



DEPARTMENT OF PLANNING AND ECONOMIC DEVELOPMENT

LAND USE COMMISSION

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Acting Executive Officer

September 27, 1976

HAWAII PLANNING COMMISSION  
25 Aupuni Street  
Hilo, Hawaii 96720

Attention: Mr. Raymond Suefuji, Planning Director

Gentlemen:

At its meeting on September 24, 1976, the Land Use Commission voted to approve a Special Permit to the Kohala Tong Wo Society (SP76-249) to allow a patio addition to an existing church within the State Land Use Rural District, located at Halawa, North Kohala, Hawaii, identified by Tax Map Key 5-3-8: 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

ASL:yk

Encl.

cc: Kohala Tong Wo Society, Attention: Adam Shim  
Dept. of Taxation, Hawaii  
Tax Maps Recorder, Dept. of Taxation  
Property Technical Office, Dept. of Taxation  
Real Property Tax Assessor, Dept. of Taxation  
Dept. of Plan. & Econ. Development  
Office of Environmental Quality Control

STATE OF HAWAII  
LAND USE COMMISSION

MEMORANDUM

September 24, 1976  
9:30 a.m.

TO: Land Use Commission  
FROM: Staff  
SUBJECT: SP76-249 Kohala Tong Wo Society

The Kohala Tong Wo Society requests a Special Permit to allow a patio addition to an existing church located in a Rural District at Halawa, N. Kohala, Hawaii. The subject property fronts the southeast side of the Hawi-Niulii Road. It is identified as Tax Map Key 5-3-8: 20 and comprises 2 acres.

Presently situated on the site is a cemetery and a 2-story church building. A social hall was added to the main building under a previous Special Permit approved by this Commission in August 1973. With respect to the Special Permit now under consideration, the petitioner indicates that the covered patio will provide shelter for some of the people when there is no room in the hall from the hot sun or rain during day or night gatherings. The patio addition will contain a total of 782 square feet; measure 34' x 23'; and would basically be an open structure. The social hall approved under the previous Special Permit is a 20' x 34' structure containing approximately 680 square feet. Surrounding lands, some of which were in cane cultivation, are basically residential or vacant. A 4 inch waterline and all essential utilities are available to the property and none of the reviewing governmental agencies had any comments or objections on this request. The County zoning is Residential-Agricultural 1/2 acre and the General Plan designates intensive agriculture. It was indicated by the Planning Department that the Tong Wo Society building has been nominated to be placed on the Hawaii Register of Historic Places, but that it has not been so designated as yet.

A public hearing was held by the Hawaii County Planning Commission on this matter on July 15, 1976. The petitioner testified that their facilities are made available to other organizations in Kohala.

On August 12, 1976, the Planning Commission voted to recommend approval of the Special Permit upon the findings that the proposed use would not be contrary to the Land Use Law and Regulations as the church is a non conforming use established in the late 1800's; a social hall was approved under a previous Special Permit; that the social hall which was approved proved to be inadequate; that the proposed addition would provide a total of 1,462 square feet of space

for special gatherings such as weddings; that the proposed use would not substantially alter the land; and that the use would not unreasonably burden public agencies to provide services.

The recommendation for approval was subject to the following conditions:

- "1. That construction of the proposed addition commence within one (1) year from the effective date of the Special Permit and be completed within two (2) years thereafter.
2. That all applicable rules and regulations, including the Plan Approval process be complied with.
3. That an area for four (4) additional parking stalls shall be provided. However, since the existing church has been nominated for placement on the State Register of Historical Sites, any asphalt or concrete pavement on the property may disrupt rather than enhance the subject site. This disruption would occur in the sense that the limited lawn area which presently enhances the property would be lost. As such, rather than requiring a paved parking area, the area set aside for parking shall be marked off with the use of wooden materials in the form of blocks and/or stakes.

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