

REPORT OF THE
COMMITTEE ON PLANNING

DATE: December 1, 1995
PLACE: Council room
TIME: 9:10 a.m.

Re: C-734

Chairman and Members
Hawaii County Council
Hilo, Hawaii 96720

Your Committee on Planning to which was referred Bill No. 158 regarding the change of zone request by **Oceanside 1250**, reports as follows:

Bill No. 158 amends Section 25-87 (North Kona Zone Map) and Section 25-88 (South Kona Zone Map), Article 3, Chapter 25 (Zoning Code) of the Hawaii County Code, by changing the district classification for approximately 756 acres of land from an Unplanned (U) to an Agricultural - one acre (A-1a) zoned district at Honuaino 3rd and 4th, Hokukano 1st and 2nd, Halekii, Keekee 1st and 2nd, Ilikahi, Kanakau 1st and 2nd, Kalukalu 1st, 2nd and 3rd and Onouli 1st, North and South Kona, Hawaii, TMK: 7-9-12:4, 11, and Portion of 3 and 8-1-04:Portion of 3.

The subject property, located makai of Mamalahoa Highway and Kealakekua Village, represents a 756 acre portion of the approximately 1,540 acres of a master planned community known as the Villages at Hokukano.

The applicant intends to develop the second phase of the residential/agricultural development for an approximately 400-lot subdivision consisting of lots ranging in size from 1 to 3 acres which is anticipated to begin in 1996 or 1997 and to be completed within 20 years.

The development plan, to be developed in two phases, initially consisted of a maximum of approximately 1,400 single family residential units ranging in density from 5 units per acre to 1 unit per 3 acres; a 27-hole golf course, golf clubhouse, driving range and a 100-unit members lodge; and a historic park located within the State Land Use Conservation District, public shoreline access, parking and hiking trails integrated with a program for historical interpretation of the many archaeological features within the project site.

The applicant has since downsized the entire project to approximately 810 units which consists of approximately 730 lots ranging in size from 1-acre to 3-acres; a 27-hole golf course, golf clubhouse, driving range and 80-unit member lodge; and a historic park area located within the State Land Use Conservation District with public shoreline access, parking and hiking trails integrated with a program for historical interpretation of the many archaeological features within the project site.

SMA Use Permit No. 345 and Use Permit No. 115 were approved by the Planning Commission for the construction of the 27-hole golf course, golf clubhouse, driving range, public shoreline access and related improvements. Ordinance No. 94-73 was approved by the Council for 684 acres of land for the proposed agricultural/residential subdivision on the mauka portion of the project site.

The applicant is also requesting a SMA Use Permit to allow the construction of portions of the proposed subdivision and related infrastructure and facilities within the approximately 110 acres of a total 415 acres within the SMA, exclusive of lands located within the State Land Use Conservation District.

The Land Study Bureau's Detailed Land Classification System classifies lands within the northern and southern portions of the project site as "D" or "Poor" and classifies soils within the middle portion of the project site as "E" or "Very Poor".

The majority of the project site is unclassified by the Agricultural Land of Importance to the State of Hawaii (ALISH) System and isolated pockets of lands are designated as "Other Important Agricultural Land" within the northwest corner of the project site, within the area mauka of Red Hill, and along the southern boundary.

Surrounding land uses to the north and south of the project site are vacant lands and agricultural uses on lands zoned A-5a and Unplanned; to the east are on lands zoned RS-10 and RS-15 with existing single family residential subdivisions; and Kealahou Village area located mauka along the Mamalahou Highway.

The applicant is exploring options aimed at integrating agricultural easements within the proposed agricultural lot subdivision which would cover, at minimum, 20 per cent of each lot for floraculture and orchard uses. These agricultural easements are anticipated to provide farmers a leasing arrangement at a nominal cost. The applicant will provide the necessary infrastructural development to sustain the proposed agricultural activity. The proposed agricultural/residential lots will also provide opportunities for gardening, hobby activities and small-scaled agricultural endeavors.

The Department of Water Supply has issued the applicant 499 water commitments, and the applicant will be developing other water sources sufficient to support the remaining portion of the proposed development.

Access to the project site is currently provided by Haleki'i Street, a county-maintained roadway with a pavement width of 34 feet within an 80-foot wide right-of-way.

As part of Change of Zone Ordinance No. 94-73 for Phase I of the proposed Hokukano Village development, the applicant had proposed an alternate access to the development site through the construction of a Mamalahoa Highway Bypass which traverses the site at the 800-foot elevation. Originally the proposed alignment for the bypass road would have begun north of Honalo at Kuakini Highway and terminate at the Mamalahoa Highway/Napo'opo'o Road intersection. However the Department of Public Works determined that its preferred alignment of the Mamalahoa Highway Bypass would link Alii Highway with the Mamalahoa Highway-Napo'opo'o Road intersection.

Wastewater generated by the proposed development will be accommodated within a wastewater collection, treatment and disposal system meeting with the approval of the State Department of Health. Alternatives being considered include an on-site central sewage collection/treatment system which could be built in increments.

Solid waste generated by the proposed development will be disposed of at the new County Puuanahulu landfill. Transfer stations are located at Keauhou and Napo'opo'o. The applicant is investigating the possibility of establishing a recycling program for the development as well as the surrounding community.

An archaeological inventory survey of the entire project site located 8807 structural and non-structural features which were subsequently organized into 408 sites and site complexes. It was recommended that 161 of these sites be for preservation, 17 for selective preservation, 228 to be available for data recovery and 2 recommended for no further study. The applicant intends to preserve the King's Trail or Ala Loa in its present location, with some modifications, including possible breaches.

The Planning Commission concurs with the following Planning Director's reasons for recommending a favorable consideration for change of zone:

- (1) The requested zone change conforms to the Land Use Pattern Allocation Guide (LUPAG) Map which designates the area for Orchards and Extensive Agricultural uses;
- (2) The change of zone conforms to the goals, policies and standards of the General Plan; and
- (3) All essential utilities and services, including water, are or will be made available to support the proposed development.

Bill No. 158 was deferred at the October 17, 1995 meeting pending the technicalities of Bill No. 181. Bill No. 181 and Bill No. 158 were considered and deliberated by Your Committee simultaneously. To maintain consistency between both bills, Your Committee amended Bill No. 158 as follows:

- (1) Deletion of Condition (P) relating to conformance with guidelines of the Model Energy Code since the Model Energy Code has been adopted as part of the Hawaii County Code;
- (3) Include a new condition incorporating revised language of Condition H of Bill No. 181, Draft 2, relating to the provisions of the public shoreline access;
- (4) Include a new condition incorporating language from revised Condition I of Bill No. 18, Draft 2, relating to the coastline park and trails;
- (5) Revising Condition (K) to incorporate language from revised Condition L of Bill No. 181, Draft 2, to clarify the intent that the portion of the proposed Mamalahoa Highway Bypass between Keauhou and Haleki'i Street will be constructed prior to occupancy of any dwelling within the project. Therefore Conditions L, M, and N were deleted because they were already in the revised Condition K.

Your Committee on Planning is in accord with the intent and purpose of Bill No. 158, Draft 2, and recommends that it pass first reading.

CES

	A YES	NOES	A&E	EX
DOMINGO	X			
DELIMA	X			
ARAKAKI	X			
SMITH	X			
CHILDS	X			
RATH	X			
BONK-ABRAMSON E.O.M.		X		

Respectfully submitted

COMMITTEE ON PLANNING

Takashi Domingo
 TAKASHI DOMINGO, CHAIRMAN

PC REPORT NO. 88

ADOPTED: DEC 15 1995