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CONSERVATION DISTRICT USE APPLICATION
FOR RELOCATION OF
ACCESS ROAD TO KONA VILLAGE RESORT
KAUPULEHU-KONA, HAWAII

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Gray · Hong · Bills & Associates, Inc.
CONSULTING ENGINEERS

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CONSERVATION DISTRICT USE APPLICATION
FOR RELOCATION OF
~~A~~ ACCESS ROAD TO KONA VILLAGE RESORT
KAUPULEHU-KONA, HAWAII~~*~~

Landowner: B.P. Bishop

Lessee : Kaupulehu Developments and
Kaupulehu Venture

Owner of Access Easement: Kona Village Associates,
a Hawaii general
partnership, dba Kona
Village Resort

Prepared By:

Gray, Hong, Bills & Associates, Inc.
119 Merchant Street, Suite 607
Honolulu, Hawaii 96813

July, 1990

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INFORMATION REQUIRED FOR ALL USES

I. INTRODUCTION

The Kona Village Resort is located on a parcel comprised of approximately 81.395 acres, and identified as Tax Map Key No. 7-2-03:2 (hereinafter the "Kona Village Resort Parcel"). Completely surrounding the Kona Village Resort Parcel to its north, east and south is a 2,000 (+) acre parcel, identified as Tax Map Key No. 7-2-03:1 (the "Kaupulehu Parcel"). (The Pacific Ocean borders the Kona Village Resort Parcel to the west). Bishop Estate holds fee simple title to both the Kona Village Resort Parcel and the Kaupulehu Parcel, the former being leased to Kona Village Associates, a Hawaii general partnership, and the latter being leased to Kaupulehu Developments, a Hawaii general partnership (see Exhibits 1 and 2). Kaupulehu Developments, together with Kaupulehu Venture, a California general partnership, is developing a portion of the Kaupulehu Parcel.

The Kona Village Resort's present access road is located over the Kaupulehu Parcel, for which Kona Village Associates holds a right of easement. Due to the present development of a portion of the Kaupulehu Parcel by Kaupulehu Developments and Kaupulehu Venture (the "Kaupulehu Resort"), the Kona Village Resort's access road must be relocated (see Exhibits 3 and 4). A Conservation District Use Permit is hereby requested for the relocation and construction of said access road to the Kona Village Resort.

The proposed roadway will be 20 feet wide, utilizing 2-inch asphaltic concrete pavement with 6-inch base course, and 5-foot wide crushed lava shoulders on each side of the proposed roadway. The roadway will be situated within a 60-foot wide access easement. The roadway will contain no utilities.

II. DESCRIPTION OF PARCEL

A. EXISTING STRUCTURES: None

B. EXISTING UTILITIES: None

C. EXISTING ACCESS:

Access to the parcel is by Queen Kaahumanu Highway via Kaupulehu Development as shown on Exhibit 4.

D. VEGETATION:

The project site is partially covered by the lava flow of Kaupulehu (1800). The site is considered as barren and arid.

E. TOPOGRAPHY:

The project site is approximately Elevation 20.0 MSL at the northern end (adjacent to Kona Village Resort) to 200.0 MSL at the southern end (adjacent to Kaupulehu Development) of the project site. The slope varies between 2.0 % to 3.0 %.

F. SHORELINE:

The project site is approximately 1/2 mile inland from the shoreline.

G. EXISTING COVENANTS, EASEMENTS, RESTRICTIONS:

The proposed access road will be constructed pursuant to an existing easement agreement establishing access to Kona Village Resort from Queen Kaahumanu Highway.

H. HISTORICAL SITES AFFECTED:

An archaeological reconnaissance of a 2,800 p acre tract makai of Queen Kaahumanu Highway which is owned by Bishop Estate was conducted during September 1984 by Laura A. Carter, Jennie Peterson, and Patti Spears of the Department of Anthropology, Bernice P. Bishop Museum under contract to Barnwell Industries, Inc. No known archaeological sites or features were found within the proposed roadway corridor.

A recent archaeological reconnaissance covering the proposed roadway alignment was conducted in April 1990. The reconnaissance did not identify any features along the roadway corridor (see Appendix A).

