SMA Major 93-000345 (Parent)

**Project Request:** 27-Hole Golf Course, Driving Range, Public shoreline Access and Related Improvements

**Project Description:**

Sites intended for selective preservation include the Kuakini Wall, distinguishable portions of the King's Trail or Ala Loa, the railroad bed and the ahupua'a boundary walls. The Applicant intends to preserve the King's Trail or Ala Loa in its present location, with slight modifications if necessary.

Further, the Alii Drive-Haleki'i street extension shall be open to the public or may be dedicated to the county. To eliminate impacts through the possible future development of residential lots along the Alii Drive-Haleki'i street extension, no direct access shall be permitted from lots adjoining this roadway. Main access to any residential lots shall pe from interior roadway systems

**Approval of the Use Permit is subject to the following conditions:**

8. The Alii Drive-Haleki'i street extension shall be constructed as an arterial along its general mauka-makai alignment as shown on the General Plan Facilities Map to county oedicable standards, meeting with the approval of the County Department of Public Works. The mauka-makai alignment Of Alii Drive-Haleki'i street shall be installed prior to issuance of a certificate of occupancy or golf course opening, whichever occurs first. The Alii Drive-Haleki'i street extension shall allow for perpetual pUblic use by easement or be dedicated to the county. No golf cart, path shall be permitted to cross over the Alii Drive-Haleki'i street extension, except as may be approved by the Planning Director and Chief Engineer. Furthermore, direct access from future residential lots adjoining this alignment will not be permitted.

**Special Management Area (SMA) Use Permit No. 345 is hereby issued to construct a 27-hole golf course, driving range, pUblic shoreline access and related improvements. Approval of the Special Management Area (SMA) Use Permit is based on the following:**

With the approval of an archaeological mitigation and interpretation plan by the Planning Director, in consultation with the Department of Land and Natural Resources-Historic Preservation Division, archaeological features will be incorporated within the golf course project site through historic parks, interpretive programs and an extensive pedestrian trail system. According to plans, an internal roadway within the northern portion of the project site will provide a pUblic access roadway and parking area in the vicinity of the proposed 8th and 9th holes of the golf course. It is recommended that the Applicant develop and implement a comprehensive coastal pUblic access plan for the review and approval of the Planning Director. With the approval and implementation of the comprehensive coastal access plan and the establishment of the public access area within the Conservation District, the proposal would not have any adVerse effect on pUblic access to the shoreline and would complement the goals of the General Plan's Recreation Element which states to "Provide a diversity of environments for active and passive pursuits" and to "Provide a wide variety of recreational opportunities ... . "

**Approval of the Special Management Area (SMA) Use Permit is SUbject to the following conditions:**

8. A final comprehensive pUblic access plan, to be developed in consultation with community groups, shall be submitted to the Planning Director in conjunction with golf course plans submitted for plan approval review. The final comprehensive pUblic access plan shall be developed in consultation with the Planning Director and the Department of Land and Natural Resources and shall include mauka-makai and lateral shoreline accesses; parking area(s), signage, emergency response considerations, restrictions on use (if any), provision of recreational and restroom facilities at appropriate locations, and related improvements. Within one (1) year from the date of approval of the final comprehensive public access plan by the Planning Director, the Applicant shall apply for a Conservation district Use Permit, Special Management Area Use Permit and other applicable permits/approvals to allow for the implementation of the recommendations of the approved Plan.

9. The Alii Drive-Haleki'i Street extension shall allow for perpetual pUblic use by easement or be dedicated to the County.

10. Areas of the affected properties located within the State Land Use Conservation District shall be set aside as pUblic shoreline access areas in a manner consistent with the approved final comprehensive pUblic access plan via covenants recorded with the Bureau of conveyances. Upon approval of the final comprehensive pUblic access plan, draft covenants which detail the rights, obligations and privileges of the public, the County of Hawaii and the applicant, its successors or assigns shall be submitted to the Planning Director for approval. The approved covenants shall be recorded prior to the receipt of Final Plan Approval for the golf course or the subdivision of any portion of the Agricultural-zoned area within the project site, whichever occurs first. These covenants shall be encumbrances running with the land and shall be binding on all parties and persons claiming under them.

