STATE OF HAWAII
LAND USE COMMISSION

MEMORANDUM

September 2, 1971
1:30 p.m.

TO: LAND USE COMMISSION

FROM: STAFF

SUBJECT: A71-292 - BARNEY B. MENOR

A petition to reclassify 17.55 acres of land from an Agricultural to a Rural District at Kaniahiku, Puna, Hawaii was publicly heard on June 30, 1971. It was noted at the hearing that the applicant intends to subdivide subject property into half-acre residential houselots and sell the lots for about 25 to 28 cents a square foot. It was also reported at the public hearing that the Hawaii County Planning Commission recommended approval of this boundary amendment request based on the following findings:

1. The proposed change conforms to the County General Plan.
2. The basic services such as water, utilities and school are conveniently located.

Since the public hearing, no further testimony for or against this petition has been received.

Upon evaluation of this request and a field investigation of the subject property, the staff finds that:

1. There are no Rural classified lands in the Pahoa area. This finding is significant in that during the 1969 five-year boundary review, Eckbo, Dean, Austin and Williams, consultants to the Land Use Commission, recommended discouraging further reclassifying of lands into the Rural District and have proposed the gradual phasing out of this classification. Granting of a Rural classification in this area may also encourage and set a precedence for more Rural classification requests.
2. Although the first increment of the petitioner's subdivision (Tangerine Acres Unit I) of 40 lots was sold out, only 12 lots contain single family residences. This represents about 30% of the total lots sold. In other words, only 30% of the 40 lots sold were developed in the last 9 years. The rate and extent of actual development of these lots do not indicate the need for more houselots.
3. The population of the Pahoa area has declined from 1,046 persons in 1960 to 924 in 1970, thus stabilizing, if not reducing, pressures for more residential land.
4. Although the Land Study Bureau's soil productivity rating for this area is "poor", verdant citrus,

papaya and anthurium plants are prevalent in the surrounding areas indicating the potential of the subject property for agricultural productivity.

5. As reported at the public hearing, several subdivisions are located in the Puna area. Some of the significant subdivisions include:

   a. The Hawaiian Beaches and Hawaiian Shores Subdivisions, located approximately 4 miles north of the Pahoa Urban District, which include over 3,500 lots.

   b. The Leilani Estates, located approximately 4 miles south of Pahoa and includes over 2,000 lots.

   c. The Nanawale Estates Subdivision, located near the Pahoa Urban District, contains approximately 2,000 lots.

   d. The proposed Alohilani Meadows located just east of the Nanawale Estates proposes 846 one-acre and 197 three-acre houselot subdivisions.

It is the staff's opinion that sufficient lands in suitable locations have been provided for in surrounding areas to meet Pahoa's residential houselot needs at the present time.

Based on the above findings, the staff recommends that this request be denied and the classification of the subject property remain in Agriculture.