

12/15/82

Reclassification of 1,000 Molokai acres sought

WAILUKU — The Kalua Koi Corp. is seeking reclassification of more than 1,000 acres in the west Molokai resort complex, following through on a plan to redirect the resort development which has been suffering from lagging land sales.

A request to the state Land Use Commission seeks a change for 924 acres from urban to rural designation, 54 acres from agricultural to rural and 35 acres from agricultural to urban.

The plan for redesignation of the area previously was presented to a citizens advisory committee. It included plans on the proposed Molokai Community Development Plan.

The areas now in urban designation had been pro-

posed for multi-family and single-family residential uses, but the Kalua Koi planners two years ago changed directions, apparently largely because sales of developments at the massive resort complex had been lagging.

The new plan seeks to develop three-quarter-acre lots in the rural zone for development as "country estate" lots. According to documents filed with the Land Use Commission, the new development would provide 495 rural lots, an 11.5-acre commercial area and a 250-unit condominium development. Those projects would be in addition to the 292-room Sheraton Molokai Hotel, a 16-lot single-family residential subdivision, two condominium-apartment

projects already completed and several additional condominium apartments planned on beachfront sites.

In supporting its petition for reclassification, the Kalua Koi Corp. noted it based its plans on the success of similar resort complexes such as Wailea on Maui. The company said it saw the potential for "the ultimate development of a substantially self-contained resort community that would produce, within reason, the least amount of adverse impact on surrounding local communities."

"Tourism has been the source of renewed employment and population growth on Molokai. Increasing demand for services and construction industry employment have kept residents

from leaving the island in search of employment, and brought in new residents to fill positions which the local labor supply could not satisfy," the petition said.

The Land Use Commission also has received a request to reclassify a 9.7-acre area from agricultural to urban use for the Seabury Hall school operated by the Episcopal Church in Olinda.

The school was started in 1964 under a special permit. The petition said reclassification to urban use will make it easier to plan expansion of the school. The school now has 185 students and is projected to have up to 250 in five years.

No public hearing dates have been set for the two reclassification requests.