

PLANNING COMMISSION

Planning Department  
County of Hawaii  
Hilo, Hawaii

Application for )  
PLANNED UNIT DEVELOPMENT )  
by )  
SASAKI, WALKER ASSOCIATES, INC. )  
in )  
Keauhou, North Kona, Hawaii )

PUD No. 9

PLANNED UNIT DEVELOPMENT PERMIT

The County Planning Commission at a duly held public hearing on December 20, 1973, considered the application of Sasaki, Walker Associates, Inc. in behalf of Bishop Estate, owner, for a Planned Unit Development permit under Chapter 8 (Zoning Code), Article 23, Hawaii County Code, as Amended. The request is to allow the development of a 410 unit multi-family condominium resort project and a commercial shopping area which would include up to 60,000 square feet of floor space. The proposed development will be a part of the Keauhou Kona recreational-resort complex in Keauhou, North Kona, Hawaii. Tax Map Key 7-8-10:portion of 36, 44 & 48, and 7-8-12:18, 48, & 99.

After due consideration, the Commission has found:

1. That the development of the project will begin and be completed within a reasonable period of time. Phase IA is scheduled to be completed by June 1978; Phase IB by June 1981; Phase IIA by June 1984; and Phase IIB by June 1988.
2. That the proposed development conforms substantially to the County General Plan. The area under consideration has been designated for resort and related uses on the General Plan land use pattern allocation guide map, and has also been zoned for such uses. The Birthplace of King Kamehameha and other sites and areas of historical significance will be preserved and restored. Such actions comply with the goals and policies of the historical element contained in the General Plan document. Because of the geologic and topographic conditions of certain lands in Kona, the General Plan also states that the County shall encourage the use of more innovative types of development, such as the Planned Unit Development concept.
3. That 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 development of the subject area would be in character with the Keauhou area which has been designated as a major resort destination area. The development of a total of 410 condominium units represents approximately 57 percent of the total maximum density permitted for the property, and thus, allows for more open space.
4. That the development creates no traffic congestion, does not interfere

with any projected improvements, provides for proper provisions for internal traffic and parking and is an attractive development with no adverse effects upon adjacent and surrounding existing or proposed developments. The circulation plan proposed results in an improved circulation pattern. The closing of the existing roadway at the head of Keauhou Bay to create a public beach area is a more feasible situation than the present one. The elimination of the through traffic would be re-routed through the proposed development as well as mauka to the existing Alii Highway. The existing roadway until the beach area will also be improved. Jitney routes and emergency access through the proposed development will be provided.

5. That the development justifies exceptions to the normal requirements of the ordinance. The development would enhance the surroundings at the head of Keauhou Bay by protecting and complementing the existing natural landscaping and topographic beauty of the area. It would also expand the facilities available for public use, improve access to property adjacent to the bay, and provide balanced land uses and high quality design for the area.

Therefore, the Commission hereby grants to the applicant approval of the Planned Unit Development, pursuant to the authority vested in it by Article 23 of said Code, subject to the following conditions:

1. That approval of the PUD not be effective until the ordinance adopting the accompanying change of zone has become effective:
2. That Kamehameha Development Corporation, in behalf of the applicant, submit a consolidation and resubdivision plan within one (1) year of the date of approval of the PUD Permit.

The plan shall reflect, but not be limited to, the following concerns:

- a. The proposed road leading through the project site be designated as a public road easement which would allow for public vehicular usage. An agreement with the County shall be made to accommodate maintenance and other consideration as may be agreed upon between the County and the applicant;
  - b. A minimum of two (2) public easements be provided and be dedicated to the County. One shall be situated at the north end of the bay and the other at the south end of the bay. The exact location and width shall be determined at the time of subdivision approval; and
3. That the beach and park areas comprising approximately 1.2+ acres be leased to the County at one dollar (\$1.00) a year. Said lease shall run coterminous with the life of this PUD Permit and shall include provisions for the maintenance of the area by the applicant, subject to the approval of the appropriate County agencies. The applicant shall provide minimum improvements to the affected areas including but not necessarily limited to grading, grassing, and sand replenishment. The exact location and configuration of the beach and park sites shall be determined at the time of subdivision approval:
  4. That the existing roadway around Keauhou Bay not be abandoned until the interior roadway through the project site is constructed, and upon receipt of approval for abandonment by the County Council. Further, the north side of the existing roadway leading to the beach shall be

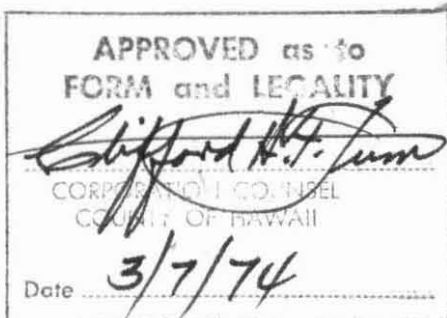
improved with a 24-foot pavement. Curbs, gutters, and sidewalks shall also be provided for the interior road as well as the existing north road leading to the beach. The road leading to the project from the south side of the bay shall be improved with a 20-foot pavement within the existing 30-foot right-of-way. Said pavement shall be improved to County dedicable standards. A sidewalk shall be provided on the mauka side of the road within the applicant's property. Said sidewalk shall be designated as an unrestricted public easement and provisions for its private maintenance shall be made at the time of subdivision approval:

