



DEPARTMENT OF PLANNING
AND ECONOMIC DEVELOPMENT

LAND USE COMMISSION

#383

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

February 14, 1978

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GORDAN FURUTANI
Executive Officer

HAWAII PLANNING COMMISSION
25 Aupuni Street
Hilo, Hawaii 96720

Attention: Mr. Sidney Fuke, Planning Director

Gentlemen:

At its meeting on February 14, 1978, the Land Use Commission voted to approve a Special Permit request by Akeshi Hashimoto, Hawaii (SP78-291) to allow the establishment of an anthurium packing and storage building and a garage for vehicle storage situated within the State Land Use Agricultural District at Nanawale Homesteads, Puna, Hawaii, Tax Map Key 1-5-6: 14.

Approval of this Special Permit is subject to the conditions imposed by the Hawaii Planning Commission.

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

Sincerely,

GORDAN Y. FURUTANI
Executive Officer

GYF:jy
Encl.

cc: Akeshi Hashimoto
Department of Taxation, Hawaii
Tax Maps Recorder, Dept. of Taxation
Property Technical Office, Dept. of Taxation
Real Property Tax Assessor, Dept. of Taxation
Dept. of Planning and Economic Development
Office of Environmental Quality Control
Division of Land Management, DLNR

STATE OF HAWAII
LAND USE COMMISSION

MEMORANDUM

TO: Land Use Commission DATE: February 14, 1978
FROM: Staff
SUBJECT: SP78-291 - Akeshi Hashimoto

The petitioner, Akeshi Hashimoto, is requesting a Special Permit to allow the establishment of an anthurium packing and storage building and a garage for vehicle storage on approximately one (1) acre of land situated within the State Land Use Agricultural District at Nanawale Homesteads, Puna, Hawaii, Tax Map Key 1-5-6: 14. The subject property is located along the east side of the Nanawale Homestead Road approximately 1,300 feet north of the intersection with the Keaau-Pahoa Road (see County Exhibit L-1).

The proposed packing/storage building and garage facility are for the Puna Flowers and Foliage, Inc.'s anthurium operations. The packing/storage building would be 60 feet by 150 feet (9,000 s.f.) and the garage would be 20 feet by 100 feet (2,000 s.f.). The proposed structures would be made of wood and have approximate heights of 15 feet.

The buildings are proposed to be set back 30 feet from the front property line, 20 feet from the side property line, and 20 feet from the rear property line.

The petitioner's present anthurium packing plant is situated along the Keaau-Pahoa Road in Pahoa town.

In support of the request, the petitioner has in part stated the following:

"I wish to request a special permit for the erection of a packing and storage building with a garage for our vehicles because there is no room for expansion at the present location.

"Traffic to and from the present plant, neighboring businesses and highway is highly congested and a need for more space is urgent.

"The business is mainly a wholesale firm with very little retail sales.

"At present I have 22 acres of Anthuriums in production with 75 outside growers supplying cut flowers. In 1978, additional 10 acres will be planted. This increase acreage will involve an additional hire of 5 employees to our present 27 employees.

"The projected harvests will necessitate a larger packing and storage areas.

"Required setbacks of the Planning Commission, I feel, is not necessary for my business. I will keep the 30 feet setback for the frontage. 10 feet on both sides and the back will be sufficient for the adjacent properties are caneland only."

The County of Hawaii's General Plan Land Use Pattern Allocation Guide Map designates the area as orchard and alternate urban expansion. The orchard designation applies to those lands which though rocky in character and content, may support productive papaya, macadamia nuts, citrus and other similar agricultural products. The property is presently zoned Agriculture one-acre (A-1a).

The Land Study Bureau's overall master productivity soil rating for agricultural use is Class "D" or Poor for the subject property.

The subject parcel is presently vacant of any structures. Lands surrounding the subject site are primarily in sugar cane production.

Pertinent comments from governmental agencies:

1. Department of Water Supply

The Department of Water Supply stated the following:

"We have no adverse comments or objections to the subject request. For your information, the public water system ends approximately 400 feet away along the Homestead road. The owners shall comply with our Rules and Regulations should water service be requested."

