

CERTIFIED MAIL

November 5, 1985

Mr. Roger Harris
Mauna Lani Resort, Inc.
P. O. Box 4959
Kawaihae, HI 96743

Dear Mr. Harris:

Special Management Area (SMA) Use Permit Application
TMK: 6-8-1:22(por.); 6-8-22:portions of 1 & 9;
and 6-9-01:15(por.)

The Planning Commission at its duly held public hearing on October 30, 1985, voted to approve your application, Special Management Area Use Permit No. 228, to allow the development of an 18-hole golf course, a shoreline park, an archaeological park, shoreline public access, and related improvements at South Kohala, Hawaii.

Approval of this request is based on the following:

The proposed development, as covered by the subject request, consists of constructing an 18-hole golf course, a shoreline park with public parking, a comfort station and picnic areas; mauka-makai and lateral access to the shoreline parks, which would connect to existing trail systems; an archaeological park at the Puako petroglyph fields that would be restored and maintained with interpretive devices; and related infrastructural improvements. The development is proposed as a part of MLR's revised master plan recommending increased recreational amenities over a greater land area. This proposal will not have any significant adverse effect on the environment or the ecology nor will it eliminate planning options for the future.

While archaeological sites have been identified in the subject area (aside from the Puako Petroglyph Archaeological District), no significant features will be impacted by the development. Although the reconnaissance survey report recommends intensive mapping and data recovery prior to land alterations, physical preservation is not warranted since the sites have little architectural, historic or religious value.

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Three copies of the newly recorded, mapped and photographed sites are being recommended to be forwarded to the Planning Department to supplement the Interpretive and Management Plan of 1982.

Furthermore, the petitioner proposes to continue preservation and restoration efforts of the Puako Petroglyph Archaeological District. While public access, security, parking and signage are planned, the submittal of an interpretive and management program for the petroglyph fields is recommended as a condition of this approval. Such a program should describe restorative efforts of the identified sites; management details including maintenance, security, and operational procedures; and interpretive materials and devices.

Public facilities and services will not be markedly affected by the proposed improvements. Since the golf course will be irrigated with brackish water from the Puako well, potable water consumption will be minimal.

The site preparation and construction phase will generate noise, particulate emissions, dust and erosion hazards. To prevent coral damage caused by sedimentation of wind-blown dust particles, consultation with the Mauna Kea Soil and Water Conservation District during the construction phase is recommended.

The adverse effects on coastal ponds and resources will be negligible as pond filling is not proposed. Thus, it is not expected to result in the loss of any rare or endangered species of flora or fauna. The excavation of a pond(s) is planned in the overall open space layout and golf course design. This should not create any negative impacts and will serve instead to enhance the scenic viewplane for residents and visitors alike.

Public access to and along the shoreline is available through a network of improved and unimproved trails. The proposal will extend the mauka-makai and lateral accesses on the north and south ends of the resort complex by constructing vehicular and pedestrian roadways. Coupled with the proposed shoreline park and improved access adjacent to Pauoa and Honoka'ope Bays, the public's enjoyment and ease in traversing the shoreline will be significantly improved. Increased accessibility may result in undesirable consequences such as vandalism and possible depletion of marine life. However, these will be mitigated to some extent by the use of security measures and hours of operation. While mauka-makai accesses will be improved, the development of the lateral access system will be

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available, but not improved, until future resort facilities are developed. Nevertheless, the proposed accesses must be connected to existing lateral accessways within the resort area and with the adjoining lateral access proposed for the adjoining Waikoloa property to the south.

The construction of passive recreational facilities and the 18-hole golf course are consistent with the Special Management Area Guidelines, Objectives and Policies. These were established to provide guidance for the preservation, protection and development of coastal resources of the State and County. They identified several areas of management concerns including historic, recreational/scenic resources, coastal ecosystems, economic use and coastal hazards. The Revised Master Plan, according to the Final Environmental Impact Statement, would create no greater negative impact on the coastline than that which exists under the original Master Plan. Through the implementation of archaeological interpretive and management programs and a public access plan, it is determined that the granting of this request will have little impact on the historic and recreational areas. The proposal should heighten the public benefit and awareness of these resources.

