

PLANNING COMMISSION

Planning Department
County of Hawaii
Hilo, Hawaii

Application for)
SPECIAL MANAGEMENT AREA)
USE PERMIT)
By)
C. M. POULTON)
For)
14-UNIT CONDOMINIUM APARTMENT)
AND RELATED IMPROVEMENTS)
In)
Holualoa 1st and 2nd,)
North Kona, Hawaii)

SMA USE PERMIT NO. 75

SPECIAL MANAGEMENT AREA USE PERMIT

The County Planning Commission at a duly held public hearing on October 12, 1978, considered the application of C. M. POULTON for a Special Management Area Use Permit in accordance with Rule No. 9, Rules and Regulations Relating to Environmental Shoreline Protections, to allow the construction of a 14-unit condominium apartment and related improvements. The property involved is located along the mauka side of Ali'i Drive, diagonally across from the Kona Bali Kai Condominium in a northerly direction, Holualoa 1st and 2nd, North Kona, Hawaii, Tax Map Key 7-6-16:31.

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. As the proposed development would be located mauka of Ali'i Drive, public access to the shoreline shall not be impaired by the approval of this project.

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. Air and noise quality would be affected primarily during the construction phase. In addition, water and sewage treatment capacities will be adequate to serve the proposed development. The proposed development is not expected to significantly detract from existing visual planes, in part because the site is mauka of Ali'i Drive and because

the slope of the land below Kuakini Highway does not render the shoreline area highly visible.

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 zoned for such use and serviced by existing facilities. All essential facilities and utilities, including water and a sewage treatment system, will be available to the subject site.

Therefore, the Commission hereby grants to the petitioner a Special Management Area Use Permit to allow the construction of a 14-unit condominium 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 shall submit plans for plan approval within one (1) year from the effective date of the Special Management Area Use Permit. The petitioner shall also be responsible for obtaining Final Plan Approval. Construction shall commence within one (1) year from the receipt of Final Plan Approval and shall be completed within two (2) years thereafter.
2. That prior to the granting of final plan approval and/or a grading permit the petitioner shall include an archaeological survey of the subject property for the review and approval of the Planning Director. Should any archaeological features be found on the subject site the disposition of these features shall be approved by the Planning Director prior to final approval or the issuance of a grading permit.
3. That the petitioner shall submit the necessary documents for the review and approval of the Corporation Counsel that show permission, in perpetuity, to make and maintain drainage improvements in the adjoining right-of-way as part of the plan approval submittal.
4. That the petitioner shall make the improvements as reflected in his plans dated October 12, 1978 or as may be modified by the Chief Engineer to further the public welfare and safety.
5. That the development shall comply with the representations made by the petitioner.
6. That the Department of Health requirements shall be complied with.
7. That all other applicable rules, regulations, and requirements shall be complied with.