

Span Mar 5 - Apr 19

Mar 30

COPY

PLANNING DEPARTMENT
25 AUPUNI STREET

COUNTY OF HAWAII
HILO, HAWAII 96720

LAND USE COMMISSION
STATE OF HAWAII

JAN 14 2 39 PM '76

January 12, 1976

The Reverend Shojiro Uehana
Kohala Hongwanji Mission
P. O. Box 272
Kapaau, HI 96755

Re: SLUC Special Permit 339 (73-144)
Establishment of a Church
TMK: 5-3-04:Portion of 01

This is to acknowledge receipt of your letter of January 7, concerning the commencement of construction of the subject building, as was required in one of the conditions of the Special Permit.

As all conditions of the Special Permit have now been met, we are closing the file on this application.

Should you have any questions, however, please do not hesitate to contact this office.

Sidney M. Suefuji
for RAYMOND SUEFUJI
Director

RHY:rfd

cc: Mayor
✓ SLUC
Plng Comn
Corp Cnsl

COPY

PLANNING DEPARTMENT

25 AUPUNI STREET

COUNTY OF HAWAII

HILO, HAWAII 96720

RECEIVED
NOV 14 1975
State of Hawaii
LAND USE COMMISSION

CERTIFIED MAIL
November 12, 1975

Mr. Shojiro Uehana
Kohala Hongwanji Mission
P. O. Box 272
Kapaau, Hawaii 96755

Re: Special Permit - LUC 239 (SP-73-144) Kohala Hongwanji Mission
Establishment of a Church
TMK: 5-3-04:portion of 1

This is to advise you that the additional time extension for construction of the new church granted on May 21, 1975 will expire on November 30, 1975.

To date, we have not received any plans for "Plan Approval" review which precedes filing for a building permit application. As this was the third extension granted, and the expiration date of compliance with the construction condition is near at hand, we request that this matter be given your immediate attention and a response submitted to this office within seven (7) days after receipt of this letter. If no word is received within the allotted period, we shall assume you have no intentions of complying with the conditions as set forth and will forward such information to the Planning Commission and the State Land Use Commission.

Should you have any questions on this matter, we urge you to contact us.

Sidney M. Fuji
RAYMOND SUZUJI
Director

RY:lgv

cc Corporation Counsel
Mayor
State Land Use Commission
Planning Commission

June 2, 1975

Hawaii County Planning Commission
25 Aupuni Street
Hilo, Hawaii 96720

Attention: Mr. Raymond Suefuji
Planning Director

Gentlemen:

On June 2, 1975, the Land Use Commission approved the six (6) months' extension of time to November 30, 1975 for SP73-144 (Kohala Hongwanji Mission), and that all original conditions of this special permit and applicable rules and regulations still apply.

Very truly yours,

TATSUO FUJIMOTO
Executive Officer

cc: Kohala Hongwanji
Mission



COUNTY OF
HAWAII

PLANNING COMMISSION
Planning Department

25 AUPUNI STREET • HILO, HAWAII 96720

7097
HERBERT T. MATAYOSHI
~~SHUNICHI KIMURA~~
Mayor
ARTHUR W. MARTIN
Chairman

May 22, 1975

RECEIVED
MAY 28 1975

State of Hawaii
LAND USE COMMISSION

Mr. Tatsuo Fujimoto
Executive Officer
State Land Use Commission
P. O. Box 2359
Honolulu, HI 96804

Re: Extension of Time Condition on Special Permit
Applicant: Kohala Hongwanji Mission
Tax Map Key 5-3-04:1

The Planning Commission at its meeting of May 21, 1975 considered the above request for an extension of the time condition stipulated in the special permit which was originally granted by the Land Use Commission on March 30, 1973.

The Commission voted to recommend a third time extension of six (6) months until November 30, 1975 inasmuch as the plans for the church are being drawn up and are expected to be completed within one month. The six-month extension will assure the applicant of sufficient time to finalize plans, obtain the necessary building permit approvals, and to begin construction.

It is further recommended that all original conditions of the Special Permit still apply and that all other applicable rules and regulations be complied with.

Arthur W. Martin
Arthur W. Martin
Chairman

lat:sk

cc: Kohala Hongwanji Mission
Corporation Counsel

LUC 5/30/75

STATE OF HAWAII
LAND USE COMMISSION

VOTE RECORD

ITEM SP-73-144

DATE June 2, 1975

PLACE DPED Conf. Rm

TIME 10:45 a.m.

NAME	YES	NO	ABSTAIN	ABSENT
OURA, MITSUO	✓			
YANAI, EDWARD	✓			
YAMAMURA, TANJI				✓
COBB, CHRISTOPHER				✓
KONO, HIDETO				✓
SAKAHASHI, STANLEY	✓			
CARRAS, JAMES	✓			
NAPIER, ALEXANDER	✓			
TANGEN, EDDIE	✓			

Comments:

COPY

PLANNING DEPARTMENT
25 AUPUNI STREET

COUNTY OF HAWAII
HILO, HAWAII 96720

May 20, 1975

RECEIVED
MAY 22 1975

State of Hawaii
LAND USE COMMISSION

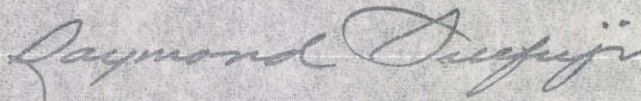
Mr. Shojiro Uehana
Kohala Hongwanji Mission
P. O. Box 272
Kapaau, HI 96755

Re: Extension of Time Condition
Special Permit Application
Tax Map Key 5-3-04:por. of 1

This is to inform you that your application will be discussed on May 21, 1975 by the Planning Commission. The meeting will be held in the State Conference Room, State Building, South Hilo, Hawaii, and is scheduled to begin at 2:30 p.m.

The presence of a representative will be appreciated in order that all questions relative to the request may be clarified.

A copy of the agenda is enclosed for your information.



Raymond Suefuji
Director

lat

Enclosure

cc ✓ State Land Use Commission

PLANNING COMMISSION

Meeting of May 21, 1975

ADDENDUM

NEW BUSINESS

6. Preliminary hearing on the application of Masataro Nagata and Hiroshi Baba for a change of zone request in accordance with Chapter 8 (Zoning Code), Article 1, Section 6, for 9.95 acres of land from an Agricultural 3-acre (A-3a) zone to an Agricultural 1-acre (A-1a) zone. The property is located at the intersection of Ainaola Drive and Ainalako Road, Waiakea Homesteads, 2nd Series, Waiakea, South Hilo, TMK: 2-4-31: portion of 1.
7. Request by Kohala Hongwanji Mission for an extension of the time condition stipulated within the Special Permit granted by the State Land Use Commission for the construction of a church in Halaula, North Kohala, TMK: 5-3-04: portion of 1.

COPY

PLANNING DEPARTMENT
25 AUPUNI STREET

COUNTY OF HAWAII
HILO, HAWAII 96720

March 13, 1975

RECEIVED

MAR 17 1975

CERTIFIED MAIL

State of Hawaii
LAND USE COMMISSION

Mr. Shojiro Uehana
Kohala Hongwanji Mission
P. O. Box 272
Kapaau, HI 96755

Re: Special Permit Application: Church
TMK: 5-3-04:portion of 1

This is to advise you that the additional eight (8) month extension for construction of the new church granted to the subject application on October 2, 1974, will expire on May 30, 1975.

As of this date, we have not received any plans for "Plan Approval" review which precedes the filing of a building permit application.

Therefore, it is requested that this matter be given your immediate attention and that a status report be submitted to this office. If no word is received by May 30, 1975, we shall assume you have no intention of complying with the conditions as set forth in the special permit request, and will forward such information to the Planning Commission for their action in nullifying the Special Permit Application.

Should you have any questions regarding the foregoing, please do not hesitate to contact this department.

Sidney M. Fuji

Raymond Suefuji
Director

RY:jtm

cc: Corporation Counsel
~~State~~ Land Use Commission
Planning Commission

October 4, 1974

Mr. Arthur W. Martin, Chairman
Hawaii Planning Commission
25 Aupuni Street
Hilo, Hawaii 96720

Attention: Mr. Raymond Suefuji
Planning Director

Dear Mr. Martin:

At its meeting on October 2, 1974, the Land Use Commission voted to approve the request by Kohala Hongwanji Mission (SP73-144) for an extension of the special permit for an additional 8-month period to May 30, 1975, to initiate construction of a new church on a 1-acre portion of a large parcel owned by Kohala Sugar Company situated in the Agricultural District at Halaula, North Kohala, Hawaii, identified as Tax Map Key 5-3-04: 1; subject to the County's condition.

Very truly yours,

TATSUO FUJIMOTO
Executive Officer

cc: Kohala Hongwanji Mission
Corporation Counsel
Dept. of Taxation, Hawaii
Property Technical Office, Dept. of Tax.
Tax Maps Administrator, Dept. of Tax.
Real Property Tax Assessor, Dept. of Tax.

STATE OF HAWAII
LAND USE COMMISSION

VOTE RECORD

ITEM Extension Request by Kohala
Hongwanji Mission (SP73-144) DATE October 2, 1974

PLACE ILWU - Lanai City, Lanai TIME 4:00 p.m.

NAME	YES	NO	ABSTAIN	ABSENT
YANAI, EDWARD	X			
CARRAS, JAMES				X
MARK, SHELLEY	X			
KIDO, SUNAO	X			
SAKAHASHI, STANLEY	X			
OURA, MITSUO	X			
YAMAMURA, TANJI	X			
NAPIER, ALEXANDER	X			
TANGEN, EDDIE	X			

Comments:

I move to approve the extension request.



COUNTY OF
HAWAII

PLANNING COMMISSION Planning Department

25 AUPUNI STREET • HILO, HAWAII 96720

September 25, 1974

SHUNICHI KIMURA
Mayor

RECEIVED
Chairman

SEP 27 1974

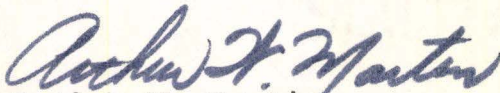
State of Hawaii
LAND USE COMMISSION

Mr. Tatsuo Fujimoto
Executive Officer
Land Use Commission
P. O. Box 2359
Honolulu, HI 96804

Re: Extension of Time Condition on Special Permit
Applicant: Kohala Hongwanji Mission
Tax Map Key 5-3-04:1

The Planning Commission at its meeting of September 25, 1974 considered the above request which was stipulated in the special permit granted by the Land Use Commission on April 25, 1974.

The Commission voted to recommend an extension of eight (8) months to May 30, 1975 inasmuch as the construction of the church is imminent and that the delay was due to a subdivision problem. However, this subdivision problem has been resolved and the subdivision request is now being processed for final subdivision approval. The additional 8-month extension to May 30, 1975 should provide the applicant with ample time to commence construction of the church.


Arthur W. Martin
Chairman

lat

cc Kohala Hongwanji Mission
Corporation Counsel

Sept. 17, 1974

Mr. Raymond Suefuji, Director
Planning Department
County of Hawaii
Hilo, Hawaii 96720

Dear Mr. Suefuji:

Re: Special Permit Extension
Kohala Hongwanji
TMK: 5-3-04: por. 1

Thank you for your letter of September 6 regarding my Special Permit application.

Your Planning Commission favorably recommended the approval of my extension request, and the Land Use Commission subsequently granted the extension. Our deadline is September 30, 1974, as you indicated in your letter.

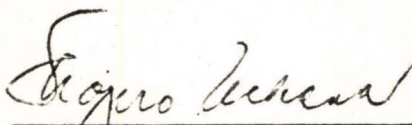
We find ourselves in a position where it is almost impossible for us to comply with that deadline. Accordingly, we respectfully request an eight-month extension to May 30, 1975, for the following reasons:

1. Our subdivision has not been granted final approval by the Planning Department. The delay is not their fault, but more ours. We are currently working ~~the~~ with ~~the~~ owners of the land, Kohala Corporation, to have the subdivision approved. The land needs to be properly staked out before approval can be given. We are now working out the staking requirement.

2. Recently, a major contributor to the church passed away. The church was to be constructed through donations (private) and manpower from the church members. The untimely passing away of this important member necessitated some internal organizational and financial adjustments. This is not fully settled yet, but we expect everything to be done before the middle of next year. We are definitely interested in having a new church, but for us, time is the factor.

