

LETTER TO PLANNING DIRECTOR
REGARDING CHANGE OF LAND USE ZONING

To: Michael Yee, Planning Director

From: Aaron Wagner, owner of property affected by zone change

2019 OCT 31 AM 11 08

PLANNING DEPARTMENT
COUNTY OF HAWAII

Dear Director Yee,

Thank you very much for participating in the county public outreach on these issues, without which I would have not been aware of the proposed changes.

I am the owner of the property TMK: [REDACTED]

It is currently split zoned, Urban and Agriculture.

The current use of the property is for hay, or feed.

The proposed new zoning plan changes the portion zoned Urban to Agriculture.

As owner of the property subject to the zone change, I propose the current split zoning of Urban and Agriculture remain as is.

Property Description:

The property is 16.7 acres and lies between the Old Mamalahoa Highway and the Hawaii Belt Road (Highway 19). (See Figures 1 & 2).

The property's Northern portion is at the intersection of the two Highways and Chinchuck Road. There is a pedestrian overpass adjacent to the northern end of property as well as a bus stop.

This property is a remnant of a much larger piece of property swept up in the sugar era and it's odd and lengthy boundaries are a result of various eminent domain actions, namely the two highways and a portion of land, which is now Hakalau Veterans' Park, and State of Hawaii Dept. of Education lease land, currently in Bananas. (See Figure 3). The southern boundary is the Puahanui Stream. There was a flume along a portion of another boundary.

Reasons for leaving the Zoning as is:

The property being at a vehicular and pedestrian crossroads, or hub lends itself to the concept of concentrating development close to infrastructure, for its efficiency.

There is already a substantial infrastructure in place to handle the current zoning. Developing the portion currently zoned Urban could also provide more support to the community in the event of wind or volcanic events.

It would probably encourage the economic development for the community. Having owned the property for some time many neighbors have encouraged me to develop the property, to build up the community.

The current zoning respects the Agricultural opportunities and history of the community.

Mahalo Nui Loa for this opportunity to be heard,

Sincerely, [REDACTED]



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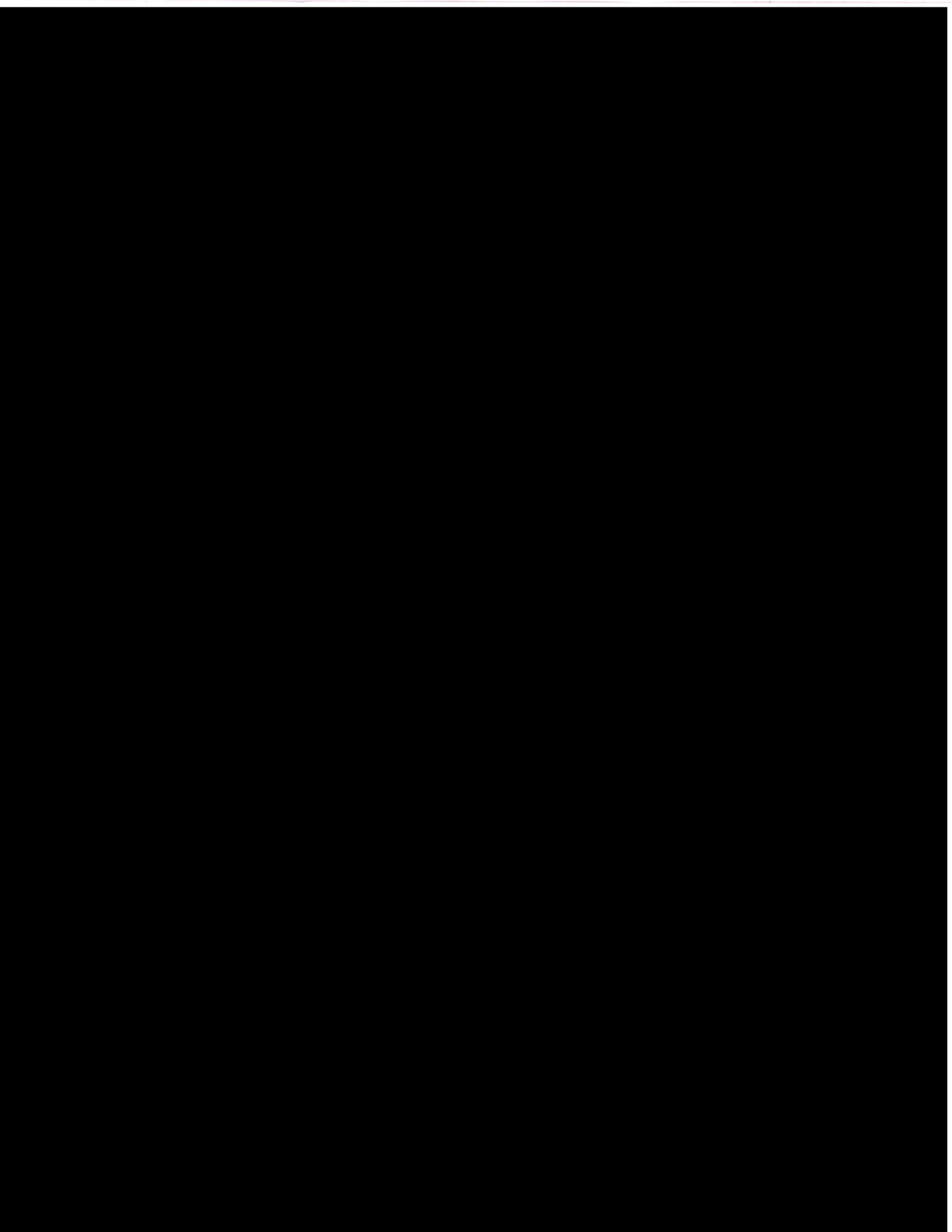