5. That development shall be phased in four (4) increments and conform substantially to that as presented. The first increment shall consist of 108 condominium units. Construction of the second increment shall not commence until development has occurred in the first increment. Development is defined as building permits issued for the condominium units and construction partially completed - partially completed in the sense of having roofs on 27 units within the first increment. The third increment shall not commence until 25 per cent of increments 1 and 2 are developed; and the fourth increment shall not commence until 25 per cent of Increments 1, 2 and 3 or any combination thereof are developed:
6. That a minimum of parking stalls be provided for the following:
  - a. Condominium parking - 410 stalls of which a minimum of 108 be provided for the 1st increment; 92 for the 2nd increment; 100 for the 3rd increment; and 110 for the 4th increment;
  - b. Commercial parking - either 300 stalls of which a minimum of 50 be provided for the 1st increment; 92 for the 2nd increment; 75 for the 3rd increment; and the remainder during the 4th increment; or on the basis of one (1) stall per 200 square feet of commercial space;
  - c. Public beach parking - 10 to be provided during the 1st increment;
  - d. Boat trailer parking - 30 of which a minimum of 17 be provided in the 1st increment;
  - e. To fulfill the requirement, an area within 500 feet of the nearest point of the project site may be acceptable; and
7. That the historical park, encompassing .67+ acres, be developed during the first increment and ownership of the area be retained by the developer or by a party acceptable to the County of Hawaii:
8. That no residential units be allowed on the ground floor level for all buildings within the tsunami inundation area:
9. That Bishop Museum's concerns for salvage and recordation of sites in the area be accommodated prior to any clearing of the area:
10. That the conditions contained in the Agreement dated December 18, 1973 between the Trustees of the Estate of Bernice Pauahi Bishop and the Daughters of Hawaii be and by reference is incorporated as a condition for approval of the PUD application as if specifically stated herein:

- a. For a term of seventy-five (75) years from the date hereof, no buildings will be constructed and development will be limited to landscaping, footpaths, underground utilities, roads, and other open space uses which will not detract from the setting of the birthplace of Kamehameha III and the Kauikeaouli Stone, on that portion of the area outlined in red on the plan filed with the Planning Department and owned by the Trustees;
  - b. The Trustees will cause that portion of area outlined in red filed with the Planning Department and owned by them and by the Daughters of Hawaii to be landscaped and maintained at no cost to the Daughters of Hawaii. Landscaping plans for the area will be subject to Daughters of Hawaii's prior review and approval;
  - c. No rocks, trees or walls will be removed by the Trustees or their Lessee from the premises without first obtaining approval of Daughters of Hawaii;
  - d. The Kauikeaouli Stone will at all times be treated with respect and care by the Trustees and their Lessee;
  - e. The use of the first "village building" to the north of the birthplace site outlined in blue on the plan filed with the Planning Department shall be compatible with the adjacent historical area and in particular, the birthplace. Food and beverages will not be prepared or served for commercial purposes in that building. The use of the building will not be detrimental or obnoxious or disrespectful of the historical Hawaiian site owned by the Daughters of Hawaii;
  - f. Maintenance within the Daughters of Hawaii property may be conducted by the Trustees without advance notice to Daughters of Hawaii;
  - g. Daughters of Hawaii approve the plans of the Trustees for the development and improvement of the Keauhou Bay area and will cooperate with and assist the Trustees in obtaining all necessary governmental approvals to carry out the Trustees' plans for improvement of the Keauhou Bay area; and
11. That the old Hawaiian trail along the seashore from the north to the south around the Bay be restored and put back into use for the general public.

Dated at Hilo, Hawaii this 25th day of February 1974.

  
 \_\_\_\_\_  
 Arthur W. Martin, Chairman



August 3, 1981

Mr. Guido Giacometti  
Kamehameha Investment Corporation  
P. O. Box 459  
Honolulu, HI 96809

Dear Mr. Giacometti:

Nullification of Planned Unit Development (PUD) No. 9  
Special Management Area (SMA) Use Permit (SMA 81-16)  
Planned Development Permit (PDP) (PDP 81-9)  
Change of Zone Application (R80-15)

At its regular meeting and duly held public hearings on July 29, 1981, the Hawaii County Planning Commission took the following actions on the above-described requests:

1. Approved the nullification of Planned Unit Development (PUD) No. 9;
2. Continued the public hearing for Special Management Area (SMA) Use Permit (SMA 81-16) and Planned Development Permit (PDP 81-9); and
3. Continued the public hearing for Change of Zone Application (R80-15).

The Planning Department recommended the continuance of public hearings for the above described change of zone, SMA Permit and PDP Permit because a housing condition, applicable to all three requests, is still being developed.

With regard to the change of zone, the Commission requested that the petitioner identify by tax map key number, the parcels included in their proposed phases I, II, and III, respectively.

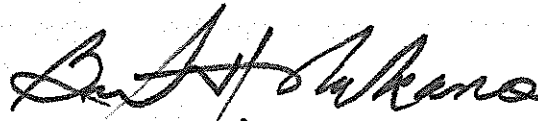
The continued public hearings have been tentatively rescheduled to August 26, 1981 in Kona. You will be notified when the date, time and place of these hearings have been finalized.

AUG 5 1981

Mr. Guido Giacometti  
Page 2  
August 3, 1981

Should you have any questions on the above described applications, please contact Norman Hayashi or Brian Nishimura of our office at 961-8288.

Sincerely,



BERT H. NAKANO  
CHAIRMAN, PLANNING COMMISSION

BN:lgv