

PLANNING COMMISSION

Planning Department
County of Hawaii
Hilo, Hawaii

APPLICATION FOR)	
SPECIAL MANAGEMENT AREA)	
USE PERMIT)	SMA USE PERMIT
by)	NO. 160
BRUCE SZATHMARY)	
for)	
66-LOT RESIDENTIAL SUBDIVISION)	
AND RELATED IMPROVEMENTS)	
in)	
HOLUALOA, NORTH KONA, HAWAII)	

SPECIAL MANAGEMENT AREA USE PERMIT

The County Planning Commission at a duly held public hearing on June 25, 1981, considered the application of BRUCE SZATHMARY 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 a 66-lot residential subdivision and related improvements at Holualoa, North Kona, Hawaii, Tax Map Key 7-6-13:24 and 33.

The Commission has found the following:

The petitioner intends to create a 66-lot residential subdivision consisting of 10,000+ square foot sized lots. Site improvements proposed for the subdivision include underground utilities, installation of a drainage system, roadways, waterline, and other related improvements.

That the proposed development is not anticipated to have any substantial adverse environmental or ecological effects.

No rare or endangered flora or fauna are known to exist in the area. Since the project site is mauka of the Alii Kai Subdivision and Alii Drive, the proposed development is not expected to have any significant adverse effects on coastal resources nor should the viewplane or access to the shoreline be affected by this action.

The primary environmental concern will be from the drainage and erosion impacts the development may create. These concerns should be mitigated by complying to the requirements of the Department of Public Works, the conditions of approval of the Change of Zone, and the conditions contained herein.

That the proposed development is consistent with the Objectives and Policies and Special Management Area Guidelines. Established by Chapter 205-A, Hawaii Revised Statutes, these Objectives and Policies provide guidance for the preservation, protection and development of coastal resources of the State and

County. Because of the location and its proximity to other residential developments within the area, granting of this request will not adversely impact on the recreational and scenic resources nor will coastal ecosystems be affected. In addition, the flood hazard concerns were previously addressed.

The archaeological reconnaissance survey indicated the presence of sites which may be of historic value. The petitioner stated that an archaeological survey was being performed and that upon the recommendation of the Department of Land and Natural Resources, salvage testing and excavation would be performed prior to the clearing of land and the installation of improvements. As such, the protection and preservation of historic resources within the Coastal Zone Management area will be maintained.

The low density urban designation of the General Plan and the existing RS-10 zoning designation allow the developments such as that proposed. As such, it is determined that the subject request is consistent with the General Plan, the Zoning Code and other applicable land use regulations.

Based on the foregoing, it is therefore determined that the proposed development will not have any substantial adverse impacts on the surrounding area. Furthermore, its approval will be consistent with the Objectives and Policies of Chapter 205-A, HRS, Relating to Coastal Zone Management, Rule 9 of the County of Hawaii Relating to the Special Management Area, and the General Plan of the County of Hawaii.

Therefore, the Commission hereby grants to the petitioner a Special Management Area Use Permit to allow a 66-lot residential subdivision and related improvements at Holualoa, North Kona, Hawaii, Tax Map Key 7-6-13:24 and 33, 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, Bruce Szathmary, will be responsible for complying with all of the stated conditions of approval.
2. That the applicant comply with the conditions of approval of Ordinance No. 531, Relating to the Change of Zone for the subject area.
3. That prior to the issuance of tentative subdivision approval, the petitioner shall submit a hydrologic/drainage study of the subject area to the Chief Engineer for his review and approval.
4. That the petitioner shall provide drainage facilities for the subject area capable of accommodating 100-year frequency flood waters. The final design and location of the drainage improvement shall meet with the approval of the Chief Engineer.
5. That the petitioner shall set aside, improve, and dedicate to the County the eastern portion of the subject area for drainage and flood control purposes. The exact boundaries of the drainage/flood control area and the necessary

improvements, including lining of the channel, shall be determined at the time of preliminary subdivision approval, and shall meet with the approval of the Chief Engineer.

6. That the petitioner shall conduct salvage archaeological work as recommended through the archaeological survey report (ARCH 14-179, III). A report shall be submitted to and accepted by the Planning Director prior to final subdivision approval.
7. That should any unanticipated archaeological features be found during grading or construction, work shall immediately cease and the Planning Director shall be immediately notified. Work shall not resume until approval is received from the Planning Director.
8. That all other applicable rules, regulations and requirements including the Department of Public Works, Department of Water Supply, and the State Departments of Transportation and Health 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 June 25, 1981.

Dated at Hilo, Hawaii, this 29th day of July, 1981.



BERT. H. NAKANO
Chairman, Planning Commission

APPROVED AS TO FORM AND LEGALITY:



DEPUTY CORPORATION COUNSEL
COUNTY OF HAWAII

Date: 10 July 81