We apologize for this delay and inconvenience, but beg your understanding of this matter. It is hoped that our request could be favorably considered.

Sincerely yours,



Shojiro Uehana

COPY

PLANNING DEPARTMENT
25 AUPUNI STREET

COUNTY OF HAWAII
HILO, HAWAII 96720

September 6, 1974

CERTIFIED MAIL

Mr. Shojiro Uehana
Kohala Hongwanji Mission
P. O. Box 272
Kapaau, Hawaii 96755

RECEIVED

SEP 9 1974

State of Hawaii
LAND USE COMMISSION

Re: Special Permit Application - Church
TMK: 5-3-04:Portion of 1

This is to advise you that the 6-month extension for construction of the new church granted to the subject application on April 11, 1974, will expire on September 30, 1974.

As of this date, we have not received any plans for "Plan Approval" review which precedes the filing of a building permit application.

It is requested that this matter be given your immediate attention and that a status report be submitted to the Department within 7 days upon the receipt of this letter. If no word is received during the allotted time period, we shall assume you have no intention of complying with the conditions as set forth in the Special Permit request, and will forward such information to the Planning Commission for their action in nullifying the Special Permit application.

Should you have any questions regarding the foregoing, please do not hesitate to contact this Department.

Sidney M. Sufu

f RAYMOND H. SUEFUJI
Director

RY:mn

cc: Corporation Counsel
State Land Use Commission ✓

Permanent Record

SOUTH AUPUNI CO.

25 AUPUNI STREET

2596 COTTON
ACCELERASE
April 26, 1974

by
Fox R
Planning Commission
County of Hawaii
25 Aupuni Street
Hilo, Hawaii 96720

Attention: Mr. Raymond Suefuji
Planning Director

Gentlemen:

At its meeting on April 25, 1974, the Land Use Commission voted to approve the request by Kohala Hongwanji Mission (SP73-144) for an extension of the special permit for an additional 6-month period, as of March 30, 1974, to initiate construction of a new church on a 1-acre portion of a large parcel owned by Kohala Sugar Company situated in the Agricultural District at Halaula, North Kohala, Hawaii, identified as Tax Map Key 5-3-04: 1; subject to the County's condition that construction be initiated within 1 year from the date of approval.

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

Very truly yours,

TATSUO FUJIMOTO
Executive Officer

Encl.

cc: Kohala Hongwanji Mission
Dept. of Taxation, Hawaii
Property Technical Office, Dept. of Tax.
Tax Maps Recorder, Dept. of Tax.
Real Property Tax Assessor, Dept. of Tax.

STATE OF HAWAII
LAND USE COMMISSION

VOTE RECORD

ITEM SP73-144 - KOHALA HONGWANJI MISSI DATE April 25, 1974
(EXTENSION REQUEST)
PLACE State Capitol, Honolulu, Hawaii TIME 10:30 a.m.

NAME	YES	NO	ABSTAIN	ABSENT
YAMAMURA, TANJI	✓			
NAPIER, ALEXANDER	✓			
MARK, SHELLEY				✓
KIDO, SUNAO				✓
OURA, MITSUO	✓			
CARRAS, JAMES	✓			
SAKAHASHI, STANLEY	✓			
TANGEN, EDDIE	✓			

Comments:

Approved

I move that we approve a 6-month extension for the initiation of construction of this project as recommended by staff.

STATE OF HAWAII
LAND USE COMMISSION

MEMORANDUM

April 25, 1974
10:30 a.m.

TO: Land Use Commission

FROM: Staff

SUBJECT: Extension Request on SP73-144
Kohala Hongwanji Mission

By letter dated April 11, 1974, the Hawaii County Planning Commission advised that at its meeting of April 10, 1974, it voted to recommend an extension of 6 months, as of March 30, 1974, to initiate construction of the new church which was approved under the above Special Permit. The initial request was approved by the Land Use Commission on March 30, 1973, subject to the County's condition that construction be initiated within 1 year from the date of approval. The special permit is for the establishment of a Buddhist church on a 1 acre portion of a large parcel owned by Kohala Sugar Company described as Tax Map Key 5-3-04: 1, situated in the Agricultural District at Halaula, North Kohala, Hawaii.

The Hawaii County Planning Commission noted that construction is imminent but that the delay was due to a subdivision problem. The problem is expected to be resolved in a few weeks.

Staff concurs with the Hawaii County Planning Commission in recommending a 6-month extension for the initiation of construction of this project.

1975, 25, 1075

Notes: 1. 11/11/11

1950

EX-100

in the
Woburn
n Road
date of
Some title
Land Use
the date
initiate
to recommend an
Comm. Action, Davi
by letter

The Honolulu is expected to be resolved in a few weeks. It is important that the delay was due to a sudden change in the Honolulu is expected to be resolved in a few weeks.

[illegible]



COUNTY OF
HAWAII

PLANNING COMMISSION
Planning Department

25 AUPUNI STREET • HILO, HAWAII 96720

5784
SHUNICHI KIMURA
Mayor

Chairman

April 11, 1974

RECEIVED

APR 16 1974

State of Hawaii
LAND USE COMMISSION

Mr. Tatsuo Fujimoto
Executive Officer
State Land Use Commission
P. O. Box 2359
Honolulu, HI 96804

Re: Extension of Time Condition on Special Permit
Applicant: Kohala Hongwanji Mission
Tax Map Key 5-3-04:1

The Planning Commission at its meeting of April 10, 1974 considered the above request for an extension of the time condition stipulated in the special permit which was granted by the Land Use Commission on March 30, 1973.

The Commission voted to recommend an extension of six (6) months as of March 30, 1974 because the construction date is quite imminent. Moreover, the delay was due to a subdivision problem, a problem which will be resolved in a few weeks.

Arthur W. Martin
Chairman

lat

cc Kohala Hongwanji Mission
Corporation Counsel

April 3, 1974

RECEIVED

APR 16 1974

State of Hawaii
LAND USE COMMISSION

Mr. Raymond Suefuji, Director
Planning Department
County of Hawaii
Hilo, Hawaii 96720

Re: Special Permit Extension
Kohala Hongwanji
TMK: 5-3-04:por. 1

This is to officially request for a one-year extension on the subject special permit. We realize that the expiration date was March 30, 1974, and that this request is four days delinquent. However, we were awaiting a determination from your office as to whether we would have to go through the normal Special Permit route - public hearing, fee, etc. - or whether our request could be considered by the Planning Commission without the formal requirements.

We were informed only yesterday (April 2, 1974) by your deputy, Sidney Fuke, that a letter requesting for an extension was sufficient. Accordingly, this letter is submitted per that decision, and it is hoped that our request is still valid.

We are requesting for a one-year extension to March 30, 1975 to begin construction of our church.

The purpose of this extension request is to enable us to continue with our plans to construct a new church. We have completed all of the necessary construction plans; however, we have been unable to secure the necessary subdivision approval.

Said approval is necessary for us to gain title to the property. The land is presently owned by the Kohala Corporation, and only upon the proper subdivision and conveyance of said property will we be able to fulfill our construction plans. Our surveyor has been very busy, and thus he has been unable to complete the necessary survey for the subdivision. His work is just about completed now, and this extension would fulfill our needs.

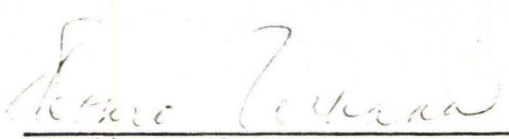
Mr. Raymond Suefuji

Page 2

April 3, 1974

Please be assured that we have every intention to complete this project. We are all anxiously awaiting the construction and completion of our new church.

Your expeditious and most favorable consideration of our request would be sincerely appreciated.

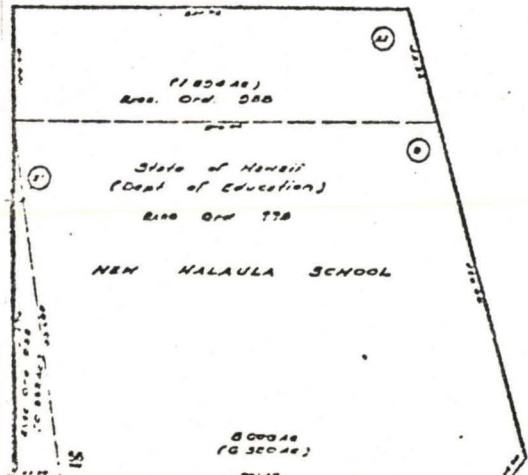


Shojiro Uehana

Enclosure

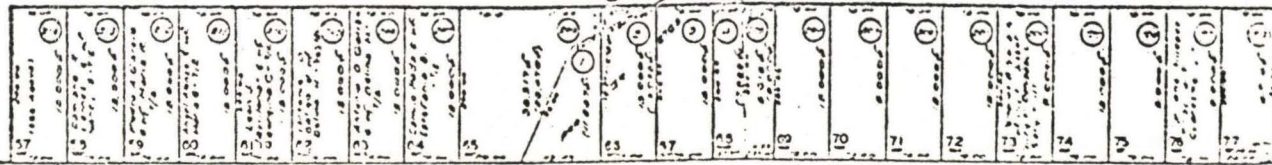
PLAT 07

Reduced and sold by
THE BLUE PRINT CO.
808 KALANIAN'IMANI STREET, HONOLULU, HAWAII
SEPT 1967

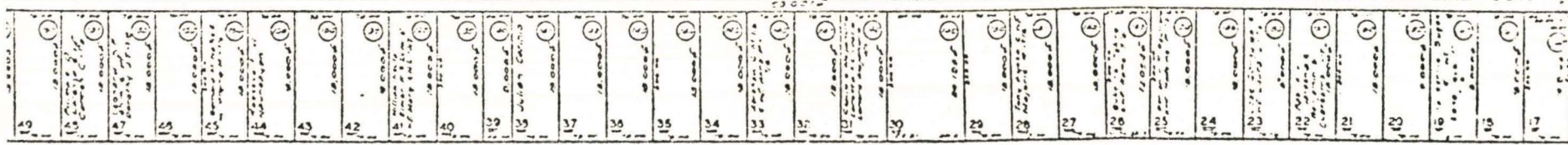


37. According to map, showing the location of the school, the school is located on the corner of the road and the road.

PLAT 07

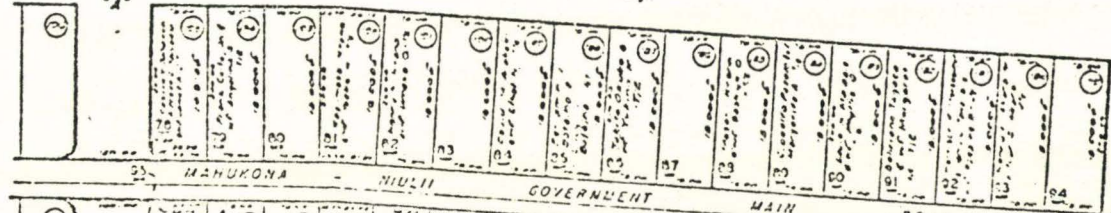


MAHUKONA - NIULII GOVERNMENT MAIN ROAD

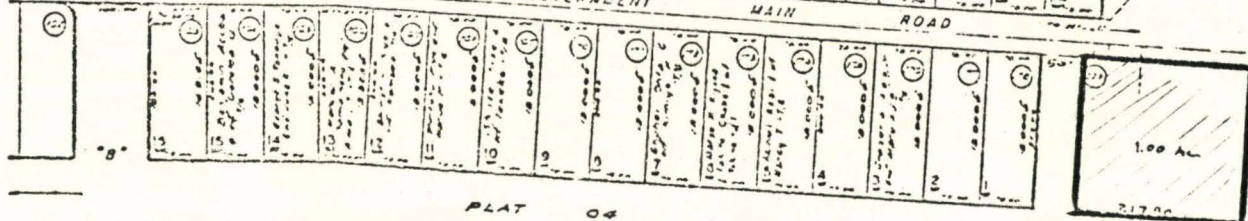


PLAT 04

PLAT 07



MAHUKONA - NIULII GOVERNMENT MAIN ROAD



PLAT 04

SCALE IN FEET
0 100 200 300 400

NOT A PART OF THE MAP
AS SHOWN ON THE MAP
UNLESS OTHERWISE NOTED

FOR REAL PROPERTY TAXATION PURPOSES
SUBJECT TO CHANGE

DEPARTMENT OF TAXATION
PROPERTY AND ESTATE TAX DIVISION
TAX MAPS BRANCH
STATE OF HAWAII
TAX MAP
TAX MAP NO. 5-3-10
5 3 10

COPY

PLANNING DEPARTMENT
25 AUPUNI STREET

COUNTY OF HAWAII
HILO, HAWAII 96720

RECEIVED

MAR 1 1974

State of Hawaii
LAND USE COMMISSION

February 27, 1974

Mr. Shojiro Uehana
Kohala Hongwanji Mission
P. O. Box 272
Kapaau, Hawaii 96755

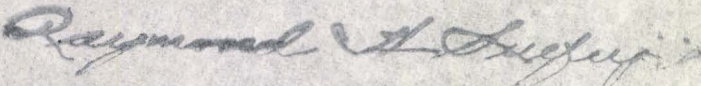
Re: Special Permit Application - Church
TMK: 5-3-04:Por. of 1

Reference is made to the above Special Permit which was granted on March 30, 1973. One of the conditions attached to the Special Permit stated that "construction shall be substantially as submitted and shall begin within one (1) year of the date of approval." Should this condition not be met, the Special Permit shall be deemed null and void.

