jackson

Lv: KONA (Darnell and Mullahey) 6 p.m. HAL Flt. 617  
Ar: HONOLULU 7:35 p.m.

(Darnell will get off at Maui and will <sup>NOT</sup> require a car at the Airport..book him from Kona to Honolulu with a Maui layover.)

(Check with Darnell for return from Maui to Honolulu on Sunday, 6/24/62.)

(Open return)  
from Maui ✓

426 Queen Street

Ref. No. LUC 25

XXXXXXXXXXXXXXXXXXXX

June 5, 1962

Mr. Roy A. Vitousek, Jr., Attorney  
c/o Pratt, Moore, Bortz & Vitousek  
P. O. Box 494  
Honolulu 9, Hawaii

Dear Mr. Vitousek:

This is to notify you that Mr. J. M. Jackson's application for special permit will be heard on Wednesday, June 27, 1962 at 8:00 p.m. at Kailua-Kona School, Kailua, Kona, Hawaii.

Legal notice regarding the public hearing will be published in the Hilo Tribune Herald on Tuesday, June 5, 1962; and the Honolulu Star-Bulletin, and the Honolulu Advertiser on Wednesday, June 6, 1962.

A letter to this effect has already been sent to Mr. Jackson under separate cover.

Very truly yours,

R. J. DARNELL  
Executive Officer

426 Queen Street      Ref. No. LUC 22  
XXXXXXXXXXXXXXXXXXXX

June 5, 1962

Mr. J. M. Jackson  
P. O. Box 494  
Honolulu, Hawaii

Dear Mr. Jackson:

This is to notify you that your application for special permit will be heard on Wednesday, June 27, 1962 at 8:00 p.m. at Kailua-Kona School, Kailua, Kona, Hawaii.

Legal notice regarding the public hearing will be published in the Hilo Tribune Herald on Tuesday, June 5, 1962; and the Honolulu Star-Bulletin, and the Honolulu Advertiser on Wednesday, June 6, 1962.

Very truly yours,

R. J. DARNELL  
Executive Officer

WM:ak



PLANNING AND TRAFFIC COMMISSION  
COUNTY OF HAWAII  
HILO, HAWAII, U. S. A.

June 26, 1962

Mr. Rowland J. Darnell  
Executive Officer  
Land Use Commission  
Dept. of Planning & Research  
426 S. Queen Street  
Honolulu 13, Hawaii

Dear Mr. Darnell:

The Planning and Traffic Commission requests that the Land Use Commission schedule public hearings on special permits in this County about one week before the Commission's regular meetings so that we can make recommendations and suggestions after obtaining as much information as possible and within the 15-day period set by your rules and regulations. Normally, our regular meetings are held on the middle or third Monday of each month.

In regard to applications submitted by J. M. Jackson, Gilbert Hay, and Edward S. T. Ching for a special use permit, the Commission at its last meeting went on record to recommend the areas in question as being not suitable for agricultural purposes.

Sincerely,

PLANNING AND TRAFFIC COMMISSION

Hiroshi Kasamoto  
Director

lat

May 3, 1962

FILE MEMO

Mr. J. M. Jackson advised that a plot plan of his proposed development at Kaupulehu should be submitted to the commission. It was indicated by Roy Vitousek, Jacksons counsel , that the map would be in our hands by the end of the month.

wmm



PRATT, MOORE, BORTZ & VITOUSEK

C. DUDLEY PRATT  
HOWARD H. MOORE  
VERNON O. BORTZ  
ROY A. VITOUSEK, JR.  
THOMAS P. GOODBODY  
DANIEL H. CASE  
ALLEN M. STACK

ATTORNEYS AT LAW  
POST OFFICE BOX 494  
HONOLULU 9, HAWAII

ALEXANDER & BALDWIN BUILDING  
CABLE ADDRESS  
"LOIO"

ALAN C. KAY

May 3, 1962

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

Attention: Rowland J. Darnell  
Executive Officer

Re: Land Use Act - Kaupulehu  
County of Hawaii

Gentlemen:

We attach hereto a copy of our letter of April 2, 1962 to which we would like to add some further information. We have developed on the property one unit of our proposed cottage type hotel. We have spent \$79,644.00 to date in development costs. We presently have eight men employed who will have to be laid off if the project is delayed. We expect to spend over \$100,000.00 in materials alone in the near future and employ substantially more than our present eight men labor force.

It is our understanding that unless a special permit is granted, we will not be able to obtain a building permit from the County of Hawaii to continue the orderly development of our resort hotel.

