





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 Kealahou Urban District located approximately 3 miles to the north, 218 acres of land were approved for Urban zoning in 1968 for the Kealahou 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.