

Planning Department

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

Lorraine R. Inouye
Mayor
Norman K. Hayashi
Director
Tad Nagasako
Deputy Director

CERTIFIED MAIL

May 14, 1991

Mr. Cap Kimball
Hale Halawai O Holualoa Church
76-6224 Alii Drive
Kailua-Kona, HI 96740

Dear Mr. Kimball:

SPECIAL MANAGEMENT AREA (SMA) MINOR USE PERMIT NO. 91-10
Applicant: Hale Halawai O Holualoa Church
Tax Map Key 7-6-16:13

Upon careful review of your SMA Use Permit request, we have found that it complies with the requirements for a Minor Permit set forth in Rule 9.7 of the Planning Commission's Rules and Regulations Relating to Special Management Area.

Accordingly, please find enclosed an SMA Minor Use Permit No. 91-10 that proposes to restore the historic Hale Halawai O Holualoa (church) structure. The 33,390 square foot parcel is leased to the applicant by the State. It lies immediately south of Royal Poinciana Road and just north of Holualoa Bay, and extends from the shoreline and along Alii Drive, from which access is taken. The subject property lies within the ahupuaa of Holualoa 1st and 2nd, North Kona, Hawaii, Tax Map Key 7-6-16:13.

Please note that the permit approval is also subject to the following conditions:

1. The applicant, its successors, or assigns shall be responsible for complying with all conditions of approval.
2. Appropriate Permits shall be secured from the Department of Public Works within one year from the effective date of this permit.
3. Construction of the approved improvements shall be completed within one year of the date of Building Permit Approval.

4. The limited areas to be applied with fill shall be clearly marked on the ground, for the benefit of the heavy equipment operator, and any archaeological features in the vicinity of the filled areas shall be clearly marked and identified to the equipment operator before initiation of ground disturbance. After the fill is dumped by machine it is to be spread by hand. Logs secured with stakes can be used to contain the spread of fill to within the designated area.
5. Excavation of the electrical trench should be monitored by a professional archaeologist to record any information that could be recovered from excavated cultural materials.
6. Should any unanticipated archaeological or historic features be encountered or uncovered during the construction activities, work in the affected area shall cease immediately and the Planning Department notified. Work shall not resume until clearance has been obtained from the Planning Department.
7. All papamu (papa konane), church walls, and other historic or archaeological features present in the area of the proposed improvements shall be clearly marked and roped off from all fill application and construction activities. The papamu will be fenced and protected by a non-abrasive covering. A specific buffer zone shall be clearly marked from the north church wall a minimum of 32 feet north-northwest, to include the papamu (as agreed upon at the site visit), and to be kept free of construction materials and activities. All site preparation, construction, and subsequent use of the project area shall proceed so as to leave the identified features intact and undamaged.
8. All other applicable rules, regulations, and requirements shall be complied with.
9. The applicant shall take photographs of the existing church structure and grounds before any work is initiated, during the various aspects of construction and outfitting, and after this approved restoration is completed. These photographs should document the original condition of all structure and ground surfaces to be affected in any way by the approved activities, and should illustrate clearly just what the restoration and outfitting does to the structure parts and grounds and what the final outcome looks like. One set each of these photographs shall be sent to the Historic Preservation Division and to the Planning Department for their records.


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10. The applicant and his representatives shall comply with all conditions and terms set forth in General Lease No. S-5152 between the State lessor and Hawaii Conference Foundation .
11. The applicant shall obtain a Demolition Permit from the Department of Public Works for the temporarily permitted restroom/storage structure and remove the structure by April 30, 1992, pursuant to conditions of Special Management Area Minor Use Permit No. 87-42.
12. The project is to be carried out exactly as described in this SMA Minor Use Permit and attached Background statement. Any deviations from the described operations will need to receive advance approval from the Planning Department and the Historic Preservation Division of the Department of Land and Natural Resources.
13. 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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Should you have any questions regarding the above, please do not hesitate to contact Rick Warshauer or Alice Kawaha of my staff.

Sincerely,



NORMAN K. HAYASHI
Planning Director

FRW/AK:lm
1715D
Enclosures

cc: Chief Engineer
DLNR/Land Management Division
DLNR/Historic Sites Division
Mr. James Richards w/encs.
West Hawaii Office w/encs.
SMA Section w/encs.✓

PLANNING DEPARTMENT - PLANNING COMMISSION
COUNTY OF HAWAII
Hilo, Hawaii

PERMIT NO. 91-10

SPECIAL MANAGEMENT AREA MINOR USE PERMIT

The Planning Director completed on May 13, 1991, an assessment on the application of HALE HALAWAI O HOLUALOA CHURCH 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~~: proposes to restore the historic Hale Halawai O Holualoa (church) structure. The subject property lies within the ahupuaa of Holualoa 1st and 2nd, North Kona, Hawaii, TMK: 7-6-16:13.

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:

(See Attached Conditions)

Herbert Hagan
for Chief Engineer, DPW

Ngallan
Planning Director

Attachment

6257A-5/84

SMA Minor Permit No. 91-10
HALE HALAWAI O HOLUALOA CHURCH
Conditions

1. The applicant, its successors, or assigns shall be responsible for complying with all conditions of approval.
2. Appropriate Permits shall be secured from the Department of Public Works within one year from the effective date of this permit.
3. Construction of the approved improvements shall be completed within one year of the date of Building Permit Approval.
4. The limited areas to be applied with fill shall be clearly marked on the ground for the benefit of the heavy equipment operator, and any archaeological features in the vicinity of the filled areas shall be clearly marked and identified to the equipment operator before initiation of ground disturbance. After the fill is dumped by machine it is to be spread by hand. Logs secured with stakes can be used to contain the spread of fill to within the designated area.
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7. All papamu (papa konane), church walls, and other historic or archaeological features present in the area of the proposed improvements shall be clearly marked and roped off from all fill application and construction activities. The papamu will be fenced and protected by a non-abrasive covering. A specific buffer zone shall be clearly marked from the north church wall a minimum of 32 feet north-northwest, to include the papamu (as agreed upon at the site visit), and to be kept free of construction materials and activities. All site preparation, construction, and subsequent use of the project area shall proceed so as to leave the identified features intact and undamaged.
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