



DEPARTMENT OF PLANNING  
AND ECONOMIC DEVELOPMENT

LAND USE COMMISSION

Suite 1795, Pacific Trade Center, 190 S. King Street, Honolulu, Hawaii 96813

January 25, 1977

HAWAII PLANNING COMMISSION  
25 Aupuni Street  
Hilo, Hawaii 96720

Attention: Mr. Raymond Suefuji, Planning Director

Gentlemen:

At its meeting on January 20, 1977, the Land Use Commission voted to approve a Special Permit request by the International Christian Schools, Hawaii (SP76-256) to allow a school use to be established within the State Land Use Agricultural District at Papaakoko, North Kona, Hawaii, Tax Map Key 7-4-06: 1; subject to the conditions imposed by the Hawaii Planning Commission.

A copy of the staff memorandum is enclosed for your information.

Sincerely,

GORDAN Y. FURUTANI  
Executive Officer

GYF:yk  
Encl.

cc: International Christian Schools, Hawaii  
Department of Taxation, Hawaii  
Tax Maps Recorder, Dept. of Taxation  
Property Technical Office, Dept. of Taxation  
Real Property Tax Assessor, Dept. of Taxation  
Dept. of Planning & Economic Development  
Office of Environmental Quality Control  
Division of Land Management, Dept. of Land &  
Natural Resources

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GORDAN FURUTANI  
Executive Officer

STATE OF HAWAII  
LAND USE COMMISSION

MEMORANDUM

TO: Land Use Commission January 20, 1977  
10:00 a.m.

FROM: Staff

SUBJECT: SP76-256 - International Christian Schools, Hawaii

The petitioner is requesting this Special Permit to allow a school use to be established in the Agricultural District at Papaakoko, North Kona, Hawaii, Tax Map Key 7-4-06: 1. The subject property lies along the mauka side of Mamalahoa Highway, approximately one-half mile southeast of the Palani Road-Mamalahoa Highway intersection.

The property is owned by the State of Hawaii and was the site of the former Honokohau School. Upon approval of this Special Permit, the applicant will finalize a twenty-five (25) year lease for the property from the Department of Land and Natural Resources. Presently, seven buildings exist on the subject property. Four of these buildings were used by the Department of Education until 1969 for classroom and office space as part of the Honokohau School. The petitioner intends to utilize these four existing buildings for the proposed school. The remaining three buildings are single family dwellings which are excluded from this petition as well as the applicant's lease agreement with the Department of Land and Natural Resources. These units are owned by the Hawaii Housing Authority and presently leased to the Department of Education for use as teachers' housing.

In support of his request, the petitioner, in part, states that:

1. "Applicant asserts that the proposed private school operation is not contrary to the objectives sought to be accomplished by the Land Use Law and Regulations. Indeed, the operation of a growing private school, having strong Kona area community support, and working to promote both strong academic instruction and encouragement of high moral standards, affirms and supports the Purpose of the State Land Use District Regulations (Part 1, section 1-2), which is "To preserve, protect, and encourage the development of lands in the State for those uses to which these lands are best suited in the interest of public health and welfare of the people of the State of Hawaii."
2. "Applicant asserts that the proposed use will not adversely affect surrounding property. There are four

adjacent neighboring houses along the Mamalahoa Highway, one home to the west, and another to the south of the classroom buildings. On the mauka side of the highway, one home on each side of the subject property. Applicant maintains that the existing distance of separation and existing natural and constructed barriers between the proposed school operation and adjacent properties are sufficient to adequately insulate surrounding property residents from the usual sounds and activities associated with a school campus. And, in reference to the teachers' cottages owned by Hawaiian Housing Authority (referred to in the property description), located on the mauka side of the classroom buildings, there should be no adverse effects since teachers residents there are at their teaching jobs during the course of the school day."

