

August 20, 1968

Mr. Ernest K. Kai  
Attorney for Francis H. I. Brown  
602 Trustco Building  
Honolulu, Hawaii 96813

Dear Mr. Kai:

The petition by Francis H. I. Brown (A68-175) to amend the Land Use District Boundaries from a Conservation District into an Urban District at Kalahuipuaa, South Kohala, Hawaii, identifiable by Tax Map Key 6-9-01: parcel 3 was approved by the Land Use Commission at its meetings on August 16, 1968.

Very truly yours,

RAMON DURAN  
Executive Officer

js

Enclosure

cc Hawaii County Planning Commission  
Department of Taxation  
Department of Land & Natural Resources  
Chairman Burns

March 5, 1969

Mr. Ernest Kai, Attorney  
Attorney for Francis H. I. Brown  
Heen, Kai, and Dodge  
602 Trustco Building  
Honolulu, Hawaii 96813

Dear Mr. Kai:

On March 1, 1969, the Land Use Commission met in Honolulu to discuss the Conservation District designation for land areas in the State having an elevation below high water mark. The recent petition of Mr. Brown (A68-175) which involved the rezoning of Conservation District lands which contained fish ponds into the Urban District was also discussed.

In order to clarify the Commission's intent of the rezoning, the Commission unanimously interpreted that the fish ponds within the area zoned remained in the Conservation District in conformity with the plans submitted as a part of Mr. Brown's application. The land area above high water mark was rezoned into the Urban District.

Therefore, please be advised that the fish ponds and lands having an elevation below high water mark were not rezoned and remain in the Conservation District and are subject to any and all regulations of the Department of Land and Natural Resources.

Mr. Ernest Kai, Attorney  
March 5, 1969  
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Should you desire any additional  
information, do not hesitate to contact this  
office.

