

Action Span

June 29 - Aug 13

Sked for

Aug 3

August 6, 1973

Mr. Adam Shim
Box 71
Kapaau, Hawaii 96755

Dear Mr. Shim:

The original of the attached letter approving a special permit to the Tong Wo Society (SP73-154) to establish a social hall within the State Land Use Rural District at Halawa, North Kohala, Hawaii, adjacent to an existing church on a 2-acre lot, identified as Tax Map Key 5-3-08: 20; subject to the conditions set forth by the Hawaii County Planning Commission; is on file in the office of the Hawaii Planning Department, 25 Aupuni Street, Hilo, Hawaii.

Very truly yours,

TATSUO FUJIMOTO
Executive Officer

Encls.

August 6, 1973

Hawaii Planning Commission
25 Aupuni Street
Hilo, Hawaii 96720

Attention: Mr. Raymond Suefuji
Planning Director

Gentlemen:

At its meeting on August 3, 1973, the Land Use Commission voted to approve a special permit to the Tong Wo Society (SP73-154) to establish a social hall within the State Land Use Rural District at Halawa, North Kohala, Hawaii, adjacent to an existing church on a 2-acre lot, identified as Tax Map Key 5-3-08: 20; subject to the conditions set forth by the Hawaii County Planning Commission.

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

Very truly yours,

TATSUO FUJIMOTO
Executive Officer

Encl.

cc: Tong Wo Society
Dept. of Taxation, Hawaii
Property Technical Office, Dept. of Taxation
Tax Maps Recorder, Dept. of Taxation
Real Property Tax Assessor, Dept. of Taxation

STATE OF HAWAII
LAND USE COMMISSION

Minutes of Meeting

August 3, 1973 - 1:30 p.m.

Queen Liliuokalani Building
Honolulu, Hawaii

Approved
OCT 5 1973

COMMISSIONERS PRESENT: Eddie Tangen, Chairman Pro Tempore
Alexander J. Napier
Sunao Kido
Shelley M. Mark
Stanley Sakahashi
Tanji Yamamura

COMMISSIONER ABSENT: Goro Inaba, Chairman
Leslie Wung

STAFF PRESENT: Tatsuo Fujimoto, Executive Officer
Ah Sung Leong, Planner
Gordan Furutani, Planner
Benjamin Matsubara, Dep. Atty. General
E. John McConnell, Dep. Atty. General
Dora Horikawa, Clerk Reporter

Acting Chairman Tangen called the meeting to order and announced that the agenda will be shifted to discuss the action items prior to the public hearing. Thereafter, all persons testifying during today's proceedings were duly sworn in.

ADOPTION OF MINUTES

Upon motion by Commissioner Kido, seconded by Commissioner Yamamura, the minutes of the meetings of December 1, 1972, December 15, 1972, March 2, 1973, May 4, 1973, May 5, 1973 and May 18, 1973 were approved as circulated.

ACTION

PETITION BY RICHARD R. CLEGG (A73-363) TO RECLASSIFY 5.2 ACRES FROM AGRICULTURAL TO URBAN AT WAIANAE, OAHU

Mr. Clegg, petitioner, requested that action on his petition be deferred to a later date.

APPLICATION BY VALLEY ISLE THEATERS, INC. (SP73-153) FOR A SPECIAL PERMIT TO CONSTRUCT AND OPERATE A DRIVE-IN THEATER AND GOLF DRIVING RANGE WITHIN THE AGRICULTURAL DISTRICT AT WAIKAPU, WAILUKU, MAUI

Approval of the special permit request, subject to the conditions imposed by Maui County Planning Commission, was recommended in the staff memorandum presented by Mr. Leong (see copy of memo on file).

Commissioner Yamamura's motion to approve the special permit as recommended by staff, seconded by Commissioner Sakahashi, was unanimously passed.

Commissioner Mark excused himself from the meeting, due to a prior commitment.

✓ APPLICATION BY TONG WO SOCIETY (SP73-154) FOR A SPECIAL PERMIT FOR THE ADDITION OF A SOCIAL HALL TO AN EXISTING CHURCH WITHIN THE AGRICULTURAL DISTRICT AT HALAWA, NORTH KOHALA, HAWAII

Mr. Gordan Furutani presented the staff memo recommending approval of the special permit request, subject to the conditions set forth by the Hawaii County Planning Commission (see copy of report on file).

Upon motion by Commissioner Sakahashi, seconded by Commissioner Kido, it was unanimously agreed to approve the special permit as recommended by staff.

HEARING

PETITION BY MILILANI TOWN, INC. (A73-364) TO RECLASSIFY APPROXIMATELY 556 ACRES FROM AGRICULTURAL TO URBAN AT WAIPIO, EWA, OAHU

Mr. Tatsuo Fujimoto, Executive Officer, announced that he was submitting the staff report in its entirety for the records but, in the interest of time, will summarize the first 13 pages of the report. He proceeded with a detailed description of the areas involved in the petition, the various uses proposed, the development schedule, surrounding existing developments, the adopted General Plan of the City & County of Honolulu, with the aid of maps and charts.

Letters from the Land Study Bureau, the Board of Water Supply and the Department of Transportation regarding the subject request were also acknowledged by the Executive Officer (see copies of letters on file). Thereafter, the balance of the staff report was presented (see copy on file).

STATE OF HAWAII
LAND USE COMMISSION

VOTE RECORD

ITEM SP73-154 - TONG WO SOCIETY

DATE August 3, 1973

PLACE Liliuokalani Building
Honolulu, Hawaii

TIME 1:30 p.m.

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

Comments: I move to approve the special permit as recommended
by staff.

STATE OF HAWAII
LAND USE COMMISSION

MEMORANDUM

August 3, 1973
1:30 p.m.

TO: Land Use Commission

FROM: Staff

SUBJECT: SP73-154 - TONG WO SOCIETY

A special permit to allow the establishment of a social hall within the State Land Use Rural District at Halawa, North Kohala, Hawaii has been requested by Mr. Adam Shim on behalf of the Tong Wo Society. The subject property is situated less than half a mile east of the Halaula Urban District and fronts the mauka side of the Mahukona-Nuilii Road. The social hall is proposed to be constructed adjacent to an existing church on a 2-acre lot. This property is described as Tax Map Key 5-3-08: 20.

