

Span
Mar 5 - Apr 19

Mar 30

SP73-145 - HAWAIIAN ANTHURiums, LTD. (MT. VIEW)

September 28, 1976

MR. EDWIN W. SMITH
Attorney at Law
20 Haili Street
Hilo, Hawaii 96720

Dear Mr. Smith:

This is in response to your letter dated September 21, 1976 concerning SP73-145 Hawaiian Anthuriums, Ltd.

We do not believe that the issuance of separate permits is necessary for the following reasons:

Mr. Harold S. Tanouye is the President of both Hawaiian Anthuriums, Ltd. and Harold S. Tanouye and Sons, Inc. At the February 8, 1973 public hearing held by the Hawaii County Planning Commission on this matter, Mr. Tanouye appeared as the principal and sole representative of the petitioner and presented considerable testimony on the proposed project. Although SP73-145 was submitted by Hawaiian Anthuriums, Ltd., it is clear from Mr. Tanouye's representations at the hearing and from the identification of the subject property in the legal notice published by the Hawaii County Planning Commission, that the three parcels owned by Mr. Tanouye and Sons were intended to be part of the subject petition. This is further reflected in the map exhibit entitled "Project Site" and dated July 31, 1972 which was submitted with the petition. We, therefore, conclude that the approval granted under SP73-145 jointly covers the properties owned by both corporations as shown in the above-mentioned exhibit.

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

Very truly yours,

AH SUNG LEONG
Acting Executive Officer

ASL:yk

cc: Hawaii County Planning Commission
Attention: Mr. Raymond Suefuji

7482

EDWIN W. SMITH

LAND USE COMMISSION
STATE OF HAWAII

ATTORNEY-AT-LAW

20 Haili St
HILO, HAWAII 96720

PHONE 935-7010

SEP 22 9 32 AM '76

September 21, 1976

AH SUNG LEONG
Acting Executive Officer
Land Use Commission
P.O. Box 2359
Honolulu, Hawaii 96804

RE: CONCERNING QUARRY PERMIT ISSUED TO HAWAIIAN ANTHURIUM, LTD.

Mr. Leong,

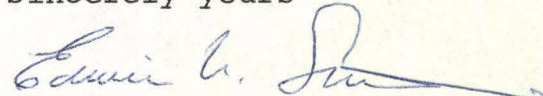
I am representing both HAROLD S. TANOUE AND SONS, INC, and HAWAIIAN ANTHURIUM, LTD. When the original quarry permit was issued by your office it was issued to Hawaiian Anthurium Limited. Hawaiian Anthurium Limited is the owner of lots 8522 and 8529. Harold S. Tanouye and Sons, Inc. were and still are the owners of lots 8579, 8523 and 8526.

Harold S. Tanouye is the president of both of the respective Corporations.

In order to avoid any confusion or technical violations, we are respectfully requesting that your office issue either a joint permit to both corporations to quarry on their respective lots or that separate permits be issued to each corporation for the respective lots that they own.

If you have any further questions concerning this, feel free to call on me at any time at my office.

Sincerely yours



EDWIN W. SMITH

cc Mr. Edwin Smith
cc Harold S. Tanouye & Sons, Inc.
cc Hawaiian Anthurium Ltd.

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 Hawaiian Anthuriums, Ltd. (SP73-145) to allow the establishment of a quarry operation and water storage reservoirs for anthuriums and other agricultural uses within the Agricultural District at Mt. View, Puna, Hawaii, on approximately 100 acres of land identified as Tax Map Key 1-1-100: parcels 40, 37, 11, 10 and portion of 8; subject to the conditions set forth by the Hawaii County Planning Commission.

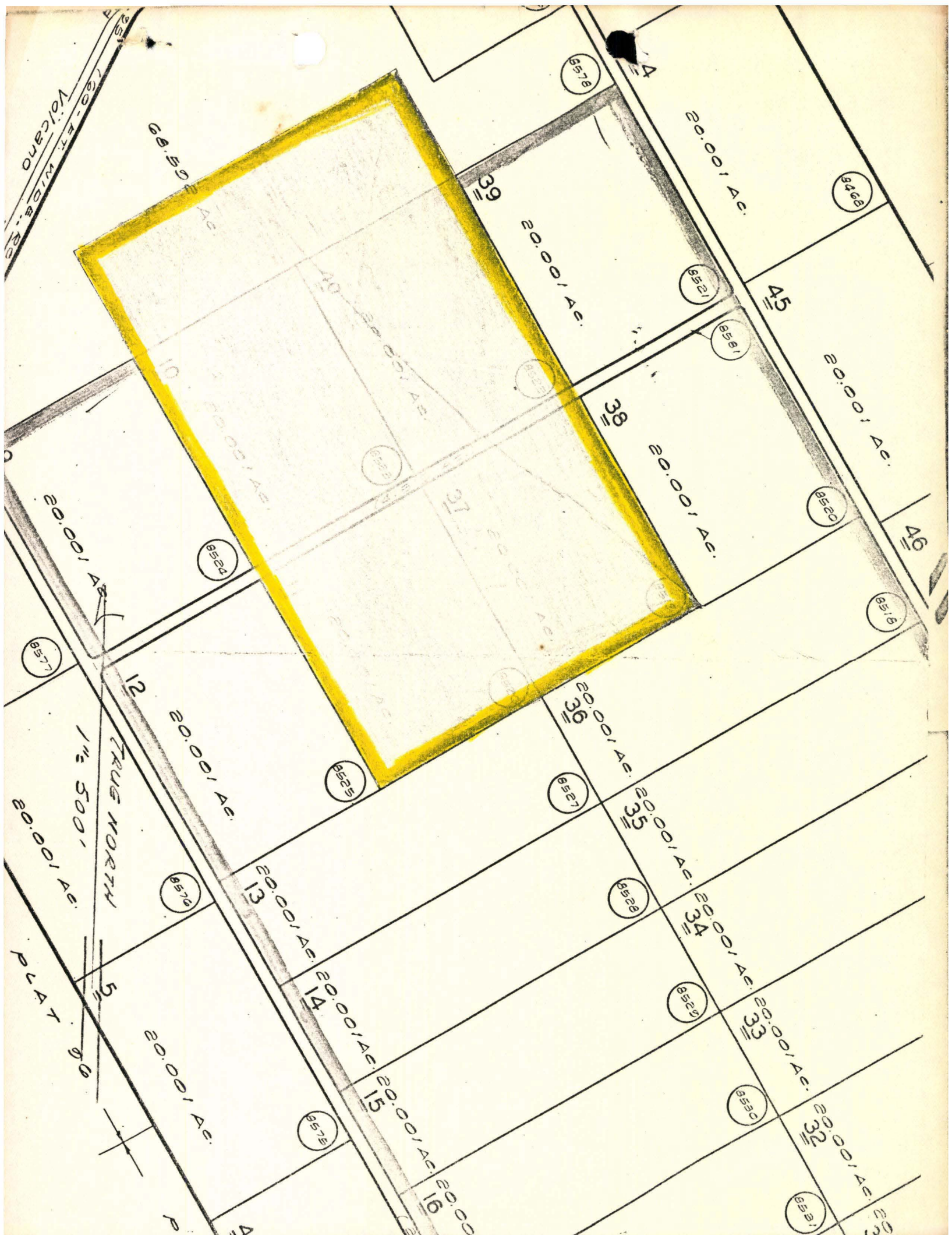
A copy of the staff memorandum is enclosed for your information.

Very truly yours,

TATSUO FUJIMOTO
Executive Officer

Encls.

cc: Hawaiian Anthuriums, Ltd.
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



April 2, 1973

Hawaiian Anthuriums, Ltd.
366 Kawili Street
Hilo, Hawaii 96720

Gentlemen:

The original of the attached letter approving a special permit to Hawaiian Anthuriums, Ltd. (SP73-145) to allow the establishment of a quarry operation and water storage reservoirs for anthuriums and other agricultural uses within the Agricultural District at Mt. View, Puna, Hawaii, on approximately 100 acres of land identified as Tax Map Key 1-1-100: parcels 40, 37, 11, 10 and portion of 8; subject to the conditions set forth by the Hawaii County Planning Commission; is on file in the office of the Planning Department, County of Hawaii, 25 Aupuni Street, Hilo, Hawaii.

Very truly yours,

TATSUO FUJIMOTO
Executive Officer

Encls.

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 SP73-145 - HAWAIIAN ANTHURIUMS DATE March 30, 1973

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

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

COMMENTS: I move that the Sp. Perm. be approved subject to the conditions set forth by the Hawaii Planning Commission.

