STATE OF HAWAII
LAND USE COMMISSION

MEMORANDUM

January 12, 1968

TO: LAND USE COMMISSION

FROM: STAFF

SUBJECT: A67-157 - KUAKINI INVESTMENT INCORPORATED

A public hearing was held on October 13, 1967 on this petition to amend the district designation from Agriculture to Urban for approximately 19.4 acres situated at Laaloa-Kapalaalaea, N. Kona, Hawaii. A subdivision of 56 fee simple lots is proposed by the petitioner.

The Hawaii County Planning Commission recommended approval of the petition on the basis of unsuitable soils, conformity with the County's General Plan and contiguity to an Urban District. The LUC staff noted that these are only secondary considerations. The prime consideration is still the question of need for additional urban lands in the area. Due to the sparseness of urban development in the existing Kahaluu Urban District, and the amount of vacant lands existing in the Urban District to the north, the staff concluded that the existing Urban District does provide "a sufficient reserve area for foreseeable urban growth" and therefore recommended disapproval of the petition.

Since the public hearing, the petitioners have submitted a "Reply to Staff Report" dated October 27, 1967, in which the following points were brought up:

1. That lack of residential developments in the past has been due to lack of a permanent county water system. This has been alleviated by the new 12" Kuakini pipeline.
2. That "the tourist oriented building now going on and planned in the area from Kailua to Keauhou Bay and north and south of this area

is of staggering proportions" and therefore requires more urban lands to accommodate the anticipated influx of hotel workers.

3. That 29 of the proposed 56 lots have been spoken for and that the petitioner is confident that the balance will be sold in a very short time.

4. That cool, pleasant living conditions are provided by the 600 foot elevation of the site. In addition, "Its slopes of up to 35% allow for spectacular view of the seascape below".

5. That the standards for urban districting contained in the Land Use District Regulations relating to concentrations of people, structures, streets and related land uses; proximity to trading and employment facilities and basic services, etc., have all been met in the instant petition.

It is the opinion of the LUC staff that the petitioner's latest submittal still has not provided "proof that the area is needed for a use other than that for which the district in which it is situated is classified". Many of the points brought out are based on the anticipated growth in Kona's population. Evidence of actual urban growth is minimal when considered in relation to the existance of the vast amount of vacant lands in the vicinity of the subject property. There is no doubt that Kona will make great strides in the growth of tourism and population. However, the present Urban Districts in Kona can accommodate the present Kona population three times over, despite the fact that a great percentage of the population reside in agricultural or rural districts.

Therefore, based on the above discussion and on the analysis contained in the staff report of October 13, 1967, the staff again recommends that the petition be disapproved.