The petitioner has submitted site, floor, and cross-section plans for the social hall design and has stated the following in support of this request: "The Chinese church has existed for 87 years and it is our hope to preserve and continue the use of this historical and cultural building." The plans submitted by Mr. Shim show a 20'x34' building containing approximately 680 square feet including rooms for storage, toilets, showers and a large assembly area.

In addition to the existing church use, a portion of the subject property is also used for a cemetery. The surrounding area is characterized by a few scattered residential units.

The Land Study Bureau's overall soil productivity rating for the subject area is "C" or fair. The area has a slope range of 0 to 10 percent and the mean annual rainfall is approximately 50 inches. The elevation is at the 250 foot level.

COUNTY RECOMMENDATION

At its June 22, 1973 meeting the Hawaii County Planning Commission voted to recommend approval of this special permit based on the following findings:

- "1. Such use shall not be contrary to the objectives sought to be accomplished by the Land Use Law and Regulations. The proposed development will be located within the State Land Use "rural" district which permits

agricultural and low density residential uses. Said use is found to be compatible to these permitted uses and would therefore not be contrary to the intent of the "rural" district;

- "2. That the desired use would not adversely affect surrounding properties. The surrounding areas are residential-agricultural in character which the proposed use would be compatible with;
- "3. Such use would not unreasonably burden public agencies to provide roads and streets, sewers, water, drainage and school improvements, and police and fire protection. All utilities and services essential to the proposed development are available to the subject property; and
- "4. That the proposed use will not substantially alter or change the essential character of the land and the present use. A church facility presently exists on the property therefore the proposed addition would not substantially change the present use of the land."

The recommendation for approval was subject to the following conditions:

- "1. That the construction of the proposed addition begin within one (1) year of the date of approval of the special permit; and
- "2. That all other applicable regulations be complied with."

The County General Plan land use allocation guide map designates the areas as "intensive agriculture" and the County zoning designation is Residential-Agricultural one-half acre (RA-.5a).

The State Departments of Education, Agriculture and Transportation as well as the County Departments of Public Works, Water Supply, Police, Fire, and the Hilo Electric Light Company had no objections or comments on the subject request. However, the Department of Health advised that the cesspool should be located at a minimum distance of 10 feet from the social hall.

Upon evaluation of this request, staff finds that basic utilities are available to the subject site and the land is usable and adaptable for the proposed development. The proposed use will not substantially alter or change the essential character of the land and the present use, in that, a church already existing on the property and the social hall are intended to complement the

church use. Further, the addition of the social hall will increase the church's capability to provide more services and activities for its members as well as the people of Kohala. Based on the above, staff finds that the proposed use meets the guidelines for an "unusual and reasonable" use in the Rural District and therefore recommends approval of this request subject to the conditions set forth by the Hawaii County Planning Commission.

July 13, 1973

Mr. Adam Shim
Box 71
Kapaau, Hawaii 96755

Dear Mr. Shim:

The Land Use Commission next meets on August 3, 1973, at 1:30 p.m., in the Queen Liliuokalani Building, 4th Floor Board Room 404, 1390 Miller Street, Honolulu, Hawaii.

At that time the special permit application by the Tong Wo Society (SP73-154) for an addition of a social hall to the existing church in the Rural District at Halawa, 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

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

July 12, 1973

NOTIFICATION OF BOUNDARY AMENDMENT APPLICATIONS

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

A73-364 - Mililani Town, Inc. (Waipio, Ewa, Oahu)

Approximately 556 acres from the Agricultural District to the Urban District at Waipio, Ewa, Oahu, Tax Map Key 9-4-05: portion of 1 and 11; 9-4-06: portion 1; and 9-5-01: 6 and portion of 35 for residential and related development and employment center.

SP73-153 - Valley Isle Theaters, Inc. (Waikapu, Wailuku, Maui)

Special permit request to construct and operate a drive-in theater and golf driving range on approximately 21.90 acres of land in the Agricultural District at Waikapu, Wailuku, Maui, Tax Map Key 3-8-7: portions of 73 and 89.

✓ SP73-154 - Tong Wo Society (Halawa, North Kohala, Hawaii)

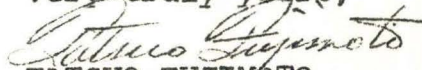
Special permit request for the addition of a social hall to the existing church on approximately 2 acres of land in the Rural District at Halawa, North Kohala, Hawaii, Tax Map Key 5-3-08: 20.

The public hearing on the above boundary amendment application and action on the special permits are scheduled for August 3, 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 enclosed agenda

See Agenda file for mailing list.



COUNTY OF
HAWAII

PLANNING COMMISSION Planning Department

25 AUPUNI STREET • HILO, HAWAII 96720

SHUNICHI KIMURA
Mayor

Chairman

June 26, 1973

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

RECEIVED

JUN 29 1973

State of Hawaii
LAND USE COMMISSION

SP73-154

Re: Special Permit Application - Tong Wo Society

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 the construction of a social hall addition to an existing church located in Halawa, North Kohala, Tax Map Key 5-3-08:20.

The Planning Commission at a duly advertised public hearing held on May 31, 1973 in the County Council Room, County Building, Hilo, Hawaii, discussed the subject request. The Commission on June 22, 1973 voted to recommend the approval of the special permit to the Land Use Commission as it was found:

1. Such use shall not be contrary to the objectives sought to be accomplished by the Land Use Law and Regulations. The proposed development will be located within the State Land Use "rural" district which permits agricultural and low density residential uses. Said use is found to be compatible to these permitted uses and would therefore not be contrary to the intent of the "rural" district;
2. That the desired use would not adversely affect surrounding properties. The surrounding areas are residential-agricultural in character which the proposed use would be compatible with;
3. Such use would not unreasonably burden public agencies to provide roads and streets, sewers, water, drainage and school

Mr. Tatsuo Fujimoto
Page 2
June 26, 1973

improvements, and police and fire protection. All utilities and services essential to the proposed development are available to the subject property; and

4. That the proposed use will not substantially alter or change the essential character of the land and the present use. A church facility presently exists on the property therefore the proposed addition would not substantially change the present use of the land.

