STATE OF HAWAII
LAND USE COMMISSION

MEMORANDUM

September 2, 1971
1:30 p.m.

TO: Land Use Commission

FROM: Staff

SUBJECT: A71-290 - HUGH H. WILLOCKS, ET AL

A public hearing on Mr. Hugh H. Willocks' petition to reclassify approximately 8.6 acres of land from a Conservation to an Agricultural designation at Panaewa Heights Subdivision, South Hilo, Hawaii, was held on June 30, 1971.

It was noted at the hearing that the subject property is encompassed by State-owned Conservation classified lands and was included in the Conservation District during the 1969 boundary review. Prior to the review, the area was in the Agricultural District and the only subdivision in the area. It was also reported at the hearing that the Hawaii County Planning Commission decided to recommend approval of this petition based on the proposed boundary amendment's conformance to the County General Plan and the relationship of the present land use to agriculture.

An Agricultural classification of the subject property would be reasonable and appropriate, in that:

1. A major portion of the subject area is being utilized for macadamia nut production and has been since 1950.

2. The intended use of the land is the continuance of agricultural activity.

3. The applicant's boundary amendment request conforms to the County General Plan designation of agriculture.

4. No conservation values are evident on the property in question which would justify the retention of its present designation.

The staff therefore recommends that this petition be approved and the subject area be placed within the Agricultural District.

The staff further recommends that lands surrounding the subject area be reevaluated during the next five-year boundary review for possible adjustment of abutting lands to Agricultural classification.