

CERTIFIED MAIL

June 15, 1984

Mr. Gus Rouse  
Kona Farmers Co-op  
P. O. Box 768  
Capt. Cook, HI 96704

Dear Mr. Rouse:

Special Permit Application (84-11)  
TMK: 8-3-04:portion of 7

The Planning Commission at its duly held public hearing on June 13, 1984, voted to approve your application, Special Permit No. 554, Kahauloa 2nd, South Kona, Hawaii.

Approval of this request is based on the following:

The proposed use will not be contrary to the objectives sought to be accomplished by the 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 use. The U.S. Department of Agriculture, Soil Conservation Service's Soil Survey Report classifies the soil of the subject area to be in the Kaimu Series which consists of very shallow, well-drained organic soils. The capability subclass rating for the soil is VIIIs which indicates severe limitations due to shallow, droughty or stony conditions that make them unsuited to cultivation and that restrict their use largely to pasture or range, woodland, or wildlife. The Land Study Bureau's overall master productivity rating for the subject area is Class "E" or "very poor." The subject area is not classified by the State Department of Agriculture's Agricultural Lands of Importance to the State of Hawaii (ALISH) Map. By these methods of

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classification, the parcel has poor productivity potential for most agricultural uses. The purpose of the subject request is to allow the establishment of a Queen Bee rearing apiary and construction of a supporting warehouse facility and related improvements. It has been determined that this type of agricultural use would be appropriate for the subject area given the poor productivity potential for most other agricultural uses. As such, approval of the subject request will not be contrary to the objectives sought to be accomplished by the State Land Use Law and Regulations.

On the Island of Hawaii the objectives of the State Land Use Law are translated into the goals, policies, and standards contained within the General Plan. Approval of the subject request would be consistent with the General Plan's Orchards designation of the property in the same manner as it is consistent with the State Land Use Agricultural designation.

Approval of the subject request would also complement the General Plan Economic goal which states, "The County of Hawaii shall strive for diversification of its economy by strengthening existing industries and attracting new endeavors."

Further, the queen bee rearing apiary is a permitted use within the State Land Use and County Unplanned zoned districts. Processing, handling, and sales of agricultural products, however, must be limited to those products produced on the premises. The Special Permit procedure is necessary in this instance because off-site support hives are required to maintain the apiary use. It should be noted, however, that off-site support hives are a necessary feature of all apiaries because these support hives must be located and moved from time to time to where flowers are currently blooming. Based on the foregoing, it is apparent that the requested use will complement and not be detrimental to the underlying district designation, and that it is appropriate for placement within the State Land Use Agricultural district.

Based on the above consideration, it is concluded that the approval of the subject request will not be contrary to the purpose and intent of the Land Use Law and Regulations but rather would promote the effectiveness and objectives of that law.

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The proposed use shall not adversely affect surrounding properties. The surrounding area consists primarily of pasture land with the exception of the Hawaiian Host Macadamia plant, the Kona Farmers Co-op coffee mill and macadamia nut processing facility, and the Power's honey processing facility across the street. It should be noted that the proposed queen bee rearing apiary has been operating in the area at the Power's site. As such, the impacts to surrounding properties are not anticipated to be any greater than what already exists. Furthermore, the proposed project will not be out of character with the other agricultural processing facilities already established in the area.

The approval of the subject request will not unreasonably burden public agencies to provide roads and streets, sewers, water, drainage, and police and fire protection. All essential utilities and services are already available to the subject property. Although concerns were raised about potential flooding problems, these concerns can be adequately addressed through conditions of approval.

Based on the foregoing, it is determined that the subject request is an unusual and reasonable use which is not contrary to the objectives sought to be accomplished by the Land Use Law and Regulations.

Approval of this special permit request is subject to the following conditions:

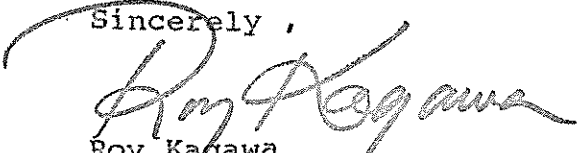
- a. The petitioner, its successors or assigns, shall be responsible for complying with all conditions of approval.
- b. Plans for the warehouse facility and related improvements shall be submitted for Plan Approval within one year from the effective date of the Special Permit. Final Plan Approval will not be issued, however, until written authorization from the Kamehameha Schools/Bernice Pauahi Bishop Estate, is provided for the construction of the proposed facilities.
- c. The proposed use shall be established within one year from the date of receipt of Final Plan Approval.
- d. All permanent structures shall be situated outside of the designated flowage easement.

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- e. A metes and bounds description, delineating the 5-acre area affected by the Special Permit, shall be submitted to the Planning Department prior to occupancy of the proposed use on the subject property.
- f. Should any unanticipated archaeological or historic sites be discovered during grading or construction, work shall immediately cease and the Planning Department shall be notified along with the State Historic Preservation Office.
- g. The requirements of the State Department of Health and the Department of Water Supply shall be complied with.
- h. All other applicable rules, regulations, and requirements shall be complied with.
- i. Should the Planning Director determine that any of the foregoing conditions have not been met, or substantially complied with in a timely fashion, the Special Permit shall be void.

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

Sincerely ,

  
Roy Kagawa  
Chairman, Planning Commission

cc: Robert Smith  
Real Property Tax Division  
Chief Engineer  
Building Dept.  
Kona Services Office  
Dept. of Water Supply

bcc: Plan Approval Section