

August 16, 1976

Mr. Fred Honda
Island Holidays, Ltd.
P. O. Box 349
Kailua-Kona, HI 96740

Re: SMA Use Permit Application
Tax Map Key 7-8-13:portion of 43

The Planning Commission at its duly held public hearing on August 12, 1976 considered your application for a Special Management Area (SMA) Use Permit to allow the construction of a tennis complex, including three (3) additional tennis courts, a pro shop and a snack shop on the Keauhou Beach Hotel property, Kailua, North Kona, Hawaii.

The Commission voted to approve your application effective August 12, 1976, subject to the following conditions:

1. That construction shall commence within one (1) year from the effective date of the Special Management Area Use Permit and be completed within two (2) years thereafter.
2. That the tennis courts shall be set back a minimum of 10 feet from the stone wall on the southern property line.
3. That the petitioner, Island Holidays, Ltd., shall submit a landscaping plan for the proposed development which meets the approval of the Planning Director. The plan shall include a horizontal and vertical landscaping buffer between the tennis courts and the adjacent property to the south. The horizontal and vertical buffer shall consider view planes from both ground level and the upper stories of the hotel on the adjacent property.

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4. That the proposed development shall be a minimum of 100 feet from Hapaialii heiau.
5. That all other applicable rules and regulations, including the plan approval process, shall be complied with.

Should any of the foregoing conditions not be met, the Special Management Area Use Permit shall be deemed null and void.

We will be forwarding the official Special Management Area Use Permit as soon as the document is prepared. In the meantime, should you have any questions, please feel free to contact the Planning Department at 961-8288.



Leon K. Sterling, Jr.
Chairman, Planning Commission

lat:sb

cc: Chief Engineer, Public Works

PLANNING COMMISSION

Planning Department
County of Hawaii
Hilo, Hawaii

Application for SPECIAL)
MANAGEMENT AREA USE PERMIT)
by)
ISLAND HOLIDAYS, LTD.)
for)
CONSTRUCTION OF ADDITIONAL)
TENNIS FACILITIES)
in)
Kahalu'u, North Kona, Hawaii)

SMA USE PERMIT NO. 16

SPECIAL MANAGEMENT AREA USE PERMIT

The County Planning Commission at a duly held public hearing on August 12, 1976, considered the application of ISLAND HOLIDAYS, LTD. for a Special Management Area Use Permit in accordance with Rule No. 9, Rules and Regulations Relating to Environmental Shoreline Protection, to allow the construction of additional tennis facilities, including three (3) tennis courts, a pro shop, a snack shop, and other related improvements on the grounds of the Keauhou Beach Hotel, Kahalu'u, North Kona, Hawaii, Tax Map Key 7-8-13:portion of 43.

The Commission has found:

That the proposed development will not have any substantial adverse environmental or ecological effect, nor will it involve an irrevocable commitment to the loss or destruction of natural or cultural resources, including, but not limited to, historic sites, view planes, or public access to the shoreline. The area where the proposed facilities would be located is presently vacant except for extensive landscaping which includes lawn grass, various trees and shrubs. The major portion of the proposed development are the three additional tennis courts. Their construction would involve a displacement of approximately 21,600 square feet of open space. The subject area, however, is not environmentally sensitive nor the habitat of rare, threatened or endangered species of animals or plants. The area under consideration has already been developed and altered by the construction of the hotel and its ancillary uses. Environmental habitats and cultural resources have been altered. Further, management options for the area under consideration are minimal, if present at all. The subject property has already been committed to resort use. The proposed development would supplement the previously established use.

Although the subject property is within a historic area which has been placed on the Hawaii Register of Historic Places, no objects or structures of significance have been located. In addition, the proposed courts would be well enough below the grade of Alii Drive to not affect view planes from Alii Drive to the ocean. The maximum utilization of existing landscaping and the addition of further landscaping will insure adequate incorporation of the proposed structures into the character of the surrounding area.

It is therefore determined that the proposed development will not significantly conflict with the purposes, policies and guidelines of Act 176, SLH 1975, and the Planning Commission's Rule 9, relating to Environmental Shoreline Protection. Although structural in nature, the proposed development will not substantially encroach upon the shoreline area nor reduce or inhibit the public's use of that area or access to it. Although the proposed development does involve some alteration to existing landforms, these alterations are not expected to cause any adverse effects to water resources and quality, existing areas of open water free of visible structures, and scenic and recreational amenities. Any potential impacts during the construction period will be minimized by existing controls and regulations.

Therefore, the Commission hereby grants to the petitioner a Special Management Area Use Permit to allow the construction of additional tennis facilities, including three (3) tennis courts, a pro shop, a snack shop, and other related improvements, pursuant to the authority vested in it by Rule No. 9, Rules and Regulations Relating to Environmental Shoreline Protection, subject to the following conditions:

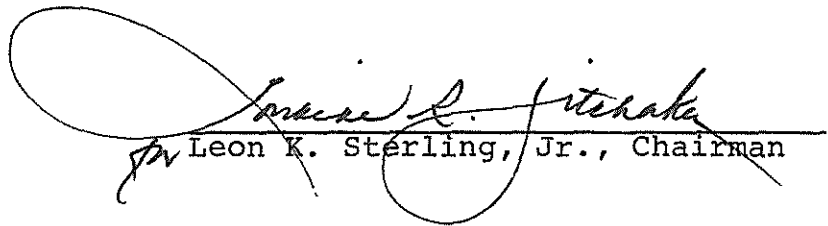
1. That construction shall commence within one year from the effective date of the Special Management Area Use Permit and be completed within two (2) years thereafter;
2. That the tennis courts shall be set back a minimum of 10 feet from the stone wall on the southern property line;
3. That the petitioner, Island Holidays, Ltd. shall submit a landscaping plan for the proposed development which meets the approval of the Planning Director. The plan shall include a horizontal and vertical landscaping buffer between the tennis courts and the adjacent property to the south. The horizontal and vertical buffer shall consider view planes from both ground level and the upper stories of the hotel on the adjacent property;
4. That the proposed development shall be a minimum of 100 feet from Hapaialii heiau; and

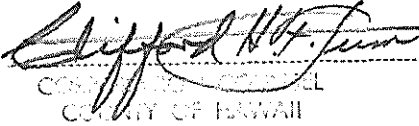
5. That all other applicable rules and regulations, including the plan approval process, shall be complied with.

Should these conditions not be met, the Special Management Area Use Permit shall be deemed null and void.

The effective date of this permit shall be August 12, 1976.

Dated at Hilo, Hawaii, this 25th day of August, 1976.


for Leon K. Sterling, Jr., Chairman

APPROVED as to FORM and VERACITY  CLIFFORD W. JONES COUNTY ENGINEER COUNTY OF HAWAII Date <u>8/24/76</u>