To date, we have not received any plans for "plan approval" review which precedes the filing of a building permit application. As the Special Permit expires on March 30, 1974, may we hear from you regarding the status of the proposed facility by March 15, 1974.

If no word is received or no satisfactory explanation is given as to why the time condition cannot be met, we will have no other recourse than to rule the Special Permit null and void.

Should you have any question regarding this matter, please do not hesitate to contact this Department.


RAYMOND H. SUEFUJI
Director

NH:mn

cc: Corporation Counsel
State Land Use Commission ✓

Permanent Record

April 2, 1973

Mr. Shojiro Uehana
Kohala Hongwanji Mission
P. O. Box 272
Kapaau, Hawaii 96755

Dear Mr. Uehana:

The original of the attached letter approving a special permit to Kohala Hongwanji Mission (SP73-144) to allow the establishment of a Buddhist church within the Agricultural District, on approximately 1 acre of land identified as Tax Map Key 5-3-04: portion of parcel 1, situated at Halaula, North Kohala, Hawaii, subject to the conditions set forth by the Hawaii Planning Commission, is on file in the office of the Planning Department, County of Hawaii, 25 Mupuni Street, Hilo, Hawaii.

Very truly yours,

TATSUO FUJIMOTO
Executive Officer

Encls.

April 2, 1973

Hawaii Planning Commission
25 Aupuni Street
Hilo, Hawaii 96720

Attention: Mr. Raymond Suefuji
Planning Director

Gentlemen:

At its meeting on March 30, 1973, the Land Use Commission voted to approve a special permit to Kohala Hongwanji Mission (SP73-144) to allow the establishment of a Buddhist church within the Agricultural District, on approximately 1 acre of land identified as Tax Map Key 5-3-04: portion of parcel 1, situated at Halaula, North Kohala, Hawaii; subject to the conditions set forth by the Hawaii Planning Commission.

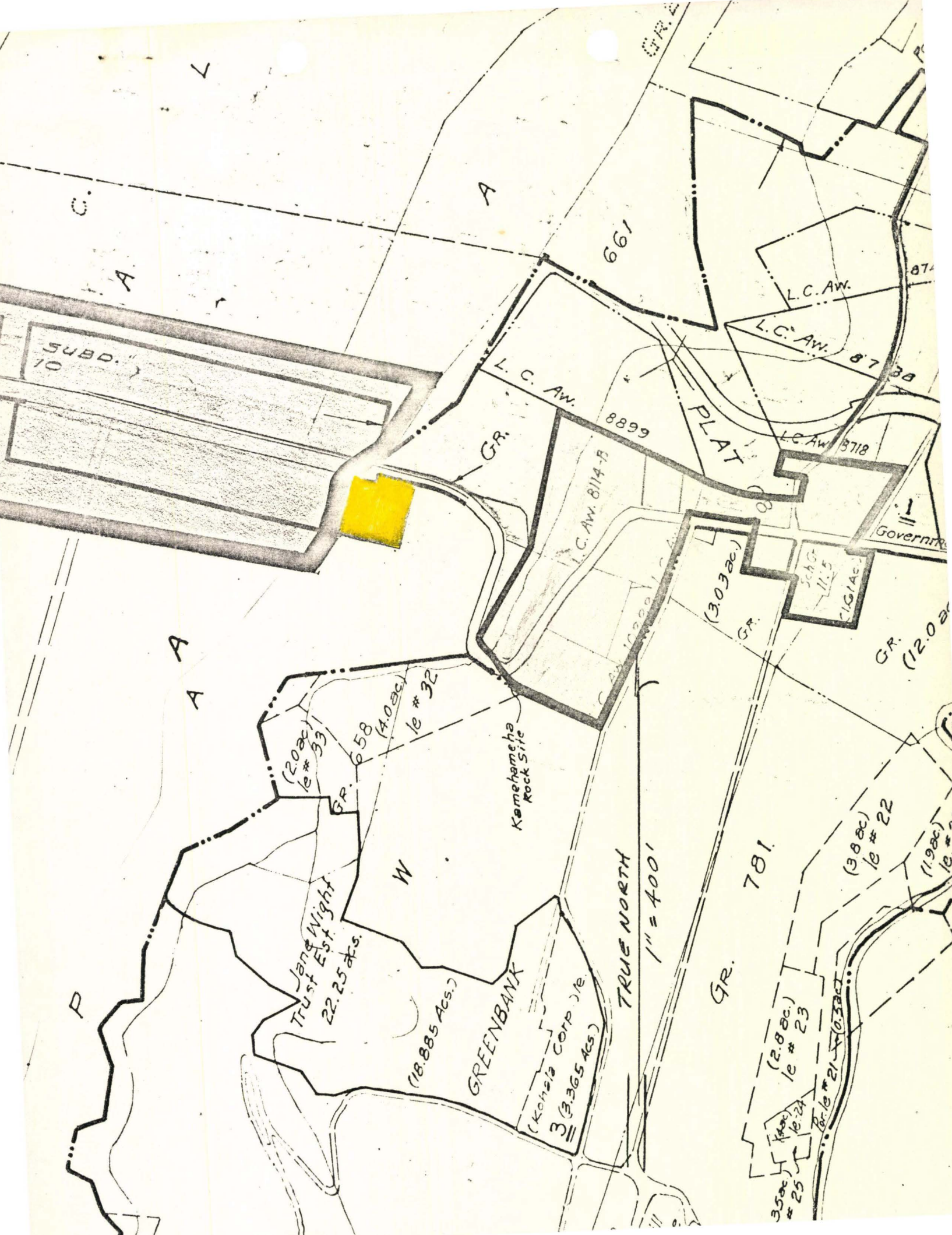
A copy of the staff memorandum is enclosed for your information.

Very truly yours,

TATSUO FUJIMOTO
Executive Officer

Encls.

cc: Kohala Hongwanji Mission
Hawaii District Office, Dept. of Taxation
Property Technical Office, Dept. of Taxation
Tax Maps Recorder, Dept. of Taxation
Real Property Tax Assessor, Dept. of Taxation



panel on Big Isle

3/31/73 Adv.

2 land-use changes denied

By HUGH CLARK
Advertiser Big Island Bureau

HILO — The State Land Use Commission denied two applications for changes from agricultural to rural use yesterday. The commission also conducted public hearings on three other applications.

Commissioners ran into a technical roadblock in reaching their negative decision on a request by John M. Mahi of North Kona who sought to subdivide his 3.3 acres of agricultural land into four rural lots.

First, a motion for approval by Commissioner A. J. Napier failed to win a second. Then, a motion to deny the petition resulted in a 4-2 vote with Napier and Chairman Goro Inaba of Kona opposed. However, the commission's rules require five votes for action.

THE COMMISSION adjourned and huddled with their legal adviser before resuming the meeting several minutes later to take a second vote. This time, Napier moved, for approval and Stanley Sakahashi of Kauai provided a second. The resulting vote was 3-3 which rendered a decision of denial for the request, according to a deputy attorney general.

The difficulty yesterday was caused by the absence of Commissioners Eddie Tangen and Dr. Shelly Mark and by a vacancy on the commission.

Earlier, the commission turned down a petition by Tasuji Takasaki of North Hilo to reclassify 10.2 acres of land at Mauuma from agricultural to rural.

THE COMMISSION staff objected to the application.

The vote to deny carried 5-1 with Inaba objecting.

The commission approved a special permit for the Kohala Hongwanji Mission to build a new church in the agricultural district at Halaula, North Kohala, and a special permit to Hawaiian Anthuriums, Ltd., for a quarry operation on 100 acres in an agricultural district near Mountain View. A similar request for 600 acres was denied in November 1971.

Action was deferred on an agricultural to urban request by Harold Block and Ronald Harris to reclassify 10 acres of land near Lapaohoe School in North Hilo.

THE DECISION will be made at the next meeting to be held at 7:30 p.m. Friday at Lihue Library on Kauai.

Commissioners also held hearings on a request to change 62 acres from urban

to agricultural in North Kohala as a result of a development change; a 1.5-acre agricultural to urban request by Mabel Davis of Waimea; and a 14,172-square foot agricultural to urban request by W. H. Shipman Ltd., of Keaau.

There was no public testimony on any of the applications. Commissioners received staff reports and comments from the petitioners.

STATE OF HAWAII
LAND USE COMMISSION

Minutes of Meeting

March 30, 1973 - 10:00 a.m.

Kulana Naauao
Hilo, Hawaii

COMMISSIONERS PRESENT: Goro Inaba, Chairman
Alexander J. Napier
Sunao Kido
Leslie Wung
TANJI Yamamura

Approved
AUG 30 1973

COMMISSIONERS ABSENT: Eddie Tangen, Vice Chairman
Shelley M. Mark

STAFF PRESENT: Tatsuo Fujimoto, Executive Officer
Gordan Furutani, Planner
Benjamin Matsubara, Deputy Attorney General
Dora Horikawa, Clerk Reporter

Persons testifying during today's hearing were duly sworn in by Chairman Inaba.

HEARING

PETITION BY LAND USE COMMISSION (A72-351) TO RECLASSIFY 62 ACRES FROM URBAN TO AGRICULTURAL AT KEAHUOLU, NORTH KONA, HAWAII

The staff report on the subject petition was presented by Mr. Tatsuo Fujimoto, Executive Officer (see copy of report on file). A detailed description of the 62-acre parcel, the surrounding land uses, school site, etc. was also given with the aid of the maps.

It was reported by Mr. Fujimoto that subsequent to the writing of the staff report, a letter dated March 28, 1973 had been received from Mr. James Bell of Belt Collins & Associates, consultant to the Liliuokalani Trust, expressing his inability to attend the meeting and submitting additional testimony to support the Trust's objections to the proposed rezoning and requesting that the action be deferred to the 1974 boundary review (see copy of letter on file).

There was no further discussion, and the hearing on the petition was closed.

Commissioner Napier moved that the Commission go on record that this area be considered during the next 5-year boundary review, which was seconded by Commissioner Sakahashi and unanimously carried.

APPLICATION BY HAWAIIAN ANTHURIUMS, LTD. (SP73-145) FOR A SPECIAL PERMIT TO ALLOW A QUARRY OPERATION IN THE AGRICULTURAL DISTRICT AT MT. VIEW, PUNA, HAWAII

Mr. Fujimoto presented the staff memorandum recommending that the special permit be approved subject to the conditions set forth by the Hawaii County Planning Commission (see copy of report on file).

Commissioner Wung moved that the special permit be approved as recommended by staff. The motion was seconded by Commissioner Napier and unanimously passed.

APPLICATION BY KOHALA HONGWANJI MISSION (SP73-144) FOR A SPECIAL PERMIT TO CONSTRUCT A NEW CHURCH IN THE AGRICULTURAL DISTRICT AT HALAULA, NORTH KOHALA, HAWAII

It was recommended by staff that the special permit be approved subject to the conditions set forth by the Hawaii County Planning Commission (see copy of report on file).

Commissioner Wung moved to approve the special permit as recommended by staff, which was seconded by Commissioner Yamamura and unanimously passed.

