

PLANNING COMMISSION

Planning Department
County of Hawaii
Hilo, Hawaii

Application for)
SPECIAL MANAGEMENT AREA USE PERMIT)
by)
OKA & OKA HAWAII, INC.)
for) SMA USE PERMIT NO. 83
NEW LOBBY/RESTAURANT COMPLEX AND)
RELATED IMPROVEMENTS)
in)
Honuauia 1st and Hienaloli 1st,)
North Kona, Hawaii)
_____)

SPECIAL MANAGEMENT AREA USE PERMIT

The County Planning Commission at a duly held public hearing on December 14, 1978, considered the application of Oka & Oka Hawaii, Inc. 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 restaurant/lobby complex and related improvements, including landscaping and a parking area at Honuauia 1st and Hienaloli 1st, North Kona, Hawaii, Tax Map Key: 7-5-07:4.

The Commission has found:

That the proposed development is not anticipated to have any adverse environmental impacts. The proposed project will replace an existing structure in a developed area. Although there will be some alteration of the existing landscaped vegetation, it is not expected that such removal would have adverse implications. Sewage from the project will be disposed of in accordance with the State Department of Health requirements.

Since the proposed lobby/restaurant structure will be surrounded on three (3) sides by the existing Kona Bay Hotel structure, the construction of the proposed structure will not interfere with existing view planes toward the ocean from adjoining properties.

As the subject property is located mauka of Ali'i Drive, the project will not interfere with the natural shoreline processes or with public access to the shoreline, particularly in that there is existing development between the subject property and the shoreline.

Therefore, the Commission hereby grants to the petitioner a Special Management Area Use Permit to allow the construction of a

restaurant/lobby complex and related improvements, including landscaping and a parking area at Honuauia 1st and Hienaloli 1st, 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 development shall conform substantially to the plans submitted by the petitioner and the representations made.
2. That final plan approval be secured within one (1) year from the effective date of approval of the Special Management Area Use Permit.
3. That construction of the proposed structure and the parking area improvements shall commence within one (1) year from the date of receipt of final plan approval and be completed within two (2) years thereafter.
4. That all other applicable rules, regulations and requirements shall be complied with.

Should 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 December 14, 1978.

Dated at Hilo, Hawaii, this 25th day of January, 1979.



William F. Mielcke
Chairman, Planning Commission

APPROVED as to FORM and LEGALITY	
<i>Ann E. Pecht</i>	
DEPUTY	CORPORATE COUNSEL COUNTY OF HAWAII
Date	JAN 10 1979