Very truly yours,

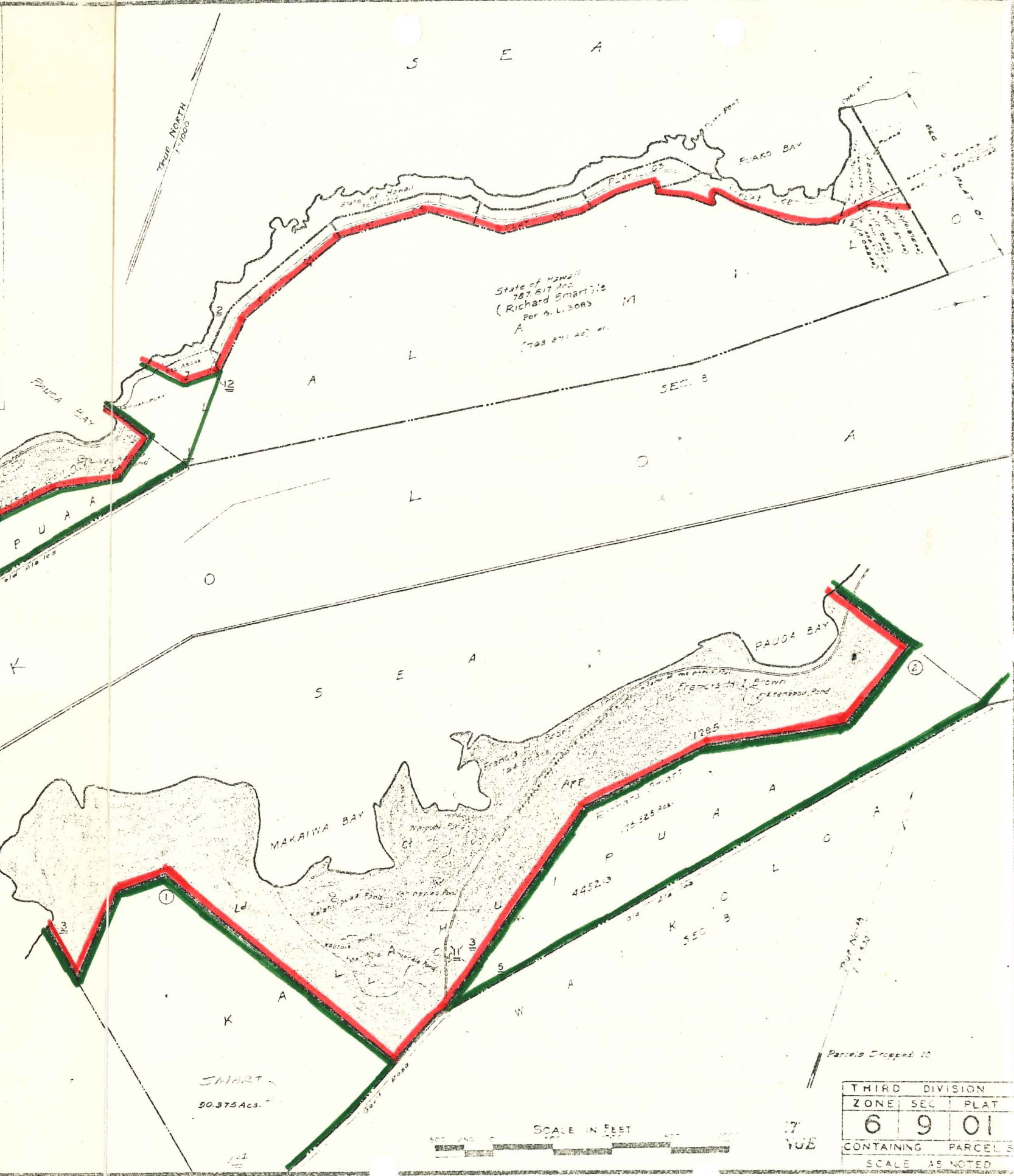
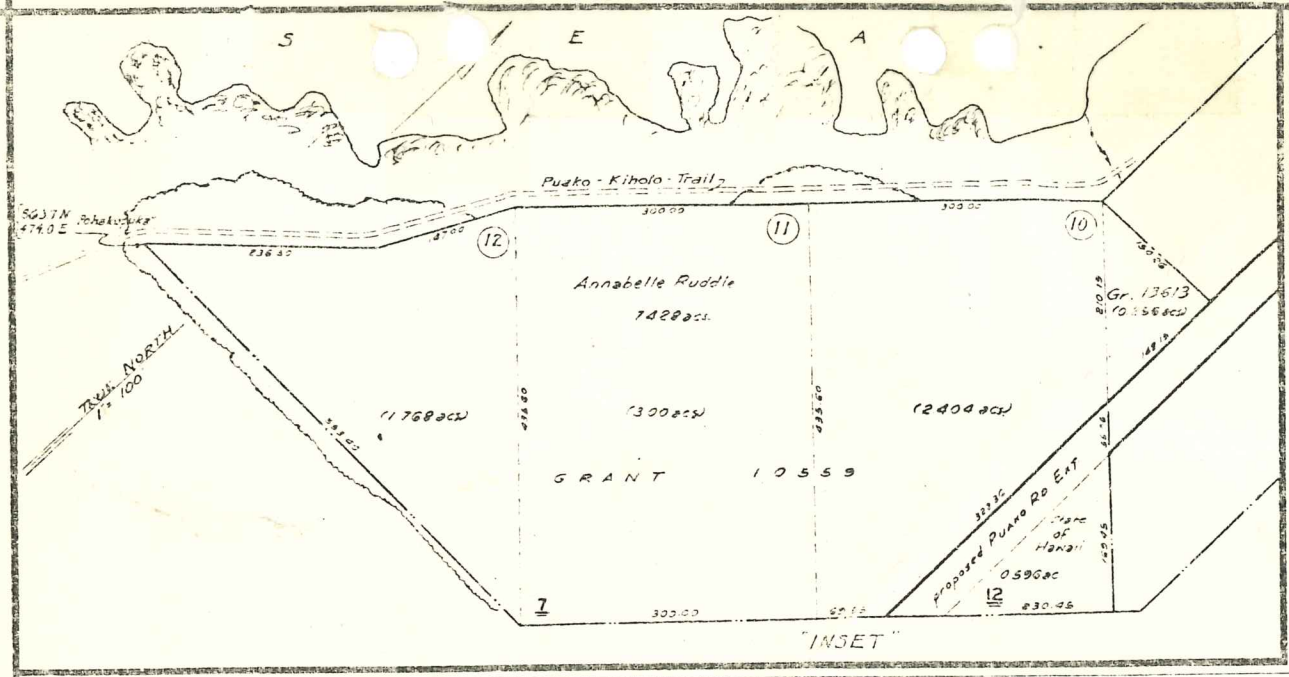
RAMON DURAN  
Executive Officer

*County of Hawaii*  
cc: ~~City~~ Planning Department  
Tax Office  
Department of Land and Natural Resources



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THIRD DIVISION		
ZONE	SEC	PLAT
6	9	01
CONTAINING PARCELS		
SCALE AS NOTED		
PRINTED		

