

November 4, 1968

Planning Commission
County of Hawaii
25 Aupuni Street
Hilo, Hawaii

Attention: Mr. Raymond Suefuji, Director

Gentlemen:

At its meeting on November 1, 1968, the Land Use Commission voted to approve the grant of a special permit to Sunset Coffee Cooperative of Kona to construct an addition to the existing coffee mill to house machinery for the processing and packing of macadamia nuts at Napoopoo, South Kona, Hawaii, identifiable by Tax Map Key 8-2-0S: 46, subject to the condition that construction begin within one year from the date of approval.

Enclosed for your information is the staff report.

Very truly yours,

RAMON DURAN
Executive Officer

Encl.
cc: Dept. of Taxation
Mr. Takeshi Kudo

NOVEMBER 2, 1968
Honolulu Star-Bulletin

Permit rejected for hotel near Hawaii Country Club

A request for a special permit to build a 40-unit hotel-apartment at the Hawaii Country Club golf course in Kunia was rejected yesterday by the State Land Use Commission.

Ekahanui Inc. sought the permit to put up the struc-

ture on a 4.5-acre agricultural parcel.

The parcel is part of a 120-acre, 18-hole golf course development.

The petitioners proposed to build two separate two-story buildings, located below the parking area so that only the rooftops would be visible from Kunia Road.

A swimming pool is also included in the development plans.

They argued that the protection of prime agricultural land is not an issue since the land is gulch property and has never been used for agricultural purposes.

A SPOKESMAN for the developer said the golf course membership has grown from 20 to over 300 members.

He said ownership of the apartments would be retained by the club, which needs more revenues for economic operation of the total recreational complex.

The commission staff, which recommended denial of the special permit, pointed out that:

1. The proposed use will substantially alter the essential character of the land and the present use.

2. The land sought for the

development is suited for agricultural uses.

3. It would not make the highest and best use of the land for the public welfare since it is an encroachment of an urban use in an extensive agricultural area.

THE COMMISSION also heard arguments for and against a request to convert 316 acres of prime agricultural land into an urban district for residential development in Waipahu.

The public hearing was on a second request by Robinson Trusts and HSM Ventures to develop the agricultural land situated above the H-1 Freeway.

Last March, the commission turned down a similar request from the petitioners.

The commission staff said that "no new evidence of significance has been introduced to justify the reversal of the commission's previous decision."

The commission must take final action on the boundary-change within 45 and 90 days.

In another action, the commission approved Sunset Cooperative of Kona's request for a special permit to construct an addition to the existing coffee mill.

It would house machinery for the processing and packing of macadamia nuts at Napoopoo, South Kona, Hawaii.

STATE OF HAWAII
LAND USE COMMISSION

Minutes of Meeting

Land Use Commission Hearing Room
Honolulu, Hawaii

November 1, 1968 - 2:00 p.m.

Commissioners Present: Wilbert Choi, Chairman Pro Tempore
Shelley Mark
Sunao Kido
Alexander Napier
Goro Inaba
Leslie Wung
Shiro Nishimura
Keigo Murakami

Commissioner Absent: C. E. S. Burns, Jr.

Staff Present: Ramon Duran, Executive Officer
Ah Sung Leong, Planner
George Pai, Legal Counsel
Dora Horikawa, Stenographer

Chairman Choi swore in persons planning to testify before the Commission today.

HEARING

PETITION BY ROBINSON TRUSTS, ET AL AND HSM VENTURES (A68-197) TO RECLASSIFY APPROXIMATELY 316 ACRES FROM AGRICULTURAL TO URBAN AT HOAEAE, EWA, OAHU

Prior to the presentation of the staff report, Mr. Duran indicated on maps significant areas, highways, land use districts, vacant urban lands, subdivisions, etc., surrounding the subject parcel under petition.

On the basis that the petitioners had not submitted "proof that the area is needed for a use other than that for which the district in which it is situated is classified" and that the purpose and intent of the Land Use Law is to "prevent the shifting of prime agricultural land into non-revenue producing residential uses when other lands are available" and also since a comprehensive study of the boundaries will soon be completed, it was again recommended by staff that the petition be denied.

See pg. 14

November 1, 1968

✓ SPECIAL PERMIT APPLICATION BY SUNSET COFFEE COOPERATIVE OF KONA (SP58-58) TO EXTEND EXISTING STRUCTURE FOR HOUSING MACHINERY AT NAPOOPOO, SOUTH KONA, HAWAII

It was recommended by staff that the application be approved since the proposed use will make the highest and best use of the land, and the essential character of the land will not be altered (see copy of report on file).

