

October 21, 1986

Mr. William M. Bass, Jr.  
Executive Director  
High Technology Development Corp.  
P. O. Box 2359  
Honolulu, HI 96804

Dear Mr. Bass:

Planned Unit Development (PUD 86-1)  
High Technology Development Corporation  
TMK: 7-3-43:por. 3 and 7-3-09:por. 5

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 Hawaii Ocean Science and Technology (HOST) Park on approximately 547 acres of land in Ooma 1st and 2nd, North Kona, Hawaii.

In considering the PUD application, the variances requested to allow an office, laboratory, visitor's center; exemption regarding road maintenance escrow fund for private roads; and exemptions from requirements for sidewalks, curbs and gutters were not considered in view of the following:

1. Laboratory uses are permitted in the industrial zone, and the Director has determined that the office and visitor center uses are accessory to the other uses planned for the HOST project. Furthermore, the purpose of a PUD is to encourage comprehensive site planning productive of optimum adaptation of development to the land by allowing diversification in the relationships of various uses, buildings, structures, etc., while still insuring that the intent of the Zoning Code is observed. Although the office, laboratory, visitor's center may not be located on the same property as the main use (aquaculture, etc.) being conducted on, the overall site planning of the development and uses are related to each other which is the purpose of a PUD.
2. The requirements for an escrow fund are not being imposed by the Director, therefore, no variance is required.
3. Curbs, gutters and sidewalks are not being required, therefore no variance is required.

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The approval is based on the following findings:

The leasing activities and construction of infrastructure improvements will begin as soon as approvals are granted. The following improvements will be constructed with FY '85-'86 appropriations:

1. Cold ocean water supply and distribution system.
2. Initial seawater return flow disposal trenches.
3. Entryway landscaping.
4. 8" and 10" waterline along NELE Access Road.
5. Seawater return flow monitoring wells.
6. Electric substation.
7. Underground ducts for ultimate power, communication and data lines and cables for 8 MW power to HOST Park.
8. NELE power upgrade for temporary power to HOST pump station.

Supplemental appropriations are being requested from the legislature for FY '86-'87 to include:

1. 10,000 sq. ft. office building for Park management and other office uses.
2. Additional seawater return flow disposal trenches.
3. NELE access road shoulders.
4. Stub roads (each 500 linear feet).
5. Public restroom and parking at ocean front.
6. Intersection improvements on Queen Kaahumanu Highway.
7. 8" waterlines along stub roads.
8. Additional electrical work.

Funds for completion of the Park infrastructure will be requested in future bienniums, depending on market demand.

The subject development will conform substantially to the County General Plan as it will encourage the expansion of the research and development industry by working with and supporting the university and other agencies' program developed to aid the County in addition to encouraging the development of aquaculture and related ocean oriented activities. These actions would be implementive of goals, policies and courses of action stipulated in the General Plan for economic and industrial development.

The industrial development will constitute an environment of sustained desirability and stability, will be in keeping with the character of the surrounding neighborhood, and will result in an intensity of land utilization no higher than, and standards of open space at least as high as permitted or as otherwise specified for the district in which this development

occurs. Further, the proposed development will have no adverse effects upon adjacent and surrounding existing or prospective development.

The development of harmonious, integrated whole justifies exceptions to the normal requirements of the subdivision and Zoning Codes, and that the contemplated arrangements or use makes it desirable to apply regulations and requirements differing from those ordinarily applicable under the district regulations.

The petitioner is proposing to construct a Hawaii Ocean Science and Technology (HOST) Park with deviations and variances from various provisions of the Zoning and Subdivision Codes as outlined in the Proposed Development section of the Background of this application. The purpose of planned unit development is to encourage comprehensive site planning productive of optimum adaptation of development to the land by allowing diversification in the relationships of various uses, buildings, structures, open spaces and yards, building heights, and lot sizes in planned building grounds while still insuring that the intent of this chapter 25 shall be observed. The petitioner's unified and overall planned development provides for the best design scheme for the development of this unique, large ocean related subdivision. As such, the approvals of the deviations and variances from the various provisions of the Zoning and Subdivision Codes as noted in the background is considered and determined to be justified in this particular application. The planned concept of the development makes it desirable to apply these requirements differently than those ordinarily applicable under the district regulations.

The variance request is approved, subject to the following conditions:

1. The petitioner, its assigns or successors shall be responsible for complying with all the stated conditions of approval.
2. The subdivision plans shall be submitted within one year of the effective date (August 19, 1986) of the change of zone. Final subdivision approval shall be secured within one year from the date of receipt of tentative subdivision approval.
3. Construction of the proposed improvements shall commence within one year of the date of final subdivision approval.

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4. The conditions as stipulated in the Change of Zone Ordinance No. 86 93 and the SMA Major Use Permit No. 239 shall be complied with.
5. The roadway within the Park shall remain in the State's jurisdiction. The petitioner shall file a recordable agreement, indicating the petitioner liability, maintenance and other necessary provisions. The agreement shall be developed with the Department of Public Works and the Corporation Counsel's office prior to final subdivision approval being granted for the development. This agreement shall also be included within the deeds of all future lot owners or lessees in this Park.
6. All other applicable County, State and Federal rules, regulations and requirements shall be complied with.

Should the petitioner, its assigns or successors fail to comply with the above conditions in a timely fashion, the Planning Director may deem the Planned Unit Development Permit as null or void.

If you have any questions on this matter, please feel free to contact us.

