

PLANNING COMMISSION

Planning Department
County of Hawaii
Hilo, Hawaii

Application)
for)
SPECIAL MANAGEMENT AREA)
USE PERMIT)
by)
INTERISLAND RESORTS, LTD.)
dba NANILOA SURF HOTEL)
for)
THE CONSTRUCTION OF PARKING)
SPACES, TWO TENNIS COURTS,)
AND EXTERIOR RENOVATIONS TO)
AN EXISTING STRUCTURE)
in)
Waiakea, South Hilo, Hawaii)

SMA USE PERMIT NO. 101

SPECIAL MANAGEMENT AREA USE PERMIT

The County Planning Commission at a duly held public hearing on June 14, 1979, considered the application of INTERISLAND RESORTS, LTD. dba NANILOA SURF 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 additional parking spaces, two (2) tennis courts, exterior renovations to existing restaurant structure and related improvements on the Waiakea Peninsula, Waiakea, South Hilo, Hawaii, Tax Map Key 2-1-05:17 and 18.

The Commission has found:

That the proposed development is not expected to have significant adverse environmental or ecological impact on the Special Management Area. The purpose of the subject request is to provide additional parking and to improve the overall facilities of the Naniloa Surf Hotel complex. These improvements will involve the grading and paving of the subject area for construction of 116 parking stalls and 2 tennis courts as well as the exterior renovation of an existing restaurant. The subject area has been extensively developed, being the former site of the Lanai Motel complex. Consequently, the proposed improvements are not expected to significantly increase the degree of environmental impact which presently exist. Furthermore, this prior development has already altered any important habitats or natural ecosystems which may have existed in the area.

That the proposed improvements are consistent with the Resort Element of the General Plan and with the Zoning Code. The proposed improvements will provide additional support facilities for the existing Waiakea Peninsula Resort area, thereby maximizing convenience to the users as well as rehabilitating and utilizing existing Resort areas. Furthermore, the Naniiloa Surf Hotel complex is presently non-conforming with respect to the provision of the required number of parking stalls for the existing hotel use. The granting of the subject request will result in the provision of 116 additional parking stalls for a total of 275 stalls, which will exceed the minimum parking requirement for this area by 38 stalls.

That all essential infrastructures and services including storm and sanitary sewer systems are presently available.

Based on the above, it is determined that the granting of the subject request will not be contrary to the purpose and intent of Rule 9 of the Planning Commission or to Chapter 205A, HRS, Relating to Coastal Zone Management.

Therefore, the Commission hereby grants to the petitioner a Special Management Area Use Permit to allow the construction of additional parking spaces, two (2) tennis courts, exterior renovations to existing restaurant structure and related improvements on the Waiakea Peninsula, Waiakea, South Hilo, 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:

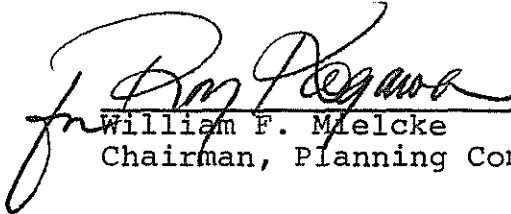
1. That the proposed improvements shall conform substantially to the plans submitted and the representations made by the petitioner.
2. That the petitioner or its authorized representative shall secure final plan approval for all structural improvements within one (1) year from the effective date of 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 for review and approval at the time of plan approval.
5. That all of the proposed improvements shall be located outside of the 40-foot setback area.

6. That the petitioner shall comply with the requirements of the Department of Health.
7. 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 may be deemed null and void by the Planning Commission.


The effective date of the permit shall be June 14, 1979.

Dated at Hilo, Hawaii, this 29th day of June, 1979.



William F. Mielcke
Chairman, Planning Commission

APPROVED AS TO FORM
AND LEGALITY:



DEPUTY CORPORATION COUNSEL
COUNTY OF HAWAII

Date: JUN 25 1979