

PEPEKEO SUGAR COMPANY

SP(T)64-11 (H)

SP(T) 64-11

PEPEEKEO SUGAR CO.

Ref. No. LUC 428

August 6, 1964

Planning & Traffic Commission
County of Hawaii
Hilo, Hawaii

Attention: Mr. Edgar Hamasu, Planning Director

Gentlemen:

On July 27, 1964, Mr. G. R. Ewart submitted a request to the Land Use Commission for the withdrawal of the Pepeekeo Sugar Company special permit application to subdivide portions of Hawaii TMK 2-8-07: 01 and 2-8-07: 06. Since the subject areas have been included in the urban district of the final district boundaries, the petitioner felt that the special permit was not needed.

The Land Use Commission approved the petitioner's request for withdrawal on July 31, 1964.

On reflection, it appears that the request for withdrawal would have been more appropriately submitted to the Hawaii Planning & Traffic Commission because it was initiated there. It would further appear that the Hawaii Planning & Traffic Commission may so consider the request and a copy of the request is enclosed for your records.

Very truly yours,

RAYMOND S. YAMASHITA
Executive Officer

REM/an

cc: Myron Thompson
Roy Takeyama, Legal Counsel for the Commission
G. R. Ewart, C. Brewer
Claude Moore, C. Brewer, Hilo

encl.

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Ref. No. LUC 427

August 5, 1964

Mr. G. R. Ewart, III
C. Brewer & Company
P. O. Box 3470
Honolulu, Hawaii

Dear Mr. Ewart:

We are in receipt of your letter dated July 27, 1964 requesting that the Pepeekeo Sugar Company special permit application to subdivide portions of TMK 2-8-07: 1 and 6 be withdrawn.

On July 31, 1964, the Land Use Commission acted upon your request and has approved the withdrawal of the Pepeekeo Sugar Company special permit.

Should there be further questions, please feel free to contact this office.

Very truly yours,

RAYMOND S. YAMASHITA
Executive Officer

REM/an

cc: Myron Thompson

STATE OF HAWAII
LAND USE COMMISSION

Minutes of Meeting

LUC Hearing Room

Honolulu, Hawaii

11:00 A. M. - July 31, 1964

Commissioners

Present:

C.E.S. Burns
James P. Ferry
Goro Inaba
Shelley Mark
Shiro Nishimura
Charles S. Ota
Leslie E. L. Wung

Absent:

Myron B. Thompson
Robert G. Wenkam

Staff

Present:

Raymond S. Yamashita, Executive Officer
Roy Y. Takeyama, Legal Counsel
Richard E. Mar, Field Officer
Alberta L. Kai, Stenographer

The meeting was called to order by Acting Chairman Burns.

ADOPTION OF MINUTES

The minutes of 11/1/63 meeting in Honolulu, Hawaii were approved unanimously. The motion was made by Commissioner Nishimura, seconded by Commissioner Inaba, and carried.

The minutes of 2/1/64 meeting and hearing in Hilo were approved as circulated.

The minutes of 4/10/64 hearing in Wailuku were approved with the following correction:

Page 2 - Mr. Jamieson of Ulupalakua Ranch should read Mr. Erdman of Ulupalakua Ranch instead.

The minutes of 4/10/64 hearing in Lahaina were approved unanimously. The motion was made by Commissioner Ota, seconded by Commissioner Nishimura, and carried.

ACTION ON TEMPORARY DISTRICT BOUNDARY CHANGES

PETITION OF FATHERS OF THE SACRED HEARTS (A(T)63-57) FOR AN AMENDMENT TO THE TEMPORARY DISTRICT BOUNDARIES FROM AN AGRICULTURAL DISTRICT TO AN URBAN DISTRICT FOR RESIDENTIAL AND INSTITUTIONAL DEVELOPMENT IN KANEOHE, OAHU: Described as TMK 4-5-25: 1, 9, and 20 (approximately 62 acres more or less)

A letter of withdrawal submitted by the petitioner dated July 20, 1964 was read into the record by the Field Officer.

Commissioner Wung moved to accept the petitioner's request to withdraw, which was seconded by Commissioner Mark. The motion was carried unanimously.

PETITION OF PHILIP MINN (A(T)63-58) FOR AMENDMENT TO THE TEMPORARY DISTRICT BOUNDARY FROM A CONSERVATION DISTRICT TO AN URBAN DISTRICT FOR RESIDENTIAL SUBDIVISION AT UPPER KAMANAIKI VALLEY IN KALIHI, OAHU: Described as TMK 1-4-15: 11 (approximately 106 acres)

The Executive Officer informed the Commission that the staff has received an oral request by the petitioner to defer his request for a boundary change until such time that he is able to submit a letter of withdrawal. The Executive Officer explained to the Commission that the petitioner's attorney was away at this time, and this is his reason for making this request. The Commission deferred action on this petition as orally requested by the petitioner.

