STATE OF HAWAII
LAND USE COMMISSION

MEMORANDUM April 11, 1968

TO: LAND USE COMMISSION

FROM: STAFF

SUBJECT: A67-166 - OLOHANA CORPORATION

In accordance with the provisions set forth in Section 98H-4, RLH 1955, as amended, a public hearing was duly held on January 12, 1968 on this petition submitted by Olohana Corporation to reclassify approximately 840 acres situated at Kawaihae, Hawaii from Agricultural to Urban.

The staff recommended approval of the petition since it does not contribute to scattered urban developments, conforms to the General Plans of the County and the State, and the land is unsuited for agricultural use. The recommendation of the County Planning Commission, which was not received until the day of the hearing, was for approval of the request and is based on the following:

1. It conforms to the County General Plan.
2. The agricultural designation is incompatible with existing resort developments and the proposed expansion and the land is not conducive to agricultural use.
3. Current trends such as direct mainland flights, Kailua to Kawaihae Highway, population increases, show that more urban lands are needed to support the developments in the area.
4. Approval would allow the proper coordination of overall planning between the developers and the County.

At the hearing, Mr. Robert Sanford, Jr., counsel for Dillingham Corporation requested that:

1. The Commission not consider the petitioner's request to redistrict the parcel owned by Mr. Smart since negotiations have not been finalized.

2. Regarding the Queen's Hospital parcel, the legal description contained in the body of the petition should control, since there is a discrepancy between it and the map submitted as an exhibit.

This request has since been confirmed by Mr. Sanford in writing.

Mr. Gordon Uyeda of the Dillingham Corporation staff presented a detailed account of the development plan. He noted that the need for employee housing is pressing since there are now about 350 employees at the Mauna Kea Beach Hotel.

A letter endorsing the request by Olohana Corporation to redistrict lands owned by the Queen's Hospital has been received from the Queen's Hospital Corporation.

Therefore, with the deletion of Richard Smart's property as requested by Mr. Sanford, it is recommended that only that portion of the Queen's Hospital lands described in the body of the petition, totalling approximately 425 acres, be approved.