Figure 1.

Figure 2.

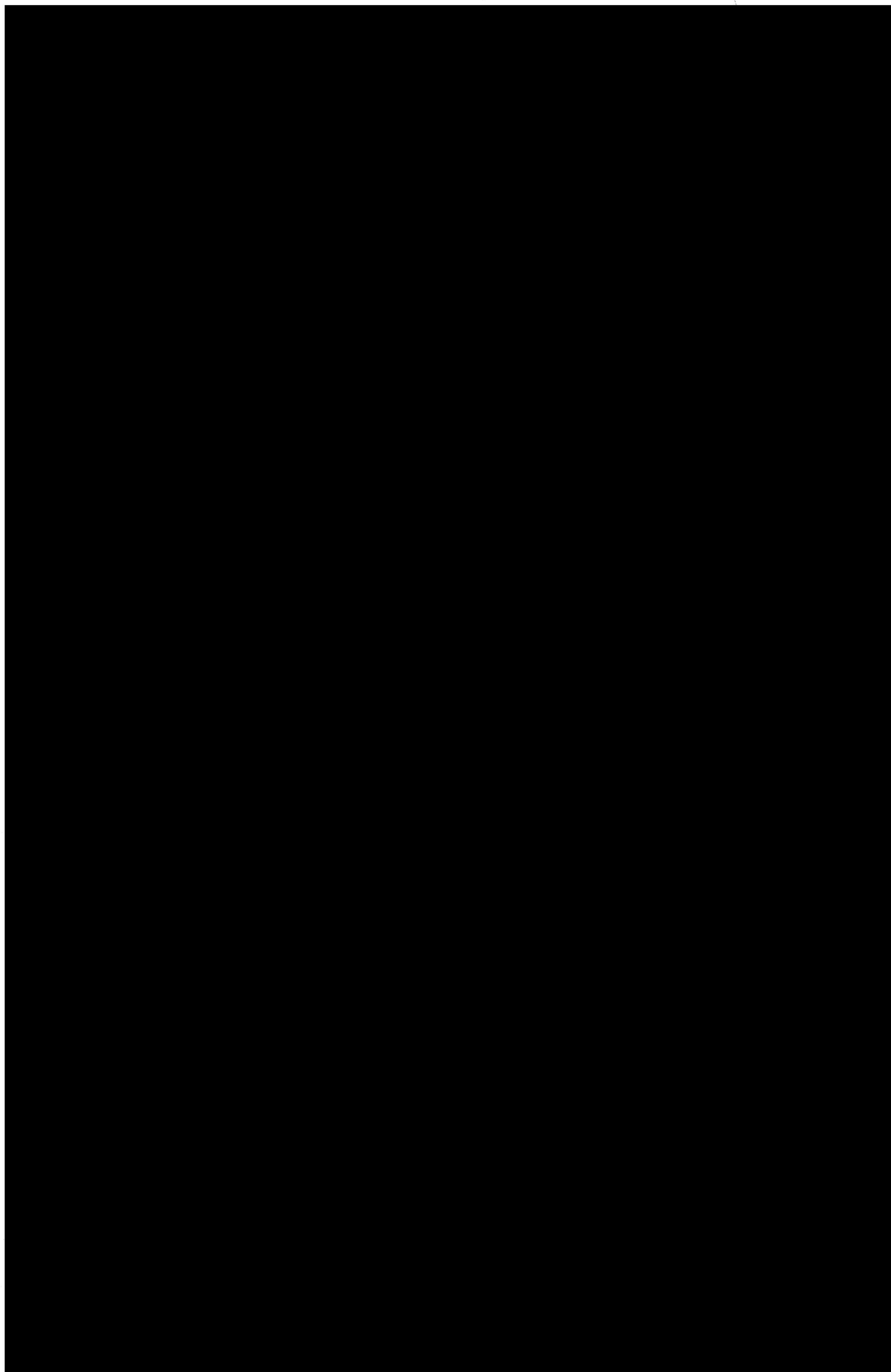


Figure 3.