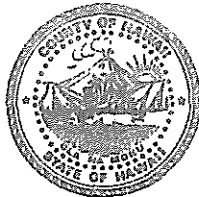


Harry Kim
Mayor



County of Hawaii
PLANNING DEPARTMENT

101 Pauahi Street, Suite 3 • Hilo, Hawaii 96720-4224
(808) 961-8288 • FAX (808) 961-8742

Christopher J. Yuen
Director

Brad Kurokawa, ASLA
LEED® AP
Deputy Director

August 13, 2007

Ms. Anne L. Mapes
Belt Collins Hawaii, Ltd.
2153 North King Street, Suite 200
Honolulu HI 96819-

Dear Ms. Mapes:

SUBJECT: Non-Significant Zoning Change Application (NZC 07-000009)
Applicant: Hilton Kingsland 1, LLC
Landowner: Hilton Kingsland 1, LLC & Waikoloa Development Company
TMK: 6-9-8:Portions of 21, 22, 28 & 29, Waikoloa, South Kohala, Hawaii

This is to acknowledge receipt of your July 16, 2007 resubmittal on behalf of Hilton Kingsland 1, 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 No. 8.

Proof of mailing to surrounding property owners was received with letter dated July 19, 2007. The required affidavit and photograph were received on August 10, 2007.

The subject parcels were created under the Kingsland Subdivision. Within this subdivision, the Kings' Golf Course included ponds as part of its design. TMK: 6-9-8:21 and 22, both zoned Multiple-Family Residential (RM-8), contain ponds. The request is to reconfigure the zoning boundaries to place the ponds out of the RM-8 zone and into the golf course Open-zoned areas.

Proposed changes to the zoning areas are as follows:

TMK	RM-8	Open
6-9-8:21	-0.82	+0.82
6-9-8:28	+0.462	-0.462
6-9-8:28	+0.358	-0.358
6-9-8:22	-0.246	+0.246
6-9-8:29	+0.246	-0.246
Net Change	0 acre	0 acre

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)(1) 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 for the Multiple Family Residential (RM-8) district and the Open (O) district is an equal 1.066 acres each.
- 2) The area under review is in compliance with the General Plan. The County of Hawaii General Plan (2005) became effective on February 9, 2005. The subject parcels are designated as "Resort Node" on the 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.

Ms. Anne L. Mapes
Belt Collins Hawaii, Ltd.
Page 3
August 13, 2007

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

Finally, per your request, we are returning the initial submittals received on July 3, 2007 and July 10, 2007.

Should you have any questions, please feel free to contact Esther Imamura of this office at 961-8288, extension 257.

Sincerely,



ow CHRISTOPHER J. YUEN
Planning Director

ETI:cd

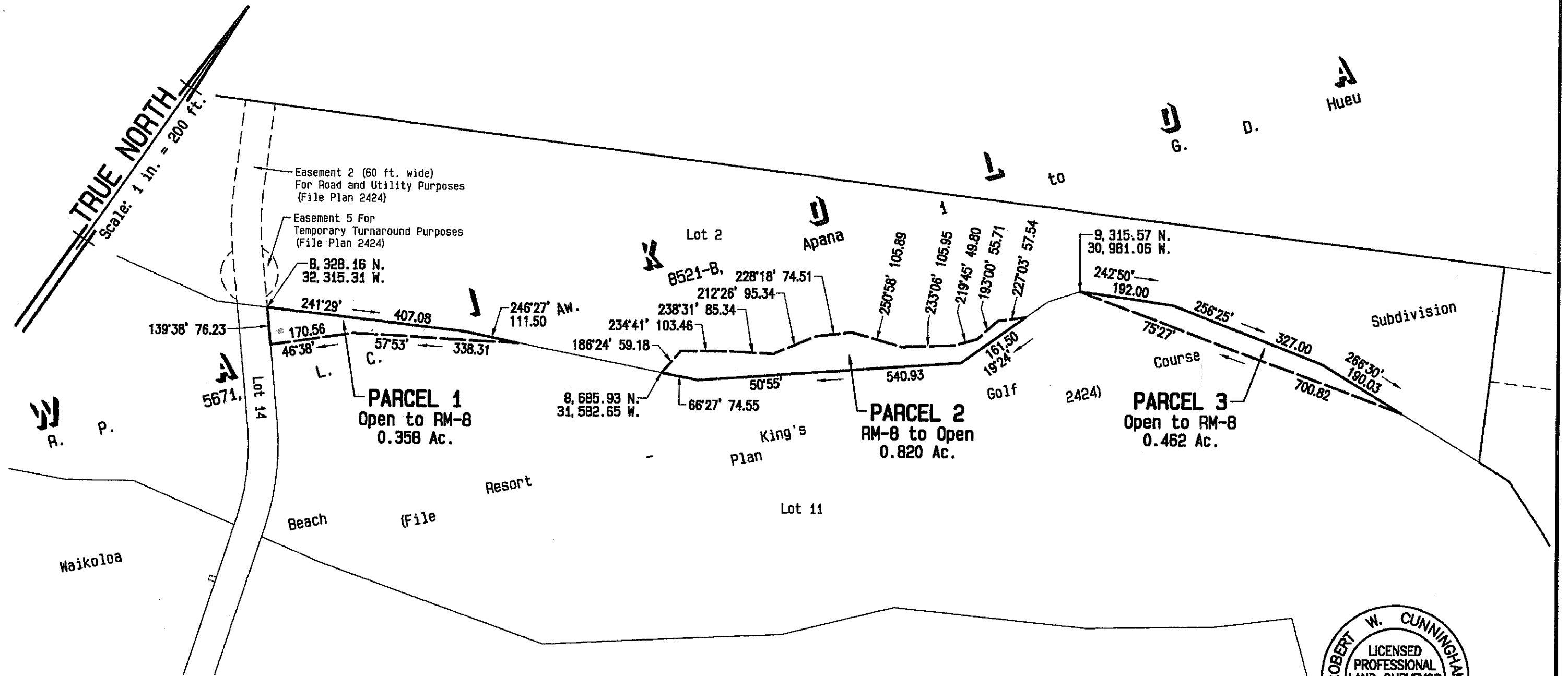
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Enclosure