PETITION OF CAPITAL INVESTMENT COMPANY (A(T)63-60) TO AMEND THE TEMPORARY DISTRICT BOUNDARIES FROM AN AGRICULTURAL DISTRICT TO AN URBAN DISTRICT FOR BEACH, RESIDENTIAL, FARM AND RESORT DEVELOPMENT IN MAKAHA VALLEY, WAIANAE, OAHU FOR ONLY 575.1 ACRES: Described as TMK 8-4-02: 1, 4, 5, 7, 8, 13 and 14 (comprising of approximately 5,210 acres)

The Executive Officer informed the Commission that notification to the petitioner had been made informing them that possible action would be taken on their petition this afternoon at 1:30 p.m. (7/31/64). He stated that inasmuch as the petitioner was requesting approval for their whole request, and this Commission had included only a portion of their request in its adopted urban boundaries, he did not suggest to the petitioner that they withdraw.

The Commission deferred this petition for consideration at 1:30 p.m. (7/31/64).

ACTION ON SPECIAL PERMIT

PETITION OF PEPEEKEO SUGAR COMPANY (SP(T)64-11) FOR A SPECIAL PERMIT TO SUBDIVIDE PROPERTY INTO 8 RESIDENTIAL LOTS ON THE OLD MAMALAHOA HIGHWAY, PEPEEKEO, SOUTH HILO, HAWAII: Described as TMK 2-8-07: 2 and 2-8-07: 6

A letter of withdrawal, dated July 27, 1964, submitted by G. R. Ewart of C. Brewer & Company, Ltd. on behalf of Pepeekeo Sugar Company was read into the record by the Field Officer.

The Executive Officer gave a brief review of the area and the adopted district boundaries for the area as of July 1, 1964.

Commissioner Inaba moved to accept the petitioner's request for withdrawal, which was seconded by Commissioner Wung. The motion was carried unanimously.

PLANNING CONFERENCE ON KAUAI

The Executive Officer briefly reviewed the schedule of the Planning Conference to be held at the Coco Palms on Kauai from 9/10/64 to 9/12/64. He informed the Commission that they were all scheduled to attend this conference, and that all expenses incurred during attendance at this conference will be applied against the Commission's operating budget. The Executive Officer suggested that this Commission may wish to hold a meeting to consider any pending business it may have while attending this Conference on Kauai.

PETITIONS PENDING BEFORE THIS COMMISSION

The Executive Officer informed the Commission that there are four petitions from Hawaii and one from Maui pending before this Commission. He stated that these are all scheduled for hearings in October.

The Executive Officer informed the Commission that the staff has taken upon itself to withdraw a petition (by Pedro & Lucy Oro) for a boundary change and has refunded the petitioner his fee of \$50.00 inasmuch as his petition was not heard by this Commission, or notice of public hearing was not published. The Executive Officer explained to the Commission that the staff has been following this policy: (1) if the petitioner requests a withdrawal and the petition has not been published for a hearing or has not been heard by this Commission, staff has taken upon itself to withdraw the petition and refund the petitioner his \$50.00 fee without it being considered by this Commission; but (2) if the petitioner requests a withdrawal and his petition has been published for a hearing or has been heard by this Commission, staff has placed the petition on the Commission's agenda for its consideration.

It was the general consensus of the Commission that this would be the best way to handle this matter administratively, and favorably accepted this administrative procedure that the staff has been following.

OTHER BUSINESS

Schedule of Meetings and Hearings

Chairman Burns requested that the staff prepare a schedule of this Commission's forthcoming hearings and meetings. He further requested that the staff arrange a meeting for this Commission with each County Planning Commission that would coincide with this Commission's schedule of hearings and meetings. He suggested that an agenda be prepared and circulated to each County Planning Commission prior to this meeting. He suggested that a meeting be arranged with the Hawaii County Planning Commission at the same time this Commission is scheduled to hold a hearing on Hawaii in October.

Citizens Group Participation

Chairman Burns informed the Commission that on July 23, 1964 a meeting was held to discuss the possibility of having a citizens committee group formed in each county as a medium of communication between the people and the Land Use Commission. Chairman Burns stated that he, Mr. Thompson, Mr. Yamashita, Mr. Alfred Preis and Mr. Aaron Levine were the people who participated in this meeting. Chairman Burns stated that from this meeting they learned that there were about 8 to 10 committees of this sort already in existence. They further learned that the State General Plan was up for reconsideration and review in 1965, and Mr. Levine suggested that the Land Use Commission combine this citizen group committee with the State General Plan Citizens Committee Group. Chairman Burns stated that two questions were raised: (1) whether this group should be appointed by the Governor or each respective County; and (2) whether this group should be appointed after the November elections.

The Executive Officer stated that one of the programs in the revision of the State General Plan is the formation of a Citizens Committee Group. Because the Land Use District Boundaries as set up by the Land Use Commission is recognized as the tool which implements the State General Plan and is closely related to the State General Plan, the Executive Officer felt that this Commission should be a part of this Citizens Committee Group for the State General Plan. Chairman Burns stated that Mr. Levine made the same suggestion.

Commissioner Mark explained that Chairman Thompson had spoken to him earlier and felt that if a Committee of this sort was formed, it would lessen the work of each individual on this Commission. Commissioner Mark stated that this Committee would be assisting this Commission in its work by providing information to this Commission and would be carrying information to the public from this Commission. Commissioner Mark stated that Chairman Thompson felt that a Committee of this sort should be formed in each County. He suggested that this Committee could be the Committee that makes up the State General Plan Citizens Group Committee, which the Executive Officer of this Commission could be one of the members comprising this Committee.

