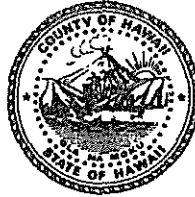


Harry Kim
Mayor



Christopher J. Yuen
Director

Brad Kurokawa, ASLA
LEED® AP
Deputy Director

County of Hawaii
PLANNING DEPARTMENT

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

June 20, 2008

Mr. Edwin Y. Kuniyoshi
Belt Collins Hawaii Ltd.
2153 North King Street, Suite 200
Honolulu, HI 96819-

Dear Mr. Kuniyoshi:

SUBJECT: Non-Significant Zoning Change Application (NZC 08-000012)
Applicant: Belt Collins Hawaii Ltd.
Landowner: Hilton Resorts Corp. & Waikoloa Development Company
TMK: 6-9-8:Portions of 12 and 28, Waikoloa, South Kohala, Hawaii

This is to acknowledge receipt by email on June 18, 2008 of the Proof of Mailing and affidavit of posting of public notification signs.

The applicant proposes to change existing Multiple-Family Residential (RM-6) and Open (O) zoning boundaries for two areas of Parcel 12 and one area of Parcel 28. The total area of change for each zoning is 0.106 acre.

The subject parcels were included in Ordinance No. 487, which changed the district classification of what was previously identified as TMK: 6-9-8:2,6,7,9,10,11,12 and 13 from Unplanned (U) to Multiple Family Residential (RM-4), (R-6) and (RM-8); Village Commercial (CV-10); Limited Industrial (ML-20) and Open (O). The ordinance became effective on November 18, 1991.

This application focuses on one pond area within the RM-6 zoned Parcel 12 and one golf course area within the Open zoned Parcel 28. The request is to reconfigure the Multiple-Family residential and golf course lot lines so that the pond is totally within the golf course Open zoned area and out of the Multiple-Family Residential zoned area.

JUN 24 2008

Mr. Edwin Y. Kuniyoshi
Belt Collins Hawaii Ltd.
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June 20, 2008

Proposed changes, by acre, to the zoning areas are as follows:

TMK:	Acreage	5% of Area	RM-6	Open	% Change of Lot Area
6-9-8:12	29.722 ac	1.486 ac	-0.011 ac	+0.011 ac	
			-0.095 ac	+0.095 ac	
	<i>Total</i>		<i>-0.106 ac</i>	<i>+0.106 ac</i>	.356
6-9-8:28	61.706 ac	3.085 ac	+0.106 ac	-0.106 ac	.172

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 not result in an increase or decrease in any zoning designation affecting more than five percent of the area, or one acre, of any lot, whichever is less.

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

- 1) The adjustment of zoning boundaries does not result in an increase or decrease in any zoning designation affecting more than five percent of the area, or one acre, of any lot. The change of 0.106 acre for each zoning designation is less than five percent of the area of each parcel and less than one acre 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 parcel is designated as "Resort Node" on the Land Use Pattern Allocation Guide (LUPAG) Map.

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

Mr. Edwin Y. Kuniyoshi
Belt Collins Hawaii Ltd.
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June 20, 2008

