

COUNTY OF HAWAII STATE OF HAWAII

Bill No. 581
(Draft 3)

ORDINANCE NO. 88 118

AN ORDINANCE AMENDING THE COUNTY OF HAWAII GENERAL PLAN AS ORIGINALLY ADOPTED BY ORDINANCE NO. 439 AND AS AMENDED BY ORDINANCE NOS. 456, 475, 484, 538, 822, 851, 854, 868, 878, 83-20, 83-27, 84-40, 87-49, 87-52, 87-68 and 87-128.

BE IT ORDAINED BY THE COUNCIL OF THE COUNTY OF HAWAII:

SECTION 1. The County of Hawaii General Plan Land Use Pattern Allocation Guide Map is hereby amended to redesignate approximately 3,244+ acres of land, identified by Tax Map Key 9-2-01:72, 75 and 76 located at Kahuku, Ka'u, Hawaii from Conservation and Extensive Agricultural to Resort, Medium Density and Low Density Urban, Industrial and Open Area designations.

SECTION 2. The County of Hawaii General Plan Land Use element is hereby amended to include Kahuku as a Major Resort area.

SECTION 3. The changes in designation are subject to the following conditions: (A) The Petitioner, its successors or assigns shall comply with all of the stated conditions of approval; (B) Provide employee housing and a range of residential opportunities, including low- and moderate-income and "gap group" housing, either on- or off-site, and submit a proposal for meeting the housing requirement as part of an application for rezoning;


(C) Coordinate with Federal, State, and County agencies, and the Kau community in preparing a plan for maximizing the benefits that Kau and County of Hawaii residents may derive from the employment and business opportunities created by the development, and submit a proposal for meeting this condition as part of an application for rezoning; (D) Provide usable sites within the subject property for the County and/or State for public facilities such as police, fire, solid waste transfer, schools, and medical services; (E) Demonstrate at the time of rezoning that all of the necessary water source and transmission infrastructure to provide an adequate supply of potable and non-potable water can be developed for the proposed project; (F) Coordinate with Federal, State, and County agencies, further studies to determine the appropriate means of mitigating any potential impacts of geological features and/or hazards, and submit a proposal for meeting the mitigation requirements as part of an application for rezoning; (G) Prepare, in coordination with appropriate Federal, State and County agencies, an emergency evacuation plan to be submitted as part of an application for rezoning; (H) Provide information disclosing potential volcanic and natural hazards in all sales and investment prospectus; and record as covenants, prior to any future final subdivision approval, similar information disclosing these potential volcanic and natural hazards; (I) The shoreline area, the petroglyphs sites adjoining the shoreline at Pohue and Keliuli Bays, the anchialine pond complexes

adjoining the shoreline, and appropriate buffer areas shall be designated as Open in the General Plan's Land Use Allocation Guide Map. A management plan for the Open designation area shall be prepared in coordination with appropriate Federal and State agencies and the County of Hawaii Planning Department for submittal as part of an application for rezoning; (J) Prepare, in coordination with appropriate State and County agencies, an archaeological/cultural resources management plan to be submitted as part of an application for rezoning; (K) Prepare and implement a water quality monitoring program encompassing offshore coastal waters and the on-site anchialine pond complexes, and submit a proposal for meeting the requirement as part of an application for rezoning; (L) Prepare a coastal marine and fishery resources management plan in coordination with local fishermen, Kau residents, appropriate Federal and State agencies, and the Hawaii County Planning Department for submittal as part of an application for rezoning; (M) Provide public access and related improvements to and along the coastline, and submit a public access plan as part of an application for rezoning; (N) Work with the State Department of Transportation to monitor traffic conditions and to determine Petitioner's participation in roadway improvements to the Mamalahoa Highway; (O) Obtain approval for the Mamalahoa Highway access point from the State Department of Transportation; and, (P) Coordinate with the County Planning Department, the State Department of Transportation, and the Federal Aviation Administration in the development of the regional airport.

SECTION 4. If any provision of this ordinance or the application thereof to any person or circumstance is held invalid, the invalidity shall not affect other provisions or applications of this ordinance which can be given effect without the invalid provision or application, and to this end the provisions of this ordinance are severable.

SECTION 5. This ordinance shall take effect upon its approval.

