

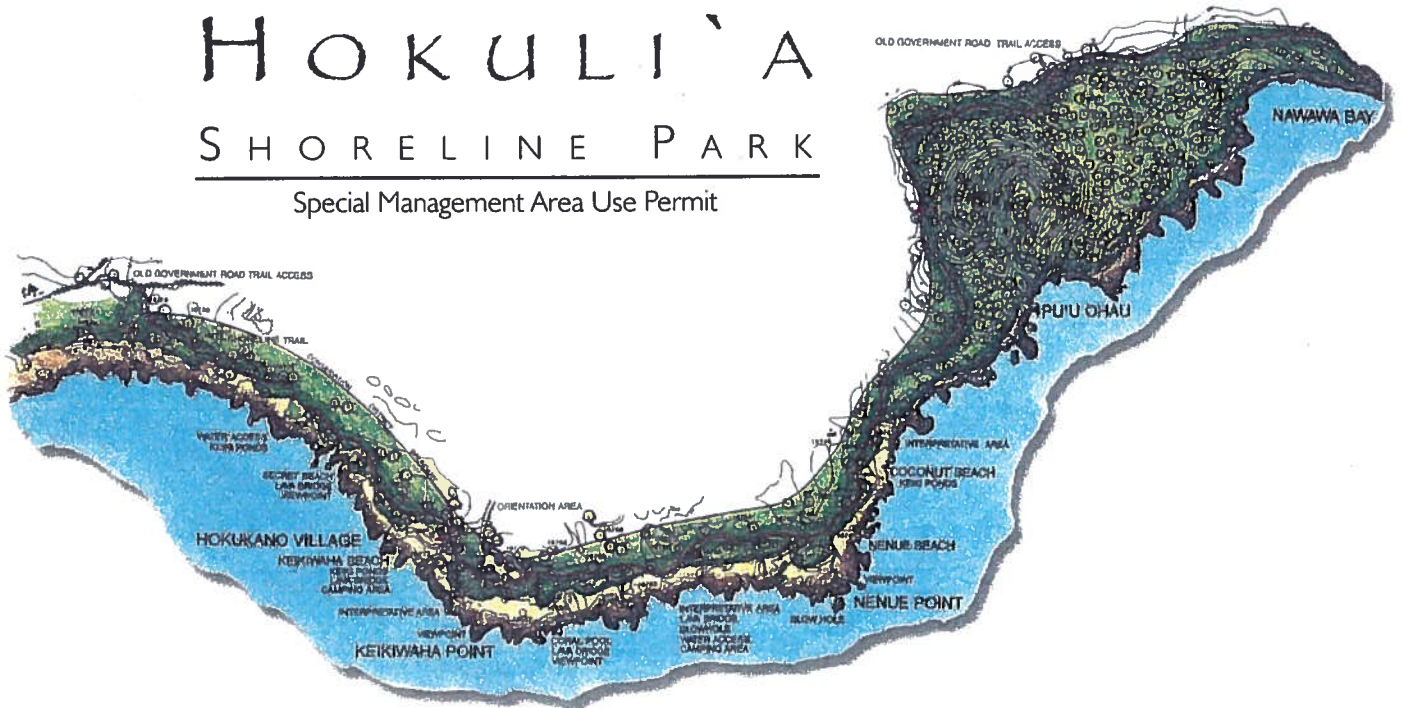
**FILE COPY**  
**DO NOT REMOVE**

SMA00-003



# HOKULI'A SHORELINE PARK

Special Management Area Use Permit



Prepared for:  
1250 Oceanside Partners



January 2000



---

---

***Special Management Area Application Form***

---

---

**SPECIAL MANAGEMENT AREA USE PERMIT ASSESSMENT APPLICATION  
COUNTY OF HAWAII  
PLANNING DEPARTMENT - PLANNING COMMISSION**

OWNER: 1250 Oceanside Partners (dba - Oceanside 1250)

APPLICANT: Oceanside 1250

APPLICANT'S SIGNATURE: (See attached page)

APPLICANT'S INTEREST IF NOT OWNER: \_\_\_\_\_

ADDRESS: 78-6831 Ali'i Drive, Suite K15, Kailua-Kona, Hawaii 96740

TELEPHONE: 324-1500

(Business)

(Home)

TAX MAP KEY: (3)7-9-12:03; (3)8-1-4:03; (3)7-9-12:03-State owns 16.3 acres

NATURE OF DEVELOPMENT: Development of a Shoreline Park

TOTAL COST/FAIR MARKET VALUE: \$2.5 million (estimated)

DATE OF APPLICATION: January 7, 2000

THE PETITIONER SHALL BE RESPONSIBLE FOR FILING THE FOLLOWING WITH THE DEPARTMENT:

1. A written description of the proposed project and a statement of objectives.
2. A completed SMA Use Permit Impact Assessment Form.
3. A shoreline survey when the parcel abuts the shoreline, except as may be waived by the Planning Director.
4. A plot plan of the property, drawn to scale, with all proposed and existing structures and other pertinent information shown thereon.
5. Any other plans of information required by the Director.

