

CERTIFIED MAIL

August 7, 1984

Mr. Roland Higashi
714 Kanoelehua Avenue
Hilo, Hawaii 96720

Dear Mr. Higashi:

Honolii Partners
Special Management Area (SMA) Use Permit Application
TMK: 2-7-03:26

The Planning Commission at its duly held public hearing on August 2, 1984, voted to approve your application, Special Management Area Permit No. 211 at Paukaa, South Hilo, Hawaii.

Approval of this request is based on the following:

The purpose of Chapter 205-A, Hawaii Revised Statutes and Rule No. 9, Special Management Area Rules and Regulations of the County of Hawaii is to preserve, protect, and where possible, to restore the natural resources of the coastal zone areas. As a result, special controls on development within the area along the shoreline are necessary to avoid permanent loss of valuable resources and the foreclosure of management options.

One (1) of the criteria for approving a development within the Special Management Area (SMA) is that the development is consistent with the General Plan, Zoning and Subdivision Control Codes, and other applicable ordinances. As presented earlier, the request does conform to the General Plan which designated the subject area for Low Density Urban Development or residential uses.

The proposed development is also not anticipated to have any substantial adverse environmental or ecological effects. The property is not known to contain any unique ecological systems, nor provide habitats for any endangered plant or animal

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species. The property was formerly used for sugar cane growing. Further, there were no archaeological features of importance found on the property.

The proposed development is not expected to have any significant adverse effects on the coastal resources, nor adversely affect any existing access to the shoreline. There presently is no mauka-makai or lateral public access to the shoreline. However, since the majority of the area is at a cliff, it is determined that such accesses not be required.

Based on the above, it is determined that the approval of the proposed project will not result in the loss of valuable natural, cultural, or recreational resources of the shoreline and coastal area.

The visual quality of the area (mauka-makai view plane from the Hawaii Belt Road) may be affected as a subsequent result of this subdivision. However, since this low density development action will still be able to provide ample open space, the visual impact is expected to be negligible.

Further, no adverse impacts on air and water quality are expected to be generated by the proposed development. The nature of the proposed development is such that no unusual air emissions are likely to be produced from it. Air emissions generated during the construction phase can be mitigated by existing regulations. Any potential runoff or discharge which could reach ocean waters can be handled by on-site improvements. Further, negative impacts on the local water quality resulting from soil erosion and runoff during site preparation and construction phases are unlikely, but should they occur they can be adequately mitigated through compliance with existing ordinances and regulations.

All other essential utilities and services, including water, are available to the subject property. In this regard, the proposed development will complement the objectives of Rule No. 9, and the Land Use and Single Family Residential elements of the General Plan which encourage developments, such as proposed in areas serviced by existing infrastructures.

Based on the above, it is determined that the proposed development will not have any substantial adverse impacts on the surrounding area nor will its approval be contrary to the

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objectives and policies of Chapter 205-A or with the intent of Rule No. 9.

It should be pointed out at this time that although we are recommending the approval of the 11-lot residential subdivision and related improvements, adjustments must still be made to the proposed subdivision layout in accordance with the requirements of the Subdivision Control Code and other applicable regulations.

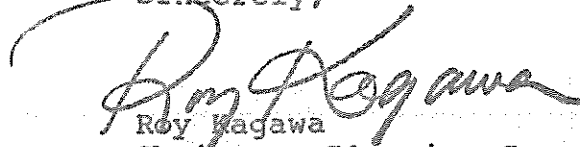
Approval of this SMA request is subject to the following conditions:

- A. The petitioner, successors or its assigns shall comply with all of the stated conditions attached to the accompanying change of zone.
- B. The permit shall not become effective until the pending change of zone application is adopted.
- C. Applicant shall offer for dedication to the County a public access to and within the stream and streambed located along the southern boundary of the subject property for recreational purposes from the footpath presently leading from the Hawaii Belt Highway directly to the pool of said stream prior to the issuance of final subdivision approval. The offer of dedication shall encompass:
 - i) access to the pond;
 - ii) the portion of the pond on the subject property; and
 - iii) a five-foot wide strip along the southern end of the property from the pond up to the waterfall.
- D. All other applicable rules, regulations and requirements be complied with.
- E. Should the Planning Department determine that any of the foregoing conditions have not been met or substantially complied with in a timely fashion, the Special Management Area (SMA) Use Permit shall be void.

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

Sincerely,



Roy Kagawa
Chairman, Planning Commission

cc: Real Property Tax Division
Chief Engineer
Building Dept.
Dept. of Water Supply

bcc: Plan Approval Section