STATE OF HAWAII
LAND USE COMMISSION

State Highways Division, District
Engineers Office, 50 Makaala Street,
Hilo, Hawaii

9:45 A.M.
August 5, 1966

STAFF REPORT

A66-122 - LILIUOKALANI TRUST

Background

In behalf of the Liliuokalani Trust, owners of the subject lands, Cooke Trust Co., Ltd. has submitted a petition to change the district designation from Agricultural to Urban for approximately 14 1/2 acres and to change the district classification from Urban to Agriculture for approximately 1 1/4 acres of land located adjacent and to the north of the existing airport road at Kailua, Kona, Hawaii. It is the petitioner's contention that "since this original boundary was established arbitrarily on the basis of an earlier industrial subdivision plan" this boundary should be modified to conform to the Kailua Master Plan and permit a more orderly and balanced development.

The Hawaii County Planning Commission has recommended approval of the petition since:

1. The original boundary set by the State Land Use Commission is arbitrary.
2. The petitioner's request merely straightens the boundary for a more orderly development.
3. The proposed change is in conformance with the County General Plan.
4. The land is more appropriate for industrial use rather than for agricultural use because of topography, soil conditions, and the surrounding use of the airport.

The lands under consideration are presently vacant and unused. Soil conditions are those of the rockland, Aa Lava with Kawaihae, Waikaloa, or Naalehu soil material. The amount of soil material is small, generally averaging less than 10 inches but ranges from a fraction of an inch to as much as two feet deep. When used for grazing, this soil material provides little forage. Annual rainfall in the area approximates 20 inches.

Lands to the north and west are generally of the same soil material as the subject lands and involve extensive vacant areas. Lands to the south and southwest are part of the Kailua Airport complex. Lands to the east consist of the present Urban District which are undeveloped to date except for the sewerage treatment plant and small oil storage facilities. The new Kailua-Kawaihae Road, the Airport Road, and Palani Road are the major service roads in the area of the petitioner's lands.

Analysis

Although it has been reported by the petitioner and the Hawaii County Planning Commission that the western boundary of the present Urban District in this area had been set arbitrarily by this Commission, it is noted that a preliminary development plan was submitted to this Commission which suggested the limits of an Urban boundary. After due consideration, this Commission adopted the boundary based on the petitioner's plan. Therefore, this Commission's actions cannot be construed to have been arbitrary.

A more orderly and balanced development of the industrial subdivision superseding their original submittal is proposed by the petitioner which requires adjustment of the present Urban District boundary. Examination of the original subdivision layout submitted by the petitioner and the revised

subdivision layout submitted with this petition shows that the more recent layout has been based upon a more detailed evaluation of subdivision design. It is apparently the proposal of the petitioner that the more detailed design layout be used as the basis for refinement of the existing Urban boundary.

The revised layout is deemed reasonable by the staff although it would require a net addition to the present Urban District of approximately 13 1/3 acres. Acreage within the present Urban District bounded by Palani Road, the Airport Road, and the Kawaihae-Kailua Highway is approximately 105 acres and, therefore, the proposed adjustment would increase this urban area by approximately 12 per cent.

Utility services and access facilities are available in the area with the topographic conditions suited for urban development. The problem of scattered urban developments is not evident in the proposed change.

Recommendation

In light of the discussion above, it is recommended that the Commission take favorable action on this petition.