

PLANNING COMMISSION

Planning Department
County of Hawaii
Hilo, Hawaii

Application for)
)
SPECIAL MANAGEMENT AREA USE)
PERMIT)
)
by)
NAKASHIMA ASSOCIATES, INC.)
for)
INSTALLATION OF SOLAR WATER)
HEATER UNIT)
in)
Kahalu'u, North Kona, Hawaii)

SMA USE PERMIT NO. 89

SPECIAL MANAGEMENT AREA USE PERMIT

The County Planning Commission at a duly held public hearing on January 25, 1979, considered the application of NAKASHIMA ASSOCIATES, 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 installation of a solar water heater unit on the roof of the Kona Lagoon Hotel building, Kahalu'u, North Kona, Hawaii, Tax Map Key 7-8-12:2.

The Commission has found:

That the approval of the subject request will not be contrary to the purpose and intent of the objectives and policies of Chapter 205-A, Hawaii Revised Statutes (H.R.S.), Relating to Coastal Zone Management or Rule 9 of the Planning Commission.

The subject action is not expected to have any substantial adverse environmental or ecological effects on the surrounding area since all of the activities will be conducted on the roof of the subject hotel. As such, the proposed project is not contrary to Rule 9.1B of the Planning Commission's Rules and Regulations Relating to Shoreline Protection since the proposed activity will not affect access to the shoreline or other recreational areas, nor will it create any permanent loss of valuable resources and the foreclosure of management options.

Further, the subject improvements are in consonance with the "Economic" objective and policies of Chapter 205-A, H.R.S., and Rule 9.3 of the Planning Commission providing facilities and improvements important to the State's economy in suitable locations and also provides an energy generating facility, designed and constructed to minimize adverse, social, visual, and environmental impacts in the coastal zone management area.

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That the only potential impacts resulting from the proposed improvements are visual in nature including the visibility of the water storage tanks from the surrounding areas and reflections from the solar collector panels. However, these potential impacts can be addressed at the time of plan approval.

Therefore, the Commission hereby grants to the petitioner a Special Management Area Use Permit to allow the installation of a solar water heater unit on the roof of the Kona Lagoon Hotel building, 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 petitioner or its authorized representative shall submit plans for plan approval within one year from the effective date of approval of the Special Management Area Use Permit;
2. That construction of the proposed improvements shall commence within one year from the receipt of final plan approval and shall be completed within two (2) years thereafter; and
3. 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 January 25, 1979.

Dated at Hilo, Hawaii, this 14th day of February, 1979.



William F. Mielcke, Chairman
Planning Commission

APPROVED as to
FORM and LEGALITY
Paul E. Punt
DEPUTY CORPORATION COUNSEL
COUNTY OF HAWAII
Date FEB 12 1979