The Commission was generally in favor of participating in the Revision of the 1965 State General Plan and in forming a Citizens Group Committee. The Commission

also recommended that upon appointment of a State General Plan Citizens Group Committee that the Executive Officer be considered as a participant or included in the Committee.

The meeting recessed at 12:00 noon.

The meeting was called to order at 1:45 p.m. after a brief recess.

PETITION OF CAPITAL INVESTMENT COMPANY (A(T)63-60) TO AMEND THE TEMPORARY DISTRICT BOUNDARIES FROM AN AGRICULTURAL DISTRICT TO AN URBAN DISTRICT FOR BEACH, RESIDENTIAL FARM AND RESORT DEVELOPMENT IN MAKAHA VALLEY, WAIANAE, OAHU FOR ONLY 575.1 ACRES: Described as TMK 8-4-02: 1, 4, 5, 7, 8, 13 and 14 (comprising of approximately 5,210 acres)

The Field Officer, having been sworn in, gave a brief review of the petition and area involved. The Field Officer stated that in the Commission's adopted district boundaries as of July 1, 1964, the Commission has included all of the areas of petitioner's request except for the golf course and the mauka subdivision. The staff's recommendation was for approval of those areas as adopted by the Land Use Commission in its final district boundaries.

Commissioner Ferry asked Mr. Morio Omori whether he was satisfied with this Commission's decision as a result of its July 1, 1964 adopted district boundaries. Mr. Omori replied in the negative.

Mr. Morio Omori, attorney for Capital Investment Company, informed the Commission that while the present City and County of Honolulu General Plan does not include their proposed development as indicated in their petition, the City Planning Commission did recommend to this Commission that their whole request be approved. Mr. Omori stated that he was certain that their proposal will be included in the City and County's General Plan. Mr. Omori referred to their supplemental letter of May 28, 1964 to support his presentation. He stated that, through past experiences, they have learned it would not be economically feasible to go ahead with such a project if this Commission would be limiting their proposed development shown by the adopted district boundary lines.

Commissioner Ferry did not concur with Mr. Omori. He stated that from studies that have been made, the boundaries as adopted for Makaha by this Commission would not hamper the development as proposed by the petitioner. He stated that it would be economically feasible to go ahead with such a project.

The Executive Officer pointed out to the petitioner that the Land Use Commission is primarily districting urban lands for the purpose of providing lands for the present and foreseeable urban needs and particularly with respect to resort development in this issue. He stated that the emphasis of the arguments seems to be on residential developments - the need for which has already been considered in the adopted district boundaries.

Commissioner Ferry made a motion to approve that portion which was included in the adopted urban district boundary. The motion was seconded by Commissioner Wung and defeated by a vote of 4 ayes and 3 noes.

Commissioner Ferry then made a motion to deny the petition which was seconded by Commissioner Wung. The motion was defeated by a vote of 4 ayes to 3 noes.

Commissioner Ferry then moved for deferral which was seconded by Commissioner Wung and carried unanimously.

REVIEW OF LAND USE DISTRICT BOUNDARIES

A review of the land use district boundaries before filing with the Lt. Governor's Office was made by the Commission. The Commission completed reviewing the land use district boundaries for Honolulu and Kauai before adjourning.

The meeting adjourned at 5:30 p.m.

1343

C Brewer and Company

LIMITED

FOUNDED 1826

POST OFFICE BOX 3470 • HONOLULU 1, HAWAII

July 27, 1964

RECEIVED

JUL 29 1964

State of Hawaii
LAND USE COMMISSION

Land Use Commission
426 Queen Street
Honolulu, Hawaii

Gentlemen:

Applicant: Pepeekeo Sugar Company

We hereby withdraw our request for a Special Permit to subdivide portions of T.M.K. 2-8-07-01 and 2-8-07-06. The areas involved were classified urban by your Commission according to notice received by us dated July 8, 1964, hence the Special Permit is not needed.

Very truly yours,

PEPEEKEO SUGAR COMPANY

G. R. Ewart III

G. R. Ewart, III
Assistant Secretary

WAH:vw

cc: Pepeekeo Sugar Co.
E. C. Moore
Hawaii Planning & Traffic Commission

Ref. No. LUC 418

July 23, 1964

Mr. Claude Moore
C. Brewer & Company, Limited
P. O. Box 1801
Hilo, Hawaii

Dear Mr. Moore:

The Land Use Commission of the State of Hawaii will hold a meeting on the Island of Oahu on July 31, 1964 in the Land Use Commission hearing room, 426 Queen Street, Honolulu, Hawaii, at 1:30 p.m.

As prescribed by SECTION 98H-6 of Act 205/63, your application for Special Permit, on behalf of Pepeekeo Sugar Company, has been placed on the agenda for consideration by the Commission at this meeting. Final action may be taken at that time.

Please be advised that this notice is simply to inform you as to the status of your petition before the Land Use Commission. It is not necessary for you to be at this meeting. Should it be convenient for you to attend, of course, you may do so at your own discretion.

