

CERTIFIED MAIL

January 22, 1985

Mr. James Cardin  
Kona Helicopters, Inc.  
77-6562 Nanihoa Street  
Kailua-Kona, HI 96740

Dear Mr. Cardin:

Special Permit Application (84-22)  
TMK: 5-2-01:Portion of 6

The Planning Commission at its duly held public hearing on January 16, 1985, voted to approve your application, Special Permit No. 84-22, to allow the establishment of a helipad and rest stop on 0.5 acre of land situated within the State Land Use Agricultural District at Waiapuka, North Kohala, Hawaii.

Approval of this request is based on the following:

The approval of the subject request is consistent with the objectives sought to be accomplished by the State Land Use Law and Regulations. These objectives are to preserve, protect, and encourage the development of lands within the State for those uses to which they are best suited in the interest of the public health and welfare. The subject property is considered to be prime agricultural land by virtue of its soil qualities. Currently the property is in pasture use and would continue in this use even with the intermittent of the site for helicopter landing purposes. Thus the use of the site as proposed would not detract from the primary use established through the State Land Use District but would allow an additional use which can add to the enjoyment of Hawaii's natural beauty by helicopter users. For those viewing the subject area from the mauka areas there would be sightings and possibly some dust generated by the intermittent use of the landing area. Given the number of flights involved, however, it would appear that these impacts are relatively minor. Nevertheless as a means of monitoring and review, a proposed condition of approval is that this permit be good for a period of one year after which the petitioner would have to request an extension to the life of the permit.

Based on the above findings, it is also concluded that the request will not eliminate the use of productive agricultural lands, nor adversely affect surrounding properties.

Given the minimal nature of the proposed development and use, it is not expected that the use as requested will generate

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Mr. James Cardin  
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any additional loads on agencies providing protective and other public services. However, as noted by the Fire Department, the remoteness of the area makes it imperative that adequate fire prevention measures be employed by the petitioner; thus, a condition to this effect is proposed.

It is therefore concluded that the subject question is an unusual and reasonable request and would implement the objectives of Chapter 205, Hawaii Revised Statutes.

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

- a. The petitioner, its assigns or successors, shall be responsible for complying with all conditions of approval.
- b. The life of this special permit shall be for one year starting from its effective date with no obligation to renew.
- c. The petitioner shall be responsible for the prevention of fires arising from the helicopter landing and rest stop use of the property.
- d. That the helipad shall be used exclusively by Kona Helicopters, Inc.
- e. All other rules, regulations, and requirements shall be complied with.
- f. Should the Planning Director determine that any of the foregoing conditions have not been met or complied with in a timely manner, the special permit shall be void.

Please feel free to contact the Planning Department if there are any questions on this matter.

Sincerely,

*Donald Thompson*  
Donald Thompson  
Chairman, Planning Commission

cc: Department of Public Works  
Department of Water Supply  
County Real Property Tax Division  
State Land Use Commission  
County of Hawaii, Kona Office

bcc: Plan Approval Section

CERTIFIED MAIL

April 14, 1988

Mr. James W. Cardin  
Kona Helicopters, Inc.  
75-6160 Alii Drive  
Kailua-Kona, HI 96740

Dear Mr. Cardin:

Time Extension to Condition b (Life of Permit) Application (84-22)  
TMK: 5-2-01:Portion of 6

The Planning Commission at its duly held public hearing on April 5, 1988, voted to approve a time extension to Special Permit No. 570 which allowed the establishment of a helipad and rest stop on 0.5 acre of land at Waiapuka, North Kohala, Hawaii.

Approval of this request is based on the following:

During the three years that the permit has been in effect, the Planning Department has not received any official complaints. Previous concerns relating to the Noddy tern colony were never substantiated or documented. An October 31, 1986, agreement was reached between the applicant and Big Island Tour Helicopter and Aircraft Advisory Board on a noise abatement route which apparently reduced the noise sensitivity level.

The submittal of yearly status reports and the retention of Condition f, which would allow alleged violations to be reviewed by the Planning Commission, provides a means of monitoring and enforcement review by both the Department and the Commission over the next three years.

It is further recommended that Condition b be amended to read:

- "b. The life of this Special Permit shall be for a three-year period ending April 5, 1991. A yearly status report regarding the operation, including any problems and/or

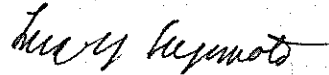
Mr. James W. Cardin  
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complaints received, shall be submitted to the Planning Department and the Planning Commission no later than one month prior to the anniversary date(s) of this approval."

All other applicable conditions of approval shall remain in effect.

Please feel free to contact the Planning Department if there are any questions on this matter.

Sincerely,



Fred Y. Fujimoto, Chairman Pro-Tem  
Planning Commission

xc: Department of Public Works  
Department of Water Supply  
County Real Property Tax Division  
Planning Office - Kona  
State Land Use Commission

bxc: Plan Approval Section

CERTIFIED MAIL

April 29, 1991

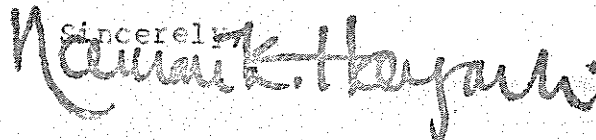
Mr. Jim Cardin, President  
Kona Helicopters, Inc.  
75-6160 Alii Drive  
Kailua-Kona, HI 96740

Dear Mr. Cardin:

Special Permit No. 570  
Applicant: Kona Helicopters, Inc.  
Request: Helipad and rest stop  
TMK: 5-2-01:portion of 6

This is to inform you that Special Permit No. 570, which allowed the establishment of a helipad and rest stop on 0.5 acre of land, expired on April 5, 1991. Our records show your company as being the most recent permit holder and applicant. In order to use the helipad and rest stop area in the future, appropriate permits and approvals will be required.

Should you have any questions regarding the above, please feel free to contact Connie Kiriu or Anne Smith of this office at 961-8288.

Sincerely,  


NORMAN K. HAYASHI  
Planning Director

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CRK/jdk

cc: Mr. William Graham  
Kamehameha Schools/Bishop Estate Trustees  
West Hawaii Office

bcc: Anne  
Daryn

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