



STATE OF HAWAII

DEPARTMENT OF PLANNING AND ECONOMIC DEVELOPMENT
LAND USE COMMISSION

P. O. BOX 2359 • HONOLULU, HAWAII 96804

January 11, 1971

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RECEIVED
COUNTY PLANNING
Date: JAN 15 '71
File No.: LUC 167

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

Attention: Mr. Raymond Suefuji, Planning Director

Gentlemen:

At its meeting on January 8, 1971, the Land Use Commission voted to approve a special permit to Kuwaye Brothers, Inc. (SP70-87) to allow the operation of a quarry together with allied uses on a 12-acre site described by Tax Map Key 9-2-189, 61, 63, 64 and 65, subject to the conditions set forth by the Hawaii County Planning Commission.

Enclosed for your information is the staff report.

Very truly yours,

RAMON DURAN
Executive Officer

Encl.: Staff Report

cc: Kuwaye Brothers, Inc.
Hawaii Tax Administrator
Property Technical Services, Dept. of Taxation
Tax Maps Branch, Dept. of Taxation

Correct Tax Map Key #
9-2-198: 93, 95, 96, 97

STATE OF HAWAII
LAND USE COMMISSION

Discovery Room, Kona Hilton Hotel
Kailua, Kona, Hawaii

January 8, 1971
1 p.m.

STAFF REPORT

SP70-87 - KUWAYE BROTHERS, INC.

The Hawaii County Planning Commission transmitted the records and findings of a special permit application submitted by Kuwaye Brothers, Inc. to allow a quarry operation and allied uses such as a screening plant, rock crusher, and equipment repair facilities on a 12-acre site located within the Hawaiian Ocean View Ranchos Subdivision at Kahuku, Kau, Hawaii. The proposed site is described as parcels ~~61, 63, 64, and 65 of TMK 9-2-189.~~ 9-2-198:093;095-097

Access to the site is through an oil-treated roadway which is presently under construction. The property is located 3,000 feet makai of the Belt Highway directly across the Hawaiian Ocean View Estates subdivision. The Hawaiian Ocean View Estates contains approximately 10,800 one acre lots and only about 60 dwellings. The Hawaii Ocean View Ranchos, within which the proposed quarry is to be located, contains 1,238 three acre lots in a 4,000-acre tract. Except for a temporary rest facility, there are no other structures in this subdivision. Manuka State Park is situated approximately 5 miles to the west of the subject property, and the nearest Urban District is approximately 10 miles to the east at Waiohinu.

The land is topped by aa lava with very little soil material. Slopes are 0-20 percent, and the overall agricultural productivity rating is "E" or very poor. The annual median rainfall at Manuka is 63.2 inches. Elevation is 1,800 feet above sea level, and the prevailing wind direction is from mauka to makai. County zoning is Agricultural 3 acres, and there is no General Plan designation by the County.

It was submitted by the petitioner that:

Approval of the Hawaiian Ocean View Ranchos subdivision is conditioned upon the construction of roadways within the subdivision. Material for the base and sub-base courses can be quarried and processed at the proposed site. Denial of the special permit will result in economic hardship to the petitioner as his only alternative will be to haul the material from Hilo or Kona. The petitioner notes that the site is away from the main highway and from existing houses. Operations will be terminated by the time dwellings or other structures are constructed in the vicinity. He notes that the present site may be depleted before the entire requirement is fulfilled thereby necessitating another special permit.

The staff notes that the petitioner is not the owner of the land in question but the contractor for roadways in the Hawaiian Ocean View Ranchos subdivision. He stated

that prior to the effective date of the new land use regulations, which eliminated quarry operations as a permitted use within the State's Agricultural and Rural Districts, he requested and received approval from the landowner to establish the proposed use at locations to be designated from time to time as the need arises.

County Recommendation

At its meeting on November 19, 1970, the Hawaii County Planning Commission voted to recommend approval of the request based on the following findings:

- "1. The operation of the quarry and allied uses is of a temporary nature and as such would not be contrary to the objectives sought to be accomplished by the Land Use Law.
- "2. The proposed operation will make the highest and best use of the land in that it would provide this material essential for the completion of roadways for this subdivision.
- "3. The proposed use would not unreasonably burden public agencies to provide additional services.
- "4. The proposed use will not substantially alter the essential character of the land and the present use. Upon termination of the operation,

the subject area will be graded to blend with the surrounding area and will revert back to its use as an Agricultural zoned area."

subject to the following conditions:

- "1. That every precaution be taken by the applicant so as not to create any inconvenience to surrounding properties in relation to traffic, noise and dust problems during the quarry operation.
- "2. That the operation be confined to that area as described as Lots 1, 12, 13 and 14 of Block 26, Increment III.
- "3. That the quarry operation and its allied uses be terminated upon completion of the roadway project within the subject subdivision.
- "4. That upon termination of the operations, the land shall be graded to blend with the surrounding areas."

An evaluation of the above special permit by the staff supports the findings and recommendation of the Hawaii County Planning Commission. It is, therefore, recommended that the request be approved as conditioned by the County.