

PLANNING COMMISSION

Planning Department
County of Hawaii
Hilo, Hawaii

Application for)
SPECIAL MANAGEMENT AREA USE PERMIT)
by)
HAWAIIANA INVESTMENT CO., LTD.)
for)
CONSTRUCTION OF LAVA ROCK) SMA USE PERMIT NO. 22
PROTECTIVE SEA WALLS)
in)
KAHULUI 2nd, NORTH KONA, HAWAII)
_____)

SPECIAL MANAGEMENT AREA USE PERMIT

The County Planning Commission at a duly held public hearing on Wednesday, December 22, 1976, considered the application of Hawaiiana Investment Co., 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 lava rock protective sea walls within the site of the Kona Sea Village Condominium complex at Kahului 2nd, North Kona, Hawaii, Tax Map Key 7-5-19: 3 & 15 & 7-5-21:10, 13 & 36.

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.

The area in which the sea walls are proposed to be located is rocky and boulder-strewn without a sandy beach. The area is devoid of vegetation and is not the habitat for rare or endangered plant or animal species.

Although several archaeological features were found within the area, none of these will be affected by the proposed sea walls.

According to plans submitted along with the application, the sea walls, when the second phase is complete, will restrict to some extent, public access to the shore. However, as a condition of approval, provisions will be made to facilitate public access over the sea walls.

While the proposed facilities does involve some alterations to existing landforms, these alterations are not expected to cause any adverse effects to water resources and quality. Some adverse impacts are anticipated upon the visual quality of the existing area. These impacts will however be mitigated by use of native lava rock within the construction of the walls. These impacts are clearly outweighed by considerations for public safety.

It is therefore determined that the construction of the proposed sea walls will not significantly conflict with the purposes, policies and guidelines of Act 176, SLH 1975 and the Planning Commission's Rule No. 9, Relating to Environmental Shoreline Protection.


Therefore, the Commission hereby grants to the petitioner a Special Management Area Use Permit to allow the construction of lava rock protective sea walls within the site of the Kona Sea Village Condominium complex at Kahului 2nd, North Kona, Hawaii, pursuant to the authority vested in it by Rule No. 9, Rules and Regulations Relating to Environmental Shoreline Protection, subject to the following conditions:

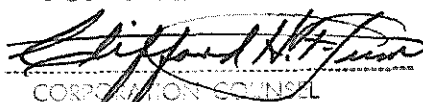
1. That construction of the first increment shall commence within one year from the effective date of the Special Management Area Use Permit and be completed within one year thereafter.
2. That adequate stairs or ramps be installed to facilitate access over the sea walls to the shoreline.
3. That the petitioner submit construction plans to the Chief Engineer and Planning Director for their approval prior to construction.
4. That all other applicable rules and regulations 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 December 22, 1976.

Dated at Hilo, Hawaii, this 20th day of January, 1977.


Chairman, Planning Commission

APPROVED as to FORM and LEGALITY

CORPORATION COUNCIL COUNTY OF HAWAII
Date <u>1/15/77</u>