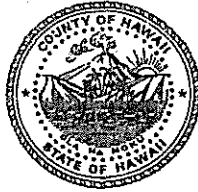


Harry Kim  
Mayor



Christopher J. Yuen  
Director

Roy R. Takemoto  
Deputy Director

## County of Hawaii

### PLANNING DEPARTMENT

101 Pauahi Street, Suite 3 • Hilo, Hawaii 96720-3043  
(808) 961-8288 • Fax (808) 961-8742

April 15, 2004

Mr. Sidney Fuke, Planning Consultant  
100 Pauahi Street, Suite 212  
Hilo, HI 96720

Dear Mr. Fuke:

**SUBJECT: Non-Significant Zoning Change Application (NZC 04-001)**  
**Applicant: Mauna Lani Resort (Operation), Inc.**  
**Kalahuiipuaa, South Kohala**  
**TMK: 6-8-22:15**

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This is to acknowledge receipt on March 18, 2004 of your request, on behalf of Mauna Lani Resort (Operation), Inc., 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 No. 8.

Your request is to adjust the zoning boundaries on the mauka side of the 31.019 acre parcel by exchanging .889 acre of Open (O) zoned land for a .332 acre and a .557 acre (total of .889 acre) of Resort (V-1.25) zoned land. It affects a portion of the existing tennis courts, as well as the landscaped area leading into the parking lot. All are contiguous to each other.

The Mauna Lani Resort area was initially zoned for resort and related urban-type uses in 1976. This adjustment is required to allow for the construction of a 10,800 square foot open pavilion in the area of the existing tennis courts. The tennis facility would be relocated to the resort's sports and fitness center.

While the zoning adjustment involves different areas that are contiguous to each other, there will be no increase or decrease in the land area for each of the affected zoning district.

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Mr. Sidney Fuke, Planning Consultant  
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April 15, 2004

According to Section 25-2-45 of the Zoning Code regarding Non-Significant Zoning Changes, the Planning Director may administratively grant non-significant zoning changes that must comply with the designations for the property set forth in the general plan and any development plan adopted by ordinance, and must either:

- (1) Not result in a net increase in the density allowed in the zoning district(s) containing the affected area; *or*
- (2) Be the lesser of a five percent or one acre increase or decrease in the area of any zoning district(s).

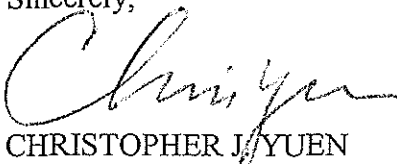
Upon review of the request, we have determined that it complies with the criteria set forth in Section 25-2-45(a)(2) of Chapter 25, Hawaii County Code, for determining non-significant zoning changes.

- 1) The adjustment of zoning boundaries will not result in any increase in the zoning densities. The total area of the adjustment is an equal .889 acre each.
- 2) The area under review is in compliance with the General Plan. The project site is situated within an area designated as a "Resort" by the General Plan Land Use Pattern Allocation Guide (LUPAG) map.
- 3) The changes will not result in a net increase in the density allowed in the zoning districts containing the affected area. There is no increase or decrease in the land area for each of the affected zoning district.

Based on the above, we hereby administratively grant the requested non-significant zoning changes.

Should you have any questions, please feel free to contact Esther Imamura or Susan Gagorik of this office at 961-8288.