Very truly yours,

RAYMOND S. YAMASHITA
Executive Officer

cc: Myron Thompson
Pepeekeo Sugar Company
Hawaii Planning & Traffic Commission

Director, Planning and Traffic Commission

COUNTY OF HAWAII
PLANNING AND TRAFFIC COMMISSION

RECEIVED

JUL 7 1964

State of Hawaii
LAND USE COMMISSION

APPLICATION FOR SPECIAL PERMIT

on Behalf of Pepeekeo Sugar Company,
(I) (X) hereby request approval of a special permit to use certain property located at
Pepeekeo, Hawaii in accordance with provisions of Section 98H-6
Act 205, SLH 1963 for the following described purpose.

Residential Subdivision

Description of Property:

Portions Tax Key 2-8-07-2 and 2-8-07-6

Petitioner's interest in subject property:

Owners Agent

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

NOTE: The applicant must show that all of the following conditions exist: 1) that there are unusual or exceptional circumstances applying to the subject property, building or use which do not generally apply to surrounding property or improvements in the same zone district; 2) that the unusual or exceptional circumstances which apply to the subject property, building or use are reasonable and proper and will not be materially detrimental to public health, safety, morals and general welfare; nor will it be injurious to improvements or property rights related to property in the surrounding area; 3) that the strict enforcement of the zoning regulation would result in practical difficulties and unnecessary hardship inconsistent with the intent and purpose of Act 205; and 4) that the granting of a special permit will not be contrary to the objectives of the Master Plan or Plans of the State and/or County Government.

See Attached Letter

The application will be accompanied with a deposit of \$30.00 dollars to cover publication and administrative costs and a map of the area proposed for change.

Signature C. Brewer and Company, Limited
Claude Moore
Address Claude Moore, Civil Engineer
P. O. Box 1801, Hilo, Hawaii
Telephone 4671

This space for official use

The property is situated in a(n) _____ district.

REMARKS:

RECEIVED

JUL 7 1964

January 31, 1964

State of Hawaii
LAND USE COMMISSION

Planning and Traffic Commission
County of Hawaii
Hilo, Hawaii 96720

Gentlemen:

This is to supplement the attached Application for Special Permit to subdivide one lot containing 27041 square feet out of Tax Key 2-3-07-6 and seven lots containing from 7700 to 13140 square feet out of Tax Key 2-3-07-02.

The petition states that the applicant must show that all the following conditions exist:

1. that there are unusual or exceptional circumstances applying to the subject property, building or use which do not generally apply to surrounding property or improvements in the same zone district;

REPLY

Although the subject property is in an agricultural district it has been used for residential purposes and a hospital for many years. The hospital is no longer used and will be demolished in the near future. The five residences are currently occupied by employees of Pepeekeo Sugar Company, some of whom have asked to buy the houses they occupy. The three empty lots created by the hospital could either be sold for the construction of new homes or used for the relocation of houses from areas less suited to residential purposes. The unusual circumstances applying to the subject property are that it is and has been in residential use for many years although the surrounding land is planted to cane.

2. that the unusual or exceptional circumstances which apply to the subject property, building or use are reasonable and proper and will not be materially detrimental to public health, safety, morals and general welfare; nor will it be injurious to improvements or property rights related to property in the surrounding area;

REPLY

The subject property is in an area suitable for residential purposes. It is situated on a paved public road served by telephone and electricity and the plantation water system. It is within one thousand feet of Pepeekeo School and a county water system.

Continued residential use of the subject property will have no injurious effect on the surrounding agricultural property.

3. that the strict enforcement of the zoning regulation would result in practical difficulties and unnecessary hardship inconsistent with the intent and purpose of Act 205;

REPLY

The subject property has been developed, landscaped and used as residential property for many years and to return it to agricultural use would be extremely impractical. Moving of the houses would be necessary in order to provide housing for the resident employees. Pepeekeo Sugar Company has no other areas suitable for residential purposes that are not now planted to sugar cane. It seems highly impractical to move the houses to another area, destroy growing cane, install utilities and develop lawns; then have to clear foundations, trees, utilities, etc. from the subject area before it would be suitable for growing cane. Such a change we feel would be inconsistent with the intent on purpose of Act 205.

4. that the granting of a special permit will not be contrary to the objectives of the Master Plan or Plans of the State and/or County Government.

REPLY

As the subject property is now being used for residential purposes, well situated on a public road, served by electricity, telephone and water, we feel the granting of a special permit in this instance would not be contrary to the objectives of good planning.

Very truly yours,

C. BREWER AND COMPANY, LIMITED

Claude Moore

Claude Moore, Civil Engineer

CM:ekc

Encl.

cc: Mr. G. R. Ewart, III
Mr. H. M. Gomez, Mgr.-Pepeekeo Sugar Co.

RECEIVED

JUL 7 1964

PLANNING AND TRAFFIC COMMISSION
COUNTY OF HAWAII
February 17, 1964

State of Hawaii
LAND USE COMMISSION

A regularly advertised public hearing on the application of Pepeekeo Sugar Co. for a Special Permit, Pepeekeo, South Hilo, Hawaii was called to order at 2:45 p.m. in the Conference Room of the Board of Supervisors by Chairman Robert M. Yamada.

