

COUNTY OF HAWAII - STATE OF HAWAII

ORDINANCE NO. 265

AN ORDINANCE AMENDING SECTION 7.06, THE NORTH AND SOUTH KOHALA DISTRICTS ZONE MAP OF CHAPTER 8 (ZONING CODE), ARTICLE 2, HAWAII COUNTY CODE, AS AMENDED, BY REVISING AND REDESIGNATING THE RESORT-HOTEL (V-1.25), MUTIPLE FAMILY RESIDENTIAL (RM-1.5) AND (RM-3.0), VILLAGE COMMERCIAL (CV-10) AND OPEN (O) ZONES AT ANAEHOOMALU, SOUTH KOHALA, HAWAII, COVERED BY TAX MAP KEY 6-9-07 (PORTION).

BE IT ORDAINED BY THE COUNCIL OF THE COUNTY OF HAWAII:

SECTION 1. Section 7.06 of Chapter 8 (Zoning Code), Article 2, Hawaii County Code, as amended, is hereby further amended by adding thereto the following subsections:

"7.06 (R-1). The district classification of the following area situated at Anaehoomalu, South Kohala, Hawaii, shall be Village Commercial (CV-10):

Beginning at the Westerly corner of this parcel of land, on the Southeasterly side of 60.00 ft. roadway, the coordinates of which referred to Government Survey Triangulation Station "PUU HINAI" being 6,881.44 feet North and 37,311.14 feet West and running by azimuths measured clockwise from true South:

- 1. 243° 11' 24" 302.00 feet along the Southeasterly side of 60.00 ft. roadway;
Thence along same, on a curve to the right with a radius of 370.00 feet, the chord azimuth and distance being:
- 2. 251° 00' 42" 100.71 feet, thence;
- 3. 348° 50' 70.00 feet along remainder of L. C. Award 4452, Apana 4 to H. Kalama;
- 4. 316° 00' 90.00 feet along same;
- 5. 46° 00' 428.64 feet along same;
- 6. 153° 11' 24" 293.77 feet along same to the point of beginning and containing an area of 2.101 acres.

"7.06 (R-2). The district classification of the following area situated at Anaehoomalu, South Kohala, Hawaii, shall be Village Commercial (CV-10):

Beginning at the West corner of this parcel of land, on the Easterly side of 80.00 ft. roadway, the coordinates of which referred to Government Survey Triangulation Station "PUU HINAI" being 5,686.22 feet North and 36,289.26 feet West and running by azimuths measured clockwise from true South:

1. 278° 13' 03" 890.75 feet along remainder of L. C. Award 4452, Apana 4 to H. Kalama;
 2. 354° 36' 105.44 feet along same;
 3. 280° 54' 26.00 feet along same;
- Thence along the Westerly side of 60.00 ft. roadway, on a curve to the right with a radius of 170.00 feet, the chord azimuth and distance being:
4. 66° 24' 37" 136.06 feet, thence;
 5. 90° 00' 100.00 feet along the Westerly side of 60.00 ft. roadway;
- Thence along same, on a curve to the left with a radius of 230.00 feet, the chord azimuth and distance being:
6. 61° 17' 28" 220.97 feet, thence;
 7. 32° 34' 56" 240.00 feet along the Westerly side of 60.00 ft. roadway;
- Thence along same, on a curve to the right with a radius of 20.00 feet, the chord azimuth and distance being:
8. 77° 34' 56" 28.28 feet, thence;
 9. 122° 34' 56" 169.71 feet along the Northerly side of 80.00 ft. roadway;
- Thence along the Northeasterly side of 80.00 ft. roadway, on a curve to the right with a radius of 460.00 feet, the chord azimuth and distance being:
10. 155° 23' 59.5" 498.61 feet, thence;
 11. 188° 13' 03" 62.00 feet along the Easterly side of 80.00 ft. roadway to the point of beginning and containing an area of 7.067 Acres.

"7.06 (R-3). The district classification of the following area situated at Anaehoomalu, South Kohala, Hawaii, shall be Village Commercial (CV-10):

Beginning at the Southeast corner of this parcel of land, on the Northeasterly side of 80.00 ft. roadway, being also on the boundary line between the lands of Waikoloa and Anaehoomalu, the coordinates of which referred to Government Survey Triangulation Station "PUU HINAI" being 4,862.62 feet North and 35,607.24 feet West and running by azimuths measured clockwise from true South:

1. 122° 34' 56" 303.88 feet along the Northeasterly side of 80.00 ft. roadway;

Thence along the Easterly side of 60.00 ft. roadway, on a curve to the right with a radius of 20.00 feet, the chord azimuth and distance being:

- 2. 167° 34' 56" 28.28 feet, thence;
- 3. 212° 34' 56" 240.00 feet along the Easterly side of 60.00 ft. roadway;

Thence along same, on a curve to the right with a radius of 170.00 feet, the chord azimuth and distance being:

- 4. 241° 17' 28" 163.32 feet, thence;
- 5. 270° 00' 100.00 feet along the Easterly side of 60.00 ft. roadway;

Thence along same, on a curve to the left with a radius of 230.00 feet, the chord azimuth and distance being:

- 6. 241° 57' 09" 216.29 feet, thence;
- 7. 280° 54' 68.13 feet along remainder of L. C. Award 4452, Apana 4 to H. Kalama;
- 8. 33° 17' 05" 670.81 feet along Lot 3 of Waikoloa Parcel 4 Subdivision, File Plan 1435 to the point of beginning and containing an area of 3.626 Acres.

