

PLANNING COMMISSION
County of Hawaii
Hilo, Hawaii

Application for PLANNED UNIT DEVELOPMENT)
by)
MAUNA KEA BEACH HOTEL CORPORATION)
in)
Ouli, South Kohala, Hawaii)

PUD No. 72-4

PERMIT

The Planning Commission, at a duly held public hearing on June 15, 1972, considered the application of MAUNA KEA BEACH HOTEL CORPORATION for a Planned Unit Development under Section 33, Ordinance No. 63 of the Revised Ordinance of the County of Hawaii 1967, as amended. More specifically, the request was for total PUD approval of a first increment consisting of 54 new hotel rooms to be added as a fifth floor addition to the existing structure, a dining room, and required parking, utilities and landscaping; and partial approval of a second increment consisting of 100 to 150 hotel rooms in a new wing or the equivalent in condominium units with a town-house design located in the north point hotel expansion area between the present hotel and the third hole of the golf course.

The request complies with the guidelines used in evaluating Planned Unit Developments. These include the following:

1. that construction on the project begin within a reasonable period of time. The project is proposed to be started in the summer of 1973 or thereabouts and be completed and ready for occupancy by the following summer;
2. that the proposed development substantially conforms to the County General Plan. The land use pattern allocation guide map envisions resort development in the Kaunaoa Bay area;
3. that the development has been found to be a desired integrated development which justifies exceptions if required, to the normal requirements of the zoning ordinance;
4. that the development complies with the underlying concept of reviewing building height under the PUD provisions. More specifically, an evaluation of the building's relative conspicuousness to the natural terrain of its site has been evaluated and it has been found that:
 - a) mauka view plane. The building does not penetrate a horizontal plane of fifty-five (55) feet above the lowest natural elevation point along the frontage or rear lot line, whichever is higher. The lowest natural elevation has been found to be 160 feet. The top of the service core has an elevation of 117 feet which is below the horizontal plane fifty-five (55) feet above the lowest natural elevation point or the sum of fifty-five (55) feet and one hundred and sixty (160) feet or two hundred and fifteen (215) feet;

- b) side yard lines of sight. The building does not penetrate the thirty (30) degree angle inclined envelopes measured from the horizontal, the vertex of which angles are located along the side lot lines. The building casts an angle of seven and a half (7.5) degrees from the south property line and an angle of two (2) degrees from the north property line which, therefore, places it below the thirty (30) degree angle inclined envelopes;
- c) building backdrop. The building height does not exceed the sum of fifty-five (55) feet plus one-half of the difference in the elevation between the frontage and rear line of the parcel. The sum of fifty-five (55) feet and one-half the difference in elevation from front to rear equals fifty-five (55) feet plus one-half the change in elevation of three hundred (300) feet which is an elevation of two hundred and five (205) feet. The top of the service core at the one hundred and seventeen (117) foot elevation is below this two hundred and five (205) foot elevation; and
- d) absolute maximum height. The height of the building may exceed the district height limitations up to a maximum building height of seventy-five (75) feet or six (6) stories. To get the additional height, the site must provide a backdrop for the building. Thus, between the lower and upper property lines, there must be a substantial change in elevation. The building has been found to meet the backdrop criteria or step c above, and it has been determined that the overall height of the buildings is seventy-five (75) feet. The average elevation of the building has been found to be forty-two (42) feet and at the top of the building, one hundred and seventeen (117) feet. This produces an overall average height of seventy-five (75) feet.

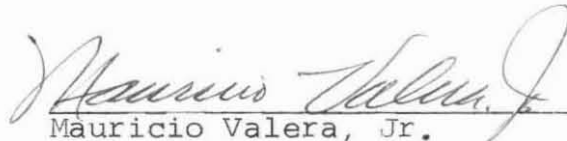
Therefore, the Commission hereby grants to the applicant full approval of the first increment and partial approval of the second increment of the Planned Unit Development pursuant to the authority vested in it by Section 36 of said Ordinance, subject to the following conditions:

1. Construction on the first increment shall begin within one (1) year of the effective date of approval of the PUD;
2. Construction on the second increment shall start within seven (7) years of the effective date of approval of the PUD or the partial approval of the second increment shall be terminated;
3. No building permits shall be issued for the second increment unless and until architectural plans and drawings have been considered and approved by the Planning Commission and full approval of the PUD for the second increment secured;
4. Construction shall conform substantially to the plans submitted for PUD approval;
5. All other applicable regulations shall be complied with; and
6. The approval of the total PUD shall not be effective until the ordinance adopting the accompanying change of zone has become effective.

