

October 18, 1984

Mr. Thomas H. Yamamoto, P.E.
Senior Vice President
Mauna Lani Resort, Inc.
P.O. Box 4959
Kawaihae, HI 96743-4959

Dear Mr. Yamamoto:

Planned Unit Development Permit (PUD 84-2)
Petitioner: Mauna Lani Resort, Inc.
198 Condominium plus One (1) Manager's Unit Development
Tax Map Key 6-8-22:9

After reviewing your application and the information submitted in behalf of it, the Planning Director by this letter hereby certifies the approval of your planned unit development request to allow the development of a 198 condominium and one (1) manager's unit development consisting of two units in Kalahuipaa, South Kohala, Hawaii. The first unit will consist of 116 condominium units and 1 manager's unit and related accessory uses. The second unit will consist of the remaining 82 units and related accessory uses.

The approval is based on the following:

The construction of the project will begin within one year from the date of approval and will be completed within two years thereafter or by late 1986. Conditions relative to the timely development of the project will also be included in the conditions of approval.

The proposed development substantially conforms to the General Plan. The County General Plan document specifies the development as one of the island's major resort area. The General Plan Land Use Pattern Allocation Guide Map designates the subject area for Medium Density uses. Medium Density as defined in the General Plan includes multiple residential uses - 35 to 11.6 units per acre.

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This multiple family residential development will constitute an environment of sustained desirability and stability, will be in keeping with the character of the surrounding development, and will result in an intensity of land utilization no higher than, and standards of open space at least as high as permitted or otherwise specified for the district in which their development occurs. The proposed development of 198 condominium units and 1 manager's unit is below the maximum allowable density of 438 units.

The petitioner is providing a 40-foot wide roadway and utility easement with a 24 foot wide pavement to serve as access to proposed lot 28-A through proposed lot 28-B. Although the petitioner is not providing the minimum roadway standards as required by the Subdivision Code, the 40-foot wide roadway and utility easement is to serve as a temporary access to the first unit located on lot 28-A. The petitioner is proposing to consolidate both lots upon completion of Unit II of the development whereby the access requirement for lot 28-A will no longer be applicable. As such, the approval of a variance from the minimum roadway standards is considered and determined to be justified. The adjusted lower density and incremental development make it desirable to apply this requirement differently than those ordinarily applicable under district regulations.

Based on the foregoing, the Planning Director has further concluded that the Planned Unit Development application be approved subject to the following conditions:

1. The petitioner, its assigns or its successors shall be responsible for complying with all the stated conditions of approval.
2. The proposed development shall substantially conform to the plans submitted with the PUD application.
3. The plans for the proposed development of the first unit, including detailed landscaping plan, shall be submitted to the Planning Department for Plan Approval within one year from the effective date of the PUD permit. Construction of the proposed first unit development shall commence within one year from the date of Final Plan Approval and be completed within two years thereafter. Plans for the second unit shall be submitted for Plan Approval within one

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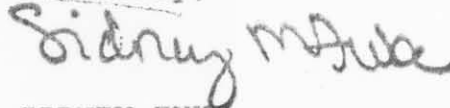
year of completion of the first unit and shall commence construction within one year of the date of Final Plan Approval and be completed within two years thereafter.

4. That a drainage system, as required by the Department of Public Works be installed.
5. All road improvements, including ingress and egress to the subject property, shall meet with the approval of the Department of Public Works.
6. That should any unanticipated historic or archaeological sites be uncovered during the construction activity, all work shall cease and the Planning Department be notified. Work shall not resume until clearance is obtained.
7. All other applicable County and State rules, regulations and requirements shall be complied with.

Should the petitioner, its assigns or successors fail to comply with the above-stated conditions, the Planned Unit Development Permit shall be automatically void.

Should you have any questions, please feel free to contact this office.

Sincerely,



SIDNEY FUKU
Planning Director

MO:lgv
Enc. - Background Report

cc: Subd. No. 84-142