

PLANNING COMMISSION

Planning Department  
County of Hawaii  
Hilo, Hawaii

Application for )  
SPECIAL MANAGEMENT AREA USE PERMIT )  
by )  
STATE OF HAWAII, DEPARTMENT OF )  
TRANSPORTATION, AIR TRANSPORTATION )  
FACILITIES DIVISION )  
for ) SMA USE PERMIT NO. 59  
DEMOLITION OF TERMINAL AND MAINTENANCE )  
SHEDS, AND CONSTRUCTION OF )  
DUAL-PURPOSE TERMINAL SHELTER )  
in )  
Kealahewa 3rd, North Kohala, Hawaii )  

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SPECIAL MANAGEMENT AREA USE PERMIT

The County Planning Commission at a duly held public hearing on May 18, 1978, considered the application of the STATE OF HAWAII, DEPARTMENT OF TRANSPORTATION, AIR 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 demolition of terminal and maintenance sheds and the construction of a dual-purpose passenger and maintenance shelter at Upolu Airport, Kealahewa 3rd, North Kohala, Hawaii, Tax Map Key 5-5-06:07.

The Commission has found:

That the use of the proposed building is already established in two separate structures and thus the new building will be smaller in size and will improve the aesthetics of the area. Therefore, this proposal will not intensify the use which already exists on the subject property.

That the approval will not result in the loss of valuable natural, cultural, or recreational resources of the coastal zone nor will rare native or endemic plants and/or animal species be affected since the proposed improvements will be conducted on land which was previously used and improved for the subject uses. Further, no objects of cultural or archaeological significance are known to exist on the property. In addition, the reduced size and the partially open structure will be an improvement to the existing line of sight toward the ocean from the nearest highway. Also, this proposal will not reduce, restrict or impair existing access routes to the beaches or shoreline recreational areas.

The short-term adverse impacts which may occur during the construction stage will be minimal to the general

public due to the remoteness of the project and by existing government regulations. In addition, the proposed action to remove the existing maintenance shelter is being performed to comply with safety requirements of the Federal Aviation Administration.

Based on the above, it is determined that the proposed project is in keeping with the purpose of the Environmental Shoreline Protection Act and Rule 9 of the Planning Commission.

Therefore, the Commission hereby grants to the petitioner a Special Management Area Use Permit to allow the demolition of terminal and maintenance sheds and the construction of dual-purpose passenger and maintenance shelter at Upolu Airport, Kealahewa 3rd, North Kohala, Hawaii, Tax Map Key 5-5-06:07, 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 plans shall be submitted to the Planning Department for plan approval within one (1) year from the effective date of approval of the SMA Use Permit.
2. That construction commence within two (2) years from the date of receipt of final Plan Approval and be completed within two (2) years thereafter.
3. That the construction shall conform substantially to plans submitted with this application.
4. That the rules, regulations and requirements of the State Department of Health be complied with.
5. That all other applicable rules and regulations shall 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 May 18, 1978.

Dated at Hilo, Hawaii, this 15th day of June, 1978.

William F. Mielcke  
Chairman, Planning Commission

