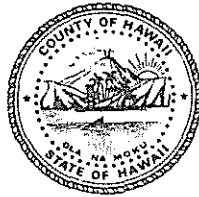


Stephen K. Yamashiro
Mayor



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

August 17, 2000

Ms. Anne L. Mapes
Belt Collins Hawaii Ltd.
680 Ala Moana Boulevard, 1st Floor
Honolulu, HI 96813-5406

Dear Ms. Mapes:

**Non-significant Zoning Change Application (NZC 00-04)
Tokyu Corporation and Sea Cliff Development LLC
TMK: 6-8-22:10; 6-8-33:3-11, 34-48, 52 and
Portions of 1, 2, 12, 13, 20, 21, 32, 33, 49, 50, 53**

This is to acknowledge receipt on August 8, 2000, of your request filed on behalf of Tokyu Corporation and Sea Cliff Development LLC for a determination of a non-significant zoning change in accordance with Section 25-2-45 of Chapter 25, Hawaii County Code, and Planning Department Rule 8.

Your request is to adjust the boundaries of two areas without increasing the zoning densities for those areas. Specifically, the following are the zoning districts and land areas involved:

1. Multiple Family Residential – 4,000 square feet (RM-4) to Resort-Hotel 1,250 square feet (V-1.25): 32.519 acres
2. V-1.25 to RM-4: 32.519 acres

Although the zoning boundaries will be transferred from one area to another, the original amount of land area for each zoning district remains the same. The relocation of the affected zoning districts from one area to another will not result in any increase in zoning densities.

Resp to 7640
AUG 21 2000

Ms. Anne L. Mapes
Belt Collins Hawaii Ltd.
Page 2
August 17, 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 non-significant zoning changes. The transfer of zoning districts from one area to another will not result in an increase to the current zoning districts. We, therefore, administratively grant the requested non-significant zoning changes.

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

Sincerely,

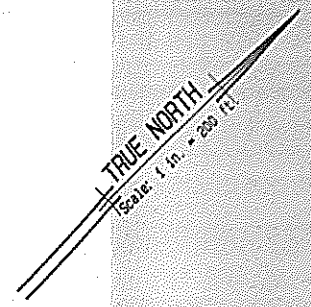

VIRGINIA GOLDSTEIN
Planning Director

NH:pak

P:\wpwin60\norm\tokyu-sea cliff nzc 00-4 8-17-00

cc: Hawaii County Council (w/ attachments)
Real Property Tax Division (w/ attachments)
West Hawaii Planning Office (w/ attachments)
Roy Uchida (w\ attachments and disk)
Ms. Sachiko Murano
Sea Cliff Development LLC

S E A



PARCEL 2
V-1.25 to RM-4
1.516 Ac.

PARCEL 1
V-1.25 to RM-4
31.003 Ac.