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

STATE OF HAWAII
LAND USE COMMISSION

VOTE RECORD

ITEM SP73-144 - KOHALA HONGWANJI MISSION DATE March 30, 1973

PLACE Kulana Naauao, Hilo, Hawaii TIME 10:00 a.m.

NAME	YES	NO	ABSTAIN	ABSENT
NAPIER, ALEXANDER	✓			
TANGEN, EDDIE				✓
MARK, SHELLEY				✓
KIDO, SUNAO	✓			
WUNG, LESLIE	✓			
SAKAHASHI, STAN	✓			
YAMAMURA, TANJI	✓			
INABA, GORO	✓			

Comments:

I move that the special permit be approved subject to the conditions set forth by the Hawaii Planning Commission.

JOHN A. BURNS
GOVERNOR



STATE OF HAWAII
DEPARTMENT OF ACCOUNTING
AND GENERAL SERVICES
P. O. BOX 119
HONOLULU, HAWAII 96810

3595
LETTER NO. (P)1310.3

KENAM KIM
COMPTROLLER

Kohala

MAR 20 1973

Mr. Tatsuo Fujimoto
Executive Officer
State Land Use Commission
Department of Planning and
Economic Development
State of Hawaii
Honolulu, Hawaii

Dear Mr. Fujimoto:

Subject: Review of Applications for Boundary
Amendment Petitions and Special Permits

This is in response to your request for comments to the
following applications:

A72-351, A72-353, A72-354, A73-357, A73-359, A73-360,
A73-361, SP73-144, SP73-145, SP-73-146:

These amendments and permits will not affect any
existing or planned facilities serviced by our agency.

SP73-146:

We have no comments other than those made in response
to the draft environmental impact statement.

We have attached copies of the following correspondences
for your information.

- (1) Letter No. (P)2692.2 dated November 24, 1972,
DAGS to OEQC.

JOHN A. BURNS
GOVERNOR



FREDERICK C. ERSKINE
CHAIRMAN, BOARD OF AGRICULTURE

WILLIAM E. FERNANDES
DEPUTY TO THE CHAIRMAN

STATE OF HAWAII
DEPARTMENT OF AGRICULTURE
1428 SO. KING STREET
HONOLULU, HAWAII 96814

March 27, 1973

RECEIVED

MAR 29 1973

State of Hawaii
LAND USE COMMISSION

MEMORANDUM

TO: Mr. Tatsuo Fujimoto, Executive Officer
Land Use Commission

SUBJECT: Application for Special Permit
Kohala Hongwanji Mission (North Kohala)
TMK: 5-3-04: Portion 1 SP73-144

We have reviewed subject application and foresee no adverse effects on agriculture.

Thank you for the opportunity to comment on this matter.


Frederick C. Erskine
Chairman, Board of Agriculture

STATE OF HAWAII
LAND USE COMMISSION

MEMORANDUM

March 30, 1973
10:00 a.m.

TO: Land Use Commission

FROM: Staff

SUBJECT: SP73-144 - KOHALA HONGWANJI MISSION

A special permit to allow the establishment of a Buddhist church within the State land use Agricultural District at Halaula, North Kohala, Hawaii, has been requested by Mr. Shojiro Uehana. The subject property is situated between the Halaula urban district and the Halawa rural district and fronts the mauka side of the Mahukona-Niulii Road. The church is proposed to be constructed on a one-acre lot described as Tax Map Key 5-3-04: portion of parcel 1. The parcel is owned by Kohala Sugar Company and includes a total of approximately 1,071 acres.

The petitioner has submitted floor, elevation, and plot plans for the church design and has stated the following in substantiation of this request: "The present church is very old and the maintenance cost has been such that the congregation decided it would be more economical to build a new church. The present church is located in Niulii, where the access is very narrow and bad. The proposed church will be built at Halaula Subdivision on the Mahukona-Niulii Highway, where many members of our church reside."

The plans submitted by the petitioner show a church building containing approximately 4,500 square feet in area and an 18 foot driveway leading from a side road to a parking area containing 15 spaces.

The subject area has been used for cane production and has a soil productivity rating of "C" or fair. The property is level and contains no adverse terrain features, important landforms or historic features. The mean annual rainfall is approximately 50 inches and the elevation is at the 250 foot level.

COUNTY RECOMMENDATION

At its February 23, 1973 meeting, the Hawaii County Planning Commission voted to recommend approval of this special permit based on the following findings:

- "1. That the request is a reasonable use as it would not adversely affect surrounding properties. The church would abut a residential subdivision and would be compatible to this residential area. The removal of the one-acre area from

agricultural production would not adversely affect the remainder of the parcel from being developed for agricultural uses; and

- "2. That the use would not unreasonably burden public agencies to provide essential services. All essential services and facilities such as water, utilities and police and fire services are available to the subject property."

The recommendation for approval was subject to the following conditions:

- "1. Construction shall be substantially as submitted and shall begin within one (1) year of the date of approval.
- "2. With the exception of waivering the minimum lot size requirement of the A-20a zonal district, all other requirements shall be complied with."

On the County General Plan, the subject area fronting the highway has been designated for low-density urban uses and the mauka areas are designated for intensive agricultural development. The property is presently zoned in an A-20a district.

The Department of Public Works, Research and Development, Parks and Recreation, Police, Fire, Health, Education, Agriculture and Taxation had no objections or comments concerning the request. However, the Highway Division, Department of Transportation stated that access to the project should be from the 50-foot roadway for traffic safety reasons.

Upon evaluation of this request, staff finds that basic utilities are readily available to the subject site and the land is usable and adaptable for the proposed church use. The surrounding land uses will not be adversely affected and the establishment of a new church at the subject site will make access easier and more convenient for church members. Based on the above, the staff finds that the proposed use meets the guidelines for an "unusual and reasonable" use in the Agricultural District and recommends approval of this request subject to the conditions set forth by the Hawaii County Planning Commission.



STATE OF HAWAII

DEPARTMENT OF EDUCATION

P. O. BOX 2360
HONOLULU, HAWAII 96804

RECEIVED

MAR 20 1973

State of Hawaii
LAND USE COMMISSION

OFFICE OF BUSINESS SERVICES

March 16, 1973

MEMO TO: Mr. Tatsuo Fujimoto, Executive Officer
Land Use Commission, D.P.E.D.

F R O M: James T. Okamura, Director
Facilities & Auxiliary Services Branch

SUBJECT: Applications on Richard V. Toledo (A 73-361),
✓ Kohala Hongwanji Mission (SP 73-144) and
Hawaiian Anthuriums, Ltd. (SP 73-145)

We have no objections to the subject applications.

JTO:FAH:jy

STATE OF HAWAII
LAND USE COMMISSION
P. O. BOX 2359
HONOLULU, HAWAII 96804

March 12, 1973

NOTIFICATION OF BOUNDARY AMENDMENT
AND SPECIAL PERMIT APPLICATIONS

Please be advised that the following boundary amendment and special permit applications within the County of Hawaii have been filed with the Land Use Commission.

A72-351 - Land Use Commission (Keahuolu)

Approximately 62 acres from the Urban District to the Agricultural District at Keahuolu, North Kona, Hawaii, Tax Map Key 7-4-08: portion of 1, for consideration to a more appropriate classification.

A72-353 - Mabel M. Davis

Approximately 1.53 acres from the Agricultural to the Urban District at Puukapu Homesteads, South Kohala, Hawaii, Tax Map Key 6-4-01:90 (portion), to create additional homesites for the petitioner and her children.

A73-357 - W. H. Shipman, Ltd.

Approximately 14,172 square feet from the Agricultural District to the Urban District at Keaau, Puna, Hawaii, Tax Map Key 1-6-03:27, to refine the land use district boundaries.

✓ SP73-144 - Kohala Hongwanji Mission

Special permit request to allow the construction of a new church in the Agricultural District at Halaula, North Kohala, Hawaii, Tax Map Key 5-3-04: portion of 1.

SP73-145 - Hawaiian Anthuriums, Ltd.

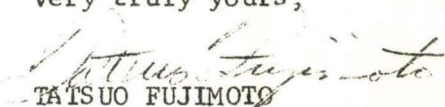
Special permit request to allow a quarry operation in the Agricultural District at Mt. View, Puna, Hawaii, Tax Map Key 1-1-100: 8 (portion), 10, 11, 40 and 37.

A public hearing and action meeting on these applications are scheduled for March 30, 1973*.

We would appreciate any written comments for or against these requests, or you or your agent may appear at the public hearing. Please do not hesitate to call this matter to the attention of other interested parties.

Should you desire additional information, feel free to contact this office.

Very truly yours,


TATSUO FUJIMOTO
Executive Officer

*See agenda enclosed

March 14, 1973

Kohala Hongwanji Mission
c/o Mr. Shojiro Uehara
P. O. Box 272
Kapaau, Hawaii 96755

Dear Mr. Uehara:

The Land Use Commission next meets on
March 30, 1973, at 10:00 a.m., in the Kulana Naauao
(Old State Tax Office Building), 14 Keawe Street,
Hilo, Hawaii.

At that time the special permit application
by Kohala Hongwanji Mission (SP73-144) to construct
a new church in the Agricultural District at Halaula,
North Kohala, Hawaii, will be considered.

Should you have any questions regarding this
matter, please feel free to contact us.

Very truly yours,

TATSUO FUJIMOTO
Executive Officer

Enclosure - Agenda



COUNTY OF
HAWAII

PLANNING COMMISSION
Planning Department

25 AUPUNI STREET • HILO, HAWAII 96720

SHUNICHI KIMURA
Mayor

Chairman

February 26, 1973

Mr. Tatsuo Fujimoto
Executive Officer
State Land Use Commission
P. O. Box 2359
Honolulu, HI 96804

RECEIVED

MAR 5 1973

State of Hawaii
LAND USE COMMISSION

SP73-144

Re: Special Permit Application - Kohala Hongwanji Mission

In accordance with Chapter 205, Section 205-6, Hawaii Revised Statutes, we are transmitting the decision and findings of the County Planning Commission on the above application.

The special permit request was to allow the construction of a new church to be located in Halaula, North Kohala, Hawaii, Tax Map Key 5-3-04:1 (portion).

The Planning Commission at a duly advertised public hearing held on February 8, 1973 in the Council Room, County Building, Hilo, Hawaii, discussed the subject request. The Commission on February 23, 1973, voted to recommend the approval of the special permit to the Land Use Commission as it was found:

1. That the request is a reasonable use as it would not adversely affect surrounding properties. The church would abut a residential subdivision and would be compatible to this residential area. The removal of the one-acre area from agricultural production would not adversely affect the remainder of the parcel from being developed for agricultural uses; and
2. That the use would not unreasonably burden public agencies to provide essential services. All essential services and facilities such as water, utilities and police and fire services are available to the subject property.

The favorable recommendation was also subject to the following conditions:

Mr. Tatsuo Fujimoto
Page 2
February 26, 1973

1. Construction shall be substantially as submitted and shall begin within one (1) year of the date of approval.
2. With the exception of waivering the minimum lot size requirement of the A-20a zoned district, all other requirements shall be complied with.



Ed C. Watt
Chairman

lat

Enclosures

cc Kohala Hongwanji Mission

COPY

PLANNING DEPARTMENT
25 AUPUNI STREET

COUNTY OF HAWAII
HILO, HAWAII 96720

RECEIVED

FEB 16 1973

**State of Hawaii
LAND USE COMMISSION**

February 13, 1973

Mr. Shojiro Uehana
Kohala Hongwanji Mission
P. O. Box 272
Kapaau, HI 96755

Re: Special Permit Application
Tax Map Key 5-3-04:1 (por.)

The Planning Commission at a duly advertised public hearing on February 8, 1973 discussed your request for a special permit from Section 98H-5 of Act 205, Land Use Regulation of the State of Hawaii to allow the construction of a new Hongwanji Buddhist Church to be located on a one-acre lot adjacent to and east of the Halaula Subdivision and fronting the mauka side of the Mahukona-Niulii Road, Halaula, North Kohala, Hawaii.

In accordance with the provisions of Section 98H-6 of Act 205 of the State of Hawaii, the Commission shall act on such petition not earlier than fifteen (15) days after the said public hearing.

The submittal of building plans (elevations, etc.) and a plot plan was requested for review before the Commission takes action on your request. Please submit the above in order that we may expedite the processing of your request.



