STATE OF HAWAII
LAND USE COMMISSION

MEMORANDUM

March 17, 1972
10:30 a.m.

TO: Land Use Commission

FROM: Staff

SUBJECT: A71-308 - LYDIA P. HALAS

On January 7, 1972 a public hearing was held on Mrs. Lydia P. Halas' request to amend the State Land Use District Boundary for 2.78 acres of land at Honalo, North Kona, Hawaii, from an Agricultural to an Urban designation. Mrs. Halas proposes to subdivide the land into 6 lots and convey them to her children.

At its October 28, 1971 meeting, the Hawaii County Planning Commission unanimously voted to recommend that this petition be denied based on the findings that the existing roadway leading to the subject property is inadequate to serve the proposed subdivision and that the existing water system cannot serve this area.

Staff evaluation of this request finds that during the 1969 boundary review, approximately 37 acres were added to the Honalo-Kainaliu Urban District. This addition increased the Urban zoned area by 50 percent. However, no significant changes in development trends within this Urban District have occurred since the reclassification. In a decade the North Kona population increased 8.6 percent or from 4,450 in 1960 to 4,830 in 1970. The increase, however, was offset by a decline of 6.7 percent in South Kona's population of 4,290 persons in 1960 to 4,000 in 1970.

Reports from the County planning staff and the Hawaii County Department of Water Supply indicate that the existing 10-foot easement for a 6-lot subdivision is inadequate and would require a 20 foot wide right-of-way with pavement and a water tank would need to be constructed since the water service elevation lies below the property in question. The County's Deputy Planning Director indicated that site improvements for this subdivision request may be more costly than what Mrs. Halas may anticipate at this time.

Recommendation

Based on the above findings, the staff concurs with the Hawaii County Planning Commission in recommending denial of this petition.