

PLANNING COMMISSION

Planning Department  
County of Hawaii  
Hilo, Hawaii

|                                |   |                |
|--------------------------------|---|----------------|
| APPLICATION FOR                | ) |                |
| SPECIAL MANAGEMENT AREA        | ) |                |
| USE PERMIT                     | ) | SMA USE PERMIT |
| by                             | ) | NO. <u>139</u> |
| WEST HAWAII HOUSING FOUNDATION | ) |                |
| for                            | ) |                |
| a 50-unit, Low Rent Public     | ) |                |
| Housing Project and Related    | ) |                |
| Improvements                   | ) |                |
| in                             | ) |                |
| Kahaluu, North Kona, Hawaii    | ) |                |

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SPECIAL MANAGEMENT AREA USE PERMIT

The County Planning Commission at a duly held public hearing on August 21, 1980, considered the application of WEST HAWAII HOUSING FOUNDATION 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 the development of a 50-unit, low rent public housing project and related improvements at Kahaluu, North Kona, Hawaii, Tax Map Key 7-8-10:Portion of 4.

The Commission has found the following:

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 50-unit, low rent public housing project and related improvements. All of the buildings will be less than the maximum allowable height limit of three (3) stories but not higher than forty-five (45) feet as stipulated within the Multiple Residential (RM) zoned district. In fact, the buildings will be only two (2) stories and at a height of 26+ feet. The proposed development also includes recreational amenities, landscaping, parking, and other related improvements.

The subject property is located quite a distance from the shoreline. Since the subject site is not situated along the shoreline, 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. Further, the proposed development will not interfere with publicly owned or used recreational areas, with any natural areas or with public accesses to the shoreline.

It is not anticipated that the proposed development will have significant adverse impacts upon biological resources or the geological features of the area, as no unique species or features have been located on the project site.

Although there is likely to be impacts to the archaeological resources, specifically, the Kahalu'u Historical District, Kuakini Wall and the Kona Field System, it is not anticipated that these impacts will be significant nor without mitigation measures.

The features which have been located on the subject parcel are not of those kinds which have been described in either the Kahalu'u Historical District or the Kona Field System as being singularly unique or critical to the significance of the complexes.

In terms of the potential research value of the located sites in relation to the overall context of both archaeological complexes, the impacts to this aspect may be mitigated through further survey and salvage excavations.

In terms of the maintenance of the overall integrity of both complexes, it should be noted that neither is intact. The Kona Field System has been subjected to numerous incursions over the years since 1778 through changes in agricultural use and techniques and through the residential uses in the district.

The Kahalu'u Historic District likewise has already been subjected to incursions into the district. In this case however, not by agricultural re-use of the land; but rather by the resort development which has been under construction with various projects since 1969. Although the ten major heiaus have not been destroyed, they (with the exception of one which is in County ownership) are now located within the grounds of major hotels and apartment condominiums. Thus the context in which these sites were originally located has been greatly altered.

Two other items with respect to the location of the project site are also of note. First, the project site is located east or mauka of the Kuakini Wall. This is an indication that it is outside the area traditionally used for residential purposes.

Second is that although it is within the boundaries of the "four corner location" of the Kona Field System, in terms of the elevational range of the project site (55' to 95') it is outside the major production area (500' to 3,000') of the Kona Field System. It is located within a zone which was used seasonally and marginally.

Nevertheless, since even these areas may contribute to the overall knowledge of both complexes, again in terms of research values, further survey and salvage excavations are necessary mitigation measures. It should further be noted that since Federal funds are involved, Federal review and compliancy procedure (now on-going) will assure that appropriate mitigation measures are taken.

In terms of the Kuakini Wall, it should be noted that it lies on the west or makai border of the subject property and no direct impacts are anticipated.

In regards to the disposal of sewage, connection will be made to the existing County system. All other essential utilities are or will be made available to the subject property. As far as water is concerned, the Department of Water Supply has stated that it will be available after the completion of the State's Keauhou Pipeline and Tank Project in January of 1981. In this regard, the proposed development will complement the Multiple Residential elements of the General Plan which encourages the development of multiple family units in areas zoned for such use and serviced by existing facilities.

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.

Therefore, the Commission hereby grants to the petitioner a Special Management Area Use Permit to allow the development of a 50-unit, low rent public housing project and related improvements at Kahaluu, North Kona, Hawaii, 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 effective date of the Special Management Area (SMA) Use Permit shall be the same as that of the change of zone application.
2. That the conditions as outlined in the change of zone ordinance be complied with.
3. That a landscaping buffer be provided along the proposed Alii Drive Realignment meeting with the approval of the Planning Department. The landscaping plan shall be submitted at the time Plan Approval review.
4. That all other applicable rules, regulations and requirements be complied with.

Should 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 August 21, 1980.

Dated at Hilo, Hawaii, this 5<sup>th</sup> day of September, 1980.

  
WILLIAM J. PARIS, JR.  
Chairman, Planning Commission

APPROVED AS TO FORM AND LEGALITY:

  
CORPORATION COUNSEL

Date: 8/4/80