

**G70**

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OUR FIRM



**G70**

**G70** / our firm

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## WE ARE

*thought leaders, technologist, cultural practitioners, visualizers, and members of the community, dedicated to the design and planning of innovative and community focused places.*

# 45+

*Years of  
Imagining Futures*

# 2

*Offices  
Honolulu & Jakarta*

# 100+

*Full Time  
Professionals*

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## FULL SERVICE DESIGN FIRM

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### ARCHITECTURE

We strive to represent the lifestyles of communities and respect the natural environment in its design. This emphasis on cultural context and traditional values combines with contemporary innovation in our unique, memorable creations.



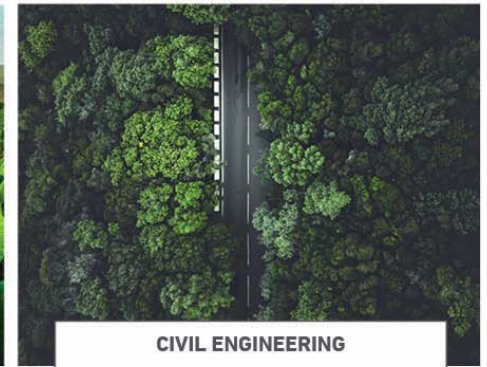
### INTERIOR DESIGN

We believe that interior environments need to evoke the spirit of their surroundings. Our timeless signature designs enhance the exterior architecture, lending each project a distinct individuality in a competitive marketplace.



### PLANNING & ENVIRONMENT

We help shape the future of our community and the surrounding environment with respect to the host culture. Our team specializes in land use master planning, urban design, environment assessment, and entitlements.

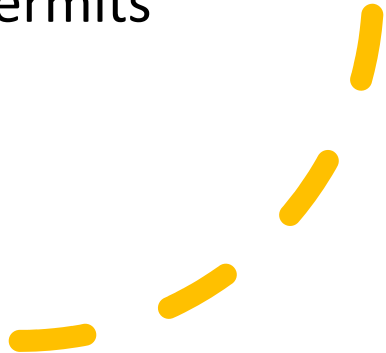


### CIVIL ENGINEERING

While offering an array of services, we focus on collaborative and cohesive consulting that integrates passion, purpose and detail. Through our engineering department, we are able to make design dreams a reality.



# G70 AGRITOURISM ASSISTANCE

- Master Plans
  - Environmental Assessments /  
Environmental Impact Statements
  - Special Use Permits
  - Conditional Use Permits
  - Special Management Area Use Permits
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# AGRITOURISM POLICIES TO KNOW

## **State of Hawai'i**

### **Hawai'i Revised Statutes (HRS)**

- §165 Hawai'i Right to Farm Act
  - § 165-2 Definitions
- §205 Land Use Commission
  - § 205-2 Districting and Classification of Lands
  - § 205-4.5 Permissible Uses Within Agriculture Districts
  - § 205-5 Zoning

## **City and County of Honolulu**

### **Revised Ordinances of Honolulu (ROH)**

- § 21-5 Specific Use Development Standards
- § 21-10 Definitions



# ALLOWED AGRITOURISM USES

- **Farming Operation / U-pick**
  - HRS §165-2, §205-2: Farming operation that includes a commercial agricultural, silvicultural, or aquacultural facility, including the care and production of livestock and livestock products, poultry and poultry products, and plant and animal production for nonfood uses; the planting, cultivating, harvesting, and processing of crops; and the farming or ranching of any plant or animal species in a controlled salt, brackish, or freshwater environment.
- **Farm Buildings and Activities**
  - HRS §205-2, §205-4.5, §205-5: Farm buildings, activities or uses related to farming and animal husbandry; buildings necessary for agricultural practices; riding stables; agricultural-based commercial operations including retail activities, a retail food establishment; buildings and uses including storage, maintenance facilities, and vehicle and equipment storage areas; agricultural education programs.
- **Retail Activities (Agricultural Products)**
  - HRS §205-2: Retail activities in an enclosed structure owned and operated by a producer for the display and sale of agricultural products grown in Hawai'i, value-added products that were produced using agricultural products grown in Hawai'i, non-food items made primarily from agricultural products grown or produced in Hawai'i, logo items related to the producer's agricultural operations, and other food items.
- **Retail Food Establishment**
  - Owned and operated by a producer and permitted under HAR 11-50 (food safety code) that prepares and serves food at retail using products grown in Hawai'i and value-added products that were produced using agricultural products grown in Hawai'i.

# ALLOWED AGRITOURISM USES

- **Agricultural Education Programs**

- HRS §205-4.5: Promotes knowledge and understanding of agricultural activities and practices conducted on a farming operation.

- **Agricultural Tourism Uses and Activities**

- HRS §205-2, §205-4.5, §205-5: Agricultural tourism uses and activities conducted for the enjoyment, education, or involvement of visitors as an accessory use on a working farm.

- **Agribusiness Activities**

- ROH §21-10.1, §21-5.10: Subject to Article 5, including retail activities, non-motorized or motorized transportation system for tours, one farmer's market per lot, agribusiness activities must be accessory to primary agricultural use.

