

PLANNING COMMISSION

Planning Department  
County of Hawaii  
Hilo, Hawaii

Application for VARIANCE	)	
by	)	
KOHALA CORPORATION	)	
from	)	Variance No. 427
MINIMUM BUILDING SITE AREA REQUIREMENTS	)	
in	)	
Hanaula, North Kohala, Hawaii	)	
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VARIANCE PERMIT

The County Planning Commission at a duly held public hearing on January 9, 1975 considered the application of KOHALA CORPORATION for a variance from Chapter 8 (Zoning Code), Article 7, Section 5, Hawaii County Code, as Amended, more specifically to allow the subdivision and consolidation of a 3-acre area in lieu of the minimum building site area requirement of twenty (20) acres as stipulated within the Agricultural 20-acre (A-20a) zoned district in Hanaula, North Kohala, Hawaii, Tax Map Key 5-4-09:portion of 2.

The Commission has found:

1. That the granting of the variance would not necessarily be inconsistent with the general purpose and intent of this zoned district and would not militate against the County General Plan. The area in question is designated by the General Plan land use pattern allocation guide map for Intensive Agricultural uses which includes sugar, orchard, diversified agriculture, and floriculture. It is also situated within the alternate urban expansion area. Therefore, reduction of the lot size to three (3) acres would still complement the goals of the Economic and Agricultural Elements of the General Plan which encourages the expansion of the agricultural industry, especially diversified agriculture. The purpose of the variance is to allow the applicant to permit conveyance of the land, after subdivision, to an adjacent landowner, Mr. Takeichi Higa, for purposes of conducting diversified agricultural activities primarily consisting of truck and ornamental crops. As further indicated in the General Plan, new approaches to preserve prime agricultural land would still be achieved since the primary usage of the property would still be held in agriculture although at a smaller operational base. The present surrounding agricultural land use is for nursery operations, chiefly plant growing, on the remaining parcel (57 acres). Along with the proposed owner's intention, this diversifi-

cation of uses would still fulfill the agricultural concern of the General Plan's agricultural policy.

2. That the subject request would still satisfy the General Plan's courses of action related to Agricultural concerns of North Kohala; more specifically, the course of action which states "That the County shall assist in the development of alternative agricultural uses of sugar lands affected by the termination of sugar operations and encouraging the expansion of truck farming endeavors in North Kohala." The purpose for consolidation and resultant proposal of the transferee to operate agricultural activities of truck and ornamental crops substantiates the intent of seeking new agricultural endeavors, along with expanding the truck farming marketability and capacity within the North Kohala district.
3. That the overall impact on the Agricultural base of the area would not adversely be affected by the reduction in lot size. The major industry of North Kohala is agriculture, with the majority of the Agricultural zoned land being utilized for sugar purposes. With the announced termination of sugar operations by the Kohala Sugar Company, a greater diversification is being sought to establish a workable agricultural and economic base for North Kohala. It is felt that the variance request and subsequent usage upon conveyance of ownership to Mr. Higa would be in keeping with the direction of alternative agriculture structure. The proposed buyer of the subject parcel does not intend to erect any structures on the property and therefore, the general agriculture character of the land would not adversely be affected. Furthermore, the proposed owner presently operates Higa's Union Market Store in Hanaula, and has the commercial capacity to produce his farmed goods for sale to the North Kohala residents thereby serving the general community by satisfying demand for locally grown farm products. Therefore, the variance request would not be materially detrimental to the public welfare or injurious to improvements or property rights related to property in the near vicinity.

Therefore, the Commission hereby grants to the applicant a variance to allow the subdivision and consolidation of a 3-acre area in lieu of the minimum building site area requirement of twenty (20) acres as stipulated within the Agricultural 20-acre (A-20a) zoned district, pursuant to the authority vested in it by Section 7 of said Code, subject to the following conditions that:

1. That the owner, Kohala Corporation, submit a subdivision plan and secure tentative approval within one (1) year from the date of approval of the subject request. The applicant shall also be responsible to secure final subdivision approval.
2. That a minimum of two (2) acres of the 3-acre area be put into agricultural use within three (3) years of receipt of final subdivision approval.

Should these conditions not be met, the variance shall be deemed null and void.

The effective date of this permit shall be from January 9, 1975.

Dated at Hilo, Hawaii, this 30th day of January, 1975.

  
Arthur W. Martin, Chairman

