STATE OF HAWAII
LAND USE COMMISSION

MEMORANDUM

June 1, 1973
10:00 a.m.

TO: Land Use Commission

FROM: Staff

SUBJECT: A73-357 - W. H. SHIPMAN, LTD.

A public hearing was held on March 30, 1973 on this request by W. H. Shipman, Ltd. to reclassify 14,172 square feet of land at Keaau, Puna, Hawaii from an Agricultural to an Urban designation. The subject property will be added to two adjoining residential lots whose owners wish to acquire the abutting lands.

The Hawaii County Planning Commission has recommended that this petition be approved. No opposing testimonies or comments on this request have been received.

The staff finds that the requested change is reasonable in that:

1. The subject property is contiguous to an existing Urban District and designated for low density and medium urban development by the Hawaii County General Plan.

2. The subject land does not have a high capacity for intensive cultivation, nor any adverse soil or topographic characteristics which would make it unsuitable for the proposed reclassification to the Urban District.

3. The requested reclassification will not remove land presently in agricultural production, nor endanger the continued agricultural use of adjacent sugar cane fields.

4. Since the property abuts residential lots already serviced by the basic utilities, the proposed reclassification will not unduly burden public agencies to provide services and facilities.

5. The reclassification would result in a refinement of the Urban-Agricultural boundary since the existing "pocket" configuration would be eliminated.

The staff recommends approval of this request.