3619

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 28, 1973

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MAR 29 1973

State of Hawaii
LAND USE COMMISSION

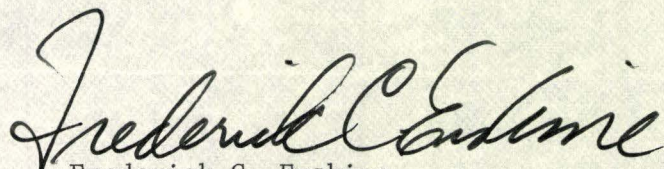
MEMORANDUM

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

SUBJECT: Special permit application SP73-145
Hawaiian Anthuriums, Ltd. (Puna)
TMK: 3rd Div. 1-1-100:8, 10, 11, 37, 40

The Department of Agriculture has reviewed the subject application and finds no detrimental economic or environmental impact of this proposed change in land use.

The development of the water reservoir and the necessary quarrying and land development program will enhance the productivity of this agricultural operation, rendering it less sensitive to drought periods. Therefore, we recommend that this proposed change in land use be approved.


Frederick C. Erskine
Chairman, Board of Agriculture

JOHN A. BURNS
GOVERNOR



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

3575
LETTER NO. (P)1310.3

KENAM KIM
COMPTROLLER

Hawn. Anthurium

MAR 20 1973

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MAR 20 1973

State of Hawaii
LAND USE COMMISSION

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.

1

STATE OF HAWAII
LAND USE COMMISSION

MEMORANDUM

March 30, 1973
10:00 a.m.

TO: Land Use Commission

FROM: Staff

SUBJECT: SP73-145 - HAWAIIAN ANTHURIUMS, LTD.

A special permit to allow the establishment of a quarry operation and water storage reservoirs for anthuriums and other agricultural uses within the State Land Use Agricultural District at Mt. View, Puna, Hawaii, has been requested by Hawaiian Anthuriums, Ltd. The subject property is situated approximately 2 miles makai of the Volcano Road and midway between the Eden Roc Estates and Crescent Acres subdivisions. The area includes approximately 100 acres of land and is described as Tax Map Key 1-1-100: parcels 40, 37, 11, 10 and portion of 8.

The applicant proposes to excavate and process the quarry material for use on construction projects. Open pit excavation is proposed and approximately 10 million cubic yards of material is estimated to be mined. The duration of the operation is projected to last ten (10) years. Upon termination of the quarry operation, the excavated sites will be converted into water reservoirs for agricultural uses.

The applicant owns the property upon which the quarry site is being proposed as well as the lands adjacent to the quarry site. The subject area is presently overgrown with vegetation and unused. Situated north of the subject property is Hawaiian Anthuriums, Ltd.'s 12 acre anthurium farm operation, the Eden Roc subdivision including approximately 1,000 one-acre lots and 1 dwelling is located to the west and Crescent Acres subdivision consisting of approximately 2,000 two-acre lots and 8 dwellings is situated to the east. The general area surrounding the subject property is substantially vacant or in cane cultivation.

The Land Study Bureau soil classification indicates that the land consists of almost base pahoehoe with no soil material; contains slopes from 0-35 percent; is located in an area where the rainfall exceeds 100 inches annually and is very poorly suited for overall crop use.

County zoning for the area is A-3a and the property has been designated for orchard development on the General Plan land use

pattern guide map. This designation refers to those lands which are rocky in physical make-up but are capable of supporting macadamia nut, papaya, citrus and other similar agricultural products.

COUNTY RECOMMENDATION

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

- "1. That the operation of the quarry and related uses is of a temporary nature, and as such, would not be contrary to the long-term objectives of the land use law; and
- "2. That it is recognized that the proposed use will substantially alter the character as, upon termination of quarry operations, the area will be converted into water storage areas. However, this change in character will result in positive improvement to the land. The converted use of the land would provide a more dependable source of water, making the general area more conducive for agricultural development. In this manner, the land use law's intent to preserve and promote agricultural use would be furthered."

Approval is subject to the following conditions:

- "1. All State and County standards and appropriate safety measures shall be exercised by the applicant to assure optimum vehicular traffic safeguards during the entire period of operation;
- "2. That the applicant prepare a plan indicating the areas proposed to be excavated and later converted into water storage areas and submit said plan to the Planning Department for review prior to beginning operation;
- "3. That the applicant obtain authorization for construction from the Department of Health prior to construction of any facilities;
- "4. That the applicant obtain a permit to operate from the Department of Health prior to operation and for continued operation of the facilities;
- "5. That every precaution be taken by the applicant to avert any inconvenience such as traffic, noise, and dust problems to surrounding properties;

- "6. That the quarry operation be limited to the hours of 6:30 a.m. to 4:30 p.m. Mondays to Saturdays;
- "7. That the Planning Department shall make periodic inspections to see that no adverse effects are being created by the quarry operation such as dust, noise and indiscriminate excavation. If it is determined that adverse effects are created the Planning Commission shall have the authority to require the applicant to cease and desist the operation;
- "8. That the Planning Commission shall review the progress of the operation no later than five years from the date of approval and may declare the permit null and void if no reasonable progress is assured. The maximum period of quarrying operation shall be ten (10) years from the date of approval with the five (5) year mandatory review; and
- "9. That upon expiration of the quarrying permit, the applicant shall remove all temporary support facilities and equipment from the area."

No objections or comments were received from the Departments of Public Works, Water Supply, State Highways, Education, Police and Fire. The Department of Research and Development has endorsed this special use proposal.

On November 5, 1971, the Land Use Commission voted to deny a similar request by the same petitioner involving approximately 645 acres in the same location. The request was denied on the grounds that the petition was inadequate, tentative and too indefinite in nature to justify approval.

Many of the concerns of the Land Use Commission at that time have been considered and incorporated into the conditions recommended by the Hawaii County Planning Commission. It is further noted that the petitioner has reduced the area considerably, from 645 acres to 100 acres.

Upon evaluation of this request, staff finds that:

1. it would not unreasonably burden public agencies to provide necessary services and improvements;
2. the water reservoir system would enhance the agricultural development of the area;

3. adequate conditions have been recommended to be imposed by the County to take care of identified concerns related to the proposed use.
4. the surrounding areas will not be adversely affected in that much of the surrounding areas are unused, vacant and belong to the applicant.

Based on the above findings, staff recommends that this permit be approved subject to the conditions set forth by the Hawaii County Planning Commission.



STATE OF HAWAII
DEPARTMENT OF EDUCATION
P. O. BOX 2380
HONOLULU, HAWAII 96804

3573
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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:EAH:jy

March 14, 1973

Hawaiian Anthuriums, Ltd.
366 Kawili Street
Hilo, Hawaii 96720

Gentlemen:

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 Hawaiian Anthuriums, Ltd. (SP73-145) to allow a quarry operation in the Agricultural District at Mt. View, Puna, 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

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.

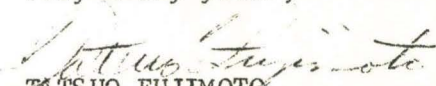
Special permit request to allow a quarry operation in the Agricultural District at Mt. View, Puna, Hawaii, Tax Map Key 1-1-100: 8 (portion), 10, 11, 40 and 37.

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



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
Land Use Commission
P. O. Box 2359
Honolulu, HI 19804

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MAR 5 1973

State of Hawaii
LAND USE COMMISSION

SP73-145

Re: Special Permit Application - Hawaiian Anthuriums, Ltd.

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

The special permit request was to allow a quarry operation in Mt. View, Puna, Hawaii, Tax Map Key 1-1-100:8 (portion), 10, 11, 40 and ~~57.37~~ xmc

The Planning Commission at a duly advertised public hearing held on February 8, 1973 in the County 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 operation of the quarry and related uses is of a temporary nature, and as such, would not be contrary to the long-term objectives of the land use law; and
2. That it is recognized that the proposed use will substantially alter the character as, upon termination of quarry operations, the area will be converted into water storage areas. However, this change in character will result in positive improvement to the land. The converted use of the land would provide a more dependable source of water, making the general area more conducive for agricultural development. In this manner, the land use law's intent to preserve and promote agricultural use would be furthered.