Commissioner Nishimura moved to approve the Special Permit application as recommended by staff, seconded by Commissioner Kido; and the motion was carried unanimously.

BOUNDARY INTERPRETATION - COMMUNITY PLANNING, INCORPORATED

Mr. Duran presented the problem as one of interpreting the urban boundary on Bishop Estate property above the golf course at Kalauao, Oahu, requested by Community Planning, Incorporated. Basically, the developers' request was for an interpretation to delineate the urban boundaries following the red line as shown on the map, rather than the Land Use Commission boundaries indicated in green. Mr. Duran agreed that the topography map submitted by the developers seemed to justify the request, since approximately 2½ acres presently in the Urban District represented extremely rough slopes of over 40%. By the same token, since approximately 2.2 acres within the developers' proposed Urban District boundary were also extremely steep, it had been mutually agreed that the boundaries in this area would follow the Land Use Commission's green line. Commissioner Mark moved to interpret the urban boundaries as recommended by staff, seconded by Commissioner Kido. The motion was passed with Commissioner Wung casting the only negative vote.

ASPO CONFERENCE

Mr. Duran advised that there were no funds in the present 1968-69 budget for any out-of-state travel to finance the ASPO Conference to be held in Cincinnati, Ohio, in April, 1969.

Chairman Choi directed the Executive Officer to investigate the possibilities of any savings in the present budget.

ADJOURNMENT

Since there was no further business, the meeting was adjourned.

STATE OF HAWAII
LAND USE COMMISSION

VOTE RECORD

ITEM SP68-58 SUNSET COFFEE COOPERATIVE DATE November 1, 1968

PLACE Land Use Commission Hearing Room TIME 2:00 p.m.

NAME	YES	NO	ABSTAIN	ABSENT
CHOI, WILBERT	✓			
NAPIER, ALEXANDER	✓			
MARK, SHELLEY	✓			
KIDO, SUNAO	✓			
INABA, GORO	✓			
WUNG, LESLIE	✓			
NISHIMURA, SHIRO	✓			
MURAKAMI, KEIGO	✓			
BURNS, C. E. S.				✓

COMMENTS:

Approve

STATE OF HAWAII
LAND USE COMMISSION

Land Use Commission Hearing Room
Honolulu, Hawaii

November 1, 1968
2:00 p.m.

STAFF REPORT

SP68-58 - SUNSET COFFEE COOPERATIVE OF KONA

The applicant desires a Special Permit in the State's Agricultural District to allow the construction of an addition to the existing coffee mill to house machinery for the processing and packing of macadamia nuts on a site comprising 4.45 acres and identified as TMK 8-2-08: 46.

Background

The present site is occupied by the Sunset Coffee Mill-- a non-conforming use. The petitioners propose to construct an addition to this non-conforming use for the processing of macadamia nuts. The property fronts on Napoopoo Road approximately 1 mile mauka of Kealahakua Bay.

Napoopoo Road is approximately 50 feet wide. The asphalt pavement is two car lanes wide through this area or approximately 22 feet in width. There are electric and telephone lines along the right-of-way. However, there is no water or sewer system.

The General Plan of the County designates the area as "rangeland" and "waste", and the area is zoned "unplanned" by the County.

The surrounding land uses are coffee farms. There is no extensive macadamia nut orchards in the immediate vicinity. Most of the macadamia nut farms are along the Mamalahoa Highway in the southern part of the South Kona District. The State Department of Agriculture reports that macadamia nut acreage increased by 2,440 acres between 1960 and 1966.

Since the nut processing plant is not an accessory use to an existing macadamia nut farm operation, a Special Permit is required for this use. Two old dilapidated buildings were recently razed to provide for the construction of the macadamia nut processing structure.

County Recommendation

The County Planning Commission decided to grant approval to the Special Permit. The basis of approval is quoted as follows:

- "1. Due to the diversification from the principal crop of coffee to macadamia nut cultivation, trend has indicated a need for nut processing facilities in area compatible with such use.
2. The additional use of the present coffee processing site for a macadamia nut processing will not adversely affect the surrounding property nor alter the essential character of the land and the present use as it can be considered as an accessory use of an agricultural use.

