STATE OF HAWAII
LAND USE COMMISSION

MEMORANDUM

June 1, 1973
10:00 a.m.

TO: Land Use Commission

FROM: Staff

SUBJECT: A72-351 - LAND USE COMMISSION (KEAHUOLU, N. KONA)

This petition, which was initiated by the Land Use Commission to reclassify approximately 62 acres of land owned by the Liliuokalani Trust Estate at Keahuolu, North Kona, Hawaii from an Urban to an Agricultural designation was heard publicly on March 30, 1973.

At the public hearing, no one testified in support or in opposition to the petition. However, it was noted by the staff that a letter dated March 28, 1973 was received from James R. Bell of Belt, Collins and Associates, planning consultants for Liliuokalani Trust which opposed the proposed reclassification since the existing problems relating to water availability and availability of Federal funds for the FHA 235 program may be resolved when the 3rd increment of Liliuokalani Village is initiated 2 years hence. The rezoning will create additional costs which will be passed on to prospective buyers. He further noted that approximately 16 acres within the subject area lie below the 840 foot elevation and can therefore be serviced with water. He urged that action be deferred to the 1974 boundary review and that at the minimum, the 16 acres be retained in its present Urban classification.

A recommendation for approval of this petition was received from the Hawaii County Planning Commission based on the findings that there is no immediate intention to develop the property; that other lands with available services should be given more consideration; and that the subject lands meet guidelines for agricultural districts in terms of open space values.

The staff generally concurs with the above conclusions of the Hawaii County Planning Commission and further finds that:

1. The property is designated "Unplanned" in the zoning map of Hawaii County although the land has been designated within the State's Urban District since August 1969.

2. Upon a request by Liliuokalani Trust and Palani Development Company, approximately 52 acres in the immediate area were reclassified in November 1972 to allow continued planning and development of Liliuokalani Village.

3. Water service is presently unavailable to the major portion of the subject property and there are no immediate plans by the County or the developer to extend water service to this area.

4. Sufficient lands in the immediate area have been designated in the Urban District to accommodate foreseeable urban growth. These lands generally surround the Kealakehe school site and would thus minimize the hazard of school children crossing Palani Road.

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