LT. GOVERNOR THOMAS P. GILL
LAND USE COMMISSION HEARING
HONOLULU, HAWAII - JUNE 7, 1968
RE: A67-170 KEALAKEKUA RANCH, LTD.

At your last meeting on this matter in Kailua, Kona, you accepted the staff recommendation as to the rezoning of the lands mauka of Napoopoo Road up to Mamalahoa Highway and including the 18-acre area above Mamalahoa Highway. The staff also recommended denial of the petition for the balance of the land consisting of about 206 acres lying between Napoopoo Road and the cliff above Kealakekua Bay.

Action on this latter portion was deferred for 60 days and is up for decision today.

At the last hearing, we supported the staff recommendation and do so again today. The rezoning allowed on the upper portion of the land should be adequate to allow the owner to proceed with any needed development in that area. Next year, you will have to review all boundaries under the land use law and this will be the appropriate time to consider further rezoning.

We also promised you that the State and County would move quickly to establish the appropriate uses for the various projects proposed by these government bodies in and around Kealakekua Bay. The $55,000 of planning money appropriated by the Legislature this spring will be available on July 1st. In the last two months, we have completed the following:

1. We have drafted a proposed planning contract, with the advice and concurrence of the County of Hawaii, the

State Department of Planning and Economic Development and the State Land Department. This contract and other materials have been sent to six planning and design firms which have expressed interest and we have asked for proposals by Monday, June 17th. After evaluation of the proposals by a steering committee representing the County and the State, and approved by the Land Board, the contract should be awarded. This should take place around the beginning of the new fiscal year and the work gotten underway.

2. We have assembled an advisory team of some of the best marine biologists and oceanographers in the State, and are entering into a contract with the University of Hawaii Research Corporation to do an ecological survey of the waters of Kealakekua Bay to inventory what is there and advise us on how best to conserve and maintain the present marine life. The money is being allocated now and we expect the work to start within this month.

3. We have checked with the National Park Service in Washington and San Francisco during May and found that their study on the Hualalai Saddle project and other areas related to our projects at Kealakekua is in the final drafting process and is expected to be reviewed within the Department during the next month or so. If all moves well, their report recommending Federal action on their related projects should be out in the fall.

4. We have set a target date of January 1, 1969 for completion of our various planning projects and expect to go

to the Legislature next spring with any necessary requests for construction or acquisition money.

In summary, you cannot properly act on the remaining portion of the Greenwell petition until the lower limits of the appropriate urban development have been accurately defined. This will be defined when the planning consultant establishes the actual alignment of the scenic road which is expected to cross the lands above the cliff mauka of the old horse trail. Once the alignment is determined, the lower edge of the urban zone can be determined and this commission can move with assurance on the rezoning request. Under our timetable, you will be able to do this after January 1, 1969, perhaps as part of your total review of land use boundaries mandated under the law.

To attempt to set an exact boundary now would probably cause difficulty for both the State and the developer. If the boundary were too close to the cliff, the State would be faced with the problem of subsequent condemnation at high cost which would also disrupt the developer's project. If the line were set too far mauka and not all of the land were determined to be needed for our project, then the developer would be inconvenienced and damaged.

We submit that the best solution for all is to approve the staff recommendation of January 12, 1968 and entertain a new proposal next year after State and County planning for the area is completed.

Copies of the planning and oceanographic contracts are included for your information.