**EasementAgreements**

* Year1999docs
  + shrlineGrantEase
    - WHEREAS, in connection with Grantees approval of Ordinances 96-7 and 96-8 of the County of Hawaii and SMA use Permit No. 345, grantor is required to satisfy certain public access conditions to Kainaliu Bay and its adjacent shore line. AND the grantor and prepared, and Grantee has approved that certain shoreline park management and public access plan date Nov. 1998 (the “plan”) relating to the development of the shoreline park area described therein.

**PermitLog**

* Yr1993docs
  + TrailDescp
    - Describes trails
* Yr1998docs
  + paSubmitInfo
    - The PA Plan is submitted in order to fulfill the condition requirement of SMA Ordinance 345 (Condition 8), COZ Ordinance 96-8 (Condition H) and COZ Ordinance 96-7 (Condition K).

SMA Minor 00-000401

**Project Request:** Development of Shoreline Park and Related Uses

**Project Description:**

The proposed shoreline park encompasses approximately 140 acres and comprises TMK: 7-9-12:03 and a makai portion of TMK: 8-1-4:03. These parcels are owned in fee simple by the applicant except for 16.7 acres within TMK: 7-9-12:03 which is owned by the State of Hawaii. This area owned by the State of Hawaii is referred to as Hokukano Village. The shoreline park 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. In the northern portion of the park, just north of Keikiwaha Point, are the remains of a historical village site comprising approximately 16.7 acres and is owned by the State of Hawaii. The applicant is seeking to include the State property as part of the park management program through a lease agreement. A request for a lease agreement would 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.

Phase I of the Shoreline Park would occur between Keikiwaha Point and the park's northern boundary. The plan would include improvements on the Hokukano Village parcel under joint sponsorship with the State of Hawaii. Vehicle access to the park will be provided by a proposed mauka-makai road extending from the mauka Hokuli'a property boundary and the Mamalahoa Bypass Road. The access road will extend to the parking area near the inland boundary of the shoreline park, near Keikiwaha Point and the southern boundary of the Hokukano Village. The parking area would provide twenty-five public parking stalls, with additional parking for Park employees. The parking lot would be paved and furnished with trash receptacles and appropriate signage indicating pedestrian access routes to the shoreline. A separate parking area will be provided for Hokuli'a residents to avoid private use of the public parking area. The Special Management Area Use application includes the following: 1) construction of an access road and parking area providing a minimum of 25 spaces for public parking and separate parking for residents and employees; 2) improvements to existing trails and creation of new trails, trail connections, and extensions; 3) 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 areas for picnicking and camping; 4) landscape removal, remediation, and planting; 5) cleaning and identification with appropriate signage of some historic sites in the area as part of the overall archaeological interpretive program; and 6) other related infrastructural improvements. The proposed Shoreline Park will be completed in five phases. Phase I will be completed incrementally over a five year period. The improvements will be completed and the area opened to the public within 30 days of the opening of the golf course.

Phase II of the Shoreline Park would occur in the area between Nenue Point and Pu'u Ohau. Any improvements in this Phase will require an additional approval from the Department of Land and Natural Resources. The improvements will be similar to those implemented in Phase 1.

Phase III improvements would occur in the area between Pu'u Ohau and Nawawa Bay. Additional landscape maintenance activities will be as part of Phase 1. The public access road to the shoreline access parking area at Keikiwaha Point will be paved. The pedestrian access trail will be extended from Keikiwaha Point south to Pu'u Ohau, where the trail will follow an alignment along the State Land Use Conservation District Boundary that runs mauka of Pu'u Ohau. In the interest of safety and the protection of sensitive archaeological sites, trail access onto the makai side of Pu'u Ohau will be carefully restricted. The public access trail along the kuleana parcels around Nawawa Bay will be limited to an extension of a footpath to provide for privacy. A connector trail will be provided to link the mauka side of Pu'u Ohau with the "old government trail" and the historic park which is centered around the heiau on the hillside, about 700 feet mauka of the park. Phase III will also include additional restroom facilities in the area south of Nenue Point, as well as passive recreational uses, such as small grassed areas for picnicking and seating. Additional signage, site stabilization and/or partial site restoration, will be implemented in accordance with the approved archaeological mitigation plan.

