

CERTIFIED MAIL

December 5, 1988

Ms. Anne L. Mapes
Belt Collins & Associates
680 Ala Moana Boulevard, Suite 200
Honolulu, Hawaii 96813

Dear Ms. Mapes:

Planned Unit Development (PUD 88-3)
Kaupulehu Developments
Tax Map Key: 7-2-03: Por 1

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 construction of an approximately 600 room hotel at a height of 75 feet in lieu of the maximum allowable height of 45 feet in the Resort Hotel (V-2.25) zoned district. The subject property which consists of 623+ acres and identified by TMK: 7-2-03: por. 1, is located adjacent and to the west and south of the Kona Village complex, between the shoreline and Queen Kaahumanu Highway, Kaupulehu, North Kona, Hawaii.

The approval is based on the following:

The construction will begin in early 1989 and be completed in 1991, based on the timely approval of the zoning application and related permits.

The proposed development conforms substantially to the County General Plan. The General Plan identifies this area as an "Intermediate Resort Area." An intermediate resort is a self-contained resort destination area which provides basic and support facilities, including a maximum of 1,500 visitors units, residential developments and recreational amenities, for the needs of the entire development, but on a smaller scale than a Major Resort Area.

DEC 05 1988

The proposed development will constitute an environment of substantial desirability and stability, and result in an intensity of land utilization no higher than, and standards of open space at least or higher as permitted or as otherwise specified for the zoned district in which this development occurs. The proposed development will be an attractive activity center which will not have substantially adverse effect upon the adjacent and surrounding existing or other prospective development; thus, it should be in harmony with the character of the area. The proposed use of this particular parcel will be in conformity with desirable performance standards as expressed in the General Plan and will constitute an efficient and well planned development. As such, it is determined that the development of the subject property for this intended purpose would be in character with the overall development of this resort development.

The requested additional height of the proposed hotel conforms to the computed maximum height limit for the project site. Under the PUD provisions for reviewing additional height, four components are applied to the specific site to determine a building envelope. Three of the components are view planes and the fourth component is an absolute maximum height. For this particular site, in applying the PUD components relative to height, while Component D (Absolute maximum height) may allow a maximum of 75 feet.

Further, from an overall visual standpoint, the additional height is not expected to have a significant effect. The additional height will allow more open space to be provided on the site which will contribute to an overall open character for the proposed development. The setback requirements under the PUD provisions assure that there is adequate open space so that the overall development is not bulky in character. The setback requirements further assure that visual corridors both in the area under consideration and from off-site will be maintained. The location of the proposed hotel building does meet the setback requirements of the PUD provision. Unlike the standard zone district height limits, the maximum height limits under the PUD provision are limited to 75 feet. By allowing the additional computed height under the PUD provision, structural sprawl and ground coverage can be reduced and view planes are assured. Also the visual conspicuousness of the structures can be alleviated through landscape screening.

Based on the above, we have determined that the request conforms to the PUD provisions of the Zoning Code and therefore, hereby grants the additional height of the proposed hotel.

Ms. Anne L. Mapes
December 5, 1988
Page 3

The planned unit development request is approved, subject to the following conditions:

1. The applicant, its successors or assigns, shall be responsible for complying with all of the stated conditions of approval including those imposed under rezoning Ord. No. 88 157 and SMA Use Permit Nos. 271 and 272.

2. The proposed hotel building shall be limited to a maximum height of 75 feet above grade and 272 feet above mean sea level.

3. All other applicable rules, regulations and requirements of other governmental agencies complied with.

4. Should any of the foregoing conditions not be met or substantially complied with in a timely fashion, the Planning Director shall take appropriate action to nullify the PUD permit.

