STATE OF HAWAII
LAND USE COMMISSION

MEMORANDUM

July 1, 1971
10 a.m.

TO: Land Use Commission

FROM: Staff

SUBJECT: A71-279 - THEODORE R. PIKE

A public hearing was held on April 17, 1971, regarding Mr. Pike's request to amend the land use district boundaries for 5 acres of land situated at Keei, South Kona, Hawaii, from an Agricultural to a Rural District.

The applicant proposes to subdivide the property into 10 half-acre lots for low-income, two and three bedroom rental unit development oriented especially for teachers at Honaunau Elementary School. He has indicated that the cost of the rental units would be in the $150 per month range.

The Hawaii County Planning Commission has recommended denial of the subject request based on the following findings:

"1. The County General Plan designates the area for intensive agriculture and does not contemplate higher densities than agricultural use.

"2. It would result in a creation of a 'spot' zoning of rural use in the midst of a vast agricultural district."

The County of Hawaii, Department of Water Supply, has stated in a letter dated April 2, 1971, that "our system can serve only up to approximately the 1,250 foot elevation. We recommend area above this be left in agriculture".

The 1,200-foot elevation contour approximately bisects the subject property rendering no reliable water service to the major portion of the mauka half. The mauka end of the property is approximately at the 1,300-foot elevation.

One of the major purposes of the Land Use Law is to prevent the scatteration of urban developments. Granting of this request would result in "spot zoning" and development, which should be within an Urban District rather than in an Agricultural District. Furthermore, favorable action on this request would set a precedent in the area for more Rural designation requests. Eckbo, Dean, Austin & Williams, consultants to the Land Use Commission in the 1969 boundary review, has consistently recommended that no further additions be made to Rural Districts because the spreading of urban type developments in areas with agricultural characteristics result in the destruction of mile after mile of open landscape. Sufficient lands in suitable locations have been provided or are presently existent in proximal areas to accommodate the stated need for more residential-type development.

The non-conforming subdivision abutting the north boundary of the subject property consists of 20 lots, 8 of which are vacant. The Kealia Rural District which is situated

approximately 3.5 miles to the south is roughly one-third undeveloped. In the Kealakekua Urban District located approximately 3 miles to the north, 218 acres of land were approved for Urban zoning in 1968 for the Kealakekua Ranch and approximately 75 acres were rezoned to Urban during the 1969 boundary review. These lands are substantially undeveloped to date.

Based on the above findings and the staff's opinion that there has been no real evidence by the petitioner to support the need for the boundary change as required by the Land Use Law, it is recommended that this petition be disapproved.