Phase IV improvements will occur in the area between Nawawa Bay and Kalukalu Bluffs. Access at or near to the shoreline in these steep areas will be set back from the cliff edge, and the trail through this area will be a continuation of the footpath from the north of Pu'u Ohau. There will also be a short scenic footpath down a grassy overlook and seating area within an area near Wool's Landing. Two or three small rest areas will be maintained for bench seating along the trail.

Phase V would occur between Kalukalu Bluffs and Keawekaheka Bay at the property's southern boundary. There are limited portions of this area within which trail access along the cliffs are neither safe nor suitable. Thus, the extension of the lateral footpath in this area will be set back from the cliff edge. Additional three or four small rest areas will be provided in this portion of the park with bench seating for trail users. Also, a small restroom facility with toilets, washbasins and drinking water will be located at the junction ofthe trail and the "Old Kalukalu Road."

**Policies**

**-** Public access to the shoreline shall be provided in accordance withan adopted program of the county of Hawaii.

**-** Vehicle access to the shoreline would be provided by a mauka-makai road extending from the eastern (mauka) end of Hokuli' a property boundary and the Mamahaloa Bypass Road. The access road will extend to the parking area near the inland boundary of the shoreline park, near Keikiwaha Point and the southern boundary of Hokukano Village. The parking area would provide twenty five public parking stalls, with additional parking for park employees. A separate parking area will be provided for Hokuli'a residents to avoid private use of public parking area.

- A trail network to facilitate pedestrian access through the park to view points, picnic and camping areas, sites of historic and cultural interest, and the shore are planned as part of the shoreline park improvements. The trail improvements will consist of footpaths, four to six feet wide, with a variety of surfaces, including concrete or grass pavers, paving stones, crushed rock or coral and a variety of grasses. All materials will be chosen to complement the passive nature and existing character of the area within the proposed shoreline park. Sections of the trail will meet appropriate Americans With Disabilities Act (ADA) specifications to allow barrier free access to portions of the park. The trail, pathways and trail connections are intended to meet the objectives of the park area regarding recreational access, enjoyment, safety, maintenance, viewshed protection, landscape, and management while preserving the unobtrusive and natural feel of the shoreline park.

**Approval of this request is subject to the following conditions. Should any of the conditions not be met or substantially complied with in a timely fashion, the Director shall initiate procedures to revoke this permit.**

**3. T**he Shoreline Park and related improvements shall comply with the Final Comprehensive Public Access Plan approved by the Planning Director in consultation with the Department of Land and Natural Resources (DLNR). The plan includes measures for mauka-makai and lateral shoreline accesses, parking area(s), signage, emergency response considerations, restrictions on use, provision of recreational and restroom facilities and related improvements. The plan also integrates public accessways to the trail system and to appropriate historical and archaeological sites.

5. Upon opening the first phase of the park area, a minimum of twenty-five (25) public parking stalls shall be provided in addition to parking stalls for residents, guests, and employees within the subject property and the applicant's adjacent lands at the principal shoreline access parking area(s). Signage relating to provisions for public access for night fishing and marine food gathering purposes over designated vehicular and pedestrian access routes subject to restrictions which limit said uses to recreation uses only, and other restrictions which provide for health and safety of the general public and residents alike shall also be posted upon opening. Additional parking stalls may be required with subsequent park development phases.

**Important Documents (that helps define the location of the trail):**

Rezone 96008 --> yr2000docs --> shorelinePrkAprvl

--> year 202 --> presvPln

Shawna B. 4/15/2021