

April 26, 1976

Mr. Edward Crook, Vice President  
Hawaiiana Investment Company, Ltd.  
P. O. Box D  
Naalehu, HI 96772

Re: SMA Use Permit Application  
Tax Map Key 9-5-19:11

The Planning Commission at its duly held public hearing on April 23, 1976 considered your application for a Special Management Area (SMA) Use Permit request for the construction of facilities for the Aspen Institute project. The area involved is situated within the Hawaiiana Investment Co., Ltd.'s Resort/Recreational Complex, approximately 1,650 feet makai of the Hawaii Belt Highway, Ninole, Ka'u, Hawaii.

The Commission voted to approve your application effective April 23, 1976, subject to the following conditions:

1. That the development shall conform substantially to the representations made by the applicant and the plans submitted with the application.
2. That the petitioner shall submit plans, including landscaping, for plan approval within six (6) months from the effective date of approval of the Special Management Area Use Permit. Construction shall commence within one (1) year from the receipt of final plan approval and be completed within two (2) years thereafter.
3. That the petitioner shall comply with the requirements of the Department of Health.
4. That all other applicable rules and regulations, including the Grading Ordinance, 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.

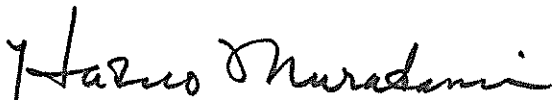
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We will be forwarding the official SMA Use Permit as soon as the document is prepared. In the meantime, should you have any questions, please feel free to contact the Planning Department at 961-8288.

*for* 

Leon K. Sterling, Jr.  
Chairman, Planning Commission

lat:sk

cc: Chief Engineer, Public Works

PLANNING COMMISSION

Planning Department  
County of Hawaii  
Hilo, Hawaii

Application for )  
SPECIAL MANAGEMENT AREA USE PERMIT )  
by )  
HAWAIIANA INVESTMENT CO., INC. ) SMA USE PERMIT NO. 7  
for )  
DEVELOPMENT OF ASPEN INSTITUTE PROJECT )  
in )  
Ninole, Ka'u, Hawaii )  
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SPECIAL MANAGEMENT AREA USE PERMIT

The County Planning Commission, at a duly held public hearing on April 23, 1976, considered the application of HAWAIIANA INVESTMENT CO., INC. for a Special Management Area Use Permit in accordance with Rule No. 9, Rules and Regulations Relating to Environmental Shoreline Protection, to allow the development of the Aspen Institute Project at Ninole, Ka'u, Hawaii, TMK: 9-5-19:11.

The Commission has found:

That the proposed development will not have any substantially adverse environmental or ecological effects. The potential impacts of the proposed development are expected to be minimal. Grading will result in a slight modification of the existing relief, but will be mitigated by applicable regulations. Although there will be an increase in surface runoff, no adverse effects are expected as the subject property is basically 'a'a lava which is very pervious.

The proposed development will not interfere with or obstruct any access to beaches, recreation areas, or natural reserves, nor will it reduce the size of any such areas. Approval of the subject request will not result in the permanent loss of valuable resources of the coastal zone.

Further, the establishment of Aspen Institute-Hawaii will, in essence, fulfill some of the goals, policies, and standards of the County General Plan, particularly those related to the development of the Island of Hawaii as a unique scientific and cultural model where economic gains are in balance with social and physical amenities. The General Plan also encourages the expansion of the research and development industry.

Based on the above, it is determined that approval of the subject request will not be contrary to the purpose and intent of the Environmental Shoreline Protection Act and Rule 9.

Therefore, the Commission hereby grants to the petitioner a Special Management Area Use Permit to allow the construction of a conference center building, an access road, parking lot, cesspool for wastewater disposal, and landscaping at Ninole, Ka'u, 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 the development shall conform substantially to the representations made by the applicant and the plans submitted with the application.
2. That the petitioner shall submit plans, including landscaping, for plan approval within six (6) months from the effective date of approval of the Special Management Area Use Permit. Construction shall commence within one (1) year from the receipt of final plan approval and be completed within two (2) years thereafter.
3. That the petitioner shall comply with the requirements of the Department of Health.
4. That all other applicable rules and regulations, including the Grading Ordinance, 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 April 23, 1976.

Dated at Hilo, Hawaii, this 24th day of May, 1976.



Leon K. Sterling, Jr., Chairman

