

PLANNING COMMISSION

Planning Department
County of Hawaii
Hilo, Hawaii

Application for)
SPECIAL MANAGEMENT AREA)
USE PERMIT)
By)
STATE OF HAWAII, DEPARTMENT)
OF LAND AND NATURAL RESOURCES)
For)
THE DEVELOPMENT OF A STATE)
PARK)
In)
North Kona, Hawaii)

SMA USE PERMIT NO. 108

SPECIAL MANAGEMENT AREA USE PERMIT

The County Planning Commission at a duly held public hearing on July 26, 1979, considered the application of the STATE OF HAWAII, DEPARTMENT OF LAND AND NATURAL RESOURCES for a Special Management Area Use Permit in accordance with Rule No. 9, Rules and Regulations Relating to Environmental Shoreline Protection, to allow the development of a state park on 89.676 acres approximately one (1) mile from Kailua Village at the old Kona Airport, North Kona, Hawaii, Tax Map Key 7-5-05:07 (portion), 69-74, 77-79, 81 and 82.

The Commission has found:

That the proposed development is not anticipated to have any substantial adverse environmental or ecological effects. The purpose of the subject request is to allow the development of a state park along the shoreline. Improvements will include the construction of pavilions, restrooms, parking areas, land and water recreational facilities, landscaping and other related improvements. Although grading will be done on the property, it will not be of a substantial nature as to disrupt the present topography of the land.

The subject property is located along the shoreline. Since no activity is being proposed within the 40-foot setback area, it is felt that the proposed development will not interfere with the natural shoreline processes. Thus, the impact on the shoreline area is expected to be minimal.

There are also no known rare or endangered species of plants or animals or unique landforms on the subject property.

The historical sites identified during the reconnaissance survey will be incorporated into the park complex for its historic values. In addition, any concern will be mitigated through conditions of approval of the permit.

All essential utilities are or will be made available to the subject property.

Furthermore, the end result of this entire development is the conversion of the Old Kona Airport Complex with extensive areas of paved surface into an area with recreational facilities and aesthetically pleasant surroundings. This is in consonance with the objectives and policies of Chapter 205-A, H.R.S. by providing the following:

1. Coastal recreational opportunities accessible to the public as well as an adequate supply of shoreline parks and other facilities suitable for public recreation.
2. Protect, preserve, and, where desirable, restore those natural and man-made historic and pre-historic resources in the coastal zone management area that are significant in Hawaiian and American history and culture.
3. To protect, preserve, and, where desirable, restore or improve the quality of the coastal scenic and open space resources.

In addition, the subject proposal is in conformance with the recreational goals and policies of the County's General Plan by providing a wide variety of active and passive activities to the residents of the County and maintain the natural beauty of the area.

Based on the above, it is determined that the approval of the proposed development will not be in conflict with the objectives and policies of the Hawaii Coastal Zone Management Program as contained in Chapter 205-A, Hawaii Revised Statutes, or Rule No. 9 of the Planning Commission, Relating to Environmental Shoreline Protection.

Therefore, the Commission hereby grants to the petitioner a Special Management Area Use Permit to allow the development of a state park on 89.676 acres approximately one (1) mile from Kailua Village at the old Kona Airport, 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 proposed improvements shall conform substantially to the plans submitted and the representations made by the petitioner.
2. That the petitioner, or his authorized representative, shall secure plan approval for Phase I within one (1) year from the effective date of approval of the Special Management Area Use Permit. The petitioner, or his authorized representative, shall be responsible for securing plan approval for Phase II and Phase III.

*Final P.A. 8/16/79 Phase I
Env. P.A. 4/17/82*
3. That construction for Phase I shall commence within one (1) year from the date of receipt of final plan approval and shall be completed within three (3) years thereafter.

*BP 15
8/27/82
Permitted*
4. That the construction for Phase II shall commence within one (1) year from the date of completion of Phase I and be completed within three (3) years thereafter.
5. That the construction for Phase III shall commence within one (1) year from the date of completion of Phase II and be completed within three (3) years thereafter.
6. That the petitioner shall submit a status report to the Planning Director each year until completion, commencing from one (1) year from the effective date of the Special Management Area Use Permit.
7. That all archaeological sites be preserved, maintained, and be incorporated as a part of the overall park plan. That the petitioner, or its authorized representative, shall submit a historic site preservation plan, meeting the approval of the Planning Director, as part of the plan approval submittal for Phase I.
8. Should any other archaeological remains or historical sites be found during land preparation activities, work shall immediately cease and the petitioner/representative shall immediately notify the Planning Department. Work shall not be resumed until a review and clearance is obtained from the Planning Department.
9. 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, the Special Management Area Use Permit may be deemed null and void by the Planning Commission.

The effective date of the permit shall be July 26, 1979.

Dated at Hilo, Hawaii, this 23rd day of August, 1979.



William F. Mielcke
Chairman, Planning Commission

APPROVED AS TO
FORM AND LEGALITY:



DEPUTY CORPORATION COUNSEL
COUNTY OF HAWAII

Date: AUG 20 1979