

PLANNING COMMISSION

Planning Department
County of Hawaii
Hilo, Hawaii

Application for)	
SPECIAL MANAGEMENT AREA)	SMA USE PERMIT
USE PERMIT)	NO. 112
By)	
BELT, COLLINS & ASSOCIATES/)	
LILIUOKALANI TRUST)	
For)	
THE EXPANSION OF THE)	
CHILDREN'S OUTDOOR FACILITY)	
In)	
Keahuolu, North Kona, Hawaii)	

SPECIAL MANAGEMENT AREA USE PERMIT

The County Planning Commission at a duly held public hearing on September 13, 1979, considered the application of BELT, COLLINS & ASSOCIATES/LILIUOKALANI TRUST for a Special Management Area Use Permit in accordance with Rule No. 9, Rules and Regulations Relating to Environmental Shoreline Protection, to allow the expansion of the Children's Outdoor Facility. The property involved is located on the makai side of the Queen Kaahumanu Highway and north of Kailua Village, Keahuolu, North Kona, Hawaii, Tax Map Key 7-4-08: 8, 9, & portion of 2.

The Commission has found:

That the approval of the proposed projects will not result in the loss of valuable natural, cultural, or recreational resources of the coastal zone. In fact, the primary function of the Liliuokalani Trust Children's Outdoor Facility is to provide educational, cultural and recreational opportunities for the beneficiaries of the Trust. The proposed improvements should not incur any adverse impact upon the natural and cultural resources of the project site area since development will be limited to areas of significant archaeological value and will not require any extensive alterations to the existing environmental setting. Further, one (1) of the goals of the program is to preserve and restore significant historical elements in the project area. Also, no rare native or endemic plants and/or animal species are known to inhabit the site.

In addition, due to the location of the proposed improvements relative to the shoreline, there should be no adverse impact upon the shoreline environment. Major components of the facility, such as the Agricultural and

Recreational/Cultural projects will be located in excess of 2,000 feet mauka of the shoreline area. Further, the proposed Puwai Campground improvement project will not involve any extensive alteration of the shoreline. Also, the restoration of the fish-shrimp pond(s) will not involve the use of heavy equipment, and all proposed work can be regulated through applicable health and environmental regulations. The proposed development also will not remove or impose restrictions on existing access routes to beaches or similar shoreline recreation areas.

Based on the above, it is felt that the granting of this request will not result in the loss of valuable natural, cultural and recreational resources of the area. Further, the proposed development is not expected to have any significant adverse environmental or ecological effects on the coastal area or nearshore waters.

No adverse impacts on air and water quality are expected to be generated by the proposed development. The nature of the proposed development is such that no unusual air emissions are likely to be produced from it. Air emissions generated during the construction phase can be mitigated by existing regulations. In addition, the subject property is within an area which received approximately fifteen (15) inches of rainfall annually. Any potential runoff or discharge which would reach ocean waters can be handled by on-site improvements. Negative impacts on the local water quality resulting from soil erosion and runoff during site preparation and construction phases are unlikely, but should they occur they can be adequately mitigated through compliance with existing ordinances and regulations.

Based on the above, it is determined that the proposed development will not have any substantial adverse impacts on the surrounding area nor will its approval be contrary to the objectives and policies of Chapter 205-A, or with the intent of Rule No. 9 of the Planning Commission.

Therefore, the Commission hereby grants to the petitioner a Special Management Area Use Permit to allow the expansion of the Children's Outdoor Facility. The property involved is located on the makai side of the Queen Kaahumanu Highway and north of Kailua Village, Keahuolu, North Kona, Hawaii, Tax Map Key 7-4-08: 8, 9, & portion of 2, 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 a Conservation District Use Application (CDUA) shall be submitted and approved by the State Board of Land and Natural Resources within one (1) year from the effective date of the SMA Use Permit.
2. That the petitioner or its authorized representative shall submit plans of the proposed improvements and receive final plan approval within one (1) year from the effective date of the CDUA Permit.

3. That construction of the proposed improvements commence within one (1) year from the date of receipt of final plan approval and shall be completed within five (5) years thereafter.
4. That should any unanticipated archaeological or historical sites be uncovered during the land preparation activities, work shall immediately cease and the Planning Department shall be notified.
5. That any structural improvements within the potential tsunami inundation area shall meet with the requirements of the Department of Public Works.
6. That all other applicable rules, regulations, and requirements, including those of the Department of Water Supply and the State Department of Health, 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 September 13, 1979.

Dated at Hilo, Hawaii, this 15th day of November, 1979.



Chairman, Planning Commission

APPROVED AS TO FORM
AND LEGALITY:



Deputy Corporation Counsel
County of Hawaii

Date: NOV 8 1979