The favorable recommendation was also contingent upon the following conditions:

1. That the construction of the proposed addition begin within one (1) year of the date of approval of the special permit; and
2. That all other applicable regulations be complied with.



Ed C. Watt
Chairman

lat

Enclosures

cc Tong Wo Society

PLANNING COMMISSION

Planning Department
County of Hawaii

June 22, 1973

The Planning Commission met in regular session at 3:00 p.m., in the Meeting Room of Sgt. Rodney J. T. Yano Memorial Hall, Captain Cook, South Kona, with Chairman Ed C. Watt presiding.

PRESENT: Ed C. Watt
Scott H. Asai
Daniel J. Johnson, Jr.
Arthur W. Martin
Roy H. Nagata
Leon K. Sterling, Jr.
Mauricio Valera, Jr.

ABSENT: Masayuki Kai
Skippy T. Yasutake
Akira Fujimoto, Ex-officio Member
Edward Harada, Ex-officio Member

Sidney Fuke
Glenn T. Miyao
Norman K. Hayashi
Royden Yamasato

Stephen G. Bess, Deputy Corporation Counsel
David Murakami, Public Works

and approximately 55 people in attendance.

MINUTES

The minutes of May 10, 1973, and May 31, 1973, were approved as circulated.

LAND USE COMMISSION
SPECIAL PERMIT
✓ COUNTY OF HAWAII
KEEI, SOUTH KONA

Special permit to allow the development of a municipal golf course in Kees 2nd, South Kona, TMK: 8-3-04:9 (portion).

The staff recommended that action be deferred until comments from the Office of Environmental Quality Control have been received on the environmental impact statement.

Mr. Johnson moved to defer action. The motion was seconded by Mr. Valera and carried.

LAND USE COMMISSION
SPECIAL PERMIT
✓ HAWAII LAND CORPORATION
KUPAHUA, PUNA

Special permit to allow the development of a resort-residential complex consisting of 350 hotel units and 74 condominium units. The proposed site is located approximately 1 mile southwest of the Harry K. Brown Park,

Kupahua, Puna, TMK: 1-2-02:9, 20, 29, and 31.

The staff recommended that action be deferred for further study.

Mr. Johnson moved for deferral. The motion was seconded by Mr. Valera and carried.

PRELIMINARY HEARING
VARIANCE
WLT MANAGEMENT CO.
KAAPUNA, SOUTH KONA

Variance from roadway standards required in conjunction with a proposed subdivision located in Kaapuna, South Kona, TMK: 8-7-12:1.

The Chairman read the following letter from Murray, Smith and Associates:

"June 15, 1973

"Planning Department

"I have just received word that the preliminary hearing for the above named matter has been scheduled for June 22 in Captain Cook.

"I would like to hereby request that this be deferred again to the next following meeting to be held in Hilo, due to the inconvenience and time loss involved in going to Captain Cook."

/s/ FRANK HOLZ

Mr. Valera so moved for deferral. The motion was seconded by Mr. Valera and carried.

LAND USE COMMISSION
SPECIAL PERMIT
TONG WO SOCIETY
NALAWA, NORTH KOHALA

Special permit to allow the construction of a social hall addition to an existing church located in Halawa, North Kohala, TMK: 5-3-08:20.

The staff mentioned that the public hearing on this request was previously held and a brief background was presented.

The staff recommended that the request be recommended for approval based on the following considerations:

1. Such use shall not be contrary to the objectives sought to be accomplished by the Land Use Law and Regulations. The proposed development will be located within the SLU "rural" district which permits agricultural and low density residential uses. Said use is found to be compatible to these permitted uses and would therefore not be contrary to the intent of the "rural" district;
2. That the desired use would not adversely affect surrounding properties. The surrounding areas are residential-agricultural in character which the proposed use would be compatible with;
3. Such use would not unreasonably burden public agencies to provide roads and streets, sewers, water, drainage and school improvements, and police and fire protection. All utilities and services essential to the proposed development are available to the subject property;
4. That the proposed use will not substantially alter or change the essential character of the land and the present use. A church facility presently exists on the property; therefore, the proposed addition would not substantially change the present use of the land.

Recommendation for approval is subject to the following conditions:

1. that construction of the proposed addition begin within one year of the date of approval of the special permit; and
2. that all other applicable regulations be complied with.

Mr. Sterling moved to recommend approval to the Land Use Commission for reasons outlined by staff and subject to the conditions stipulated. The motion was seconded by Mr. Johnson and carried with five aye votes.

COUNTY OF HAWAII

COUNTY PLANNING DEPARTMENT

RECEIVED

JUN 29 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 _____

59 73-154

APPLICATION FOR SPECIAL PERMIT

(I) (We) hereby request approval for a Special Permit to use certain property located at Halawa, No. Kohala, Hawaii in accordance with provisions of Section 98H-6, Act 205, SLH 1963 for the following described purpose.

Social Hall addition to existing church

Description of Property:

Petitioner's interest in subject property:

TMK:5-3-08:20

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 Chinese church has existed for 87 years and it is our hope to preserve and continue the use of this historical and cultural building.

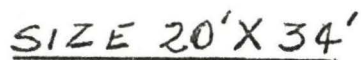
The application will be accompanied with a deposit of \$ 108⁰⁰ to cover publication and administrative costs and a map of the area proposed for change.

Signature Adam Shun
Address Box 71 Kapaau, HI 96755
Telephone 889-5285

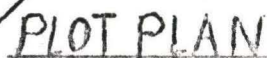
This space for official use

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

REMARKS:



SECTION - 1/4" = 1' - 0"