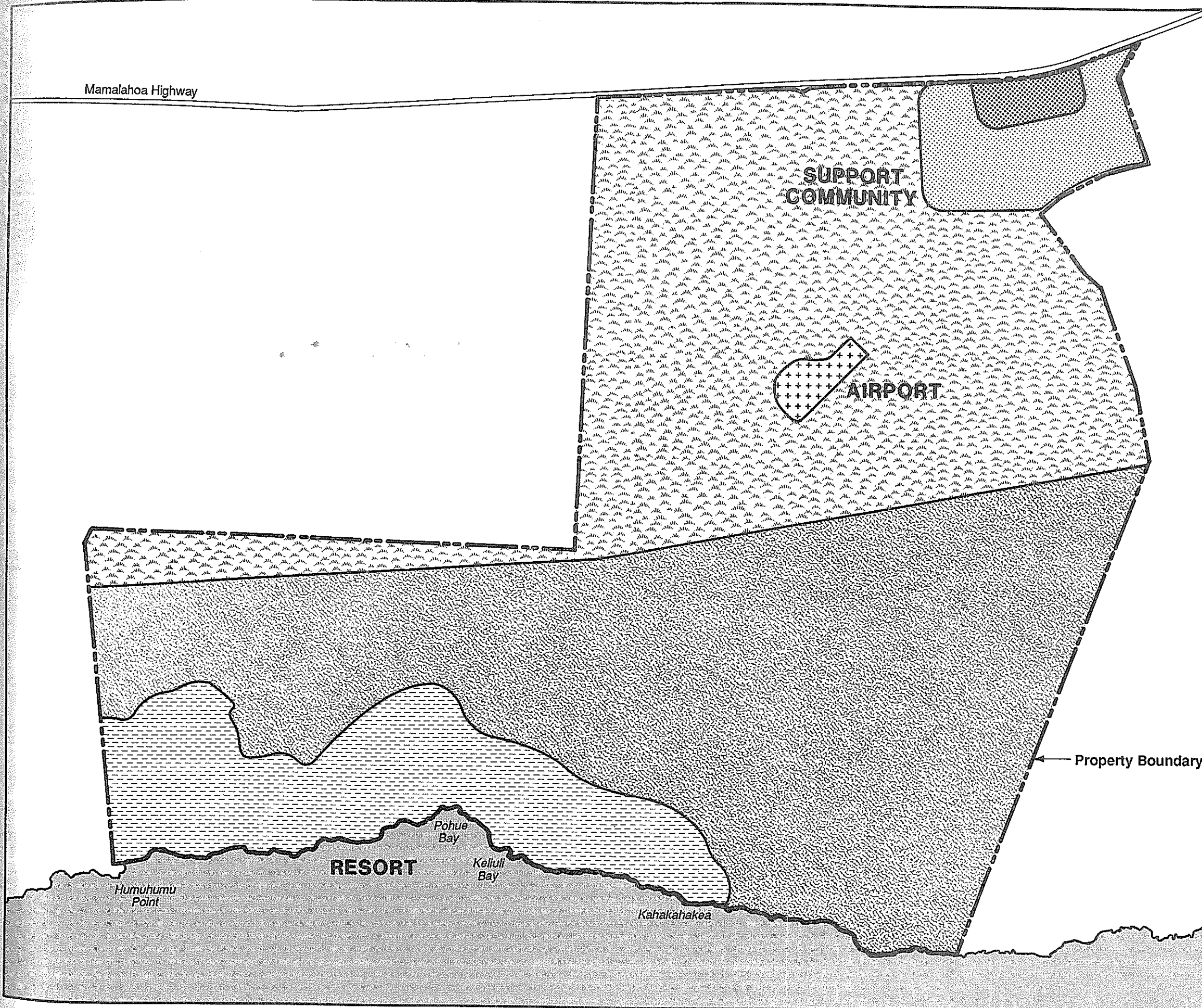
INTRODUCED BY:



COUNCIL MEMBER, COUNTY OF HAWAII

Hilo, Hawaii

Date of Introduction: July 6, 1988
Date of 1st Reading: July 6, 1988
Date of 2nd Reading: August 2, 1988
Effective Date: August 17, 1988



LEGEND:



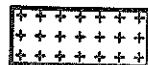
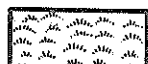



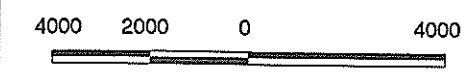
-  Medium Density
-  Low Density
-  Industrial
-  Extensive Agriculture
-  Resort
-  Conservation
-  Shoreline Open Area

Figure 3.3

**PROPOSED GENERAL PLAN
LAND USE DESIGNATIONS**

HAWAIIAN RIVIERA RESORT • Kahuku, Ka'u, Hawaii



SCALE IN FEET



NORTH

Prepared By: BELT COLLINS & ASSOCIATES

Honolulu, Hawaii

August 1987