

CERTIFIED MAIL

November 5, 1986

Mr. Jack Darvill, President  
Kamehameha Schools/Bishop Estate  
P. O. Box 3466  
Honolulu, HI 96801

Dear Mr. Darvill:

Special Management Area (SMA) Use Permit Application  
Tax Map Key: 8-4-13:18

The Planning Commission at its duly held public hearing on October 28, 1986, voted to approve your application, Special Management Area Use Permit No. 249, to allow the construction of a multi-purpose educational facility to supplement the existing alternate learning center known as Hale O Ho'oponopono at Honaunau, South Kona, Hawaii.

Approval of this request is based on the following:

The proposal to construct a 1,950 square foot multi-purpose building to be utilized by Hale O Ho'oponopono is not anticipated to create a significant adverse effect on the environmental or ecological resources of the Special Management Area.

Air, visual, and noise quality levels will be temporarily affected by the construction activities. However, these will be mitigated through the use of acceptable construction rules and practices. Further, the applicant does not propose to use large machinery or heavy equipment during construction and minimal site preparation is expected.

The project area has been extensively used as a parking area for the existing school program and contains a storage shed and reefer, which will be demolished to accommodate the proposed multi-purpose building. As such, it is unlikely that any rare or endangered species of plant or animal will be affected by the project. Similarly, an archaeological survey and report revealed no sites or features of significant value. While three volcanic glasses pieces were excavated from the site, extensive

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mixing of midden deposit by both natural beach erosion and cultural use processes have made site dating contextually irrelevant. In the event that some significant finds might be unearthed during construction, this permit contains the standard stop-work condition relating to archaeological features.

The coastal ecosystem should not be influenced by the construction due to the buffer created by the 20-foot shoreline setback and the existing rockwall boundary. The 20-foot shoreline setback line should be staked out prior to construction so as to assure compliance with Rule 8 relating to Shoreline Setback, which prohibits construction activity within said area. Since sewage will be disposed into the Pu'uhonua O Honaunau National Park's sewage treatment system, coastal waters will not be adversely impacted.

The open space and scenic viewplanes will be altered to a degree. However, these impacts will be mitigated through the low-profile of the proposed one-story structure and its complementary architectural design with existing buildings and the character of the surrounding area.

Existing public access to and along the shoreline should not be affected by the proposed development. The public presently traverses laterally makai of the rockwall fronting the property. When lateral access is not safe due to high surf, the public has been permitted to use the protected shoreline setback area mauka of the rockwall. These areas will not be impacted by any part of the proposed development.

The proposed development is consistent with the objectives, policies and guidelines of the Special Management Area established under Chapter 205-A, Hawaii Revised Statutes, which provide guidance for the preservation, protection and development of coastal resources of the state and county. While the project site is partially situated within the flood zone, construction must comply with the requirements of the Department of Public Works who administers Chapter 27 of the Hawaii County Code relating to Flood Control. Parking requirements will be complied with through a parking agreement with the National Park Service for eleven parking stalls.

The proposal is consistent with the General Plan Land Use Element, which states the following:

"Three basic functions are served by open space. Positive human needs, such as active and passive recreation amenities, can be met. The natural resource base, such as

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air, water, soil and plants, can be protected and enhanced. Economic development decisions, e.g., tourism, real estate values, and development patterns can be affected."

The expansion of the Hale O Ho'oponopono program would directly and indirectly serve the community's human needs. The multi-purpose building construction would not affect the existing resource base nor any economic development patterns, especially given the existing built-up area which surrounds the site. Also, the presence of the nearby National Park will ensure the preservation of open space and passive recreational and educational amenities.

Based on the foregoing, it is determined that the granting of this permit will be consistent with Chapter 205-A, HRS, Relating to Coastal Zone Management; Rule 9 of the Planning Commission Relating to the Special Management Area; and the Hawaii County General Plan.

Approval of this SMA Use Permit request is subject to the following conditions:

1. The petitioner, its successors or assigns shall be responsible for complying with all of the stated conditions of approval.
2. Obtain a Conservation District Use Permit from the Board of Land and Natural Resources.
3. Submit plans for plan approval within one year from the effective date of the Conservation District Use Permit.
4. Construction shall commence within one year from the date of receipt of Final Plan Approval and be completed within two years thereafter.
5. A 15'-0" sideyard setback from the southern property line shall be met. Furthermore, the 20-foot shoreline setback line shall be staked out prior to any land alterations or on-site construction. No construction activities shall be permitted within the 20-foot shoreline setback area adjacent to the proposed project.
6. Provision for eleven parking stalls shall be met in a manner meeting the approval of the Planning Director prior to issuance of an occupancy permit for the proposed project.

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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 walls be encountered, work in the affected area shall cease and the Planning Department immediately notified. Work in the affected area shall not proceed until an assessment and further mitigative recommendations are made.
8. Comply with all applicable rules, regulations, and requirements, including those of the Department of Public Works.
9. The Planning Director may administratively grant extensions to the foregoing conditions. Further, should the Director determine that any of the conditions have not been met or substantially complied with in a timely fashion, the Director shall initiate procedures to nullify the permit.

Please feel free to contact the Planning Department if there are any questions on this matter.

Sincerely,



Barbara A. Koi  
Chairperson, Planning Commission

cc:DPED, CZM Program w/background  
DLNR  
Jim Bell  
Russell Oda  
Department of Public Works  
Department of Water Supply  
County Real Property Tax Division  
Hawaii County Services, Deputy Managing Director's Office

bcc: Plan Approval Section