2. Department of Health

The Department of Health made the following comment:

"The Working Place requirements is the Kuleana of the Department of Labor. Unless air conditioning and mechanical ventilating are involved in the building plans the Department of Health has no

jurisdiction."

3. Department of Public Works

The Department of Public Works noted that the proposed structure must meet the requirements of the Uniform Building Code (UBC).

4. Fire Department

The Fire Department provided the following information:

"Fire protection for this area is provided by a 24-hour, around-the-clock station at Keaau, 13 miles from the site for this proposed packing and storage building with garage. Pahoa Fire Station can also provide limited fire protection whenever volunteer firefighters are available."

Other cooperating agencies, including the Hawaii Electric Light Company, Inc., Police Department, and Department of Agriculture had no objections to the subject permit request.

At the public hearing held by the Hawaii County Planning Commission on January 12, 1978, the petitioner spoke in favor of the request. No one spoke in opposition to the Special Permit. For the Commission's information, the January 12, 1978, hearing transcript has been attached (County Exhibit O).

On January 31, 1978, the Planning Commission voted to recommend approval of the Special Permit to the Land Use Commission based upon the following findings:

- "1. That the proposed use will not be contrary to the objectives sought to be accomplished by the State Land Use Law and Regulations. The purpose of these statutory provisions is 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. In the case of the Agricultural District, the intent is to preserve lands of high agricultural potential for agricultural use. The basic purpose of the subject request is to allow the establishment of a facility for the packing of anthuriums. The proposed use would directly support regional agricultural activities, in this particular case floriculture. The proposed use is intended to service flower growers in the area by buying, packing and marketing their products. An integral aspect of floriculture is the distribution of the product from the grower to the consumer. The proposed use would provide

this essential link. As such, it will benefit the overall agricultural use of other lands in the area and will further the objectives of the Land Use Law and Regulations.

- "2. That the proposed use will further the State and the County's policy of encouraging and supporting agricultural activities, inasmuch as it is an essential agricultural support facility. Approval of the subject request will also directly implement the County General Plan. The General Plan Economic Element explicitly states that the County shall assist the expansion of the agricultural industry, especially diversified agriculture. The Economic Element also calls for the diversification of the County's economy. The establishment of an anthurium packing facility is in concert with these General Plan policies in that it would provide essential support services for one form of diversified agriculture.
- "3. That although there will be some alternation of the existing character of the land, such alterations will not have substantial adverse effects on surrounding properties or the general character of the area. The subject property is currently vacant. Surrounding lands are primarily used for agriculture. There are also scattered single family dwellings. The proposed use is essentially non-noxious and is not expected to generate excessive noise or traffic.
- "4. That the proposed use will not unreasonably burden public agencies to provide facilities and services. All essential services and facilities are or can be made available to the subject site. In addition, the subject request is essentially to allow the petitioner to relocate an existing facility which is now situated in the town of Pahoia. Relocation of the existing facilities to the area under consideration will not involve the provision of additional services than are now needed.

"Based on the above, it is determined that the proposed use will be in concert with the State Land Use Law and Regulations, the County General Plan, and the State and the County's agricultural and economic policies."