An EIS that has been declared adequate under the National Environmental Policy Act (NEPA) or under Chapter 343, HRS, may constitute a valid filing under this section.

ATTACHMENT TO SMA USE PERMIT ASSESSMENT APPLICATION  
SPECIAL MANAGEMENT AREA IMPACT ASSESSMENT FORM

The completion of this attachment is required under item (2) of the SMA Use Permit Assessment Application.

1. A description of the proposed project and statement of objectives to be accomplished:
  
2. A description of the anticipated impacts of the proposed project on the SMA including:
  - a. Description of the area involved including existing uses, structures, vegetation, and other features:
  
  - b. Description of surrounding area and land uses:
  
  - c. Description of how the proposed project will affect the area involved and surrounding areas:
  
  - d. Description of impacts which cannot be avoided and mitigating measures proposed to minimize that impact:
  
  - e. Alternatives to the proposed project:
  
  - f. Any irreversible and irretrievable commitments of resources:

3. A written statement discussing the proposed development in relationship to the objective and policies as contained in Chapter 205A, HRS, and the SMA Guidelines:

SIGNATURE OF APPLICANT:  DATE: June, 2000  
For: Richard Humphreys  
Project Manager

***Hokuli'a - Shoreline Park***  

---

***Special Management Area Use Permit***

Prepared by  
PBR HAWAII

Prepared for  
1250 Oceanside Partners

***January 2000***

## **Table of Contents**

### Special Management Area Application Form

1.0	Statement of Objectives . . . . .	1
2.0	Project Description . . . . .	3
2.1	Regional Location . . . . .	3
2.2	Ownership . . . . .	3
2.3	Site Characteristics . . . . .	4
2.4	Development Plan . . . . .	5
2.5	Special Management Area Use Permit . . . . .	6
2.6	Phasing Schedule and Development Costs . . . . .	7
3.0	Summary of Anticipated Impacts of the Proposed Project on the Special Management Area . . . . .	9
3.1	Environmental Settings . . . . .	9
3.1.1	Physical Geography and Climate . . . . .	9
3.1.2	Geology/Soils . . . . .	10
3.1.3	Drainage/Flooding . . . . .	12
3.1.4	Hydrology . . . . .	13
3.1.5	Coastal and Marine Environments . . . . .	13
3.1.6	Flora/Fauna . . . . .	14
3.1.7	Archaeological and Cultural Resources . . . . .	15
3.1.8	Roads and Access . . . . .	16
3.1.9	Air Quality/Noise . . . . .	17
3.1.10	Public Service/Utilities . . . . .	17

3.2	Probable Impacts of the Proposed Action on the Environment and Mitigation Measures . . . . .	19
3.2.1	Geology/Soils . . . . .	19
3.2.2	Drainage/Flooding . . . . .	19
3.2.3	Water . . . . .	20
3.2.4	Coastal/Marine Environments . . . . .	20
3.2.5	Flora/Fauna . . . . .	21
3.2.6	Archaeological/Historical Resources . . . . .	21
3.2.7	Roads/Access . . . . .	22
3.2.8	Air/Noise Quality . . . . .	24
3.2.9	Public Services/Utilities . . . . .	26
3.2.10	Visual and Aesthetic . . . . .	27
4.0	Probable Adverse Environment Effects that Cannot be Avoided . . . . .	28
4.1	Geology and Soils . . . . .	28
4.2	Coastal/Marine Environments . . . . .	28
4.3	Flora/Fauna . . . . .	28
4.4	Archaeological/Historical Resources . . . . .	29
4.5	Transportation . . . . .	30
4.6	Air Quality . . . . .	30
4.7	Noise . . . . .	30
4.8	Public Service/Utilities . . . . .	30
4.9	Land Use . . . . .	31
4.10	Visual and Aesthetic . . . . .	31
4.11	Socio-Economic . . . . .	31
5.0	Summary of Alternatives Considered . . . . .	32
6.0	Irreversible and Irretrievable Commitments of Resources . . . . .	34