III. DESCRIPTION OF PROJECT

The proposed action consists of the construction of an access road to Kona Village Resort, Kaupulehu-Kona, Hawaii. The project will extend from the Kaupulehu Resort boundary to Kona Village Resort (see Exhibits 3 and 4). The purpose of the construction of new roadway is to provide vehicular access to Kona Village Resort. The current access road will be demolished in conjunction with development of the adjacent Kaupulehu Resort.

The proposed project will be comprised of a 60-foot wide easement with a roadway which will be 20-foot wide asphaltic concrete pavement with 6-inch base course and 5-foot wide crushed lava shoulders on each side of the roadway following the alignment as shown on Exhibit 4. The roadway will contain no utilities. A guardhouse

equivalent to that which currently exists at the intersection of the existing access road and Queen Kaahumanu Highway will be located at the beginning of the new access road. The proposed guardhouse will be provided with electricity and telephone connections utilizing underground cables aligned along the Kaupulehu Resort's right-of-way. The guardhouse will also be provided with water and an individual wastewater system conforming to the State of Hawaii Department of Health standards.

Applicant hereby requests that the Conservation District Use Permit authorize the construction of the proposed guardhouse, together with all utilities connections, including a waterline from the present Kona Village Resort water system to the guardhouse.

Access from Queen Kaahumanu Highway to the proposed roadway will be provided across Kaupulehu Resort property by means of the access existing access easement held by Kona Village Associates, owner of the Kona Village Resort. Access between the highway and the proposed project is within the State Urban District and is not a part of this application.

IV. COMMENCEMENT/COMPLETION DATES

A. COMMENCEMENT DATE:

December 1990 or 300 days after the date of submission of this CDUA, whichever is later.

B. COMPLETION DATE:

December 1991 or 365 days after the date of approval of this CDUA.

V. TYPE OF USE REQUESTED

A. CONDITIONAL USE: TMK: 7-2-03:01
General Subzone: 1950 ± Acres
Resource Subzone: 175 ± Acres
Protective Subzone: 1 ± Acres
(See Exhibit 3)

B. AREA OF PROPOSED USE: 16.0 Acres in General Subzone
(See Exhibit 3)

C. NAME AND DISTANCE OF NEAREST TOWN OR LANDMARK:

Kona Village Resort - 1/16 mile

D. BOUNDARY INTERPRETATION: Not applicable

E. CONSERVATION DISTRICT: TMK: 7-2-03:01
General Subzone: 1950 ±Acres
Resource Subzone: 175 ±Acres
Protective Subzone: 1 ±Acres
(See Exhibit 3)

F. COUNTY GENERAL PLAN DESIGNATION: Open

VI. FILING FEE

A filing fee of \$100.00 for Commercial Use is enclosed.

VII. ENVIRONMENTAL REQUIREMENTS

A. IDENTIFICATION OF APPLICANT

The Co-Applicants are: Kaupulehu Developments
2828 Paa Street, Suite 2085
Honolulu, HI 96819

Kona Village Associates
P.O. Box 1299
Kaupulehu-Kona, HI 96745

The agent is: David B. Bills
Gray, Hong, Bills &
Associates, Inc.
119 Merchant Street, Ste 607
Honolulu, HI 96813

The Approving Agency is: State of Hawaii
Department of Land and
Natural Resources

B. GENERAL DESCRIPTION OF PROPOSED ACTION'S TECHNICAL,
ECONOMICAL, SOCIAL, AND ENVIRONMENTAL
CHARACTERISTICS:

1. Technical Considerations:

The proposed action consists of the construction of an access road to Kona Village Resort. The project will be comprised of a 60-foot wide easement with a roadway which will be 20-foot wide asphaltic concrete pavement with 6-inch base course and 5-foot wide crushed lava shoulders on each side of the roadway following the alignment as shown on Exhibit 4. The roadway will contain no utilities. A guardhouse equivalent to that which currently exists adjacent to Queen Kaahumanu Highway will be located at the beginning of the new access road at the Kaupulehu Resort boundary.

The proposed guardhouse will be provided with electricity and telephone connections utilizing underground cables aligned along the Kaupulehu Resort's right-of-way. The guardhouse will also be provided with water and individual wastewater systems conforming to the State of Hawaii Department of Health standards.