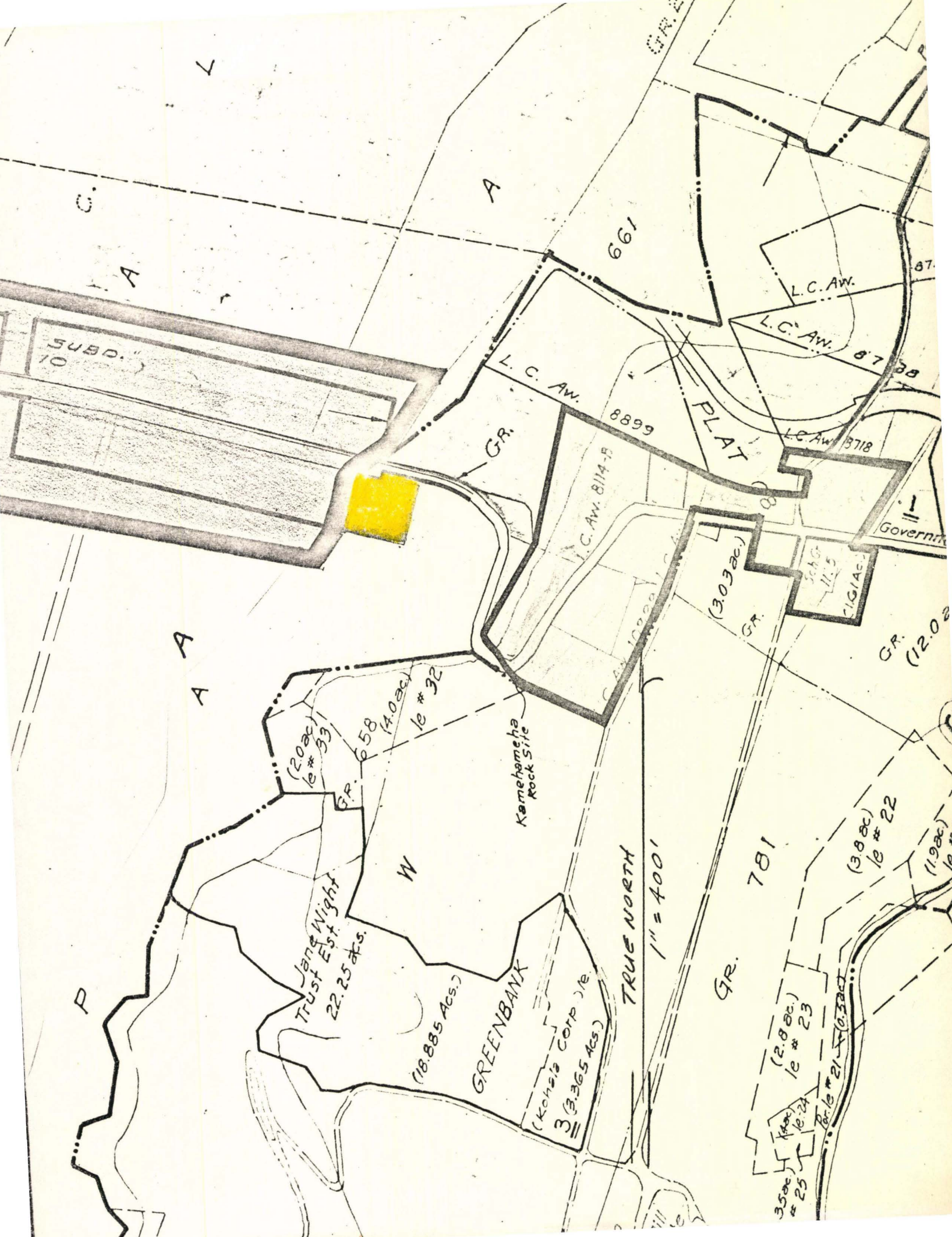
Ed C. Watt
Chairman, Planning Commission

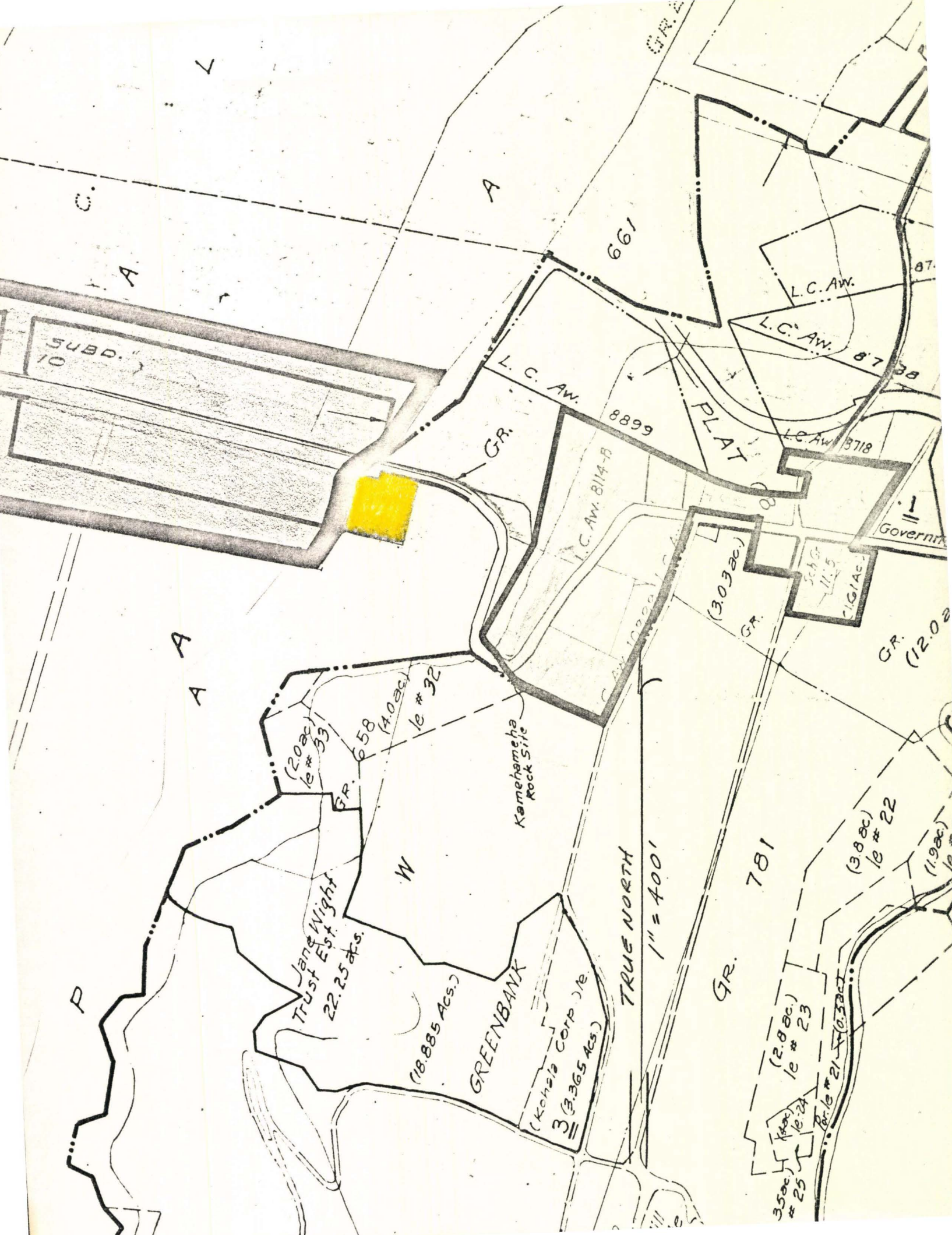
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cc / Land Use Commission

Permanent Record

SOUTHWORTH





RECEIVED

MAR 8 1973

State of Hawaii
LAND USE COMMISSION

PLANNING COMMISSION

Planning Department
County of Hawaii

February 8, 1973

A regularly advertised public hearing, on the application of Kohala Hongwanji Mission, was called to order at 6:02 p.m., in the County Council Room, County Building, by Chairman Ed C. Watt.

PRESENT: Ed C. Watt
Scott H. Asai
Masayuki Kai
Leon M. Sterling, Jr.
Skippy T. Yasutake

ABSENT: Mauricio Valera, Jr.
Akira Fujimoto, Ex-officio Member
Edward Harada, Ex-officio Member
Roy H. Nagata

Sidney M. Fuke
Glenn T. Miyao
Norman K. Hayashi

Clifford Lum, Corporation Counsel
Richard Masuda, Public Works

and approximately 19 people in attendance

NOTICE OF A PUBLIC HEARING

SP73-144 Special Permit: Halualala, North Kohala, Hawaii

NOTICE IS HEREBY GIVEN of public hearings to be held in the County Council Room, County Building, Hilo, Hawaii, State of Hawaii, beginning at 5:00 p.m., February 8, 1973, to consider among others, the application of Kohala Hongwanji Mission, owner, for a special permit within the County of Hawaii in accordance with the provision of Section 98H-6, Revised Laws of Hawaii 1955, as amended.

The special permit is for the purpose of allowing the construction of a new Hongwanji Buddhist Church fronting the mauka side of the Mahukona-Niulii Road, Halaula, North Kohala. The church is to be located on a one-acre lot adjacent to and east of the Halualala Subdivision and described as Tax Map Key 5-3-04:1 (portion).

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 Planning Department 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 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.

PLANNING COMMISSION
OF THE COUNTY OF HAWAII
ED C. WATT, CHAIRMAN
By: Raymond H. Suefuji, Director

(Hawaii Tribune-Herald: January 29 and February 6, 1973)

CHAIRMAN: The next public hearing is the application of the Kohala Hongwanji Mission for a special permit to allow the construction of a new Hongwanji Buddhist Church fronting the mauka side of the Mahukona-Niulii Road, Halaula, North Kohala. The church is to be located on a one-acre lot adjacent to and east of the Halaula Subdivision and described as Tax Map Key 5-3-04:1 (portion).

Staff please.

STAFF PLANNER HAYASHI: Mr. Chairman and Commissioners. The applicant is requesting a special permit to allow the construction of a church within the State Land Use agricultural district. The church is to be located on the mauka side of the Mahukona-Niulii Road, east or Niulii side of the Halaula subdivision, Halaula, North Kohala.

The church is to be constructed on a one-acre lot which is part of a 1071 acre parcel owned by the Kohala Sugar Company.

The subject area has been used for cane production and has a soil productivity rating of "C" or fair. Soil is of the Kohala series and is deep, moderately fine textured, dark brown in color and well drained. The subject area abuts a cane field road and is elevated in relation to the main highway. No adverse terrain features, important landform, or historic features are attributed to the property.

The area fronting the highway has been designated for low-density urban uses with mauka areas designated for intensive agricultural development. The property is presently zoned as an A-20a district by the County.

The departments of public works, research and development, parks and recreation, police, fire, health, education, agriculture and taxation had no objections to or comment on the request.

The Highways Division, Department of Transportation, had no objection to the request but commented that access should be from the 50-foot roadway for traffic safety due to insufficient sight distance and close proximity to a sharp horizontal curve.

All utilities essential for the proposed use are available along the highway.

Thank you.

CHAIRMAN: Thank you staff. Is the representative of this Kohala church here?

SHOJIRO UEHANA: Mr. Chairman and members of the Commission. I am Shojiro Uehana from Kohala Hongwanji. I am the President. I am here to represent if there is any question.

CHAIRMAN: Staff, you have any questions?

STAFF PLANNER MIYAO: We have several questions. Assuming that the special permit is granted by the Land Use Commission, how soon after such approval would you people start construction of this church?

UEHANA: Right away.

STAFF PLANNER MIYAO: So, there would be no problem if this Commission imposed one year construction deadline?

UEHANA: No.

STAFF PLANNER MIYAO: Another one is, could we receive plans of the church in terms of elevation and site layout before we take action on this request? As you know, we cannot take action today. There is a 15-day waiting period so within that time, could you submit additional plans for us to review?

UEHANA: We can.

STAFF PLANNER MIYAO: Thank you.

CHAIRMAN: Any other questions from the Commissioners? If not, thank you, Sir.

UEHANA: Thank you.

CHAIRMAN: Is there anybody else wishing to give testimony, either pro or con?

THOMAS T. SAKAKIHARA: Mr. Chairman and members of the Commission. For the record, my name is Thomas T. Sakakihara. I represent one of the property owners abutting the premises in question for which a special permit has been applied by the church. I am asked by my client Miss Elizabeth Lee, one of the heirs of the Lee Estate in Kohala. They are in favor of the application and have specifically authorized me to ask the Commission to grant this special permit.

