



DEPARTMENT OF PLANNING  
AND ECONOMIC DEVELOPMENT  
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LAND USE COMMISSION

250 South King St. / Honolulu, Hawaii 96813 / P. O. Box 2359 / Honolulu, Hawaii 96804

August 6, 1973

# 245

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TATSUO FUJIMOTO

Executive Officer

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

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.