SMA Minor 07-000059

Project: Consolidation and resubdivision of Five lots into Five Lots

Location: Alika, South Kona

TMK: 8-8-2:14, 17, 22

The requirement to provide a public lateral shoreline pedestrian access easement as a condition of final subdivision approval is considered "development".

**Applicant Request**

3. Project Valuation: None, according to the applicant. However, the requirement to provide public lateral shoreline pedestrian access may require some infrastructural improvements anticipated to cost less than $125,000

4. Determination:

A public lateral shoreline pedestrian access easement along the existing coastal jeep road or as otherwise mutually agreed upon will be required prior to final consolidation and resubdivision approval. This public lateral shoreline pedestrian access will have a cumulative impact and ecological effect on the parcels. Therefore, the proposed consolidation and resubdivision of these five (5) lots requires a SMA Minor Permit.

**Compliance with Objectives and Policies of Chapter 205A, Hawaii Revised Statutes (HRS), Regarding the Special Management Area**

Public access will be imposed to enhance access to the shoreline for recreational purposes. There are unimproved trails to and along the shoreline currently used by the public.

**Conditions:**

3. The applicant shall develop a public access plan for the subject property that provides, at a minimum, a continuous traversable public lateral shoreline pedestrian access easement along the existing coastal jeep road or as otherwise mutually agreed upon. This plan shall be submitted to the Planning Director for approval not more than one year after the granting of this permit. Approval of the public access plan shall be required prior to granting of final approval of the proposed consolidation and resubdivision. This public access easement shall be delineated on the final plat map.

7. All site plans submitted to the Planning Department for any future land use permits or development on the applicable resultant lot shall include the location of the public lateral shoreline pedestrian access easement.

NOTES

* No Public access plan was found in TMK Folder ( 8-8-2:14, 17, 22)
* Even though the subdivision shows a Mauka Makai trail, that trail will not be included in this permit public access inventory. Based on the email Chris Yuen sent Esther in 2007, the mauka makai trail is state owned. This permit is asking for an easement along the lateral trail known as jeep road.

There was a time extension request for sub 06-000311. The request states “This time extension approval is also to allow the subdividers to prepare the submittal of the public pedestrian shoreline access plans to the Planning Director for review and approval. Sub 06-000311 was not found.

**Permit Summary:**

The permit is calling for a public lateral shoreline pedestrian access easement along the existing coastal keep road or otherwise mutually agreed upon.

The public lateral shoreline pedestrian access easement will be required to final consolidation and resubdivision approval.

There is a mauka to makai trail and a lateral trail in this subdivision. Both trails seem to be historic. However, the lateral shoreline trail will have a PA easement developed by the county.

The lateral shoreline will be considered public access, with SMA 07-000059 as the permit.

The Mauka Makai trail will be considered a Historic Trail.

Reasoning: Public access will be imposed to enhance access to the shoreline for recreation purposes. There are unimproved trails to and along the shoreline currently used by the public.

Shawna B. 4/23/2021