

PLANNING COMMISSION

Planning Department  
County of Hawaii  
Hilo, Hawaii

Application for )  
SPECIAL MANAGEMENT AREA )  
USE PERMIT )  
by )  
MARJORIE STONE )  
for )  
SIX UNIT CONDOMINIUM )  
BUILDING AND RELATED )  
IMPROVEMENTS )  
in )  
Holualoa, North Kona, Hawaii )

SMA USE PERMIT NO. 47

SPECIAL MANAGEMENT AREA USE PERMIT

The County Planning Commission at its duly held public hearings on November 16, 1977, and December 19, 1977, considered the application on MARJORIE STONE 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 six (6) unit condominium building and related improvements in Holualoa, North Kona, Hawaii, Tax Map Key 7-6-17:30.

The Commission has found:

That the proposed development is not expected to have substantial environmental or ecological adverse effects. The subject parcel was graded approximately ten years ago. Thus, although some alterations will be made to the existing topography and vegetation, the area cannot be considered pristine or in its original state. Further, the parcel is not known to contain any endangered plant or animal species, nor any known historic sites.

That although the proposed development will alter the shoreline area, aesthetic and pollution concerns may be mitigated and/or minimized through conditions of approval or other existing rules and regulations.

That although public access to the shoreline will be limited at this point, access from Ali'i Drive to the shore is available 400 feet to the south of the subject parcel through a state owned parcel. Moreover, lateral access along the shoreline is not restricted.

That the request is consistent with the General Plan Multi-Family Residential policy which encourages the development of apartment in those areas serviced by essential utilities. The area is serviced by electric and telephone lines. Although the water service is inadequate at this time, the completion of the Kahalu'u shaft and system in the near future should assure that water is available. Moreover, this concern may be minimized by conditions of approval.

That the request is consistent with the General Plan Housing element policy which calls for the provision of various housing types. The proposed development will consist of six (6) two (2) bedroom luxury units and will add to the housing supply.

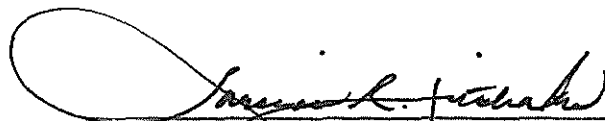
Therefore, the Commission hereby grants to the petitioner a Special Management Area Use Permit to allow the construction of a six (6) unit condominium building and related improvements in Holualoa, North Kona, Hawaii, Tax Map Key 7-6-17:30 pursuant to the authority vested in it by Rule No. 9, Rules and Regulations Relating to Environmental Shoreline Protection, subject to the following conditions:

1. That the proposed development shall conform substantially to the representations made by the petitioner and shall be limited to no more than six units.
2. That the petitioner shall submit plans for plan approval, within one year of the effective date of the Special Management Area Use Permit. Construction shall commence within one (1) year from the date of final plan approval and be completed within two (2) years thereafter.
3. That a landscaping plan shall be submitted to the Planning Director for his review and approval.
4. That the petitioner shall comply with the rules and regulations of the State Department of Health; in particular, with regard to sewage disposal facilities.
5. That the requirements of the Department of Water Supply shall be complied with.
6. That all other applicable rules and regulations shall be complied with.

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 December 19, 1977.

Dated at Hilo, Hawaii, this 30th day of December, 1977.

  
(Mrs.) Lorraine R. Jitchaku  
Chairman, Hawaii Planning Commission

<b>APPROVED</b> as to <b>FORM and LEGALITY</b>
<i>Roxanna Garcia</i>
ASSISTANT CORPORATION COUNSEL COUNTY OF HAWAII
Date <u>JAN 9 1978</u>