

CERTIFIED MAIL

December 17, 1986

Mr. Glenn T. Koyama
Belt, Collins & Associates, Ltd.
606 Coral Street
Honolulu, HI 96813

Dear Mr. Koyama:

Special Management Area (SMA) Use Permit Application
Petitioner: Mauna Kea Properties, Inc.
Tax Map Key: 6-2-02:4

The Planning Commission at its duly held public hearing on December 11, 1986, voted to approve your application, Special Management Area Use Permit No. 251, to allow the construction of a special functions room addition atop the existing Westin Mauna Kea Hotel's main kitchen and related improvements at Ouli, South Kohala, Hawaii.

Approval of this request is based on the following:

The proposed development is not anticipated to have any substantial adverse environmental or ecological effects. The proposed project consists of the construction of a special functions room atop the existing kitchen of the hotel.

The subject area has been extensively improved to facilitate the existing Westin Mauna Kea Hotel complex. Therefore, the proposed improvements will not create any significant adverse impacts. Since the subject area has been extensively improved, the project site does not contain any rare or endangered species of plant or animal nor any sites of historic value.

Because of intervening resort improvements, existing vegetation and topographical relief, the proposed site will not be visible from the highway and will not be significantly visible from the shoreline area.

Since the project site is located approximately 170 feet from the shoreline, it poses no threat to coastal ecosystems or

DEC 17 1986

Mr. Glenn T. Koyama
December 17, 1986
Page 2

public access to or along the shoreline, nor should there be any adverse impacts on the recreational resources of the area.

Impacts from the proposed development will be short term such as noise and dust associated with construction projects. These disruptions can be minimized through existing acceptable construction practices.

The proposed special function room construction to the existing hotel is consistent with the General Plan Resort designation and the County Resort-Hotel zoning.

The proposed development is consistent with the objectives, guidelines and policies of the Special Management Area. These were established by Chapter 205-A, HRS, to provide guidance for the preservation, protection and development of coastal resources of the State and County. They identify several areas of management concerns including historic, recreational/scenic resources coastal ecosystems, economic use and coastal hazards. Because of the extensive prior development of the subject and surrounding areas the granting of this request will not impact on these resources. Furthermore, the improvement of the resort facilities are consistent with the policy of encouraging and concentrating of coastal dependent development in existing locations.

Based on the foregoing, it is determined that the granting of the request will not create a significant adverse effect on the environment; and, therefore, will not be contrary to the purpose and intent 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 and Zoning Code of the County of Hawaii.

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

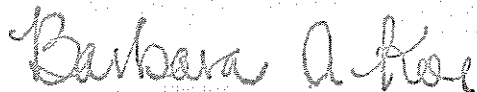
1. The petitioner, its successors or assigns shall be responsible for complying with all of the stated conditions.
2. Plans for Plan Approval shall be submitted to the Planning Department within one year from the effective date of this SMA Use Permit.
3. Construction of the proposed improvements shall commence within one year from the date of receipt of Final Plan Approval and be completed within two years thereafter.

Mr. Glenn T. Koyama
December 17, 1986
Page 3

4. Comply with all other applicable rules, regulations and requirements.
5. The Planning Director may administratively grant extensions to the foregoing time conditions. Further, should the Director determine that any of the conditions have not been met or substantially complied with in a timely fashion, the Director shall initiate procedures to nullify the permit.

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

Sincerely,



Barbara A. Koi
Chairperson, Planning Commission

cc: DPED, CZM Program w/background
Department of Public Works
Department of Water Supply
County Real Property Tax Division
Hawaii County Services, Deputy Managing Director's Office

bcc: Plan Approval Section