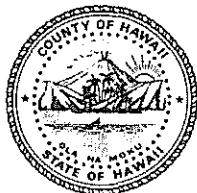


Stepher K. Yamashiro
Mayor



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

March 30, 2000

Mr. James Leonard
PBR Hawaii
101 Aupuni Street
Hilo Lagoon Center, Suite 310
Hilo, HI 96720-4276

Dear Mr. Leonard:

**Nonsignificant Zoning Change Application (NZC 00-1)
WB Kukio Resorts LLC
TMK: 7-2-04:Portion of 5**

This is in regards to the nonsignificant zoning change request filed on behalf of your client, WB Kukio Resorts LLC.

The request is to adjust the zoning boundaries for several areas within the proposed resort. While the zoning adjustment involves 317.66 acres of land, there will be no increase or decrease in the land area for each of the affected zoning districts. The resultant land area for each of the zoning district will remain the same. The affected zoning districts are listed as follows:

1. Resort Hotel – 1,000 square feet (V-1)
2. Resort Hotel – 2,000 square feet (V-2)
3. Village Commercial – 10,000 square feet (CV-10)
4. Multiple Residential – 3,000 square feet (RM-3)
5. Multiple Residential – 4,000 square feet (RM-4)
6. Multiple Residential – 5,000 square feet (RM-5)
7. Single Family Residential – 10,000 square feet (RS-10)
8. Open (O)

003385

MAR 30 2000

Mr. James Leonard
PBR Hawaii
Page 2
March 30, 2000

Upon review of the request, we have determined that it complies with the criteria set forth in Section 25-2-45 (a)(1) of Chapter 25, Hawaii County Code, for determining nonsignificant zoning changes. The adjustment of boundaries will not result in an increase to the current zoning districts. We, therefore, administratively grant the requested nonsignificant zoning changes.

Should you have any questions, please feel free to contact Norman Hayashi of this office at 961-8288.