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

Sincerely,



CHRISTOPHER J. YUEN
Planning Director

ETI:cs

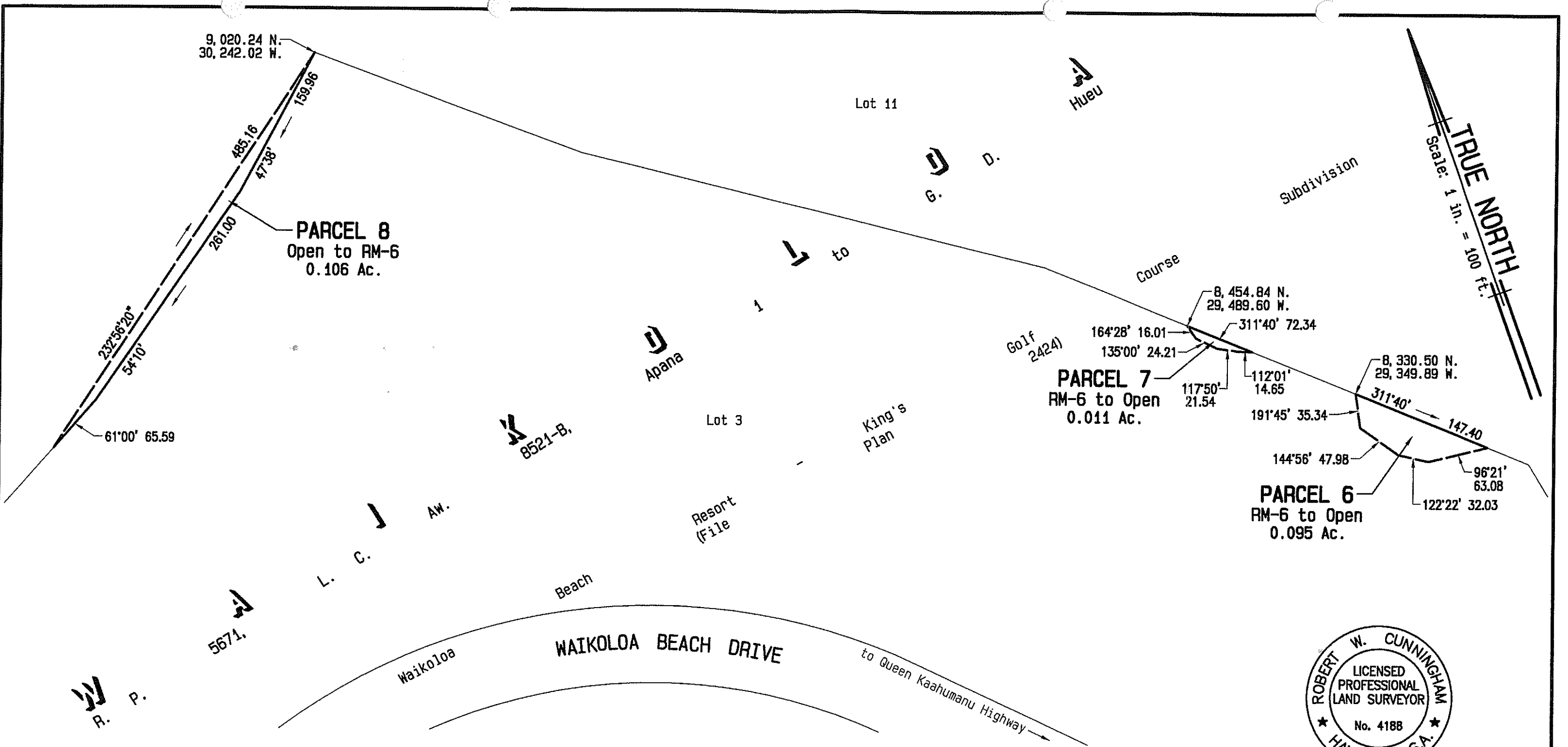
P:\wpwin60\NonSignificantZone(NZC)\Letters\08-12 Kuniyoshi 6-9-8-12 28.rtf

Enclosure

cc: w/app Hawaii County Council
 Real Property Tax Division
 Planning-West Hawaii Office
 Planning-Long Range Section

cc: ltr only: Planning-GIS Section (Gilbert Bailado)

M:\SURVEY\WAIKOLOA\KINGS-COURSE\ZONING-CHANGE-ZONING-EXHIBIT-3



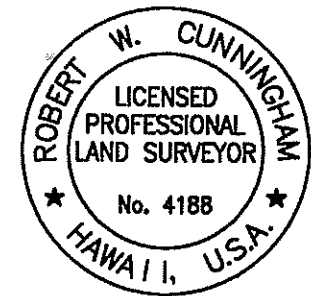
PROPOSED ZONING CHANGES

AT WAIKOLOA, SOUTH KOHALA, ISLAND OF HAWAII, HAWAII

Tax Map Key: 3rd Div., 6-9-08: 12 and 28

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

April 30, 2008