2. Economic Considerations:

The proposed roadway will be constructed by Kona Village Resort at an estimated cost of \$600,000.00. The proposed roadway construction will not cause any economic impact on the existing conditions since the funds have been allocated by Kona Village Resort.

3. Social Characteristics:

The new roadway will provide vehicular access to Kona Village Resort which will be beneficial to the public visiting Kona Village Resort. The construction of an access road does not affect the present social characteristics, since the new roadway will simply replace the present roadway which is going to be demolished because of the Kaupulehu Resort.

4. Environmental Characteristics:

The proposed access road is aligned on a barren land for the purpose of vehicular access to Kona Village Resort. There are no known archaeological features within the proposed access roadway corridor. There will be no impact on the present environmental characteristics.

C. SUMMARY DESCRIPTION OF THE AFFECTED ENVIRONMENT, INCLUDING SUITABLE AND ADEQUATE LOCATION AND SITE MAPS:

1. Vegetation:

The project site is partially covered with lava and is considered as barren and arid land.

2. Topography:

The project site is approximately Elevation 20.0 MSL at the northern end (adjacent to Kona Village Resort) to 200.0 MSL at the southern end (adjacent to Kaupulehu Resort) of the project site. The slope varies between 2.0% to 3.0%.

3. Shoreline:

The project site is 1/2 mile away from the shoreline. The proposed action does not affect the existing shoreline.

4. Sewage: Not applicable

5. Water: Not applicable

6. Archaeological/Historical:

An archaeological reconnaissance of a 2,800 p acre tract makai of Queen Kaahumanu Highway which is owned by Bishop Estate was conducted during September 1984 by Laura A. Carter, Jennie Peterson, and Patti Spears of the Department of Anthropology, Bernice P. Bishop Museum under contract to Barnwell Industries, Inc. No known archaeological sites or features were found within the proposed roadway corridor.

A recent archaeological reconnaissance covering the proposed roadway alignment was conducted in April 1990. The reconnaissance did not identify any features along the roadway corridor (see Appendix A).

7. Flooding:

The project area is not in an area subject to flooding.

8. Major Impacts and Alternatives:

The roadway will be constructed on a barren and arid land. The purpose of the access road is to provide vehicular access to Kona Village Resort. The construction of the access road will follow an existing access trail (jeep trail), except in the immediate vicinity of the water tanks, where the proposed access road will deviate from the jeep trail, thereby circumventing the water tanks. As such, the proposed roadway will not alter the existing environmental or ecological conditions. Therefore, the construction of an access roadway is not expected to have any adverse impact on the existing environment.

9. Proposed Mitigation Measures: Not applicable.

VIII. SUMMARY OF PROPOSED ACTION

The proposed action consists of the construction of an access road to Kona Village Resort, Kaupulehu-Kona, Hawaii. The project consists of a new roadway from the adjacent Kaupulehu Resort boundary to Kona Village Resort. The purpose of the construction of new roadway is to provide vehicular access which is beneficial to the public visiting Kona Village Resort.

The proposed roadway will be 20-foot wide asphaltic concrete pavement with 6-inch base course and 5-foot wide crushed lava shoulders on each side of the proposed access road. The roadway will be situated within a 60-foot wide access easement. The roadway will contain no utilities. A guardhouse equivalent to that which currently exists adjacent to Queen Kaahumanu Highway will be located at the beginning of the new access road at the Kaupulehu Resort boundary, Kaupulehu-Kona, Hawaii. The guardhouse will be provided with utilities such as electricity, telephone, water, and individual wastewater system.

INFORMATION FOR CONDITIONAL USE

I. PLANS

- A. AREA PLAN : See Exhibit 2
- B. SITE PLAN : See Exhibit 4
- C. CONSTRUCTION PLAN : To be developed in accordance with Exhibit 4 following CDUA approval
- D. MAINTENANCE PLAN : Not Applicable
- E. MANAGEMENT PLAN : Not Applicable
- F. HISTORIC OR ARCHAEOLOGICAL SITE PLAN : See Appendix B

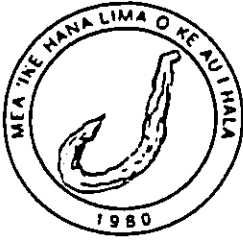
II. SUBZONE OBJECTIVE:

The objective of the General subzone is to designate open space where specific conservation uses may not be defined, but where Urban use would be premature. The proposed action consists of the construction of an access road on a barren and arid land. The proposed project simply relocates the present roadway which provides access to the public visiting Kona Village Resort. Therefore, the proposed action will be in accordance with the objectives of General subzone.