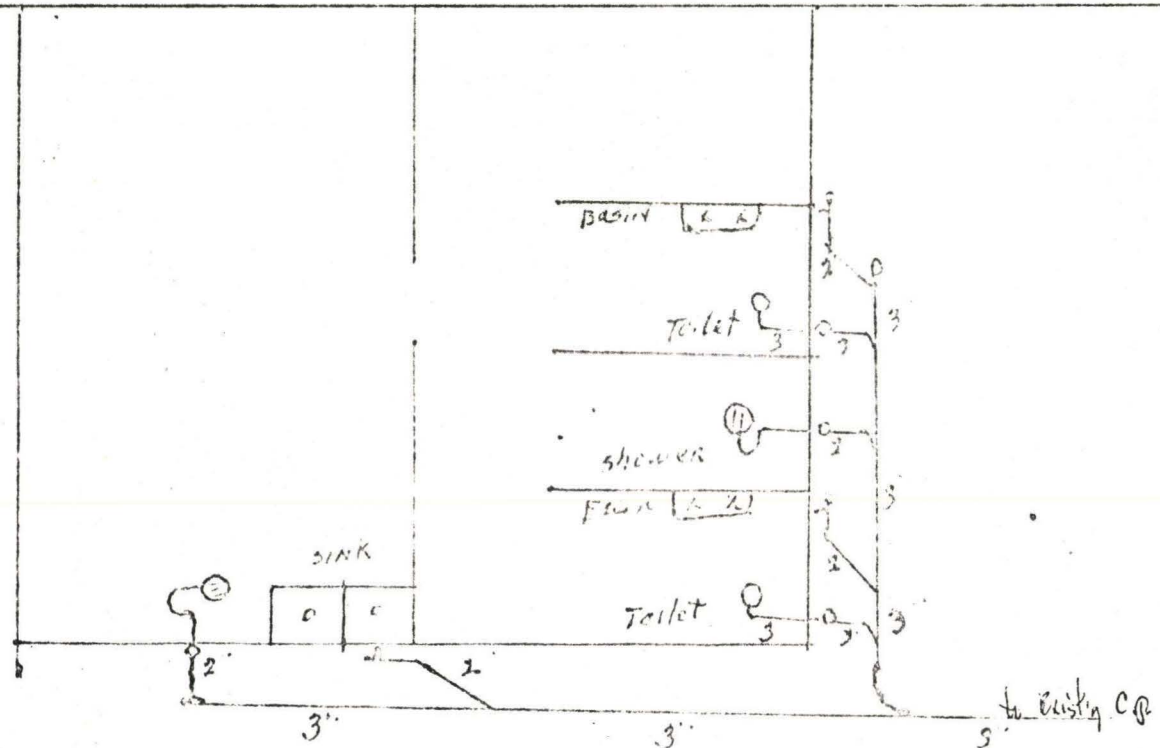
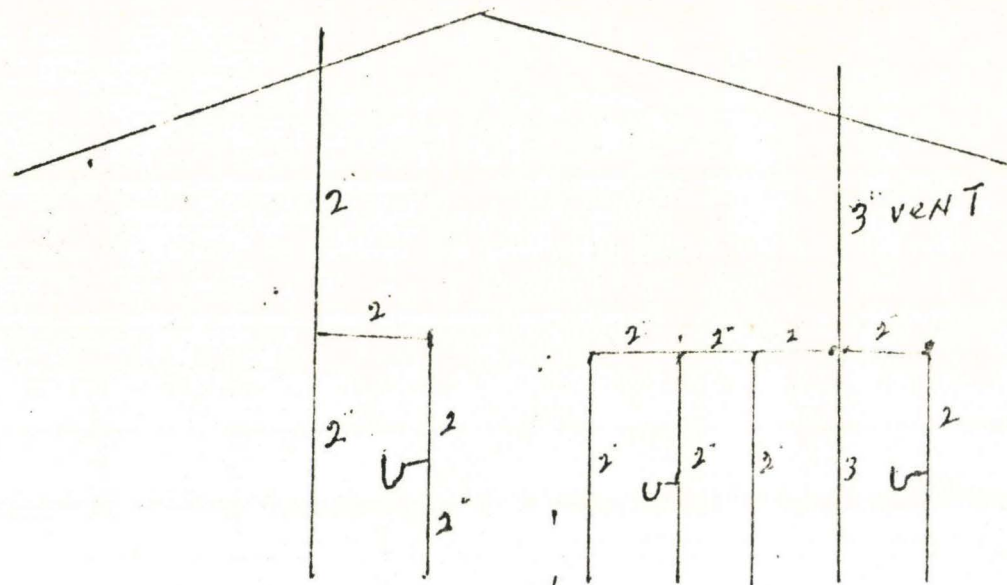


EXHIBIT A 300105

PLAT 03

Kamohamaha
Rock Site

K. Shikasho
1.0 ac.

16 POR. LD. CT. APP
Kohala
0.336 Ac.

Sugar Co.
1116

17 Church of Latter
Day Saints
27 0.128 Ac.

Charles Keahi, Jr 1/2
Kalani Hew Len (dec'd) 1/2

1.524 Ac.

L. C. Am.
Joseph F. Lowe
Paulo K. Lawala

Rosalie P.
Poepoe E.
Joseph Puna,
Jr - J/T

13 0.30 ac.

Charles C.
Joy & Wf.
Ella M. M. - T/E
12 0.267 Ac.

(See Below
for Owners)
0.2802.

15

2114-B

Mildred S. L. Luke
0.557 ac.

Takeshi Kaneshiro
1.785 Acs.

L. C. Am.

EXHIBIT B

Tong Wo Society
2.0 acs.

10991

20

Lucy S. (4)
Tamanaha
0611

30 13,979

Thomas K. (3)
Solomon E.
Wf. Evelyn L.
- T/E
281

19 13,988

Mildred S. L. Luke
0.51 Ac.

18

John Amaral
0.5838 Ac.
(0.47 ac)

(0.1132 ac)
24

Albert
Santiago, Sr. &
Wf. Florence N. - T/E
11,577

Raymond
Santiago
E Wf
Charlotte M.
F. K. - T/E
29 13,073

GOVERNMENT

2.00 Ac.

Kohala Sugar
(2.439 Ac.)

GR.

COPY

PLANNING DEPARTMENT
25 AUPUNI STREET

COUNTY OF HAWAII
HILO, HAWAII 96720

June 4, 1973

RECEIVED

JUN 8 1973

State of Hawaii
LAND USE COMMISSION

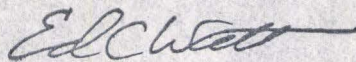
Mr. Adam Shim
P. O. Box 71
Kapaau, HI 96755

Re: Special Permit Application
Tax Map Key 5-3-08:20

The Planning Commission at its meeting of May 31, 1973, held a duly advertised public hearing on your application for a special permit in accordance with Section 98H-6 of Act 205, Land Use Regulation of the State of Hawaii to allow the construction of a social hall addition to an existing church located in Halawa, North Kohala, Hawaii.