The special reasons we give for requesting that a special permit be issued are: The fact that our project has already been started before the green belt zoning laws went into effect and the fact that when we heard that the laws would go into effect we requested that our property be included in an urban zone. We were told by you that the pro-


Land Use Commission

May 3, 1962

perty would probably not qualify for an urban zone but that the Commission would probably favor a special permit under circumstances such as ours, particularly where we are not expecting county or state urban facilities to be provided.

Very truly yours,

J. M. JACKSON

By:   
Roy A. Vitousek, Jr.  
Attorney

Box 142  
Kailua, Kona, Hawaii.

April 2, 1962

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

Attention: Rowland J. Darnell  
Executive Officer

Re: Land Use Act - Kaupulehu  
County of Hawaii

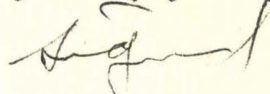
Gentlemen:

My wife and I are lessees of sixty-two acres of land at Kaupulehu, County of Hawaii, which is along the seashore below the Hualaulai Development Corporation land. This lease was acquired on September 20, 1961 with the intention of developing a resort area.

During our conversation this morning you indicated that this area is to be included in agricultural zoning but that the Commission would allow non-conforming uses within the area where such non-conforming uses were commenced before the zoning was established. Please be advised that beginning in January, 1961, we started the development of our resort area which has included the building of an access road, drilling of water well, clearing of lands, three buildings, development of a small boat harbor, building of two ponds and other development which has to date cost approximately \$65,000.

It is our intention to continue this development until we are able to open a resort with a cottage type hotel which will be served primarily by boat access from Kailua, in addition to the access road. We would like some expression from you as soon as possible that this use does not conflict with the permitted uses under your Commission's regulations. We need this assurance in order to continue to obtain building and other permits from the County of Hawaii for new increments to our development.

Very truly yours,



J. M. Jackson.

c.c. Mr. Dave Gillette, Hualaulai Development Co.

Mr. Jeff Podmore, Bishop Estate.

D E S C R I P T I O N

Being a portion of land of Kaupulehu situated at Kahawai Bay, North Kona, Hawaii

Being a portion of R. P. 7843, L. C. Av. 7715 to Lota Kamehameha .

Beginning at a spike at highwater mark at the northwest corner of this parcel of land, the coordinates of said point of beginning referred to Government Survey Triangulation Station "KUILI" being 12701 feet North and 8115 feet East, and thence running by azimuths measured clockwise from true South:

- |    |              |              |  |
|----|--------------|--------------|--|
| 1. | 311° 24' 40" | 2336.96 feet | along remainder of R. P. 7843, L. C. Av. 7715 to Lota Kamehameha;                        |
| 2. | 37° 51'      | 826.74 feet  | along remainder of R. P. 7843, L. C. Av. 7715 to Lota Kamehameha, to a nail in pahoehoe; |
| 3. | 98° 18' 40"  | 2061.97 feet | along remainder of R. P. 7843, L. C. Av. 7715 to Lota Kamehameha, to a nail in pahoehoe; |
| 4. | 198° 01'     | 467.56 feet  | along remainder of R. P. 7843, L. C. Av. 7715 to Lota Kamehameha, to a pipe in concrete; |

Thence along highwater mark to the point of beginning, the direct azimuth and distance to a pipe in concrete set 10 feet back from highwater mark being:

- |    |          |              |      |
|----|----------|--------------|------|
| 5. | 245° 35' | 720.02 feet, | and; |
|----|----------|--------------|------|

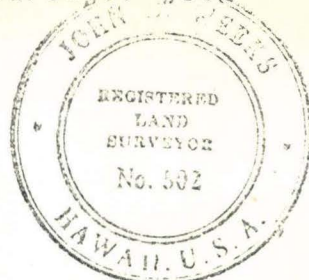
The direct azimuth and distance from this pipe to the point of beginning being:

- |    |              |               |
|----|--------------|---------------|
| 6. | 179° 26' 50" | 1122.78 feet. |
|----|--------------|---------------|

Area contained within 62.0 Acres.