III. EXHIBITS

1. Vicinity Map
2. Tax Map
3. State Land Use Map
4. Site Plan

APPENDIX A
ARCHAEOLOGICAL RECONNAISSANCE



JOSEPH KENNEDY
Archaeologist

ARCHAEOLOGICAL CONSULTANTS
of
HAWAII

59-624 Pupukea Rd.
Haleiwa, Hawaii 96712
(808) 638-7442

Received MAY 16 1990

DB ✓

Mr. David Bills
Gray Hong Bills & Associates
119 Merchant St. Suite 607
Honolulu, Hawaii 96813

May 5, 1990

RE: ARCHAEOLOGICAL RECONNAISSANCE SURVEY REPORT CONCERNING A
PROPOSED ACCESS ROAD ALIGNMENT FOR KONA VILLAGE RESORT,
LOCATED AT KAUPULEHU, ISLAND OF HAWAII.

Dear Mr. Bills:

At the request of your office, Archaeological Consultants of Hawaii, Inc. has conducted a reconnaissance level examination of the proposed access road alignment described above.

Most of the route of the proposed access road has already been significantly impacted by two events, the bulldozing of an existing, unpaved jeep road that took place in the 1960's and the construction of two, large water reservoirs.

The physical setting along the proposed alignment consists of lava flows (both pahoehoe and a'a). The Kaupulehu area is arid, hot and generally devoid of vegetation.

Survey methodology for this small project was as follows. An archaeologist and one assistant made a single mauka sweep on the northern side of the existing jeep road from the beginning (west) to end or eastern terminus. Survey individuals were spaced 50 feet apart and followed the jeep road save for the few areas where the proposed alignment diverges from the established route. Here intensive examination took place.

When the mauka terminus of the proposed road was reached (the Kaahumanu Highway). The survey team turned west and repeated the procedure along the southern side of the existing road.

(Refer to Exhibit 1 for exact location of reconnaissance)

D. Bills
5-5-90
Page 2.

PREVIOUS ARCHAEOLOGICAL WORK IN THE AREA

The earliest archaeological examination of this area was conducted by John Reinecke in 1930. This work listed general site descriptions from Kailua to Kalahuipua'a and included nine sites (some representing complexes) in coastal Kaupulehu. Emory and Soehren resurveyed portions of the Kaupulehu area in 1962 as did Ching in 1971, the State of Hawaii Department of Land and Natural Resources, Historic Sites Division in 1974 and Komori of the Bishop Museum in 1981. All of these authors recorded multiple sites in their survey area - but no sites were identified along the route of the proposed alignment.

The most definitive report on the area is Carter's 1985 report for the Bishop Museum. She lists a total of 204 sites in this general area including shelter and burial caves, shrines and rock art (petroglyphs). According to Carter's map, none of these sites are contained within the route of the proposed alignment and our field reconnaissance substantiates this. As a result of Carter's work two, large "Archaeological Preserves" were established north of the proposed access road. Again, no portion of the road corridor impact these preserves.