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)

M:\SURVEY\WAIKOLOA\KINGS-COURSE-ZONING-CHANGE-ZONING-EXHIBIT-1



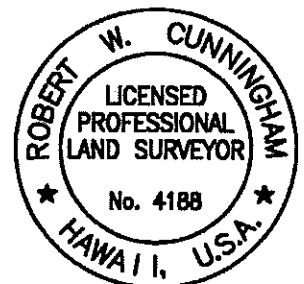
PROPOSED ZONING CHANGES

AT WAIKOLOA, SOUTH KOHALA, ISLAND OF HAWAII, HAWAII

Tax Map Key 6-9-08: 21 and 28, 3rd Div.

NOTE:

Coordinates and azimuths referred to "PUU HINAI"Δ

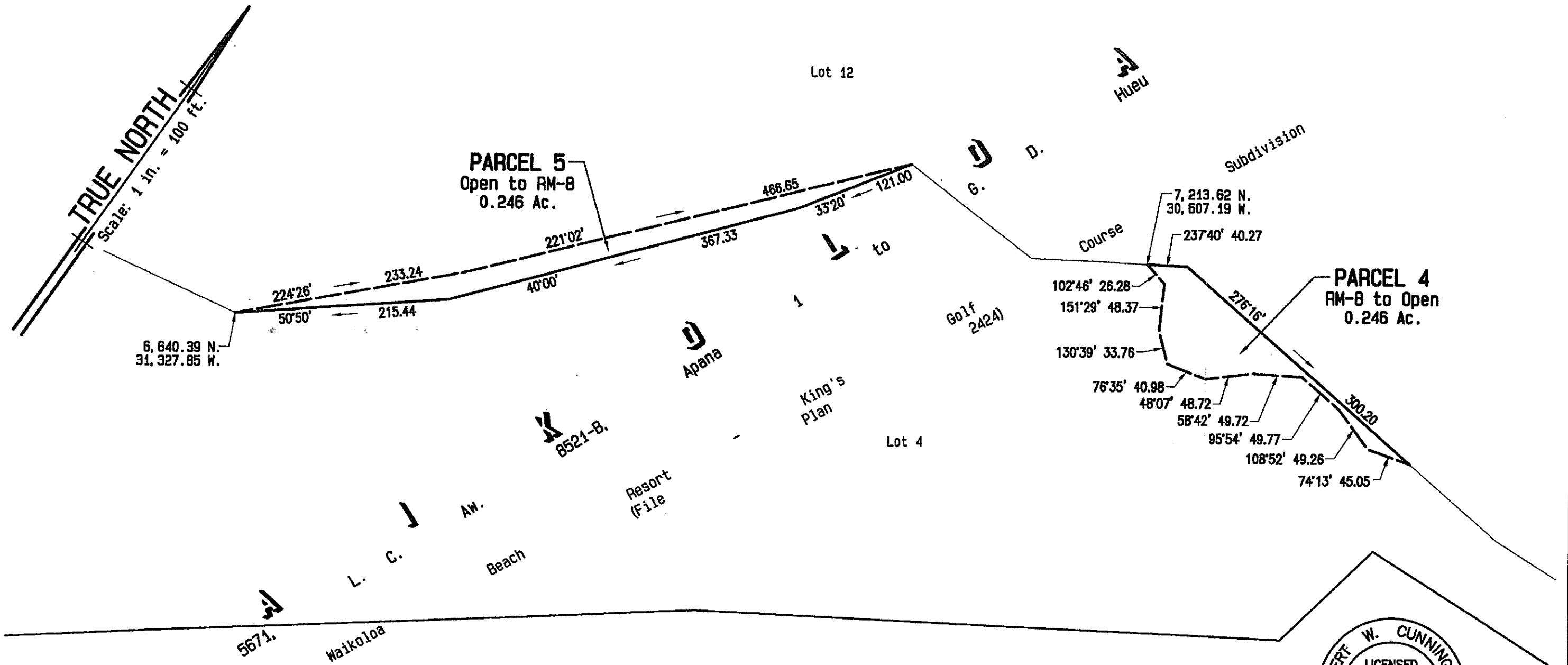


This work was prepared by
me or under my supervision

Robert W. Cunningham

BELT COLLINS HAWAII LTD.
2153 North King Street
Suite 200
Honolulu, Hawaii 96819

March 12, 2007



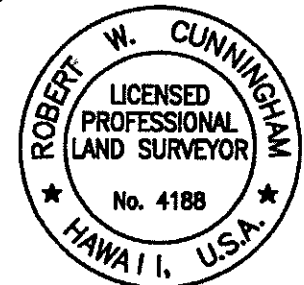
PROPOSED ZONING CHANGES

AT WAIKOLOA, SOUTH KOHALA, ISLAND OF HAWAII, HAWAII

Tax Map Key 6-9-08: 22 and 29, 3rd Div.

NOTE:

Coordinates and azimuths referred to "PUU HINAI"Δ



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March 12, 2007