

PLANNING DEPARTMENT - PLANNING COMMISSION
COUNTY OF HAWAII
Hilo, Hawaii

PERMIT NO. 84-40

SPECIAL MANAGEMENT AREA MINOR USE PERMIT

The Planning Director completed on August 3, 1984, an assessment on the application of Mauna Kea Sugar Company, Inc. for a Special Management Area (SMA) Minor Use Permit pursuant to Section 9.7.C., Rule 9 of the Planning Commission Rules Relating to Administrative Procedures, as amended. The permit request is for: the erection of a seed cutting table on its property. The area involved is a portion of an approximately 78.2 acre parcel situated in Hakalau, Hawaii, TMK: 2-09-02:01.


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

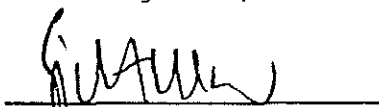
- 1) not in excess of \$65,000; and
- 2) will not significantly affect the SMA.

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

1. The petitioner, its assigns or successors shall be responsible for complying with all of the stated conditions of approval.
2. Secure Final Plan Approval.
3. Comply with all applicable rules, regulations and requirements.

Should the Planning Department determine that any of the foregoing conditions have not been met or substantially complied with in a timely fashion, the Special Management Area Minor Use Permit shall be void.


Chief Engineer, DPW


Planning Director

Attachment

6257A-5/84

BACKGROUND

Mauna Kea Sugar Company, Inc. is requesting a Special Management Area (SMA) Use Permit to allow the erection of a seed cutting table on its property. The area involved is a portion of an approximately 78.2 acre parcel situated in Hakalau, Hawaii, TMK: 2-09-02:01.

More specifically, the proposed improvements include the installation of a mechanical seed cutting table with conveyors to be located at the old Hakalau Mill support area site. The cutting table consists of a revolving shaft with cutting blades that cut seed cane into fourteen (14) inch lengths. Approximately 840 square feet of area will be affected by the project. The concrete foundations and flooring totaling about 840 square feet of area must be installed to secure the seed cutting table.

The proposed concrete and steel structure will be constructed on the northern part of an unpaved concourse for trucks transporting seed cane to an adjacent existing hot water treating dip tank.

The General Plan Land Use Pattern Allocation Guide (LUPAG) Map designates the area as Industrial. The State Land Use District classification is Urban and the County Zoning is General Industrial with a minimum lot size of five (5) acres.

There are no known rare or endangered species of flora or fauna on the property nor are there any sites of historic significance listed on the Hawaii and National Register of Historic Places.

The project site is the site of the former Hakalau Sugar Company's mill complex. The area immediately next to the project has the closest vegetation being approximately 50 feet to the north with an old mule barn building (former Hakalau Sugar Company's garage structure) about 100 feet further. An overhead electric hoist structure and hot water dip tank are to the south and a boiler with a shed is about 100 feet to the west. The Pacific Ocean is to the east with the edge of the unpaved concourse about 200 feet makai of the proposed seed cutting machine and the drop-off about 100 feet further.

The Flood Insurance Rate Map (FIRM) prepared by the U.S. Army Corps of Engineers, depicts the project area to be outside the coastal high hazard area.

The total cost of the proposed improvements will be approximately \$45,000.

An SMA Minor Use Permit is hereby approved based on the following findings:

1. The total cost/fair market value of the proposal will not exceed \$65,000; and

2. The proposal will not result in any significant adverse impacts on the Special Management Area.

The proposed construction should not create any substantial adverse impacts on the environmental or ecological resources of the Special Management Area. The applicant proposes to erect a seed cane cutting table in order to reduce the amount of handling of the seed cane and the cutting involved. As the proposed improvements will be additions to a site that has already been improved, there are no rare or endangered plant or animal species present in the subject area nor will any sites of historic significance as listed in the National or State Register of Historic Places be affected by this project. Therefore, the proposed improvements will not have adverse environmental impacts.

The proposed improvements are consistent with the objectives, policies and guidelines of the SMA. These were established to provide guidance for the preservation, protection and development of coastal resources of the State and County. They identify several areas of management concerns including historic, recreational/scenic resources, coastal ecosystems, economic use and coastal hazards. Because of the limited nature of the improvements, it is determined that the granting of this request will not impact on the identified resources.

The proposed seed cutting table is consistent with the Industrial designation of the General Plan and the General Industrial zoning of the area.

Based on the foregoing, it is determined that the granting of the request will not create a significant adverse effect on the environment; and, therefore, will not be contrary to the purpose and intent of Chapter 205-A, HRS, relating to Coastal Zone Management and Rule 9 of the Planning Commission relating to the Special Management Area or the General Plan and Zoning Code of the County of Hawaii.

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

1. The petitioner, its assigns or successors shall be responsible for complying with all of the stated conditions of approval.
2. Secure Final Plan Approval.
3. Comply with all applicable rules, regulations and requirements.

Should the Planning Department determine that any of the foregoing conditions have not been met or substantially complied with in a timely fashion, the Special Management Area Minor Use Permit shall be void.