

PLANNING COMMISSION

Planning Department  
County of Hawaii  
Hilo, Hawaii

Application for SPECIAL )  
MANAGEMENT AREA USE PERMIT )  
by )  
STATE OF HAWAII DEPARTMENT OF )  
TRANSPORTATION, WATER TRANSPOR- ) SMA USE PERMIT NO. 34  
TATION FACILITIES DIVISION )  
for )  
HONOKOHAU BOAT HARBOR DEVELOP- )  
MENT )  
in )  
Kealakehe, North Kona, Hawaii )  
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SPECIAL MANAGEMENT AREA USE PERMIT

The County Planning Commission at a duly held public hearing on July 28, 1977, considered the application of STATE OF HAWAII DEPARTMENT OF TRANSPORTATION, WATER TRANSPORTATION FACILITIES DIVISION for a Special Management Area Use Permit in accordance with Rule No. 9, Rules and Regulations Relating to Environmental Shoreline Protection, to allow the further development of the Honokohau Boat Harbor at Kealakehe, North Kona, Hawaii, Tax Map Key 7-4-08:Portion of 3.

The Commission has found:

That the request is not in conflict with the intent of Rule 9 of the Planning Commission which is the provision of recreational areas and access to public owned or used beaches. The purpose of the harbor expansion is to provide for boating/recreational needs of the Kona area through the year 2010. There are presently 90 applicants waiting for available slips. The 1975 Statewide Comprehensive Outdoor Recreation Plan indicates a high need for boat launching ramps, with a low need for boat moorings till the year 1980. The plan anticipates that this need for moorings will be high by 1990. It further states that the planned expansion of Honokohau Harbor should meet these proposed needs. Thus, the proposed expansion will provide for additional recreational opportunities. Further alternative locations for a small boat harbor in the Kona area were sought. None however, have been found to be adequate for long range needs.

Further, the proposed expansion is not expected to interfere with the public access to shoreline areas. Access to the shoreline is presently available and the proposed development will not affect the existing access.

That the proposed expansion is not in conflict with the policies and guidelines of the County General Plan. The County General Plan Land Use Allocation Guide Map designates the area for alternate urban expansion, extensive agriculture,

open and resort use. These designations do not necessarily preclude the use of the area for a harbor. Further, both the General Plan Land Use Allocation Guide Map and the Facilities map recognize the use and development of the area as a harbor.

That although there are concerns with respect to the water quality and cultural resources, these may be minimized through conditions of approval such that the expansion will not have substantial adverse environmental effects.

Therefore, the Commission hereby grants to the petitioner a Special Management Area Use Permit to allow the following improvements pursuant to the authority vested in it by Rule No. 9, Rules and Regulations Relating to Environmental Shoreline Protection:

1. Excavation to expand the harbor water area.
2. Construction of two (2) double-lane launching ramps.
3. Three (3) loading docks, temporary moorings, and ten (10) washdown areas.
4. Cleaning and grubbing for car/trailer parking and boat repair yard.
5. Grading for access road.
6. Installation of waterline, floodlighting and sewer cavatette.
7. Landscaping.
8. Other related improvements.

Approval is subject to the following conditions:

1. That the proposed expansion contain a haul out slip twenty-five (25) feet by fifty (50) feet to minus ten (-10) depth in the proposed boat repair yard and the remainder of the application conform substantially to the representations made by the petitioner, particularly the harbor extension alignment to the east of the existing location and the reduced harbor size for Phase II only.
2. That the proposed improvements shall commence within one (1) year of the issuance of the Corps of Engineers Permit.
3. That the petitioner shall submit site plans, including locations of dredging disposal sites to the State Historic Preservation Officer and the National Advisory Council on Historic Preservation and shall secure their approval prior to construction. A copy of the approvals shall be submitted to the Planning Director.
4. That the petitioner shall secure a permit for dredging of the harbor from the U. S. Corps of Engineers, a copy of which shall be submitted to the Planning Director.
5. That the petitioner shall provide adequate protection to the petroglyph field both during and after the construction of the harbor. Further, that the petitioner shall consult with the Department of Land and Natural Resources, Division of State Park and the State Historic Preservation Officer to consider

the feasibility of establishing a historic park in the vicinity of the petroglyphs. The feasibility study shall include considerations of public access to the petroglyphs, ongoing protection of the petroglyphs against vandalism, possibilities for interpretation and management through joint funding and/or personnel resources. Findings from this study shall be submitted to the Planning Director prior to the granting of final plan approval. Should it be determined that a park is feasible, the petitioner shall initiate or have initiated the establishment of such a park within one (1) year of determination.

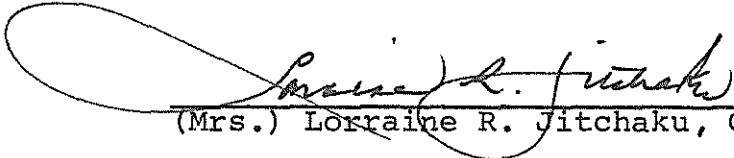
Further that the petitioner shall salvage site D47 and relocate the papamū prior to any grading.

6. That the petitioner shall comply with all rules and regulations relating to the method of sewage disposal and to water quality standards of the Department of Health including any restrictions which may be imposed by the Environmental Protection Division.
7. That during the construction phase, the petitioner shall take adequate measures to control dust pollution.
8. That the petitioner shall submit detailed site and landscaping plans for all increments of the harbor development to the Planning Director for Plan Approval.
9. That all other applicable rules and regulations, including the Plan Approval process, be complied with.

Should these conditions not be met, the Special Management Area Use Permit may be deemed null and void by the Planning Commission.

The effective date of this permit shall be July 28, 1977.

Dated at Hilo, Hawaii, this 13th day of September, 1977.

  
(Mrs.) Lorraine R. Jitchaku, Chairman

