STATE OF HAWAII
LAND USE COMMISSION

MEMORANDUM

July 1, 1971
10 a.m.

TO: Land Use Commission

FROM: Staff

SUBJECT: A71-274 - DEPT. OF ACCOUNTING & GENERAL SERVICES (Kona Hospital, Hawaii)

A public hearing on this petition to rezone 7 acres of land at Kanaueue, North Kona, Hawaii, from an Agricultural to an Urban designation was held on April 17, 1971. A new Kona Hospital is proposed for the site by the Department of Accounting & General Services.

Based on the findings that the soils have "severe" limitations for agricultural use and that the County's agriculturally-zoned district allows hospital use, the Hawaii County Planning Commission recommended that the petition be approved.

An evaluation of the request by the staff finds that the existing Kona Hospital is indeed dilapidated and needs to be replaced. One hundred sixty thousand dollars have been appropriated by the legislature for planning of the new facility.

Of the 15 sites studied by the petitioner, the site presently under consideration is the most desirable from the standpoint of service to the existing Kona population;

lower development costs; the possibility of staged construction to relieve financing pressures to the State; and contiguity to an existing Urban District. It is also noted that the basic utilities including water service are readily available.

The staff therefore recommends approval of the petition.