Mr. Tatsuo Fujimoto
Page 2
February 26, 1973

The favorable recommendation was also contingent upon the following conditions:

1. All State and County standards and appropriate safety measures shall be exercised by the applicant to assure optimum vehicular traffic safeguards during the entire period of operation;
2. That the applicant prepare a plan indicating the areas proposed to be excavated and later converted into water storage areas and submit said plan to the Planning Department for review prior to beginning operation;
3. That the applicant obtain authorization for construction from the Department of Health prior to construction of any facilities;
4. That the applicant obtain a permit to operate from the Department of Health prior to operation and for continued operation of the facilities;
5. That every precaution be taken by the applicant to avert any inconvenience such as traffic, noise, and dust problems to surrounding properties;
6. That the quarry operation be limited to the hours of 6:30 a.m. to 4:30 p.m. Mondays to Saturdays;
7. That the Planning Department shall make periodic inspections to see that no adverse effects are being created by the quarry operation such as dust, noise and indiscriminate excavation. If it is determined that adverse effects are created the Planning Commission shall have the authority to require the applicant to cease and desist the operation;
8. That the Planning Commission shall review the progress of the operation no later than five years from the date of approval and may declare the permit null and void if no reasonable progress is assured. The maximum period of quarrying operation shall be ten (10) years from the date of approval with the five (5) year mandatory review; and
9. That upon expiration of the quarrying permit, the applicant shall remove all temporary support facilities and equipment from the area.

Mr. Tatsuo Fujimoto
Page 3
February 26, 1973

Please do not hesitate to call or write us should there be further questions on this matter.

A handwritten signature in blue ink, appearing to read "Ed C. Watt". The signature is fluid and cursive, with a long horizontal stroke extending to the right.

Ed C. Watt
Chairman

lat

Enclosures

cc Hawaiian Anthuriums, Ltd.
Imata & Associates, Inc.

JOHN A. BURNS
GOVERNOR



WALTER B. QUISENBERRY, M.D., M.P.H.
DIRECTOR OF HEALTH

WILBUR S. LUMMIS, JR., M.D.
DEPUTY DIRECTOR OF HEALTH

DEPARTMENT OF HEALTH

STATE OF HAWAII

P. O. BOX 916

HILO, HAWAII 96720

February 15, 1973

Mr. Raymond H. Suga, Director
County Planning Department
25 Anapuni Street
Hilo, HI 96720

Re: Special Permit Application by Hawaiian Authorities for quarry
operation at Mt. View, Puna, Hawaii.
TMK: 1-1-100:8, 10, 11, 37, 40

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
/by

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. Ronald M. Takahata
Secretary-Treasurer
Hawaiian Anthuriums, Ltd.
14 Holomua Street
Hilo, Hi 96720

Re: Special Permit Application
Tax Map Key 1-1-100:8 (por.), 10, 11, 37 & 40

The Planning Commission at its meeting of February 8, 1973, held a duly advertised public hearing on your application for a special permit from Section 98H-5 of Act 205, Land Use Regulation of the State of Hawaii to allow a quarry operation on approximately 100 acres of land located approximately 1100 feet makai of the Volcano Road (16 to 17 mile post) midway between the Eden Roc Estates and Crescent Acres subdivisions, Mt. View, Puna, 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.

It was requested that you contact the Department of Health to certify that your operations will comply with air pollution and other applicable regulations.

We will withhold taking action on your request until notified by the Department of Health of their concurrence with your operation.

Ed C. Watt (LAS)

Ed C. Watt, Chairman, Planning Commission
lat

cc ✓ Land Use Commission
Imata & Associates, Inc.

RECEIVED

MAR 8 1973

PLANNING COMMISSION

Planning Department
County of Hawaii

State of Hawaii
LAND USE COMMISSION

February 8, 1973

A regularly advertised public hearing, on the application of Hawaiian Anthuriums, Ltd., was called to order at 6:20 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

SP73-148 Special Permit: Mt. View, Puna, 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 Hawaiian Anthuriums, Ltd., 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 a quarry operation on approximately 100 acres of land, TMK: 1-1-100:por. of 8, 10, 11, 37 and 40, located approximately 11,000 feet makai of the Volcano Road (16-17 mile post) midway between the Eden Roc Estates and Crescent Acres subdivisions, Mt. View, Puna, Hawaii. Estimated time of operation is ten years. The site is to be converted into water storage reservoirs for anthurium and other agricultural uses.

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: We are down to the last one. Public hearing on the application of Hawaiian Anthuriums, Ltd., for a special permit to allow a quarry operation on approximately 100 acres of land, Tax Map Key 1-1-100:8 (portion), 10, 11, 37 and 40, located approximately 1100 feet makai of the Volcano Road (16-17 mile post) midway between the Eden Roc Estates and Crescent Acres subdivisions, Mt. View, Puna. Estimated time of operation is ten years. The site is to be converted into water storage reservoirs for anthurium and other agricultural uses.

Staff presentation please.

STAFF PLANNER MIYAO: Mr. Chairman and Commissioners. A special permit has been applied for by Hawaiian Anthuriums, Ltd., to allow quarry operations on property located within the State Land Use agricultural district.

The proposed site consists of one hundred (100) acres located approximately two (2) miles makai of the Volcano Road. The site is located between the Crescent Acres and the Eden Roc Estates subdivision with access provided from South Kopua Road.

The applicant owns the property upon which the quarry site is being proposed, as well as the lands immediately bounding the proposed site. The property is presently overgrown with native vegetation and vacant.

To the southwest is located the Eden Roc subdivision consisting of 1809 one-acre lots and 1 dwelling and the Crescent Acres subdivision consisting of 2021 two-acre lots and 8 dwellings. An agricultural subdivision consisting of twenty-acre lots and owned by the applicant is located to the south. A twelve-acre anthurium farm operation and a dwelling both owned by the applicant is located to the north, adjacent to the proposed site. With the exception of a few scattered dwellings, the surrounding area is substantially vacant or in cane cultivation.

The overall productivity rating for the land is "F" or very poorly suited for agricultural production. The land in this area is topped by pahoehoe with no soil materials. The slope of the land is less than 20 percent and there is moderate drainage of rainfall which averages 170 inches annually.

County zoning for the area is A-3a and the property has been designated for orchard development on the land use pattern guide map. This designation refers to those lands though rocky in character can support productive macadamia nuts, papaya, citrus and other similar products.

The applicant proposes to conduct quarry operations to excavate and process material for use on construction projects. Open pit excavation is proposed and approximately 10 million cubic yards is estimated to be excavated. Hours of operation will be 6:30 a.m. to 4:30 p.m., Monday to Friday and occasionally on Saturday. Duration of the operation is expected to last ten (10) years.

Upon termination of the quarry operations, the excavated sites will be converted into water reservoirs for the anthurium nursery and other agricultural uses.

No objections or comments have been expressed by the departments of Public Works, Water Supply, State Highways, Education, Police, and Fire.

The Department of Research and Development has endorsed the project, stating that "adequate water is one of the essential elements for successful agricultural operations. The County is striving to expand the diversified agricultural industry."

The Department of Health has requested additional data in order to evaluate the request. The applicant has been informed to supply the information to the Department of Health.

Thank you.

CHAIRMAN: Didn't we give favorable action on this once before?

STAFF PLANNER MIYAO: Yes, a similar request involving 646 acres was considered for a quarry operation. At that time, this Commission endorsed the project but the Land Use Commission denied.

COMMISSIONER YASUTAKE: May I ask the staff a question?

CHAIRMAN: Sure, go ahead.

COMMISSIONER YASUTAKE: Did anyone of these people that are living out there have anything to say? Any remarks?

STAFF PLANNER MIYAO: We have not received any written replies. There may be people here in the audience.

CHAIRMAN: Is the applicant here?

HAROLD TANOUYE: Mr. Chairman, Commission members. My name is Harold Tanouye. I am one of the officers for the Hawaiian Anthurium Corporation. The Secretary-Treasurer was supposed to be here, but then he has to be in Kona for business and so I am pinch-hitting for him. Whatever was mentioned here has probably covered all the necessary area that we have in our mind.

CHAIRMAN: Is there any question?

COMMISSIONER YASUTAKE: May I ask one question Harold?

TANOUYE: Yes.

COMMISSIONER YASUTAKE: The question that our Chairman asked, we gave it a favorable answer the last time. Can you tell us why it was turned down by ^{the} Land Use Commission?

TANOUYE: So our people contacted the Land Use Commission in Honolulu and they said the reason why they turned down is because of 640 acres; but then our feelings were, of course like you take now even this 100 acres, it's a known thing that it's not going to be a 100-acre crater created and going to be one massive reservoir. It's going to be spotted here and there and the 640 acres that we previously applied which was turned down by the Land Use Commission was because they felt 640 acres were too large and they recommended that why don't you go in smaller; and you know you finish one block and you want to go to the next then you apply again. And so, this is what has come about. Thank you.

STAFF PLANNER MIYAO: Could I make another comment. In going through the State Land Use Commission's minutes, there was also concern expressed about the safety of the bridge at the beginning of the South Kopua Road. It has been noted that the safe load on the bridge is only 6 tons.

