



STATE OF
HAWAII

DEPARTMENT OF PLANNING AND ECONOMIC DEVELOPMENT
LAND USE COMMISSION

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RECEIVED

September 2, 1969 ||

PLANNING DEPT.

COUNTY OF HAWAII

FILE NO - LUC

Special Permit

Planning Commission
County of Hawaii
25 Aupuni Street
Hilo, Hawaii 96720

Gentlemen:

At its meeting on August 29, 1969, the Land Use Commission voted to approve the grant of a special permit to Design-Kona, Inc. to establish and construct a private school at Kau, Hawaii, identifiable by Tax Map Key 8-7-09: 2, subject to the conditions set forth by the Hawaii Planning Commission.

Enclosed for your information is the staff report.

Very truly yours,

RAMON DURAN
Executive Officer

Enclosures: 2

cc: Dept. of Taxation
Design-Kona, Inc.

STATE OF HAWAII
LAND USE COMMISSION

University Extension Service Building
Kona, Hawaii

August 29, 1969
1 p.m.

STAFF REPORT

SP69-63 - DESIGN-KONA, INC.

A special permit application to construct and operate a private school on a 60-acre site (TMK 8-7-09: 2) for gifted high school age students at Kaohe, South Kona, has been filed by Design-Kona, Inc.

The site for the school is situated approximately 4,000 feet south of Alae School or about 15 miles south of the Manago Hotel on the makai side of the Belt Highway. It is also 2,000 feet south of the 1950 lava flow.

The soil characteristics are mostly aa with brush growth. The present land classification by the Land Study Bureau is primarily "E" (259) or very poor for agricultural productivity. There is a thin strip along the makai side of the highway classified "K" (260) indicating poor suitability for agricultural productivity. The annual rainfall is between 40 and 50 inches, and the elevation is approximately 1,000 feet. There is a dwelling on the lot, and some homes front the highway nearby.

The Department of Education has tentatively approved the school by letter dated June 12, 1969, to the County

Planning Commission. The applicant proposes to board not more than 20 students.

The Hawaii County Planning Commission at its meeting of June 19, 1969, voted to approve the request based on the following conditions:

- "1. All health, fire and building codes shall be applicable to said development.
- "2. Full compliance with Zoning Ordinance No. 63.
- "3. Development shall basically follow plan submitted in January 17, 1969 by P. W. Miller of Design Kona with the stated capacity.
- "4. In the event that the private school use of the buildings as proposed in item #3 does not materialize or continue, only uses described in Ordinance 63 for agricultural zones shall be permitted.
- "5. Applicant is advised of the remote distances from supporting services and the lack of water in the area.
- "6. Construction shall begin within 1 year of approval of application by the State Land Use Commission should that body approve this request."

The Land Use Commission staff's analysis of the plan and request finds that such use will not be contrary to the

objectives of the Land Use Law and Regulations; that the surrounding property will not be adversely affected; that such use would not burden public agencies; that unusual conditions, trends, and needs have arisen since the district boundaries and regulations were established to justify this request; that the land upon which the proposed use is sought is unsuited for intensive agricultural uses; that the proposed use will not substantially alter the character of the surrounding area; and that the proposed use will make the highest and best use of the land involved for the public welfare.

Therefore, it is recommended that this request be approved as recommended by the County.