



COUNTY OF  
HAWAII

## PLANNING DEPARTMENT

25 AUPUNI STREET • HILO, HAWAII 96720  
(808) 961-8288

DANTE K. CARPENTER ✓  
Mayor

ALBERT LONO LYMAN ✓  
Director

ILIMA A. PIANAIA ✓  
Deputy Director

### CERTIFIED MAIL

July 25, 1985

Mr. Glen Koyama  
Belt, Collins and Associates  
606 Coral Street  
Honolulu, HI 96813

Dear Mr. Koyama:

SPECIAL MANAGEMENT AREA (SMA) MINOR USE PERMIT NO. 85-33  
Applicant: Belt, Collins and Associates  
Tax Map Key 7-5-05:10 and 68

Upon careful review of your SMA Use Permit request, we have found that it complies with the requirements for a Minor Permit set forth in Rule 9.7 of the Planning Commission's Rules and Regulations Relating to Special Management Area.

Accordingly, please find enclosed an SMA Minor Use Permit No. 85-33 for the subdivision of an 81,070 square foot area into four lots with related roadway and utility improvements. The area is located to the west of Kona Bay Estates along the shoreline at Lanihau, North Kona, Tax Map Key Numbers 7-5-05:10 and 68.

Please note that the permit approval is also subject to the following conditions:

1. The landowner, its successors or assigns shall be responsible for complying with all of the stated conditions of approval.
2. An archaeologist shall be on-site during the construction phase to monitor activities in relation to both identified and unanticipated sites, and burial remains. Should any unanticipated sites or remains such as artifacts, shell, bone, or charcoal deposits, human burials, rock or coral alignments, pavings or walls be encountered, work shall cease and the Planning Department immediately notified.

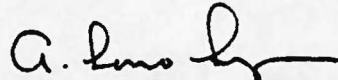
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3. Any earth-moving required for reinternment of burial remains situated within the minimum 20- and 40-foot shoreline setback area shall be replaced to its original location.
4. Lateral shoreline access shall be provided to include all of that land which is situated within the minimum 20- and 40- foot shoreline setback area of the future parcels and an additional two or more feet immediately mauka of the shoreline setback line to encompass a pedestrian rockwall. The lateral public access area and rockwall shall be reflected on the final subdivision plat map and recorded to provide a perpetual right of pedestrian access to the public. A copy of the recorded access document shall be filed with the Planning Department.
5. A public access plan, which may be submitted in conjunction with the construction plans, shall be approved by the Planning Department prior to Final Subdivision approval. Said plans shall include, but not be limited to: (a) a pedestrian rockwall that is similar in design, dimension and material to the Kona Bay Estates' pedestrian rockwall; (b) the location of the rockwall being immediately mauka of the shoreline setback line; (c) connection of the proposed rockwall to the existing rockwall; and (d) the design and location of a pedestrian access sign.
6. Construction of the pedestrian rockwall and signage shall be completed prior to Final Subdivision approval.
7. As represented by the petitioner, ohana dwelling units shall not be permitted. A copy of the recorded covenants showing said restriction shall be submitted to the Planning Department prior to the issuance of any building permit.
8. Secure Final Subdivision Approval.
9. All other rules, regulations and requirements, including those of the Department of Public Works and the Department of Water Supply shall be complied with.
10. Should the Planning Director determine that any of the foregoing conditions have not been met or complied with in a timely fashion, this SMA Minor Permit shall be void.

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Should you have any questions regarding the above, please do not hesitate to contact Edward Cheplic or Connie Kiriu of this department at 961-8288.

Sincerely,



ALBERT LONO LYMAN  
Planning Director

CRK:lv  
Enclosures

cc: Chief Engineer w/enc.  
Susumu Ono, Chairman-BLNR  
DLNR-Historic Sites  
Glenn Taguchi, DLNR-Hawaii Land Agent  
Jerry Rothstein

bcc: Subd. No. 85-24 ✓  
Plan Approval Section