

PLANNING COMMISSION

Planning Department
County of Hawaii
Hilo, Hawaii

Application for)
PARTIAL PLANNED UNIT DEVELOPMENT PERMIT)
by)
MAUNA LOA LAND, INC.) Partial PUD Permit No. 16
in)
'Anaeho'omalu & Kalāhuipua'a,)
South Kohala, Hawaii)
_____)

PARTIAL PLANNED UNIT DEVELOPMENT PERMIT

The County of Hawaii Planning Commission at a duly held public hearing on March 9, 1978, 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, to allow the future construction of hotels on five (5) sites (parcels 2a, 2b, 3, 4 and 5) with heights of six (6) stories and up to 75 feet in height at 'Anaeho'omalu and Kalāhuipua'a, South Kohala, Hawaii, Tax Map Key 6-9-01:3 & 5.

The Commission has found:

That the subject requests conform to the County General Plan. The area under consideration is designated as a major resort area by the General Plan and it is the petitioner's intent to develop such a resort on an incremental basis and in accordance with the standards set forth in the General Plan Resort Element. The change of zone and Planned Unit Development requests are the result of plan refinement and actual field work. The change of zone would adjust the boundaries of various zoned districts which were approved in 1976. It would also place certain previously approved uses into zoned districts which are more appropriate in terms of their functions. Minor changes in the areas of the approved zoned districts would occur, but none of the proposed changes would significantly alter the overall development scheme. Both the original and the presently requested zoning are in keeping with the General Plan.

Upon reviewing the petitioner's proposed plans, it is determined that the proposed revisions incorporate and/or are consistent with stated goals, policies, standards and courses of action of various General Plan elements and especially of the Resort Element. The proposed revision is still limited to a maximum of 3,000 hotel units and includes all the basic infrastructures necessary for a major resort area. This includes a sewage treatment plant, a water system, roadways, and all essential utilities.

The proposed revision of the development plan for the subject area increases the open space corridors and visual corridors which were established through the original approvals. Public access to the shoreline, archaeological and historical sites, the fishponds and beach areas will be provided and maintained.

Approval of the change of zone request would thus further aid in the effective implementation of the General Plan. These changes are also consistent with the Environmental Shoreline Protection Act and Rule 9 of the Planning Commission, particularly in relation to the provision of public access, the protection and maintenance of historical and natural resources, and the construction of adequate facilities for waste treatment, disposition and management.

In addition, there will be minimal alteration of the shoreline area in that a shoreline corridor with a minimum width of 150 feet will be established. The proposed revision to the development plan also establishes an open corridor to protect the Mamalahoa Trail from encroachment and to maintain its historic context.

The proposed hotel structure on Site 1 is within the limits set forth under Rule 7 of the Planning Commission. The requested additional height will be confined to the major structure of the proposed hotel, with other portions of the facility designed to be stepped down from this dominant structure toward the shoreline. The variation in height will reduce the visual impact of the proposed hotel as well as adapt it to its site.

The requested height for the other hotel sites are also in keeping with the Planned Unit Development provisions of the Zoning Code and Rule 7. The establishment of the building envelopes for these sites and the orientation of the proposed parcels is such that visual corridors will be maintained while the additional height will not have a significant effect in terms of the overall development upon the view plane from the Queen Ka'ahumanu Highway or from within the subject area. Use of the Planned Unit Development provisions is encouraged so that development can be better adapted to the natural terrain and character of a site. The PUD provisions also encourage more open space on a site than would otherwise be required.

The subject requests are also consistent with the Economic Element of the General Plan in that the proposed development will provide additional and expanded employment opportunities for the residents of the region, as well as strengthen the existing visitor industry. It should be noted that the petitioner has undertaken an intensive study of the potential social and physical impacts of the proposed development, as required by the General Plan. This study has analyzed areas of critical environmental concern and has disclosed the potential effects, both adverse and beneficial, of the proposed development.

Based on the above, it is determined that approval of the various requests would be in keeping with existing laws and regulations and would be consistent with County long-range policies.

Therefore, the Commission hereby grants to the petitioner a Partial Planned Unit Development Permit to allow the future construction of hotels on five (5) sites (parcels 2a, 2b, 3, 4 and 5) with heights of six (6) stories and up to 75 feet in height at 'Anaeho'omalua and Kalāhuipua'a, South Kohala, Hawaii, pursuant to the authority vested in it by Article 23 of said Code, subject to the following conditions:

1. That the proposed structures shall not exceed six (6) stories and the following maximum heights:
 - a. 71 feet above grade but not to exceed 75 feet above mean sea level on Site 4;
 - b. 71 feet above grade but not to exceed 80 feet above mean sea level on Site 3;
 - c. 75 feet above grade but not to exceed 100 feet above mean sea level on Sites 2a and 2b;
 - d. 68.5 feet above grade but not to exceed 115 feet above mean sea level on Site 5.
2. Construction shall not commence on any of the lots until full Planned Unit Development Permits have been granted.
3. That major hotel structures on Hotel Site 2a shall be set back a minimum of 75 feet from the fishponds.
4. That the effective date of approval of the Partial Planned Unit Development Permits shall be contingent upon approval of the change of zone request.
5. That all other applicable rules and regulations including the Plan Approval process shall be complied with.