3. "Applicant asserts that the proposed use will not unreasonably burden public agencies to provide roads and streets, sewers, water, drainage and school improvements, and police and fire protection. All utilities are already in place, school bus service to be provided to most of the students will minimize need for individual transportation to and from the school, and a fire hydrant is located immediately in front of the school site. Demands on taxpayers are actually reduced since the cost of operating a private school is borne by the students' parents and some scholarships and not by the State. Further, the lease agreement includes a condition of "making the facility available to the State and Government agencies without charge, the temporary use of the premises and/or buildings upon request by the Department." Thus, community activities such as voting, etc., are enabled in an upgraded facility presently unsuitable for such."
4. "Applicant asserts that since the subject property was rezoned to Agricultural use and the regulations were established, unusual conditions, trends, and needs have arisen. Youth With a Mission, aware of the desire of many citizens in the Kona area for Christian education, and especially aware of the needs among their own members for quality education available to their children of diverse cultural and educational backgrounds, founded the International Christian Schools, Hawaii, which by virtue of its individualized instruction and small classes is satisfying these desires and needs. A permanent facility in which to operate was needed and, thus, application was made to the State Board of Land and Natural Resources for lease of the Honokohau School site, evaluated as especially suitable for satisfying I.C.S. needs. The Board approved the application pursuant to HRS 171-43.1, Lease to Eleemosynary Organizations, which provides:

"The board may lease, by direct negotiation and without recourse to public auction, public lands to be used for charitable, religious, or educational purposes to an eleemosynary organization which has been certified by the director of taxation to be tax exempt under section 235-9(a) (2)."

5. "Applicant asserts that the subject land and improvements thereon do not lend themselves to efficient agricultural usage. Presence of the buildings, the paved areas, and the limited size render the site unsuitable to agricultural use. Applicant anticipates, however, developing a modest-sized garden plot for instructional purposes.

"Applicant further asserts that the proposed use will not substantially alter or change the essential character of the land. With the exception of adding more parking spaces and rest room facilities, the proposed use requires the upgrading and occupying of an existing school facility. Applicant concludes that the restoration and operation of said school site will be the highest and best possible use of the land involved for the public welfare."

The school is presently established at the Central Kona Union Church in Kealahou and two apartments within the Kona Kai Apartment Complex in Kailua. Since both of these facilities are viewed as temporary, the applicant seeks to consolidate its operation at the subject site. The present enrollment at the school is approximately sixty (60) students.

International Christian Schools, Hawaii (I.C.S.) is licensed by the State Department of Education to operate a private school from Grades kindergarten to twelve. I.C.S. is under the sponsorship of Youth with a Mission, Inc. - Hawaii, which is an international missionary organization.

The objective of I.C.S. is to "provide a unique opportunity for academic achievement and spiritual growth to individuals at all levels of classes in a climate conducive to character development and Christian growth." State certified teachers and qualified resource consultants will be retained to conduct classes and carry on the functions of the school. The study curriculum will include the basic State educational requirements as well as enrichment instructions in such areas as art, music, nature study, home economic, wood working, and agricultural science.

Surrounding land uses include scattered single family dwellings, coffee, and vacant lands. The Land Study Bureau's Master Capability Rating for soils in the area is Class C or fair with respect to overall agricultural suitability.

The area under consideration is designated for low density Urban Developments on the General Plan Land Use Pattern Allocation

Guide Map. This classification may allow residential and ancillary community and public uses. County zoning for the property is Agricultural 1-acre.

Pertinent Comments from governmental agencies:

1. DEPARTMENT OF TRANSPORTATION:

".... the access into the property should be improved to provide two-way traffic flow."

2. DEPARTMENT OF WATER SUPPLY:

"We have no adverse comments or objections to the proposed special permit request at this time. However, the applicant or developers should be advised that water service may not be available until after the completion of our Kahaluu Shaft project, which is tentatively scheduled for completion in the latter part of 1977. This is due to the rapidly increasing consumption in Kona where the present source capacities are being reached."

