

PLANNING COMMISSION

Planning Department
County of Hawaii
Hilo, Hawaii

APPLICATION FOR SPECIAL PERMIT)
by) SPECIAL PERMIT NO. 462
MAUNA LOA MACADAMIA NUT COPORATION))
for)
VISITOR CENTER COMPLEX WHICH)
INCLUDES A SALES AREA, SNACK SHOP))
AND OFFICES)
in)
KEAAU, PUNA, HAWAII)
_____)

SPECIAL PERMIT

The County Planning Commission at a duly held public hearing on September 11, 1980, considered the application of MAUNA LOA MACADAMIA NUT CORPORATION for a Special Permit in accordance with Chapter 205, Section 205-6, Hawaii Revised Statutes, as amended, and Rule No. 6 of the Planning Commission relating to Special Permit to allow the construction of a visitor center complex which also includes a sales area, snack shop, and offices at Keaau, Puna, Hawaii, Tax Map Key 1-6-01:Por. of 20.

The Commission has found the following:

"That the proposed use will not be contrary to the objectives sought to be accomplished by the State Land Use Law and Regulations. The intent of these statutory provisions is 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 in Hawaii. In the case of the Agricultural District, the intent is to preserve lands of high agricultural potential for agricultural uses. The purpose of the subject request is to allow the establishment of a new Visitor Center which will include a snack shop and related facilities, retail store, exhibition area, demonstration pavilion, office space, and storage area. The new Visitor Center will be an integral part of the Mauna Loa Macadamia Nut Corporation's agricultural endeavors for its macadamia nut farm operation in Hawaii. The center will be an asset for the promotion and sale of macadamia nut products by providing education and commercial enterprise. Definite benefits will accrue to the petitioner as well as other macadamia nut operations in terms of greater exposure and expansion of the market.

In light of these factors, it is determined that the proposed use will be a positive benefit and support to agriculture for the Island of Hawaii. The proposed facilities will indeed further the objectives of the Land Use Law and Regulations by encouraging and strengthening existing and future agricultural activities in the area. It is also a fact that the granting of this particular request would also complement the Economic goal of the General Plan which states that "The County

of Hawaii shall strive for diversification of its economy by strengthening existing industries and attracting new endeavors."

The proposed uses will also not affect the surrounding properties and land uses. Macadamia Orchards owns the subject property as well as much of the surrounding area and they have authorized Mauna Loa Macadamia Nut Corporation to act on their behalf in the application. This land is presently used for macadamia nut production. Therefore, it is determined that the proposed activities will not have an adverse impact on surrounding properties nor to the overall agricultural activities in the area.

All of the essential utilities and services are or will be made available to the subject property.

In light of the above stated reasons, the Commission feels that the proposed uses will be consistent with the guidelines for granting of a Special Permit. A major policy of the State and County is the encouragement and support of agricultural activities throughout the State. The proposed uses are directly supportive of agricultural activities, namely, macadamia nut production. It is therefore concluded that the granting of this particular request would be beneficial to the people in the State of Hawaii relative to adopted agricultural policies.

Therefore, the Commission hereby grants to the petitioner a Special Permit to allow the construction of a visitor center complex which also includes a sales area, snack shop, and offices at Keaau, Puna, Hawaii, pursuant to the authority vested in it by Chapter 205, Section 205-6, Hawaii Revised Statutes, as amended, and Rule No. 6 of the Planning Commission.

Approval of the Special Permit is subject to the following conditions:

1. That plans for the proposed development be submitted for plan approval and be approved within one (1) year from the effective date of approval of the Special Permit.
2. That the petitioner or authorized representative shall receive subdivision approval within one (1) year from the effective date of the Special Permit.
3. That construction of the proposed facilities shall commence within one (1) year from the date of receipt of final plan approval and be completed within two (2) years thereafter.
4. That the requirements of the State Department of Health be complied with.
5. That all other applicable rules, regulations, and requirements shall be complied with.

Should any of the foregoing conditions not be met, the Special Permit may be deemed null and void by the Planning Commission.

The effective date of the Special Permit shall be September 11, 1980.

Dated at Hilo, Hawaii, this 11th day of March, 1980. W.J.P.

William J. Paris Jr.
WILLIAM J. PARIS, JR.
Chairman, Planning Commission

APPROVED AS TO FORM
AND LEGALITY:

Ken Bukazali
DEPUTY CORPORATION COUNSEL
COUNTY OF HAWAII

Date: 9 Mar 81

COPY

PLANNING DEPARTMENT
25 AUPUNI STREET

COUNTY OF HAWAII
HILO, HAWAII 96720

July 18, 1984

Mr. S. Russell Oda
Oda/McCarty Architects Limited
P. O. Box 4848
Hilo, HI 96720

Dear Mr. Oda:

This is in reference to your letter, dated June 26, 1984, regarding the sale of certain products in the expanded visitor complex at the Mauna Loa Macadamia Nut plant in Keeau, Hawaii.

Final Plan Approval was issued by this office for the modification and lanai improvements to the visitor facility on May 1, 1984. It is in this area that your client is proposing to sell "ice cream, snacks and related macadamia nut products." That would be permissible; however, please bear in mind that the products sold have to be related to macadamia nuts, the principal agricultural activity on the property.

Should there be a desire to sell other retail goods, a Special Permit from the County Planning Commission must first be issued. Please be advised, however, that the suggestion of a Special Permit does not imply any commitment (tacit or otherwise) on our part for a favorable recommendation.

We would also like to take this means to inform you that Special Permit No. 462 for a new visitor facility on TMR: 1-6-01; portion of 20, was nullified on December 10, 1981. As such, should there be any interest to renew that proposal, a new application must be submitted to this office.

Should you have any questions on the above, please do not hesitate to contact this office.

Sincerely,



SIDNEY FUKU
Planning Director

SF:wkm

cc: Mr. Steve Knox, Mauna Loa Macadamia Nut Corp.

cc: LUC 462