They felt that with the quarry material being daily passing through this bridge, there was some concern about the adequacy of the bridge. Could the applicant make a commitment to improve the bridge should that be required. It's possible that a condition like this will be attached to the application.

TANOUE: Of course, I don't have the authority to go ahead; but then, of course, I can take this back to our people you know.

STAFF PLANNER MIYAO: Yes. Well, could you ask your people to consider these conditions?

TANOUE: But another thing too, Sir. Up at Eden Roc, there is a very sizable anthurium nursery that's going on. Now, they've hauled Pahoa cinders, not Pahoa, Kapoho cinders which is a little lighter material. But then, they have been putting those material in through this same access road - Kopua Road. One of those diesel tractors with a full 30-yard trailer and another huge semi-trailer and a full trailer you know; and that's way beyond the bridge capacity - I don't know. And, of course, I don't now see those trucks hauling them, but they were hauling them for months!

CHAIRMAN: I think that covers that end of it. In other words, if that stipulation was attached to it, you people would at least take some kind of action in response to that.

TANOUE: I would imagine so.

COMMISSIONER STERLING: I have a question.

CHAIRMAN: Go ahead.

COMMISSIONER STERLING: After these reservoirs were established, would you sell the water to the various anthurium growers?

TANOUE: No, we are the only growers there.

COMMISSIONER STERLING: In that area?

TANOUE: Our group owns 2500 acres there and this is all for this company, so we are trying to expand.

COMMISSIONER STERLING: By putting in your own water service.

TANOUE: That's right and of course there are water service way up on the Volcano Road.

COMMISSIONER STERLING: What elevation is this?

TANOUE: Roughly speaking, I would say, I don't know the specific elevation but roughly speaking, about 1500 feet I think.

COMMISSIONER STERLING: With the staff, I am surprised that the Board of Water Supply didn't have any comments on this project.

TANOUE: Board of Water Supply says they have no objection.

COMMISSIONER STERLING: As I was looking through the County General Plan, I don't know whether they wanted to acquire all the existing water systems but I can see where this is as good as far as you folks are trying

to provide your own water system. My other question is on the road that you've answered. Will the Land Use Commission's report be included in your report - the minutes of the Land Use Commission on the reducing of the area from 640 acres to 100 acres.

STAFF PLANNER MIYAO: They are included in the original application that was processed a year or two ago.

TANOUE: This is completely a new application.

STAFF PLANNER MIYAO: Yes. This involves basically the same location but a smaller area.

TANOUE: For your information gentlemen, we experienced the so-called drought. We have a small 50,000 gallon reservoir. We did not take permit when we excavated and the Yamada's tractor came and excavated that 50,000 gallon reservoir; but nevertheless, cleaning has to be done, then we brought in Pahoa cinders, lined them up fine and we put our below lava line and of course even in that 50,000 gallon, we got about 15 acres of anthurium under cultivation. Now, for day and night going and for days and weeks we don't have rain that this anthuriums aren't to bloom; but it's a good thing we had that; and up at the hapuu mill, just about a quarter mile up, we had another 50,000 so we drained that water completely dry too and we have been having of course the slight sprinkle every now and then. Otherwise, it would have been disastrous thing for our corporation.

DEPUTY PLANNING DIRECTOR: Mr. Tanoue, have you or your representative contacted the Department of Health officials in so far as your request over here.

TANOUE: I was told by Yutaka Imata and Associates that they have cleared this away also.

DEPUTY PLANNING DIRECTOR: Because, if I am not mistaken, the Department of Health has recently come forth with some new regulation regarding quarry operation relating to dust control and area control.

TANOUE: And in this area of course, it is not one of those dense ohia forest you know; but there are quite a few ohia trees. You could consider that's an ohia forest you know.

DEPUTY PLANNING DIRECTOR: I am bringing this up particularly in relation to the water requirement. Quite possibly because the Department of Health might require to hose down the area for example to minimize the dust problem. So, I just thought of bringing it up so that you could probably make a preliminary work with the Department of Health.

TANOUE: Ordinarily when it's not raining, we don't experience. Every year, we experience 30 days of drought. You know that you have very limited rainfall in the Mt. View area where we are located; but then ordinarily after that drought break, we get too much rain; and so far as the dust problem is concerned other than drought time, you know for about 3 weeks or a month, I don't think we will have because you are going to have all of these. Our rainfall are much heavier during the evening over the daytime rain. And, of course, I was informed by Yutaka Imata and Associates people that they have cleared this away with the Board of Health people also.

CHAIRMAN: Okay, thank you.

STAFF PLANNER MIYAO: Just for Commissioners' information, on this presentation map, we have indicated the 100-acre site and these markings in red represent location of dwellings. The wind blows in this direction here (indicated on the map); so if any dwelling is affected, it would be this dwelling here and this is approximately 2,500 feet away or a little less than half a mile.

TANOUE: Is that Crescent Acres?

STAFF PLANNER MIYAO: This is Eden Roc.

TANOUE: Oh, Eden Roc.

STAFF PLANNER MIYAO: If any dust blows, assuming normal trade wind, it would be in this direction (indicated on the map).

TANOUE: And Eden Roc belonged to our company at one time. We sold the land to the developer. The developer is Eden Roc. Now, I know exactly where the home is situated. All from around this area, this is the road or thereabouts (indicated on the map), ^{and all the} way up here it is heavily densed with ohia trees, so this guy has a home you know and ohia forest all around that acreage.

STAFF PLANNER MIYAO: Yes, the forest line starts at about Eden Roc.

TANOUE: Just about below that.

CHAIRMAN: When you word the special permit application, you will need to meet all the health laws.

STAFF PLANNER MIYAO: Yes, that has been the normal procedures. Just to clarify things, we have talked to the Public Health official representative here. According to his talk with us, this information was not provided, so Mr. Tanouye, could you recheck with Mr. Imata?

TANOUE: I will check first thing in the morning.

CHAIRMAN: This is another special permit. We can't take any action for 15 days. Mr. Tanouye, thank you.

Is there anybody here wishing to give testimony here for or against this application? No further testimony?

COMMISSIONER YASUTAKE: Mr. Chairman, I move that we close the public hearing.

COMMISSIONER KAI: Second.

CHAIRMAN: It has been moved and seconded that the public hearing be closed. All in favor signify with aye.

COMMISSIONERS: Aye.

CHAIRMAN: I think we only got 3 votes.

COMMISSIONER STERLING: We voted to close public hearing.

COMMISSIONER KAI: I seconded so I said aye.

CHAIRMAN: Any nay? Okay, carried, closed.

Public hearing was adjourned at 6:35 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. Ronald M. Takahata
Secretary-Treasurer
Hawaiian Anthuriums, Ltd.
14 Holomua Street
Hilo, HI 96720

Re: Notice of Public Hearing
Special Permit Application
Tax Map Key 1-1-100:8 (por.), 10, 11, 37 & 40

This is to inform you that a public hearing has been scheduled to discuss your application for a special permit to allow a quarry operation. 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. Aube

✓ Raymond H. Suefuji
Director

lat

Enclosure

cc / Land Use Commission
Imata & Associates, Inc.

NOTICE OF A PUBLIC HEARING

Special Permit: Mt. View, Puna, 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 Hawaiian Anthuriums, Ltd., 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 a quarry operation on approximately 100 acres of land, TMK: 1-1-100:por. of 8, 10, 11, 37 and 40, located approximately 1100 feet makai of the Volcano Road (16-17 mile post) midway between the Eden Roc Estates and Crescent Acres subdivisions, Mt. View, Puna, Hawaii. Estimated time of operation is ten years. The site is to be converted into water storage reservoirs for anthurium and other agricultural uses.

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)

IMATA & ASSOCIATES, INC. *Civil Engineers*

70 KEA STREET • HILO, HAWAII 96720

2615 SOUTH KING STREET • HONOLULU, HAWAII 96814

HILO 935-8223

HONOLULU 941-0187

January 19, 1973

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

SUBJECT: QUARRY OPERATION - SPECIAL PERMIT
Mt. View, Hawaii
Hawaiian Anthuriums, Ltd.
TMK: 1-1-100:9 to 40, inclusive

The following is the information requested as per your letter dated October 6, 1972.

Nature of Operation: Open pit excavation.

Duration of Operation: Ten years.

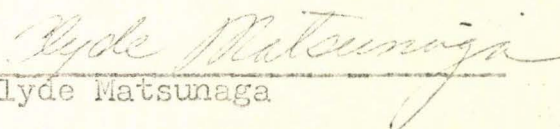
Hours of Operation: 6:30 A.M. to 4:30 P.M.
Monday through Friday
Occasionally on Saturday

Estimated Quantity To Be Excavated: 10 Million Cubic Yards.

