

PLANNING COMMISSION

Planning Department  
County of Hawaii  
Hilo, Hawaii

Application for )  
SPECIAL MANAGEMENT AREA USE PERMIT )  
By )  
DI TULLIO - HAWAIIAN VENTURES I ) SMA USE PERMIT  
For ) NO. 106  
THE CONSTRUCTION OF A 112-UNIT )  
CONDOMINIUM AND RELATED IMPROVEMENTS )  
In )  
Keauhou, North Kona, Hawaii )  
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SPECIAL MANAGEMENT AREA USE PERMIT

The County Planning Commission at a duly held public hearing on June 27, 1979 and at its regular meeting of July 12, 1979, considered the application of DI TULLIO - HAWAIIAN VENTURES I 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 112-unit condominium project and related improvements. The property involved is located along the makai side of Alii Drive and bordered by the 14th, 15th, and 16th fairways of the Golf Course, Keauhou, North Kona, Hawaii, Tax Map Key 7-8-10:52.

The Commission has found:

That the proposed development is not anticipated to have any substantial adverse environmental or ecological effects. The purpose of the subject request is to allow a condominium project containing 112 units within twelve (12) structures. All of the buildings will be less than forty-five (45) feet in height, and with the exception of four (4) 3-story buildings, all will be two (2) stories in height. The proposed development also includes recreational amenities, landscaping, parking, and other related improvements. Although grading will be done on the property, it will not be of a substantial nature as to disrupt the present topography of the land.

The subject property is located approximately 600 feet mauka of the shoreline at its nearest point. Since the subject site is not situated along the shoreline, it is felt that the proposed development will not interfere with the natural shoreline processes. Thus, the impact on the

shoreline area is expected to be minimal. Further, the proposed development will not interfere with publicly owned or used recreational areas, with any natural areas or with public accesses to the shoreline.

There are also no known rare or endangered species of plants or animals or unique landforms on the subject property. Although an archaeological reconnaissance survey did indicate that there is a historical site on the property, any concerns will be mitigated through conditions of approval of the permits.

In regards to the disposal of sewage, connection will be made to the existing County system. All other essential utilities are or will be made available to the subject property. As far as water is concerned, the Department of Water Supply has stated that it will be readily available after the completion of the Third Phase of the Kahalu'u Shaft Development Project and with certain pipeline improvements. In this regard, the proposed development will complement the Multiple Residential elements of the General Plan which encourages the development of multiple family units in areas zoned for such use and serviced by existing facilities.

Furthermore, the proposed development will complement and will be in the direction of implementing the General Plan which identified the Keauhou area as a self-contained major resort destination area.

Based on the above, it is determined that the approval of the proposed development will not be in conflict with the objectives and policies of the Hawaii Coastal Zone Management Program as contained in Chapter 205-A, Hawaii Revised Statutes or Rule No. 9 of the Planning Commission, Relating to Environmental Shoreline Protection.

Therefore, the Commission hereby grants to the petitioner a Special Management Area Use Permit to allow the construction of a 112-Unit condominium project and related improvements. The property involved is located along the makai side of Alii Drive and bordered by the 14th, 15th, and 16th fairways of the Golf Course, Keauhou, North Kona, Hawaii, Tax Map Key 7-8-10:52, 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 development conform substantially to the plans submitted and representations made by the petitioner, except as may be necessary or required in order to comply with any other conditions of approval and subsequent actions.

2. That the petitioner/representative shall submit plans to the Planning Department and receive final plan approval for the first increment within one (1) year from the date of receipt of approval of the Special Management Area Use Permit.
3. That construction of the first increment 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 a detailed landscaping plan be submitted along with the plans for the first increment for review and approval by the Planning Director.
5. That an intensive archaeological survey shall be conducted to analyze and record any findings of historical sites and archaeological remains found on the property, and that prior to receipt of final plan approval a report of the findings shall be submitted to the Planning Department. No grading or grubbing permit shall be issued until such a report is filed. Further, should any other archaeological remains or historical sites be found during land preparation activities, work shall immediately cease and the petitioner/representative shall immediately notify the Planning Department. Work shall not be resumed until a review and clearance is obtained from the Planning Department.
6. That the method of sewage disposal shall meet with the requirements and approval of the State Department of Health and the County Department of Public Works.
7. That only one (1) access be provided from Alii Drive, and the location shall meet with the approval of the Chief Engineer of the Department of Public Works; further, should there be any subdivision of the area, access shall be provided through an easement to meet the one (1) access condition.
8. That the additional setbacks for the proposed buildings shall be determined at the time of plan approval.
9. That the proposed two-story and three-story buildings shall not be higher than 32+ feet and 42+ feet respectively.
10. That in the design and review of the proposed development plans at the time of plan approval, due consideration for visual impact shall be required. This consideration shall entail the minimization of adverse visual impacts through the appropriate siting, height, bulk, color schemes, and landscaping.

11. That no land disturbance activity such as grubbing or grading of the land within the proposed increment 2 shall occur until the proposed project in its entirety has been reviewed and acted upon in accordance with applicable laws and regulations.
12. That all other applicable rules, regulations, and requirements, including those of the Department of Water Supply, 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 July 12, 1979.

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

  
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WILLIAM F. MIELCKE  
Chairman, Planning Commission

APPROVED AS TO  
FORM AND LEGALITY:

  
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DEPUTY CORPORATION COUNSEL  
COUNTY OF HAWAII

Date: JUL 24 1979