In accordance with the provisions of Section 98H 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.

We shall notify you when the Commission is ready to take action on your request.



Ed C. Watt
Chairman, Planning Commission

lat

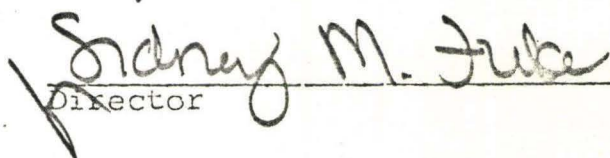
cc / Land Use Commission

PLANNING DEPARTMENT
COUNTY OF HAWAII
HILO, HAWAII

May 1, 1973

TO: ALL CONCERNED AGENCIES
FROM: RAYMOND H. SUEFUJI
RE: SPECIAL PERMIT APPLICATION - Social Hall Addition to Church
TMK: 5-3-08:20

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



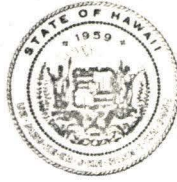
Director

SF:mh

Attach.

MAY 2 1973

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

May 11, 1973

Mr. Raymond H. Suefuji, Director
County Planning Department
25 Aupuni Street
Hilo, HI 96720

Re: Application for Special Permit for Social Hall addition to existing
church at Halawa, North Kohala, Hawaii
TMK: 5-3-08:20

We recommend approval of the above request provided that the cesspool
is located at a minimum distance of 10 feet from the proposed addition.

J. Kishi
Y. KISHI

Supervising Sanitarian, Hawaii
YK:hy

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
73-2.603

May 11, 1973

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

Dear Mr. Suefuji:

Subject: Special Permit Application
Social Hall Addition to Church
TMK 5-3-08:20

We have no objections or comments on the
proposed action for the subject item.

Very truly yours,

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

CHAS L. SCHUSTER
District Engineer

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

May 10, 1973

MEMORANDUM

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

SUBJECT: Special Permit Application - Social Hall addition to Church
TMK: 5-3-08:20

We have reviewed subject application and foresee no impact on agriculture.

Thank you for the opportunity to comment on this matter.

Frederick C. Erskine
Chairman, Board of Agriculture


HAWAII DISTRICT
Department of Education

Date: May 3, 1973

To: Hawaii County
Department of Planning

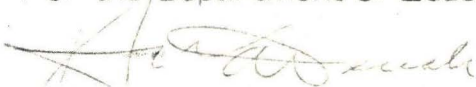
From: Hawaii District
Department of Education

Subject: Social Hall Addition to Existing Church, TMK: 5-3-08:20


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

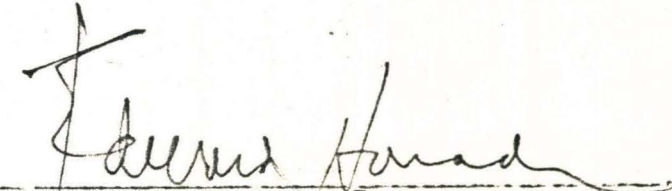
DEPARTMENT OF PUBLIC WORKS
COUNTY OF HAWAII
HILO, HAWAII

MEMORANDUM

Date May 4, 1973

TO: Planning Department
FROM: Chief Engineer
SUBJECT: Application for Special Permit
Applicant: Tong Wo Society
Location: Halawa, N. Kohala, Hawaii
TMK: 5-3-08:20

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


EDWARD HARADA, Chief Engineer

Hilo Electric Light Company Ltd

HILO, HAWAII-96720

May 4, 1973

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

Attention: Mr. Raymond H. Suefuji

Subject: Change of Zone Applications

Gentlemen:

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

Kenneth Fujiyama & Alvin Inoue, TMK:
1-8-04:2, No Comments

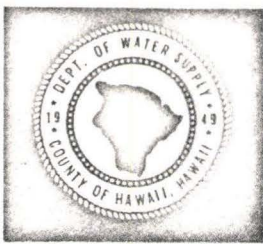
Social Hall Addition to Church, TMK:
5-3-08:20, No Comments.

Very truly yours,



Jitsuo Niwao, Manager
Engineering Department

JN:can



DEPARTMENT OF WATER SUPPLY • COUNTY OF HAWAII

P. O. BOX 1820

HILO, HAWAII 96720

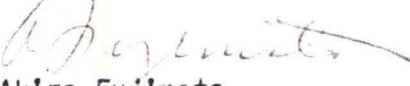
25 AUPUNI STREET

May 7, 1973

Planning Department
County of Hawaii
Hilo, HI 96720

Re: Special Permit Application
Applicant: Tong Wo Society (Social Hall addition to Church)
Property located at Halawa, N. Kohala, Hawaii
Tax Map Key: 5-3-08:20

We have no objections to this special permit request. For your information, water service is available to this lot.


Akira Fujimoto
Manager

WHS

cc: Adam Shim

... Water brings progress...

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

HAWAII COUNTY FIRE DEPARTMENT

P. O. BOX 672
HILO, HAWAII, 96720



May 4, 1973

To: Raymond H. Suefuji, Director
Planning Department

From: Charles Takeguchi, Fire Chief

SUBJECT: SPECIAL PERMIT APPLICATION

Per your request, we have no comments regarding the following special permit application:

Social Hall Addition to Church
TMK: 5-3-08:20

A handwritten signature in ink, likely of Charles Takeguchi, is written over the typed name.

Charles Takeguchi, Fire Chief

CT/mk



OUR REFERENCE

YOUR REFERENCE

COUNTY OF HAWAII
DEPARTMENT OF POLICE
HILO, HAWAII



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

May 3, 1973

TO : RAYMOND H. SUEFUJI, PLANNING DIRECTOR
FROM : ERNEST J. FERGERSTROM, CHIEF OF POLICE
SUBJECT: SPECIAL PERMIT APPLICATION

The special permit application submitted by the Tong Wo Society,
TMK: 5-3-08:20, has been reviewed.

From the standpoint of police operations, we anticipate no adverse
effects resulting from the proposed addition to the church.


ERNEST J. FERGERSTROM
CHIEF OF POLICE

RLP/fk

cc: Mayor

PLANNING COMMISSION

Planning Department
County of Hawaii

May 31, 1973

A regularly advertised public hearing, on the application of Tong Wo Society, was called to order at 6:30 p.m., in the County Council Room, County Building, by Vice Chairman Masayuki Kai.