Sincerely,

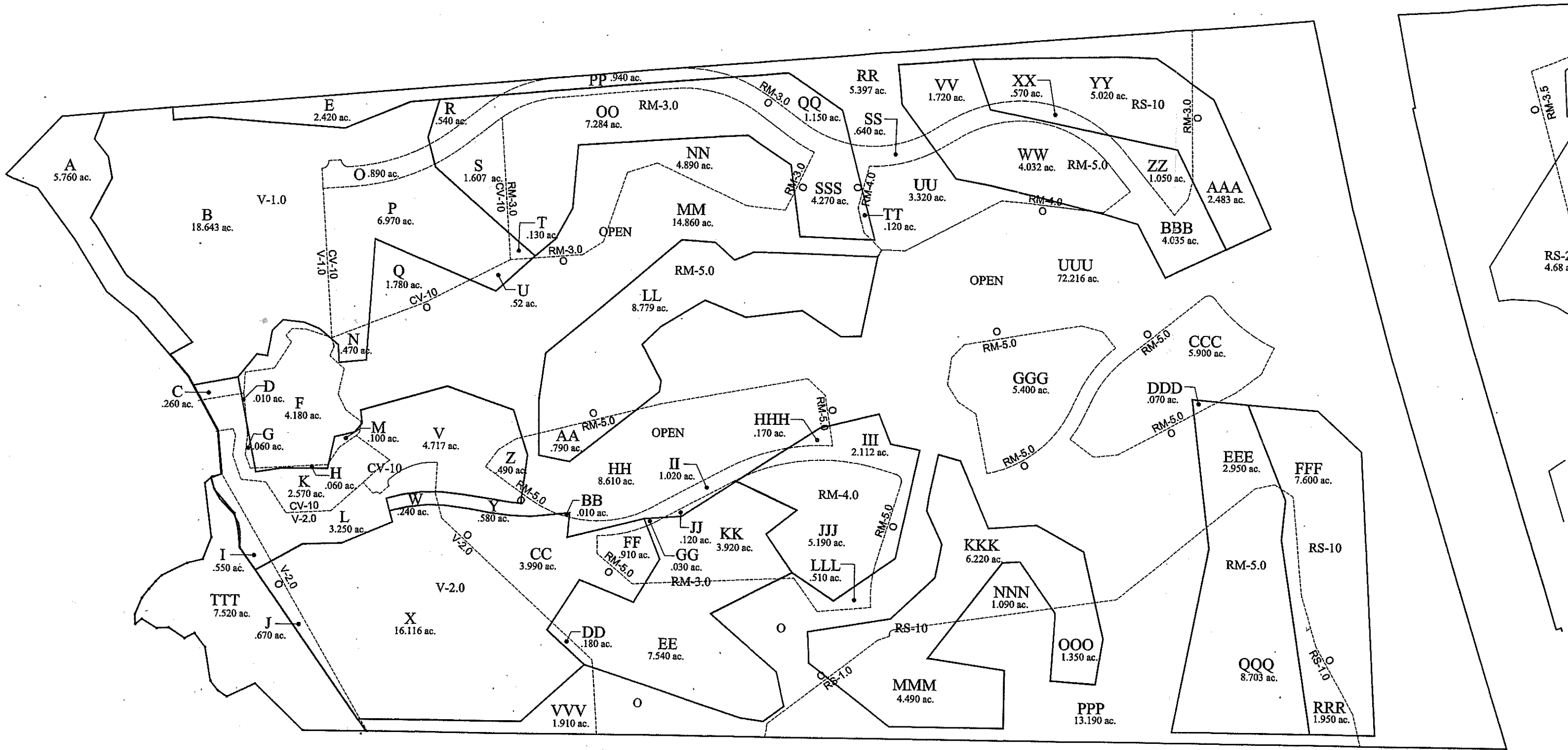


VIRGINIA GOLDSTEIN
Planning Director

NH:pak

P:\wpwin60\norm\folder\wb kukio nzc 00-1 3-30-00

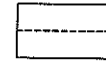
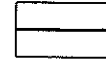
cc: Hawaii County Council (w/Maps and M & B descriptions)
Real Property Tax Division
West Hawaii Planning Office
Roy Uchida/Hans Santiago (w/CD)



Non-Significant Zoning Change Summary

Category	Existing Zoning (Acres)	Proposed Zoning Refinement (Acres)	Net Change (Acres)
V-1.0	27.623	27.62	0
V-2.0	21.896	21.69	0
CV-10	11.997	11.99	0
RM-3.0	28.641	28.64	0
RM-4.0	7.472	7.47	0
RM-5.0	32.129	32.12	0
RS-10	29.683	29.68	0
Open	145.07	160.455	15.357
Roadway	15.357	-15.357	-15.357
Total:	317.668	317.665	0

