

## 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 8, 1991

Punalu'u Development, Inc.  
c/o Haseko (Hawaii), Inc.  
820 Mililani Street, Suite 820  
Honolulu, HI 96813

Gentlemen:

SPECIAL MANAGEMENT AREA (SMA) MINOR USE PERMIT NO. 91-11  
Applicant: PUNALU'U DEVELOPMENT, INC.  
Tax Map Key: 9-5-19:portion 15 and 9-6-2:portion 38

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. 91-11 to allow the leveling of existing vegetation for topographic survey and soil investigation within portions of two parcels consisting of 99.024 (Parcel 15) and 44.557 (Parcel 38) acres. Vegetation within the project site, consisting of approximately 40 acres, will be leveled along a 50- to 100-foot grid pattern utilizing a D-8 bulldozer. The project site is located approximately 800 feet to the southeast (makai) of the Hawaii Belt Road within the immediate vicinity of the Punalu'u Resort, Ninole and Wailau, Kau, TMK: 9-5-19: Portion of 15 and 9-6-02: Portion of 38.

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 stated conditions of approval.

2. The applicant shall secure a grubbing permit for the proposed activity from the Department of Public Works. Plans submitted for review for a grubbing permit shall be consistent with boundaries reflected on the attached "Existing Development Punalu'u" site plan. The applicant shall delineate the 50- to 100-foot grid pattern along which the grubbing activity shall occur. The plans shall also depict the following archaeological sites and its buffers:
  - A. Site 88-2 (Lanipao Heiau Complex). Buffer zone basically 200 ft. of natural terrain out from structural elements-except where prior land modification activities have altered ground surface, in which case buffer zone limit may be decreased to coincide with presently existing natural/alterd line with prior approval from the Planning Department and the Department of Land and Natural Resources-Historic Preservation Division;
  - B. Sites B9-62, 119 (Walls). Buffer zone 5 ft. wide out from each wall face, total buffer zone width 10 ft. plus wall; and
  - C. Sites T-104, 109 (Walls). Buffer zone 5 ft. wide out from each wall face, total buffer 10 ft. plus wall width.
3. Prior to any grubbing activities, the location of all five sites shall be verified and the approved interim preservation buffers clearly marked with colored flagging by a qualified archaeologist. A confirming letter from the archaeologist shall be submitted with grubbing plans.
4. Prior to actual on-site grubbing work, machine operators and any other personnel involved shall be notified of the nature and location of all sites and buffers. Notations shall be contained on grubbing plans.
5. A qualified archaeologist shall be on-site to monitor the grubbing activities.
6. All vegetation clearing within the designated interim preservation buffers shall be done by hand tools only.

Punalu'u Development, Inc.

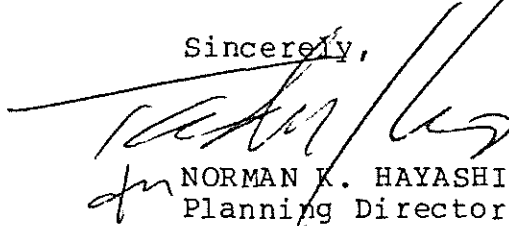
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7. Should any unidentified sites or remains such as artifacts, shell, bone, or charcoal deposits, human burials, rock or coral alignments, pavings, or walks be encountered, work in the immediate area shall cease and the Planning Department shall be immediately notified. Subsequent work shall proceed upon an archaeological clearance from the Planning Department when it finds that sufficient mitigative measures have been taken.
8. Comply with all other applicable laws, rules, regulations, and requirements including those of the Department of Public Works.
9. Should any of the conditions within this permit not be complied with, the Planning Director shall immediately nullify this permit.

Should you have any questions regarding the above, please do not hesitate to contact this department at 961-8288.

Sincerely,



NORMAN K. HAYASHI  
Planning Director

DSA:syw

1649D

Enclosures

cc: Chief Engineer

West Hawaii Office (w/Background & Recommendation)

SMA Section (w/Background & Recommendation)