PRESENT:	Masayuki Kai	ABSENT:	Scott H. Asai
	Daniel J. Johnson, Jr.		Ed C. Watt
	Arthur W. Martin		Skippy T. Yasutake
	Roy H. Nagata		Akira Fujimoto, Ex-officio Member
	Leon K. Sterling		Edward Harada, Ex-officio Member
	Mauricio Valera, Jr.		

Sidney Fuke
Glenn T. Miyao
Norman K. Hayashi

Clifford Lum, Corporation Counsel
Richard Masuda, Public Works

and approximately 20 people in attendance

NOTICE OF A PUBLIC HEARING

Special Permit: Halawa, 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 4:30 p.m., May 31, 1973, to consider among others, the application of Tong Wo Society 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 social hall addition to an existing church located in Halawa, North Kohala, Hawaii, TMK: 5-3-08:20.

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: May 21 and 29, 1973)

CHAIRMAN: Last one on our agenda is a public hearing on the application of Tong Wo Society for a special permit to allow the construction of a social hall addition to an existing church located in Halawa, North Kohala, Hawaii, TMK: 5-3-08:20.

Staff presentation please.

STAFF PLANNER HAYASHI: Mr. Chairman and Commissioners. A special permit to allow the construction of a social hall addition to an existing church located within the State Land Use Rural District has been requested by the Tong Wo Society. The subject property is situated in the Halawa Rural District, North Kohala and fronts the mauka side of the Mahukona-Niulii Road. The social hall is proposed to be constructed on a two-acre lot described as Tax Map Key 5-3-08:20.

The applicant has submitted floor section and plot plans for the social hall addition and has stated the following in substantiation of the request:

"The Chinese Church has existed for 87 years and it is our hope to preserve and continue the use of this historical and cultural building."

The plans submitted by the applicant show the social hall addition to be approximately 680 square feet in area (20' x 34').

The surrounding area is residential in character. The subject area 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 and has a slope of 0 to 10 per cent. The mean annual rainfall is 40 to 60 inches. No adverse terrain or topographic conditions are attributed to the subject property.

The General Plan land use allocation guide map designates the area as "intensive agriculture," and the County zoning designation is Residential-Agricultural one-half acre (RA-.5a).

The Department of Health had no objections to the request but commented that the cesspool shall be located at a minimum distance of ten (10) feet from the proposed social hall addition. All other cooperating agencies had no comments or objections on the subject request.

Thank you.

CHAIRMAN: Thank you. Any questions?

COMMISSIONER MARTIN: Yes. Cesspool is 10 feet?

STAFF PLANNER HAYASHI: Yes.

COMMISSIONER MARTIN: I see.

CHAIRMAN: Any other question?

Anyone representing this Society wants to testify?

ADAM SHIM: Mr. Chairman and Commissioners.

CHAIRMAN: Sir, may I have your name.

SHIM: Adam Shim. I want to ask the Chairman or the Commissioners if they have any questions.

CHAIRMAN: Anybody have questions for Mr. Shim?

COMMISSIONER MARTIN: Mr. Shim, I am not too familiar with this area. The existing building is a church?

SHIM: Yes, it is the church.

COMMISSIONER MARTIN: This is going to be a social hall? There is no social hall in existence?

SHIM: Well, let me explain. This Tong Wo Society, the main building is there - up and downstairs. Upstairs is the church - downstairs is where they get together when they have a burial. There is a graveyard too with the church together. I believe they supposed to fill the grave there now but there is still room, see. My parents and my relatives are buried there too. During those times, early days, where they were, all the Chinese Christians, they were sponsored. They would upkeep this church here. But, now, they are not around and that property is not self-sufficient for maintaining, so we are now the descendant members would want to maintain.

And, in fact, where the church hall is going to be now, there was a building there as a mess hall. The mess hall measured - was made of T and G around and T and G floor, and it was 28 by 28. So we had dismantled that. Now, we want to put this social hall there. In that old time, they had those toilets outside, pukas out there, so now with this building here, the social hall, they are going to have the men's toilet and the ladies' toilet.

MARTIN: Will the floor be level with the downstairs of the existing building?

SHIM: Yes, this main building here has a veranda right around and there is a veranda right around down you see so this social hall building is going to connect to that. Probably it's not going to be because it's pretty high so we are going to bring it so much so that we have to put steps to come down to the social hall. And, I have spoken to the fire marshall; but according to my plan, the doors open inside. He wanted to open outside, so I had my sketch changed. Is there any question?

CHAIRMAN: Any other question?

SHIM: Thank you.

CHAIRMAN: Thank you. Anyone here favoring this application? Anyone against this application?

COMMISSIONER STERLING: I move to close the public hearing.

COMMISSIONER VALERA: Second.

CHAIRMAN: It has been moved and seconded that the public hearing be closed. All those who are in favor, please say aye.

COMMISSIONERS: Aye.

CHAIRMAN: All those who oppose, say no. The ayes have it.

The public hearing was adjourned at 6:35 p.m.

Respectfully submitted,

Lei A. Tsuji
Lei A. Tsuji, Secretary

A T T E S T :

/s/ MASAYUKI KAI

Masayuki Kai
Vice Chairman
Planning Commission

PLANNING COMMISSION

Planning Department
County of Hawaii

May 31, 1973

The Planning Commission met in regular session at 2:02 p.m., in the Conference Room of the Planning Department, County Building, with Vice Chairman Masayuki presiding.

PRESENT: Masayuki Kai
Daniel J. Johnson, Jr.
Arthur W. Martin
Roy H. Nagata
Leon K. Sterling
Mauricio Valera, Jr.

ABSENT: Scott H. Asai
Ed C. Watt
Skippy T. Yasutake
Akira Fujimoto, Ex-officio Member
Edward Harada, Ex-officio Member

Sidney Fuke
Glenn T. Miyao
Norman K. Hayashi

Clifford Lum, Corporation Counsel
Richard Masuda, Public Works

and approximately 25 people in attendance

MINUTES

The minutes of May 10, 1973 were partially distributed and deferred.

