STATE OF HAWAII
LAND USE COMMISSION

MEMORANDUM

September 11, 1970
1 p.m.

TO: LAND USE COMMISSION

FROM: STAFF

SUBJECT: A70-248 - LAND USE COMMISSION (Honokohau)

A public hearing was held on June 12, 1970, on this petition initiated by the Land Use Commission to rezone approximately 94 acres from Conservation to Urban and approximately 1 acre from Urban to Conservation at Honokohau (Aimakapa) Fishpond and boat harbor area, North Kona, Hawaii.

The Hawaii County Planning Commission recommended deferral of this petition pending an improvement in the Kona water situation. However, the Land Use Commission staff recommended that the property be reclassified as proposed for the following reasons:

1. Our consultants for the five year boundary review of 1969 recommended that the makai area near the Honokohau Fishpond be protected by a Conservation District designation until a detailed archaeological survey could establish the location of the more important historical features for preservation. Upon completion of the study, they advised an adjustment to the Urban-Conservation boundary line could be

initiated to permit the development of the proposed resort complex and protect and preserve all of the significant historic sites within the study area. This recommendation had the full support and concurrence of the landowners and developers involved.

2. The Bishop Museum completed the study, and the more significant historical features have been retained within the Conservation District. Dr. Roland Force, Director of the Bishop Museum, has accepted and approved the developer's proposed plan for the preservation and restoration of the important archaeological sites uncovered by the study.

3. The Honokohau Fishpond and a 50-foot setback around the pond are retained in the Conservation District. Further, the landowners and developers of the Honokohau resort have requested that the shoreline area remain in the Conservation District in order that this asset will be put to its highest and best use for the general welfare.

4. The Hawaii Water Board has removed its moratorium on construction due to the improvement of the Kona water system.

It is therefore again recommended that the reclassification be approved as presented.