3. Granting of the Special Permit will not unreasonably burden public agencies in providing the necessary utilities.
4. There are no zoned areas for industrial uses in South Kona where such a use would be permissible therefore constituting a direct hardship of applicant.

subject to the following conditions:

1. Proper siting of building, required parking, landscaping, proper egress and ingress of vehicular traffic, loading areas, and other pertinent details shall be imposed upon the discretion of the Planning Commission.
2. Construction to start within one year of the date the Land Use Commission grants such a permit."

Analysis

The macadamia nut processing operation is industrial in character. It will be located on a site that is presently occupied by an industrial use--the coffee mill. There are no properties nearby that will be adversely affected by the proposed use, and such use is not contrary to the objectives of the Land Use Law. Public agencies will not be unreasonably burdened by this use. Conditions and trends have changed, and needs have arisen since the district boundary regulations were

established--the extensive growing of macadamia nut trees in the Kona area--requiring a processing plant. The land upon which the proposed use is sought is unsuited for intensive agriculture, as the Land Study Bureau has classified the master productivity rating as "E--very poor suitability". The percent of slope of the land in the area ranges between 0 and 35%, and the climate is sub-humid. The annual rainfall varies between 35 and 50 inches, and the elevation above sea level is 400 feet. The soil is unsuited for intensive agriculture and machine tillage. The essential character of the land will not be altered since the site is presently occupied by a coffee mill. To permit the additional activity on the property will make the highest and best use of the land for the landowner as well as the public welfare.

Recommendation

On the basis of the above background and analysis, it is recommended that this petition be approved.

October 22, 1968

Mr. Takeshi Kudo
Sunset Coffee Cooperative of Kona
Capt. Cook
Kona, Hawaii

Dear Mr. Kudo:

The Land Use Commission next meets at 2:00 p.m. in the Land Use Commission hearing room at 426 South Queen Street, Honolulu, Hawaii on November 1, 1968.

At that time, the application by Sunset Coffee Cooperative of Kona for a special permit (SP68-58) will be reviewed.

Although there is no requirement for you to be present, if you wish to attend please feel free to do so.

Very truly yours,

RAMON DURAN
Executive Officer

100-61056
100-61056
100-61056

County of Hawaii
County Planning Commission

RECEIVED

SEP 25 1968

State of Hawaii
LAND USE COMMISSION

The Planning Commission of the County of Hawaii pursuant to consideration required by the provisions of Act 204, SLH 1963, hereby transmits the decision and findings of the above special permit request to use the following described property:

Napoopoo, South Kona, Hawaii

TMK: 8-2-08:46

for the following purpose(s):

Allow an extension to an existing structure which will house machinery for packing and processing macadamia nuts in addition to the existing coffee mill and roasting plant presently in use.

The Commission decided to: Grant approval

on the basis of the following findings:

1. Due to the diversification from the principal crop of coffee to macadamia nut cultivation, trend has indicated a need for nut processing facilities in area compatible with such use.
2. The additional use of the present coffee processing site for a macadamia nut processing will not adversely affect the surrounding property nor alter the essential character of the land and the present use as it can be considered as an accessory use of an agricultural use.
3. Granting of the Special Permit will not unreasonably burden public agencies in providing the necessary utilities.
4. There are no zoned areas for industrial uses in South Kona where such a use would be permissible therefore constituting a direct hardship of applicant.

subject to the following conditions:

1. Proper siting of building, required parking, landscaping, proper egress and ingress of vehicular traffic, loading areas, and other pertinent details shall be imposed upon the discretion of the Planning Commission.
2. Construction to start within one year of the date the Land Use Commission grants such a permit.

Applicant Sunset Coffee Cooperative of Kona
Date of Public Hearing 8/16/68
Date of Decision 9/12/68
Meeting Place Pahoa School
Date Decision and Findings Forwarded to LUC 9/23/68

SPECIAL PERMIT

SP68-58

(Signed)

Raymond H. Dwyer
Director, Planning Commission

PIY:mh

cc Sunset Coffee Cooperative of Kona

COUNTY PLANNING COMMISSION
County of Hawaii

August 16, 1968

A regularly advertised public hearing, on the application of Sunset Coffee Cooperative of Kona, was called to order at 4:06 p.m., in the Board of Supervisors Room with Chairman Nobuko Fukuda presiding.

