Rec'd 8/29/69

Total Plan is what?
Any additional adj?

STATE OF HAWAII
LAND USE COMMISSION

University Extension Service Building
Kona, Hawaii

August 29, 1969
1 p.m.

OK FOR
3 ACRES ±
below proposed
Hiway ext.

STAFF REPORT

A69-219 - WATTIE MAE HEDEMANN

The petitioner requests that TMK 7-5-4: 19 containing approximately 20 acres, County of Hawaii, be rezoned from agriculture to urban. However, TMK 7-5-4: 19 was divided and became a 13.4-acre parcel; and, the remainder became TMK 7-5-04: 29, a 7.6-acre parcel which is also owned by the petitioner. It is therefore assumed that the petitioner intended to include both parcels in the redistricting request. The two parcels totaling 20.81 acres are located directly mauka of Kailua Bay, near the intersection of the Palani Road with the Kailua-Kawaihae Road. The narrow makai end of the subject parcel abuts the existing Urban District.

Background

Like much of the surrounding land, the subject parcel is not being used intensively. Some grazing and a piggery are the only existing uses being made of the subject property.

Since 1966, seven boundary changes have been approved in the Kailua-Kona area totaling approximately 125 acres. In recognition of the urban demand, approximately 1,550 acres were added to the Urban Districts of the Kailua-Kona area

shown on the district map. This additional urban land more than doubles the urban districting in the area which was formerly about 1,125 acres in area.

The subject land consists entirely of soil E285 as classified by the Land Study Bureau. Thus, the soil is poor although it is rated as "fair" or C for grazing. The slope is about 10 percent, and there are no known natural hazards.

Access appears to be the only problem of a public facility or utility nature. The old government road shown through the subject parcel exists on paper only. An unimproved road on about a 20 foot right-of-way extends only to the makai boundary from the Kuakini Highway. Similarly, an unimproved road from Palani Road passes the old dump site and extends to the mauka boundary which is also the Kuakini Wall. What is of more importance is that the makai portion of the subject land will be bisected by the proposed realignment of the Kuakini Highway. Several alternative routes are still being considered, although the mauka routes 1 or 2 are favored by the Department of Transportation. The request for construction funds totaling $805,000 is scheduled in the CIP for the 1970-71 fiscal year.

Population and tourism projections are tentative for this rapidly growing area. The latest hotel facility

projections published by the Department of Planning & Economic Development in November, 1968, indicate an increase of almost 150 percent in North Kona by 1975 while resident population projections in the Department of Planning & Economic Development's 1967 General Plan Revision Program indicate an increase of less than 50 percent.

The petitioner's reason and justification for requesting a boundary change was that the land is "adjacent to urban use". No further indication of the petitioner's proposed use or a development schedule was submitted.

County Recommendation

The County Planning Commission recommended approval of the request on the bases of the following findings:

"1. Application conforms with the County General Plan for Kona.

"2. Water is adequate for at least the 200 foot elevation level of the property and developer could improve for remainder.

"3. It is adjacent to an existing Urban area.

"4. It is in proximity to supporting facilities and services.

"5. Topography does not present a problem.

"6. It would not contribute to scatterization.

"7. It meets the criteria of being a growth area on a 10-year projection."

Analysis

Although the subject land is suitable for urban development and of no great agricultural value, the petitioner has not submitted proof that the area is needed for urban use at the present time. The Commission is mandated by the Land Use Law that "no change be approved unless petitioner has submitted proof that the area is needed . ." Effective August 4, 1969, the total urban area has been doubled in the Kailua-Kona area. Thus, there are now approximately 1,550 acres of new "urban" acres available for development in this area. A considerable amount of vacant urban designated land already existed prior to the August 4 increase. A field investigation in early 1967 showed that there were 600 acres of vacant urban land, and it is conservatively estimated that at least half this area remains vacant. This increase seems adequate to accommodate the anticipated growth for the entire Kailua-Kona area for the foreseeable future.

It is also desirable to allow the proposed Kuakini Highway right-of-way to be finalized, acquired, and under construction before further urban development is allowed in the area of the proposed right-of-way. Urbanization of the

subject land may substantially increase the purchase price of the land for highway purposes.

Recommendation

Since the "need" has not been demonstrated, there is no access to the property at the present time, no development schedule or program exists, and since proposed public facilities (highway) will affect the area in question, the staff recommends the petition be denied. Denial is also based on 2.7 (b), (2) and (5) of the State Land Use District Regulations regarding "substantiation of economic feasibility by the petitioner" and "sufficient reserve areas for urban growth in appropriate locations based on a ten (10) year projection".