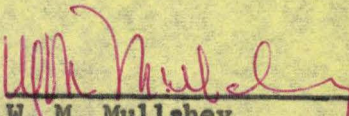
DATED: March 8, 1931

JOHN W. WELLS  
Registered Land  
Surveyor No. 502



May 3, 1962

Received from Mr. Roy Vitousek check for \$50 and application  
for special permit. *142 RE S.M. JACKSON*

  
\_\_\_\_\_  
W. M. Mullahey  
Land Use Analyst  
LAND USE COMMISSION *F*

D E S C R I P T I O N

Being a portion of land of Kaupulehu situated at Kahawai Bay, North Kona, Hawaii

Being a portion of R. P. 7843, L. C. Aw. 7715 to Lota Kamehameha

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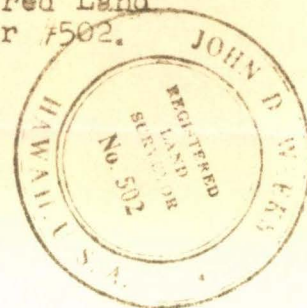
- 5. 245° 35'      720.02 feet,      and;

The direct azimuth and distance from this pipe to the point of beginning being:

- 6. 179° 26' 50"      1122.78 feet.

Area contained within 62.0 Acres

JOHN D. WEEKS  
Registered Land  
Surveyor #502.



REVISED: October 16, 1961

Sp. Permit Petition:

John M. Jackson  
Kaupulehu, North Kona

RECEIVED

MAY 10

State of Hawaii  
LAND USE COMMISSION

TRUE NORTH  
SCALE: 1" = 100'



R. P. 7843, L. C. AN. 7715 to Lots Kamohameha

62.0 Acres

MAHEWALU POINT  
spike 12.701 N  
8.115 E  
4 to 'Kuli''

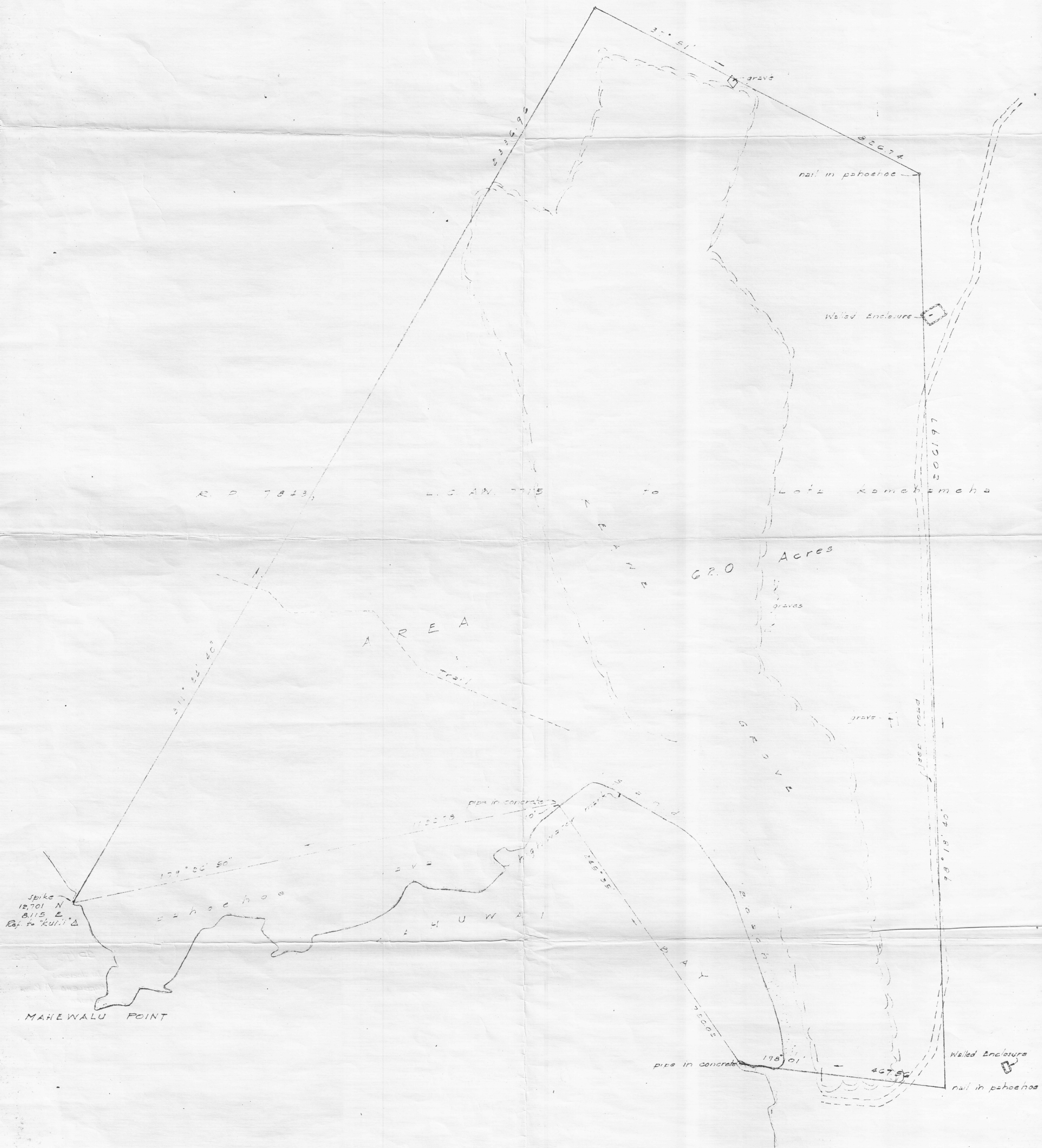
PRELIMINARY PLAN  
SHOWING A PORTION OF R.P. 7843, L.C. AN. 7715 to Lots Kamohameha  
AT KAUPULEHU, NORTH KONA, HAWAII  
Scale: 1" = 100'