PRESENT: Nobuko Fukuda
William J. Bonk
Henry K. Boshard
Eula Crawford
John T. Freitas
Hiroo Furuya
Walter W. Kimura
Raymond H. Suefuji
Philip I. Yoshimura

ABSENT: Stanley G. Abe
Kuniyoshi Arakaki
Masayoshi Onodera
Cirilo E. Valera

Three persons in public attendance

NOTICE OF A PUBLIC HEARING

Special Permit: Napoopoo, South Kona, Hawaii

NOTICE IS HEREBY GIVEN of a public hearing to be held in the Board of Supervisors' Room, Hilo, Hawaii, State of Hawaii, at 4:00 p.m., August 16, 1968, to consider the application of Sunset Coffee Cooperative of Kona, owner, for a Special Permit within the County of Hawaii in accordance with the provision of Section 98-H6, Revised Laws of Hawaii 1955, as amended.

The Special Permit is for the purpose of allowing an extension to an existing structure which will house machinery for packing and processing macadamia nuts in addition to the existing coffee mill and ^{roasting} plant presently in use, located along the Napoopoo Road at a horseshoe junction with a private road about 1 mile mauka of Kealahou Bay, Napoopoo, South Kona, Hawaii, and covered by tax map key 8-2-08:46.

Maps showing the area under consideration for Special Permit and the rules and regulations governing the application for Special Permit are on file in the office of the County Planning Commission in the County Building at 25 Aupuni Street and are open to inspection during office hours.

All written protests or comments regarding the above Special Permit application may be filed with the County Planning Commission before the date of the public hearing or submitted in person at the public hearing or no later than fifteen (15) days following the public hearing.

COUNTY PLANNING COMMISSION
OF THE COUNTY OF HAWAII

(Mrs.) Nobuko Fukuda, Chairman
By: Raymond H. Suefuji, Director

(Hawaii Tribune Herald: August 6 and 14, 1968.)

FUKUDA: "We have a public hearing scheduled for 4 o'clock and we are five minutes late. So, we shall now begin. This is the first public hearing. (Mrs. Fukuda read the notice of the public hearing.)

"May we ask for a discussion of this."

YOSHIMURA: "Thank you Madam Chairman. The background of this application is as follows: the applicant, Sunset Coffee Cooperative is requesting for a Special Permit to allow an extension to an existing structure which will house the machinery for the processing and packing of macadamia nuts in addition to the existing coffee mill and roasting plant located along the Napoopoo Road, approximately one mile mauka of Kealahou Bay in Napoopoo, South Kona, Hawaii.

"The subject site comprises of 4.45 acres with extensive improvements such as processing and roasting plant located on the makai side, a repair shop on the Kailua side and a warehouse on the mauka or upper section of the parcel. To review the background again on this (pointed out on the presentation map), the 4.45-acre lot is indicated in red here. It is approximately 1 mile mauka of the Kealahou Bay which is indicated here. To orient the Commissioners further, this is north to Kailua and this is toward Kau. This is the upper Kona Belt Road and the access to this particular lot can be either through this road or come down the winding lower government main road. Shown on the map here is the proposed extension of the macadamia nut processing plant. The factory is shaded in this area here. This is again the lower government main road and this is to be situated on the lower makai portion of the particular lot. This is the existing coffee mill site. There is a repair shop and there are several dwellings which is outside of this parcel.

"The substantial area surrounding this parcel consists of coffee farms on properties leased from Bishop Estate, Dillingham Investment Corporation and other smaller landowners or owned in fee simple by the farmers. There are no intensive macadamia nut farming in the immediate vicinity of this parcel, however, Economic Development Department of the County of Hawaii, basing on report submitted by State Department of Agriculture reports that the acreage in 1960 as compared with 1966 shows that there was an increase of 2,440 acres in macadamia nuts for Kona area. Access to this site is provided by the paved Napoopoo County Road and situated thereon are electricity and telephone lines. There are no water or sewer system in this area.

"The General Plan for this area is designated as range land and waste and the Zoning Map is indicated as Unplanned.

"From the standpoint which deals with agricultural purposes, the special permit is required on the basis that this is more of an industrial use because of the fact that the proposed macadamia nut factory is not situated on a parcel planted with macadamia nut which would deem the plant as an accessory use. The proposed factory is located on a parcel zoned for agricultural purposes rather than industrial purposes. And that Madam Chairman and Commissioners is the background."

FUKUDA: "Questions?"

SUEFUJI: "I would also like to add here. I think one item is missing in that there was a former building at this particular site, but the building itself was torn down to put up a better building; and the applicant himself did not know that by tearing this down, he would have to apply for a special permit before new construction can begin; so, this is his plight."

FUKUDA: "Did you say that this was not agricultural use, but that this is industrial use? How about the coffee mill and the roasting plant?"

YOSHIMURA: "This is a nonconforming use...."