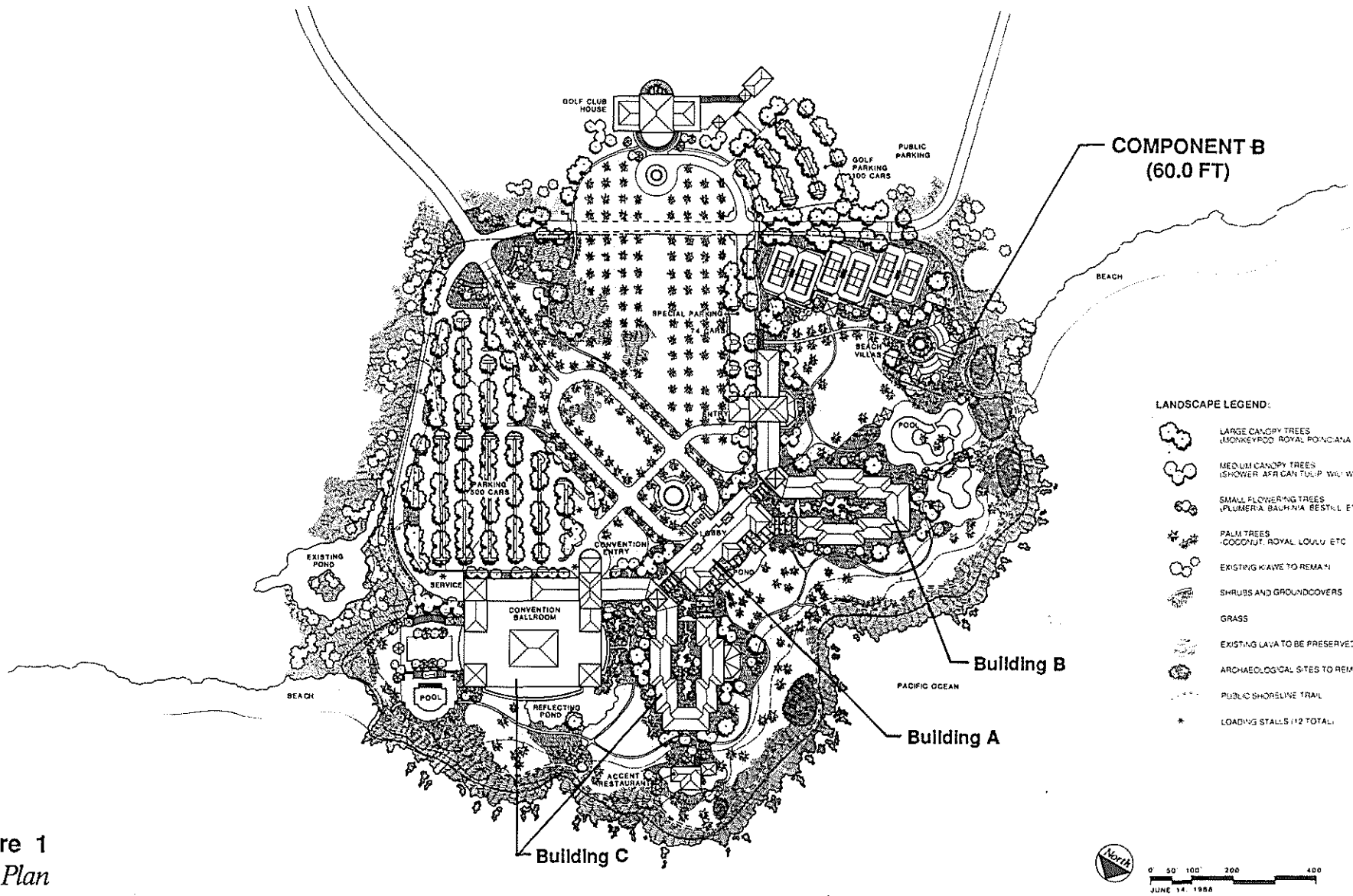
If you have any questions on this matter, please feel free to contact us.

Sincerely,



ALBERT LONO LYMAN
Planning Director

MO:cmd



Princess Hotel at Kaupulehu

Kaupulehu Resort North Kona, Hawaii

Group 70

Architects • Planners • Interior Designers

BELT, COLLINS & ASSOCIATES
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