LAND USE COMMISSION
SPECIAL PERMIT
COUNTY OF HAWAII
KEEI, SOUTH KONA

Special permit to allow the development of a municipal golf course in Kees 2nd, South Kona, TMK: 8-3-04:9 (por.).

The staff reported that the environmental impact statement has been sent to the Office of Environmental Quality Control and the department is awaiting their comments. It was again recommended that action be deferred.

Mr. Sterling moved to defer action on this matter. The motion was seconded by Mr. Johnson and carried.

Several people from Kona attended the meeting and requested that action on this matter be taken in Kona.

CHANGE OF ZONE
ROBERT R. ROMER
HONAUNAU, SOUTH KONA

Change of zone from an agricultural - 5 acre to an agricultural - 1 acre zoned district for approximately 1.5 acres of land located in Honaunau, South Kona, TMK: 8-4-07: portion of 9 and 10.

The staff reported that a public hearing was previously held on this application and action deferred pending review of the proposal by Bishop Estate personnel.

The Department has been informed that Bishop Estate has approved the proposal and has drafted an agreement with the applicant subject to several conditions. It was confirmed by Mr. Carlson of the Bishop Estate that the applicant had agreed to the terms of the contract.

The staff recommended that the change of zone request be approved based on the following considerations:

1. That the request satisfies the general plan land use pattern allocation guide map designation of low density urban development;
2. That the abandonment of the subject area would have no severe adverse effect upon agriculture in the area; and
3. That the land has no severe adverse topographic or drainage problems which would render the land unusable for the proposed use.

The staff further recommends that as a condition of approval the petitioner be responsible for submitting and securing tentative approval of the proposed subdivision within one year from the date of approval of the change of zone. Also to be submitted with the subject subdivision is the consolidation of the remainder of the parcels with parcels 5 and 6. Should this condition not be met, rezoning of the properties shall be considered.

Mr. Sterling moved to recommend approval to the County Council in accordance with the staff's recommendation and conditions stipulated. The motion was seconded by Mr. Valera and carried.

LAND USE COMMISSION
SPECIAL PERMIT
HAWAII LAND CORP.
KUPAHUA, PUNA

Special permit to allow the development of a resort-residential complex consisting of 350 hotel units and 74 condominium units. The proposed site is located approximately 1-mile southwest or Ka'u side of the Harry K. Brown Park,

Kupahua, Puna, TMK: 1-2-02:9, 20, 29, and 31.

Mr. Martin moved to defer action on the matter since the minutes of the last meeting and the transcript of the public hearing were not ready for review by the members. The motion was seconded by Mr. Sterling and carried.

PRELIMINARY HEARING
VARIANCE
MARIA HATADA
WAIAKEA, SOUTH HILO

Variance to allow the creation of a 13,560 sq. ft. lot within an RS-15 zoned district located in Waiakea Homesteads, South Hilo, TMK: 2-4-11:10.

The staff reported that variances from the minimum building site area requirement and from the minimum easement width have been requested by Maria Hatada for a proposed three-lot subdivision.

The property under consideration is a one-acre (43,560 square feet) parcel located fronting Kawailani Street.

A single-family dwelling is presently situated on the subject property which is zoned for single-family residential use with a minimum lot size of 15,000 square feet. The proposed three-lot subdivision results in two lots being 15,000 square feet in area and the third being 13,560 square feet in area.

The variance requested is for a proposed 13,560 square foot lot which falls 1,440 square feet (or 9.6 percent) below the minimum area required.

Access to the rear lots is through an easement which is required to consist of pavement within a 16 foot right of way.

The plans show a 12 foot right of way because of the location of the carport. A variance is, therefore, requested to allow a 12 foot wide easement in lieu of the required 16 foot easement.

Mr. Martin requested reasons for a 6-month period rather than a year which was requested by the applicant.

The staff pointed out that one year is not considered temporary especially since the use is quite industrial in nature. Another consideration was that this operation is already in existence and they have had time prior to this date to search for other suitable areas.

Mr. Sterling queried as to the kind of structures involved.

The staff mentioned that they have a 15' by 20' shed.

Mr. Sterling wondered whether the structure was removable.

The staff stated that it is quite possible that Mr. Nago would want to keep it for his own use.

Mr. Sterling questioned whether the 6-month agreement would be tied only to that structure.

The staff believed that they don't intend to construct any other structure.

The motion was recorded as having been carried.

LAND USE COMMISSION
SPECIAL PERMIT
TONG WO SOCIETY
HALAWA, NORTH KOHALA

A duly advertised public hearing was held on the application of Tong Wo Society for a special permit to allow the construction of a social hall addition to an existing church located in Halawa, North Kohala, Hawaii, TMK: 5-3-08: 20.

Action was deferred in accordance with the State Land Use Commission's regulation regarding rendering decisions on such petitions no earlier than 15 days after the public hearing.

(At this point, Mr. Nagata was excused from the meeting as he had another commitment).

RECONSIDERATION
VARIANCE
MITSUKO NEKOBA
WAIAKE, SOUTH HILO

Mr. Martin moved to open the case of Mitsuko Nekoba for reconsideration. The motion was seconded by Mr. Johnson and carried.

The Deputy Planning Director explained the reasons for reconsideration although the Planning Commission has the prerogative to defer. He stated that when the setback variance protruded into the building code consideration, it was also a health problem; and rather than passing the buck, it was felt that the Commission should make a decision on the variance matter and from there pass it on to the appropriate agency for further action.

The Vice Chairman called for staff recommendation.

The staff recommended that the request be approved based on the following considerations:

1. That the applicant would be afforded the same property rights as previously enjoyed by permitting the reconstruction of the subject dwelling while still maintaining the general character of the area.
The Villa Franca area is characterized by high density residential development and the subject reconstruction would not be adding an unreasonable burden on existing facilities inasmuch as the subject dwelling existed for some fifty years.

The staff elaborated that the zoning code requirement is 10 feet and the applicant is asking for an 8-foot setback between buildings which also results in one-foot setback from the property line. The building code requires a 5-foot setback. The alternative would be to build in the rear or structurally attach the garage to the dwelling.

Mr. Sterling then moved to deny the application. The motion was seconded by Mr. Martin.

The motion was unanimously carried with Vice Chairman casting the vote for passage.