FUKUDA: "Oh, I see."

YOSHIMURA: "As far as the Zoning Ordinance is concerned, because that area does not have coffee trees or the basic use is in agriculture at this location."

FUKUDA: "So, the present use is nonconforming use."

YOSHIMURA: "That's right."

FUKUDA: "Any questions? Any further information? No? Thank you. Anyone in the audience who wishes to make a statement, either for or against the application? None."

"The hearing is closed."

hearing
The public/was adjourned at 4:13 p.m.

Respectfully submitted,

Lei A. Tsuji
(Mrs.) Lei A. Tsuji, Secretary

ATTEST :

Nobuko Fukuda
(Mrs.) Nobuko Fukuda, Chairman
County Planning Commission

COUNTY PLANNING COMMISSION
COUNTY OF HAWAII
Hilo, Hawaii

August 16, 1968

The County Planning Commission met in regular session at 4:05 p.m., in the Board of Supervisors' Room with Chairman Nobuko Fukuda presiding.

PRESENT: Nobuko Fukuda
William J. Bonk
Henry K. Boshard
Eula Crawford
John T. Freitas
Hiroo Furuya
Walter W. Kimura
Raymond H. Suefuji
Philip I. Yoshimura

ABSENT: Stanley G. Abe
Kuniyoshi Arakaki
Masayoshi Onodera
Cirilo E. Valera

George Yuda
E. Lloyd Evans
Eugene Tao, Hawaii Tribune-Herald

MINUTES

The minutes of the regular meetings held on July 12, 1968, and July 26, 1968, were approved as circulated on a motion of Mr. Kimura, second of Mr. Furuya, and carried.

PUBLIC HEARING

The meeting was recessed at 4:06 p.m. to conduct the following public hearings:

1. Sunset Coffee Cooperative of Kona - Special Permit to allow an extension to an existing structure, Napoopoo, South Kona.
2. James Kuwana - Amendment to the General Plan from Residential use to a Village Commercial use and a change in zoning from a Single Family Residential District (RS-10) to a Village Commercial District, Pahoa, Puna.

- - - - -

The meeting was reconvened at 4:20 p.m.

GENERAL PLAN AMENDMENT
CHANGE IN ZONING
PAHOA, PUNA
JAMES KUWANA

A discussion followed on the application of James Kuwana for an amendment to the General Plan from Residential use to a Village Commercial use and a change in zoning from a Single-Family Residential District (RS-10) to a Village Commercial District. Parcel comprises of approximately 34,030 square feet, situated at the east corner of the intersection of Pahoa Government Road and Nanawale Homestead Road, Pahoa, Puna.

The Chairman assured Mr. Evans that the Commission did have the people in mind and as a result have been taking the meeting out into the districts to the people.

LAND USE COMMISSION

SPECIAL PERMIT

KONA HAWAIIAN INVESTMENT CORP.

The members next considered the application of Kona Hawaiian Investment Corporation for a Special Permit to allow the construction of a commercial complex on Lots 5 and 6 of Kona Garden Estates in Kahuku, Kau, located adjacent to the Mamalahoa Highway, approximately 12 miles measured west toward Kona along the Mamalahoa Highway from Waiohinu Village, Kau and containing an area of approximately 6.75 acres.

Staff recommended that this matter be deferred as communication with the Attorney General's Office is forthcoming on this. There is a question as to whether we can null and void a Special Permit. The Special Permit is question on which this request hinges on is the open-end permit granted in 1962 to Mr. Harry McKee.

The applicant's counsel requested that he be informed when this matter will be taken up again. Staff informed him that as soon as we hear from the Attorney General's office it will be scheduled and he will be notified.

It was moved by Mr. Bonk, seconded by Mr. Furuya and carried that action on this matter be deferred. (A no vote cast by Mr. Boshart)

LAND USE COMMISSION

SPECIAL PERMIT

RICHARD SMART

It was reported that Mr. Norman Brand on behalf of Richard Smart submitted a formal notice to withdraw and cancel the application for a Special Permit to allow the use of the former Parker Ranch Dairy Building for the processing, storing and packing of agricultural produce and operation of a pickle factory and vegetable canning plant. Commission's action was previously for deferral.

The withdrawal notice was accepted and filed.

LAND USE COMMISSION

SPECIAL PERMIT

SUNSET COFFEE COOP. OF KONA

The public hearing was held on the application of Sunset Coffee Cooperative of Kona for a Special Permit to allow an extension to an existing structure which will house machinery for packing and processing macadamia nuts in addition to the existing coffee mill and roasting plant presently in use, located along the Napoopoo Road at a horseshoe junction with a private road about 1 mile mauka of Kealahou Bay, Napoopoo, South Kona.

