

PLANNING COMMISSION

Planning Department
County of Hawaii
Hilo, Hawaii

APPLICATION FOR)	
SPECIAL MANAGEMENT AREA)	SMA USE PERMIT
USE PERMIT)	NO. <u>143</u>
by)	
HAWAIIANA INVESTMENT CO., INC.)	
for)	
ENCLOSURE OF SEAMOUNTAIN GOLF)	
CLUBHOUSE OPEN LANAI AREA)	
in)	
NINOLE, KA'U, HAWAII)	
)	

SPECIAL MANAGEMENT AREA USE PERMIT

The County Planning Commission at a duly held public hearing on October 14, 1980, considered the application of HAWAIIANA INVESTMENT CO., INC. for a Special Management Area Use Permit in accordance with Rule No. 9 of the Planning Commission, Rules and Regulations Relating to Environmental Shoreline Protection to allow the enclosure of the SeaMountain Golf Clubhouse open lanai area at Ninole, Ka'u, Hawaii, Tax Map Key 9-5-19:11.

The Commission has found the following:

That the proposed development is not anticipated to have any substantial adverse environmental or ecological effect on the Special Management Area. The subject request is to allow the enclosure of a portion of the existing lanai at the SeaMountain golf clubhouse.

The subject area has been extensively improved for use as a clubhouse facility for the golf course. All of the improvements will be conducted over the existing lanai with no excavation of land proposed. The project site is presently used as a part of the food and beverage facility of the golf course. Consequently, the proposed development will not create any significant adverse impact on the environmental and ecological resources of the SMA.

The existing two (2) story structure is constructed such that only the upper floor is visible to the public. The petitioner proposes to extend the 9' 2" high roofline an additional 30' by 45' to the level of the existing flat roofline. Landscaping planted in 1973 is now fully grown with coconut trees exceeding the height of the proposed extension. Therefore, the proposed development should be adequately concealed whereby no significant adverse impact to the visual quality of the area is anticipated. In addition, the improvement area is significantly removed from the Colony condominium development whereby the viewplane to the shoreline should not be affected.

Furthermore, the proposed development will be conducted at a significant distance from the shoreline. As such, the proposed development should not affect the water quality along the shoreline.

In addition, the proposed development is consistent with the Economic Objective of Chapter 205-A by providing facilities important to the State's economy at suitable locations. It is also in compliance with the "Open" space use of the General Plan which allows structures whose use is related to recreational pursuits.

Therefore, the Commission hereby grants to the petitioner a Special Management Area Use Permit to allow the enclosure of the Sea Mountain Golf Clubhouse open lanai area at Ninole, Ka'u, Hawaii, pursuant to the authority vested in it by Rule No. 9 of the Planning Commission.


Approval of the Special Management Area Use Permit is subject to the following conditions:

1. That the proposed development shall conform substantially to the plans submitted and representations made by the petitioner.
2. That the petitioner or its authorized representative, shall submit for and receive final 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 one (1) year thereafter.
4. That all other applicable rules, regulations and requirements shall be complied with.

Should 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 this Permit shall be October 14, 1980.

Dated at Hilo, Hawaii, this 8th day of January, 1980.


WILLIAM J. PARIS, JR.
Chairman, Planning Commission

APPROVED AS TO FORM AND LEGALITY:


DEPUTY CORPORATION COUNSEL

Date: 13 Dec 80