CHAIRMAN: Is there anyone else wishing to give testimony?

If not, I will entertain a motion to close the public hearing.

COMMISSIONER ASAI: So move.

CHAIRMAN: Second to the motion.

COMMISSIONER KAI: Second.

CHAIRMAN: It has been moved and seconded. Ready for the question? All in favor, say aye.

COMMISSIONERS: Aye.

CHAIRMAN: Okay, the meeting is closed. This is a special permit in which we can take no action for 15 days. We will be taking action at our next meeting which will be February 23.

The public hearing was adjourned at 6:20 p.m.

Respectfully submitted,

Lei A. Tsuji
Lei A. Tsuji, Secretary

A T T E S T :

Ed C. Watt
Ed C. Watt, Chairman
Planning Commission

COPY

PLANNING DEPARTMENT
25 AUPUNI STREET

COUNTY OF HAWAII
HILO, HAWAII 96720

January 26, 1973

RECEIVED

JAN 29 1973

State of Hawaii
LAND USE COMMISSION

Mr. Shojiro Uehana
Kohala Hongwanji Mission
P. O. Box 272
Kapaau, HI 96755

Re: Notice of Public Hearing
Special Permit Application
Tax Map Key 5-3-04:1 (por.)

This is to inform you that a public hearing has been scheduled to discuss your application for a special permit to allow the construction of a new Hongwanji Buddhist Church. Said hearing will begin at 5:00 p.m., on February 8, 1973 in the County Council Room, County Building Hilo, Hawaii.

The presence of a representative will be appreciated in order that all questions relative to the request may be clarified.

A copy of the hearing notice is enclosed for your information.

Sidney M. Suefuji

Raymond H. Suefuji
Director

lat

Enclosure

cc ✓ Land Use Commission

NOTICE OF A PUBLIC HEARING

Special Permit: Halaula, North Kohala, Hawaii

NOTICE IS HEREBY GIVEN of public hearings to be held in the County Council Room, County Building, Hilo, Hawaii, State of Hawaii, beginning at 5:00 p.m., February 8, 1973, to consider among others, the application of Kohala Hongwanji Mission, owner, for a special permit within the County of Hawaii in accordance with the provision of Section 98H-6, Revised Laws of Hawaii 1955, as amended.

The special permit is for the purpose of allowing the construction of a new Hongwanji Buddhist Church fronting the mauka side of the Mahukona-Niulii Road, Halaula, North Kohala. The church is to be located on a one-acre lot adjacent to and east of the Halaula Subdivision and described as Tax Map Key 5-3-04:1 (portion).

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 Planning Department 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 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.

PLANNING COMMISSION
OF THE COUNTY OF HAWAII
ED C. WATT, CHAIRMAN
By: Raymond H. Suefuji, Director

(Hawaii Tribune-Herald: January 29 and February 6, 1973)

JOHN A. BURNS
GOVERNOR



FREDERICK C. ERSKINE
CHAIRMAN, BOARD OF AGRICULTURE

WILLIAM E. FERNANDES
DEPUTY TO THE CHAIRMAN

STATE OF HAWAII
DEPARTMENT OF AGRICULTURE
1428 SO. KING STREET
HONOLULU, HAWAII 96814

January 12, 1973

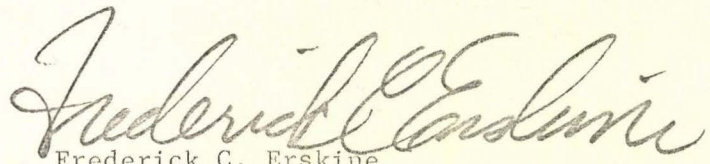
MEMORANDUM

TO: Mr. Raymond H. Suefuji, Director
Planning Department, County of Hawaii

SUBJECT: Special Permit Application - Kohala Hongwanji Mission
TMK: 5-3-04: por. 1

We have reviewed subject application and foresee no adverse effects on agriculture should the special permit be approved.

Thank you for the opportunity to comment on this matter.


Frederick C. Erskine
Chairman, Board of Agriculture

DEPARTMENT OF PARKS AND RECREATION
COUNTY OF HAWAII
HILO, HAWAII

M E M O R A N D U M

Date: January 17, 1973

TO: Planning Department
FROM: Parks & Recreation
SUBJECT:

We have reviewed the following and have no comments to make on them at this time:

SLUC Boundary Amendment - Land Use Commission (TMK 7-4-08:por. 1)

Change of Zone Application - Robert Lindsey (TMK: 6-4-24:5)

Special Permit Application - Kohala Hongwanji Mission (TMK: 5-3-04:por. 1)

Change of Zone Application - Homer K. Payas (TMK: 8-6-02:22, 23, 36)

SLUC Amendment to District Boundaries - Mrs. Mabel M. Davis (TMK: 6-4-01:90)

Special Permit Application - Carl Matsumoto (TMK: 7-3-05:03)

Robert T. Fukuda

ae

ROBERT T. FUKUDA
Director

DEPARTMENT OF RESEARCH AND DEVELOPMENT
COUNTY OF HAWAII • HILO, HAWAII 96720 • PHONE 935-5721

MEMORANDUM

73-1-16

To: PLANNING DEPARTMENT
From: R&D/pk *IZI*

Date: 1/9/73
ln

Subject: REZONING APPLICATION - Kohala Hongwanji Mission
TMK: 5-3-04:por. 1

We have no comment on this application.

SHUNICHI KIMURA, Mayor
JULIUS K. WERY, Fire Chief
CHARLES TAKEGUCHI, Deputy Chief

HAWAII COUNTY FIRE DEPARTMENT

P. O. BOX 672
HILO, HAWAII, 96720



January 11, 1973

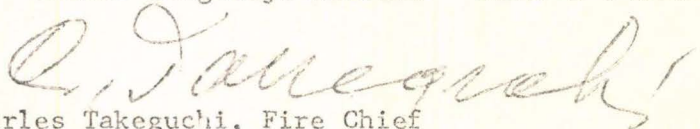
To: Raymond H. Suefuji, Director
Planning Department

From: Charles Takeguchi, Fire Chief

SUBJECT: REZONING REQUEST

Per your request, we have no comments regarding the following rezoning request dated December 18, 1972:

Kohala Hongwanji Mission - TMK:5-3-04:Por. 1


Charles Takeguchi, Fire Chief

CT/rm

06

PLANNING DEPARTMENT
COUNTY OF HAWAII
HILO, HAWAII

December 18, 1972

TO: ALL CONCERNED AGENCIES
FROM: RAYMOND H. SUEFUJI
RE: SPECIAL PERMIT APPLICATION - Kohala Hongwanji Mission
TMK: 5-3-04:por. 1

Attached is a copy of a Special Permit application for your review and comment. May we please have your written comments within two weeks.

Raymond H. Suefuji
Director

SF:mh

Attach.

December 29, 1972

Department of Health, Hilo

We recommend the approval of the above request on the basis that the rules and regulations of the Department of Health can be complied with satisfactorily.

Y. Kishi
Y. KISHI
Supervising Sanitarian, Hawaii

DEPARTMENT OF PUBLIC WORKS
COUNTY OF HAWAII
HILO, HAWAII

MEMORANDUM

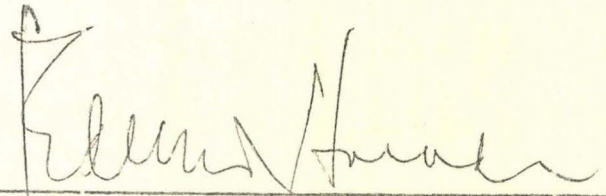
Date December 22, 1972

TO: Planning Department

FROM: Chief Engineer

SUBJECT: Application for Special Permit Application
Applicant: Kohala Hongwanji Mission
Location: Napapaa, Halaula, North Kohala, Hawaii
TMK: 5-3-04: Por. 1

We have reviewed the subject application and have no comments to offer.



EDWARD HARADA, Chief Engineer

HAWAII DISTRICT
Department of Education

Date: Dec. 18, 1972

To: Hawaii County
Department of Planning

From: Hawaii District
Department of Education

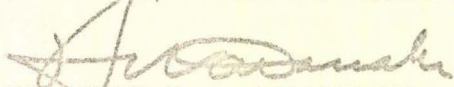
Subject: Kohala Hongwanji Mission

TMK: 5-3-04: por. 1

✓
Hawaii District Department of Education has no objection to
the application.

Hawaii District recommends the following:

For the Department of Education:


HERBERT S. WATANABE
STAFF SPECIALIST
BUSINESS & FACILITIES

HAWAII DISTRICT
P. O. BOX 276
HILO, HAWAII 96720



STATE OF HAWAII
DEPARTMENT OF TRANSPORTATION
HIGHWAYS DIVISION

IN REPLY REFER
TO LETTER NO.

HWY-H
72-2.1477

December 26, 1972

Mr. Raymond Suefuji, Director
Planning Department
County of Hawaii
25 Aupuni Street
Hilo, Hawaii 96720

Dear Mr. Suefuji:

Subject: Special Permit Application
Kohala Hongwanji Mission
TMK 5-3-04: por. 1

We have no objections to the proposed action but access shall be the 50-foot roadway for traffic safety due to insufficient sight distance and close proximity to sharp horizontal curve.

Very truly yours,

A handwritten signature in cursive script, appearing to read "A. Schuster" or similar, written over the typed name.

CHAS L. SCHUSTER
District Engineer



OUR REFERENCE

YOUR REFERENCE

COUNTY OF HAWAII
DEPARTMENT OF POLICE
HILO, HAWAII



ADDRESS ALL
COMMUNICATIONS TO:
ERNEST J. FERGERSTROM
CHIEF OF POLICE
HILO, HAWAII

DECEMBER 26, 1972

MR. RAYMOND SUEFUJI
DIRECTOR
PLANNING DEPARTMENT
COUNTY OF HAWAII
HILO, HAWAII 96720

RE: KOHALA HONGWANJI MISSION
TMK: 5-3-04:POR. 1

WE HAVE REVIEWED THE ATTACHED CHANGE OF ZONE APPLICATION
AND HAVE NO COMMENTS TO OFFER.

ERNEST J. FERGERSTROM
CHIEF OF POLICE

EWR/SF

ATTACHMENT:

PLANNING DEPARTMENT
COUNTY OF HAWAII
HILO, HAWAII

December 18, 1972

TO: ALL CONCERNED AGENCIES
FROM: RAYMOND E. SUEFUJI
RE: SPECIAL PERMIT APPLICATION - Kohala Hongwanji Mission
TMK: 5-3-04:por. 1

Attached is a copy of a Special Permit application for your review and comment. May we please have your written comments within two weeks.

Raymond E. Suefuji
Director

SF:mh

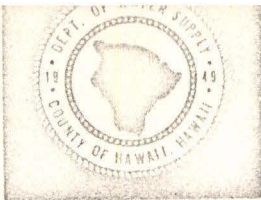
Attach.

72 DEC 18 PM 3:14

*Application reviewed.
Petitioner's petition
is properly related.
PLANNING DEPT
18 Dec 72* *MDM*

72 DEC 22 AM 11 26

RECEIVED



DEPARTMENT OF WATER SUPPLY • COUNTY OF HAWAII

P. O. BOX 1820

HILO, HAWAII 96720

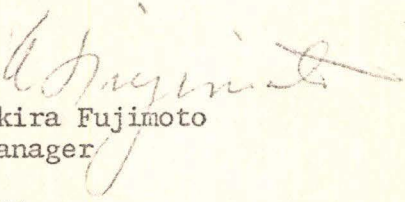
25 AUPUNI STREET

December 20, 1972

Planning Department
County of Hawaii
Hilo, HI 96720

Re: Special Permit Application
Property located at Napapaa, Halaula, North Kohala, Hawaii
Applicant: Kohala Hongwanji Mission
Tax Map Key: 5-3-04:por. 1

We have no objections to this request. For your information, water is available from our 8-inch main along the Mahukona - Niulii Highway.


Akira Fujimoto
Manager

WHS

cc: Kohala Hongwanji Mission

... Water brings progress...

COUNTY OF HAWAII

COUNTY PLANNING DEPARTMENT

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 Napapaa, Halaula, North Kohala, Hawaii TMK: 5-3-04: Portion 1 in accordance with provisions of Section 98H-6, Act 205, SLH 1963 for the following described purpose.