Action was deferred until next month's meeting. Act 205 (State Land Use Law) prohibits the Commission to act on such petition earlier than 15 days after the public hearing.

LAND USE COMMISSION

REZONING REQUEST

LUI KALANI STONE

The Land Use Commission requested for comments and recommendations on the petition by Lui Kalani Stone for amendment to the land use district boundaries from Conservation to Agricultural District in Kalapana, Puna, Hawaii, comprising of an area of approximately 284.50 acres.

Staff reported that the applicant is petitioning the State Land Use Commission for an amendment to the State Land Use Commission for an amendment to the State Land Use boundary from a Conservation District to an Agricultural District of a parcel comprising of 284.50 acres situated adjacent to the Hawaii National Park in Kalapana, Puna, Hawaii.

to allow an expansion of a commercial building into an adjoining agricultural zoned lot. This land is situated adjacent to Sakamoto Appliance & Service in Puukapu Homesteads, South Kohala, Hawaii.

This is the second request for extension. The first 6-month extension granted expired in June.

It was moved by Mr. Freitas, seconded by Mr. Boshard and carried unanimously that the request for 6-month extension be granted.

INFORMATION

The Chairman announced that a section of the City and County of Honolulu's CZO which refers to Historic, Cultural and Scenic Districts is passed out for the members information. She requested that they study it.

MEETING

The Chairman reminded the members that the next meeting scheduled for August 22 is to be held in Kailua-Kona at the Hale-Halawai. The business session will be held at 4:00 p.m. and public meeting is scheduled at 7:30 p.m. to discuss height limits.

Members were requested to meet at the Mokuaukaia Church at 3:00 p.m. for the demonstration that the staff will make on height limits.

ADJOURNMENT

The meeting was adjourned at 5:25 p.m.

Respectfully submitted,

(Miss) Mary F. Hara, Secretary Pro tem

A T T E S T:

(Mrs.) Nobuko Fukuda, Chairman
County Planning Commission

COUNTY OF HAWAII

COUNTY PLANNING COMMISSION

FOR OFFICIAL USE ONLY

Date petition and fee received by
Commission _____

Date Petition is scheduled for public
hearing _____

Date Commission took action and its
ruling _____

APPLICATION FOR SPECIAL PERMIT

~~I~~ (We) hereby request approval for a Special Permit to use certain property located at Napoo, Kona, Hawaii in accordance with provisions of Section 98H-6, Act 205, SLH 1963 for the following described purpose.

1. This building will be used as packing raw macadamia nuts ready for shipment. 2. Storage boxes for packing. 3. Other building area in line with this building as components for processing. a. Unloading platform, scale and conveyor to this drying shed. b. Building for drying bins are close to this building. c. Nut cracking building are in line with conveyor. d. This new building ties in with nut cracking building with continuous conveyor to packing building. We feel that in doing this, we are able to expand and improve our production and reduce our cost of operation. We need the area for processing.

8-2-4-46

See Plan

Petitioner's interest in subject property:

Fee Simple

Petitioner's reason(s) for requesting Special Permit:

NOTE: The applicant must show that all of the following conditions exist: 1) that there are unusual or exceptional circumstances applying to the subject property, building or use which do not generally apply to surrounding property or improvements in the same zone district; 2) that the unusual or exceptional circumstances which apply to the subject property, building or use are reasonable and proper and will not be materially detrimental to public health, safety, morals, and general welfare; nor will it be injurious to improvements or property rights related to property in the surrounding area; 3) that the strict enforcement of the zoning regulation would result in practical difficulties and unnecessary hardship inconsistent with the intent and purpose of Act 205; and 4) that the granting of a special permit will not be contrary to the objectives of the Master Plan or Plans of the State and/or County Government.

The entire subject property is a processing complex existed for many years. Major portion being a coffee mill and a roasting plant. The intent of this application is to add macadamia nut processing and packing facility.

On this proposed site, existed two old dilapidated buildings which were demolished recently.

The application will be accompanied with a deposit of \$ 50.00 to cover publication and administrative costs and a map of the area proposed for change.

Signature /s/ Takeshi Kudo

Address Capt. Cook, Kona, Hawaii

Telephone 234885

This space for official use

The property is situated in a(n) _____ District.

REMARKS:



