

PLANNING COMMISSION

Planning Department
County of Hawaii
Hilo, Hawaii

Application for)
SPECIAL MANAGEMENT AREA)
USE PERMIT)
By) SMA USE PERMIT NO. 120
RICHARD STEWART)
For)
THE CONSTRUCTION OF)
ADDITIONAL PARKING STALLS)
AND RELATED IMPROVEMENTS)
In)
Kailua Village,)
Puaa 1st, North Kona, Hawaii)

SPECIAL MANAGEMENT AREA USE PERMIT

The County Planning Commission at a duly held public hearing on December 12, 1979, considered the application of RICHARD STEWART/KONA HILTON BEACH AND TENNIS RESORT 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 stalls and related improvements in the Kona Hilton Beach and Tennis Resort in Kailua Village, Puaa 1st, North Kona, Hawaii, Tax Map Key 7-5-09:20.

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 the construction of a parking area containing sixty four (64) new stalls. The proposed development also includes fencing, steps, drainage and other related improvements. The subject property has already been rough graded. Consequently, the proposed improvements are not expected to significantly increase the degree of environmental impact which presently exist. Furthermore, the prior development has already altered any important habitats or natural ecosystems which may have existed in the area.

The subject property is located between Kahakai Beach Road and Alii Drive, approximately 180 feet from the shoreline. Since the site is not situated along the shoreline, the proposed development should not interfere with the natural shoreline processes or with access to the shoreline.

Although some concerns exist regarding drainage and pollution during the construction phase, these concerns will be mitigated through normal construction practices and existing regulations.

That the proposed improvements will involve the development of a vacant portion of the Hotel Complex in order to provide additional support facilities for the Hilton Hotel Complex.

Consequently, the proposed improvements are consistent with the Resort Element of the General Plan and Economic Objectives and Policies of Chapter 205-A, H.R.S., Relating to Coastal Zone Management, which encourages the utilization and improvement of existing Resorts areas.

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 9 of the Planning Commissions Rules and Regulations Relating to Environmental Shoreline Protection.

Therefore, the Commission hereby grants to the petitioner a Special Management Area Use Permit to allow the construction of additional parking stalls and related improvements in the Kona Hilton Beach and Tennis Resort in Kailua Village, Puaa 1st, North Kona, Hawaii, Tax Map Key 7-5-09:20 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/or subsequent actions.
2. That the petitioner, or its authorized representative, shall submit plans and secure plan approval within one (1) year from the effective date of approval of this permit.
3. That construction commence within one (1) year from the date of receipt of final plan approval and completed within two (2) years thereafter.
4. That a detailed landscaping plan be submitted for review and approval by the Planning Director. The landscaping plans will reflect a continuity of the parking lot scheme on the Keauhou side of the project.
5. That the petitioner, or its authorized representative, shall comply to all applicable rules, regulations, and requirements as stated in the agencies' review comments.

Should any of the foregoing conditions not be met, this Special Management Area Use Permit may be deemed null and void by the Planning Commission.

The effective date of the permit shall be December 12, 1979.

Dated at Hilo, Hawaii, this 10th day of April, 19 80.

W. F. Mielcke
BY: WILLIAM F. MIELCKE, CHAIRMAN
PLANNING COMMISSION

APPROVED AS TO FORM
AND LEGALITY:

L. P. Kubaizali
DEPUTY CORPORATION COUNSEL
COUNTY OF HAWAII

Date: 3 April 80