"7.06 (R-4). The district classification of the following area situated at Anaehoomalu, South Kohala, Hawaii, shall be Village Commercial (CV-10):

Beginning at the Southeast corner of this parcel of land, at an old cold chisel in concrete (found) called "Ke Ahu A Lono," the coordinates of which referred to Government Survey Triangulation Station "PUU HINAI" being 3,128.58 feet North and 36,745.63 feet West and running by azimuths measured clockwise from true South:

- 1. 121° 19' 40" 462.70 feet along Grant 13,586 to E. J. White;
- 2. 211° 19' 40" 585.49 feet along remainder of L. C. Award 4452, Apana 4 to H. Kalama;

Thence along same, on a curve to the left with a radius of 230.00 feet, the chord azimuth and distance being:

- 3. 250° 54' 55.5" 285.31 feet;
- 4. 212° 34' 56" 1,175.15 feet along remainder of L. C. Award 4452, Apana 4 to H. Kalama;

Thence along same, on a curve to the right with a radius of 20.00 feet, the chord azimuth and distance being:

5. 257° 34' 56" 28.28 feet, thence;
6. 302° 34' 56" 302.90 feet along remainder of L. C. Award 4452, Apana 4 to H. Kalama;
7. 33° 17' 05" 1,994.32 feet along Lot 3 of Waikoloa Parcel 4 Subdivision, file plan 1435 to the point of beginning and containing an area of 16.761 Acres.

"7.06 (R-5). The district classification of the following area situated at Anaehoomalu, South Kohala, Hawaii, shall be Resort-Hotel (V-1.25):

Beginning at the Southeast corner of this parcel of land, on the Westerly side of 80.00 ft. roadway, the coordinates of which referred to Government Survey Triangulation Station "PUU HINAI" being 7,672.63 feet North and 38,067.73 feet West and running by azimuths measured clockwise from true South:

1. 105° 32' 382.22 feet along remainder of L. C. Award 4452, Apana 4 to H. Kalama;
2. 85° 41' 30" 340.00 feet along same to shoreline;
Thence following along shoreline for the next Fourteen (14) Courses, the direct azimuths and distances between points along said shoreline being:
3. 137° 00' 280.00 feet;
4. 200° 00' 150.00 feet;
5. 223° 00' 670.00 feet;
6. 257° 00' 800.00 feet;
7. 225° 30' 90.00 feet;
8. 244° 47' 100.00 feet;
9. 296° 49' 45.00 feet;
10. 16° 25' 63.00 feet;
11. 58° 42' 182.00 feet;
12. 66° 10' 111.00 feet;
13. 315° 52' 29.00 feet;
14. 249° 29' 107.00 feet;
15. 245° 47' 97.00 feet;
16. 31° 11' 145.00 feet, thence;
17. 45° 05' 177.22 feet along remainder of L. C. Award 4452, Apana 4 to H. Kalama;

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|-----|------|-----|-----|-------------------------|
| 18. | 16° | 07' | 39" | 86.40 feet along same; |
| 19. | 40° | 53' | 56" | 187.86 feet along same; |
| 20. | 89° | 09' | 23" | 139.18 feet along same; |
| 21. | 12° | 34' | 51" | 210.00 feet along same; |
| 22. | 301° | 00' | 57" | 173.87 feet along same; |

Thence along the Northwesterly side of 80.00 ft. roadway, on a curve to the left, with a radius of 740.00 feet, the chord azimuth and distance being:

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|-----|-----|-----|-------|--|
| 23. | 27° | 04' | 47.5" | 296.24 feet to the point of beginning and containing an area of 18.773 acres more or less. |
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"7.06 (R-6). The district classification of the following area situated at Anaehoomalu, South Kohala, Hawaii, shall be Resort-Hotel (V-1.25):

Beginning at the North corner of this parcel of land, the coordinates of which referred to Government Survey Triangulation Station "PUU HINAI" being 6,839.74 feet North and 37,918.60 feet West and running by azimuths measured clockwise from true South:

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|----|------|-----|-----|--|
| 1. | 318° | 38' | 37" | 581.58 feet along remainder of L. C. Award 4452, Apana 4 to H. Kalama; |
| | | | | Thence along same, on a curve to the left with a radius of 540.00 feet, the chord azimuth and distance being: |
| 2. | 288° | 31' | 08" | 542.03 feet, thence; |
| 3. | 258° | 23' | 39" | 112.12 feet along remainder of L. C. Award 4452, Apana 4 to H. Kalama; |
| | | | | Thence along same, on a curve to the right with a radius of 460.00 feet, the chord azimuth and distance being: |
| 4. | 313° | 18' | 21" | 752.81 feet, thence; |
| 5. | 8° | 13' | 03" | 102.01 feet along remainder of L. C. Award 4452, Apana 4 to H. Kalama; |
| | | | | Thence along same, on a curve to the left with a radius of 540.00 feet, the chord azimuth and distance being: |
| 6. | 343° | 20' | 05" | 454.42 feet, thence; |
| 7. | 48° | 27' | 07" | 479.15 feet along remainder of L. C. Award 4452, Apana 4 to H. Kalama; |
| 8. | 310° | 35' | 51" | 220.00 feet along same; |

