

PLANNING COMMISSION

Planning Department
County of Hawaii
Hilo, Hawaii

Application for)
SPECIAL MANAGEMENT AREA)
USE PERMIT)
by) SMA Use Permit No. 39
WIMBERLY, WHISENAND, ALLISON,)
TONG & GOO ARCHITECTS, LTD.)
for)
CERTAIN IMPROVEMENTS AT)
KONA HILTON HOTEL)
in)
Pua'a, North Kona, Hawaii)

SPECIAL MANAGEMENT AREA USE PERMIT

The County Planning Commission at a duly held public hearing on August 25, 1977, considered the application of WIMBERLY, WHISENAND, ALLISON, TONG & GOO ARCHITECTS, 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 a roof extension to Kona Hilton Hotel's Ali'i Room, four (4) tennis courts, a pro shop, landscaping, and related improvements at Pua'a North Kona, Hawaii, Tax Map Key 7-5-09:2, 12, 46, 47 and 63.

The Commission has found:

That the policy of Rule 9 of the Planning Commission is the preservation, protection and where possible, the restoration of natural resources of coastal areas. Further, as an interim measure that management options of these valuable resources are not foreclosed. The purpose of the request to construct tennis courts and a pro shop is to complement and provide added recreational amenities to an existing hotel complex. The purpose of the roof extension is to provide added protection against the natural elements. The granting of these requests will not foreclose management options as the area has been committed to and developed for hotel/resort use.

The granting of the request also will not affect the valuable natural resources. The areas under consideration are not known to be habitats for rare and endangered plant or animal species. These resources will not be affected. There are no known historic sites to be affected.

Further, the granting of the request will not limit public access to publicly owned or used beaches, recreation areas and natural reserves. The location of the proposed tennis courts is mauka of Kahakai Road, thus access to the shoreline will not be limited by construction of these courts. The Ali'i Room is adjacent to the shoreline but the roof extension should not affect access to it.

Based on the above considerations, it has been determined that the proposed tennis courts and related facilities and the roof extension will not have substantially adverse effects on the surrounding environment nor conflict with Rule 9 of the Planning Commission.

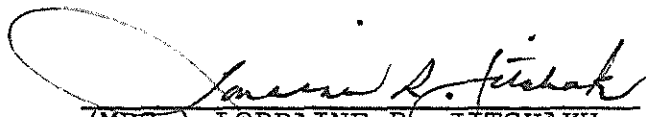
Therefore, the Commission hereby grants to the petitioner a Special Management Area Use Permit to allow the construction of a roof extension to Kona Hilton Hotel's Ali'i Room, four (4) tennis courts, a pro shop, landscaping, and related improvements at Pua'a North Kona, Hawaii, pursuant to the authority vested in it by Rule No. 9, Rules and Regulations Relating to Environmental Shoreline Protection, subject to the following conditions:

1. That the proposed construction of the tennis courts, pro shop and roof extension shall conform substantially to plans submitted by the petitioner with the exception that the electrical conduits along the seawall be relocated from the exterior or seaside of the wall to the interior side.
2. 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.
3. That the petitioner shall comply with all other applicable rules and regulations including the Plan Approval process.

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

The effective date of this permit shall be August 25, 1977.

Dated at Hilo, Hawaii, this 3rd day of October, 1977.


(MRS.) LORRAINE R. JITCHAKU
Chairman, Planning Commission