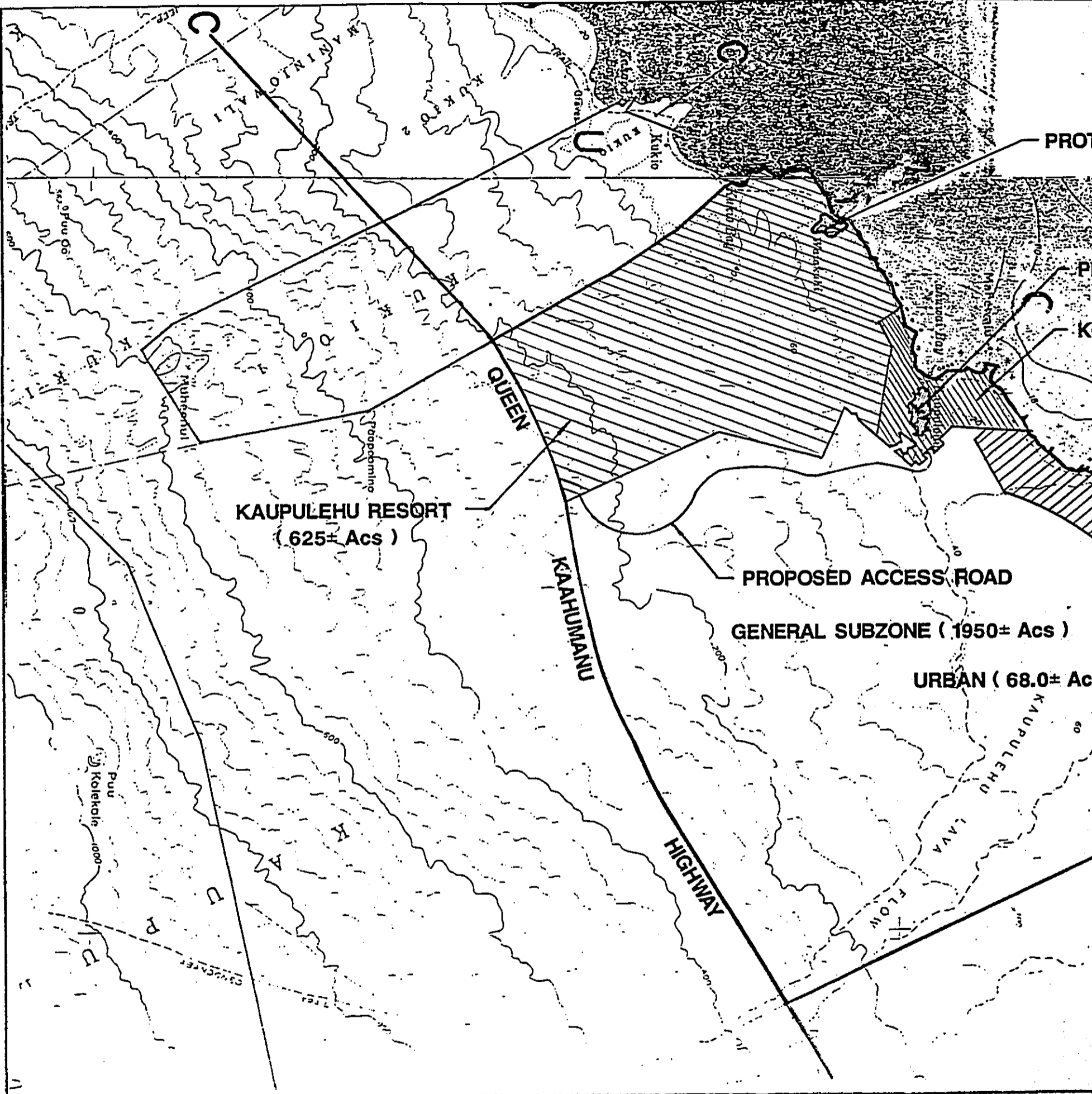
In sum, it may be said that after a careful surface survey of the entire route of the proposed alignment, no surface features of any kind were observed. This also compliments previous work that demonstrates an absence of sites along the route of the proposed alignment.

Our only reservation concerns the possibility of road construction activities resulting in a bulldozer or other piece of heavy equipment falling through the lava crust and into a cave that may contain cultural materials. Having stated this, we think the likelihood of this taking place is remote enough (previously constructed road and two water tanks) to only suggest that an archaeologist be "on call" during construction activities. We do not think that any further archaeological work (including monitoring) is necessary at this location.

If there are any questions regarding this report, please feel free to contact me.