PRESENT: Robert M. Yamada
Marion Baker
Maxine Carlsmith
Robert Santos
Nobuko Fukuda
Walter W. Kimura
Miyoshi Matsushita
Herman Mulder
Rufus P. Spalding, Jr.
Herbert Perreira
John Freitas
Seiji Aoyagi
Edgar A. Hamasu
Raymond Suefuji

ABSENT: John Alconera
William Stearns

Helene H. Hale
Claude Moore, C. Brewer & Co.

NOTICE OF PUBLIC HEARING

SPECIAL PERMIT: Pepeekeo, South Hilo, Hawaii

NOTICE IS HEREBY GIVEN of a public hearing to be held in the Board of Supervisors Conference Room, Hilo, Hawaii, State of Hawaii at 2:45 p.m., February 17, 1964, on the application of C. Brewer and Company, Ltd., owner, for a Special Permit from the interim zoning regulation in accordance with the provision of Section 98H-6 of Act 205, SLH 1963, State of Hawaii, to allow the subdividing of land into 8 residential lots, now being used for urban purposes as shown on drawings filed with this office. The proposed subdivision is located on the old Mamalahoe Highway, Pepeekeo, South Hilo, Hawaii, and covered by portions of Tax Map Key 2-8-07-2 and 2-8-07-6.

Map showing the location and boundary of the proposed Special Permit is on file in the office of the Planning and Traffic Commission in the Hilo Armory Building on Shipman Street and is open to inspection during office hours.

All protests to the proposed Special Permit should be filed with the Planning and Traffic Commission in writing before that date, or in person at the public hearing.

PLANNING AND TRAFFIC COMMISSION
OF THE COUNTY OF HAWAII
ROBERT M. YAMADA, CHAIRMAN
By: Edgar A. Hamasu, Director

(Hilo Tribune Herald: February 7 and 15, 1964)

YAMADA: A public hearing is called on the request of the Pepeekeo Sugar Co. for a Special Permit to allow the subdivision of land into 8 residential lots now being used for urban purposes, located on the old Mamalahoa Highway, Pepeekeo, South Hilo, Hawaii.

Mr. Director, will you give the background so that the members will have some idea what the discussion is about?

DIRECTOR: The request is for a Special Permit from Act 205 State Land Use Law to allow the subdivision of land into 8 residential lots measuring 7,700 square feet. It ranges from 7,700 square feet for one lot to 27,000 square feet but generally it is about 9,000 square feet. Apparently there have been and still are in existence in this location, 5 single-family units with accessory garages and the Pepeekeo Clinic, all in the Pepeekeo Plantation land. It would appear that these structures have been in existence for over 25 years at least. They are of wooden construction and are in good state of repair. The hospital is still standing but not in use and it is planned to be torn down in the future. The applicant is planning to subdivide the area where the houses are now occupied and sell them to the families who live in them. Electricity and telephone are available and are servicing these homes. Water is provided by the plantation water system. It was indicated that a County water system exists about 1,000 feet away. A paved road, the former Mamalahoa Highway, provides access from the lots to the Hawaii Belt Highway. An elementary school is located approximately 1,000 feet away. A cluster of about 20-25 single-family residential units are located in the vicinity of the elementary school. The school is in a good state of repair and being used by approximately 120 pupils. The lots in the vicinity of the school are predominantly fee simple lots, non-plantation land. This is the extent of my report.

YAMADA: Before opening for questions we have people in the audience who would like to be heard in the matter of this subdivision or further presentation of their application. We would like to hear from Mr. Moore. Is there anyone opposing the granting of the Special Permit in the audience or any written, Mr. Director? There are none. I would like to throw this open for questions to both the Director and Mr. Moore. I have a question in regard to the water system. If the private people supply the water system, is it true that they don't have to comply with the Board of Water Supply regulations as to size of pipe or fittings and so forth? How do we control that?

DIRECTOR: How do we control the development of a private water system? I don't know. I think the Board of Water Supply might be able to supply you with adequate information on that.

MRS. FUKUDA: Mr. Chairman, what happened to their plans about consolidating their people in Honoumuli? Wasn't this their plan originally and didn't we grant a Special Permit for Honoumuli earlier?

YAMADA: Mr. Moore, will you answer that question.

MOORE: Yes. Primarily we would like to move everybody that we can into Honoumuli, but so far Pepeekeo people have indicated they do not want to move to Honoumuli. It is my understanding we have had inquiries from several people wanting to buy these houses and since they are existing we felt that we should sell them.

YAMADA: This water system is also supplied by the Pepeekeo Sugar Co?

MOORE: The water system is supplied by the Pepeekeo Sugar Co. This is the same system that supplies Andrade Camp and also the Pepeekeo Mill Camp. I think if this permit is granted we would go under the County water system and get

this off the plantation system.

YAMADA: Well, this is only a request for a Special Permit anyway.

PERREIRA: Mr. Chairman, I would like to pursue your line of questioning in regard to the water system. Assuming that the Plantation should cease operating the private water system, what happens then, one year or five years from now? Maybe Mr. Moore can answer my question.

MOORE: Actually this is not a C. Brewer water system. This is Pepeekeo Plantation's water system and subdivision and this was corrected in the newspaper advertisement. Pepeekeo is the fee simple owner.

PERREIRA: It's one individual plantation. Suppose they close down five years from now, what is going to happen to the water system for this subdivision? I understand it's within a few feet from the main water line.