Mauna Lani Resort

South Course Subdivision

Maunaloa Beach Resort
Phase III

Kalama

MAP SHOWING
PROPOSED ZONING CHANGES
AT MAUNA LANI RESORT

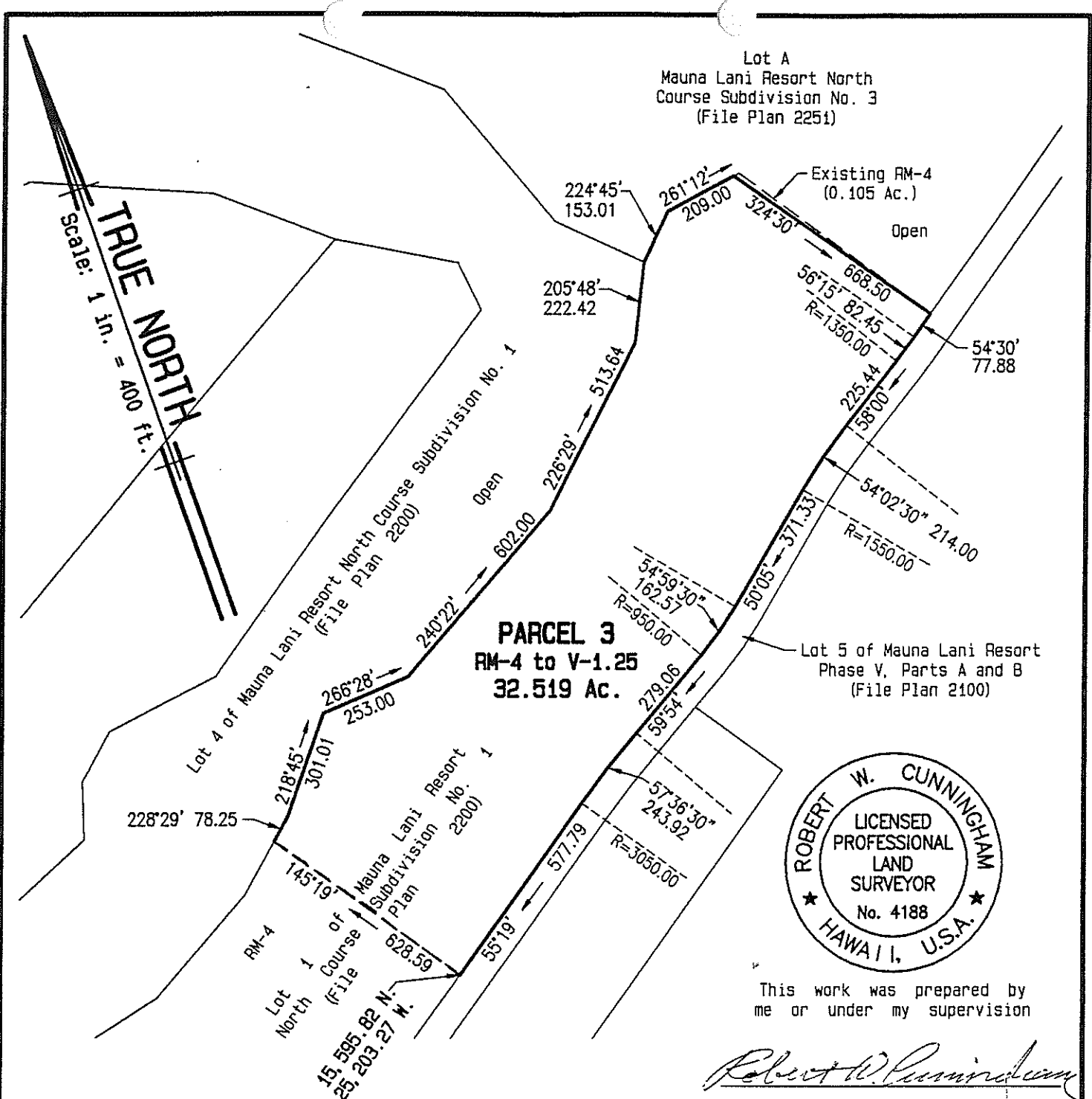
Anehoomalu, South Kohala, Island of Hawaii, Hawaii
Tax Map Key 6-8-33: 1 to 13, inclusive, 20, 21, 32 to 50, inclusive, 52 and 53



This work was prepared by me or under my supervision
Robert W. Cunningham

BELT COLLINS HAWAII, LTD.
580 Ala Moana Boulevard
First Floor
Honolulu, Hawaii 96813

NOTE:
Coordinates and azimuths referred to "PUU HINA" Δ.



**PROPOSED ZONING CHANGE
At Mauna Lani Resort**

Being a portion of R.P. 5671, L.C. Aw. 8521-B, Apana 1 to G.D. Hueu
 Being, also, a portion of Lot 1 of Mauna Lani Resort
 North Course Subdivision No. 1
 (File Plan 2200)

At Waikoloa, South Kohala, Island of Hawaii, Hawaii
 Tax Map Key 6-8-22: por. 10

NOTE:

Coordinates and azimuths referred to "PUU HINAI" Δ

April 12, 2000

1. MAUNALANI SURVEY MAPS AND PLANS - 3