

PLANNING COMMISSION

Planning Department
County of Hawaii
Hilo, Hawaii

Application for)
SPECIAL MANAGEMENT AREA)
USE PERMIT)
by)
GEORGE NORWOOD) SMA USE PERMIT NO. 62
for)
CONSTRUCTION OF A 2-UNIT)
APARTMENT AND RELATED)
IMPROVEMENTS)
in)
Holualoa 1st and 2nd,)
North Kona, Hawaii)
_____)

SPECIAL MANAGEMENT AREA USE PERMIT

The County Planning Commission at a duly held public hearing on July 13, 1978, considered the application of GEORGE NORWOOD 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 two (2) unit apartment and related improvements at Holualoa 1st and 2nd, North Kona, Hawaii, Tax Map Key 7-6-14:07.

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 activities are to be of a minor nature and adverse impacts during the construction phase are mitigated through existing standards. Sewerage and other concerns will also be handled through existing rules and regulations.

Further, the subject property is located in an area which has been developed for uses such as that proposed. Approval of the subject request will allow development consistent with the established character of the area and with the policies and standards of the County General Plan.

Approval of the SMA Use Permit is thus determined to not be contrary to Rule 9 of the Planning Commission, the Environmental Shoreline Protection Act, or Chapter 205-A, Hawaii Revised Statutes, relating to Coastal Zone Management.

Therefore, the Commission hereby grants to the petitioner a Special Management Area Use Permit to allow the construction of a two (2) unit apartment and related improvements 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 petitioner or his authorized representative shall submit plans for plan approval within one year from the effective date of the Special Management Area Use Permit.
2. That the proposed development shall conform to the representations made by the petitioner and the plans submitted with the application.
3. That construction of the proposed development shall commence within one year from the date of receipt of final plan approval and be completed within two years thereafter.
4. That should any archaeological or historical sites or remains be found during land preparation activities, work shall immediately cease and the petitioner or his authorized representative shall notify the Planning Department. Work shall not resume until a review and clearance of the affected site or sites has been obtained from the Planning Department.
5. That all other applicable rules, regulations and requirements 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 by the Planning Commission.

The effective date of the permit shall be July 13, 1978.

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



WILLIAM F. MIELCKE, CHAIRMAN
Planning Commission

APPROVED as to FORM and LEGALITY <i>Samuel D. Meyer</i> DEPUTY CORPORATION COUNCIL COUNTY OF HAWAII Date <u>AUG 1</u> 1978
