

PLANNING COMMISSION

Planning Department  
County of Hawaii  
Hilo, Hawaii

Application for )  
SPECIAL MANAGEMENT AREA USE PERMIT )  
by )  
KAINALU DEVELOPMENT CORPORATION )  
for )  
117 CONDOMINIUM UNITS AND RELATED )  
IMPROVEMENTS )  
in )  
Kahalu'u and Keauhou 1st, North )  
Kona, Hawaii )

SMA USE PERMIT NO. 72

SPECIAL MANAGEMENT AREA USE PERMIT

The County Planning Commission at a duly held public hearing on August 3 and August 31, 1978, considered the application of KAINALU DEVELOPMENT 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 117 condominium units and related improvements immediately adjacent to the Keauhou Kona Surf and Racquet Club, Phase 1, in Kahalu'u and Keauhou 1st, North Kona, Hawaii, Tax Map Key 7-8-13-10, 44 and 45.

The Commission has found:

That the proposed development will not have 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. Access to the shoreline and historic sites can be provided through conditions of approval.

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. No major alterations are expected to occur during land preparation and air and noise quality would be affected primarily during the construction phase. In addition, water and sewage treatment capacities are adequate to serve the proposed development. The proposed development is also not expected to significantly detract from existing visual planes, in part because the slope of the land is such that the shoreline area is not now highly visible and because of the nature of the development which is detached structures.

The request is also consistent with the Multiple Family Residential Element of the General Plan which encourages the development of multiple family units in areas already zoned for such use and serviced by existing facilities. All essential utilities, including a sewage system, electricity and water will be available to the subject site. The proposed condominium project will complement the Keauhou resort complex which is designated as a Major Resort Area in the General Plan.

Although the subject property contains archaeological sites which are on the Hawai'i Register of Historic Places, these sites can be preserved through conditions of approval and existing regulations.

Therefore, the Commission hereby grants to the petitioner a Special Management Area Use Permit to allow the construction of 117 condominium units 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 its authorized representative shall submit plans for plan approval within one year from the date of receipt of a Planned Development Permit (PDP).
2. That the petitioner shall submit to the Planning Director a plan for the archaeological restoration, stabilization, and interpretation of Inikiwai heiau and the residence of Lonoikamakahiki and the stepping stone trail. Said plan shall include, but not be limited to, the provision of public access to these historic sites and adequate setbacks from them for proposed improvements so as to minimize encroachment upon the sites. All stabilization activities shall be conducted under the supervision of the Bishop Museum or any other equally competent individual or institution. Approval of the plan by the Planning Director shall be obtained prior to the receipt of final plan approval.
3. That the petitioner shall provide public access from Ali'i Drive to the existing shoreline walkway. Said access shall be reviewed at the time of plan approval.
4. That all structures shall have a minimum average setback of seventy (70) feet from the certified shoreline; provided, further that building no. 1 shall have a minimum of a 60+ foot setback or adjacent to the sewer manhole; building no. 2 shall have a minimum of a 50 foot setback;
5. That the existing parcels shall be consolidated within one year from the effective date of the Special Management Area Use Permit.

6. That to provide an unobstructed view of Inikiwai Heiau from the ocean, building no. 5 be resited further south and as mauka as possible from the Heiau, which may include the use of a portion of the adjacent parcel now being used as a golf course.

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

The effective date of the permit shall be August 31, 1978.

Dated at Hilo, Hawaii, this \_\_\_\_\_ day of \_\_\_\_\_, 1978.



WILLIAM F. MIELCKE  
Chairman, Planning Commission

