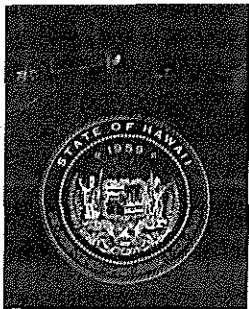


2UC-158



STATE OF HAWAII

DEPARTMENT OF PLANNING AND ECONOMIC DEVELOPMENT
LAND USE COMMISSION

P. O. BOX 2359 • HONOLULU, HAWAII 96804

September 24, 1970

JOHN A. BURNS
Governor

SHELLEY M. MARK
Director Department
of Planning and Economic
Development

RECEIVED

COUNTY PLANNING

WILBERT H. S. CHOI
Commission Chairman

Date: SEP 28 '70

Goro Inaba
Vice Chairman

File No.:

RAMON DURAN, AIP, ASLA
Executive Officer

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

Attention: Mr. Raymond Suefuji
Planning Director

Gentlemen:

At its meeting on September 11, 1970, the Land Use Commission voted to approve a special permit to Hawaiian Telephone Company (SP70-83) to allow the construction of a communications building on a one-acre lot at Keauhou 2nd, North Kona, Hawaii, identifiable by Tax Map Key 7-8-05: parcel 47, subject to the conditions set forth by the Hawaii Planning Commission.

Enclosed for your information is the staff report.

Very truly yours,

RAMON DURAN
Executive Officer

Encl.

cc: Hawaiian Tel. Co.
Hawaii Tax Administrator
Property Technical Services, Dept. of Tax.
Tax Maps Branch, Dept. of Taxation

Masa
Change not
file to reflect
Order S.P. boundary change.
SFW

STATE OF HAWAII
LAND USE COMMISSION

Discovery Room, Kona Hilton Hotel
Kailua, Kona, Hawaii

September 11, 1970
1 p.m.

STAFF REPORT

SP70-83 - HAWAIIAN TELEPHONE COMPANY (Keauhou)

A special permit application submitted by the Hawaiian Telephone Company to allow construction of a communications building on a one-acre lot at Keauhou 2nd, North Kona, Hawaii, has been forwarded by the Hawaii County Planning Commission. The property is described as a portion of TMK 7-8-05: parcel 47, containing 1.84 acres and owned by the Bishop Estate. The petitioner has a purchase agreement with Bishop Estate for the one-acre portion. Upon subdivision and sale, the remnant portion will be consolidated with the adjoining parcel 48, also owned by Bishop Estate.

The subject property is located along the mauka side of Kuakini Highway approximately 1,100 feet south of the access road to Bishop Estate's Puuloa subdivision. This subdivision of approximately 29 upper income homes is located about 1,000 feet below the subject site and makai of Kuakini Highway. Also located in the vicinity are several Rural Districts situated mauka along Mamalahoa Highway. Lands in the area are predominantly used for coffee, grazing, or merely vacant.

Hawaiian Telephone Company proposes the construction of a one-story building measuring 76' x 38' with 2,888 square feet of floor area. They anticipate the first addition in 1977 and another addition in 1990 for an ultimate floor area of 11,813 square feet. The building will be designed and landscaped to blend in with the surrounding environment (see architectural drawing marked Exhibit B). The proposed communications equipment building will house electricity controlled telephone switching equipment to serve the local subscribers in the Keauhou area of Kona and provide new service features such as "touch calling" and "automatic number identification" when direct distance dialing is established for Hawaii in 1973. They report that the building will also house switching equipment to permit the most direct and efficient routing of calls between Keauhou switching center and other telephone switching centers in the Kona area, as well as the rest of the island of Hawaii.

According to the petitioners, the subject property falls within the "economic wire center" area. That is, the Hawaiian Telephone Company can serve telephone subscribers in the Keauhou area most economically from this site.

The property in question on the mauka side of the new Kuakini Highway (opened in 1965) has been cleared except for

young macadamia trees on the site. The makai side of the highway drops off rather rapidly and there is no construction for approximately 1,000 feet where the Puuloa Subdivision is located. The property abutting the site in question on the Kailua side is vacant and overgrown, as is the property on the opposite side of the road leading mauka to Mamalahoa Highway. There is a storage shed on the upper road; but, otherwise, all development along Mamalahoa Highway, both in the Rural and Agricultural Districts, is residential.

The County Planning Commission, on July 16, 1970, decided to approve the special permit request on the bases of the following findings:

- "1. That the proposed development constitutes a reasonable use of land situated within the agricultural district inasmuch as the use is a permitted use within the County agricultural district and, if on a small scale, a permitted use within the State agricultural district. It is felt that the 11,800+ square-foot building with proper landscaping can be designed so as not to appear too out of character with the existing area.

"2. That the proposed communications equipment building is necessary to serve the increased demands of the Keauhou area and is to eventually serve the Kealakekua-Holualoa areas--phasing out the existing stations in those areas.

"3. That the proposed use is in accord with the industrial use general plan of the area."

subject to the following conditions:

"1. That the area be extensively landscaped so as not to appear out of the character with the existing area.

"2. That all other applicable ordinances be complied with.

"3. That should the special permit be granted by the SLUC, construction shall begin within one year of approval date or the special permit shall be deemed null and void."

The staff believes that the request is an "unusual" use within the Agricultural District and that the request meets some of the "reasonable" tests such as the facility will not unreasonably burden public agencies to provide public facilities; unusual conditions and trends have arisen to justify the facility; and the land upon which the use is proposed is not

prime agricultural land. However, the staff believes the request does not meet the remaining "reasonable" tests, that is, the desired use may adversely affect the surrounding property; it will substantially alter the character of the land and the present use; and the proposed use, although it may be the highest use of the land, may not be in the best interest of the public welfare.

1. The new Kuakini Highway is the only around-the-island highway through this area. All of the traffic out of Kailua-Kona heading south to the urban center of Honalo and Kainaliu and points south to Hilo and the volcano use this road. At the present time there are no developments along this highway other than occasional residential developments with the exception of the Captain Cook Building Supply at the intersection of Kailua-Keauhou Middle Road. The location of the switching station at this site will introduce a new use along the highway, one out of character with the present uses. The building, though landscaped, being on lands sloping upward above the highway, will detract from the rest of the landscape and be difficult

to screen.

2. In addition, the ultimate size of the building should be considered and its effect upon the surrounding area esthetically. The proposed building will ultimately contain over 11,000 square feet of floor area. This structure will be equivalent in size to approximately 11 typical single-family dwellings, or 11 times larger than any structure seen along the existing highway at the present time.

Thus, the staff believes that with the thousands of acres of Bishop Estate land in the Keauhou area, a more suitable site should be selected that is not as conspicuous at the proposed site and, therefore, recommends that this request be denied.