STATE OF HAWAII
LAND USE COMMISSION

MEMORANDUM

February 26, 1971
7 p.m.

TO: Land Use Commission

FROM: Staff

SUBJECT: A70-264 - LANIHAU CORPORATION, TRUSTEES OF PALANI LAND TRUST, & L. R. GREENWELL

A public hearing was duly held on December 11, 1970, on this request to amend the land use district boundaries for approximately 64 acres situated at Kailua, Hawaii, from an Agricultural to an Urban classification. The petitioners propose to lease developmental lots ranging from 2.5 to 7 acres in size to developers interested in constructing low-density apartments in the $30,000 to $45,000 price range. It is the petitioners' intention to build service roads and to install the basic utilities only.

The Hawaii County Planning Commission has indicated its approval of the reclassification of the property in question based on its contiguity to the existing Urban District; the appropriateness of the land use pattern; minimizing the urbanization of other agricultural lands with higher agricultural potentials; and proximity to trading and employment facilities. However, the County agency has indicated that its recommendation is for the reclassification to Urban only, and that "it does not necessarily agree with the applicant's proposal of multi-family use".

The petitioners have suggested an incremental approach for the development of the 64 acres under petition as provided for by Section 2.32 of the State Land Use District Regulations. Under this proposal, the initial increment of 28 acres will contain roughly 575 apartment or motel units, based on the density submitted by the petitioners. However, there has been no substantiation submitted to date supporting the need to reclassify 64 acres, or even 28 acres, for the construction of $30,000 to $45,000 units. No development schedule nor any evidence substantiating the economic feasibility for such a large undertaking has been received, despite the fact that this was noted at the hearing of December 11. This is made even more significant in light of the rezoning of 7 acres of land immediately abutting the subject property for a 128 apartment unit development comprising 23 separate two-story buildings which was approved by the Land Use Commission on December 18, 1970.

Therefore, based on the above findings and the fact that ample vacant urban zoned land exists within the Kailua-Kona area to accommodate the foreseeable growth over the next ten years, it is recommended that the petition be disapproved at this time.