

PLANNING COMMISSION
County of Hawaii
Hilo, Hawaii

Application for PLANNED)
UNIT DEVELOPMENT)
by)
OLOHANA CORPORATION)
"KAWAIHAE VILLAGE, UNIT 1")
in)
KAWAIHAE, S. KOHALA, HAWAII)

PUD No. 71-2

P E R M I T

The Planning Commission held a public hearing on May 20, 1971 on the application of the OLOHANA CORPORATION for a Planned Unit Development according to Section 33, Ordinance No. 63 of the Revised Ordinances of the County of Hawaii 1967, as amended, more specifically, according to plans submitted on April 12, 1971 showing homesites on 33.55 acres of Multiple Residential (RM-5) zoned land, along the Kawaihae Road across from the entrance of the Kawaihae-Puako Road in Kawaihae 2nd, South Kohala, Hawaii and covered by tax map key 6-2-01: portions of 23 and 60.

The Commission finds that said Planned Unit Development is allowable and desirable.

Therefore, the Commission hereby grants to the applicant a permit for Planned Unit Development pursuant to the authority vested in it by Section 33 of said Ordinance on the condition that:

1. The construction of improvements shall be started by December 31, 1971.
2. Homesites shall have dwellings built within two (2) years as of May 20, 1971 or May 20, 1973.
3. Adequate services shall be provided for trash, mail services, power and telephone utilities, water system and sewage disposal to prevailing County standards.
4. Construction to conform substantially to the plans submitted to the Planning Department and at no time shall the density exceed 1 dwelling per 5,000 square feet of land area.
5. Construction of the remaining phases shall be started within two (2) years as of May 20, 1971.
6. All other stipulations as prescribed in the declaration of covenants, conditions and restrictions and the accompanying documents submitted, shall be complied with by the developer in accordance with Section 33 of Ordinance No. 63 of the Revised Ordinances of the County of Hawaii 1967, as amended.
7. All other applicable regulations shall be complied with.

Dated at Hilo, Hawaii, this 16th day of September, 1971.

PLANNING COMMISSION
OF THE COUNTY OF HAWAII



O. W. EFURD, CHAIRMAN

OLOHANA CORPORATION - P U D

The Olohana Corporation is requesting a Planned Unit Development (PUD) under the guidelines of Section 33 of the County Zoning Ordinance 63 and as a subdivision pursuant to the Subdivision Ordinance 62.

The purpose of "Planned Unit Development" is to encourage comprehensive site planning that would result in the optimum development to the land by allowing diversification in the relationship of various uses, buildings, structures, open spaces and yards, building heights, and lot sizes in planned building groups while still insuring that the intent of the Comprehensive Zoning Ordinance shall be observed. The minimum area of the PUD shall be at least 20 acres.

Basically, it would mean that the County, under the PUD regulations, can modify specific individual requirements. No PUD shall be considered that proposes a use that is not permitted directly or as a conditional use within the district unless a separate application for rezoning accompanies or has preceded the filing of the PUD application should the use be appropriate, the approval of the PUD shall not be effective until the ordinance adopting any necessary change of district shall have become effective.

The proposed PUD project is located in Kawaihae 2nd, South Kohala, along the Kawaihae Road across from the entrance of the Kawaihae-Puako Road. The subject area, consisting of 33.55 acres, is described as TMK: 6-2-01:portions of 23 & 60.

The area under consideration is presently zoned 'RM-5' (multiple family residential at a density of 5,000 sq. ft. of land area per unit) and open.

The land is held by OLOHANA CORPORATION under a 50-year development lease from QUEEN'S MEDICAL CENTER. When homes are sold, direct 55-year leases between the homeowner and Queen's Medical Center will be executed. These leases will replace the development lease.

This PUD project is to be known as Unit I of Kawaihae Village and is to be a portion of the overall development plan for Kawaihae by Olohana Corporation.

Kawaihae Village will consist of single family, duplex and apartment homes and other private and public facilities for permanent residents of the resort region.

The proposed homes in Unit I will be served by a dedicated public road system with dedicated underground utilities. The road system will be connected to the existing Kawaihae-Waimea Road with consideration given to vehicular circulation throughout the village area. Parking will be provided for each house in commonly owned and maintained parking lots. The proposed off-street parking ratio will be $1\frac{1}{2}$ parking spaces per home or apartment in Unit I.

Around each home an area will be set aside for private ownership, thus each new owner will purchase a home and lot. The remainder of the land will be owned and maintained in common by a home association, comprised of persons owning homes within the project.

The general development plan of Olohana Corporation shows a central recreation facility which would be constructed before completion of Unit I. It also shows the location of the sewage treatment plant for Unit I.

Phase 3 of Unit I will consist of 25 single-family homes, 26 duplex homes and 16 rental apartments. The 51 homes will be sold to persons desiring residences in the Kawaihae area. The 16 apartments will be owned and operated by Rock resorts to provide interim housing for new and temporary company employees.

The applicant states that it is necessary that each home be sited on an individual lot since the project will be developed as a planned unit under prevailing FHA requirements. The FHA will allow variations to its minimum property standards for lot size, yards, access to property, etc. for planned units. In this regard, the applicant feels that it is necessary that the requested variances be approved as follows for Phase I:

- 1) Minimum building site: reduce from 7,500 sq. ft. to 2,000 sq. ft.
- 2) Minimum average width: reduce from 60 ft. to 40 ft.

3) Minimum yards

a. Front and rear: reduce from 20 ft. to 0 ft.

b. Side: reduce from 8 ft. for a one-story building to 0 ft.

4) Access: Lots do not abut upon a public or approved private street.

5) Lot side lines: side lines do not necessarily run at right angles to streets.

6) Public land reservation: No land has been reserved for public agency acquisition in Phase I. However, a private recreational facility to be owned by the homes association is set aside within Unit I. Other lands needed for public use will be provided in later units of Kawaihae Village.

7) Cul-de-Sacs: private driveways serve a manimum of 20 homes.

The Land Study Bureau's productivity rating for the area is "E" or very poor. The soil is moderately deep to deep, volcanic ash, rocky, very well drained and unsuited for machine tillibility. The slope ranges from 0 to 20 per cent. The mean annual rainfall is less than 20 inches and is highly seasonal.

The Department of Water Supply informs us that the existing water supply cannot service the entire Kawaihae Village Development. They can commit water availability only for Units 1-A and 1-B (0.035 mgd) of the overall development.