

PLANNING COMMISSION

Planning Department
County of Hawaii
Hilo, Hawaii

Application for)
SPECIAL MANAGEMENT AREA)
USE PERMIT)
by)
STATE DEPARTMENT OF HAWAIIAN)
HOME LANDS)
for)
CONSOLIDATION/RESUBDIVISION)
OF 25 LOTS INTO 42 LOTS AND)
A REMNANT PARCEL AND THE)
DEVELOPMENT OF SUBDIVISION)
IMPROVEMENTS)
in)
Kawaihae 1st, South Kohala,)
Hawaii)

SMA USE PERMIT NO. 68

SPECIAL MANAGEMENT AREA USE PERMIT

The County Planning Commission at a duly held public hearing on August 3, 1978, considered the application of the STATE DEPARTMENT OF HAWAIIAN HOME LANDS for a Special Management Area Use Permit in accordance with Rule No. 9, Rules and Regulations Relating to Environmental Shoreline Protection, to allow the consolidation and resubdivision of 25 existing lots into 42 lots and a remnant parcel and the development of subdivision improvements including grading, roadways, utilities and other improvements on the makai side of the Akoni Pule Highway, across from the Hawaiian Homes Industrial lots and adjacent to the Kawaihae Lighthouse on the northwest, Kawaihae 1st, South Kohala, Hawaii, Tax Map Key 6-1-04:3-20; 6-1-05:1-7.

That the proposed subdivision and construction of related improvements will not be contrary to the Environmental Shoreline Act (Act 176, S.L.H., 1975), Chapter 205 A, (Act 188, S.L.H., 1977) or Rule 9 of the County Planning Commission. The purpose of the subject request is to allow the consolidation and resubdivision of the subject area in order to better and more efficiently utilize it for single family residential purposes. Presently, a total of 25 lots ranging in size between 19,000 and 26,000 square feet are available for Single Family Residential use including two lots already leased and developed with dwellings. The approval of this request will allow the resubdivision of these lots into 42 houselots with a minimum size of 15,000 square feet and the construction of improvements including County standard roadways, drainage channels, and the provision of utilities to this area.

The area under consideration does not contain any known endangered plant or animal species nor does it provide habitat for such species. The proposed development will not interfere with important natural systems or public owned or used beaches or recreational areas. While there will be some environmental and ecological impacts on the subject area, it is determined that these impacts will be outweighed by the increase in public welfare. The subject area is already subdivided for Single Family Residential purposes. The granting of this request will not alter this use but will provide homesites for an additional seventeen (17) families who are eligible for Hawaiian Home Lands. In addition, the proposed configuration, even with the added density, will ease future congestion along the Akoni Pule Highway. Presently, the twenty-five (25) lots gain access directly onto the highway. Should this request be granted, these lots will gain access through an internal roadway system with only three (3) accesses onto the Akoni Pule Highway.

Consequently, the granting of this request will result in the better and more efficient use of this shoreline resource while at the same time providing for the needs and desires of the Hawaiian Home Lands' applicants. Favorable action on this request will contribute towards fulfilling the goals and objectives of the Hawaiian Homes Commission Act of 1920, as amended.

Therefore, the Commission hereby grants to the petitioner a Special Management Area Use Permit to allow the consolidation and resubdivision of 25 lots into 42 lots and a remnant parcel and to develop subdivision improvements including grading, roadways, utilities and other improvements, 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 proposed development shall conform to the representations made by the petitioner or its representative and the plans submitted with the application, except for adjustments which may be required in final subdivision approval.
2. That the petitioner or its authorized representative shall secure tentative subdivision approval within two (2) years from the effective date of the Special Management Area Use Permit. The petitioner shall also be responsible for securing final subdivision approval.
3. That the building envelopes established for Single Family Residential (RS) zoned districts shall apply to the subject area.
4. That if any archaeological features are found during the construction or grading, work shall immediately cease until a review and clearance of the affected area has been obtained from the Planning Department and the State Historic Preservation Office.

5. That all other applicable rules, regulations and requirements, including those of the Department of Water Supply, shall be complied with.

Should any of the foregoing conditions not be met, this Special Management Area Use Permit may be deemed null and void.

The effective date of the permit shall be August 3, 1978.

Dated at Hilo, Hawaii, this 31st day of August, 1978.



William F. Mielcke
Chairman, Planning Commission