9.	21°	28'	27"	470.00 feet along same;
10.	302°	34'	56"	160.00 feet along same;
11.	32°	34'	56"	262.97 feet along same;
				Thence along same, on a curve to the right with a radius of 170.00 feet, the chord azimuth and distance being:
12.	82°	19'	09"	259.45 feet;
				Thence along same, on a curve to the left with a radius of 1,546.30 feet, the chord azimuth and distance being:
13.	126°	41'	31"	289.11 feet, thence;
14.	121°	19'	40"	243.63 feet along remainder of L. C. Award 4452, Apana 4 to H. Kalama;
				Thence along same, on a curve to the right with a radius of 50.00 feet, the chord azimuth and distance being:
15.	147°	53'	34"	44.72 feet;
				Thence along same, on a curve to the left with a radius of 50.00 feet, the chord azimuth and distance being:
16.	102°	43'	40"	94.96 feet, thence;
17.	210°	59'	52"	145.33 feet along remainder of L. C. Award 4452, Apana 4 to H. Kalama;
18.	249°	26'	38"	196.51 feet along same;
19.	207°	03'	02"	316.64 feet along same;
20.	165°	22'	58"	669.68 feet along same;
21.	127°	01'	20"	534.00 feet along same;
22.	78°	50'	52"	238.68 feet along same;
23.	34°	49'		100.00 feet along same, to the shoreline;
				Thence following along the shoreline for the next Four (4) Courses, the direct azimuths and distances between points at said shoreline being:
24.	115°	00'		490.00 feet;
25.	131°	00'		270.00 feet;
26.	148°	00'		200.00 feet;
27.	158°	17'	04"	120.43 feet, thence;

28. 265° 41' 30" 200.00 feet along remainder of L. C. Award 4452, Apana 4 to H. Kalama;
29. 228° 38' 37" 792.64 feet along same, to the point of beginning and containing an area of 62.396 acres more or less.

"7.06 (R-7). The district classification of the following area situated at Anaehoomalu, South Kohala, Hawaii, shall be Multiple Family Residential (RM-1.5):

Beginning at the East corner of this parcel of land, on the Southwesterly side of 80.00 ft. roadway, being also the North corner of Lot 12 of Waikoloa Beach Resort, Phase I, File Plan 1256, the coordinates of which referred to Government Survey Triangulation Station "PUU HINAI" being 6,839.74 feet North and 37,918.60 feet West and running by azimuths measured clockwise from true South:

1. 48° 38' 37" 792.64 feet along Lot 12 of Waikoloa Beach Resort, Phase I, File Plan 1256;
2. 85° 41' 30" 200.00 feet along same to shoreline;
Thence following along the shoreline for the next Four (4) Courses, the direct azimuths and distances between points along said shoreline being:
3. 169° 00' 380.00 feet;
4. 186° 00' 580.00 feet;
5. 177° 00' 240.00 feet;
6. 171° 44' 20" 261.66 feet, thence;
7. 265° 41' 30" 340.00 feet along remainder of L. C. Award 4452, Apana 4 to H. Kalama;
8. 285° 32' 382.22 feet along same;
Thence along the Westerly side of 80.00 ft. roadway, on a curve to the left with a radius of 740.00 feet, the chord azimuth and distance being:
9. 5° 40' 24.5" 253.43 feet, thence;
10. 355° 48' 49" 250.52 feet along the Westerly side of 80.00 ft. roadway;
Thence along same, on a curve to the left with a radius of 500.00 feet, the chord azimuth and distance being:
11. 337° 13' 43" 318.71 feet, thence;
12. 318° 38' 37" 49.26 feet along the Southwesterly side of 80.00 roadway to the point of beginning and containing an area of 20.742 acres more or less.

"7.06 (R-8). The district classification of the following area situated at Anaehoomalu, South Kohala, Hawaii, shall be Multiple Family Residential (RM-1.5):

Beginning at the North corner of this parcel of land, on the Southeasterly side of 80.00 ft. roadway, the coordinates of which referred to Government Survey Triangulation Station "PUU HINAI" being 8,172.36 feet North and 37,442.42 feet West and running by azimuths measured clockwise from true South:

