STATE OF HAWAII
LAND USE COMMISSION

MEMORANDUM

November 30, 1972
10:00 a.m.

TO: Land Use Commission

FROM: Staff

SUBJECT: A72-331 - Department of Land and Natural Resources (KOHALA)

A public hearing was held on September 20, 1972, on a request from the Department of Land and Natural Resources to amend the district boundaries for approximately 40 acres of land situated at Kahei, North Kohala, Hawaii, from an Agricultural to an Urban designation. The Urban designation would permit the petitioner to develop the subject property as a residential subdivision. Approximately 37 acres of the subject property will be developed into 86 houselots of 15,000 square feet in size, and the remaining 3-acre portion will be reserved for low income housing development by the HHA. The subject property is designated for "intensive agricultural uses and alternate urban expansion" on the Hawaii County General Plan land use allocation guide map.

Since the public hearing, no additional statements have been received either for or against this petition. However, we did receive a copy of a non- ~~negative~~ impact statement that was sent to the Office of Environmental Quality Control by the Department of Land and Natural Resources dated July 28, 1972. An approval of non-impact was given on October 4, 1972, by the Office of Environmental Quality Control.

The Hawaii County Planning Commission has recommended approval of this request and further recommended "that the request be approved subject to the condition that within one year from the date of the official boundary amendment, the applicant shall be responsible for submitting a rezoning application before the County."

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.

Upon evaluation of this petition, the staff finds that the requested change is logical and desirable in that:

1. It is contiguous to the existing Urban District.

2. The basic utilities are available.

3. It is within reasonable proximity to urban centers.

4. A non-impact statement has been approved by the Office of Environmental Quality Control.

5. It would enable the State to make available residential lands for the North Kohala area and aid in the relocation of residents living within substandard plantation camps which are being phased out.

The staff, therefore, recommends approval of this request.