

PLANNING COMMISSION

Planning Department
County of Hawaii
Hilo, Hawaii

APPLICATION FOR)	
SPECIAL MANAGEMENT AREA)	
USE PERMIT)	SMA USE PERMIT
by)	NO. <u>150</u>
QUEEN LILIUOKALANI CHILDREN'S)	
CENTER)	
for)	
CERTAIN IMPROVEMENTS FOR THE)	
PURPOSE OF ESTABLISHING A)	
LANDSCAPING BUFFER AND GRAVEL)	
SERVICE ROAD)	
in)	
KEAHUOLU, NORTH KONA, HAWAII)	

SPECIAL MANAGEMENT AREA USE PERMIT

The County Planning Commission at a duly held public hearing on February 11, 1981, considered the application of QUEEN LILIUOKALANI CHILDREN'S CENTER 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 purpose of establishing a landscaping buffer and gravel service road at Keahuolu, North Kona, Hawaii, Tax Map Key 7-4-08:Portion of 2.

The Commission has found the following:

That the proposed development is not anticipated to have any significant adverse environmental or ecological effect. The proposed improvements will involve the construction of a gravel roadway, the installation of a temporary watering system and the planting of trees into separate pits. The land primarily consists of porous pahoehoe lava which shows no signs of significant drainage or erosion patterns. No known rare or endangered flora or fauna are known to exist on the property. In addition, the remoteness from other inhabited areas and compliance with existing construction requirements should significantly reduce any adverse pollution to air quality which may arise from this development. Consequently, the proposed development should not have any significant adverse environmental or ecological impact on the SMA.

The proposed improvements are consistent with the Objectives, Policies and Guidelines established by Chapter 205-A, Hawaii Revised Statutes (HRS), Relating to Coastal Zone Management and Rule 9 of the County of Hawaii Relating to Special Management Area. These Objectives and Policies were adopted to provide guidance for preservation, protection, and development of the coastal resources of the State and County. They identify several areas of management concerns including

historic, recreational, scenic and open space, coastal ecosystem, economic uses, and coastal hazards. Because of the limited nature of the proposed improvements, the granting of this request will not impact on the identified resources. Only with respect to the historic resources is there a potential conflict with the Coastal Zone Management Objectives and Policies.

It is the petitioner's intent to protect and preserve significant archaeological sites for use by the Children's Center. This is consistent with the objectives and policies to protect, preserve and where desirable, restore those natural and man-made historic and pre-historic resources significant in Hawaiian and American history and culture. However, archaeological site No. 6547 is located at the edge of the proposed development site. This site must not be disturbed by the subject improvement.

That the proposed development is consistent with the General Plan, the Zoning Code and other applicable ordinances.

The General Plan Land Use Pattern Allocation Guide (LUPAG) Map identifies the area as "Extensive Agriculture and Alternate Urban Expansion which allows the use of land for open space or as a green belt. Furthermore, the proposed landscaping activities are consistent with both the County's Unplanned zoned district and the State Land Use "Agriculture" district regulations.

Based on the above, it is determined that the proposed development will not have any substantial adverse impacts on the SMA or the surrounding area nor will its approval be contrary to the objectives and policies of Chapter 205-A, HRS, Relating to Coastal Zone Management or Rule 9 of the County of Hawaii Relating to the Special Management Area.

Therefore, the Commission hereby grants to the petitioner a Special Management Area Use Permit to allow certain improvements for the purpose of establishing a landscaping buffer and gravel service road at Keahuolu, 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 petitioner, Queen Liliuokalani Children's Center, shall be responsible for complying with all of the stated conditions of approval.
2. That development shall conform substantially to the plans submitted and representations made by the petitioner.
3. That construction of the roadway commence within one (1) year from the effective date of this permit and completed within two (2) years thereafter.
4. That planting be completed within three (3) years from the effective date of this permit.
5. That archaeological site No. 6547 shall not be disturbed by the subject construction or landscaping activities and

further that the site shall be staked prior to any grading activity.

6. That should any unanticipated archaeological or historic sites be uncovered during the land preparation activities, work shall immediately cease and the Planning Department be notified.
7. That the Grading Permit requirements of the Department of Public Works be complied with.
8. That all other applicable, rules, regulations and requirements, including those of the Department of Public Works, Department of Water Supply and the Department of Health, shall 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 February 11, 1981.

Dated at Hilo, Hawaii, this 11th day of March, 1981.



BERT H. NAKANO
Chairman, Planning Commission

APPROVED AS TO FORM AND LEGALITY:


DEPUTY CORPORATION COUNSEL

Date: 23 Feb 81