To construct a new Hongwanji Buddhist Church.

RECEIVED

MAR 5 1973

State of Hawaii
LAND USE COMMISSION

Description of Property:

Tax Map Key: 5-3-04: Portion 1

(see attached Tax Map and site plan.)

Petitioner's interest in subject property:

Owner

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 present church is very old and the maintenance cost has been such that the congregation decided it would be more economical to build a new church. The present church is located in Niulii, where the access is very narrow and bad. The proposed church will be built at Halaula Subdivision on the Mahukona-Niulii highway, where many members of our church reside.

The application will be accompanied with a deposit of \$100.00 to cover publication and administrative costs and a map of the area proposed for change.

Signature _____

Address _____

Telephone _____

Shiguro Tsuruta
P.O. Box 272
Kapana, Hawaii 96755
Kahala-Honolulu Mission

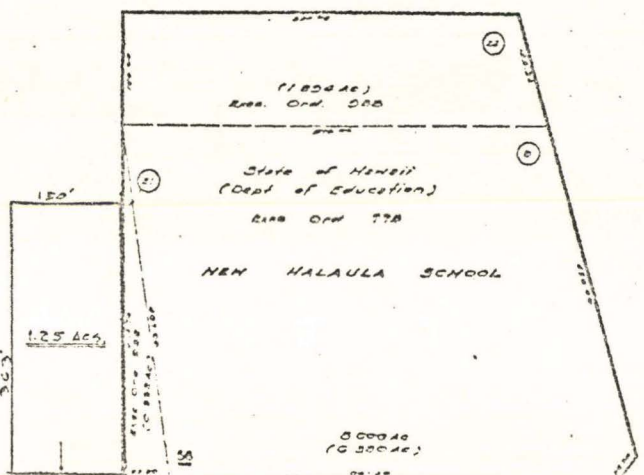
This space for official use

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

REMARKS:

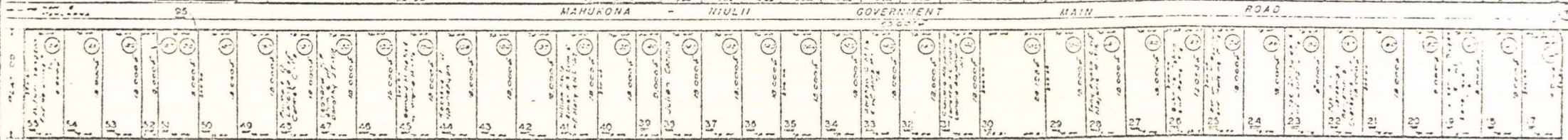
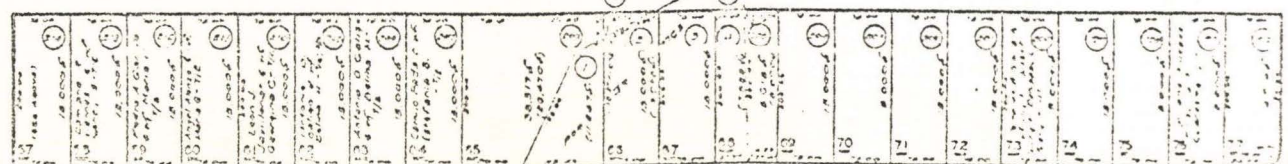
PLAT 07

Prepared and Drawn by
THE BLUE PRINT CO.
100 KALANANĀ'ŪHĀ STREET, HONOLULU, HAWAII
SEPT 1967



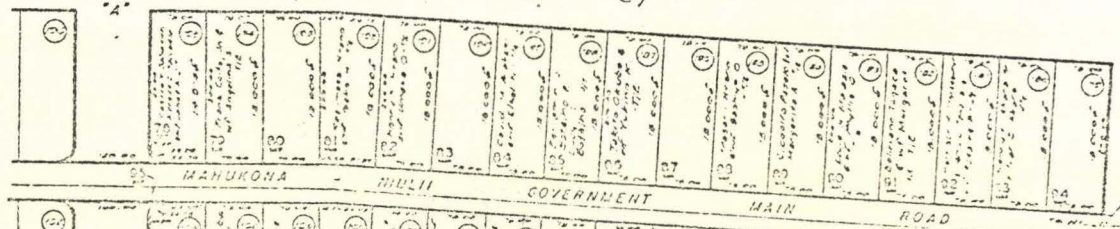
17 Alexander B. Rogers,
Alexander B. Rogers, Jr.,
Charles V. Rogers,
Alexander B. Rogers, Jr.,
Alexander B. Rogers - Trust

PLAT 07

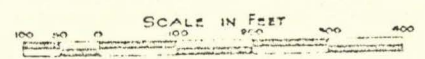


PLAT 04

PLAT 07



PLAT 04



NOTE: All lots owned by
Kohala Sugar Company
unless otherwise noted

FOR REAL PROPERTY TAXATION PURPOSES
SUBJECT TO CHANGE

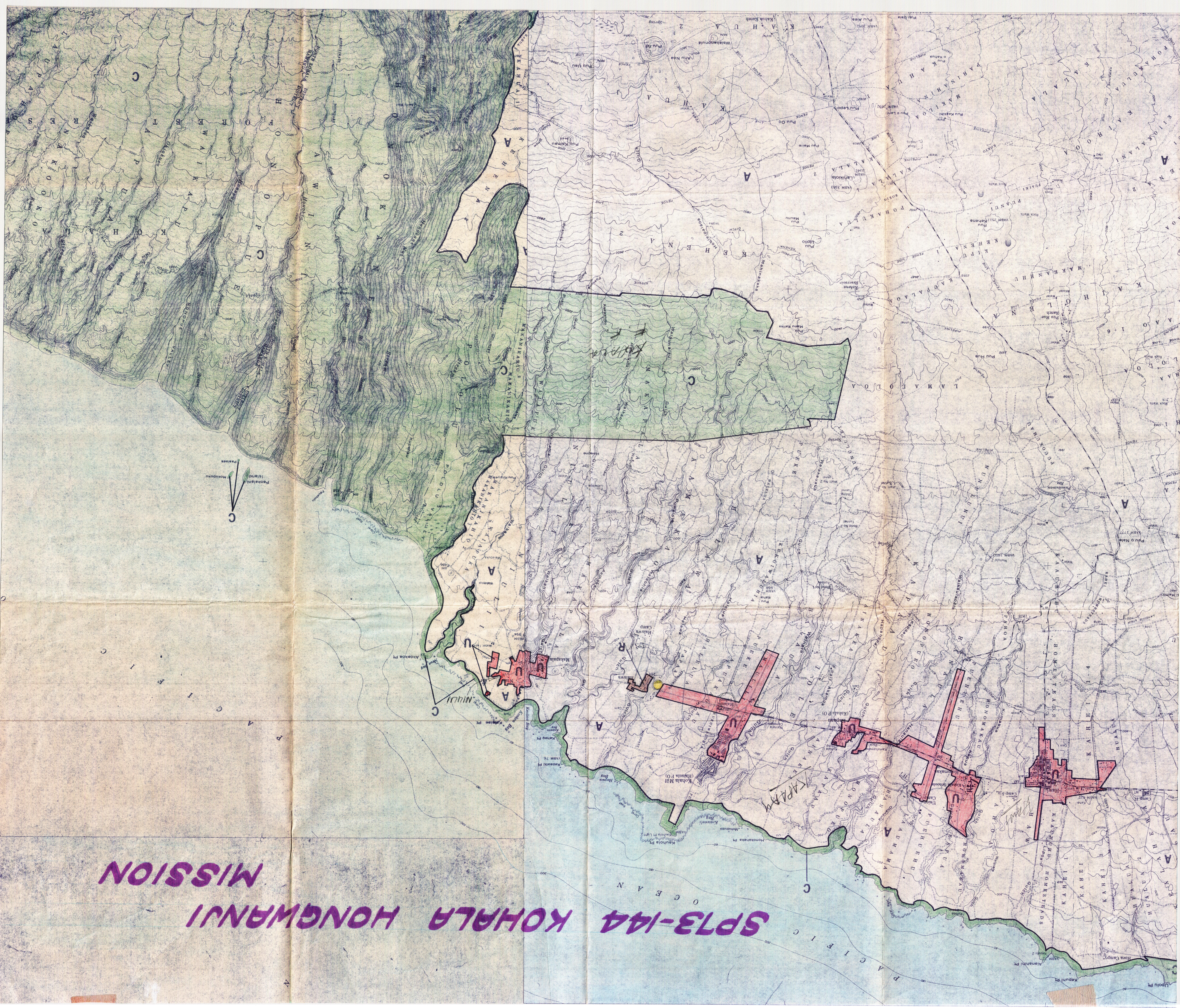
DEPARTMENT OF TREASURY
PROPERTY TAXATION DIVISION
TAX MAPS & ANNOTATIONS
STATE OF HAWAII
TAX MAP
TAX MAP NO. 5-3-10
DATE: 10/1/67

FOR 'HALAULA SUB'D', LO. CT. APP. III, N. KOHALA, HAWAII (Formerly par. 5-3-04 B 07)

DWG NO. 508
SHEET NO. 10 OF 10
DATE: 9/1/67

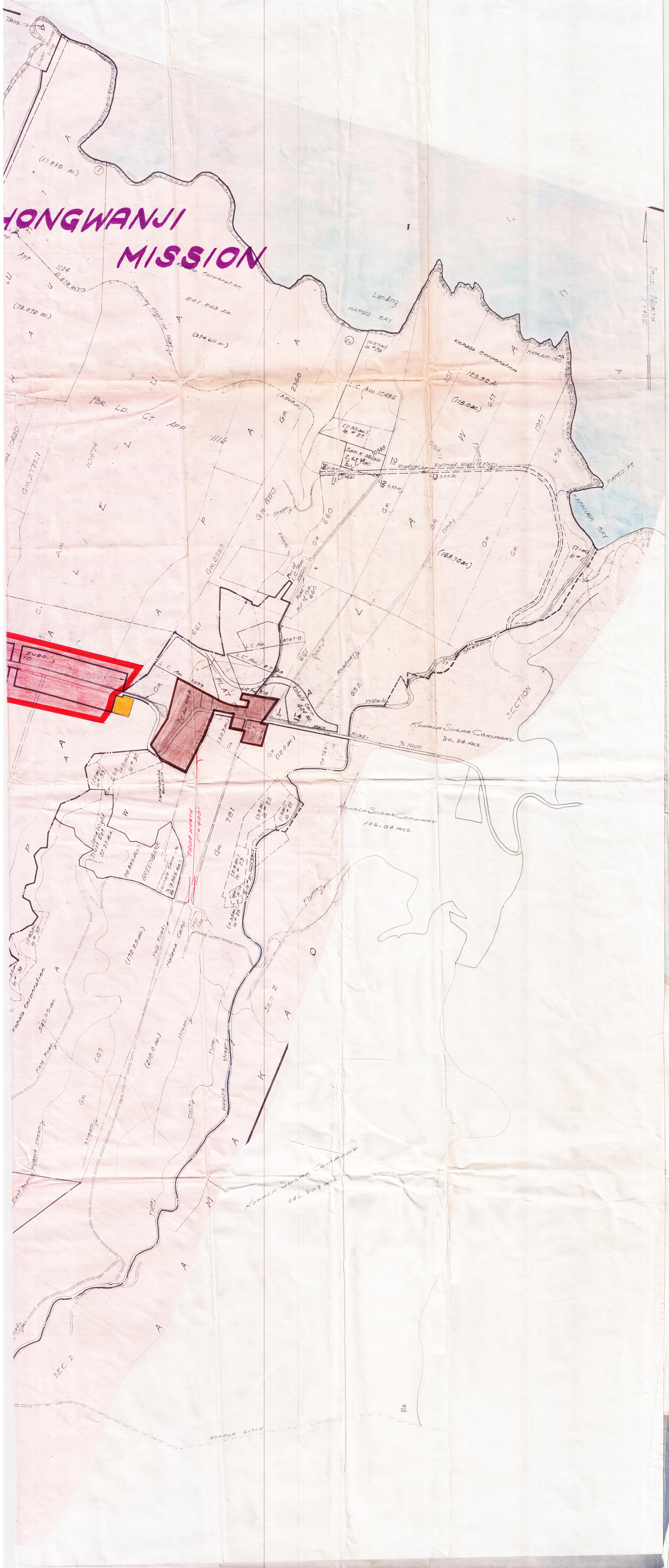
The present church is very old and the maintenance cost has been such that the congregation decided it would be more economical to build a new church. The present church is located in Niulii, where the access is very narrow and bad. The proposed church will be built at Halaula Subdivision on the Mahukona-Niulu highway, where many members of our church reside.

