

EDWARD S. T. CHING
SP(T) 62-15

FIELD OFFICER REPORT
TO THE LAND USE COMMISSION

August 21, 1962

A public hearing was held in the District Court House, Hilo, Hawaii at 1:20 p.m., August 1, 1962, by Rowland J. Darnell, Executive Officer of the Land Use Commission, authorized by the Commission to hold such a hearing in accordance with SECTION 2, Sec. 11 of Act 187, SLH 1961; in Docket No. SP(T) 62-15.

APPLICATION OF EDWARD S. T. CHING, for Special Permit for construction of drive-in, service station and accessory uses near Pahoa, described as the one-acre parcel at the south corner of the intersection at the Puna Road and a 40-foot roadway, identified as Lot 34 of File Plan 794.

With regard to conduct of the hearing and evidence presented at the hearing, it is respectfully requested that the attached digest be entered into the record of the case, along with all notices, documents and letters referred to in the digest.

Subsequent to the hearing, a communication was received from the Hawaii County Clerk, notifying me that the Board of Supervisors, at its meeting of August 1, 1962, recommended disapproval of the subject application. It is respectfully requested that this letter also be entered into the record.

Mr. Ching was contacted in person by me, on August 2, 1962; and a letter was sent to him on August 16, 1962, stating that any comments or additional support he might care to present to me before the hearing would be considered in my report to the Commission. No additional communication has been received from Mr. Ching in this

matter.

These observations are offered for the Commission's consideration:

1. The stated commercial uses are applied for on a parcel almost midway, along the Puna Road, between the long-established business district of Pahoia and the newly-created (and partially-constructed) neighborhood commercial district of the new community of Nahiku, which was recently established to rehouse the victims of the Kapoho volcanic eruption of early 1960.
2. The (unadopted) "Plan for the Metropolitan Area of Hilo," prepared for the County under a 701 project by Belt, Collins and Associates and published in 1961, contains (pp. 46-48) a Development Plan for Pahoia, which is quite precise in its recommendations: the subject property is recommended for development in "Residential Agriculture."
3. The existing commercial establishments in the center of Pahoia have suffered considerable attrition from severe population loss in the area during the 1950's. Although it may well be that the decline has been arrested, and downtown Pahoia would probably benefit from a new, thriving business; such an enterprise should probably be placed in one of the two planned centers referred to above, and not halfway between.

The recommendation of your Executive Officer is that, in view of the above observations, and in accordance with the recommendations of the Hawaii County Board of Supervisors and the Hawaii County Planning and Traffic Commission, the Land Use Commission find that the uses applied for are not "unusual and reasonable" uses

of the property in question; and, further, that the general welfare and convenience would not be served by granting of the application; and, therefore, that the Commission disapprove the application.



R. J. DARNELL
EXECUTIVE OFFICER