



# University of Hawaii at Manoa

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HB 770

RELATING TO LAND USE

Statement for  
House Committee on Water, Land Use, Development and Hawaiian Homes  
Public Hearing  
23 February 1977

by

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HB 770 proposes an amendment to subsection 205-2, Hawaii Revised Statutes. This statement is being submitted to the Legislative Subcommittee of the Environmental Center of the University of Hawaii but does not represent an institutional position of the University.

HB 770 proposes to reduce the minimum lot size in rural districts from 1/2 acre to 20,000 square feet if a showing of hardship is made to the commission by the petitioner for variance. The procedure for such a petition for variance is defined as being in "accordance with the procedure for amendments to district boundaries set forth in Sec. 205-4".

The proposed amendment to Section 205-2 may be appropriate. However, we would suggest that the commission establish specific standards or grounds for issuance of such hardship variances so as to prevent the gradual urbanization of rural district land.