

PLANNING COMMISSION

Planning Department
County of Hawaii
Hilo, Hawaii

APPLICATION FOR)	SMA USE PERMIT
SPECIAL MANAGEMENT AREA)	NO. <u>159</u>
USE PERMIT)	
BY)	
PAPAIKOU HONGWANJI MISSION)	
FOR)	
SOCIAL HALL BUILDING)	
AND RELATED IMPROVEMENTS)	
IN)	
PAPAIKOU, PAIHAALOA,)	
SOUTH HILO, HAWAII)	

SPECIAL MANAGEMENT AREA USE PERMIT

The County Planning Commission at a duly held public hearing on June 9, 1981, considered the application of Papaikou Hongwanji Mission for the construction of a social hall building and related improvements 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 construction of a social hall building and related improvements in Papaikou, Paihaaloa, South Hilo, Hawaii, Tax Map Key 2-7-04:Portion of 25.

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 request is to allow the construction of a social hall and related improvements, including a parking lot.

The area to be improved is immediately adjacent to the existing Mission facilities. A portion of the subject area, however, was recently acquired by the Mission and was formerly used for the growing of sugar cane and garden vegetables. Recently, portions of this area were graded for the proposed use. There are no known rare or endangered flora or fauna in the area nor will any historic resources be affected by this action since none are known to exist in the area.

The primary concern of the subject improvements is with respect to the overall drainage pattern and erosion of the building site and its potential impact on Kaieie Stream. The Kaieie Stream is identified as an interrupted perennial stream according to the Report of the Technical Committee on Water Quality Standards for the State Department of Health. The proposed social hall and parking improvements will be situated outside of the stream gulch.

This in turn will reduce the likelihood of potential flood inundation. Furthermore, any additional drainage and erosion concern will be mitigated by compliance with the requirements of the Department of Public Works during the Plan Approval review process.

The proposed development is consistent with the Objectives, Policies and Special Management Area Guidelines, established by Chapter 205-A, Hawaii Revised Statutes, which provides guidance for the preservation, protection and development of coastal resources of the State and County. The proposed development will not create any significant adverse impact on the historic, economic or scenic resources nor will the area be affected by any coastal hazards. The proposed social hall will improve the recreational resources within the SMA. Impact on the coastal ecosystem element, in particular the management of stream quality, will be minimized by complying with erosion and drainage requirements of the Department of Public Works.

That the proposed development is consistent with the General Plan and other applicable requirements. The low density designation of the area by the LUPAG Map allows the proposed use of the land. In addition, the construction of the social hall is consistent with the recreational element of the General Plan in providing recreational facilities for the residents of the County.

Based on the foregoing, it is therefore determined that the proposed development will not have any substantial adverse impacts on the surrounding area. Furthermore, its approval will be consistent with the objectives and policies of Chapter 205-A, HRS, Relating to Coastal Zone Management and Rule 9 of the County of Hawaii Relating to the Special Management Area and the General Plan of the County of Hawaii.

Therefore, the Commission hereby grants to the petitioner a Special Management Area Use Permit to allow the construction of a social hall building and related improvements in Papaikou, Paihaaloa, South Hilo, 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, Papaikou Hongwanji Mission, will be responsible for complying with all the stated conditions of approval.
2. That the proposed improvements shall substantially conform to the plans submitted and representations made by the petitioner or its authorized representative.
3. That plans shall be submitted and Final Plan Approval secured in accordance with Chapter 8 (Zoning Code), Hawaii County Code, within one (1) year from the effective date of the Special Management Area Use Permit.

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4. That construction of improvements shall commence within one (1) year from receipt of Final Plan Approval and shall be completed within two (2) years thereafter.

5. That the petitioner shall submit a master drainage plan for the subject area as part of the plan approval review. This drainage plan shall meet with the requirements of the Department of Public Works. The petitioner, as part of his drainage plan, shall make every practicable effort to minimize impact to and preserve the quality of Kaieie Stream.

6. That all other applicable requirements imposed for Special Permit No. 440, SMA Minor Use Permit No. 81-04 and Subdivision No. 4563 shall be complied with.

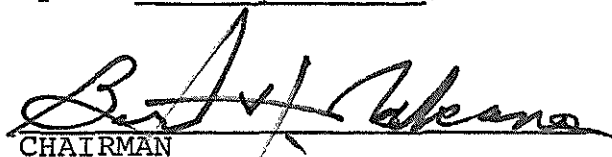
7. That all other applicable rules, regulations, and requirements, including those of the Department of Health, shall be complied with.

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.

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 June 9, 1981.

Dated at Hilo, Hawaii, this 2nd day of July, 1981.


CHAIRMAN

APPROVED AS TO FORM AND LEGALITY:


DEPUTY CORPORATION COUNSEL

Dated: 26 June 81