



STATE OF HAWAII

DEPARTMENT OF PLANNING AND ECONOMIC DEVELOPMENT
LAND USE COMMISSION

P. O. BOX 2359 • HONOLULU, HAWAII 96804

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September 3, 1971

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

Attention: Mr. Raymond Suefuji, Planning Director

Gentlemen:

At its meeting on September 2, 1971, the Land Use Commission voted to approve a special permit to Audrey's Little Grass Shack, Inc. (SP71-108) to allow the selling of papaya products and other agricultural products and foodstuffs grown or processed in the State of Hawaii through its facilities (old Acerola Plant) on a 5.17-acre parcel at Kauaea, Puna, Hawaii, identified by Tax Map Key 1-3-09: parcel 8, as submitted by the applicant to the County of Hawaii Planning Commission, as transmitted by said Commission to the Land Use Commission, and subject to the County's conditions.

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

Very truly yours,

Tatsuo Fujimoto
TATSUO FUJIMOTO
Executive Officer

Enclosure

cc: Mr. Tom C. Leuteneker
Hawaii Tax Administrator
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

Discovery Room, Kona Hilton Hotel
Kailua, Kona, Hawaii

September 2, 1971
1:30 p.m.

STAFF REPORT

SP71-108 - AUDREY'S LITTLE GRASS SHACK, INC.

Mr. Tom C. Leuteneker of the law firm of Carlsmith, Carlsmith, Wichman & Case, representing Audrey's Little Grass Shack, Inc., the petitioner, has submitted a special permit request to process, store, and market agricultural and other food products in the former acerola plant located in the State's Agricultural District at Kauaea, Puna, Hawaii. The parcel in question is described as TMK 1-3-09: 8, comprising 5.17 acres and is owned by the B. P. Bishop Estate.

Audrey's Little Grass Shack, Inc. is a corporation formed primarily to process, ship, and market papaya products, including pickled papaya, papaya relish, papaya pies, papaya ice cream, etc. It seems to encourage the creation of other papaya products and papaya based products not heretofore produced and to manufacture and sell such products. It presently distributes pickled papayas and its papaya relish in super markets and hotels on the Big Island. Other foodstuffs grown or processed in the State of Hawaii will also be displayed and made available to purchasers traveling between Pahoehoe and Kalapana. The petitioner has a lease on a

portion of the building housing the former acerola plant, together with the right to use the parking area.

The property under consideration fronts the west side of the Pahoa-Kalapana Road about 2.5 miles south of the Pahoa Urban District. Surrounding land uses include papaya groves, vacant lands, and the Leilani Estates Subdivision. Land Study Bureau soil classification indicates that the land is "E" or very poorly suited for overall agricultural use and contains the following characteristics: no soil material, well-drained, 0 to 20 percent slopes, 60 to 90 inches rainfall annually; and consists of almost bare pahoehoe. Electric and telephone services are available. However, the nearest water system is approximately 1.5 miles away toward Pahoa.

At the public hearing held by the Hawaii County Planning Commission, it was indicated that:

There is an existing 30,000 gallon water tank on the premises and a 3,000 gallon catchment, filtering and purifying facility in the plant itself which has been used for food processing by both the Nutrilite Company and the University of Hawaii.

Presently, seven different papaya products are being processed, but it is expected that up to 20 products will be processed in the future. Mr. Andy Hayashi,

President of Mr. Papaya Cooperative--an organization of 46 papaya growers--expressed enthusiasm and support of the proposed undertaking in a letter read into the minutes of the Hawaii Planning Commission. The petitioner also noted that all their products have been approved by the University of Hawaii.

County Recommendation

At its meeting on July 22, 1971, the Hawaii County Planning Commission decided to recommend approval of the special permit based on the following findings:

- "1. That the proposed use will make the use of the land involved for the public welfare.
- "2. That the use would not unreasonably burden public agencies to provide essential services."

subject to the condition"that all other applicable regulations shall be complied with".

Analysis

"Opportunities for Hawaiian Agriculture", an agricultural development plan, prepared by the Governor's Agriculture Coordinating Committee and the Department of Planning & Economic Development in 1970 indicates that:

1. The total papaya production has nearly doubled from 12 million pounds in 1960 to 23.6 million

pounds in 1968. The increase was almost entirely accounted for by the island of Hawaii where production rose from 6.5 million pounds in 1960 to 20 million pounds in 1968.

2. About one-half of the papaya grown is sold fresh locally; one-third is sold on the Mainland; and about 15 percent is sold to processors. The export market has increased almost 700 percent from 1960 to 1968 while the quantity sold for processing has remained constant. The study states that this secondary outlet needs to be developed to assist in disposing of seasonal surplus. It recommends that research should be continued and expanded to develop new processed papaya products and new, more efficient processing methods.

It is evident that favorable consideration of this request would help the papaya industry to realize the above goals.

An evaluation of this special permit finds that the requested use is in substantial conformance with the guidelines for determining an "unusual and reasonable" use within the Agricultural District. Further, Section 2.14 of the State Land Use District Regulations dealing with permissible uses within the Agricultural District allows "roadside stands for

the sale of agricultural products grown on the premises" and "buildings and uses" which are "normally considered direct accessory to the above-permitted use". However, the subject request involves agricultural products not grown on the premises and therefore requires approval of a special permit.

It is recommended that this special permit be approved subject to the County's condition.