Equipment: Two - D-9 Bulldozers
One - 5 Cu. Yd. Loader
Five - 10 to 12 Cu. Yd. Dumpers

If additional information is needed, please feel free to call us.

IMATA & ASSOCIATES, INC.


Clyde Matsunaga

CM:ao

c.c. Mr. Harold Tanouye, Sr.

PLANNING DEPARTMENT
COUNTY OF HAWAII
HILO, HAWAII

October 4, 1972

TO: ALL CONCERNED AGENCIES

FROM: RAYMOND H. SUEFUJI

RE: SPECIAL PERMIT APPLICATION - *Sauss Anthurium*
TMK: 1-1-100:8,10,11,37,40

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 Suefuji
Director

SF:mh

Attach.

October 27, 1972
Department of Health, Hilo

The data submitted in support of the proposed quarry operation is insufficient to determine whether the permit provisions of the Air Pollution Regulations of the Department of Health can be met. Data must be furnished on forms supplied by the Department of Health before the proper evaluation for the permits can be performed.

James M. Nakahara
JAMES M. NAKAHARA
Chief Sanitarian, Hawaii District
JMN:hy

*Letter sent
to applicant request
ing info. 11/12*

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

MEMORANDUM

To: PLANNING DEPARTMENT
From: RESEARCH & DEVELOPMENT/pk

Date: 11/6/72
ln

Subject: SPECIAL PERMIT APPLICATION
Hawaiian Anthuriums

We endorse the granting of the permit. Adequate water is one of the essential elements for successful agricultural operations. The County is striving to expand the diversified agriculture industry.

Attachment: Map

HAWAII DISTRICT
Department of Education

Date: Nov. 8, 1972

To: Hawaii County
Department of Planning

From: Hawaii District
Department of Education

Subject: Hawaiian Anthuriums, Ltd. TMK: 3rd Div. 1-1-100:8, 10, 11, 37, 40

✓ 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

PLANNING DEPARTMENT
COUNTY OF HAWAII
HILO, HAWAII

October 4, 1972

TO: ALL CONCERNED AGENCIES

FROM: RAYMOND H. SUEFUJI

RE: SPECIAL PERMIT APPLICATION *Nana Anthurium*

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 Suefuji
Director

SF:nh

Attach.

TNR 1-1-100

Comments:

I have no objections. P.M.

Tax Office - Hilo

DEPARTMENT OF PUBLIC WORKS
COUNTY OF HAWAII
HILO, HAWAII

MEMORANDUM

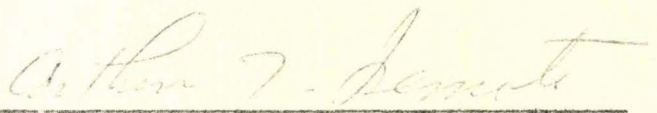
Date October 20, 1972

TO: Planning Department

FROM: Chief Engineer

SUBJECT: Application for Special Permit
Applicant: Hawaiian Anthuriums, Ltd.
Location: Mt. View; Puna, Hawaii
TMK: 1-1-100:8, 10, 11, 37, 40

We have reviewed the subject application and have no objections except to note that the application should call out a portion of Parcel 8 rather than the entire parcel.


for EDWARD HARADA, Chief Engineer

Hilo Electric Light Company Ltd.

HILO, HAWAII-96720

October 17, 1972

Planning Department
County of Hawaii
25 Aupuni Street
Hilo, Hawaii 96720

Attention: Mr. Raymond Suefuji, Director

Subject: Change of Zone Applications

Gentlemen:

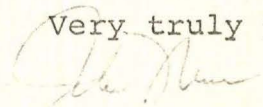
Reference is made to the change of applications for the following:

Hawaiian Anthuriums, Ltd., Tax Map
Key: 3rd Div. 1-1-100, No Comments.

Jon B. Lounsbury, Tax Map Key:
7-3-08:63, No Comments.

William D. McPeck/Antoinette Schulze,
Tax Map Key: 5-5-01:41,21, No Comments.

Very truly yours,


Jitsuo Niwao, Manager
Engineering Department

JN:can

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



STATE OF HAWAII
DEPARTMENT OF TRANSPORTATION
HIGHWAYS DIVISION
October 19, 1972

IN REPLY REFER
TO LETTER NO.
HWY-H
72-2.1205

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

Subject: Special Permit Application
TMKs: 1-1-100:8, 10, 11, 37, 40
Hawaiian Anthuriums, Ltd.

Dear Mr. Suefuji:

We have no objections or comments to the proposed action for
subject application.

Very truly yours,

A handwritten signature in cursive script, appearing to read "Chas L. Schuster".

CHAS L. SCHUSTER
District Engineer



COUNTY OF HAWAII
DEPARTMENT OF POLICE
HILO, HAWAII



OUR REFERENCE

YOUR REFERENCE

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

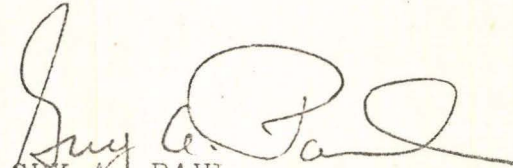
October 16, 1972

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

The attached special permit application for Hawaiian Anthurius, Ltd., and change of zone applications for Jon B. Lounsbury and William D. McPeck/Antoinette Schulze were reviewed for traffic considerations.

We have no comments to offer at this time.

The opportunity to review and comment on these matters is appreciated.


GUY A. PAUL
DEPUTY CHIEF OF POLICE
ACTING CHIEF OF POLICE

GCA:fb

Attachments



DEPARTMENT OF WATER SUPPLY • COUNTY OF HAWAII

P. O. BOX 1820

HILO, HAWAII 96720

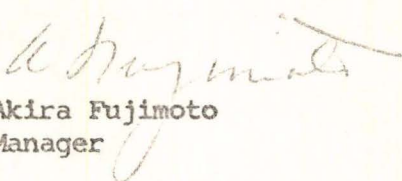
25 AUPUNI STREET

October 16, 1972

Planning Department
County of Hawaii
Hilo, HI 96720

Re: Special Permit Application
Applicant: Hawaiian Anthuriums, Ltd.
Property located at Mt. View, Puna, Hawaii
Tax Map Key: 3rd Div. 1-1-100:8, 10, 11, 37, 40

We have no objections to this special permit request.


Akira Fujimoto
Manager

WHS

cc: Hawaiian Anthuriums, Ltd.

... Water brings progress...

PLANNING COMMISSION

Planning Department
County of Hawaii

August 12, 1971

RECEIVED

AUG 23 1971

State of Hawaii
LAND USE COMMISSION

The Planning Commission met in special session at 1:30 p.m., in the County Council Room, County Building, with Vice Chairman Mauricio Valera, Jr., presiding.

PRESENT: Mauricio Valera, Jr.
Clara K. Kahumoku
Masayuki Kai
Shigeji Kawasaki
Roy H. Nagata
Anthony C. Veriato
Ed C. Watt
Skippy T. Yasutake
Raymond H. Suefuji
Glenn Miyao

ABSENT: O. W. Efurd, Jr.
Akira Fujimoto, Ex-officio
Member
Edward Harada, Ex-officio
Member

Wendell Kimura, Corporation Counsel
Arthur Isemoto, Public Works
Bill Sewake, Dept. of Water Supply

and approximately 21 persons in public attendance

MINUTES

The minutes of the meetings held on July 1 and 8, 1971 were approved as circulated on a motion of Mr. Veriato, seconded by Mr. Watt. The minutes of the meeting of July 22, 1971 were approved as circulated on a motion of Mr. Yasutake, seconded by Mr. Kawasaki, and carried.

REPORTS

The Chairman read the following letters that were received:

"The Rev. O. W. Efurd, Chairman and Members of the Planning Commission County of Hawaii

Subject: Two permit applications by Pan American Financial Corp. to build community longhouses and parking areas for youth and adult recreational area of the Hawaiian Shores Subdivision in Waiakahiula, Puna.

May I bring to your attention the following:

There has been no archaeological survey done or historical sites recorded in the ahupua'a of Waiakahiula, Puna, though numerous sites have been reported.

I, among others are greatly concerned about the historical sites yet to be discovered, recorded and preserved if so merited.

This has been brought to the attention of the County Planning Office with the hope that some provision be made in the County General Plan whereby an archaeological survey be made prior to any development.

Meeting was reconvened at 4:00 p.m.

✓ LAND USE COMMISSION
SPECIAL PERMIT
PAN AMERICAN FINANCIAL CORP.
KALAOA 5th, NORTH KONA

Application of Pan American Financial Corporation for a special permit to allow the utilization of the garage area of a model home as a temporary sales office. The subject structure is situated within the Kona Palisades Estates Subdivision, in Kalaoa 5th, North Kona.

