

CERTIFIED MAIL

March 10, 1989

Ms. Marcia Stevens, ASLA  
Project Planner  
Mauna Lani Resort, Inc.  
P.O. Box 4959  
Kohala Coast, Hawaii 96743-4959

Dear Ms. Stevens:

Planned Unit Development Application (PUD 88-4)  
Mauna Lani Resort, Inc.  
Tax Map Key 6-8-22:37 & Por. 27

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 19 lot single family residential subdivision with access from existing 40 and 60 foot right-of-ways and 20 foot pavements and stabilized grass shoulders. The subject property is identified by TMK: 6-8-22:37 and portion of 27. The property is located on the north end of Kaniku Drive within the Mauna Lani Resort Development, Kalahuipuaa and Anaehoomalu, South Kohala, Hawaii.

The approval is based on the following:

The construction of the project will be completed within a reasonable period of time. The construction of necessary infrastructure improvements will be completed within 6 to 7 months after the start of construction.

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 (LUPAG) Map designates the subject area for Medium Density uses. Medium

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Density as defined in the General Plan permits single family dwellings at a density of 5.8 units per acre. The proposed development will result in a density of less than 3 units per acre which is well below the allowable density which is conforming to the General Plan.

This single 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 this development occurs. The proposed 19 lots is well below the maximum allowable density of one unit per each 3,000 square feet of land area. The proposed development will be in keeping with the overall low density residential development within the Mauna Lani Resort development.

The applicant is utilizing existing 40 and 60 foot right-of-ways with 20 foot pavements and grassed swales as access to the proposed 19 lot single family residential subdivision. Although the applicant is not providing the minimum roadway standards as required, they are providing another design scheme which will address the same roadway issues, in terms of access, drainage, etc.. Additionally, the reduction in density by one-fifth (1/5) of that allowed under the present RM-3 zoning density will have a lesser impact on the existing roadways. As such, the approval of a variance from the minimum roadways standards is considered and determined to be justified. The adjusted low density makes it desirable to apply this requirement differently than those ordinarily applicable under district regulations. No traffic congestion is anticipated based on the reduction in density and the adequacy of the pavement width of the roadway.

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

- A. The applicant, its assigns or successors shall be responsible for complying with all the stated conditions of approval.
- B. The development of the property shall be limited to 19 single family residential lots and shall be restricted to one single family dwelling per lot.


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- C. The roadways within the development will remain in private ownership. The applicant shall file a recordable agreement, indicating the applicants liability, maintenance and other necessary provisions. This agreement shall be developed with the Department of Public Works and Corporation Counsel's office prior to final subdivision approval. This agreement shall also be included within the deeds of all future lots owners in this subdivision.
- D. Final subdivision approval shall be secured within two years of the approval of this permit.
- E. All other applicable County and State rules, regulations and requirements, including those of the Department of Water Supply be complied with.

Should the applicant, its assigns or successors fail to comply with the above requirements, the Planning Director may nullify the Planned Unit Development Permit.

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

Sincerely,



DUANE KANUHA  
Planning Director

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cc: Department of Public Works