The proposed development is consistent with the General Plan, which identifies the subject area as a Major Resort Area. The concept of a self-contained resort area includes both active and passive recreational amenities for its visitors as well as for permanent residents.

Project implementation under the present Unplanned zoned district would require a use permit pursuant to Chapter 25 of the Hawaii County Code. Another alternative available to the petitioner, but contingent upon receiving boundary amendment approval, is to request a change of zone to a more appropriate land use district.

Based on the foregoing, it is determined that the proposed development will not have any substantial adverse environmental or ecological 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, Rule 9 of the County of Hawaii Planning Commission Relating to the Special Management Area, and the General Plan of the County of Hawaii.

Approval of this Special Management Area Use Permit request is subject to the following conditions:

1. The petitioner, its successors, or assigns shall be responsible for complying with all conditions of approval.

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2. Prior to any removal or alterations of archaeological sites within the specific impact area, an intensive archaeological survey shall be conducted of the features identified in the 1973 Bishop Museum survey and the 1984 Welch survey. Three copies of the survey report (one to be forwarded to the Department of Land and Natural Resources) shall be submitted to the Planning Department for recommendations and approval. ed 4/20/86
3. Three copies of an interpretive and management plan (one to be forwarded to the Department of Land and Natural Resources) for the Puako Petroglyph Archaeological District shall be submitted to the Planning Department for review and approval. The plan shall include a program for protection of identified sites; signage and interpretive materials; and park management, security, operations and maintenance. App
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4. Should any unidentified sites or remains, such as artifacts, shell, bone, or charcoal deposits, human burials, rock or coral alignments, pavings or walls be encountered, work shall cease and the Planning Department immediately notified. Subsequent work shall proceed upon an archaeological clearance from the Planning Department, when it finds that sufficient mitigative measures have been taken.
5. Improved mauka-makai vehicular roadways and pedestrian pathways shall be provided to the north of Pauoa Bay and south of Honoka'ope Bay as reflected in the Final Environmental Impact Statement, Revised Master Plan for Mauna Lani Resort, Inc., June 1985. Proposed lateral accesses shall join to existing pathway systems within the resort area and with the adjoining proposed Waikoloa Beach Resort lateral access to the south. Documentation establishing in perpetuity the mauka-makai and lateral accessways, shall be filed with the Planning Department prior to the issuance of final subdivision approval. All accessways shall be reflected in the final plat map and recorded with the Bureau of Conveyances.
6. Plans for the Pauoa Bay public shoreline park improvements including their location and the amount of parking shall be approved by the Planning Director. The public shoreline park shall be reflected in the final subdivision map and recorded with the Bureau of Conveyances.

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7. In consultation with Mauna Kea Soil and Water Conservation District, measures shall be taken to reduce potential sedimentation caused by fugitive dust during the construction phase in those areas adjacent to the ocean.
8. Should any of the proposed improvements fall within the designated 40-foot shoreline setback area, a variance shall be secured from the Planning Commission.
9. Comply with all applicable rules, regulations and requirements, including those of the Department of Health, the Department of Public Works and the Board of Land and Natural Resources.
10. Should the Planning Director determine that any of the foregoing conditions have not been met or substantially complied with in a timely fashion, the Special Management Area Use Permit shall be void.

Please feel free to contact the Planning Department if there are any questions on this matter.

Sincerely,

Barbara A. Koi

Barbara A. Koi
Chairman Pro Tem, Planning Commission

cc: DPED, CZM Program w/background
DLNR
Department of Public Works
Department of Water Supply
County Real Property Tax Division
County of Hawaii, Kona Office

bcc: Plan Approval Section