

January 27, 1992

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

Dear Ms. Mapes:

Planned Unit Development (PUD 91-5)
Applicant: MC Mauna Lani Partnership
TMK: 6-8-22:7

Upon reviewing the application and the information submitted in behalf of it, the Planning Director by this letter hereby certifies the approval of your Planned Unit Development Application. This would allow the development of a 29 lot single-family residential subdivision off of a cul-de-sac serving more than 18 lots and a 50 foot right-of-way with a 24 or 20 foot wide pavement with grassed shoulders and swales. The property is identified by Tax Map Key 6-8-22:7 and is located on the east side of North Kaniku Drive, approximately 1,300 feet mauka of the Ritz-Carlton, Mauna Lani, Mauna Lani Resort, Kalahuipuaa, South Kohala, Hawaii.

The approval is based on the following:

The construction of the project will be completed within a reasonable period of time from the date of approval. A subdivision application has been submitted and the road and site work is proposed to be completed by mid-1993.

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 present zoning of the property is RM-4.0 which allows approximately 10.89 units per acre. The average lot size of the proposed development is approximately 55,000 square feet which results in less than one unit 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,

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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 29 lot single-family residential subdivision results in a density of less than one unit per acre which is well below the present zoning density of 10.89 units per acre. The proposed development will be in keeping with the overall low density residential development within the Mauna Lani Resort development and the open feeling of the adjoining golf course.

The applicant is proposing one access off of North Kaniku Drive as the access to the property resulting in a cul-de-sac which would serve a total of 29 lots which is more than the maximum allowable 18 lots. Under the present zoning designation, the applicant could develop a multiple residential development with a total of 563 units on the property utilizing one access with a 20 foot paved driveway. The proposed 50 foot roadways with a 20 foot pavement and grassed shoulders and swales would serve a development approximately one-nineteenth (1/19) of that allowed by the present zoning (RM-4.0). To provide for stub outs for future road extension from this proposed subdivision to the adjoining property would be useless since this proposed development abuts the fairway of the Mauna Lani North Golf Course. 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-tenth (1/10) of that allowed under the present RM-4 zoning density will have a lesser impact on the proposed and 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.

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- B. The development of the property shall be limited to 29 single-family residential lots and shall be restricted to one single-family dwelling per lot. This restriction shall be incorporated as a deed covenant and a copy of this restriction shall be filed with the Planning Department for its file.
- 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 lot 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.

Should you have any questions on this matter, please feel free to contact Masa Onuma of this department at 961-8288.

Sincerely,



NORMAN K. HAYASHI
Planning Director

MO:smo
4319D
cc: DPW
West Hawaii office
Subd. Section

PUD 44
subject area

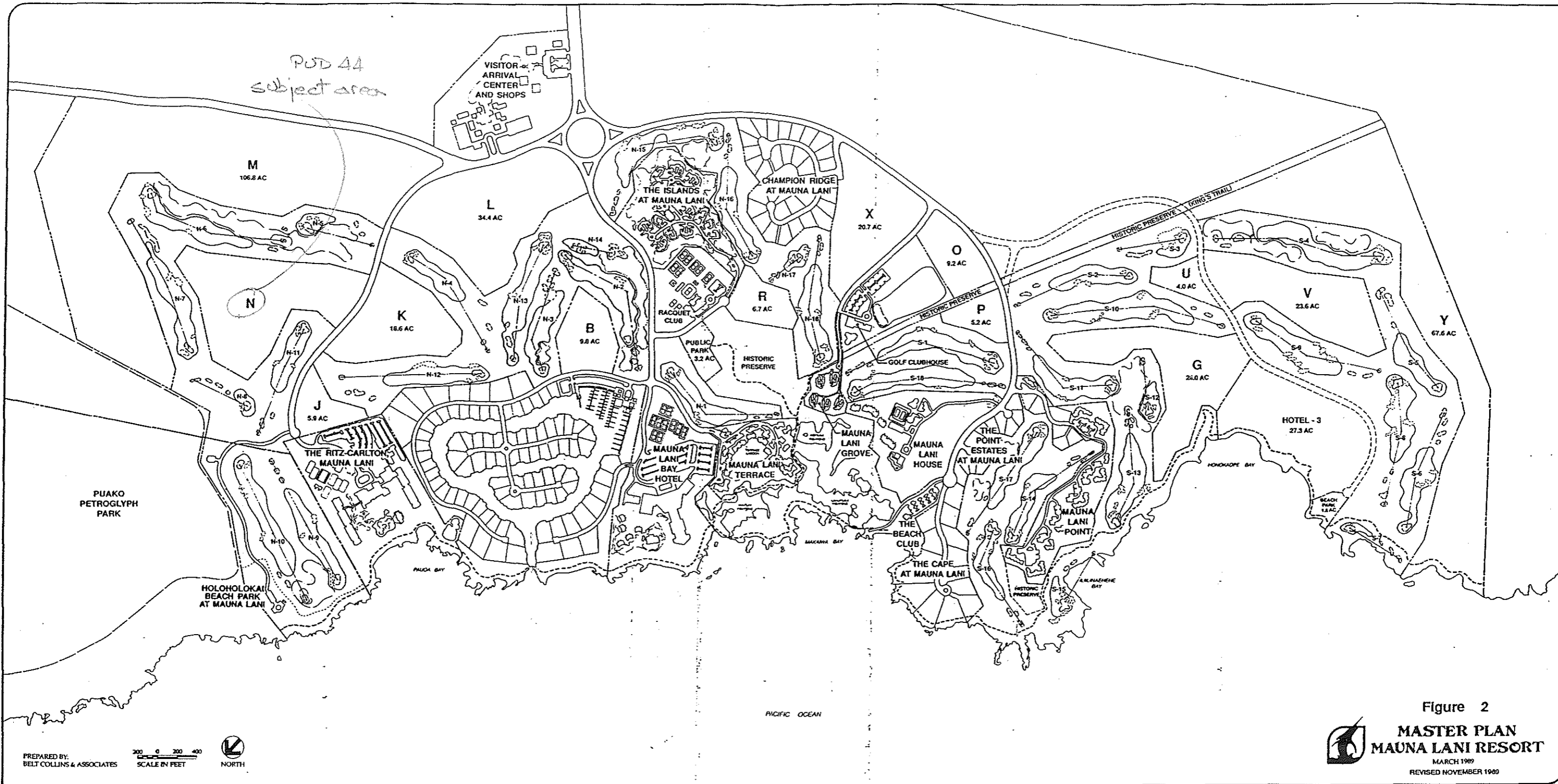


Figure 2

**MASTER PLAN
MAUNA LANI RESORT**

MARCH 1989
REVISED NOVEMBER 1989

PREPARED BY:
BELT COLLINS & ASSOCIATES

0 200 400
SCALE IN FEET

