



DEPARTMENT OF PLANNING
AND ECONOMIC DEVELOPMENT

LAND USE COMMISSION

Suite 1795, Pacific Trade Center, 190 S. King Street, Honolulu, Hawaii 96813

February 17, 1976

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AH SUNG LEONG
Acting Executive Officer

Hawaii Planning Commission
25 Aupuni Street
Hilo, Hawaii 96720

Attention: Mr. Raymond Suefuji
Planning Director

Gentlemen:

At its meeting on February 12, 1976, the Land Use Commission voted to approve a Special Permit to the Hawaii County Department of Parks and Recreation (SP76-234) for the establishment of the Holualoa Community Center within the Agricultural District at Holualoa, North Kona, Hawaii, identified as Tax Map Key 7-6-3: 20; subject to the conditions imposed by the Hawaii County Planning Commission.

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

Very truly yours,

AH SUNG LEONG
Acting Executive Officer

Encl.
cc: Dept. of Parks
& Recreation, Hawaii
Real Property Tax Assessor, Dept. of Tax.
Property Technical Office, Dept. of Tax.
Tax Maps Administrator, Dept. of Tax.

STATE OF HAWAII
LAND USE COMMISSION

MEMORANDUM

TO: Land Use Commission

February 12, 1976
10:00 a.m.

FROM: Staff

SUBJECT: SP76-234 - Department of Parks & Recreation, County of
Hawaii

The Hawaii County Department of Parks and Recreation requests a Special Permit to allow the establishment of the Holualoa Community Center on 2.55 acres of land described as TMK 7-6-3: 20, and situated in the Agricultural District at Holualoa, North Kona, Hawaii.

The subject property abuts the mauka side of Mamalahoa Highway and approximately 800 feet north of the Kona Hotel. It is bounded on 3 sides by the Holualoa Urban District. The land was offered to the County by the Holualoa Japanese Community Association on the condition that a community center be constructed for the public within 6 years. The offer was accepted in 1975 and title to the land was subsequently transferred.

Proposed facilities include a 10,000 sq. ft. community center building, housing, kitchen, meeting, recreation, office and storage areas, and a parking area for approximately 28 cars. Other facilities proposed, such as tennis and basketball courts, picnic areas and walkways are permitted uses and therefore not subject of this Special Permit request.

Hawaii's General Plan specifies "Low Density" development for the subject property. This allows for the establishment of residential and public uses. County zoning is Agriculture 1 acre.

In support of the request, the petitioner stated that:

"Admittedly, development would result in the loss of potential agricultural lands, however, it is the petitioner's opinion that this loss will not affect the agriculture industry to a degree considered detrimental. It is also the petitioner's opinion that the highest and best use of land for the public welfare would result.

"It is further contended that development of this facility will not unreasonably burden public agencies to provide roads and streets, sewers, water, drainage, school improvements, and police and fire protection inasmuch as these services either already exist or will be provided as part of the proposed development, i.e. onsite improvements such as drainage structure, solid waste disposal systems, utilities, etc."

The subject property is presently unused and contains an abandoned dwelling. Soils are of the Honaunau extremely rocky silty clay loam series with a capability rating of VII; contains a surface layer of 6 inches and subsoil layer of about 20 inches; contains slopes of 6 to 20%; considered unsuited for cultivation; and generally restricted to pasture or woodland uses. Lands in the surrounding area include coffee farms, pastures, residential uses, churches and limited commercial facilities. Holualoa School is approximately 2,000 feet to the south.

Comments from various agencies:

1. Department of Water Supply - recommends that fire hydrants be provided as needed and advises that an 8" waterline is available along Mamalahoa Highway but that the upper portion of the property may be affected by pressure conditions.
2. Fire Department - indicated that a fire hydrant is located near the proposed building and that the Kailua fire station is 6 miles away.
3. Police Department - recommends that good sight distance be provided at the access to the property to minimize traffic hazards.
4. Department of Transportation - indicated no objection but recommended further evaluation of the access and that the proposed drainage sumps be reflected on the plans.
5. Other agencies, including the Department of Agriculture, had no comments or objections.