Action was deferred to next month's meeting because the State Land Use Commission regulations prohibits decision on such a petition earlier than 15 days after the public hearing.

✓ LAND USE COMMISSION
SPECIAL PERMIT
HAW'N. ANTHURIUMS, LTD.
MT. VIEW, PUNA

Application of Hawaiian Anthuriums, Ltd., for a special permit to allow a temporary quarry site located on approximately 640.032 acres of land located in Mt. View, Puna.

Action was deferred for the same foregoing reason.

DOLPHIN, INC.
KAILUA-KONA

Discussion on conditions of variance granted to Dolphin, Inc., in regards to proposed condominium/commercial building. Conditions under consideration is that "the construction conform substantially to drawings as submitted" with variance request.

The Chairman read the following comments which were telephone in from Mokuaukua Church:

- "1. We basically agree with keeping of the architectually pleasing existing building in front.
- "2. We hope that in the parking design, some form of trellis be installed on the north-facing side (where it'll face church)."

Staff made the following presentation:

On September 25, 1970, a variance was granted to Dolphin, Inc. by the Planning Commission, to allow the construction of an additional five (5) condominium apartment units over the maximum allowable number of ninety-two (92) units and to allow a ten (10) per cent reduction in the number of required parking stalls. The subject variances were in conjunction with the proposed Dolphin Condominium complex which was to be located in Kailua Village, on property described as tax map key 7-5-07:14, 16, 17, 41, 42, & 43.

In granting the subject variances, the Commission found that:

1. the developer had limited the height of the proposed structure to four (4) stories and a basement as opposed to the maximum height of seven (7) stories or ninety feet, whichever is less. Inasmuch as the objective is to reduce height and bulk, a review of the submitted design did reveal that the height was being reduced and that the inclined open envelopes created from both the Mokuaukua Church and Alii Drive did create vistas around the church and Alii Drive and did reduce the bulk of the building.

COUNTY OF HAWAII

COUNTY PLANNING DEPARTMENT

RECEIVED

MAR 5 1973

State of Hawaii
LAND USE 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 Mt. View, Puna, Hawaii in accordance with provisions of Section 98H-6, Act 205, SLH 1963 for the following described purpose.

Quarry operation to excavate & process material for use for filling low land area or dispose. Site to be converted into reservoir for water to enhance our anthurium nursery & agriculture use. (Estimated time limit for project - 5 yrs). Reservoir will be constructed contiguously depending on topography & contour of land so that water will be on continuous flow from one Description of Property: reservoir to another.

T.M.K: 3rd Div. 1-1-100: ^{8, 10, 11, 37, 40} 9 to 40, inclusive.

Ld. Ct. App. 1053, Map 103

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 subject property would be put to the best usage in the development of reservoirs for agricultural use. It would not be materially detrimental to public health, safety, morals & general welfare.

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.

Hawaiian Anthuriums, Ltd.

Signature _____

Address 14 Holomua Street

Telephone 935-5235

This space for official use

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

REMARKS:

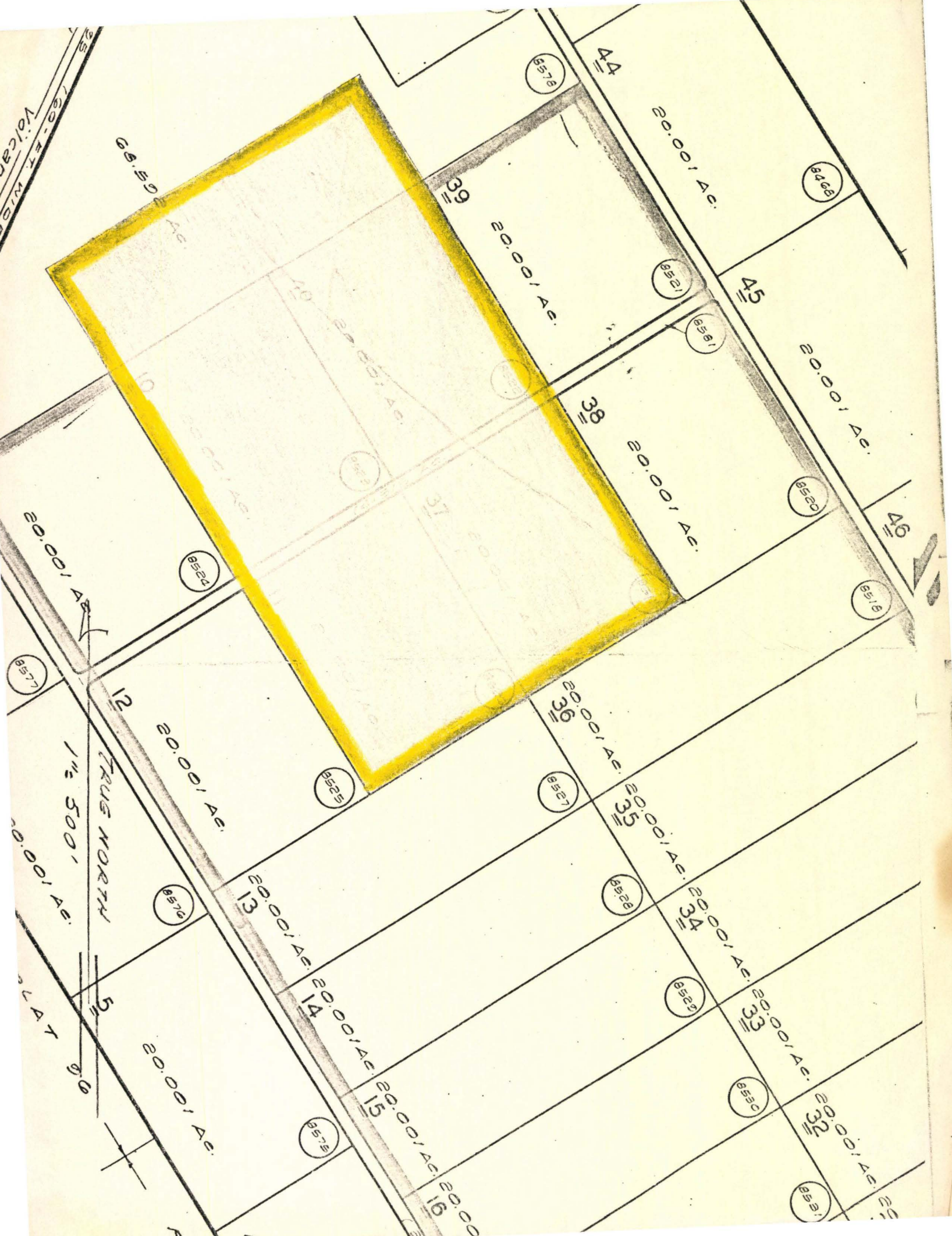
RECEIVED

7/2 OCT 4 AM 10 24

PLANNING DEPT.
COUNTY OF HAWAII
FILE NO.