17  
 YGE



RECEIVED

MAR 28 1968

State of Hawaii  
COUNTY OF HAWAII  
LAND USE COMMISSION

COUNTY PLANNING COMMISSION

Applicant Francis H. I. Brown

Date petition received by  
Planning Commission 1/29/68

Date of Planning Commission  
Meeting 3/15/68

Date petition and recommendations  
forwarded to LUC 3/22/68

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:

TMK: 6-9-01

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

The Commission decided to recommend: **Approval.**

on the basis of the following findings:

1. Land is contiguous to adjoining Urban (zoned RS-10) designation - Puako.
2. General Plan proposes resort development for subject area.
3. Urbanization is foreseen within 5+ years. By such time, proper access and utilities are to be realized.
4. It is evident that subject lands are ultimately destined and best suited for change to urban designation and eventual resort development by all pertinent yardsticks, and the only factor remaining is time.

(Signed)

Raymond H. [Signature]  
Director, County Planning Commission





*Belt, Collins & Assoc. →*  
**BELT, COLLINS & ASSOCIATES, LTD.**

*engineers, planners and landscape architects*

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STATEMENT FOR FRANCIS H. II. BROWN  
PETITION TO LAND USE COMMISSION

The Francis H. II. Brown petition requests reclassification of about 170 acres of land from Conservation to Urban. The land is located on the Island of Hawaii in the Kohala Coast Resort Region.

The land proposed to be reclassified is usable and adaptable for urban use. Reclassification is being requested in order to carry out the resort community plan described in the report entitled "A Resort Community for Kalahuipuaa". The plan contemplates the development of a low-density resort with an average density of about one dwelling unit for each 2 acres of land.

The reclassification is needed to provide for additional development in the resort region beyond that which has taken place since the adoption of the Conservation classification. Basic indicators of demand for the resort community are the tremendous growth of the visitor industry in Hawaii and the potential for houses to serve as homes for retired people or as second homes for people not yet retired.

Hawaii's visitor industry has been expanding at an extremely rapid rate. Between 1956 and 1966 the number of visitors to the State increased

by over 400%. In 1967 more than a million visitors stayed overnight or longer in Hawaii.

There is every reason to believe this trend will continue. In 1967, 18 American air carriers sought new routes to Hawaii at the Civil Aeronautics Board Trans-Pacific Route Case hearings. The prospects of the jumbo and supersonic jets, coupled with the servicing of more points of origin on the mainland to more points of destination in Hawaii suggest even greater volume. The current common fare arrangements between United, Pan American and Northwest airlines with Hawaiian and Aloha airlines have cleared the way for low price, scheduled airline service direct to the Neighbor Islands.

Recent proposed federal foreign travel restrictions can be expected to have great impact on the growth of visitor market in Hawaii. Estimates by the Hawaii Visitors Bureau before the announcement of the possible restrictions forecast the number of visitors in 1975 at 2 million. The Hawaii State Department of Planning and Economic Development has predicted 7 million visitors by 1985.

According to recent surveys, nearly 70% of the visitors in 1966 planned to visit one or more of the Neighbor Islands. The HVB estimates that about 40% of the hotel rooms will be outside of Oahu by 1975. In order to meet this demand some 12,000 hotel rooms will have to be constructed on the Neighbor Islands during the next 8 years. The developing Kohala Coast Resort Region, which includes the Mauna Kea Beach Hotel, is expanding to meet this demand in part. This expansion should include Kalahuipuaa.



In addition to the need for a resort area there is the demand for low density housing for executives of the visitor industry and other higher income families that will live and work in the resort area. Further, there is also a potential for homes for retired people and second homes for people not yet retired. Dr. Thomas Hitch of the First National Bank indicated in his economic analysis of the Kohala Coast Resort Region in the report entitled "The Kohala Coast Resort Region/Island of Hawaii" the following with reference to this type of home:

"The number of people who have a serious interest in owning a non-tract home on one of the Neighbor Islands is relatively large, compared to the sites that are being developed for this purpose. This is demonstrated by the interest expressed in residences in the Kohala Coast Resort Region at Kawaihae in response to an inconspicuous notice at the Mauna Kea Beach Hotel. At the time of this writing that notice had illicited about 50 inquiries a month from guests at the Mauna Kea Beach Hotel alone."

The Olohana Corporation, which represents the Laurance S. Rockefeller interests in Hawaii, has indicated that it had received by September 1967 over a 1,000 inquiries for the approximately 150 sites for low-density, single family residential homes at Mauna Kea Beach. Kalahuipuaa could help to meet the demand expressed.