STATE OF HAWAII
LAND USE COMMISSION

MEMORANDUM

July 1, 1971
10 a.m.

TO: Land Use Commission

FROM: Staff

SUBJECT: A71-280 - CHIAKI KATO

A public hearing on Mr. Kato's petition to reclassify 4.3 acres of land from an Agricultural to an Urban designation was held on April 17, 1971, at Kailua, Kona, Hawaii. The subject property is presently used for truck farming and is situated at Keopuka, South Kona, Hawaii. The petitioner proposes to build two homes on the subject parcel--one for his brother and the other for himself. There is a dwelling presently on the subject property that is occupied by the petitioner's parents.

Since the public hearing the State Department of Transportation in a letter dated April 19, 1971, has stated that the subject parcel may be affected by future highway realignment projects. However, no plans are presently available to determine the degree of impact of these projects on the land in question.

Water and electrical utilities are readily available to the subject property along Mamalahoa Highway. The subject property also has direct access to the main highway. Public facilities and services such as Konawaena School, Kona Hospital,

and the Kona Civic Center are conveniently located in relation to this property.

The Hawaii County Planning Commission has recommended approval of this request based on its contiguity to the existing Urban District, conformance to the intent of the County's General Plan which recommends the area for industrial urban use and to the General Plan review which is considering this area for urban use.

The subject request also conforms to the provision in the State Land Use District Regulations stating that the "lands contiguous with existing urban areas shall be given more consideration than noncontiguous lands . . ." Further, it would not be contrary to the intents of the Land Use Law regarding the prevention of the scatteration of urban developments.

The staff therefore recommends approval of this request based on the following:

1. The basic utilities and public facilities and services are readily available.
2. It is contiguous to the existing Urban District.
3. It conforms to the Hawaii County General Plan.