Pursuant to Chapter 343, HRS, an environmental assessment for the proposed facility was prepared indicating:

Preliminary estimated cost for construction is approximately \$500,000; 2 full-time workers would be needed for maintenance; construction of the neighborhood facility building would begin in early 1976 and be completed at the end of 1976; existing recreational facilities in Kona can barely accommodate recreational demands by

local athletic clubs; the proposed facility would provide a public meeting place convenient to nearby residents and provide expanded recreational opportunities. There are no groundwater sources at present; however, if it is found that effluent from the proposed cesspool adversely affects groundwater sources, a new system will be installed; drywell sumps will be provided to handle drainage runoffs; and landscaping will aid in visually blending the complex with surrounding areas.

At the hearing held by the Hawaii County Planning Commission on the matter on December 4, 1975, it was indicated that the environmental assessment was "approved in the newsletter put out by OEQC". Further, Kiyono and Shigeo Kunitake, residents abutting the proposed project, objected to its development since government is provided too many recreational facilities at the expense of taxpayers.

On January 8, 1976, the Hawaii County Planning Commission voted to recommend approval of the Special Permit as it was found:

"1. That the proposed use is not contrary to the objectives sought to be accomplished by the Land Use Law and Regulations. The Land Use Law and Regulations are intended to preserve, protect and encourage the development of lands in the State for those uses to which they are best suited in the interest of the public health and welfare of the people of the State of Hawaii. The State Land Use Agricultural District includes lands which are surrounded by or contiguous to agricultural lands but which are not suited for agricultural and ancillary activities by reason of topography, soils and other related characteristics. The area under consideration has soils which are designated as Class VII by the Soil Conservation Service. Class VII soils have severe limitations that make them unsuited to cultivation and that restrict their use largely to pasture or range, woodland or wildlife. Class VII is the second to the lowest of the SCS' capability ranking system. According to the environmental assessment prepared for the proposed project, the subject site contains average slopes of 22 percent. Further, the subject property is adjacent to the Holualoa Urban District. Lands to the south and west of the subject property are within the State Land Use Urban District. Based on the proximity of the subject are to the Holualoa Urban District, the agricultural capacity rating of the property, and the criteria for determining the State Land Use Agricultural District, it is determined that approval of the subject request would not be contrary to the objectives of the Land Use Law and Regulations.

In addition, the community center facility is in conformance with the County General Plan. The subject area is designated for low density urban uses on the General Plan Land Use Pattern Allocation Guide Map which allows community and public uses. The proposed use is also permitted under the County Zoning Code and approval of it will not violate the spirit and intent of the Zoning Code.

2. That the proposed use will make the highest and best use of the land involved for the public welfare. The subject request is to allow the construction of a structure to house meeting, recreational and other ancillary facilities. It would be an integral part of the overall development of a community center complex for Holualoa. This complex would help to meet the present and future recreational demands and needs of the Holualoa area. There are an outdoor basketball court and a ball field at Holualoa School, but there is no community center. The only such facilities are located at Hale Halawai in Kailua and Yano Hall in Captain Cook. The proposed facility would provide an additional community meeting place for the area. It is thus determined that the proposed use would make the highest and best use of the subject land for the public welfare.

3. That the proposed use will not unreasonably burden public agencies to provide improvements and services. The subject area is already provided with some essential services and utilities and others will be provided. In addition, the proposed project includes on-site improvements such as drainage structures, a solid waste disposal system, and the like. It is also expected that the proposed community center complex will alleviate the heavy demand on other similar facilities in the Kona region and will help to correct the deficiency of such facilities in the region.

The favorable recommendation was also subject to the following conditions:

1. That construction of the community center building shall be commenced within one year from the date of approval of the Special Permit and be completed within two (2) years thereafter.

2. That only one access shall be permitted onto the 25-foot roadway fronting the property. The location of such access shall be determined at the time of Plan Approval.

3. That drainage facilities shall be provided meeting the requirements of the Department of Public Works.

4. That all other applicable rules and regulations, including the Plan Approval process, shall be complied with.

Should any of the foregoing conditions not be met, the Special Permit shall be deemed null and void.