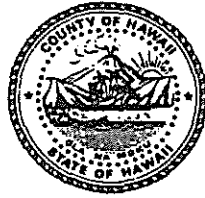


Stephen K. Yamashiro
Mayor



Virginia Goldstein
Director

Russell Kokubun
Deputy Director

County of Hawaii

PLANNING DEPARTMENT

25 Aupuni Street, Room 109 • Hilo, Hawaii 96720-4252
(808) 961-8288 • Fax (808) 961-8742

June 1, 1998

Mr. James R. Bell
Belt Collins Hawaii Ltd.
680 Ala Moana Blvd., First Floor
Honolulu, HI 96813-5406

Dear Mr. Bell:

Non-significant Zoning Change (NZC 98-1)
Queen Liliuokalani Trust
Tax Map Key: 7-4-08: Portion of 2

This is to acknowledge receipt of your request on behalf of Queen Liliuokalani Trust for a determination of a non-significant zoning change in accordance with Section 25-2-45 of Chapter 25 (Zoning Code), Hawaii County Code, as amended.

Queen Liliuokalani Trust is requesting that the Planning Director make a determination of a non-significant zoning change for the reclassification of a 0.7-acre area from an Open (O) district to a Limited Industrial - 1 acre (ML-1a) district. The requested area situated adjacent to and along the southeast (makai) side of the Queen Kaahumanu Highway is a part of a larger 960-acre parcel.

Initially, a 2.88-acre area, which included the area under consideration, was zoned Open in order to provide for additional land which may be needed to accommodate any anticipated widening of Queen Kaahumanu Highway. However, in April of 1998, the State Department of Transportation, Highways Division, included the major portion of the 2.88-acre Open area for the highway widening project. The wedge-shaped 0.7-acre remnant portion was not included as part of the highway widening. Therefore, Queen Liliuokalani Trust proposes to consolidate the 0.7-acre remnant area with the abutting ML-1a land.

Upon review of the request, the Planning Director has determined that it conforms with the criteria for the granting of a non-significant zoning change. Specifically, since the 0.7-acre area

Resp to 4723
JUN 9 4 1998

Mr. James R. Bell
Belt Collins Hawaii Ltd.
Page 2
June 1, 1998

constitutes only 0.07 percent of the total land area of the entire parcel (960 acres) and 0.67 percent of the current ML-1a zoned portion of the property (104 acres), it meets the criteria set forth under Section 25-2-45, Chapter 25, Hawaii County Code. This criteria states that the Planning Director may administratively grant a non-significant zoning change if the requested land area (0.7-acre) is less than 5 percent or one acre increase or decrease in the area of any zoning district. The reclassification of the 0.7-acre wedge-shaped area also will not result in a net increase in density for the ML-1a district.

Based on the above, the Planning Director has determined that the request qualifies as a non-significant zoning change, and that the 0.7-acre area is hereby administratively reclassified to a ML-1a district. Should you have any questions regarding the determination, please feel free to contact me or Norman Hayashi at 961-8288.