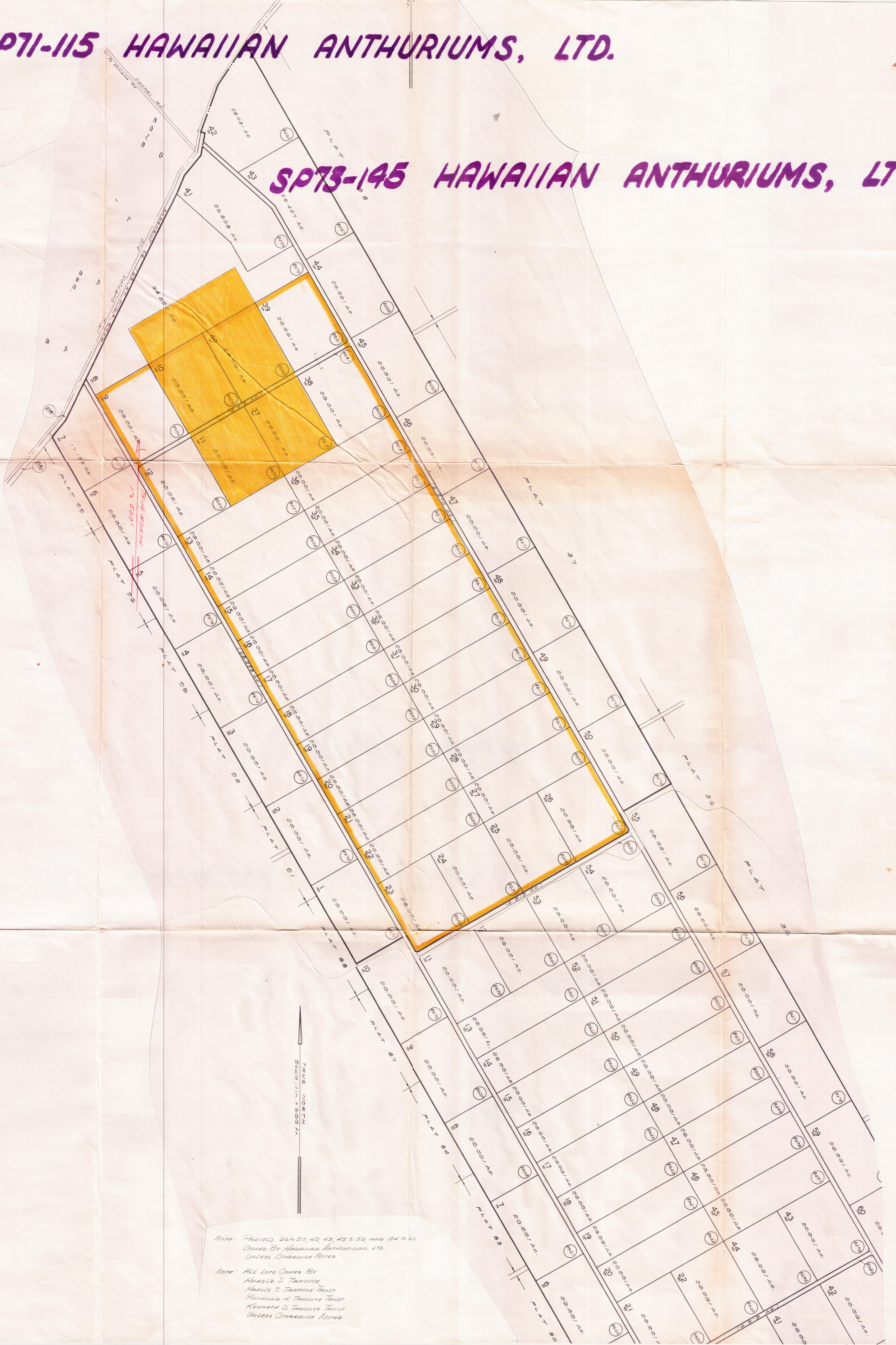
RECEIVED

LAND USE COMMISSION
State of Hawaii



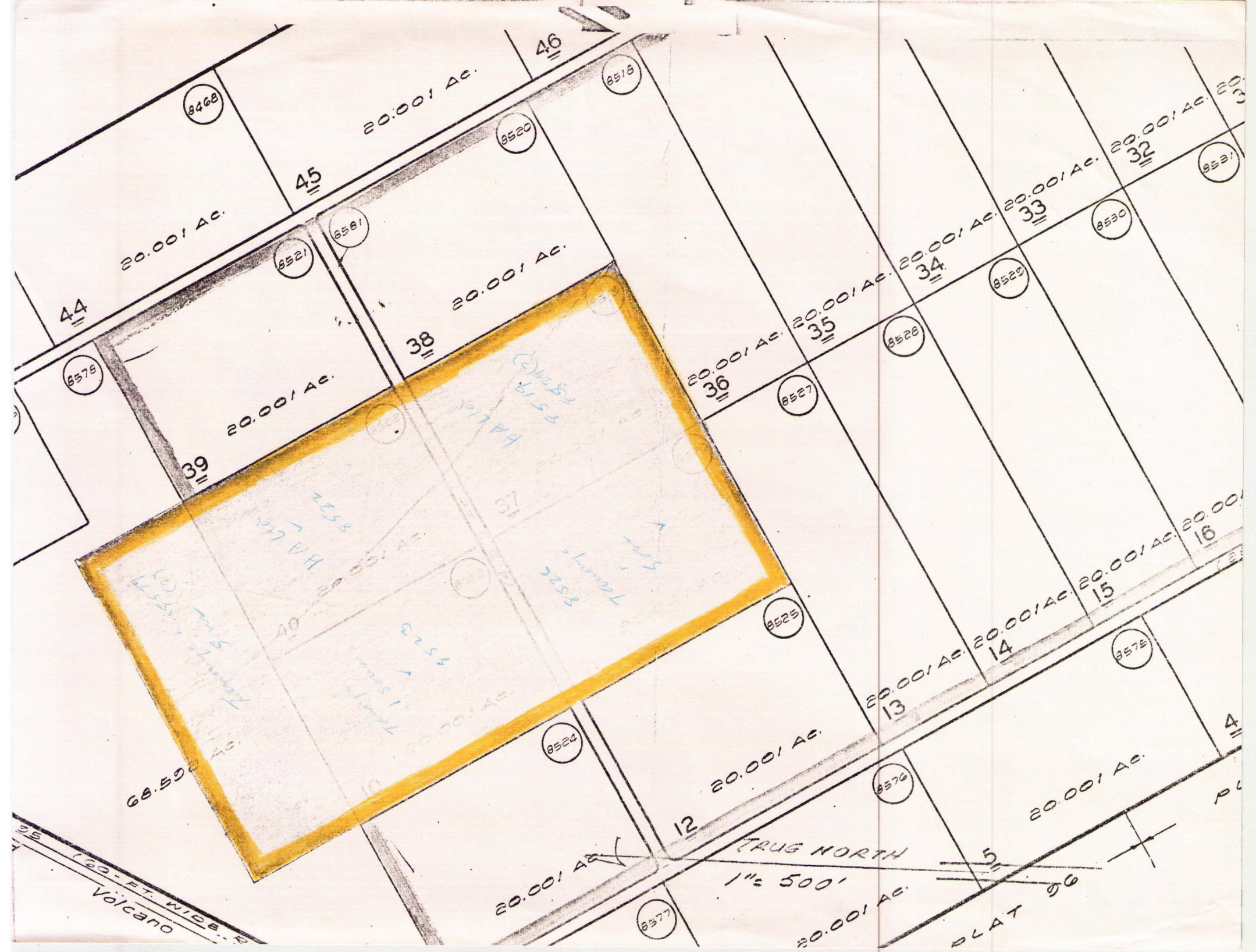
SPTI-115 HAWAIIAN ANTHURIUMS, LTD.

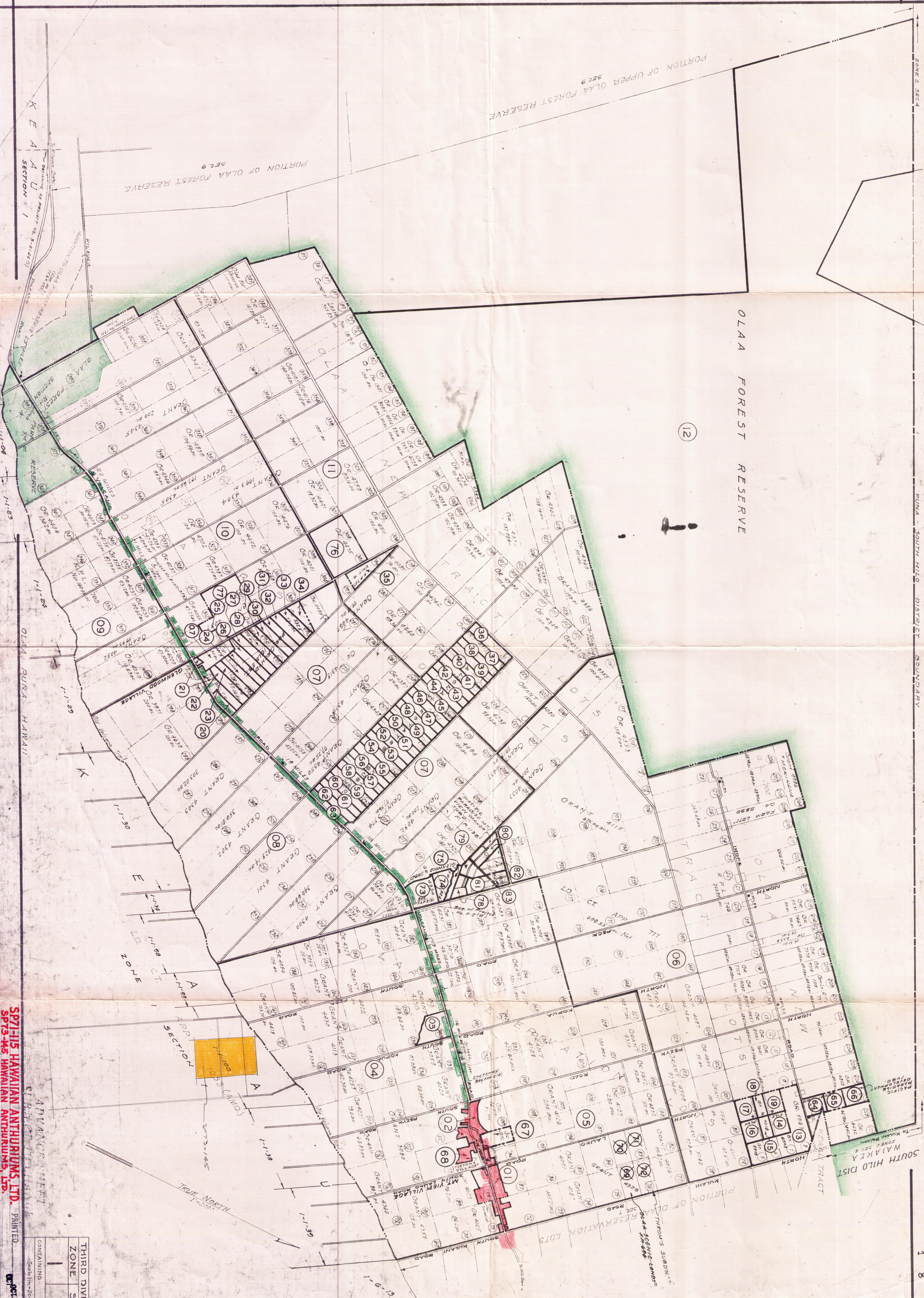
SP73-145 HAWAIIAN ANTHURIUMS, LTD.



