

PLANNING COMMISSION

Planning Department  
County of Hawaii  
Hilo, Hawaii

Application for )  
PLANNED UNIT DEVELOPMENT )  
by )  
AMFAC COMMUNITIES INC. )  
in )  
Kailua Village )  
Lanihau, N. Kona, Hawaii )  
\_\_\_\_\_ )

PUD No. 8

PLANNED UNIT DEVELOPMENT PERMIT

The Planning Commission at a duly held public hearing on June 22, 1973, considered the application of AMFAC COMMUNITIES INC. for a Planned Unit Development permit under Section 33, Ordinance No. 63 of the Revised Ordinances of the County of Hawaii 1967, as amended. The request was to allow the development of a 460-unit hotel complex consisting of two 6-story structures and the restoration of the Ahuena Heiau located in Kailua Village, Lanihau, North Kona, Hawaii, Tax Map Key 7-5-05:66 and 7-5-06:20, 21 and 22.

After due consideration, the Commission has found that:

1. Redevelopment of the property will begin and be completed within a reasonable period of time. Phase I is scheduled to be completed by August 1975; Phase II by December 1977; and demolition of the existing King Kamehameha Hotel by February 1976. Plans for the restoration of the Ahuena Heiau is scheduled to begin concurrently with Phase I;
2. The proposed development conforms substantially to the County General Plan. The area under consideration has been designated for resort development on the General Plan land use pattern allocation guide map and has been zoned for such uses. The historical significance of the area is also being restored. Such action complies with the goals and policies of the historic sites element contained in the General Plan document;
3. The development constitutes an environment of sustained desirability and stability, is in harmony with the character of the area, and results in an intensity of land utilization no higher than, and standards of open space as high as required for the district in which the development is located. The redevelopment of the subject property would be in character with the Kailua area which has been designated as a major resort destination area. The development of a total of 460 hotel units which represents approximately sixty-five (65) per cent of the total maximum density permitted for the property and restoration of the Ahuena Heiau result in desirable open space;
4. The development creates no traffic congestion, does not interfere with any projected improvements, provides for proper entrances and exists along with proper provisions for internal

traffic and parking and is an attractive center with no adverse effects upon adjacent and surrounding existing or proposed developments;

5. The development justifies exceptions to the normal requirements of the ordinance. The redevelopment of the property vastly improves the character of the property not only through construction of new buildings but through restoration and preservation of its historic significance. A six-story structure presently exists on the property therefore the construction of the proposed six-story structures will not change the character of the property to a degree considered unreasonable. Proposed improvements within the shoreline area would assure the openness of the area through the restoration of the heiau and demolition of the existing hotel structure and are found to be in the best public interest; and
6. The guidelines for the granting of additional heights under the PUD concept have been complied with. Namely, these include compliance to the mauka view plane, side yard line of sight, building backdrop, and absolute maximum height guidelines.

Mauka view plane - the building does not penetrate a horizontal plane fifty-five (55) feet above the lowest natural elevation point along the frontage or rear lot line whichever is higher. The horizontal plane is the sum of 55 feet plus 18 feet or 73 feet. The building is 64'-4" in height and constructed at the 6-foot elevation thereby resulting in a top elevation of 70'-4".

- 1 Side yard line of sight - the building does not penetrate the 30 degree angle inclined envelopes measured from the horizontal, the vertex of which angles are located along the side lot lines.

Building backdrop - the building does not exceed the sum of 55 feet plus one-half of the difference in the elevation between the frontage and rear lot line of the parcel. The difference in elevation is 33 feet which when divided in half and added to 55 feet equals 71'-6". The building height is determined to be 64'-4".

Absolute maximum height - the building does not exceed the maximum limitation of seventy-five (75) feet or six (6) stories.

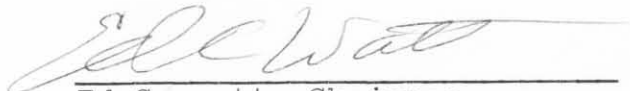
Therefore, the Commission hereby grants to the applicant approval of the Planned Unit Development, pursuant to the authority vested in it by Section 33 of said Ordinance, subject to the following conditions:

1. That development conform substantially to that as represented;
2. That construction schedulings conform substantially to that as represented; namely that:
  - a. Construction of Phase I be completed by August 1975 or thereabouts;
  - b. Demolition of the King Kamehameha Hotel begin by February 1976 or thereabouts;

- c. Completion of Phase II by December 1977 or thereabouts;  
and
  - d. Restoration of the Ahuena Heiau begin during Phase I and  
be completed concurrently with completion of Phase II.
3. That ownership of the historic site be retained by the  
developer or by a party acceptable to the County Planning  
Commission; and
  4. That all other applicable regulations be complied with.

The effective date of this permit shall be from June 22, 1973.

Dated at Hilo, Hawaii, this 12th day of September  
1973.

  
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Ed C. watt, Chairman