STATE OF HAWAII
LAND USE COMMISSION

July 8, 1966
Honolulu, Hawaii

MEMORANDUM

TO: Land Use Commission

From: Staff

Approved 9-0

SUBJECT: A65-105 - MAUNA LOA DEVELOPMENT CORPORATION

A change in district classification from Agricultural to Urban for approximately 252 acres of land at Keauhou, Hawaii was the subject of a petition heard on March 25, 1966. The Mauna Loa Development Corporation proposes a mountain resort type development to complement the golf course, dude ranch, and country club development. During the public hearing, the staff reported that:

1. Justification for the change from Agricultural to Urban appears to be lacking.

2. Justification for a mountain resort type development appears to have been substantiated.

3. The petitioners be asked to consider a rural classification in lieu of the urban classification for their development with their plans to be revised accordingly.

Since that time, a revised development plan which reduces the number of lots from 420 to 356 has been submitted by the petitioners to comply with conditions for a Rural District. However, they have indicated a preference for a change to urban although they would accept a rural classification. (See letter.)

On the basis of the data submitted to date, the staff recommends that the 252 acre parcel be allowed for change from an Agricultural District to a Rural District. Letters from the landowner and lessee have been received indicating that they would not object to a rural classification.

Raymond Suefuji