

PLANNING COMMISSION

Planning Department
County of Hawaii
Hilo, Hawaii

Application for)
SPECIAL MANAGEMENT AREA USE PERMIT)
by)
ISLAND HOLIDAYS RESORT)
for) SMA USE PERMIT NO. 84
CERTAIN IMPROVEMENTS TO)
KEAUHOU BEACH HOTEL COMPLEX)
in)
Kahalu'u, 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 Island Holidays Resort dba Keauhou Beach Hotel 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 two (2) halaus, a pool bar, museum, arts center, landscaping and other related improvements at the Keauhou Beach Hotel Complex, Kahalu'u, North Kona, Hawaii, Tax Map Key 7-8-13:43.

The Commission has found:

That the proposed improvements are not expected to have significant adverse environmental effects. The purpose of the subject request is to allow the construction of various structures and to allow landscaping. The proposed improvements would be located within the northern portion of the hotel grounds. This area has been previously improved and the proposed project is not expected to further increase impacts which have already occurred. Some of the proposed improvements will also be reconstructions of Hawaiian structures and will be used as attractions to residents and visitors.

Further, inasmuch as the area under consideration is already developed, sensitive and fragile natural systems are not likely to exist. The proposed improvements will not interfere with public access to the shoreline nor are they of such a nature or scale that they will generate additional impacts upon the shoreline area. These proposed improvements may have the effect of enhancing the shoreline area of the subject property, thereby encouraging the public to visit the area.

Based on the above, it is determined that approval of the subject request would not be contrary to the purpose

and intent of Rule 9 of the Planning Commission or to the Hawaii Coastal Zone Management program as contained in Chapter 205A, Hawaii Revised Statutes.

Therefore, the Commission hereby grants to the petitioner a Special Management Area Use Permit to allow the construction of two (2) halaus, a pool bar, museum, arts center, landscaping and other related improvements at the Keauhou Beach Hotel Complex, Kahalu'u, 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 improvements shall conform substantially to the plans submitted and the representations made by the petitioner.
2. That the petitioner or its authorized representative shall secure final plan approval for all structural improvements within one (1) year from the effective date of approval of the Special Management Area Use Permit.
3. That construction of the proposed structural improvements shall commence within one (1) year from the date of receipt of final plan approval and shall be completed within two (2) years thereafter.
4. That the petitioner or its authorized representative shall submit a landscaping plan to the Planning Department for review prior to undertaking the Kuakini Grove landscaping restoration.
5. 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>Sandra E. Peltz</i>	
DEPUTY	CORPORATION COUNSEL COUNTY OF HAWAII
Date	JAN 10 1979