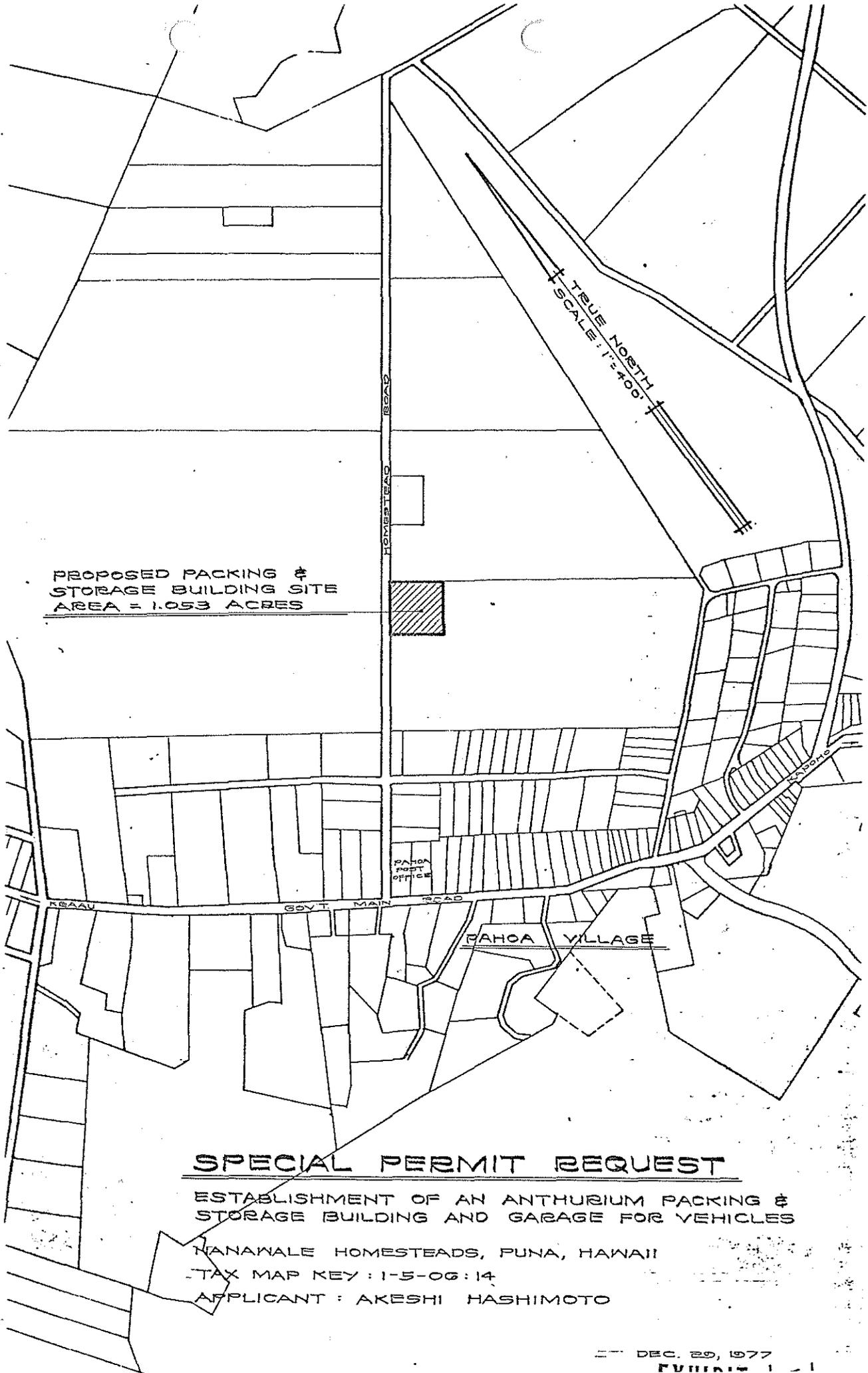
The favorable recommendation was subject to the following conditions:

- "1. That the petitioner or his authorized representative shall submit plans to the Planning Department for preliminary plan approval within one (1) year from

the effective date of approval of the Special Permit.

- "2. That construction of the proposed facilities shall commence within one (1) year from the receipt of final plan approval and be completed within two (2) years thereafter.
- "3. That the garage structure and the packing building shall be set back a minimum of twenty (20) feet from the rear and the side property lines, rather than ten (10) feet as requested by the petitioner.
- "4. That the petitioner shall comply with the rules and regulations of the Department of Water Supply.
- "5. That all other applicable rules and regulations; including the provision of parking stalls as determined by the plan approval process, shall be complied with."

It was further stated by the Planning Commission that: "Should any of the foregoing conditions not be met, the Special Permit may be deemed null and void."



PROPOSED PACKING &
STORAGE BUILDING SITE
AREA = 1.053 ACRES

TRUE NORTH
SCALE: 1" = 400'

FAHCA
POST
OFFICE

FAHCA VILLAGE

SPECIAL PERMIT REQUEST

ESTABLISHMENT OF AN ANTHURIUM PACKING &
STORAGE BUILDING AND GARAGE FOR VEHICLES

MANAWALE HOMESTEADS, PUNA, HAWAII

TAX MAP KEY: 1-5-06:14

APPLICANT: AKESHI HASHIMOTO