STATE OF HAWAII
LAND USE COMMISSION

MEMORANDUM

August 24, 1972
1:30 p.m.

TO: Land Use Commission

FROM: Staff

SUBJECT: A72-321 - C. BREWER & CO., LTD.

A public hearing on C. Brewer & Company, Limited's request to reclassify approximately 1.25 acres of land from the Conservation District to the Urban District at Punaluu, Ka'u, Hawaii, was held on June 2, 1972. The property comprises TMK 9-6-01: 1.

The subject property is a "spot" Conservation designated site within the Ninole-Punaluu Urban District. The petitioner proposes to include the subject area as part of a restaurant complex in C. Brewer's proposed resort-recreational community development at Punaluu.

Staff evaluation of this request finds that:

1. The reclassification of the "spot" Conservation District will provide for a more coordinated and concentrated growth within the existing Urban District.

2. The subject lands are classified as "D" or poor for overall agricultural use and will not remove any lands presently in agricultural production.

3. This request satisfies the requirements of the general plan land use allocation guide map. The subject area has also been designated for urban-related use by the County.

4. The Hawaii County Planning Commission has transmitted a favorable recommendation regarding this request.

5. It was reported at the County hearing that "no record of any significant historical features exist for the property under consideration."

6. The land in question under this petition was not retained in the Conservation District because of the identification of the site as representing a significant physical, cultural, or historical feature. Owernship of the property had a major effect on the retention of this

property in the Conservation District. At the time of the original petition in 1969, C. Brewer & Co., Ltd. had no ownership interest in the subject property and therefore excluded this area in its urban reclassification request. Also, Mr. Matsuhei Okuna, the property owner, at that time did not request a change in State Land Use classification for his property.

Based on the above findings, staff recommends that this petition be approved.