SP73-144 KOHALA HONGWANJI MISSION



M/S

1 RUE NORTH
1" = 400'



This is a hand-drawn architectural floor plan of a church building. The overall dimensions are 60'-0" wide by 74'-2" deep. The plan is divided into several functional areas:

- CHURCH:** The main sanctuary area, featuring two rows of **PEWS** (10 on each side) and an **ORGAN** at the front. The front wall has a **STEP UP 14"** and a **PULPIT**. The side walls have **STEP UP 12"** and **STEP UP 14"** markers.
- ALTER:** Located at the front center of the church area.
- TABLE:** Located to the right of the altar.
- MINISTER'S RM.:** A room adjacent to the church area, containing **STORAGE** and a **URINAL**.
- W.C.:** Two restrooms, one for **MEN** and one for **WOMEN**, located near the minister's room.
- KITCHEN & CONFERENCE ROOM:** A large room at the rear of the building, featuring a **SINK**, **STOVE**, **RANGE**, and **STORAGE** areas. It is separated from the church area by a **STAIR** and a **STAIR** marker.
- OFFICE:** A room at the rear left, containing a **COUNTER** and **STORAGE**.

The plan includes numerous dimensions for rooms and overall sections:

- Overall width: 60'-0"
- Overall depth: 74'-2"
- Church area width: 24'-0"
- Church area depth: 34'-0"
- Minister's room width: 8'-0"
- Minister's room depth: 9'-4"
- Kitchen & Conference room width: 20'-0"
- Kitchen & Conference room depth: 12'-0"
- Office width: 8'-0"
- Office depth: 12'-0"
- Stair width: 5'-0"
- Stair depth: 5'-6"
- Stair width: 8'-0"
- Stair depth: 5'-6"
- Stair width: 12'-0"
- Stair depth: 12'-0"

FRONT ELEVATION

$\frac{1}{8}'' = 1'-0''$

ROAD EASEMENT

20'-0" MINIMUM SETBACK

50'-0" MINIMUM SETBACK

20'-0" MINIMUM SETBACK

PROPOSED CHURCH

10'-0"

CESSPOOL

50'-0" MINIMUM SETBACK

DRIVEWAY

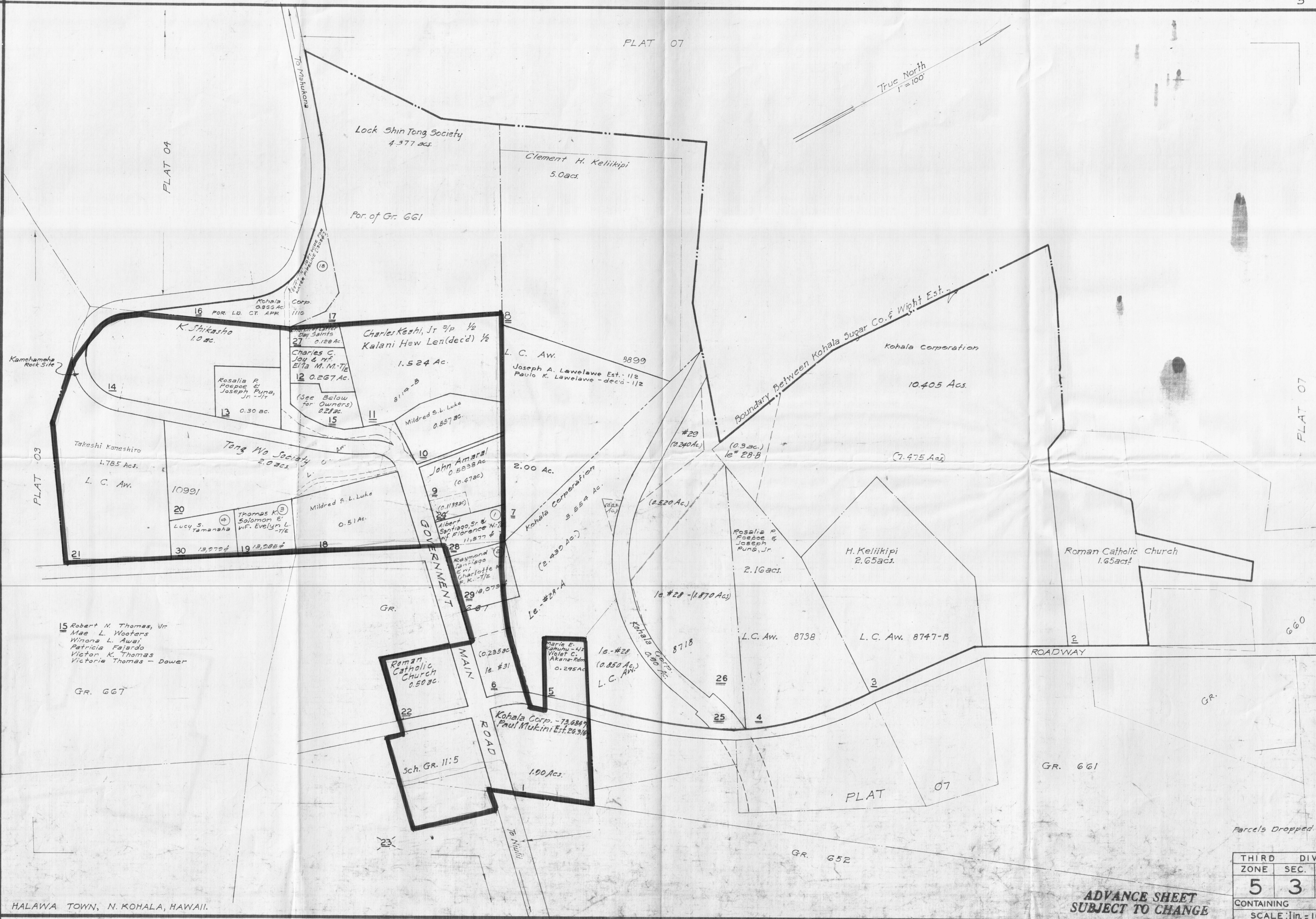
PLOT PLAN
1" = 20'

PROPOSED CHURCH
FOR
KOTALA HONGWANJI MISSION

PLAID BY: HAWAII HARDWARE CO., LTD.

PLAT 07

True North
1"=100'



15 Robert N. Thomas, Jr.
Mae L. Wooters
Winona L. Awa
Patricia Fajardo
Victor K. Thomas
Victoria Thomas - Dower

Roman Catholic Church
0.50 ac.

Sch. GR. 11:5

Kohala Corp. - 73,684
Paul Mukini Est. 26,316

Maria E. Keliikipi - 41
Violat C. Akana-Rdm
0.295 ac.

L.C. Aw. 8738

L.C. Aw. 8747-B

GR. 661

GR. 652

Parcels Dropped 24, 23,

THIRD DIVISION		
ZONE	SEC.	PLAT
5	3	08
CONTAINING PARCELS		
SCALE: 1 in. = 100 ft.		

ADVANCE SHEET
SUBJECT TO CHANGE

SP73-144 KOHALA HONGWANJI

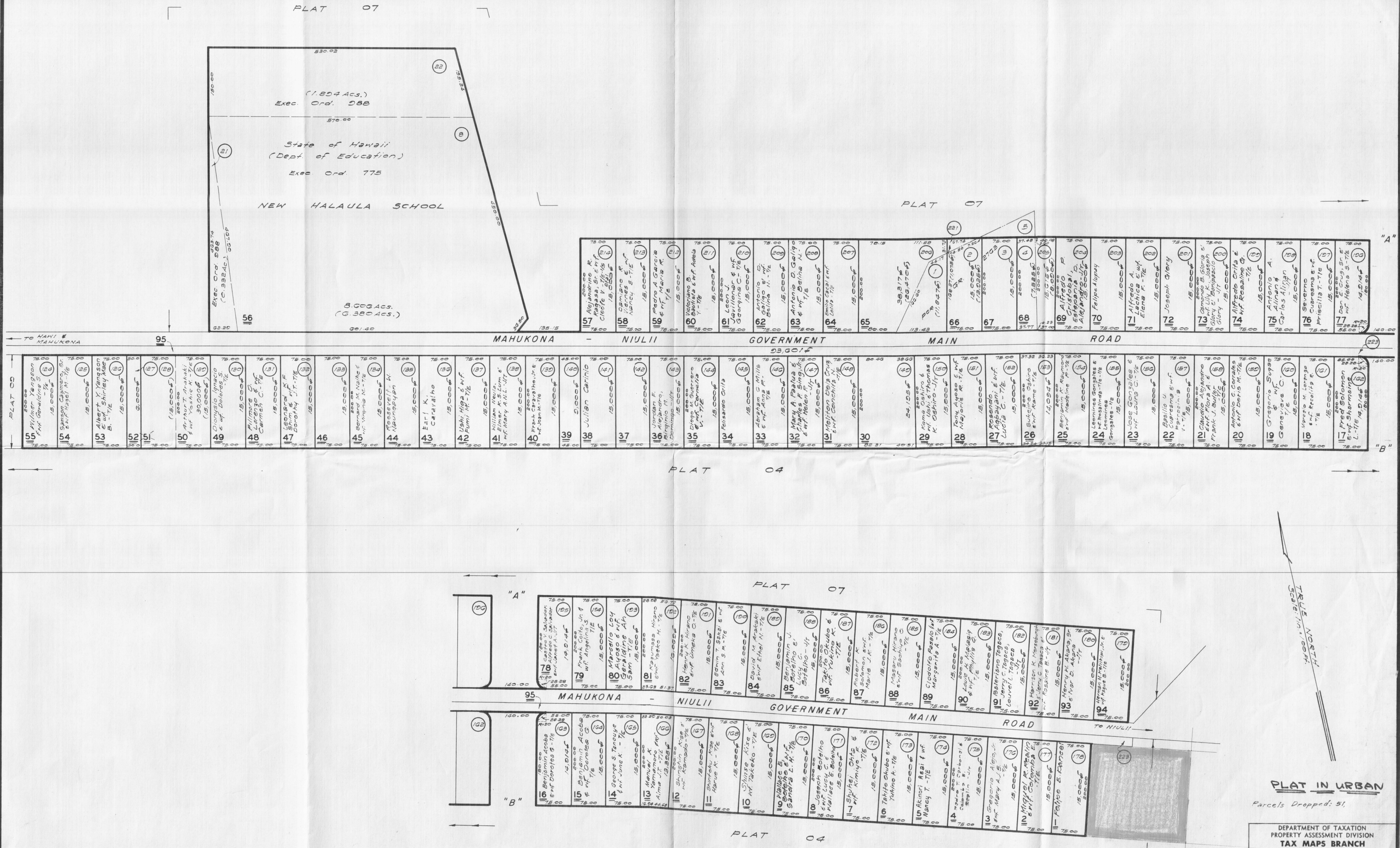
PRINTED

MAR 13 1973

HALAWA TOWN, N. KOHALA, HAWAII.

Dwg. No.: 2539
Source: Tax Maps Bureau
By: L.K.H. & F.W.B. - Oct. 1935.

DWG. NO.: 5051
SOURCE: TMB & LD. CT. APP. III.6 (MAY 12)
BY: HN-RJ DATE: NOV. 12, 1955



POR. HALAULA SUB'D., LD. CT. APP. III.6, N. KOHALA, HAWAII. (Formerly por. 5-3-04 & 07)

NOTE: All lots owned by Kohala Corporation unless otherwise noted.

FOR REAL PROPERTY TAXATION PURPOSES
SUBJECT TO CHANGE

PLAT IN URBAN
Parcels Dropped: 51

DEPARTMENT OF TAXATION PROPERTY ASSESSMENT DIVISION TAX MAPS BRANCH STATE OF HAWAII		
TAX MAP		
THIRD TAXATION DIVISION		
ZONE	SEC.	PLAT
5	3	10
SCALE: 1 IN. = 100 FT.		

5073-144 KOHALA HONGWANJI MISSION