STATE OF HAWAII
LAND USE COMMISSION

MEMORANDUM

July 1, 1971
10 a.m.

TO: Land Use Commission

FROM: Staff

SUBJECT: A71-271 - DEPT. OF LAND & NATURAL RESOURCES
(Kealakehe, Hawaii)

A public hearing was held on April 17, 1971, on this request by the Department of Land & Natural Resources to rezone approximately 160 acres of land at Kealakehe, North Kona, Hawaii, from an Agricultural to an Urban District in order to develop low-cost houselots and/or homes for sale or lease to moderate-income families as part of the Governor's housing program.

The preliminary development plan encompassing 160 acres which was initially submitted by the petitioner has been refined to show a total of approximately 138 acres and a slightly modified configuration along its east boundary. (See Exhibit A). In addition, the revised plan shows approximately 11.5 acres added to the 20 acres within the Urban District proposed to be developed for hotel workers' housing by the ILWU. Approximately 40 acres will be turned over to the Hawaiian Home Commission as part of a land exchange to allow initiation of their housing programs, and the remaining 86 acres will be developed by the State.

Development of the State's portion will take place in increments of 50 lots. The petitioner has indicated that funds are available for the initial increment and that additional support would be made available under the Housing Act 105 relating to the State Housing Program.

In evaluating this request, it is particularly important to note that the private sector has to date been unable to cope with the acute shortage of housing for moderate-income families. The staff believes that the present request is a major effort on the part of the State to meet this need in the Kona area. Moreover, the staff finds that:

1. The reclassification would not be contrary to the objectives of the Land Use Law regarding scattered urban developments.
2. Public utilities and facilities are available or conveniently located.
3. The land is unsuited for the uses permitted within the district.
4. The property is suited for the proposed use.
5. It will make the highest and best use of the land involved for the public welfare.

Therefore, the staff recommends that the district designation of the 138 acres be amended from Agricultural to Urban.