MRS. FUKUDA: Do I understand that the five homes there are not occupied by tenants?

MOORE: They are now occupied.

YAMADA: Mr. Moore, this public hearing is for a Special Permit. However, in your application for a subdivision you will come prepared with more definite information for the members.

MOORE: It would be my problem that we connect this to the County system and take it off the plantation water system. Particularly, when I wrote this letter I had no authority to say that, so I deliberately did not say that in this letter.

YAMADA: The question before us would be to either grant or deny the Special Permit. If there is no further comments by the members...Mrs. Hale?

MRS. HALE: What is the Special Permit for? To allow a subdivision?

YAMADA: That would be to change the land use, that would be up to the Land Use Commission.

MRS. HALE: If you grant this permit this is automatically granting the subdivision, is that right?

YAMADA: No. They would have to come to the Subdivision Committee to subdivide. At present it is one owner. It is going to be sold and there will be several owners.

MRS. HALE: The concern of the Subdivision Committee would be, does it meet the requirements of the subdivision law. You are not concerned with land use when you subdivide. You are concerned with land use right now. I don't quite understand how this is. Pepeekeo seems to be on the other side of the road. Where in relation to this are you going to subdivide? All of this? This is already subdivided, is that right? They can build on that without any further.... One house to one lot. In effect you more or less have a subdivision surrounding the school.

YAMADA: Yes. The request today is for a Special Permit.

DIRECTOR: That area has 10 to 12 acres.

MRS. HALE: I do know that the School Department has been exploring the possibility of consolidating these schools. This consolidation possibly would be in Honoumuli. This was supposedly the plantation's plan to move the people up into this area--this then is where the facilities should be, this school. From the point of view of planning, if you start making urban type subdivision you have to also consider public facilities like public schools and so forth. Would the granting of this Special Permit for an urban type subdivision have any effect on the recommendations for this area in master planning of schools and public facilities?

YAMADA: I think all matters should be considered. As far as I am concerned as a member, we don't know the plans of the Board and the School Department. They should make their plans available so that we can plan.

MRS. HALE: That's my point. Should not the Planning and Traffic Commission try to find out what the plans are? I am throwing this out as a question.

YAMADA: I think this is a very important matter. I think the members of the Commission also should be given information ahead of time.

MRS. HALE: If you don't ask for it, you won't get. If it is pertinent to your decision, then you should request the information from the School Department. You can't expect them to keep up with your agenda.

MRS. FUKUDA: We do know the population of that area is decreasing, and we did incorporate Pepeekeo and Honoumuli into the school at Paiahou on the secondary level. A school of 120 children does not really offer very much.

YAMADA: Mr. Moore, are you people aware of the fact that the Department of Education may consolidate the school at Honoumuli?

MOORE: That has been discussed. We are aware of that. We are also aware of the fact that some 100 odd employees of Pepeekeo Mill Camp have expressed unwillingness to move to Honoumuli and are asking for a subdivision in this same vicinity. Now this is premature as far as we are concerned. We are not far enough along with any plans. Personally, I would like to take all our houses and send all our people to Honoumuli. I cannot lead this guy by the hand and take him to Honoumuli and say you buy this house. This is the situation that we are faced with that we are planning to continue developing home sites and homes at Honoumuli. Develop both lots which will be sold for people who want to build new homes and also to move the existing houses as long as we have a market, but when people tell us they are not in the market for a house there, our only alternative is to leave them where they are in an undesirable location or provide them housing in an area where they will buy.

YAMADA: I was wondering, C. Brewer people may be aware of the future possibility of this, but do the people themselves, the house owner, know of this situation also?

MOORE: The PTA has discussed this with them. I think at a meeting just recently I understand now that they agreed to consolidate but this was an agreement to consolidate the three schools, but the site is not picked. I am sure that each separate PTA wants the school to be consolidated at their site and the School Department has not committed itself as far as I know either because I have talked with Mr. Kiyosaki quite frequently about this.

MRS. HALE: Is this Pepeekeo area in the South Hilo Master Plan?

DIRECTOR: Yes, it is.

MRS. HALE: This is the sort of thing the Master Plan is for, to determine where the residential areas are, where your public facilities and schools are. It should be studied in the light of master planning for the development of the area. The purpose of master planning is to prevent scatterization. I am only throwing this out for the necessity of further study and for additional information.

YAMADA: This would be a non-conforming basis. The buildings are there already and people are living there already, it's not a new subdivision.

MRS. HALE: In other words if what Mr. Moore is saying is true, he is not by this action creating a subdivision in which people can buy the land there. They are pushing the general over-all planning in the area to try to make people go to Honoumuli. You are determining land use and the LUC is determining land use. And you are going to open up for subdivision, sure people are going to stay there but if it is not suitable and they can't buy a subdivided small piece in this area, then they will have to move to some other area. That is what you are doing all over the island.

MULDER: Mr. Chairman, taking into consideration what Mrs. Fukuda has said and also Mr. Perreira, they will have to subdivide and move the buildings out. Now, by saying that these people don't want to go and then granting them permission to build there, it is almost the same as forbidding a rezoning. I think it is a terrible mistake to grant facilities for 100 people because it is too small to set aside and too big to take up for consideration for water and sewer, inasmuch as we are not concerned with the people themselves but with the planning of the area and Honoumuli was designated by the home company in that particular area to move to Papakou. I just can't see it.

