

PLANNING COMMISSION

Planning Department
County of Hawaii
Hilo, Hawaii

Application for)
SPECIAL MANAGEMENT AREA)
USE PERMIT)
by)
GODFREY CORPORATION) SMA USE PERMIT NO. 49
for)
AN EIGHT (8) UNIT CONDOMINIUM)
AND RELATED IMPROVEMENTS)
in)
HOLUALOA, NORTH KONA, HAWAII)
_____)

SPECIAL MANAGEMENT AREA USE PERMIT

The County Planning Commission at a duly held public hearing on December 19, 1977, considered the application of GODFREY CORPORATION 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 an eight (8) unit condominium and related improvements at Holualoa, North Kona, Hawaii, Tax Map Key 7-6-16:29 and 7-6-17:27 and 29.

The Commission has found:

That the proposed development is not expected to have any substantial environmental or adverse ecological effects. The petitioner has stated that "...no grading is anticipated at the site," and thus no major disturbance to the existing topography is expected.

Further, the parcel is not known to have any endangered plant or animal species, unique land forms, nor any historic sites.

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

That public access to the shoreline from Alii Drive will be provided via two (2) ten (10) foot wide routes along the side property lines. Further, no construction will block or restrict access laterally along the shoreline.

That the request is consistent with the General Plan Multiple-Family Residential policy which encourages the development of multi-family units in those areas serviced

by essential utilities. The area is currently serviced by electric and telephone lines. Adequate water for this project has already been committed by the Department of Water Supply.

That the request is consistent with the General Plan Housing element which calls for the provision of various housing types. The proposed development will consist of seven (7) four (4) bedroom units and one (1) three (3) bedroom unit, 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 an eight (8) unit condominium and related improvements at Holualoa, North Kona, Hawaii, Tax Map Key 7-6-16:29 and 7-6-17:27 and 29, pursuant to the authority vested in it by Rules No. 9, Rules and Regulations Relating to Environmental shoreline Protection, subject to the following conditions:

1. That the proposed development shall conform to representations made by the petitioner and shall be limited to no more than eight (8) units.
2. That consolidation of the three (3) lots into one (1) lot be obtained within one (1) year from the effective date of the Special Management Area Use Permit.
3. That the petitioner or its authorized representative shall submit plans for plan approval within one (1) year from the effective date of the consolidation of the three parcels. Construction shall commence within one (1) year from the date of final plan approval and be completed within two (2) years thereafter.
4. That the petitioner shall provide public access to the shoreline. The location of such access and improvements to be made to it shall be determined at the time of plan approval.
5. That a landscaping plan shall be submitted to the Planning Director for his review and approval.
6. That the petitioner shall comply with the rules and regulations of the State Department of Health; in particular, with regard to sewage disposal facilities.
7. That the requirements of the Department of Water Supply shall be complied with.
8. 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.

The effective date of this permit shall be January 12, 1978.

Dated at Hilo, Hawaii, this 31st day of January.



William F. Mielcke, Chairman

ASSISTANT

APPROVED as to FORM and LEGALITY <i>Roxanna Garcia</i> CORPORATION COUNSEL COUNTY OF HAWAII Date <u>JAN 27 1978</u>
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