



# Planning Commission

Lorraine R. Inouye  
Mayor

25 Aupuni Street, Rm. 109 • Hilo, Hawaii 96720 • (808) 961-8288

June 25, 1992

Ms. Charmaine Kamaka, Director  
Department of Parks & Recreation  
County of Hawaii  
25 Aupuni Street  
Hilo, HI 96720

Dear Ms. Kamaka:

Special Management Area Use Permit Application (SMA 92-2)  
Applicant: County, Department of Parks & Recreation  
Request: Hawaiian Racing Canoe Facility  
Tax Map Key: 7-5-05:07

The Planning Commission at its duly held public hearing on June 18, 1992, voted to approve your application, Special Management Area (SMA) Use Permit No. 331, to allow the establishment of a facility for the fabrication, maintenance and storage of canoes and related improvements. The project site is situated within the Old Kona Airport Recreation Area, Keahuolu, North Kona, Hawaii.

Approval of this request is based on the following:

The purpose of Chapter 205A, Hawaii Revised Statutes (HRS), and Rule No. 9, Special Management Area Rules and Regulations of the County of Hawaii, is to preserve, protect, and, where possible, to restore the natural resources of the coastal zone areas. Therefore, special controls on development within the area along the shoreline are necessary to avoid permanent loss of valuable resources and the foreclosure of management options.

One of the criteria for granting an SMA Use Permit is that it is consistent with the General Plan and zoning designation. The proposed development conforms to the General Plan Land Use Pattern Allocation Guide (LUPAG) Map, the Kona Regional Plan and the Keahole to Kailua Development Plan, all of which designate the area as Open or for park uses. Kailua Park has been approved as a conditionally permitted use at this location in the Limited Industrial zoned district. A goal of the Public Facilities Element of the General Plan is to "Encourage the

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provision of public facilities that effectively service community needs and seek ways of improving public service through better and more functional facilities which are in keeping with the environmental and aesthetic concerns of the community." The canoe facility is consistent with the following goals, policies, and standards of the Recreation Element of the General Plan:

- \* Provide a wide variety of recreational opportunities for the residents and visitors of the County.
- \* Provide a diversity of environments for active and passive pursuits.
- \* The County of Hawaii shall improve existing public facilities for optimum usage.
- \* Facilities for compatible multiple uses shall be provided.

Another criteria in reviewing an SMA Use Permit application is that "The development will not have any significant adverse environmental or ecological effect, except as such adverse effect is minimized to the extent practicable and clearly outweighed by public health, safety, or compelling public interest. Such adverse effect shall include, but not be limited to, the potential cumulative impact of individual developments, each one of which taken in itself might not have a substantial adverse effect and elimination of planning options." The proposed improvements are not anticipated to have any substantial adverse environmental or ecological effects. The project site is located within an area not known to contain any unique ecological systems nor provide habitat for any endangered plant or animal species. No adverse impacts on water quality are expected to be generated by the proposed development. Any potential runoff or discharge as a result of the project can be handled by on-site improvements as may be required by the Department of Public Works and the Department of Health.

Activities associated with the proposed development are not anticipated to have any significant adverse impacts on coastal ecosystems or public access along the shoreline. The proposed facility will be located a minimum of 800 feet from the shoreline. Existing public shoreline access will not be affected by the canoe facility.

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An archaeological mitigation plan will be required prior to plan approval to ensure that any sites in the project area would be properly identified and buffered. In this manner, the canoe shed facility will not have adverse impacts on the cultural and archaeological resources of this area.

The proposed park expansion will not negatively affect scenic and open space resources. The project site is approximately .5 mile makai of the Queen Kaahumanu Highway. Lands mauka of the park site are zoned Limited Industrial. In addition to the existing recreational uses, a multi-purpose recreational complex/gymnasium had been granted an SMA Use Permit in 1990. The one-story canoe sheds will be constructed as Halaus and will be designed to blend in with the cultural and natural environs of the area.

The Department of Public Works notes that the project site is in Flood Zone "AE"; but be exempt from the provisions of Chapter 27 relating to Flood Control. The area is not in an area subject to high storm waves, flood, erosion or subsidence hazard.

Approval of this request is subject to the following conditions:

1. The applicant, its successors or assigns shall be responsible for complying with all stated conditions of approval.
2. Final Plan Approval for the proposed development and related improvements shall be secured from the Planning Department within one year from the effective date of this permit. To assure adequate time for plan approval review and in accordance with Chapter 25-244 (Zoning Code), plans shall be submitted a minimum of forty-five days prior to the date by which plan approval must be secured.
3. Construction of the facility and related improvements shall commence within one year from the date of receipt of Final Plan Approval and shall be completed within two years thereafter.
4. An archaeological mitigation plan shall be submitted for review and approval by the Planning Department, in consultation with the State Department of Land and Natural

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Resources, prior to receipt of final plan approval. Approved mitigation measures shall be implemented prior to or in conjunction with any land alteration activity.

5. Should any unidentified sites or remains such as artifacts, shell, bone, or charcoal deposits, human burials, rock or coral alignments, pavings or walks be encountered, work in the immediate area shall cease and the Planning Department shall be immediately notified. Subsequent work shall proceed upon an archaeological clearance from the Planning Department when it finds that sufficient mitigative measures have been taken.
6. Comply with all laws, rules, regulations and requirements, including those of the Department of Public Works and the Department of Health.
7. An annual progress report shall be submitted to the Planning Director prior to the anniversary date of the approval of the permit. The report shall include, but not be limited to, the status of the development and to what extent the conditions of approval are being complied with. This condition shall remain in effect until all of the conditions of approval have been complied with and the Planning Director acknowledges that further reports are not required.
8. An extension of time for the performance of conditions within the permit may be granted by the Planning Director upon the following circumstances: a) the non-performance is the result of conditions that could not have been foreseen or are beyond the control of the applicant, successors or assigns, and that are not the result of their fault or negligence; b) granting of the time extension would not be contrary to the General Plan or Zoning Code; c) granting of the time extension would not be contrary to the original reasons for the granting of the permit; and d) the time extension granted shall be for a period not to exceed the period originally granted for performance (i.e., a condition to be performed within one year may be extended for up to one additional year). Further, should any of the conditions not be met or substantially complied with in a timely fashion, the Director shall initiate procedures to revoke the permit.

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This approval does not, however, sanction the specific plans submitted with the application as they may be subject to change given specific code and regulatory requirements of the affected agencies.

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

Sincerely,



Mike Luce, Chairman  
Planning Commission

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jdk

xc: Department of Public Works  
Department of Water Supply  
County Real Property Tax Division  
West Hawaii Office  
OSP, CZM Program w/background  
DLNR  
Mayor  
Planning Director  
Plan Approval Section