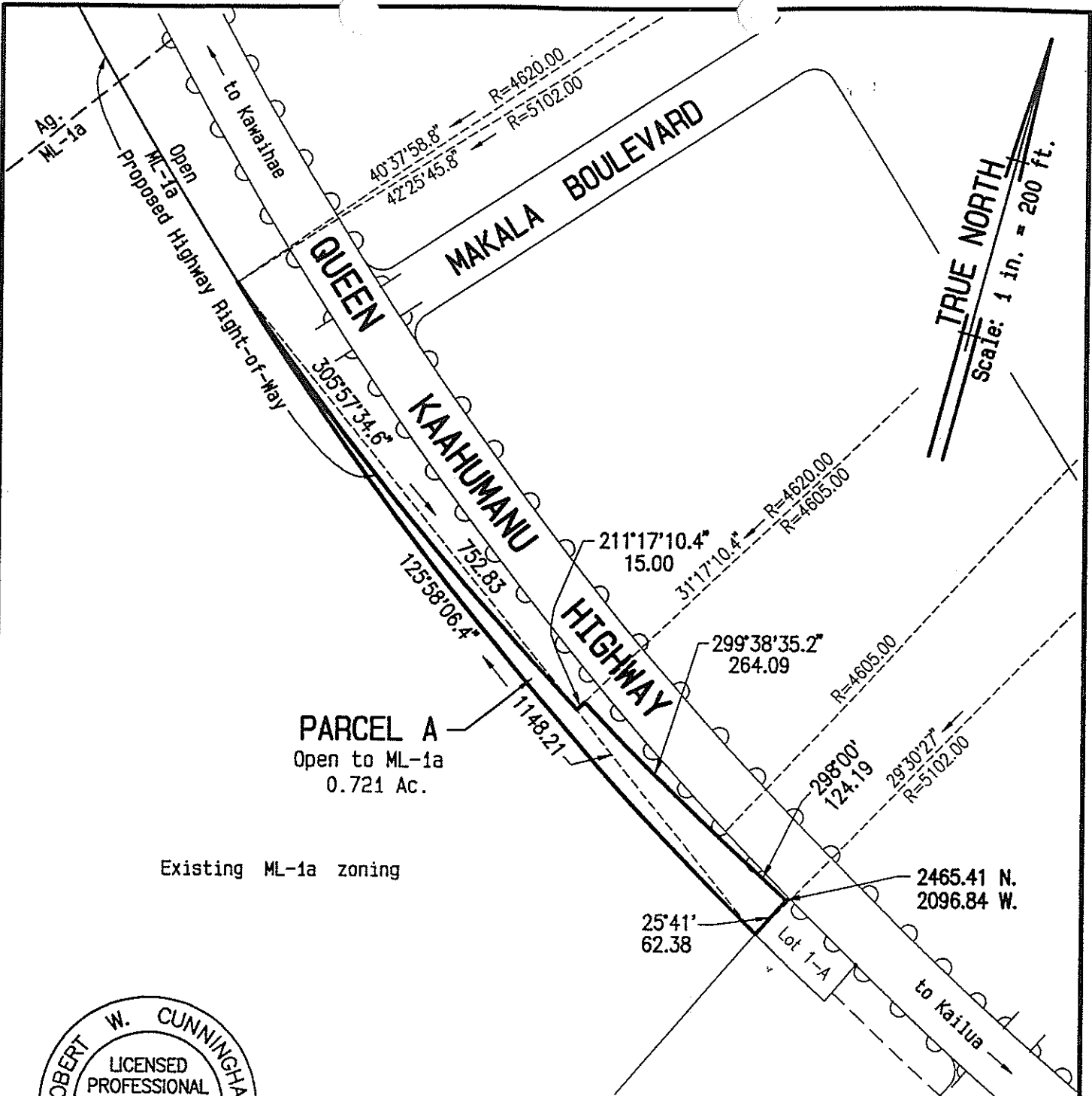
Sincerely,


VIRGINIA GOLDSTEIN
Planning Director

NH:pak

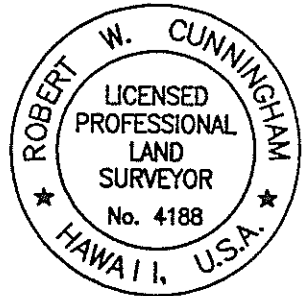
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c: Hawaii County Council
Real Property Tax Division
Planning Office - West Hawaii Branch
Drafting Section (refer to file)
Permit Tracking System (PTS)



PARCEL A
Open to ML-1a
0.721 Ac.

Existing ML-1a zoning



PROPOSED ZONING CHANGE

At Keahuolu, North Kona, Island of Hawaii, Hawaii

Being a portion of R.P. 6851, L.C. Aw. 8452

Apana 12 to A. Keohokalole

Tax Map Key 7-4-08: por. 2

BELT COLLINS HAWAII, LTD.

680 Ala Moana Boulevard
First Floor
Honolulu, Hawaii 96813

This work was prepared by
me or under my supervision

Robert W. Cunningham

NOTE:
Coordinates referred to "KAILUA (North Meridian)" \triangle

May 12, 1998