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|-----|------|-----|-------|---|
| 1. | 328° | 16' | 14" | 92.51 feet along remainder of L. C. Award 4452, Apana 4 to H. Kalama; |
| 2. | 356° | 20' | | 893.04 feet along same; |
| 3. | 333° | 11' | 24" | 238.03 feet along same; |
| 4. | 63° | 11' | 24" | 235.00 feet along the Northwesterly side of 60.00 ft. roadway; |
| | | | | Thence along same, on a curve to the left with a radius of 530.00 feet, the chord azimuth and distance being: |
| 5. | 55° | 55' | 00.5" | 134.20 feet, thence; |
| 6. | 48° | 38' | 37" | 156.11 feet along the Northwesterly side of 60.00 ft. roadway; |
| | | | | Thence along same, on a curve to the right with a radius of 20.00 feet, the chord azimuth and distance being: |
| 7. | 93° | 38' | 37" | 28.28 feet, thence; |
| 8. | 138° | 38' | 37" | 295.89 feet along the Northeasterly side of 80.00 ft. roadway; |
| | | | | Thence along same, on a curve to the right with a radius of 420.00 feet, the chord azimuth and distance being: |
| 9. | 157° | 13' | 43" | 267.72 feet, thence; |
| 10. | 175° | 48' | 49" | 250.52 feet along the Easterly side of 80.00 ft. roadway; |
| | | | | Thence along same, on a curve to the right with a radius of 660.00 feet, the chord azimuth and distance being: |
| 11. | 209° | 47' | 28.5" | 737.71 feet, thence; |
| 12. | 243° | 46' | 08" | 130.19 feet along the Southeasterly side of 80.00 ft. roadway; |
| | | | | Thence along same, on a curve to the left with a radius of 1,040.00 feet, the chord azimuth and distance being: |

13. 241° 01' 11" 99.76 feet to the point of beginning and containing an area of 17.348 acres.

"7.06 (R-9). The district classification of the following area situated at Anaehoomalu, South Kohala, Hawaii, shall be Multiple Family Residential (RM-1.5):

Beginning at the Northwest corner of this parcel of land, on the Southeast side of 60.00 ft. roadway, the coordinates of which referred to Government Survey Triangulation Station "PUU HINAI" being 6,881.44 feet North and 37,311.14 feet West and running by azimuths measured clockwise from true South:

1. 333° 11' 24" 293.77 feet along remainder of L. C. Award 4452, Apana 4 to H. Kalama;
2. 226° 00' 428.64 feet along same;
3. 316° 00' 160.51 feet along same;
4. 7° 00' 176.33 feet along same;
5. 330° 40' 245.00 feet along same;
6. 14° 30' 90.00 feet along same;
Thence along the Northerly side of 80.00 ft. roadway, on a curve to the left with a radius of 540.00 feet, the chord azimuth and distance being:
7. 91° 26' 49.5" 243.92 feet, thence;
8. 78° 23' 39" 112.12 feet along the Northerly side of 80.00 ft. roadway;
Thence along same, on a curve to the right with a radius of 460.00 feet, the chord azimuth and distance being:
9. 108° 31' 08" 461.73 feet, thence;
10. 138° 38' 37" 234.95 feet along the Northeasterly side of 80.00 ft. roadway;
Thence along the Southeasterly side of 60.00 ft. roadway, on a curve to the right with a radius of 20.00 feet, the chord azimuth and distance being:
11. 183° 38' 37" 28.28 feet, thence;
12. 228° 38' 37" 156.11 feet along the Southeasterly side of 60.00 ft. roadway;
Thence along same, on a curve to the right with a radius of 470.00 feet, the chord azimuth and distance being:
13. 235° 55' 00.5" 119.00 feet, thence;

14. 243° 11' 24" 113.00 feet along the Southeasterly side of 60.00 ft. roadway to the point of beginning and containing an area of 8.502 acres.

"7.06 (R-10). The district classification of the following area situated at Anaehoomalu, South Kohala, Hawaii, shall be Multiple Family Residential (RM-1.5):

Beginning at the Southeast corner of this parcel of land, on the Northerly side of 60.00 ft. roadway, the coordinates of which referred to Government Survey Triangulation Station "PUU HINAI" being 7,022.25 feet North and 36,520.21 feet West and running by azimuths measured clockwise from true South:

1. 108° 30' 229.94 feet along the Northerly side of 60.00 ft. roadway;
Thence along same, on a curve to the left with a radius of 430.00 feet, the chord azimuth and distance being:
2. 97° 05' 170.23 feet, thence;
3. 175° 40' 130.00 feet along remainder of L. C. Award 4452, Apana 4 to H. Kalama;
4. 203° 30' 315.00 feet along same;
5. 192° 00' 185.00 feet along same;
6. 239° 00' 543.81 feet along same;
7. 331° 30' 250.81 feet along same;
8. 316° 30' 240.00 feet along same;
9. 41° 50' 777.07 feet along same to the point of beginning and containing an area of 11.402 acres.

"7.06 (R-11). The district classification of the following area situated at Anaehoomalu, South Kohala, Hawaii shall be Multiple Family Residential (RM-1.5):

Beginning at the Southwest corner of this parcel of land, at the Easterly end of 60.00 ft. roadway, the coordinates of which referred to Government Survey Triangulation Station "PUU HINAI" being 6,774.94 feet North and 35,970.19 feet West and running by azimuth measured clockwise from true South:

1. 192° 40' 340.00 feet along remainder of L. C. Award 4452, Apana 4 to H. Kalama (partly along the Easterly end of 60.00 ft. roadway).
2. 161° 00' 260.00 feet along remainder of L. C. Award 4452, Apana 4 to H. Kalama;
3. 187° 20' 230.00 feet along same;

4. 292° 00' 135.00 feet along same;
5. 359° 30' 160.00 feet along same;
6. 303° 00' 1,025.00 feet along same;
7. 2° 00' 120.92 feet along same;
8. 63° 30' 278.92 feet along same;
9. 105° 30' 780.00 feet along same to the point of beginning and containing an area of 11.005 Acres.