Sincerely,

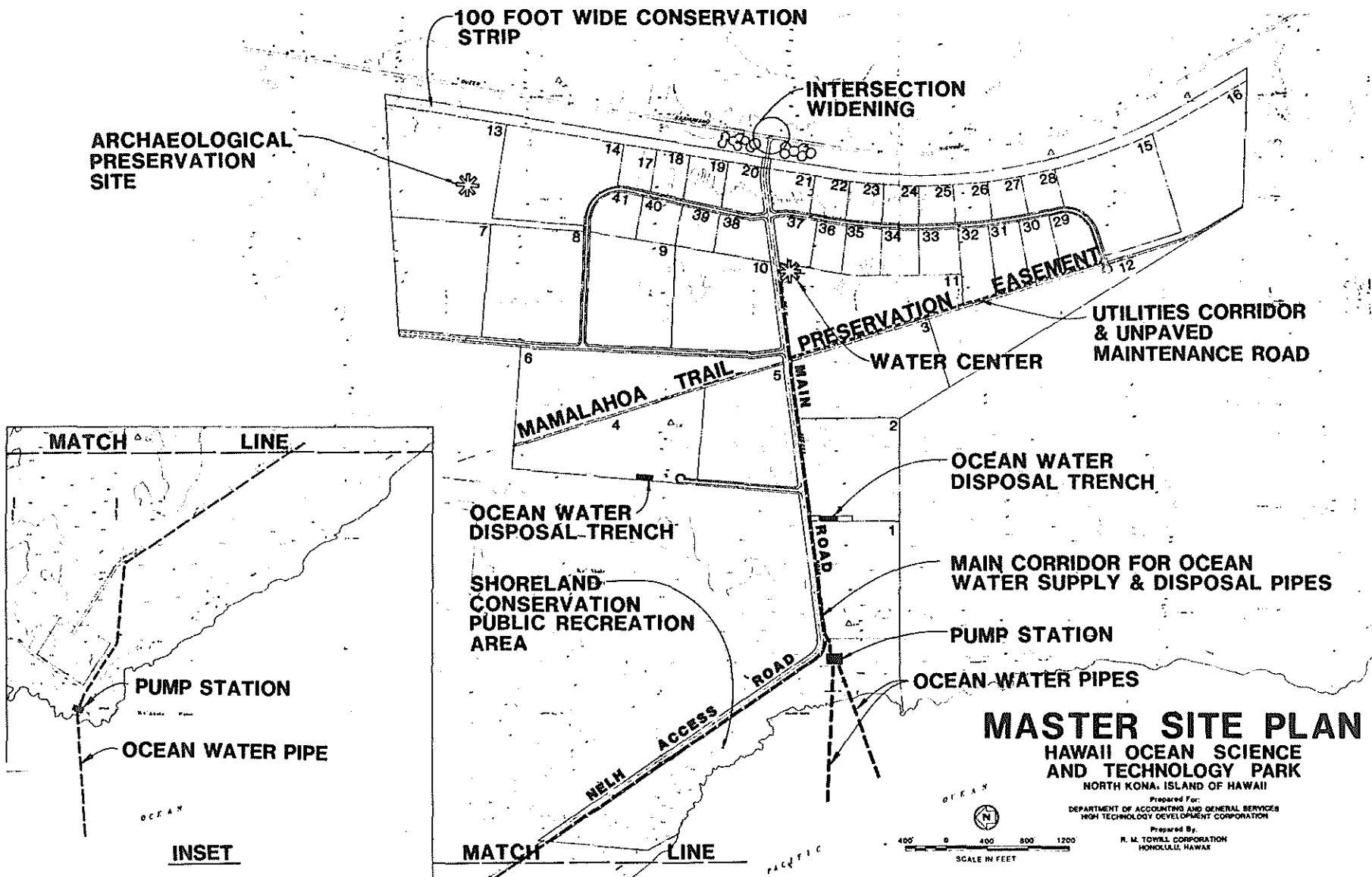


ALBERT LONO LYMAN  
Planning Director

MO:lkt

cc: Dept. of Public Works  
Dept. of Water Supply  
State Highways  
Dept. of Health

bcc: Kaoru (Subd. file)



ARCHAEOLOGICAL  
PRESERVATION  
SITE

100 FOOT WIDE CONSERVATION  
STRIP

INTERSECTION  
WIDENING

PRESERVATION EASEMENT

UTILITIES CORRIDOR  
& UNPAVED  
MAINTENANCE ROAD

WATER CENTER

MAMALAHOA TRAIL

MAIN

OCEAN WATER  
DISPOSAL TRENCH

OCEAN WATER  
DISPOSAL TRENCH

MAIN CORRIDOR FOR OCEAN  
WATER SUPPLY & DISPOSAL PIPES

SHORELAND  
CONSERVATION  
PUBLIC RECREATION  
AREA

PUMP STATION

OCEAN WATER PIPES

ROAD

NEHL ACCESS  
ROAD

**MASTER SITE PLAN**  
HAWAII OCEAN SCIENCE  
AND TECHNOLOGY PARK  
NORTH KONA, ISLAND OF HAWAII

Prepared For:  
DEPARTMENT OF ACCOUNTING AND GENERAL SERVICES  
HIGH TECHNOLOGY DEVELOPMENT CORPORATION

Prepared By:  
R. M. TOWELL CORPORATION  
HONOLULU, HAWAII