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

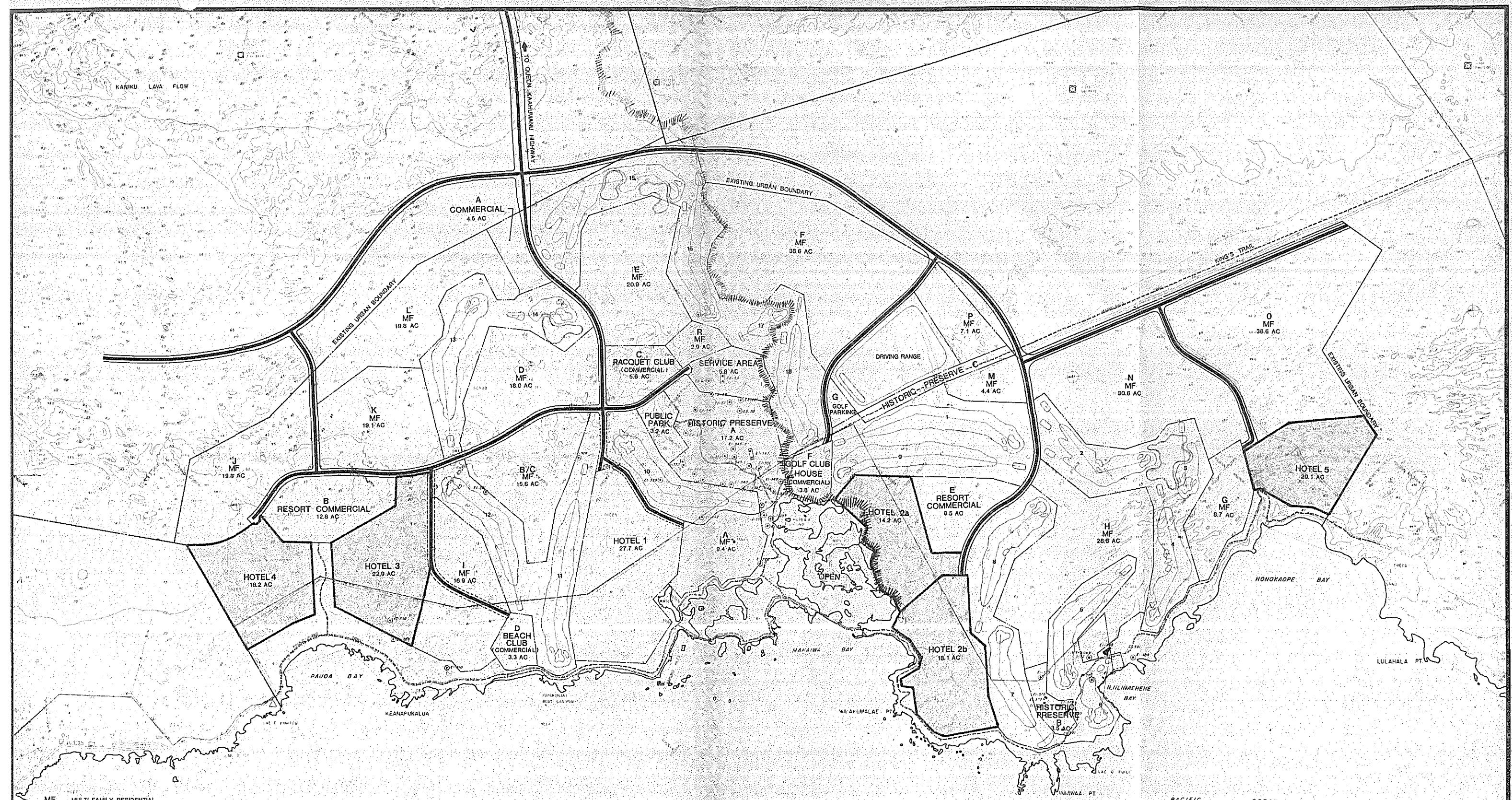
The effective date of this permit shall be from March 9, 1978.

Dated at Hilo, Hawaii, this 17th day of May, 1978.



William F. Mielcke, Chairman
Planning Commission

APPROVED as to FORM and LEGALITY
<i>Roxanna Garcia</i>
ASSISTANT CORPORATION Counsel COUNTY OF HAWAII
Date MAY 8 1978



MF MULTI FAMILY RESIDENTIAL
PEDESTRIAN TRAIL
SURVEYED SHORELINE
E1-310 ARCHAEOLOGICAL/HISTORIC SITE

RESORT DEVELOPMENT PLAN
MAUNA LOA LAND INC. -SOUTH KOHALA LANDS

200 100 0 200 400
SCALE IN FEET

September 21, 1977

Belt, Collins & Associates
A Division of Egan Associates, Inc.
Engineers & Planners - Landscape Architects

REVISED OCT. 1977

EXHIBIT A
PARCEL LOCATION MAP: PARTIAL PUD