"7.06 (R-12). The district classification of the following area situated at Anaehoomalu, South Kohala, Hawaii shall be Multiple Family Residential (RM-1.5):

Beginning at Southeast corner of this parcel of land, the coordinates of which referred to Government Survey Triangulation Station "PUU HINAI" being 5,521.78 feet North and 35,246.35 feet West and running by azimuths measured clockwise from true South:

1. 85° 30' 120.00 feet along remainder of L. C. Award 4452, Apana 4 to H. Kalama (partly along the Northerly end of 60.00 ft. roadway).
2. 175° 10' 250.00 feet along remainder of L. C. Award 4452, Apana 4 to H. Kalama;
3. 116° 40' 430.00 feet along same;
4. 138° 30' 330.00 feet along same;
5. 188° 00' 113.00 feet along same;
6. 268° 30' 780.93 feet along same;
7. 317° 30' 122.97 feet along same;
8. 18° 20' 423.00 feet along same;
9. 0° 30' 320.00 feet along same to the point of beginning and containing an area of 8.699 Acres.

"7.06 (R-13). The district classification of the following area situated at Anaehoomalu, South Kohala, Hawaii shall be Multiple Family Residential (RM-1.5):

Beginning at the East corner of this parcel of land, the coordinates of which referred to Government Survey Triangulation Station "PUU HINAI" being 4,787.07 feet North and 36,111.11 feet West and running by azimuths measured clockwise from true South:

1. 32° 34' 56" 677.18 feet along remainder of L. C. Award 4452, Apana 4 to H. Kalama;
2. 122° 34' 56" 160.00 feet along same;
3. 201° 28' 27" 470.00 feet along same;
4. 257° 21' 46" 78.87 feet along same;

5. 212° 34' 56" 160.00 feet along same;
6. 302° 34' 56" 195.00 feet along same to the point of beginning and containing an area of 3.176 acres.

"7.06 (R-14). The district classification of the following area situated at Anaehoomalu, South Kohala, Hawaii shall be Open (O):

Beginning at the South corner of this parcel of land, on the Northwesterly side of 80.00 ft. roadway, the coordinates of which referred to Government Survey Triangulation Station "PUU HINAI" being 7,936.39 feet North and 37,932.90 feet West and running by azimuths measured clockwise from true South:

1. 121° 00' 57" 173.87 feet along remainder of L. C. Award 4452, Apana 4 to H. Kalama;
2. 192° 34' 51" 210.00 feet along same;
3. 269° 09' 23" 139.18 feet along same;
4. 220° 53' 56" 187.86 feet along same;
5. 196° 07' 39" 86.40 feet along same;
6. 225° 05' 177.22 feet along same to shoreline;

Thence following along shoreline for the next Twenty-one (21) Courses, the direct azimuths and distances between points along said shoreline being:

7. 286° 15' 37.00 feet;
8. 215° 23' 76.00 feet;
9. 320° 43' 94.00 feet;
10. 21° 46' 39.00 feet;
11. 113° 12' 94.00 feet;
12. 3° 10' 139.00 feet;
13. 53° 51' 73.00 feet;
14. 317° 25' 53.00 feet;
15. 264° 32' 155.00 feet;
16. 322° 43' 33.00 feet;
17. 215° 10' 29.00 feet;
18. 118° 30' 67.00 feet;
19. 218° 00' 150.00 feet;

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|-----|------|-----|-------|--|
| 20. | 185° | 29' | | 142.00 feet; |
| 21. | 273° | 53' | | 39.00 feet; |
| 22. | 0° | 25' | | 44.00 feet; |
| 23. | 24° | 48' | | 101.00 feet; |
| 24. | 260° | 47' | | 44.00 feet; |
| 25. | 238° | 33' | | 44.00 feet; |
| 26. | 168° | 05' | | 96.00 feet; |
| 27. | 274° | 00' | | 113.00 feet, thence; |
| 28. | 324° | 38' | 26" | 115.61 feet along remainder of L. C. Award
4452, Apana 4 to H. Kalama; |
| | | | | Thence along the Northwesterly side of
80.00 ft. roadway, on a curve to the
left with a radius of 740.00 feet, the
chord azimuth and distance being: |
| 29. | 50° | 17' | 43" | 112.13 feet, thence; |
| 30. | 45° | 57' | | 130.19 feet along the Northwesterly side of
80.00 ft. roadway; |
| | | | | Thence along the Northwesterly side of
80.00 ft. roadway, on a curve to the
right with a radius of 960.00 feet,
the chord azimuth and distance being: |
| 31. | 54° | 51' | 34" | 297.36 feet, thence; |
| 32. | 63° | 46' | 08" | 130.19 feet along the Northwesterly side of
80.00 ft. roadway; |
| | | | | Thence along the Northwesterly side of
80.00 foot roadway, on a curve to the
left with a radius of 740.00 feet, the
chord azimuth and distance being: |
| 33. | 51° | 11' | 51.5" | 322.13 feet to the point of beginning and con-
taining an area of 5.085 acres more or
less. |

"7.06 (R-15). The district classification of the following area situated at Anaehoomalu, South Kohala, Hawaii, shall be Open (O):

