

# Planning Commission

25 Aupuni Street, Rm. 109 • Hilo, Hawaii 96720 • (808) 961-8288

STEPHEN K. YAMASHIRO  
Mayor

## CERTIFIED MAIL

March 25, 1993

Mr. Glen T. Koyama  
Belt Collins & Associates  
680 Ala Moana Blvd., First Floor  
Honolulu, HI 96813-5406

Dear Mr. Koyama:

Special Management Area Use Permit Application (SMA 92-11)  
Applicant: Mauna Kea Properties, Inc.  
Request: Renovation of Existing Clubhouse and Replacement of  
Halfway Station at the Mauna Kea Beach Hotel Golf Course  
Tax Map Key 6-2-02:4

The Planning Commission at its duly held public hearing on March 18, 1993, voted to approve the above application, Special Management Area Use (SMA) Permit No. 338, to allow the renovation and expansion of an existing golf course clubhouse facility, the replacement of an existing halfway station, and related improvements at the Mauna Kea Beach Hotel Golf Course, Ouli, South Kohala, Hawaii.

Approval of this request is based on the following:

The purpose of Chapter 205-A, Hawaii Revised Statutes, and Rule 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. Therefore, special controls on development within an area along the shoreline are necessary to avoid permanent loss of valuable resources and the foreclosure of management options.

One of the criteria for approving a development within the Special Management Area (SMA) is that it is consistent with the General Plan and Zoning Code. The proposed development conforms to the General Plan's Land Use Pattern Allocation Guide (LUPAG) Map which designates the affected area for Open Space. Such a

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designation may allow for parks and historic sites, provided that the applicable goals, policies and standards of the General Plan are met. The current Open Space designation for the project area accommodates the existing Mauna Kea Beach Hotel Golf Course. The recreational nature of a golf course would be consistent with the Open Space designation. The proposed clubhouse and halfway station improvements would enhance the recreational use of the golf course.

Another criteria in reviewing an SMA Use Permit application is that "The development will not have any significant adverse environmental or ecological effect, except as such adverse effect is minimized to the extent practicable and clearly outweighed by public health, safety, or compelling public interest. Such adverse effect shall include, but not limited to, the potential cumulative impact of individual developments, each of which taken in itself might not have a substantial adverse effect and elimination of planning options." The proposed improvements are not anticipated to create substantial adverse ecological effects to the affected area. The project site, as well as the surrounding area, has been extensively developed as a major resort area and is not anticipated to contain any unique ecological systems nor provide habitats for any endangered plant or animal species. Improvements to the clubhouse and halfway station will be limited to its current building sites and not affect any undeveloped lands. No adverse impacts on air or water quality are expected to be generated by the proposed development. Air emissions generated during the construction phase can be mitigated by existing construction regulations.

The project site is located approximately 400 feet from the shoreline. Any potential runoff or discharge which could reach ocean waters can be handled by existing construction regulations during the construction phase and on-site drainage systems during operations. Wastewater generated by the halfway station and clubhouse will be disposed of within the applicant's existing wastewater treatment system which services the resort development. As recommended by the Department of Public Works, appropriate drainage systems will be required to accommodate runoff generated by the proposed improvements. Therefore, no significant adverse impact to coastal systems are anticipated.

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The proposed development is not expected to have any adverse impact to public access to and along the shoreline due to its significant distance from coastal areas and established public access facilities.

Viewplanes within the area will not be significantly affected by the proposed improvements. As previously mentioned, the scope of these improvements will be limited to the renovation, replacement, and limited expansion of existing facilities. Given its location within an existing golf course and in close proximity to the 6-story Mauna Kea Beach Hotel, any visual impacts generated by the facilities will be negligible.

Due to the improved nature of the project site, adverse impact to historical or cultural resources are not anticipated. As previously mentioned, improvements will be primarily limited to existing building sites.

Based on the above, the proposed renovation and expansion of the existing clubhouse and replacement of the existing halfway station will not have a substantial adverse impact on the surrounding area, nor will its approval be contrary to the objectives and policies of Chapter 205-A, HRS, relating to Coastal Zone Management and Rule 9 of the Planning Commission relating to the Special Management Area.

Approval of this request is subject to the following conditions:

1. The applicant, successors, or assigns shall be responsible for complying with all of the stated conditions of approval.
2. Renovation of the clubhouse and the replacement of the halfway station shall be completed, as evidenced by a certificate of occupancy, within three (3) years from the date of approval of this permit.
3. Construction wastes generated by the proposed improvements shall not be disposed of at the Kailua Landfill and all transfer stations island-wide until the new West Hawaii Landfill is completed and in operation. Construction wastes may be disposed of at the Hilo Landfill provided all necessary labor, equipment, materials and supplies to properly landfill the construction wastes are provided by the applicant.

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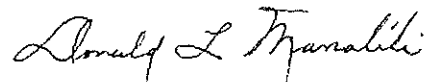
4. Should any unidentified sites or remains, such as lava tubes, artifacts, shell, bone or charcoal deposits, human burials, rock or coral alignments, pavings or wall be encountered, work in the affected area shall cease and the Planning Department immediately notified. Subsequent work shall proceed upon an archaeological clearance from the Planning Department when it finds that sufficient mitigative measures have been taken.
5. Comply with all other applicable laws, rules, regulations and requirements.
6. An annual progress report shall be submitted to the Planning Director prior to the anniversary date of the approval of this permit. The report shall include, but not be limited to, the status of the development and to what extent the conditions of approval are being complied with. This condition shall remain in effect until all of the conditions of approval have been complied and the Planning Director acknowledges that further reports are not required.
7. An initial extension of time for the performance of conditions within this permit may be granted by the Planning Director upon the following circumstances:
  - (a) the non-performance is the result of conditions that could not have been foreseen or are beyond the control of the applicant, successors or assigns, and that are not the result of their fault or negligence;
  - (b) granting of the time extension would not be contrary to the General Plan or the Zoning code;
  - (c) granting of the time extension would not be contrary to the original reasons for the granting of the permit; and
  - (d) the time extension granted shall be for a period not to exceed the period originally granted for performance (i.e., a condition to be performed within one year may be extended for up to one additional year).Further, should any of the conditions not be met or substantially complied with in a timely fashion, the Director shall initiate procedures to revoke this permit.

This approval does not, however, sanction the specific plans submitted with the application as they may be subject to change given specific code and regulatory requirements of the affected agencies.

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Should you have any questions, please feel free to contact Rodney Nakano or Daryn Arai of the Planning Department at 961-8288.

Sincerely,



Donald L. Manalili, Chairman  
Planning Commission

RKN:smn

xc: Mr. William F. Mielcke  
Honorable Stephen K. Yamashiro, Mayor  
Planning Director  
Department of Public Works  
Department of Water Supply  
County Real Property Tax Division  
West Hawaii Office  
Office of State Planning, CZM Program w/background  
Department of Land and Natural Resources  
Plan Approval Section

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