YAMADA: Any other member wants to make a comment before I close this public hearing. The Chair will consider the public hearing of the C. Brewer application closed. Mr. Moore, you know we have to wait until the next meeting to make a decision on this Special Permit application. This will be taken up at the next meeting.

MOORE: The only public facility, not the schools--if and when they merge--just recently the Board of Water Supply spent ten to twelve thousand dollars to improve the water system in that area. We have allowed them and have given them an easement to construct a water tank and they are going to improve the water system. It is already built.

YAMADA: They should also see what our future plans are.

MOORE: It's already built.

YAMADA: I declare the hearing closed.

The hearing was adjourned at 3:05 p.m.

Respectfully submitted,

(Mrs.) Kape R. Putnam, Secretary

A T T E S T :

Robert M. Yamada, Chairman
Planning and Traffic Commission

True North
scale: 1" = 40'



NOTE: Subdivision not within scope of County Water System.

A circular seal with a double-lined border. The outer ring contains the text "JOHN N. SMITH" at the top and "HAWAII, U.S.A." at the bottom. The inner circle contains the text "REGISTERED LAND SURVEYOR" and "No. 207" below it.

THIS WORK WAS PREPARED BY ME
OR UNDER MY SUPERVISION.

OR UNDER MY SUPERVISION.

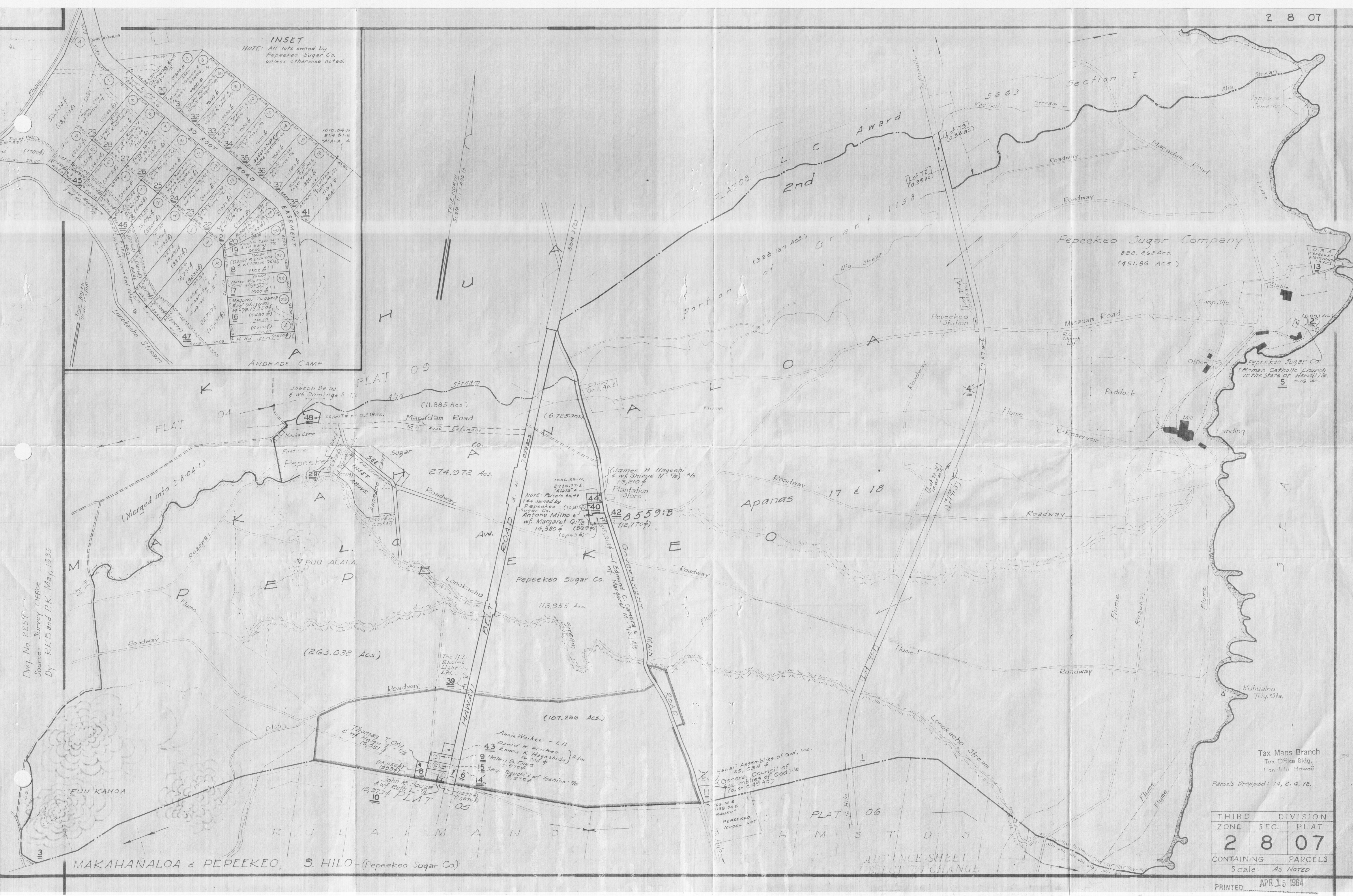
John W. Smith

RECEIVED

JUL 7 1964

State of Hawaii
LAND USE COMMISSION

Submitted Application
Set 764-1
Hawaii
2-8-7:546



Dwg. No. 2257
Source: Survey Office
By: RKB and P.K. May, 1935

Tax Maps Branch
Tax Office Bldg.
Honolulu, Hawaii

Pareto's Dropped: 14, 2, 4, 12.