MEETING SCHEDULE

The staff reported that the next meeting is tentatively scheduled for June 22 in Kona. He stated that there are several items concerning the Kona areas and most of the west Hawaii items are included when the meeting is scheduled in Kona.

ANNOUNCEMENT

The Vice Chairman announced that Mr. Anthony Veriato, former Commission member has been ill and the old members who served with him have sent a fruit basket.

ADJOURNMENT

It was moved by Mr. Johnson, seconded by Mr. Valera and carried that the meeting be adjourned. The Vice Chairman declared the meeting adjourned at 6:55 p.m.

Respectfully submitted,

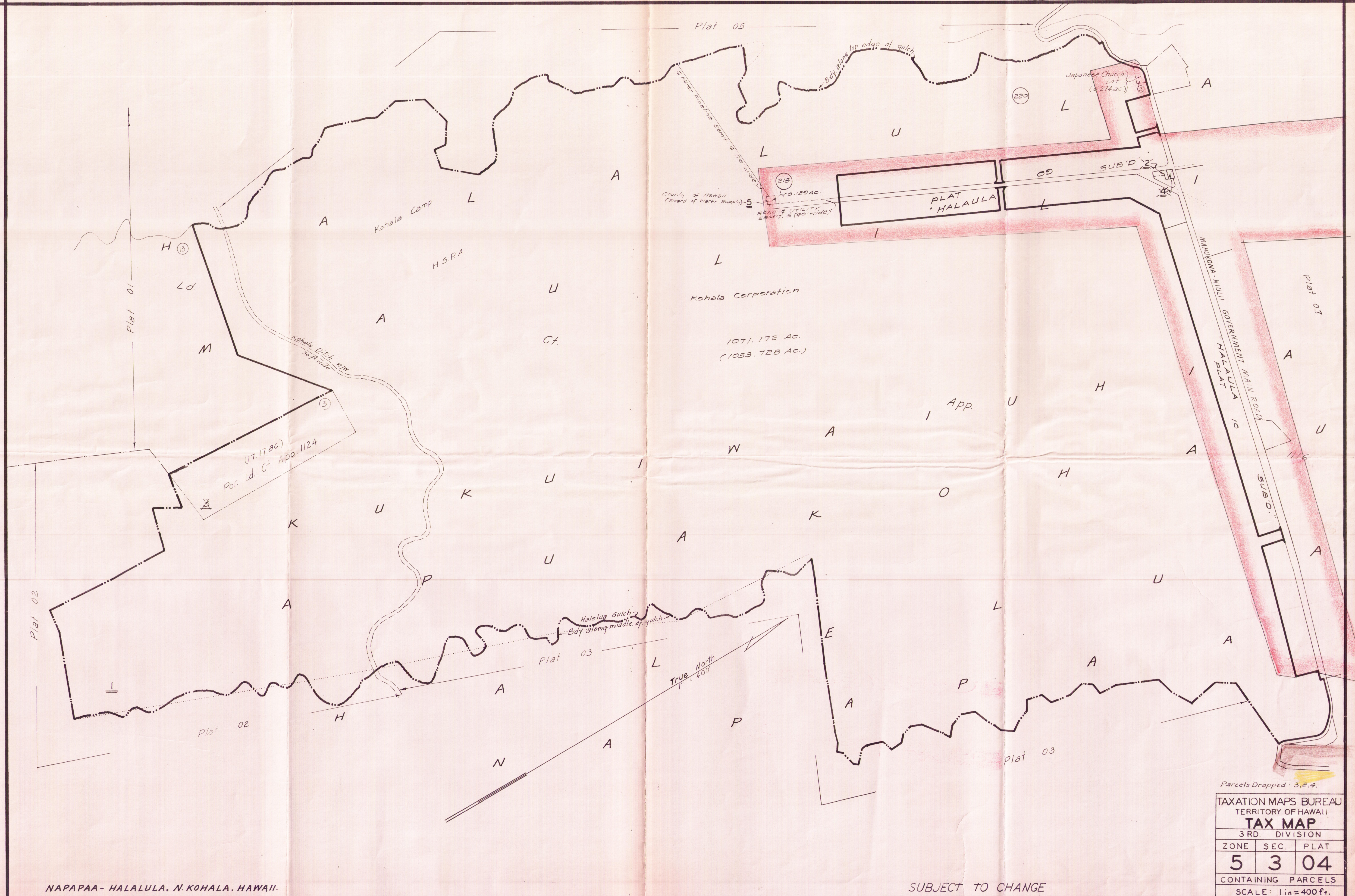
Lei A. Tsuji

Lei A. Tsuji, Secretary

A T T E S T :

Ed C. Watt, Chairman
Planning Commission

Dwg. No. 2
T.M.B. - Ld. Ct. App. 1116 & 1124
Source L.H. May 1942
By



NAPAPAA - HALALULA, N. KOHALA, HAWAII.

SUBJECT TO CHANGE

Parcels Dropped: 3, 2, 4.

TAXATION MAPS BUREAU TERRITORY OF HAWAII		
TAX MAP		
3RD. DIVISION		
ZONE	SEC.	PLAT
5	3	04
CONTAINING PARCELS		
SCALE: 1 in = 400 ft.		

SP73-154 TONG WO SOCIETY

TRUE NORTH
1" = 400'

Dwg. No: 2541
Source: Tax Map, Bureau of Survey Department
By: L.K.H. - August, 1935



Por. of HALAWA - HALELUA, N. KOHALA, HAWAII.

ADVANCE SHEET
SUBJECT TO CHANGE

THIRD DIVISION		
ZONE	SEC.	PLAT
5	3	03
CONTAINING PARCELS		
SCALE: 1 in. = 400 ft.		

Dwg. No.: 2540
Source: Tax. Maps Bureau & Survey Department
By: L.K.H. - August, 1935

Por. of HALAWA-PUEKEA, NIKOHALA, HAWAII.

Parcels Dropped : 5, 6, 7, 4, 9, 3, 8,

THIRD DIVISION		
ZONE	SEC.	PLAT
5	3	07
CONTAINING PARCELS		
SCALE: 1 in. = 400 ft.		

ADVANCE SHEET
SUBJECT TO CHANGE

SP73-154 TONG WO SOCIETY

PRINTED JUL 8 1978