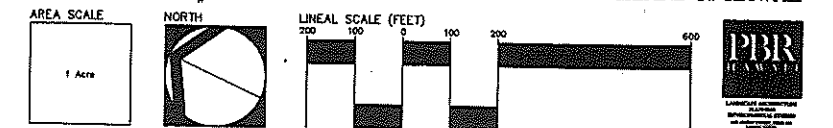
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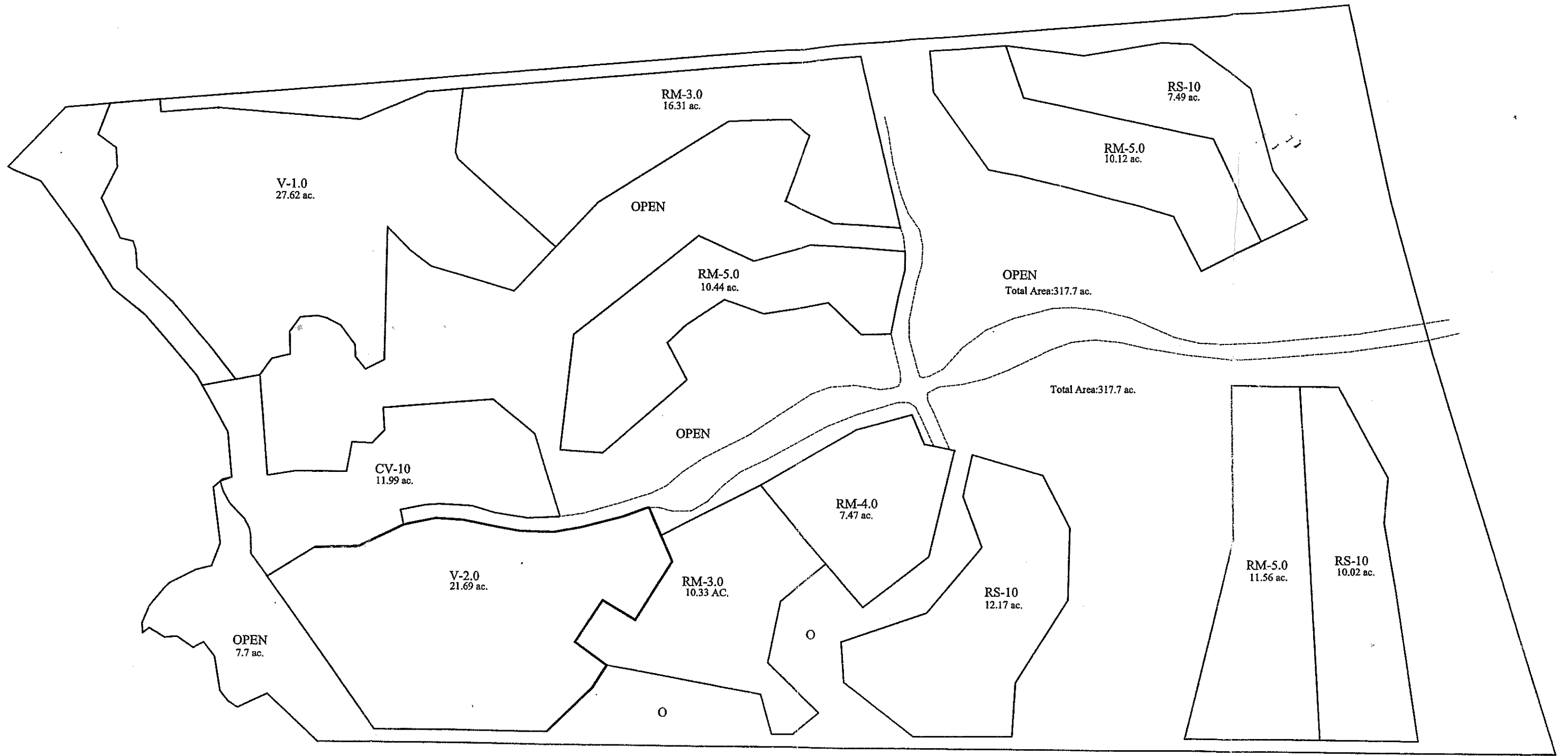
-  Existing Zoning Boundary
-  Proposed Zoning Boundary

Summary of Zoning Refinements-Calculations of Existing To Proposed Non-Significant Zoning Change
Kukio Bay Beach Club

WB KUKIO, LLC

ISLAND OF HAWAII





Non-Significant Zoning Change Summary

Category	Existing Zoning (Acres)	Proposed Zoning Refinement (Acres)	Net Change (Acres)
V-1.0	27.623	27.623	0
V-2.0	21.696	21.69	0
CV-10	11.997	11.99	0
RM-3.0	26.641	26.64	0
RM-4.0	7.472	7.47	0
RM-5.0	32.129	32.12	0
RS-10	29.683	29.68	0
Open	145.07	160.455	15.357
Roadway	15.357		-15.357
Total:	317.668	317.668	0

Figure 4
 Proposed Non-Significant Zoning Change
Kukio Bay Beach Club

WB KUKIO, LLC ISLAND OF HAWAII

AREA SCALE: 1 Acre

NORTH

LINEAL SCALE (FEET): 0, 100, 200, 300, 400

PBR

DATE: 02/0/00