



DEPARTMENT OF PLANNING  
AND ECONOMIC DEVELOPMENT  
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LAND USE COMMISSION

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Executive Officer

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 Kohala Hongwanji Mission (SP73-144) to allow the establishment of a Buddhist church within the Agricultural District, on approximately 1 acre of land identified as Tax Map Key 5-3-04: portion of parcel 1, situated at Halaula, North Kohala, Hawaii; subject to the conditions set forth by the Hawaii Planning Commission.

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

Very truly yours,

TATSUO FUJIMOTO

Executive Officer

Encls.

cc: Kohala Hongwanji Mission  
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

STATE OF HAWAII  
LAND USE COMMISSION

MEMORANDUM

March 30, 1973  
10:00 a.m.

TO: Land Use Commission

FROM: Staff

SUBJECT: SP73-144 - KOHALA HONGWANJI MISSION

A special permit to allow the establishment of a Buddhist church within the State land use Agricultural District at Halaula, North Kohala, Hawaii, has been requested by Mr. Shojiro Uehana. The subject property is situated between the Halaula urban district and the Halawa rural district and fronts the mauka side of the Mahukona-Niulii Road. The church is proposed to be constructed on a one-acre lot described as Tax Map Key 5-3-04: portion of parcel 1. The parcel is owned by Kohala Sugar Company and includes a total of approximately 1,071 acres.

The petitioner has submitted floor, elevation, and plot plans for the church design and has stated the following in substantiation of this request: "The present church is very old and the maintenance cost has been such that the congregation decided it would be more economical to build a new church. The present church is located in Niulii, where the access is very narrow and bad. The proposed church will be built at Halaula Subdivision on the Mahukona-Niulii Highway, where many members of our church reside."

The plans submitted by the petitioner show a church building containing approximately 4,500 square feet in area and an 18 foot driveway leading from a side road to a parking area containing 15 spaces.

The subject area has been used for cane production and has a soil productivity rating of "C" or fair. The property is level and contains no adverse terrain features, important landforms or historic features. The mean annual rainfall is approximately 50 inches and the elevation is at the 250 foot level.

COUNTY RECOMMENDATION

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

- "1. That the request is a reasonable use as it would not adversely affect surrounding properties. The church would abut a residential subdivision and would be compatible to this residential area. The removal of the one-acre area from

agricultural production would not adversely affect the remainder of the parcel from being developed for agricultural uses; and

- "2. That the use would not unreasonably burden public agencies to provide essential services. All essential services and facilities such as water, utilities and police and fire services are available to the subject property."

The recommendation for approval was subject to the following conditions:

- "1. Construction shall be substantially as submitted and shall begin within one (1) year of the date of approval.
- "2. With the exception of waivering the minimum lot size requirement of the A-20a zonal district, all other requirements shall be complied with."

On the County General Plan, the subject area fronting the highway has been designated for low-density urban uses and the mauka areas are designated for intensive agricultural development. The property is presently zoned in an A-20a district.

The Department of Public Works, Research and Development, Parks and Recreation, Police, Fire, Health, Education, Agriculture and Taxation had no objections or comments concerning the request. However, the Highway Division, Department of Transportation stated that access to the project should be from the 50-foot roadway for traffic safety reasons.

Upon evaluation of this request, staff finds that basic utilities are readily available to the subject site and the land is usable and adaptable for the proposed church use. The surrounding land uses will not be adversely affected and the establishment of a new church at the subject site will make access easier and more convenient for church members. Based on the above, the staff finds that the proposed use meets the guidelines for an "unusual and reasonable" use in the Agricultural District and recommends approval of this request subject to the conditions set forth by the Hawaii County Planning Commission.