Beginning at the Northeasterly corner of this parcel of land, on the Southerly side of 80.00 roadway, the coordinates of which referred to Government Survey Triangulation Station "PUU HINAI" being 7,522.74 feet North and 34,294.42 feet West and running by azimuths measured clockwise from true South:

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|----|-----|-----|--|---|
| 1. | 17° | 30' | | 481.77 feet along remainder of L. C. Award
4452, Apana 4 to H. Kalama; |
|----|-----|-----|--|---|

- | | | | | |
|-----|------|-----|-------|---|
| 2. | 303° | 17' | | 231.38 feet along same; |
| 3. | 33° | 17' | 05" | 1,809.81 feet along Lot 3 of Waikoloa Parcel 4
Subdivision, File Plan 1435; |
| 4. | 100° | 54' | | 68.13 feet along remainder of L. C. Award
4452, Apana 4 to H. Kalama; |
| | | | | Thence along the Easterly side of 60.00
ft. roadway, on a curve to the left with
a radius of 230.00 feet, the chord
azimuth and distance being: |
| 5. | 202° | 33' | 40" | 90.48 feet, thence; |
| 6. | 265° | 30' | | 25.00 feet along remainder of L. C. Award
4452, Apana 4 to H. Kalama; |
| 7. | 180° | 30' | | 320.00 feet along same; |
| 8. | 198° | 20' | | 423.00 feet along same; |
| 9. | 137° | 30' | | 122.97 feet along same; |
| 10. | 88° | 30' | | 780.93 feet along same; |
| 11. | 8° | 00' | | 113.00 feet along same; |
| 12. | 318° | 30' | | 330.00 feet along same; |
| 13. | 296° | 40' | | 430.00 feet along same; |
| 14. | 355° | 10' | | 250.00 feet along same; |
| 15. | 265° | 30' | | 31.77 feet along same; |
| | | | | Thence along the Westerly side of 60.00
ft. roadway, on a curve to the right with
a radius of 170.00 feet, the chord
azimuth and distance being: |
| 16. | 29° | 54' | 37" | 75.97 feet, thence; |
| 17. | 100° | 54' | | 26.00 feet along remainder of L. C. Award
4452, Apana 4 to H. Kalama; |
| 18. | 174° | 36' | | 105.44 feet along same; |
| 19. | 98° | 13' | 03" | 890.75 feet along same; |
| 20. | 188° | 13' | 03" | 40.01 feet along the Easterly side of 80.00
ft. roadway; |
| | | | | Thence along the Northeasterly side of
80.00 ft. roadway, on a curve to the
left with a radius of 540.00 feet, the
chord azimuth and distance being: |
| 21. | 146° | 21' | 31.5" | 720.68 feet, thence; |
| 22. | 194° | 30' | | 90.00 feet along remainder of L. C. Award
4452, Apana 4 to H. Kalama; |

23.	150°	40'	245.00 feet along same;
24.	187°	00'	176.33 feet along same;
25.	136°	00'	250.51 feet along same;
26.	168°	50'	70.00 feet along same;
			Thence along the Southerly side of 60.00 ft. roadway, on a curve to the right with a radius of 370.00 feet, the chord azimuth and distance being:
27.	273°	40'	189.45 feet, thence;
28.	288°	30'	830.00 feet along the Southerly side of 60.00 ft. roadway;
29.	285°	30'	780.00 feet along remainder of L. C. Award 4452, Apana 4 to H. Kalama;
30.	234°	30'	278.92 feet along same;
31.	182°	00'	120.92 feet along same;
32.	123°	00'	1,025.00 feet along same;
33.	179°	30'	160.00 feet along same;
34.	112°	00'	135.00 feet along same;
35.	7°	20'	230.00 feet along same;
36.	341°	00'	260.00 feet along same;
37.	12°	40'	279.69 feet along same;
38.	108°	30'	593.93 feet along the Northerly side of 60.00 ft. roadway;
39.	221°	50'	777.07 feet along remainder of L. C. Award 4452, Apana 4 to H. Kalama;
40.	136°	30'	240.00 feet along same;
41.	151°	30'	250.81 feet along same;
42.	59°	00'	543.81 feet along same;
43.	12°	00'	185.00 feet along same;
44.	23°	30'	315.00 feet along same;
45.	355°	40'	130.00 feet along same;
			Thence along the Northerly side of 60.00 ft. roadway, on a curve to the left with a radius of 430.00 feet, the chord azimuth and distance being:
46.	74°	25' 42"	167.61 feet, thence;