John D Weeks, Surveyor

January 29, 1961

TRUE NORTH

SCALE: 1" = 100'

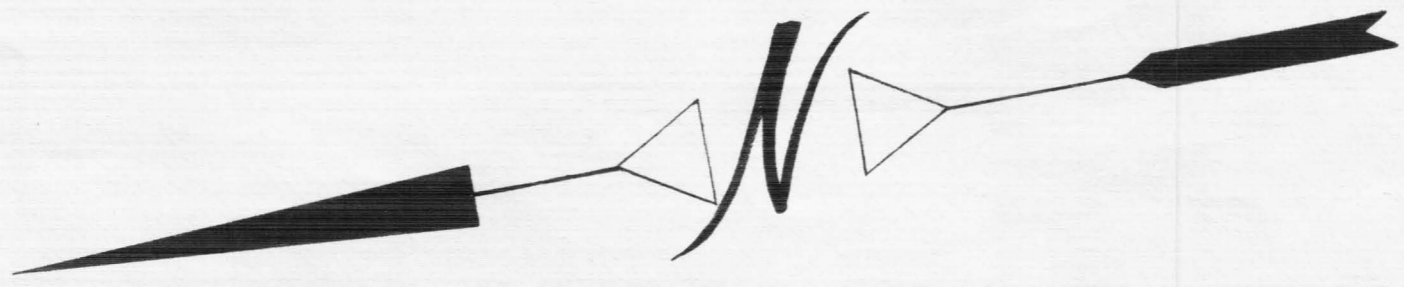


PRELIMINARY PLAN  
 SHOWING A PORTION OF RP 7843, L.C.A.W. 7715 to Lots Kamahameha  
 AT KAUPULEHU, NORTH KONA, HAWAII  
 Scale: 1" = 100'

John D Weeks, Surveyor

January 29, 1961





POTABLE WATER FROM DRILLED WELL AT EL. 505'

PETROGLYPHS & CAVES

TO BELT ROAD

1801 LAVA FLOW "AA"

AREA 62.0 ACRES

HAWAIIAN VILLAGE RUINS

LAVA FLOW

POND

TAHITIAN HUTS

EXISTING WATER TANK

EXISTING HELIPORT

EXISTING HOUSE

LONGHOUSE

BLACK SAND BEACH

12' CHANNEL

QUEEN'S BATH

HAWAIIAN SLIDE RUINS

KAHUWA BAY

UNDERWATER CORAL GARDENS

HEEIAU

WATER POLLUTION CONTROL FACILITY

MAHEWALU PT.

KAWAIHAE

KAILUA - KONA  
(35 MINUTES BY POWER BOAT)

APPROVED

L. FREDERICK PACK ASSOCIATES OF HAWAII, LTD.  
ENGINEERING CONSULTANTS - CITY PLANNING - AERIAL MAPPING

KAUPULEHU

RESORT DEVELOPMENT

DESIGN:

CHECKED:

JOB NO.

600 - 1

DRAWN:

PROJ. MGR.:

REG. PROF. ENGR. CERT. NO. 606

DATE

SHEET OF SHEETS

RECEIVED  
MAY 19 1967  
State of Hawaii  
LAND USE COMMISSION

RECEIVED

MAY 10 1962

State of Hawaii  
LAND USE COMMISSION

Frederick Pack Associates  
CIVIL ENGINEERING  
931 University Ave.  
Honolulu 14, Hawaii