NOTE: PARCELS 26 to 50, 42, 43, 45 to 52, AND 54 to 60
OWNED BY HAWAIIAN ANTHURIUMS, LTD.,
UNLESS OTHERWISE NOTED.

NOTE: ALL LOTS OWNED BY
HAROLD S. TANOUYE,
HAROLD T. TANOUYE TRUST
RAYMOND H. TANOUYE TRUST
KENNETH S. TANOUYE TRUST
UNLESS OTHERWISE NOTED

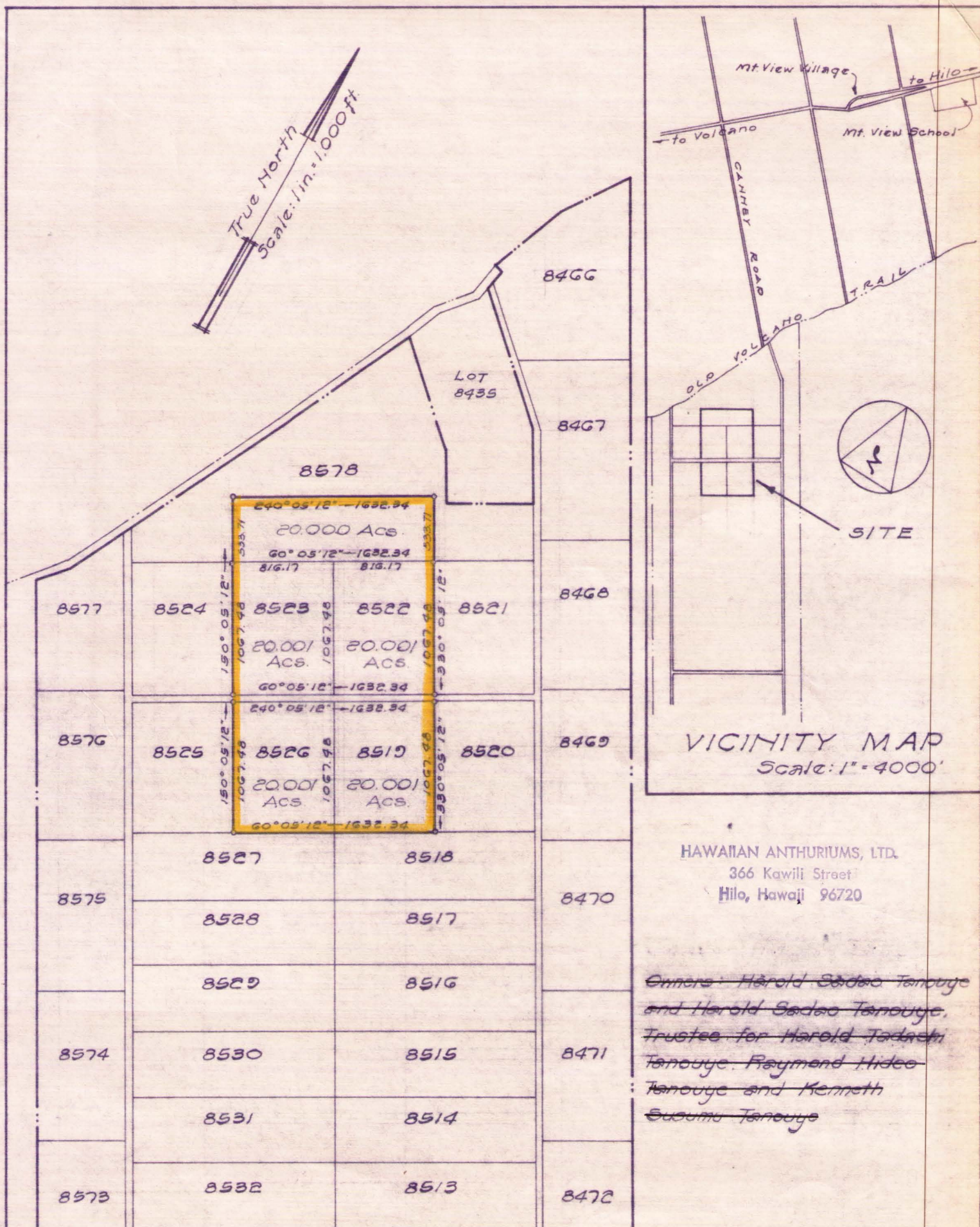




ADVANCE SHEET
SP7-115 HAWAIIAN ANTHURUMS, LTD. PRINTED
SP7-145 HAWAIIAN ANTHURUMS, LTD.

THIRD DIVISION	
ZONE	SEC.
1	8

Scale 1/4" = 2000 ft.



PROJECT SITE

Parcels 10, 11, 37, 40 and Por. of 8
3rd Div. 1-1-100

SPT-115 HAWAIIAN ANTHURIUMS, LTD.

SPT-145 HAWAIIAN ANTHURIUMS, LTD.

KURTISTOWN

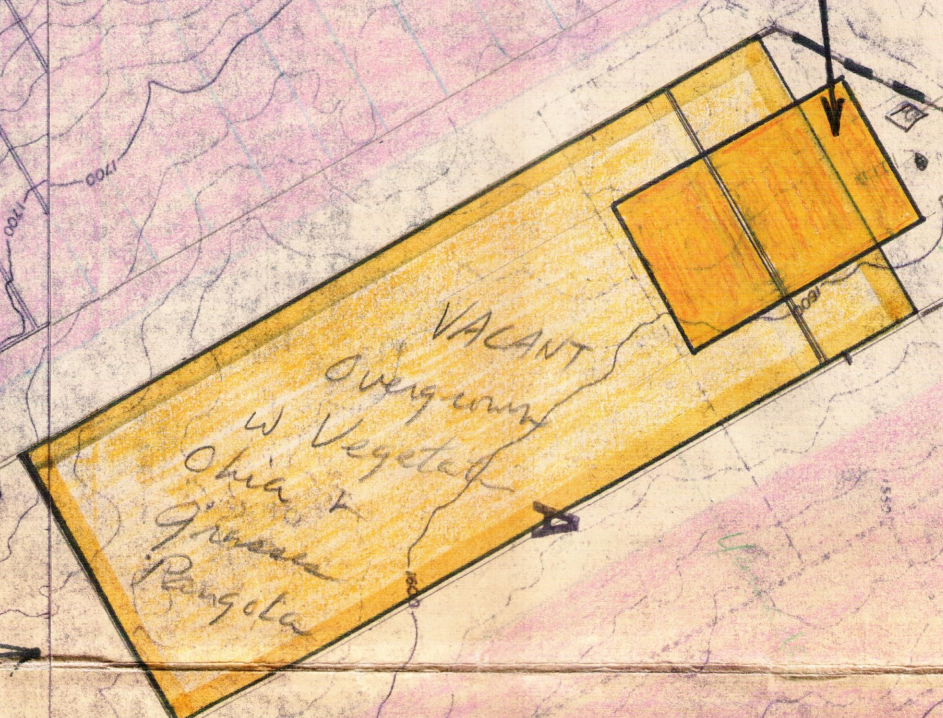
MOUNTAIN VIEW

CANNERY ROAD

CRESCENT ACRES SUBD

GLENWOOD

EDEN RD SUBD



Yamaguchi Ag Subd No 65 Lots

