

**PROJECT SUMMARY
HANAIEI PLANTATION RESORT
HANAIEI, ISLAND OF KAUA'I, HAWAII**

1. Introduction and Project Background

Ohana Hanalei LLC, Applicant, is proposing to develop a hotel and residential project, currently referred to as the Hanalei Plantation Resort, on an approximately 63.6-acre site located adjacent to and north of the Hanalei River and northeast of Hanalei Bay in Hanalei, Island of Kaua'i (see Figure 1). The project site is identified as Tax Map Keys (TMKs): (4) 5-4-004: 001 and 013 (see Figure 2), and is owned by Ohana Hanalei LLC, the Applicant.

In May 1960, the County of Kaua'i Board of Supervisors approved development of the Hanalei Plantation Hotel in the southern portion of the project site (TMK: (4) 5-4-004: 013). The development consisted of 210 hotel units, including 49 unattached single-story cottages located in two rows along the ridge; a main building containing a lobby, restaurant, bar, and swimming pool; two multi-story structures four to five stories each, containing 161 hotel rooms; a store building; and a recreational building along the Hanalei River. The Hanalei Plantation Hotel was subsequently operated as a Club Mediterranean from the mid-1970s until 1978.

In 1979, the parcel was acquired by Hanalei Investment Corporation and Hanalei Development, Inc., represented by Stark Entities. Their plan was to demolish the existing development and replace it with a new resort development. On January 9, 1980, a Special Management Area Use Permit, Project Development Use Permit, and Class IV Zoning Permit were approved by the County of Kaua'i Planning Commission for constructing 90 multi-family (condominium) dwelling units. Following a series of subsequent amendments to the permits, the Planning Commission, on September 12, 1984, approved an amendment to allow development of 204 hotel units along with a restaurant/lobby building. Demolition of the Hanalei Plantation Hotel and construction of the Stark Entities development occurred between September 1980 and October 1986. Stark Entities undertook substantial construction of improvements, including below-ground infrastructure and foundations for the hotel buildings, and partial or complete framing and roofs of multiple hotel buildings. The development, however, was never completed. Demolition of the Stark improvements was undertaken in the late 1980s, with exception of the infrastructure and remnants of the foundations, which remain within the project site today.

2. Project Description

The Hanalei Plantation Resort project is proposed to include a total of 120 transient accommodation units consisting of approximately 34 Condominium Property Regime (CPR) land units for single-family residences and a homeowners' association building, and a low-density hotel development comprised of 86 cottage units; amenities, including a restaurant, meeting facility, spa and pool area; and, restoration and enhancement of the Pu'u Pōā Marsh (also known as Kamo'omaika'i Fishpond, and hereafter referred to as the "marsh") located within the northwestern portion of the project site. Other project amenities will include an arrival hale; a public lookout pavilion; parking for the public, hotel guests and employees; activity pavilions along the Hanalei River and a back-of-house facility. A Conceptual Site Plan is included as Figure 3. Vehicular access to the project site is from Hanalei Plantation Road via Kūhiō Highway.

The 86 one- and two-story cottage units comprising the hotel development will be located within the northern portion of the project site. Approximately 50 single-story cottage units on stilts will

be located along the eastern boundary of the marsh, with the remaining 36 one- and two-story units located along Wailēi'a Stream within the north-central portion of the site.

The marsh will be restored to enhance and improve the wetland ecosystem. Proposed improvements will include the removal of non-native, invasive vegetative species from the marsh and associated inlets and outlets to improve the water flow and quality of the marsh; realignment of Wailēi'a Stream closer to its original alignment to preserve and enhance water quality at Hanalei Bay; as well as restoration and enhancement of wetland flora and fauna habitat. Restoration of the wetland ecosystem will also provide opportunities for education, native cultural practices, and management of the wetland for the community. Improvements within the marsh include an open air hālau for cultural activities and gatherings, and elevated boardwalks for appropriate beach access. The existing non-native, invasive vegetation along the shoreline will also be selectively removed and replaced with native plantings suited to the area in order to preserve the archaeologically significant existing rock wall along the ocean bordering the marsh.

The approximately 34 CPR land units will be located along the upper slopes of the ridge within the southern portion of the project site. The CPR land unit sizes will range from approximately 15,000 to 18,000 square feet. Dwelling construction and landscaping will be undertaken by the individual CPR land unit owners in compliance with design guidelines. Vehicular access to the CPR land units will be from an existing roadway which will be improved along the ridge.