7.0	Relationship of the Proposed Development to the Objectives and Policies as Provided by Chapter 205A, HRS and Special Management Area Guidelines . . . . .	34
7.1	Recreational Resources . . . . .	35
7.2	Historic/Archaeological Resources . . . . .	36
7.3	Scenic and Open Space Resources . . . . .	37
7.4	Coastal Ecosystem . . . . .	37
7.5	Economic Uses . . . . .	38
7.6	Coastal Hazards . . . . .	39
7.7	Special Guidelines . . . . .	40

**List of Figures**

<u>Figure No.</u>		<u>Following Page No.</u>
Figure 1:	Location Map	3
Figure 2:	Project Site Map	4
Figure 3:	Conceptual Master Plan	Back Pocket
Figure 4:	Park Phasing Plan	7
Figure 5:	Site Conditions	10
Figure 6:	Public Access	Back Pocket

**Tables**

	<u>Page No.</u>
Table 1: Timing of Improvements . . . . .	8

# 1.0

---

Statement of Objectives

## **1.0            STATEMENT OF OBJECTIVES**

The applicant, Oceanside 1250, is the developer of Hokuli'a (formally "Villages at Hokukano"), a master-planned development of approximately 730 private homesites, golf course, 80-unit members' lodge and the proposed shoreline park. The development occupies an approximately 1,550-acre property in North and South Kona, Hawaii.

The applicant seeks to develop the approximately 157-acre coastal portion of the Hokuli'a development as an oceanfront park, with the intent of encouraging public use and enjoyment of the recreational and cultural attributes of this rural stretch of the shoreline. The shoreline park is envisioned as a passive park that will encourage uses such as hiking, picnicking, swimming, recreational fishing, snorkeling, and limited camping within appropriate use areas. Although proposed for public use, the cost of park improvements, maintenance, and management would be assumed by the developer and eventually the Hokuli'a property owners. Overall, the owner's objective is to develop the proposed park in a manner that improves public shoreline access and recreational opportunities while preserving and enhancing the natural, historical, and cultural resources of the park area.

Since inception by Oceanside 1250, the establishment of a shoreline park and related management and public access plans have been included as "conditions of approval" for the various land use approvals for the Hokuli'a project. It is also part of a development agreement that was entered into between Oceanside 1250 and the County of Hawaii.

Hokuli'a Shoreline Park      Special Management Area Use Permit Application

This application is being submitted, in part, to address the requirements of these conditions of approval. Regulatory conditions related to the establishment of the Shoreline Park is included for reference within Appendix A (Ordinance 96-7, 96-8 and 97-36).

The regulatory conditions also require that a comprehensive public access plan be developed and approved by the County of Hawaii. The public access plan is integrated as part of a County approved Shoreline Park Management and Public Access Plan (Plan). The January 29, 1999 acceptance letter for the Plan is included for reference in Appendix B. The Plan details the nature of the proposed public shoreline access and park-related improvements, as well as the overall management strategy proposed for the Park area.

2.0

---

Project Description

## **2.0 PROJECT DESCRIPTION**

### **2.1 Regional Location**

The proposed project, for which this Special Management Area Use Petition is being submitted is a 157-acre shoreline park that spans the entire coastal portion of the Oceanside 1250 property. The property is located makai of the town of Kealahakua, approximately ten miles south of Kailua-Kona and 1.5 miles north of Captain Cook. The island and regional location of the project is shown in Figure 1.

### **2.2 Ownership**

The proposed shoreline park encompasses approximately 140 acres and comprises Tax Map Key (TMK) (3)7-9-12:03 and a makai portion of TMK (3)8-1-4:03 (Figure 1). TMK 7-9-12:03 is an approximately 16.7-acre, state-owned parcel referred to as "Hokukano Village." The shoreline portion of TMK(3)8-1-04:03 is owned in fee by the applicant, Oceanside 1250. In the vicinity of Nāwāwā Bay, just south of Pu'u Ohau, are fourteen Kuleana parcels of various ownership. None of these is owned by Oceanside 1250 and they are not included as part of the project. Also, within the State-owned Hokukano Village parcel there is a single, individually owned, Kuleana parcel which is also excluded from the Park area.

