

PLANNING COMMISSION

Planning Department
County of Hawaii
Hilo, Hawaii

Application for)
SPECIAL MANAGEMENT AREA) SMA USE PERMIT
USE PERMIT) NO. 56
by)
KAMEHAMEHA DEVELOPMENT CORPORATION)
AND FINAN OVERSEAS, INC.)
for)
96 APARTMENT UNITS AND RELATED)
IMPROVEMENTS; SUBDIVISION OF A)
2.558-ACRE ROADWAY PARCEL; AND)
CONSTRUCTION OF AN EXTENSION)
TO ALI'I DRIVE)
in)
Keauhou 2nd, North Kona, Hawaii)
_____)

SPECIAL MANAGEMENT AREA USE PERMIT

The County Planning Commission at a duly held public hearing on April 13, 1978, considered the application of KAMEHAMEHA DEVELOPMENT CORPORATION AND FINAN OVERSEAS, INC. for a Special Management Area Use Permit in accordance with Rule No. 9, Rules and Regulations Relating to Environmental Shoreline Protection, to allow a) the construction of 96 apartment units and related improvements on 5.776 acres of land; b) the subdivision of a 2.558-acre roadway parcel; and c) the construction of an extension to the southerly end of the existing Ali'i Drive at Keauhou 2nd, North Kona, Hawaii, Tax Map Key 7-8-10:55 and portion of 34.

The Commission has found:

That the proposed development will not have any substantially adverse environmental or ecological effects. The area under consideration does not contain any known endangered plant or animal species nor does it provide habitat for such species. The proposed development will not interfere with important natural systems or publicly owned or used beaches or recreational areas.

Although the proposed development will change the existing character of the land, aesthetic and pollution concerns can be minimized through conditions of approval or mitigated through existing rules and regulations. Alterations which are expected to occur during land preparation of Area 19 are to be compatible with the existing topography of the subject area. The proposed roadway construction will of necessity require cuts and fill. The road right-of-way, however, will be 160 feet wide throughout most of its length to allow sufficient width in which to place

the pavement and least disturb existing landforms. Air and noise quality will be affected primarily during the construction phases. Adverse impacts from construction, however, are mitigated through existing standards.

Further, the proposed condominium development will be serviced by an existing sewer line which connects to the Heeia Treatment Plant. The proposed development is also not expected to significantly detract from existing visual plans, in part because there is sufficient relief within the subject area so that the proposed structures, which will be detached and low rise, will not be highly conspicuous.

The request is also consistent with the General Plan which designates the Keauhou area as a major resort. The proposed developments are supportive uses within the resort area. In addition, the General Plan encourages development in those areas which are already zoned and which are serviced by existing utilities. All available utilities are available to the area in question and the proposed roadway will be an infrastructural improvement within the resort.

Therefore, the Commission hereby grants to the petitioner a Special Management Area Use Permit to allow a) the construction of 96 apartment units and related improvements on 5.776 acres of land; b) the subdivision of a 2.558-acre roadway parcel; and c) the construction of an extension to the southerly end of the existing Ali'i Drive at Keauhou 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 the proposed development shall conform to the representations made by the petitioners and the plans submitted with the application.
2. That the petitioners or their authorized representatives shall secure tentative subdivision approval for tax map key 7-8-10:55 within one (1) year from the effective date of the Special Management Area Use Permit. The petitioners shall also be responsible for securing final subdivision approval.
3. That Kamehameha Development Corporation or its authorized representative shall submit plans for the subdivision of the proposed 2.558-acre roadway parcel and secure tentative subdivision approval within one (1) year from the effective date of the Special Management Area Use Permit. Kamehameha Development Corporation shall also be responsible for securing final subdivision approval.
4. That construction of the proposed Ali'i Drive extension shall commence within two (2) years from the date of final subdivision approval and be completed within two (2) years thereafter.

5. That an archaeological reconnaissance survey of the proposed roadway extension area and of Area 19 shall be undertaken and the survey findings and report submitted to the Planning Director and the State Historic Preservation Office for review and approval prior to any land preparation activities.
6. That all other applicable rules, regulations and requirements, including those of the Departments of Health, Public Works, and Water Supply, 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 April 13, 1978.

Dated at Hilo, Hawaii, this 17th day of May, 1978.



WILLIAM F. MIELCKE, CHAIRMAN
Planning Commission

APPROVED as to FORM and LEGALITY	
ASSISTANT	<u>Roxanna Garcia</u>
	CORPORATION COUNSEL COUNTY OF HAWAII
Date	<u>APR 23 1978</u>