Sincerely,

  
CHRISTOPHER J. YUEN  
Planning Director

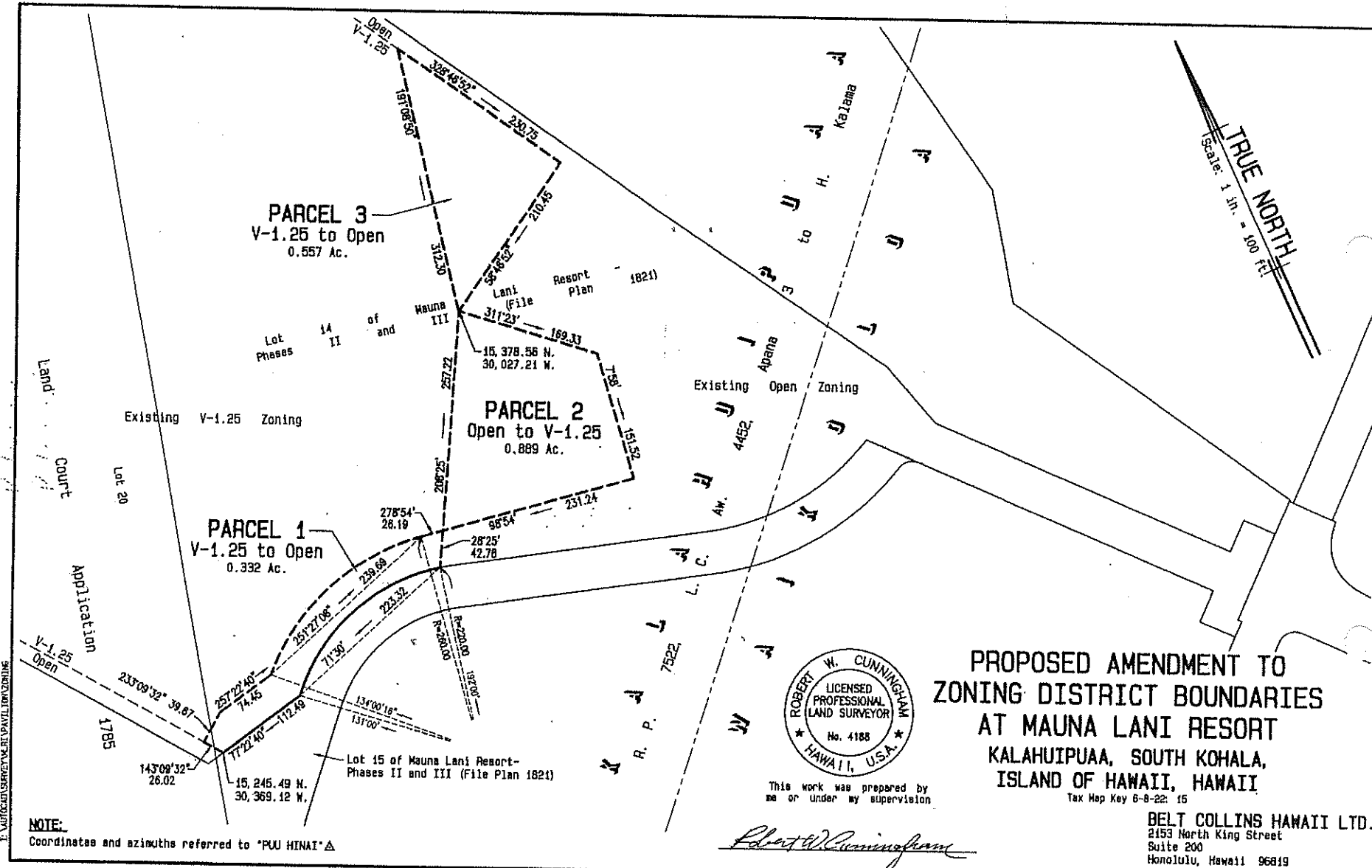
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Mr. Sidney Fuke, Planning Consultant  
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April 15, 2004

cc: w/app      Hawaii County Council  
                  Real Property Tax Division  
                  Planning-West Hawaii Office  
                  Planning-TMK Mapping Section (Hans Santiago)  
                  Planning-Long Range Section

cc: w/map, M&B description: Planning-GIS Section (Gilbert Bailado)

TRUE NORTH  
Scale: 1 in. = 100 ft.



**PROPOSED AMENDMENT TO ZONING DISTRICT BOUNDARIES AT MAUNA LANI RESORT KALAHUIPUAA, SOUTH KOHALA, ISLAND OF HAWAII, HAWAII**

This work was prepared by me or under my supervision

Tax Map Key 6-8-22: 15

**BELT COLLINS HAWAII LTD.**  
2453 North King Street  
Suite 200  
Honolulu, Hawaii 96819

March 15, 2004

*Robert W. Cunningham*

**NOTE:**  
Coordinates and azimuths referred to "PUU HINAI" Δ

Job No. 2004-49-0500

Figure 5