

PLANNING COMMISSION

Planning Department
County of Hawaii
Hilo, Hawaii

Application for SPECIAL MANAGEMENT)
AREA USE PERMIT)
by)
MANFRED CIESLIK)
for) SMA USE PERMIT NO. 17
BOWLING CENTER FACILITY AND)
RELATED IMPROVEMENTS)
at)
Keahuolu, North Kona, Hawaii)

SPECIAL MANAGEMENT AREA USE PERMIT

The County Planning Commission at its meetings on August 12 and 30, 1976, considered the application of Manfred Cieslik for a Special Management Area Use Permit in accordance with Rule No. 9, Rules and Regulations Relating to Environmental Shoreline Protection, to allow the establishment of a bowling center facility, including a bar and restaurant as well as related improvements at Keahuolu, North Kona, Hawaii, TMK: 7-4-08:portion of 2.

The Commission has found that:

1. That the proposed development will not have any substantial adverse environmental or ecological effect on the Special Management Area (SMA) or to the immediate surrounding land area. The subject project does not involve an irrevocable commitment to loss or destruction of any natural or cultural resources such as historical sites or significant viewplanes; nor does it substantially conflict with the long-term environmental policies or goals of the County or the State. Furthermore, the proposed development will not be situated in an environmentally sensitive area such as a flood plain, an erosion-prone area, geologically hazardous land, estuary or fresh water resources. The subject proposal will neither substantially affect rare or endangered plant or animal species or their habitat nor will it detrimentally affect air or water quality or ambient noise levels.
2. That the subject proposal does not significantly conflict with the findings, policies, and guidelines set forth in Act 176, SLH 1975, and Rule 9 of the County Planning Commission. The site area is a substantial distance from the ocean (approximately 1,200 feet) and, therefore, will not directly encroach upon the shoreline. Furthermore, the ongoing County/State recreational park complex and the old

Kona Airport Terminal facilities provide a passive buffer function between the subject property and the shoreline. As such, the proposed facility does not affect public access to any publicly owned or used beaches, shorelines, or recreation areas.


The general topographical character of the site will require minimum alteration, grading, and/or fill. Erosion, siltation and runoff potential will be negligible or non-existent because of the sparse rainfall and soil characteristics in the area.

In addition, the presence of the proposed facility would not substantially interfere with the viewplane towards the sea from the mauka extent of the SMA in this area. The construction of a single-story building would not significantly contrast or conflict with the building character of the adjoining areas.

Therefore, the Commission hereby grants to the petitioner a Special Management Area Use Permit to allow the establishment of a bowling center facility including a bar and restaurant as well as related improvements at Keahuolu, North Kona, Hawaii, TMK: 7-4-08:portion of 2.

The effective date of this permit shall be from August 30, 1976.

Dated at Hilo, Hawaii, this 16th day of September.



Leon K. Sterling, Jr., Chairman