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|-----|------|-----|-----|--|
| 47. | 63° | 11' | 24" | 180.00 feet along the Northwesterly side of 60.00 ft. roadway; |
| 48. | 153° | 11' | 24" | 238.03 feet along remainder of L. C. Award 4452, Apana 4 to H. Kalama; |
| 49. | 176° | 20' | | 893.04 feet along same; |
| 50. | 148° | 16' | 14" | 92.51 feet along same; |
| | | | | Thence along the Southeasterly side of 80.00 ft. roadway, on a curve to the left with a radius of 1,040.00 feet, the chord azimuth and distance being: |
| 51. | 232° | 06' | 37" | 223.21 feet, thence; |
| 52. | 225° | 57' | | 130.19 feet along the Southeasterly side of 80.00 ft. roadway; |
| | | | | Thence along same, on a curve to the right with a radius of 660.00 feet, the chord azimuth and distance being: |
| 53. | 243° | 04' | | 388.50 feet, thence; |
| 54. | 350° | 11' | | 308.08 feet along remainder of L. C. Award 4452, Apana 4 to H. Kalama; |
| 55. | 52° | 00' | | 380.00 feet along same; |
| 56. | 306° | 30' | | 160.00 feet along same; |
| 57. | 237° | 20' | | 680.00 feet along same; |
| 58. | 292° | 30' | | 130.00 feet along same; |
| 59. | 312° | 10' | | 290.00 feet along same; |
| 60. | 285° | 20' | | 546.37 feet along same; |
| 61. | 203° | 10' | | 339.25 feet along same; |
| | | | | Thence along the Southerly side of 80.00 ft. roadway, on a curve to the right with a radius of 2,760.00 feet, the chord azimuth and distance being: |
| 62. | 301° | 24' | 45" | 216.31 feet, thence; |
| 63. | 303° | 39' | 30" | 1,078.54 feet along the Southerly side of 80.00 ft. roadway to the point of beginning and containing an area of 102.692 acres. |

"7.06 (R-16). The district classification of the following area situated at Anaehoomalu, South Kohala, Hawaii, shall be Open (O):

Beginning at the Southeast corner of this parcel of land, on the North-westerly side of 60.00 ft. wide roadway, the coordinates of which referred to Government Survey Triangulation Station "PUU HINAI" being 4,787.07 feet North and 36,111.11 feet West and running by azimuths measured clockwise from true South:

1. 122° 34' 56" 195.00 feet along remainder of L. C. Award 4452, Apana 4 to H. Kalama;
2. 32° 34' 56" 160.00 feet along same;
3. 77° 21' 46" 78.87 feet along same;
4. 130° 35' 51" 220.00 feet along same;
5. 228° 27' 07" 479.15 feet along Lot 8 of Waikoloa Beach Resort, Phase I, File Plan 1256;

Thence along the Southwesterly side of 80.00 ft. roadway, on a curve to the left with a radius of 540.00 feet, the chord azimuth and distance being:

6. 310° 31' 01.5" 149.09 feet, thence;
7. 302° 34' 56" 169.71 feet along the Southwesterly side of 80.00 ft. roadway;

Thence along the Westerly side of 60.00 ft. roadway, on a curve to the right with a radius of 20.00 feet, the chord azimuth and distance being:

8. 347° 34' 56" 28.28 feet, thence;
9. 32° 34' 56" 235.00 feet along the Westerly side of 60.00 ft. roadway to the point of beginning and containing an area of 3.375 Acres.

"7.06 (R-17). The district classification of the following area situated at Anaehoomalu, South Kohala, Hawaii, shall be Open (O):

Beginning at the South corner of this parcel of land, the coordinates of which referred to Government Survey Triangulation Station "PUU HINAI" being 4,275.82 feet North and 37,456.44 feet West and running by azimuths measured clockwise from true South:

1. 92° 26' 30" 391.06 feet along remainder of L. C. Award 4452, Apana 4 to H. Kalama to the shoreline;

Thence following along shoreline for the next Four (4) Courses, the direct azimuths and distances between points at said shoreline being:

2. 207° 56' 50" 465.01 feet;

- 3. 184° 24' 391.70 feet;
- 4. 158° 58' 382.00 feet;
- 5. 136° 02' 19" 256.91 feet, thence;
- 6. 214° 49' 100.00 feet along remainder of L. C. Award 4452, Apana 4 to H. Kalama;
- 7. 258° 50' 52" 238.68 feet along same;
- 8. 307° 01' 20" 534.00 feet along same;
- 9. 345° 22' 58" 669.68 feet along same;
- 10. 27° 03' 02" 316.64 feet along same;
- 11. 69° 26' 38" 196.51 feet along same;
- 12. 30° 59' 52" 195.04 feet along same to the point of beginning and containing an area of 16.300 acres more or less.

"7.06 (R-18). The district classification of the following area situated at Anaehoomalu, South Kohala, Hawaii, shall be Open (O):

Beginning at the North corner of this parcel of land, the coordinates of which referred to Government Survey Triangulation Station "PUU HINAI" being 4,081.70 feet North and 37,137.54 feet West and running by azimuths measured clockwise from true South:

Along remainder of L. C. Award 4452, Apana 4 to H. Kalama on a curve to the right with a radius of 1,486.30 feet, the chord azimuth and distance being:

- 1. 306° 41' 31" 277.90 feet;
- Thence along same on a curve to the left with a radius of 230.00 feet, the chord azimuth and distance being:
- 2. 300° 39' 08.5" 90.95 feet, thence;
- 3. 31° 19' 40" 585.49 feet along remainder of L. C. Award 4452, Apana 4 to H. Kalama;
- 4. 121° 19' 40" 367.63 feet along Grant 13,586 to E. J. White;
- 5. 211° 19' 40" 610.40 feet along remainder of L. C. Award 4452, Apana 4 to H. Kalama to the point of beginning and containing an area of 5.037 acres.