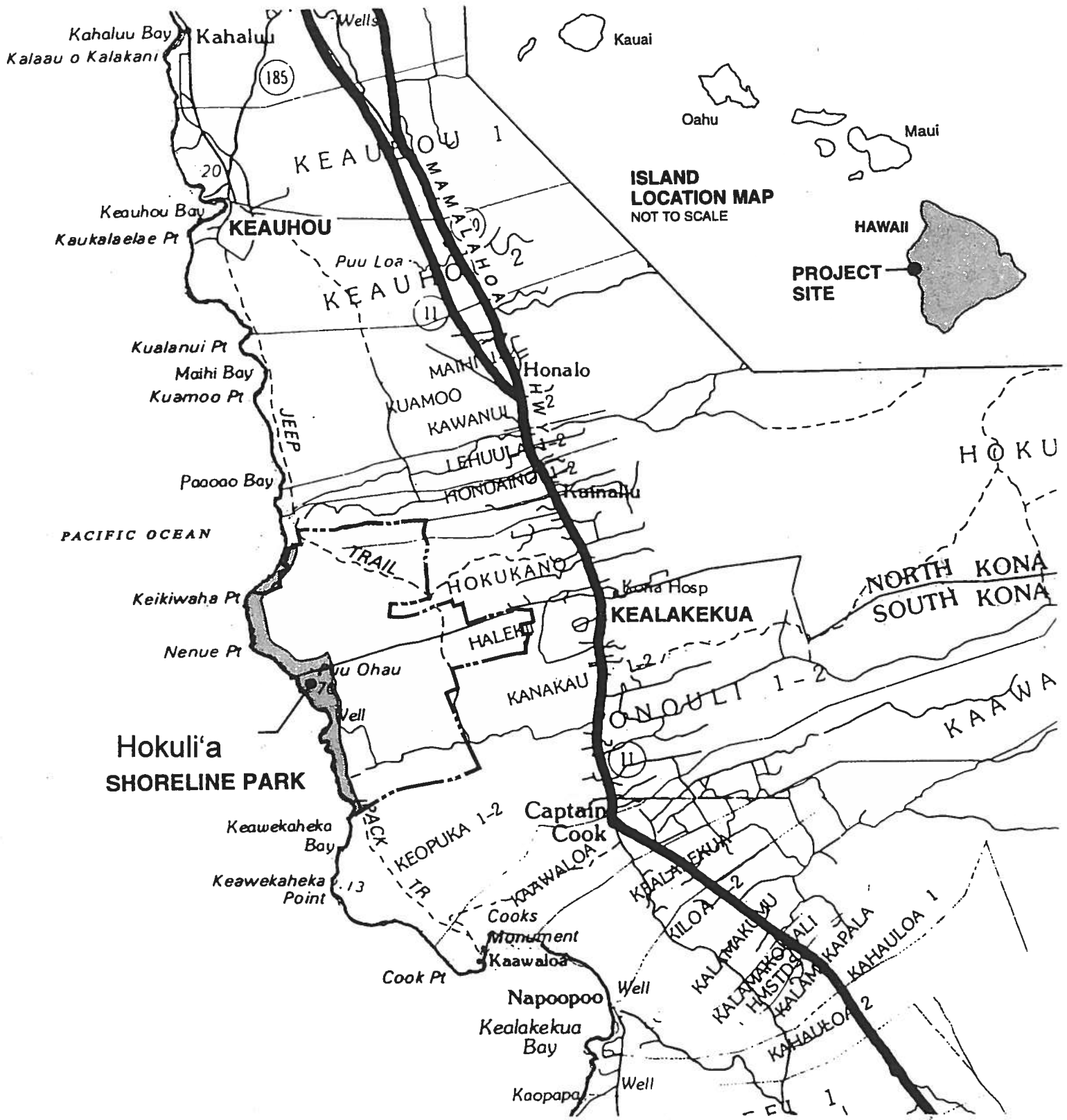
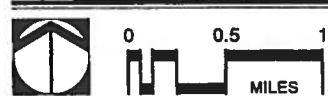


Figure 1: Location Map

Shoreline Park Plan  
*Hokuliʻa*



### **2.3 Site Characteristics**

The project site, shown in Figure 2, is topographically divided into two distinct areas. In the area south of Pu'u Ohau, the shoreline consists of cliffs that range from 25 to 80 feet high that are undercut by erosion in several areas. The area extending north of Pu'u Ohau has a flatter, lower terrain, allowing greater access to the shoreline and open areas for passive recreational uses. Throughout the proposed shoreline park are archaeological sites, including house sites, heiau, agricultural features, salt bowls, game boards, and petroglyphs.