- **Roadside Stand / Outdoor Farmers' Market**

- HRS §205-2, §205-4.5, §205-5, ROH 21-5.20: A roadside stand that is not an enclosed structure or an outdoor farmers' market limited to producers selling agricultural products grown in Hawai'i and value-added products that were produced using agricultural products grown in Hawai'i.

**TABLE 21-3  
MASTER USE TABLE**

In the event of any conflict between the text of this Chapter and the following table, the text of the Chapter shall control. The following table is not intended to cover the Waikiki Special District; please refer to Table 21-9.6(A).

<b>KEY</b>	Ac	=	Special accessory use subject to standards in Article 5
	Cm	=	Conditional Use Permit-minor subject to standards in Article 5; no public hearing required (see Article 2 for exceptions)
	C	=	Conditional Use Permit-major subject to standards in Article 5; public hearing required
	P	=	Permitted Use
	P/c	=	Permitted use subject to standards in Article 5
	PRU	=	Plan Review Use

USES (Note: Certain uses are defined in Article 10.)	ZONING DISTRICTS																					
	P-2	AG-1	AG-2	Country	R-20, R-10	R-7.5, R-5, R-3.5	A-1	A-2	A-3	AMX-1	AMX-2	AMX-3	Resort	B-1	B-2	BMX-3	BMX-4	I-1	I-2	I-3	IMX-1	
<b>AGRICULTURE</b>																						
Agribusiness activities		Cm	Cm																			
Agricultural products processing, minor		P/c	P/c																P/c	P/c		P/c
Agricultural products processing, major		C	C																	P/c		
Animal products processing																			P	P		
Aquaculture	P	P	P	P																		
Centralized bulk collection, storage and distribution of agricultural products to wholesale and retail markets		P/c	P/c																P/c	P		
Composting, major	C	C	C																	P/c		
Composting, minor	P/c	P/c	P/c																	P/c		
Crop production	P	P	P	P																		
Forestry	P	P	P																			
Open land		P	P																			
Roadside stands, accessory		Ac	Ac	Ac																		
Sale and service of machinery used in agricultural production		P/c	P/c																P	P		P
Sawmills		P/c	P/c																	P		
Storage and sale of seed, feed, fertilizer and other products essential to agricultural production		P/c	P/c																P	P		



# USES THAT REQUIRE PERMITS

- Retail Activities (non-Ag)
  - Display and sale of non-agricultural products.
- Weddings and/or Group Events
  - Could potentially fall under Agricultural Tourism pursuant to HRS §205-2(d)(10) and §205-4.5(a)(13). However, these provisions of the State Land Use Law apply only to counties that have adopted ordinances regulating agricultural tourism under HRS §205-5, which the City and County of Honolulu has not.
- Food Truck
  - Land must be zoned Commercial

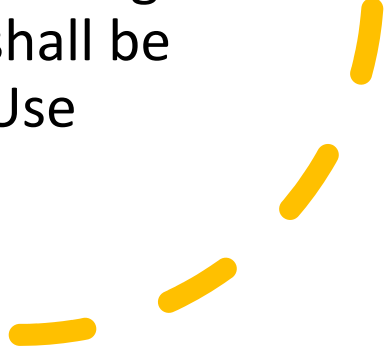
# ENVIRONMENTAL ASSESSMENT

## Triggers

- Use of State or County Lands
- Use of State or County Funds
- Use Within a Shoreline Area
- Use Within Any Land Classified as a Conservation District
- Use Within Any Historic Site as Designated in the National or Hawai'i Register

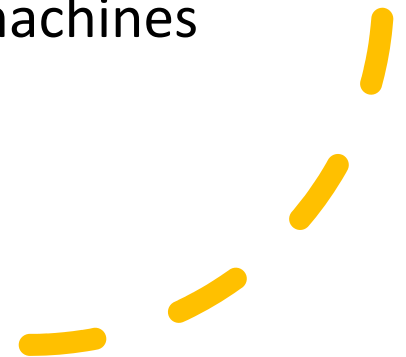


## SPECIAL USE PERMIT (SUP)

- HRS §205-6: The County planning commission may permit certain unusual and reasonable uses within State agricultural and rural districts other than those for which the district is classified.
  - SUP is processed by the County Planning Department
  - Special permits for land the area of which is greater than 15 acres or for lands designated as Important Agricultural Lands shall be subject to approval by the Land Use Commission.
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# CONDITIONAL USE PERMIT (CUP)

- Permits certain uses in some City zoning districts if certain minimum standards and conditions are met, which are detailed in ROH Article 5
- CUP is processed by the County Planning Department
- CUP Minor: Uses such as meeting facilities
- CUP Major: Uses such as wind machines



# SPECIAL MANAGEMENT AREA USE PERMIT (SMP)

- §HRS 205A: Provides for the regulation of Land Uses in the Special Management Area (SMA)
- SMA Use Permit, Minor: Less than \$500,000 Construction Valuation
- SMA Use Permit, Major: Over \$500,000 Construction Valuation, May Have Substantial Effect, Public Hearing Required





QUESTIONS?



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