

CERTIFIED MAIL

June 7, 1982

Mr. William F. Mielcke, Vice President
Mauna Kea Properties, Inc.
P. O. Box 218
Kamuela, Hawaii 96743

Dear Mr. Mielcke:

Special Management Area Use Permit Application
TMK: 6-2-02:4

The Planning Commission at its duly held public hearing on June 3, 1982, voted to approve your application, SMA Use Permit No. 181, to allow certain renovations to the Mauna Kea Beach Hotel's beach bar and luau areas at Ouli, South Kohala, Hawaii.

Approval of this request is based on the following:

That the proposed development is not anticipated to have any substantial adverse environmental or ecological effects. The purpose of the request is to allow the demolition of an existing wooden luau stage; relocation and construction of a new concrete and lava rock luau stage; renovations to the existing luau area and beach bar; and landscape the affected areas.

The subject area has been extensively improved as a part of the Mauna Kea Beach Hotel development. Therefore, the proposed improvements will not create any significant adverse impacts. There are no rare or endangered plant or animal species present in the area.

Proposed improvements to the luau area and beach bar will be confined to a small area. No heavy equipment will be used for the project. There will be some noise and dust accompanying the removal and replacement of the stage and the beach bar roof and construction of the storage and changing rooms. Debris will be promptly hauled away to avoid unnecessary dust and litter. The noise and air quality impacts will therefore be minimal, temporary and not having lasting adverse environmental effect.

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Although there are two historic sites in the luau area, these are located further seaward and should not be affected by the proposed improvements.

The luau area and beach bar are both visible from the beach and coastal area. The proposed removal of the existing wooden stage and realignment of the concrete pedestrian pathway will enhance the shoreline setting of this area. Impact on the shoreline view plane will therefore be negligible.

While the proposed improvements are being made, the use of the luau area and beach bar will be discontinued. The project, however, is expected to be completed within six (6) weeks and therefore inconvenience to hotel guests will be minimal.

The proposed development is consistent with the Objectives, Policies and Special Management Area Guidelines as 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 prior development of the subject and surrounding areas, the granting of this request will not impact on the historic, recreational and scenic resources. Furthermore, the improvement of the resort facilities are consistent with the policy of encouraging and concentrating of coastal dependent development in existing locations.

Public access to the shoreline is presently available through an existing easement. Furthermore, the petitioner is proposing to construct a trail along the shoreline through the entire length of its property.

The proposed development is consistent with the General Plan, the Zoning Code and other applicable ordinances. The General Plan Land Use Pattern Allocation Guide (LUPAG) Map identifies the area for Resort-Hotel and Open uses. The proposed activities are permitted uses under these existing land use designations.

Based on the foregoing, it is therefore determined that the proposed development will not have any substantial adverse environmental or ecological 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 and Rule 9 of the County of Hawaii Relating to the Special Management Area, Chapter 8 of the Hawaii County Code, the General Plan of the County of Hawaii.

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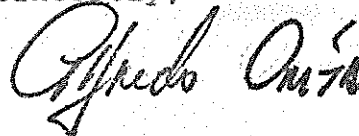
Approval of this SMA Use Permit request is subject to the following conditions:

1. That the petitioner or its authorized representative shall be responsible for complying with all of the stated conditions of approval.
2. That plans shall be submitted and Final Plan Approval, in accordance with Chapter 8 (Zoning Code), Hawaii County Code, shall be secured from the Planning Department within one (1) year from the effective date of the Special Management Area (SMA) Use Permit.
3. That construction shall commence within one (1) year from the date of receipt of Final Plan Approval and completed within two (2) years thereafter.
4. That the requirements for construction within the tsunami inundation area of the Department of Public Works shall be complied with.
5. That all other applicable rules, regulations and requirements shall be complied with.

Should any of the foregoing conditions not be met, the Special Management Area Use Permit shall be void.

Please feel free to contact the Planning Department if there are any questions on this matter.

Sincerely,



ALFREDO ORITA
CHAIRMAN, PLANNING COMMISSION

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cc: Department of Public Works
Department of Water Supply
Kona Services Office

Mr. James R. Bell

bcc: Plan Approval Section