Access to the project area is currently provided from a private ranch road extending from Haleki'i Street and through the Hokuli'a property to the shoreline, just south of Nenu Point. Provisions for public shoreline access as part of the Project development are further delineated within this application and the attached Park Plan. Access to the Kuleana parcels is also provided through existing ranch roads. With development of the proposed park, access to the Kuleana parcels will be maintained over internal project roadways.

In the northern portion of the Park, just north of Keikiwaha Point, are the remains of "Hokukano Village" (hereafter referred to as the "Village"). A large portion of the historical Village site, comprising approximately 16.7 acres, is owned by the State of Hawai'i. Although portions of the Village remains extend into the adjacent Oceanside 1250 property. Oceanside 1250 is seeking to include the State property as part of the Park management program through a lease agreement, although ownership of the parcel would likely remain with the State. A request for a lease agreement for this portion will be submitted to the Department of Land and Natural Resources concurrently with a Conservation District Use Permit application for the proposed uses within the State Conservation District.





## **2.4            Development Plan**

Most of the proposed park improvements will be located in the northern portion of the proposed park, in the area of the Village parcel, where the topography provides the greatest opportunity for coastal access. An access road will direct visitors to a parking area that would include 25 spaces for public parking and separate parking for Hokuli'a residents and park employees. At the public access trail head, near the public parking area, an orientation area with an information kiosk will be established for visitors. Restrooms and showers, as well as drinking water, will be provided in this area, along with a rest area that will include wooden or stone tables and picnic benches. Several campsites are also planned in the area of the Village site where several "pocket beaches" and relatively flat areas are located.

Improvements in the northern portion and in selected areas throughout the park will include landscape remediation, interpretive and access trails to vista points, rest areas with benches, cleaning and stabilization of archaeological sites, and directional and interpretive signage (see Figure 3, Conceptual Master Plan, in back pocket).

To ameliorate degraded conditions that currently exist along the shoreline, the park will undergo a general clean-up and landscape remediation consisting of the limbing and removal of trees; removal of diseased, dead, and noxious trees and other plant materials; and removal of rubbish. General improvements will also include landscaping and planting of appropriate species, such as grasses, shrubs, and shade trees that complement the passive uses of the shoreline area. The current vegetation within the project area is dominated by exotic species such as haole koa and opumi which were introduced

historically. As part of the planned landscape improvements these areas will be replanted with species that are adapted to the site conditions and which would be more in keeping with a natural, park -like setting envisioned for this area.

## **2.5            Special Management Area Use Permit**

The Special Management Area, includes approximately 415 acres of Hokuli'a property extending from the Old Government Road to the shoreline. The petition area is the 157-acre coastal portion of the Hokuli'a property where the shoreline park would be located.

Specific actions proposed within the petition area include the following:

- Construction of an access road and a parking area providing a minimum of 25 spaces for public parking and separate parking for residents and employees;
- Improvements to existing trails and creation of new trails, trail connections, and extensions;
- Structural and park improvements, including restrooms, an information kiosk, pavilions, Civil Defense warning system, signage, park furniture (benches, tables, waste receptacles, and fire pits), protection and stabilization of archaeological sites, and areas for picnicking, and camping;
- Landscape removal, remediation, and planting;

- Cleaning and identification with appropriate signage of some historic sites in the area as part of an overall archeological interpretive program;
- Other project-related infrastructural improvements.

The locations of the improvements are shown on the Conceptual Master Plan (Figure 3 back pocket).

This petition demonstrates that the proposed shoreline park will be consistent with the objectives and policies of the County's SMA policies and regulations. The relationship of the proposed shoreline park to the objectives and policies of the SMA, as provided by Chapter 205A, HRS, and SMA guidelines, is addressed in Section 7.0 of this application.

## **2.6 Phasing Schedule and Development Costs**

Oceanside 1250 will finance and implement the planned improvements to the proposed shoreline park in phases, in accordance with phased development of the overall Hokuli'a project (Table 1). The phasing of the park-related improvements, as shown in Figure 4, would be implemented in sequence over an approximately fifteen-year period.

As mandated by regulatory requirements, (Ordinances Nos. 96-7 and 96-8, Conditions K and H, respectively) Phase One improvements will be completed incrementally over a five-year period. The first increment of improvements will be focused on the primary use area near Keikiwaha Point and the Village parcel. The improvements will be completed and the area opened to the public within 30 days of the opening of the golf course. The lateral shoreline trail