3. FIRE DEPARTMENT:

"Fire hydrants are provided in the area."

4. STATE DEPARTMENT OF HEALTH:

"Recommend onsite inspectional school survey with the Department of Health's Area Registered Sanitarian to evaluate requirement needs of our public health regulations."

At the public hearing held by the Hawaii County Planning Commission on November 15, 1976, except for the petitioner, no one testified for or against the subject request.

On December 16, 1976, the Hawaii County Planning Commission voted to recommend approval of the Special Permit to the Land Use Commission based on the following:

- "1. That approval of the proposed use will not be contrary to the objectives sought to be accomplished by the State Land Use Law and Regulations. The Land Use Law and Regulations are intended to preserve, protect and encourage the development of lands in the State for those uses to which they are best suited in the interest of the public health and welfare of the people of the State of Hawaii. The purpose of the subject request is to allow the establishment of a private school at the site of the former Honokohau School. When Kealakehe School was opened in 1969, the State Department of Education abandoned Honokohau School. The petitioner intends to utilize this former school site

and its existing buildings for the establishment of a private school. Although the subject property is within the State Land Use Agricultural District, it has long been used for non-agricultural activities. The proposed use will not substantially alter the essential character of the 1.4-acre parcel and its previously established use.

- "2. That the proposed use is consistent with the policies of the County General Plan of providing a variety of educational opportunities for the island's population. Present trends and needs have arisen recently which reflect a desire for private school facilities. In addition, public school enrollment, especially at Kealakehe School, has increased drastically over the past few years. The establishment of a private school in this general area of Kona may alleviate some of the pressures on the public school system. As such, it is determined that the establishment of the proposed use at the subject location will be in the public interest as it will provide additional educational opportunities for students in the Kona area. Further, approval of proposed use will not be inherently contrary to the spirit and intent of the Zoning Code in that schools are "conditionally permitted uses" within the County's agricultural zoned district.
  
- "3. That the proposed use will not adversely affect surrounding property. Existing on the subject property are four (4) classroom buildings and three (3) single family dwellings. The dwellings are utilized for teachers' housing and are excluded from the subject request. The classroom buildings have been in existence for many years and have been used for purposes similar to the proposed use. The petitioner intends to rehabilitate these existing structures. Surrounding land uses include scattered single family dwellings, coffee and vacant lands. Although Honokohau School was abandoned in 1969, the existing facilities have been occasionally utilized by community groups. It is determined that the establishment of the proposed use in these facilities will not adversely affect surrounding property in that a similar school use was previously established. The proposed use is deemed to be compatible with surrounding land uses. The County Zoning Code allows schools to be located in Agricultural and single family residential zoned districts because these various uses are compatible. In addition, the proposed use is not expected to adversely affect the teachers' housing inasmuch as the residents of the dwellings will be away while the proposed school is in session.
  
- "4. That the proposed use will not unreasonably burden public agencies to provide additional facilities and

services. All essential utilities and services are available to the subject property. Although some increase in the need for services may be generated by the proposed use, it is not expected that the increase will be of a substantial nature. In addition, the establishment of the proposed school will aid some public agencies by relieving them of providing certain services. The proposed school will alleviate some of the pressure on public schools in the area brought about by an increase in population. Public services, such as school transportation, which are now provided by government will be undertaken by the petitioner. Further, there are no known problems with access roads, water, or drainage which would require government to provide extraordinary services."

Recommendation for approval was subject to the following conditions:

- "1. That the petitioner shall comply substantially with the representations made and the plans submitted with the application.
- "2. That the petitioner shall submit plans for plan approval within one (1) year from the effective date of the Special Permit.
- "3. That the access to the subject property shall be improved to provide for two-way ingress and egress meeting the approval of the Chief Engineer and the Planning Director.
- "4. That all other rules and regulations, including those of the Department of Health, shall be complied with."