

PLANNING COMMISSION

Planning Department
County of Hawaii
Hilo, Hawaii

APPLICATION FOR)	
SPECIAL MANAGEMENT AREA)	
USE PERMIT)	SMA USE PERMIT
by)	NO. 167
MAUNA KEA PROPERTIES, INC.)	
for)	
32-LOT SUBDIVISION AND)	
RELATED IMPROVEMENTS)	
in)	
OULI, SOUTH KOHALA, HAWAII)	

SPECIAL MANAGEMENT AREA USE PERMIT

The County Planning Commission at a duly held public hearing on August 27, 1981, considered the application of MAUNA KEA PROPERTIES, 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 a 32-lot subdivision and related improvements at Ouli, South Kohala, Hawaii, Tax Map Key 6-2-02:Portion of 2.

The Commission has found the following:

That the proposed development will not create a significant adverse effect on the environmental or ecological resources of the area.

The petitioner proposes to develop a 32-lot residential subdivision and related improvements. In addition, a portion of the 69-acre lot will be subdivided and improved for use as a part of the future golf course.

The subject property is presently vacant. No rare or endangered flora or fauna are known to exist in the area.

The primary environmental concern will be from the drainage and erosion impacts the development may create. The use of the existing drainage areas and the construction of drywells should reduce further erosion within the subject area. In addition, with an annual rainfall of 7.45 inches the potential threat of any significant erosion occurring prior to the establishment of grassed areas should be very remote.

Fugitive dust and noise pollution may result during the construction phase. However, compliance with the Department of Health's and construction requirements should mitigate any adverse impact which may result from this action.

established by Chapter 205-A, Hawaii Revised Statutes. These Objectives and Policies provide guidance for the preservation, protection and development of the coastal resources of the State and County.

The proposed development will be conducted just makai of the Queen Kaahumanu Highway at a considerable distance from the shoreline. As such, recreational resources and coastal ecosystems should not be affected nor will the area be subject to coastal hazards including stream flooding as previously stated.

The proposed subdivision in itself should not create any adverse impact on the visual quality of the area. In addition to the residential lots created, the additional common area and the golf course use of portions of this request should further enhance the visual quality of the proposed development.

Three archaeological sites were discovered during the archaeological reconnaissance of the subject property. These sites are not listed in the State or National Register of Historic Places. It was further determined that nothing of value would be lost by their destruction and recommended archaeological clearance with no further research work.

The low density designation of the General Plan and the existing RS-20 zoning allows the development of residential lots with a minimum lot size of 20,000 square feet. 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 above, it is determined that the proposed development will not have any substantial adverse impacts on the surrounding area nor will it be contrary to the objectives and policies of Chapter 205-A, HRS, Relating to Coastal Zone Management or Rule 9 of the Planning Commission 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 32-lot subdivision and related improvements at Ouli, South Kohala, Hawaii, Tax Map Key 6-2-02:Portion of 2, 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, Mauna Kea Properties Inc., shall be responsible for complying with all of the stated conditions of approval. This permit shall be non-transferable until such time that the proposed improvements have been completed by the petitioner. Non-compliance with this condition shall result in the automatic nullification of the Permit.
2. That subdivision plans shall be submitted and tentative approval secured within one (1) year from the effective

3. That access to the Queen Kaahumanu Highway be resolved with the State Department of Transportation, Highways Division.
4. That should any archaeological sites be uncovered during land preparation activities, work shall immediately cease and the Planning Department notified. Work shall not resume until clearance is obtained from the Planning Department.
5. That a hydrologic/drainage study shall be submitted at the time of subdivision review to the Department of Public Works for review and approval.
6. That the method of sewage disposal for the proposed lots shall meet with the approval of the appropriate governmental agencies.
7. 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 nullified by the Planning Commission.

The effective date of this Permit shall be August 27, 1981.

Dated at Hilo, Hawaii, this 9th day of October, 1981.



ALFREDO ORITA
Vice Chairman, Planning Commission

APPROVED AS TO FORM:



DEPUTY CORPORATION COUNSEL
County of Hawaii

Date: 6 Oct 81



THE FAIRWAYS AT MAUNA KEA NORTH

LAND SITUATED ON THE WESTERLY SIDE OF QUEEN KAAHUMANU HIGHWAY AND ON THE SOUTHERLY SIDE OF THE KAWAIHAE 2ND OULI BOUNDARY
AT OULI, WAIMEA, SOUTH KOHALA, ISLAND OF HAWAII, HAWAII

Being a portion of Royal Patent 2237,
Land Commission Award 8518-B, Ap. 1 to Kanehoa
(Certificate of Boundaries No. 63)

BEING SUBDIVIDED INTO LOTS 1 TO 38, INCLUSIVE
AND ROADS "A", "B", "C", "D" AND "E"
AND DESIGNATION OF EASEMENTS 1 TO 14, INCLUSIVE

AREA = 68.294 ACRES

SUBJECT, HOWEVER, to restriction of vehicle access
rights affecting Lots 33, 34 and 35.

OWNER: Trustees of the Richard Smart
Personal Revocable Trust
ADDRESS: 700 Bishop Street, Suite 609
Honolulu, Hawaii 96813

This map was prepared by and under the direct supervision of
the undersigned between January 7, 1982 and January 22, 1982
and may be checked by the State Surveyor with my
Calculation Folder Number 159-22-03.

Hawaii Building
745 Port St., Suite 410
Honolulu, Hawaii

April 12, 1982

BELT, COLLINS & ASSOCIATES

Robert W. Cunningham
Registered Professional Surveyor
Certificate Number 4105