In addition to the existing public pedestrian easement located along the ridge, a new public pedestrian access to the beach will be provided along Honu Road and bordering the northern portion of the site over an elevated boardwalk above the marsh to provide enhanced public access to the shoreline. Educational signage about the local history, flora and fauna will be provided at key lookout points along the public access.

The two parcels comprising the project site will be consolidated into one parcel to undertake the proposed development.

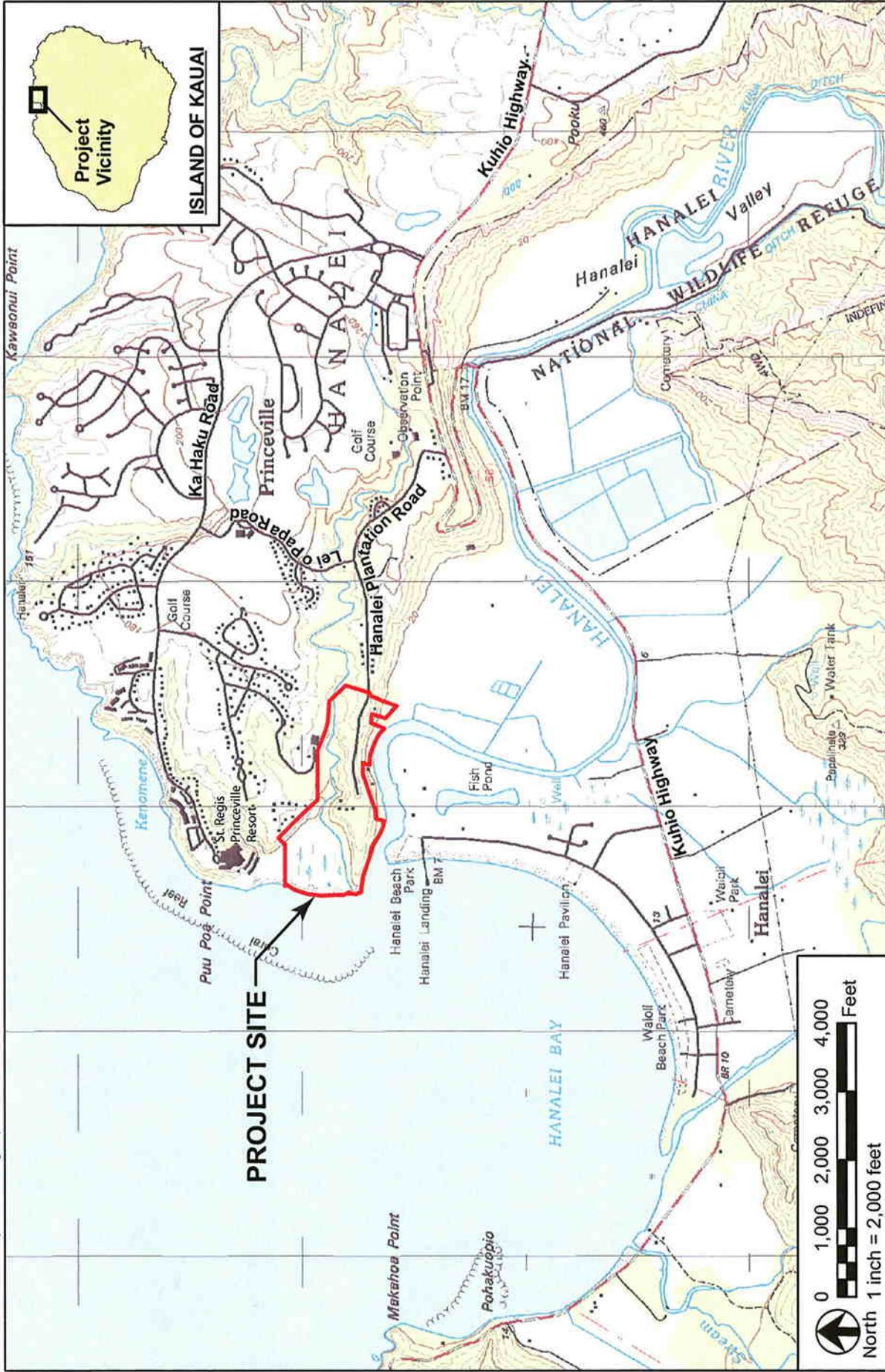
3. Land Use Designations

The project site is predominantly located within the State Urban District, except for an approximately 100-foot wide area along the shoreline of the western boundary, which is within the Limited Subzone of the State Conservation District. A Conservation District Use Permit (CDUP) will be required for the proposed improvements within the Conservation District, such as non-native tree removal for the preservation of the archaeologically significant rock wall, and construction of the mākāhā at the marsh and an open air hālau.

