

April 26, 1976

Ms. Virginia Dominis Koch
Regent, Daughters of Hawaii
2913 Pali Highway
Honolulu, HI 96817

Re: SMA Use Permit Application
Tax Map Key 7-5-07:20

The Planning Commission at its duly held public hearing on April 22, 1976 considered your application for a Special Management Area (SMA) Use Permit request to allow improvements to Hulihee Palace located in Kailua Village, North Kona, Hawaii.

The Commission voted to approve your application effective April 22, 1976, subject to the following conditions:

1. That the restoration work shall commence within one (1) year from the effective date of approval of the Special Management Area Use Permit.
2. That the restoration work shall conform substantially to the representations made by the petitioner and the plans submitted with the application.
3. That any excavation work to be done shall be under the surveillance of a qualified archaeologist.
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 Management Area Use Permit shall be deemed null and void.

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We will be forwarding the official SMA Use Permit as soon as the document is prepared. In the meantime, should you have any questions, please feel free to contact the Planning Department at 961-8288.

for *Haruo Murakami*
Leon K. Sterling, Jr.
Chairman, Planning Commission

lat:sk

cc: Mr. Geoffrey W. Fairfax
Chief Engineer, Public Works
Mr. Christopher Cobb
Mr. Larry Mohau
Ms. Mildred K. Yamamoto

PLANNING COMMISSION

Planning Department
County of Hawaii
Hilo, Hawaii

Application for)
SPECIAL MANAGEMENT AREA)
USE PERMIT) SMA USE PERMIT NO. 6
by)
THE DAUGHTERS OF HAWAII)
for)
RESTORATION OF HULIHE'E PALACE)
in)
Kailua, North Kona, Hawaii)

SPECIAL MANAGEMENT AREA USE PERMIT

The County Planning Commission, at a duly held public hearing on April 22, 1976, considered the application of THE DAUGHTERS OF HAWAII for a Special Management Area Use Permit in accordance with Rule No. 9, Rules and Regulations Relating to Environmental Shoreline Protection, to allow the restoration of the exterior of Hulihe'e Palace at Kailua, North Kona, Hawaii, TMK: 7-5-7:20.

The Commission has found:

That the proposed project will not have any substantial adverse environmental or ecological effect. The restoration work involved in the subject request consists of repair, replacement and minor excavation. Except for the provision of new underground electrical service to the palace, all of the work involved will be limited to the existing structure. Excavation work to the basement will be conducted at a sufficient distance from the ocean so as not to cause any adverse effects on water quality or water resources through erosion, siltation or runoff. In addition, inasmuch as the nature of the project is accurate historical restoration, extra care must be taken to assure a minimum of disruption to the existing structure as well as to the palace grounds.

Further, the proposed activities will not reduce or impose restriction upon public access to the ocean, beach or the mean high tide line. The ultimate purpose of the subject project is to maintain the area for recreation, scenic, historical and cultural uses in a manner that will protect resources and is of maximum benefit to the general public.

Therefore, the Commission hereby grants to the petitioner a Special Management Area Use Permit to allow the restoration of the exterior of Hulihe'e Palace, which include structural restoration and new underground electrical service, at Kailua, North Kona, Hawaii pursuant to the authority vested in it by Rule No. 9, Rules and Regulations Relating to Environmental Shoreline Protection, subject to the following conditions:


1. That the restoration work shall commence within one

- (1) year from the effective date of approval of the Special Management Area Use Permit.
2. That the restoration work shall conform substantially to the representations made by the petitioner and the plans submitted with the application.
 3. That any excavation work to be done shall be under the surveillance of a qualified archaeologist.
 4. That all other applicable rules and regulations, including the plan approval process, shall be complied with.

Should these conditions not be met, the Special Management Area Use Permit shall be deemed null and void.

The effective date of this permit shall be April 22, 1976.

Dated at Hilo, Hawaii, this 24th day of May, 1976.



Leon K. Sterling, Jr., Chairman

