

PLANNING COMMISSION

Planning Department  
County of Hawaii  
Hilo, Hawaii

APPLICATION FOR VARIANCE )  
by )  
HAWAIIANA INVESTMENT COMPANY, INC.) VARIANCE NO. 611  
from )  
SHORELINE SETBACK VARIANCE )  
in )  
WAILUA, SOUTH HILO, HAWAII )  

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VARIANCE PERMIT

The County Planning Commission at a duly held public hearing on August 13, 1981, considered the application of HAWAIIANA INVESTMENT COMPANY, INC. for a variance from Chapter 205, Hawaii Revised Statutes, as amended, and Rule No. 8 of the Planning Commission Relating to Shoreline Setback, more specifically, to allow the demolition/removal and salvage of certain structures and related improvements at the former Wainaku Sugar Mill site, Wailua, South Hilo, Hawaii, Tax Map Key 2-6-15:1 and 2-6-16:2.

The Commission has found the following:

The subject request is to allow the general clean-up and removal of trash and debris as well as to allow the demolition, removal, and salvage of certain buildings within the shoreline setback area of the Old Wainaku Mill site. This area has not been maintained since its abandonment in 1976 and is presently in a state of disrepair and decay. The subject improvements, including the demolition and removal of existing structures, the securing of hazardous areas, and general clean-up will improve the safety and appearance of the subject area.

A portion of the subject area is situated within the potential tsunami inundation area of the preliminary Flood Maps. The demolition and removal of these structures should reduce the potential impact should a tsunami occur.

That the demolition and removal of most structures, subsequent groundskeeping and clean-up of all weeds, scraps and debris will greatly improve the scenic quality and increase open space resources. This will also enhance the outstanding view of the surrounding coastline, open ocean, Hilo town area and Kuhio Wharf.

As such it is determined that the granting of the subject variance request will be in the public interest, resulting in the enhanced appearance of the subject area and the reduction of potential hazards to life and property.

That the proposed improvements should have no long-termed adverse impacts upon the environment.

The shoreline, as certified by the State Surveyor's office, is at the top edge of the cliffs above the ocean which constitute the makai boundary of the Wainaku Mill property. Consequently, the affected area is protected from potential wave action and erosion.

Furthermore, the proposed activities will likely reduce the amount of pollutants and waste entering the ocean from overland runoff and drainage. Prohibition of dumping materials over the seawall will prevent further pollution of aquatic ecosystems. No rare and/or endangered species of flora and fauna will be affected as none were observed on the project site area.

Therefore, the Commission hereby grants to the petitioner a variance to allow the demolition/removal and salvage of certain structures and related improvements at the former Wainaku Sugar Mill site, Wailua, South Hilo, Hawaii, Tax Map Key 2-6-15:1 and 2-6-16:2, pursuant to the authority vested in it by Chapter 205, Hawaii Revised Statutes, and Rule No. 8, Section 8.8, Rules and Regulations Relating to Shoreline Setback.

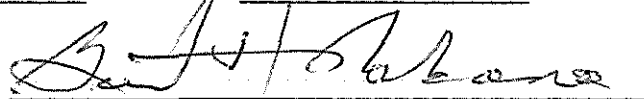
Approval of the variance permit is subject to the following conditions:

1. That the petitioner, Hawaiiana Investment Co., Inc., shall be responsible for complying with all of the stated conditions of approval. Furthermore, the shoreline setback variance permit shall be non-transferable.
2. That the proposed demolition and clean-up commence within one (1) year from the effective date of the permit and shall be completed within one (1) year thereafter.
3. That all hazardous areas especially along the edge of the seawall shall be secured with wire fencing or other safety means.
4. That all disturbed areas which are void of vegetation shall be seeded back to protective ground cover.
5. That all other applicable rules, regulations and requirements shall be complied with.


Should any of the foregoing conditions not be met, the Shoreline Setback Variance Permit may be deemed null and void by the Planning Commission.

The effective date of this permit shall be from August 13, 1981.

Dated at Hilo, Hawaii, this 9th day of October, 1981.

  
BERT H. NAKANO  
Chairman, Planning Commission

APPROVED AS TO FORM AND LEGALITY:

  
DEPUTY CORPORATION COUNSEL  
County of Hawaii  
Date: 23 Sept 81