The effective date of this permit shall be from June 15, 1972.

Dated at Hilo, Hawaii, this 17th day of August, 1972.

PLANNING COMMISSION
OF THE COUNTY OF HAWAII



Mauricio Valera, Jr.
Vice Chairman

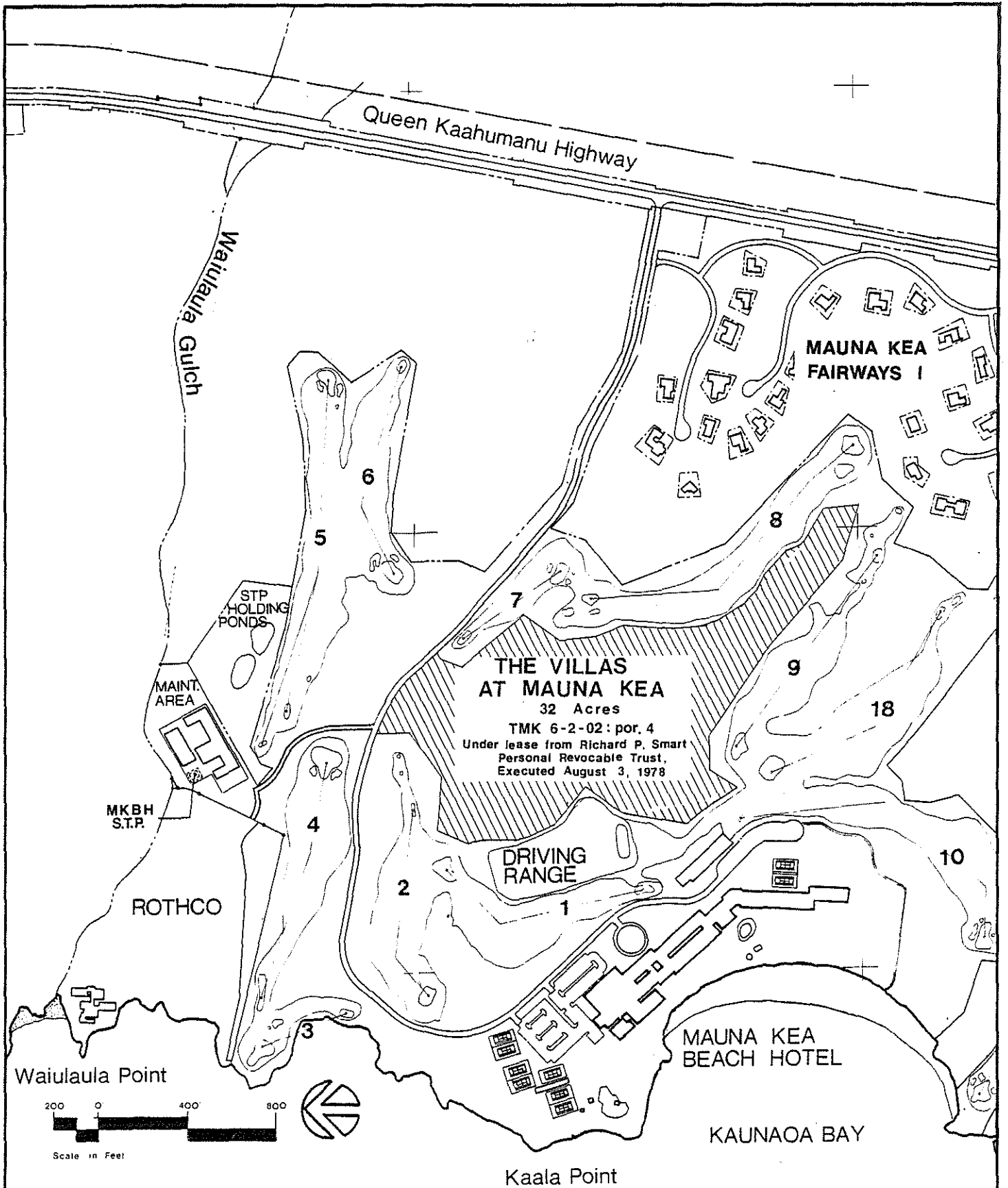


Figure: 1
 Location Map

The Villas
 For: Mauna Kea Properties
 By: Belt, Collins & Associates
 Date: October 15, 1981