

PLANNING COMMISSION

Planning Department
County of Hawaii
Hilo, Hawaii

Application for)
PARTIAL PLANNED UNIT DEVELOPMENT PERMIT)
by) PUD Permit No. 11
MAUNA LOA LAND, INC.)
in the land divisions of)
Waikoloa, Anaeho'omalu, and Kalahuipua'a,)
South Kohala, Hawaii)
_____)

PARTIAL PLANNED UNIT DEVELOPMENT PERMIT

The County Planning Commission, at a duly held public hearing on April 1, 1976, considered the application of MAUNA LOA LAND, INC. for a partial Planned Unit Development Permit in accordance with Chapter 8 (Zoning Code), Article 23, Hawaii County Code, as amended, more specifically, to allow construction of two (2) hotels at heights of fifty-five (55) feet or four (4) stories in lieu of the maximum height limit of forty-five (45) feet or three (3) stories on proposed Hotel Sites 3 and 4 situated within the land divisions of Waikoloa, Anaeho'omalu, and Kalahuipua'a, South Kohala, Hawaii, TMK: 6-9-01:3 and portion of 5.

The Commission has found:

1. That the requested additional height conforms to the computed maximum height limits for the two sites under consideration. Under the Planned Unit Development provisions for reviewing additional height, four components are applied to a specific site to determine a building envelope. The maximum height limits derived from the application of the components to the subject sites have been computed to be 57.5 feet for Site 3 and 60 feet for Site 4. The requested additional height falls under the maximum limit. Topographically, there

is adequate variation to mitigate the conspicuousness of structures relative to the natural terrain of the sites.

2. That from an overall visual standpoint, the additional height will not have a significant effect. The additional height will allow more open space to be provided on the sites which will contribute to the entire open character of the proposed resort development. Both sites will also have a configuration that would assure that major structures would be perpendicular rather than parallel to the shoreline. Such site planning would minimally interfere with or detract from the line of sight between the Queen Ka'ahumanu Highway and the ocean. The petitioner also intends to alleviate the visual conspicuousness of structures through vegetative screening and the use of color.

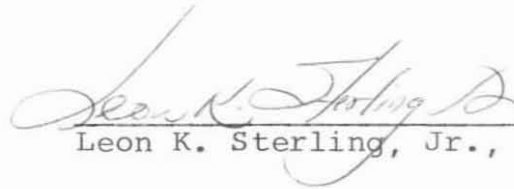
Therefore, the Commission hereby grants to the petitioner a Partial Planned Unit Development Permit to allow construction of two (2) hotels at heights of fifty-five (55) feet or four (4) stories in lieu of the maximum height limit of forty-five (45) feet or three (3) stories on proposed Hotel Sites 3 and 4 situated within the land divisions of Waikoloa, Anaeho'omalu, and Kalahuipua'a, South Kohala, Hawaii pursuant to the authority vested in it by Article 23 of said Code, subject to the following conditions:

1. That structures on the subject sites shall not exceed four (4) stories or 55 feet.
2. That construction shall not commence until full Planned Unit Development approval has been secured.
3. That all other applicable rules and regulations, including plan approval, shall be complied with.

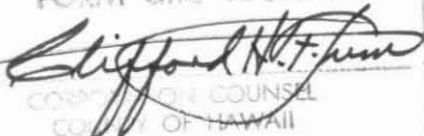
Should any of the foregoing conditions not be met, the Partial Planned Unit Development Permit shall be deemed null and void.

The effective date of this permit shall be April 1, 1976.

Dated at Hilo, Hawaii, this 10th day of May, 1976.



