

PLANNING DEPARTMENT - PLANNING COMMISSION

COUNTY OF HAWAII
Hilo, Hawaii

PERMIT NO. 76-59

SPECIAL MANAGEMENT AREA MINOR PERMIT

The Planning Director completed on July 1, 1976
an assessment on the application of Mauna Kea Sugar Company
for a Special Management Area (SMA) Minor Permit pursuant to
Section 9.7.C, Rule No. 9 of the Planning Commission Rules
Relating to Administrative Procedures, as amended. The permit
request is for: the demolition of a total of 137 old plantation
houses in Lower Hakalau Village, North Hilo, TMK 2-9-02:01 and
Pepeekeo Mill Village, North Hilo, TMK 2-8-07:01.

As indicated on the attached report, the Director finds
that the proposed development is:

- (1) not in excess of \$25,000; and
- (2) will not significantly affect the SMA.

Therefore, with the concurrence of the Chief Engineer,
the Director hereby grants to the applicant a minor permit
under the authority vested in him by Section 9.7.C of said
Rules, with the following condition(s) that:

1. Building Permit be secured for each demolition.
2. Demolition take place within the time schedule allotted,
and a yearly status report be filed with this department.

for Herbert Hayama
Chief Engineer, DPW

Bill Hake
Planning Director

Attachment

P.D. 12/75

BACKGROUND

Mauna Kea Sugar Company is requesting a Special Management Area (SMA) Use Permit to allow the demolition of old plantation houses at Pepeekeo, and Lower Hakalau Villages. The demolition process will take place in increments over a time period of 4 years from 1976 to 1980. A total of 45 houses will be demolished between 1976 to 1977 in Hakalau, North Hilo, within a total area of 24.385 acres in TMK: 2-9-02:01. A total of 19 houses will be immediately demolished and 73 more by 1980 in Pepeekeo Mill Village within a total area of 15.668 acres in TMK: 2-8-07:01. This second group of 73 houses will serve to hold residents relocated from Hakalau and Onomea as well as Pepeekeo, but they will also be demolished as soon as Kulaimano X is established.

The total cost of the entire project is estimated at \$6,850. This was arrived at by taking the mean selling price (\$50.00) for each house times the number of houses to be demolished. No additional cost was added for the demolition process itself, since the buyer customarily does his own demolition. The cost also does not account for the price of the land. Structural activity will consist of demolishing and removing all building components.

The estimated time frame for Mauna Kea Sugar Companys Village Consolidation (1975 to 1980) represents the start to finish of

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Sugar Companys Village
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from housing will be put into sugar cane as soon as it is practical to do so.

An SMA Minor Permit is granted based on the following considerations:

1. The total cost of the entire project is less than \$25,000;
2. The only structural activity will be the demolition of the vacant houses; and
3. The project does not significantly conflict with Rules 9.1B, 9.3, 9.4, or 9.7D.

Approval of the project will not incur any environmental or ecological affect to the SMA. Also no substantial adverse physical, or economic impacts are anticipated by the demolition process itself.

The proposal has no significant effect, but does involve some secondary impacts such as population changes and changing the character of the area from residential to agricultural. However, this change will be in keeping with the County zoning of both area which is presently zone 20 acres agriculture (Ag-20) and also the general plans course of action to "support the plantations plan to centralize housing in certain areas." The population change will be gradual and take place over a period of five (5) years and the subsequent planting of sugar cane will occur when it is practical

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endangered species of animal or plant or its habitat. It will not reduce or impose restrictions of access to the shoreline, nor interfere with or detract from the line of site towards the sea from the nearest state highway.

An SMA Minor Permit is further approved subject to the following conditions:

1. Building Permits be secured for each demolition.
2. Demolition take place within the time schedule allotted, and a yearly status report be filed with this department.