The County of Kaua'i's General Plan land use designation for the project site is Resort and Open District. The project site is zoned Resort District (RR-10) and Open District (O), and most of the site is designated within the Visitor Destination Area (VDA). The project site is located entirely within the County's Special Management Area (SMA) boundary. County land use permits that may be required include a SMA Use Permit, Use Permit, Shoreline Setback Variance, and Class IV Zoning Permit. In addition to State and County permits, a Federal Section 404 Permit will be required by the U.S. Department of the Army, Corps of Engineers (USACE) for work within their jurisdiction, which includes the marsh.

4. Technical Studies

Technical studies being conducted for the Chapter 343, HRS compliance documents will include an archaeological inventory survey; cultural impact assessment; traffic impact assessment; noise study; air quality study; botanical, faunal, aquatic, and marine biological surveys; water quality survey; nearshore currents assessment; hydrological study and flood analysis study; economic/fiscal impact assessment; and, preliminary engineering report.

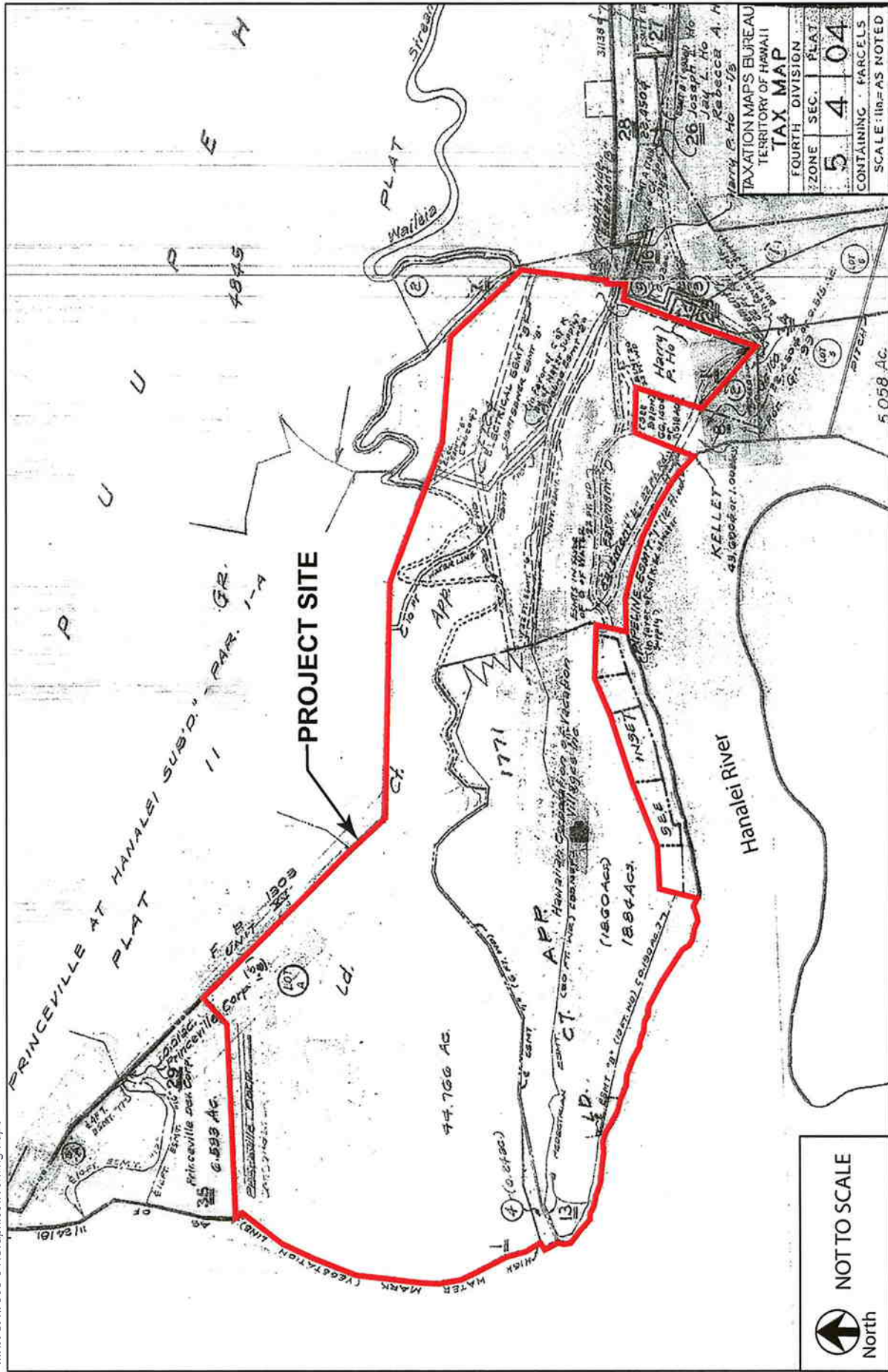


Hanalei Plantation Resort

LOCATION MAP

FIGURE

1

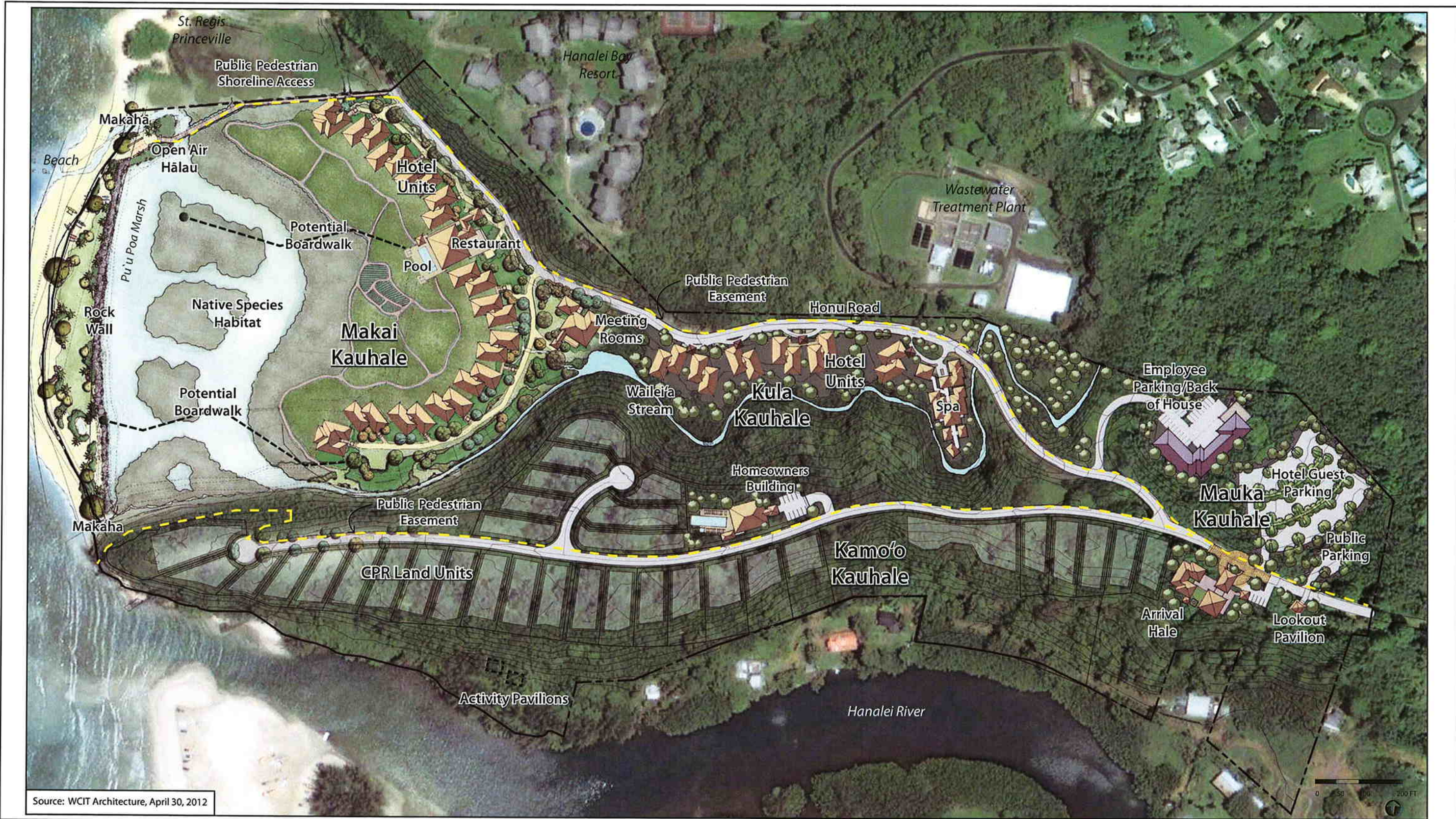


Hanalei Plantation Resort

FIGURE

TAX MAP KEYS: (4) 5-5-004:001 and 013

2



Source: WCIT Architecture, April 30, 2012

Hanalei Plantation Resort

CONCEPTUAL SITE PLAN

FIGURE

3