Leon K. Sterling, Jr., Chairman

APPROVED as to
FORM and LEGALITY

CORPORATION COUNSEL
COUNTY OF HAWAII
Date MAY 4 1976

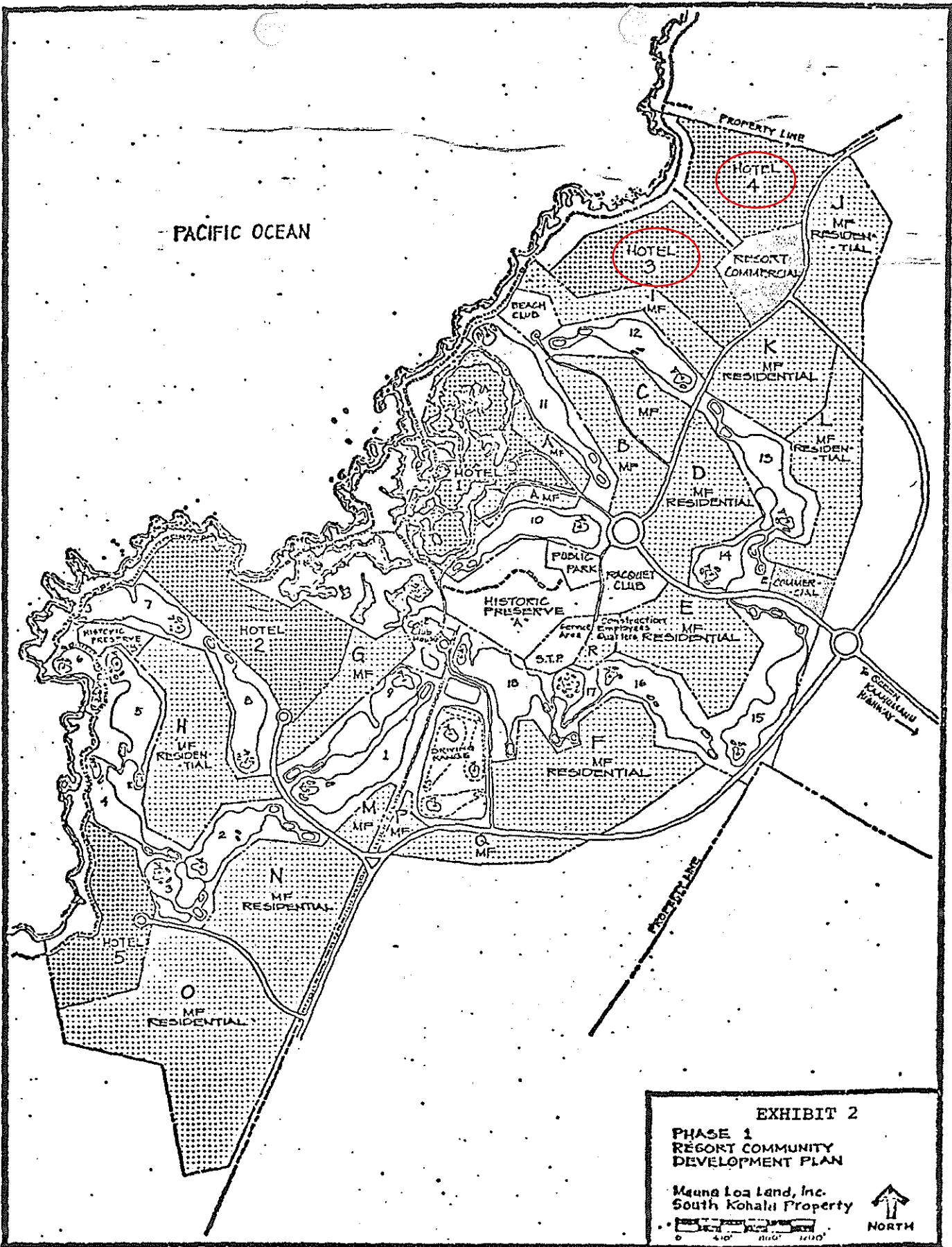



EXHIBIT 2
PHASE 1
RESORT COMMUNITY
DEVELOPMENT PLAN

Mauna Loa Land, Inc.
 South Kohala Property

0 40' 80' 120'


 NORTH