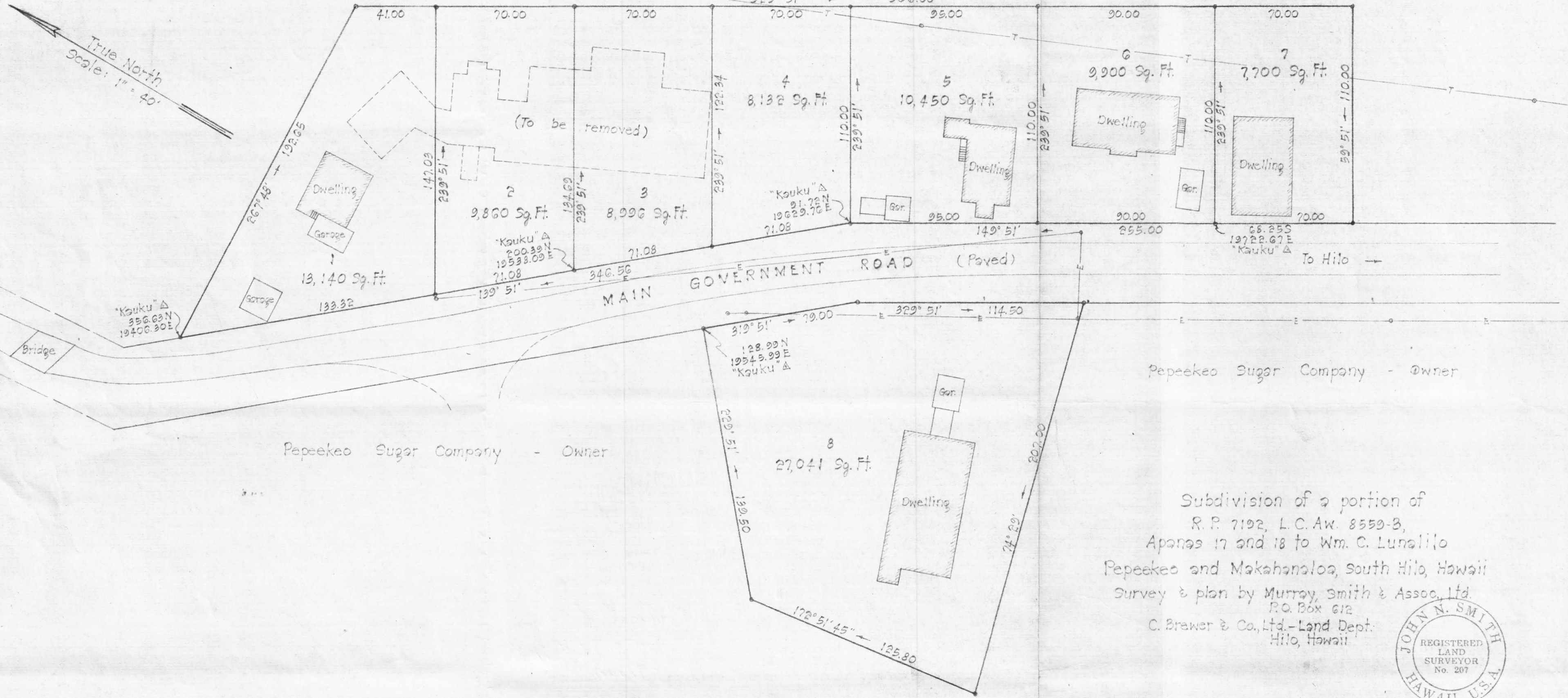
THIRD		DIVISION	
ZONE	SEC.	PLAT	
2	8	07	
CONTAINING		PARCELS	
Scale: AS NOTED			

PRINTED APR 15 1964

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APR 17 1934
State of Hawaii
LAND USE COMMISSION

1934
Sawm Wood w/ the dated
4/16/34 from Esquire
on Kurekoo Sengoo Co.

Pepeskeo Sugar Company - Owner



Pepeskeo Sugar Company - Owner

Pepeskeo Sugar Company - Owner

Subdivision of a portion of
 R. P. 7192, L. C. Aw. 8559-B,
 Apanas 17 and 18 to Wm. C. Lunaliilo
 Pepeskeo and Makahanaloa, South Hilo, Hawaii
 Survey & plan by Murray, Smith & Assoc. Ltd.
 P.O. Box 612
 C. Brewer & Co., Ltd. - Land Dept.
 Hilo, Hawaii



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 OR UNDER MY SUPERVISION.

John N. Smith

Owner: Pepeskeo Sugar Co.
 Pepeskeo, Hawaii
 Tax Map Key: 2-8-07
 January 16, 1964

NOTE: Subdivision not within scope
 of County Water System.