

PLANNING COMMISSION

Planning Department  
County of Hawaii  
Hilo, Hawaii

Application for )  
SPECIAL MANAGEMENT AREA )  
USE PERMIT )  
by )  
GLOBAL MARINE DEVELOPMENT, INC. ) SMA USE PERMIT NO. 117  
for )  
THE CONSTRUCTION OF CERTAIN )  
PIPELINE AND RELATED IMPROVEMENT )  
in )  
Kawaihae, South Kohala, Hawaii )  

---

SPECIAL MANAGEMENT AREA USE PERMIT

The County Planning Commission at a duly held public hearing on December 12, 1979, considered the application of GLOBAL MARINE DEVELOPMENT, INC. for a Special Management Area Use Permit in accordance with Rule No. 9, Rules and Regulations Relating to Environmental Shoreline Protection, to allow the construction of certain pipeline and related improvement at Kawaihae Harbor, Kawaihae, South Kohala, Hawaii, Tax Map Key 6-1-03.

The Commission has found:

That the establishment of the proposed use is not anticipated to have any substantial adverse environmental or ecological effect on the Special Management area. Further, should any adverse impact occur, it will be outweighed by the cumulative benefits which will accrue to the public welfare and benefit.

The Kawaihae Harbor area was constructed from coral fill and is devoid of native vegetation or unique topographic features. Consequently, the proposed activities are not expected to increase the degree of environmental impact which presently exists. In addition, there are no historical or archaeological features present in this area. Furthermore, the proposed activities are temporary in nature with the assembly of the pipeline proposed to be completed within three (3) months of the commencement of its assemblies.

The purpose of the subject request is to allow the storage and assembly of a 2,200 lineal foot pipeline which will be used to test and evaluate several heat exchange configurations as part of the Ocean Thermal

Energy Conversion (OTEC) project of the U. S. Department of Energy. OTEC uses the temperature differential between warm surface water and cold deep ocean water to produce electric power via either a gas or a steam turbine. The overall goal of the OTEC project is to demonstrate the technological, economical, and environmental feasibility of this alternate energy source.

The purpose of the OTEC-1 project in this overall program is to evaluate several engineering designs and construction materials and is not intended to produce electricity. The information obtained will then be used in the determination and direction of further research, design, and development toward the eventual operation of a OTEC plant.

The granting of this request, then, is consistent with the objectives and policies of the Coastal Zone Management Program which calls for the concentration and development of coastal dependent developments, including energy generating facilities, in areas presently designated and used for such activities. Furthermore, the ultimate development of this alternative energy source will result in the provision of a "clean" energy source consistent with the environmental goals of this program.

Furthermore, the proposed activities are consistent with the General Plan's Energy Element. The Element states as a goal "To establish the Big Island a demonstration community for the development and use of natural energy resources." The General Plan also states as a Policy, to encourage the development and expansion of alternate energy resources and the energy research industry, in general. It is also a policy of the County to assist in the coordination of energy research and development efforts of both the government and private sectors.

Based on the above, it is determined that the approval of the subject request will not be in conflict with the purpose and intent of Rule 9 of the Planning Commission or with the Hawaii Coastal Zone Management Program as contained in Chapter 205A, Hawaii Revised Statutes.

Therefore, the Commission hereby grants to the petitioner a Special Management Area Use Permit to allow the construction of certain pipeline and related improvement at Kawaihae Harbor, Kawaihae, South Kohala, 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 substantially conform to the plans submitted and representations made by the petitioner.

2. That the use of the pipe assemble and storage area shall commence as soon as possible, and furthermore the use of this area shall be terminated within six (6) months after the effective date of this permit. Prior to the termination of said use, the pipe assembly and storage area shall be restored to its original condition, meeting with the approval of the Planning Director.
3. Every effort shall be made to limit or minimize dust and noise during the construction and assembly process. Further, the requirements of the State Department of Health shall be complied with.
4. That all other applicable rules, regulations and requirements shall be complied with.

Should any of the foregoing conditions not be met the Special Management Area (SMA) Use Permit may be deemed null and void by the Planning Commission.

The effective date of the permit shall be December 12, 1979.

Dated at Hilo, Hawaii, this 7th day of March, 1980.

  
WILLIAM F. MIELCKE  
Chairman, Planning Commission

APPROVED AS TO FORM  
AND LEGALITY:

  
DEPUTY CORPORATION COUNSEL  
COUNTY OF HAWAII

Date: 27 Feb 80