

CERTIFIED MAIL

December 5, 1984

Mr. James R. Bell
Belt, Collins & Associates
606 Coral Street
Honolulu, HI 96813

Dear Mr. Bell:

Special Management Area Use Permit Application
Mauna Kea Properties, Inc.
TMK: 6-2-02:Portions of 4 and 17

The Planning Commission at its duly held public hearing on November 28, 1984, voted to approve your application, Special Management Area Use Permit No. 84-15, to allow the construction of a golf course maintenance building and related improvements at the Mauna Kea Resort development at Ouli, South Kohala, Hawaii.

Approval of this request is based on the following:

The proposed development will not create any significant adverse impact on the environment or ecological resource of the Special Management Area (SMA). The applicant proposes to construct a replacement golf course maintenance building with related improvements.

The property is not known to contain any unique ecological systems nor provide unique habitats for any endangered plants or animal species.

In addition, the project site does not contain any sites or features of historical significance.

The proposed project is consistent with the objectives, policies and Special Management Area guidelines as established pursuant to Chapter 205-A, HRS. These objectives and policies provide guidance for the preservation, protection and development of coastal resources of the State and County. They identify several areas of management concern including historic, recreational, scenic resources, coastal ecosystems, economic use and coastal hazards.

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The subject site is situated approximately 1,000 feet from the shoreline. Therefore, the proposed construction activities will not interfere with the natural shoreline processes nor with any recreational resources along the coastal area.

Impacts from the proposed construction activities will be short-term. There may be some insignificant adverse impacts with respect to noise, dust and erosion problems associated with the proposed construction improvements. However, these impacts will be temporary and can be mitigated by existing regulations. Dust could be controlled by sprinkling of water, erecting dust control screens along the downwind property line or any other mitigating measures.

The proposed golf course maintenance building and related improvements are necessary for the proper function of the golf course use. As such, the proposed golf course related improvements are consistent with the General Plan Open designation as well as the Open and Single Family Residential zoning district designations.

Based on the foregoing, it is therefore determined that the proposed construction activities will not have any substantial adverse impacts on the property or surrounding areas. Furthermore, its approval will be consistent with the objectives and policies of Chapter 205-A, HRS, relating to Coastal Zone Management, Rule No. 9 of the Planning Commission relating to the Special Management Area, the General Plan of the County of Hawaii and the Zoning Code.

Approval of this Special Management Area Use Permit request is subject to the following conditions:

1. The petitioner, its assigns or successors, shall be responsible for complying with the stated conditions of approval.
2. Submit final plat maps and secure final consolidation approval of the two subject properties within one year from the effective date of the Special Management Area Use Permit.
3. Plans, including all landscaping plans, shall be submitted to the Planning Department for Plan Approval within one year from the effective date of the Special Management Area Use Permit.
4. Construction of the improvements shall commence within two years from the date of receipt of Final Plan Approval.

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5. Comply with the Department of Public Works and State Department of Health requirements.
6. Comply with all other applicable rules, regulations and requirements.
7. 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 Use Permit shall be void.

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

Sincerely,



Roy Kagawa
Chairman, Planning Commission

cc: Department of Public Works
Department of Water Supply
County Real Property Tax Division
County of Hawaii, Kona Office
William F. Mielcke

bcc: Plan Approval Section