Aloha


Joseph Kennedy



KAUPULEHU RESORT
(625± Acs)

PROPOSED ACCESS ROAD

GENERAL SUBZONE (1950± Acs)

URBAN (68.0± Ac)

KAHUMANU

HIGHWAY

QUEEN

Puu Kolekole 1000

KAUPULEHU LAVA FLOW

KAUPULEHU

PROT

P

K

C

KUKI

B

A

1

2

3

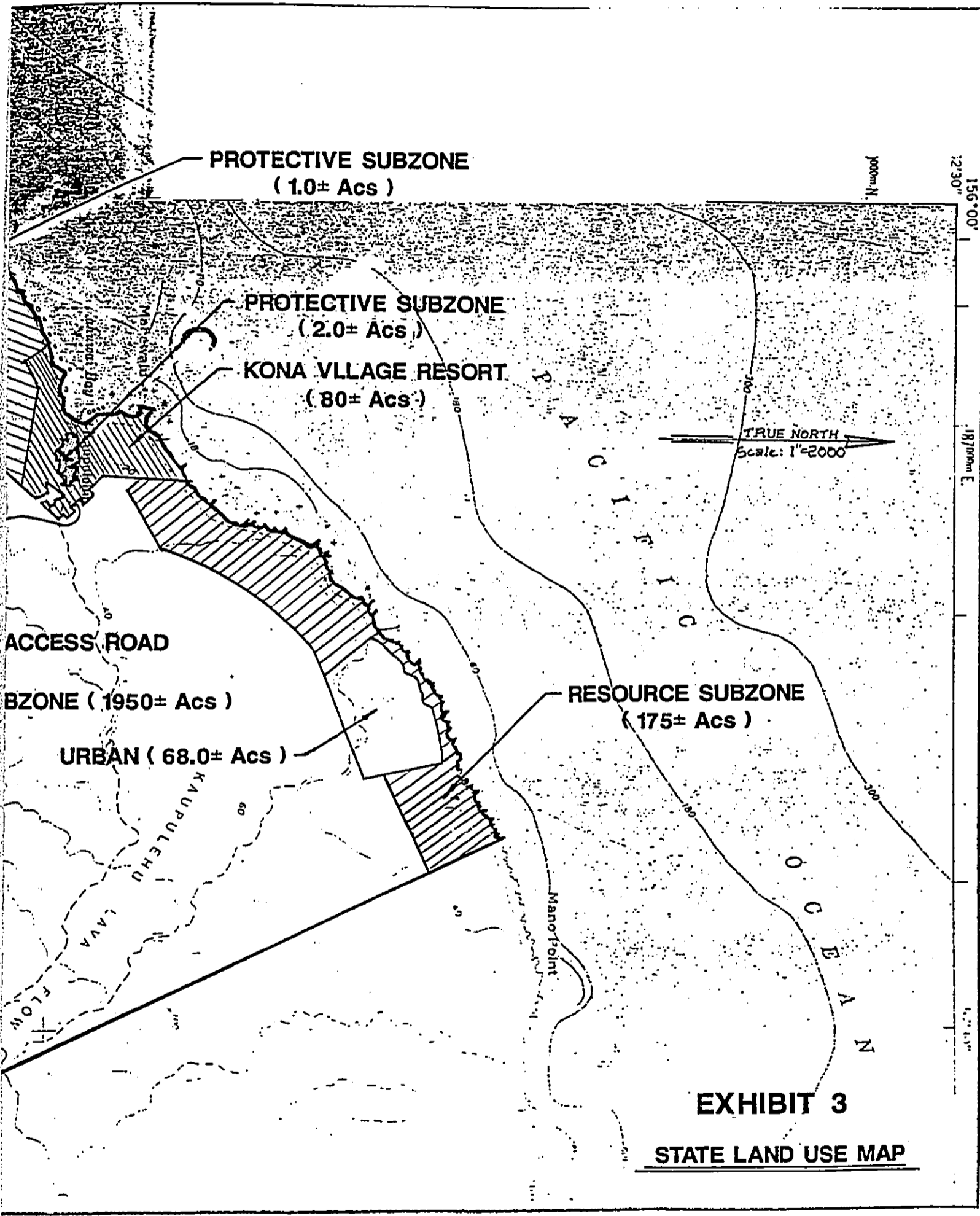
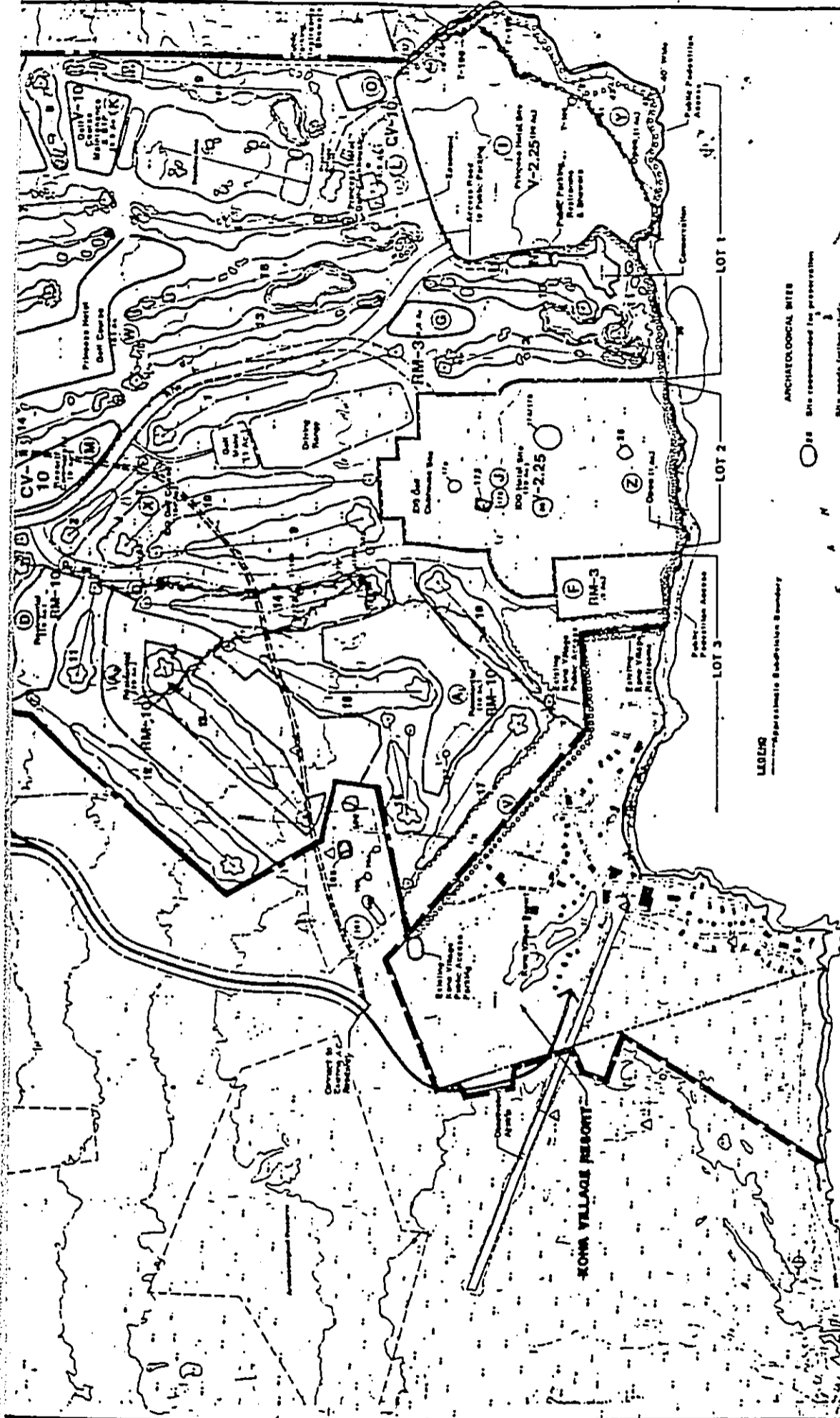


EXHIBIT 3

STATE LAND USE MAP



LEGEND
 --- Approximate Subdivision Boundary

- ARCHAEOLOGICAL SITES
- 10 Site recommended for preservation
 - 11 Site needs further study (Intensive archaeological testing and/or evaluation, salvage research excavations and/or preservation)
 - 12 Other archaeological sites
- Trails

Scale: 1" = 600'

EXHIBIT 4
SITE PLAN

Kaupulehu Developments
KAUPULEHU RESORT
 ZONING PLAN
 BELT COLLINS & ASSOCIATES

Revised: April 20, 1988
 Revised: June 29, 1989
 Revised: July 2, 1988