

PLANNING COMMISSION

Planning Department
County of Hawaii
Hilo, Hawaii

APPLICATION FOR)	
SPECIAL MANAGEMENT AREA)	SMA USE PERMIT
USE PERMIT)	No. 123
by)	
THE DAUGHTERS OF HAWAII)	
for)	
IMPROVEMENTS TO HULIHEE PALACE COMPLEX)	
in)	
Keopu 2nd, North Kona, Hawaii)	

SPECIAL MANAGEMENT AREA USE PERMIT

The County Planning Commission at a duly held public hearing on February 13, 1980, considered the application of THE DAUGHTERS OF HAWAII for a Special Management Area Use Permit in accordance with Rule No. 9 of the Planning Commission, Rules and Regulations Relating to Environmental Shoreline Protection to allow certain improvements for the restoration of the Hulihee Palace Complex; more specifically, the construction of a new caretaker's cottage and multi-purpose building, demolition of the existing caretaker's cottage, reconstruction of the Kalakaua area kitchen, installation of new vehicle gates, and related improvements. The area involved is the site of the existing Hulihee Palace Complex, Kailua Village, Keopu 2nd, North Kona, Hawaii, Tax Map Key 7-5-07:20.

The Commission has found the following:

That the proposed development is not expected to have significant adverse environmental or ecological impact on the Special Management Area. The purpose of this request is to allow the demolition of the existing caretaker's cottage and the utility building, the construction of a new caretaker's cottage on the side of a previously demolished cottage and a multi-purpose building on the site of the existing cottage and the restoration of the Kalakaua kitchen at its former location. The palace grounds have been extensively improved and landscaped with flora that is neither of the rare or endangered species. Consequently, the proposed improvements are not expected to significantly increase the degree of environmental impact which presently exist. Furthermore, prior developments on the proposed sites have already altered any important habitats or natural ecosystems which may have existed in the area.

That impact to the shoreline should be minor in nature since the proposed sites will be located in areas where structures previously existed. Therefore, grading for the construction sites should be minimal. As a result, drainage and erosion patterns should not be significantly affected by this action nor should any runoff which may occur, significantly affect the marine life of the area.

That the completion of Phase III and IV will result in the further enhancement and preservation of the historic resources of Hawaii. This is in consonance with the "Historic" objective and policies of Chapter 205-A, HRS, and the state's goal of protecting, preserving, restoring, interpreting and displaying man-made historic resources that are significant in Hawaiian and American history and culture.

In addition, the proposed project is consistent with the policies of the General Plan document by insuring the protection and restoration of sites on public lands.

Based on the above, it is determined that the granting of this request will not be contrary to the purpose and intent of Rule 9 of the Planning Commission or to Chapter 205-A, HRS, Relating to Coastal Zone Management.

Therefore, the Commission hereby grants to the petitioner a Special Management Area Use Permit to allow the construction of a new caretaker's cottage and multi-purpose building, demolition of the existing caretaker's cottage, reconstruction of the Kalakaua area kitchen, installation of new vehicle gates, and related improvements at Keopu 2nd, North Kona, Hawaii, TMK: 7-5-07:20 pursuant to the authority vested in it by Rule No. 9 of the Planning Commission.

Approval of the Special Management Area Use Permit is 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 its authorized representative shall secure final plan approval within one (1) year from the effective date of the Special Management Area Use Permit.
3. That construction of Phase III of the proposed improvements shall commence within one (1) year from the date of receipt of final plan approval and completed within one (1) year thereafter.
4. That construction for Phase IV commence within two (2) years of completion of Phase III and completed within three (3) years thereafter.

*Frank R. W.
9/5/80 Cottage
6/8/82 Multi-Purpose
2009*

*7/27/81
B.P. 4/16/81
From 4/16/81
10/27/81
B.P. 4/23/81
From 11/27/81*


Dennis Colledge, 11/27/81

5. That a certified archaeologist be present during all phases when excavation work is required.
6. That no activity shall be conducted within the 40 feet shoreline setback area.
7. 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 Use Permit may be deemed null and void by the Planning Commission.

The effective date of this Permit shall be February 13, 1980.

Date at Hilo, Hawaii, this 12th day of June, 1980.


WILLIAM J. PARIS, JR., Chairman
Planning Commission

APPROVED AS TO FORM
AND LEGALITY:


Deputy Corporation Counsel
County of Hawaii

Date: 30 May 80