

PLANNING COMMISSION

Planning Department
County of Hawaii
Hilo, Hawaii

APPLICATION FOR)	
SPECIAL MANAGEMENT AREA)	
USE PERMIT)	SMA USE PERMIT
by)	NO. 152
G & R PROPERTIES, LTD.)	
for)	
12-UNIT CONDOMINIUM AND)	
RELATED IMPROVEMENTS)	
in)	
KAHALUU, NORTH KONA, HAWAII)	

SPECIAL MANAGEMENT AREA USE PERMIT

The County Planning Commission at its duly held public hearing on November 25, 1980 and January 8, 1981, and at its regular meeting of February 11, 1981, considered the application of G & R PROPERTIES, LTD. 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 development of a 12-unit condominium project and related improvements at Kahaluu, North Kona, Hawaii, Tax Map Key 7-8-14:88.

The Commission has found the following:

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 development of a twelve (12)-unit condominium project and related improvements. The three-story structure, which will also include a basement for parking, will be forty-five (45) feet in height from approximate finished grade and will be in compliance with all Zoning Code requirements.

There are no known rare or endangered species of plants or animals or unique landforms on the subject property. Although the subject property is situated within the Kahalu'u Historic District, which is listed on the National Register of Historic Places, an archaeological reconnaissance survey did not locate any specific features on the project site. Nevertheless concerns for adjacent resources can be mitigated through conditions of approval of the permits.

The subject property is located several hundred feet mauka of the shoreline. Since the subject site is not situated along the shoreline, and since Kahalu'u Beach Park and Alii Drive are located between the shoreline and the subject site, the proposed development will not interfere with the natural shoreline processes. 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.

All essential utilities and services are or will be available to the subject property. 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 service.

The General Plan designation is Medium Density Urban and the subject property is within a Resort district and such designations may allow the proposed use.

Furthermore, the proposed development will complement and will be in the direction of implementing the General Plan which identified the Kahaluu-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 development of a 12-unit condominium project and related improvements at Kahaluu, North Kona, Hawaii, Tax Map Key 7-8-14:88, 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 petitioner, G & R Properties, Ltd., shall be responsible for complying with all of the stated conditions of approval.
2. 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.
3. That the structure shall be designed to have the appearance of a three story structure.
4. That the southern side of Makolea Street, fronting the subject property, shall be improved with curb, gutter, sidewalk and any other improvements as may be required by the Department of Public Works.
5. That plans shall be submitted to the Planning Department and final plan approval received for the development within one (1) year from the date of receipt of the Planned Development Permit (PDP).
6. That construction shall commence within one (1) year from the date of receipt of final plan approval and be completed within two (2) years thereafter.
7. That during the construction phase of the project, care must be taken to protect the Great Wall of Kuakini and the Makole'a Trail. These resources cannot be physically altered without prior coordination with the State Historic Preservation Officer and the Planning Department.

8. That should any archaeological remains or historical sites be found during land preparation activities, work shall immediately cease and the Planning Department shall be immediately notified. Work shall not be resumed until a review and clearance is obtained from the Planning Department.
9. 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.
10. That all other applicable rules, regulations and requirements, including those of the Department of Water Supply, 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 February 11, 1981.

Dated at Hilo, Hawaii, this 11th day of March, 1981.


BERT. H. NAKANO
Chairman, Planning Commission

APPROVED AS TO FORM AND LEGALITY:


DEPUTY CORPORATION COUNSEL
COUNTY OF HAWAII

Date: 23 Feb 81