"7.06 (R-19). The district classification of the following area situated at Anaehoomalu, South Kohala, Hawaii, shall be Village Commercial (CV-10):

Beginning at the Northwest corner of this parcel of land, on the Southerly side of 80.00 ft. roadway, the coordinates of which referred to Government Survey Triangulation Station "PUU HINAI" being 7,522.74 feet North and 34,294.42 feet West and running by azimuths measured clockwise from true South:

1. 303° 39' 30" 147.00 feet along the Southerly side of 80.00 ft. roadway;
Thence along same, on a curve to the right with a radius of 760.00 feet, the chord azimuth and distance being:
2. 311° 54' 01.5" 217.90 feet, thence;
3. 33° 17' 05" 430.00 feet along Lot 3 of "Waikoloa Parcel 4 Subdivision", File Plan 1435;
4. 123° 17' 231.38 feet along remainder of L. C. Award 4452, Apana 4 to H. Kalama;
5. 197° 30' 481.77 feet along same to the point of beginning and containing an area of 3.099 acres.

"7.06 (R-20). The district classification of the following area situated at Anaehoomalu, South Kohala, Hawaii, shall be Resort-Hotel (V-1.25):

Beginning at the East corner of this parcel of land on the Easterly side of 60.00 ft. roadway, the coordinates of which referred to Government Survey Triangulation Station "PUU HINAI" being 9,307.36 feet North and 36,932.07 feet West and running by azimuths measured clockwise from true South:

1. 75° 46' 600.19 feet along remainder of L. C. Award 4452, Apana 4 to H. Kalama to shoreline;
Thence following along shoreline for the next Three (3) Courses, the direct azimuths and distances between points along said shoreline being:
2. 97° 52' 30" 246.00 feet;
3. 107° 18' 30" 320.00 feet;
4. 150° 37' 200.00 feet, thence;
5. 243° 20' 280.00 feet along remainder of L. C. Award 4452, Apana 4 to H. Kalama;
6. 260° 57' 39" 920.58 feet along same;
7. 170° 40' 431.52 feet along same to the point of beginning and containing an area of 11.000 acres more or less.

"7.06 (R-21). The district classification of the following area situated at Anaehoomalu, South Kohala, Hawaii, shall be Multiple Family Residential (RM-1.5):

Beginning at the East corner of this parcel of land, the coordinates of which referred to Government Survey Triangulation Station "PUU HINAI" being 10,216.99 feet North and 36,536.94 feet West and running by azimuths measured clockwise from true South:

1. 50° 30' 55" 200.00 feet along remainder of L. C. Award 4452, Apana 4 to H. Kalama;
2. 117° 27' 785.77 feet along same;
3. 94° 30' 319.16 feet along same to shoreline;

Thence following along shoreline for the next Two (2) Courses, the direct azimuths and distances between points along said shoreline being:

4. 169° 29' 264.50 feet;
5. 221° 32' 25" 617.49 feet, thence;
6. 320° 30' 55" 1,272.64 feet along remainder of L. C. Award 4452, Apana 4 to H. Kalama to the point of beginning and containing an area of 13.300 acres more or less.

"7.06 (R-22). The district classification of the following area situated at Anaehoomalu, South Kohala, Hawaii, shall be Multiple Family Residential (RM-1.5):

Beginning at the South corner of this parcel of land, on the Northwesterly side of 80.00 ft. roadway, the coordinates of which referred to Government Survey Triangulation Station "PUU HINAI" being 8,529.09 feet North and 37,142.05 feet West and running by azimuths measured clockwise from true South:

1. 144° 38' 26" 115.61 feet along remainder of L. C. Award 4452, Apana 4 to H. Kalama to shoreline;

Thence following along shoreline for the next Seven (7) Courses, the direct azimuths and distances between points along said shoreline being:

2. 214° 00' 77.00 feet;
3. 173° 29' 41.00 feet;
4. 83° 46' 156.00 feet;
5. 163° 28' 62.90 feet;
6. 157° 15' 162.00 feet;

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|-----|-------------|--|---|
| 7. | 195° 38' | | 176.00 feet; |
| 8. | 114° 10' | | 170.00 feet, thence; |
| 9. | 255° 46' | | 539.97 feet along remainder of L. C. Award
4452, Apana 4 to H. Kalama; |
| 10. | 350° 40' | | 637.08 feet along the Westerly side of 60.00
ft. roadway; |
| | | | Thence along same, on a curve to the
right with a radius of 20.00 feet, the
chord azimuth and distance being: |
| 11. | 32° 58' 32" | | 26.93 feet; |
| | | | Thence along the Northwesterly side
of 80.00 ft. roadway, on a curve to the
left with a radius of 740.00 feet, the
chord azimuth and distance being: |
| 12. | 64° 57' 45" | | 265.18 feet to the point of beginning and con-
taining an area of 6.253 acres more
or less. |

"7.06 (R-23). The district classification of the following area situated at Anaehoomalu, South Kohala, Hawaii, shall be Multiple Family Residential (RM-1.5):

Beginning at the Northeast corner of this parcel of land, on the Southerly side of 80.00 ft. roadway, the coordinates of which referred to Government Survey Triangulation Station "PUU HINAI" being 8,233.25 feet North and 35,376.76 feet West and running by azimuths measured clockwise from true South:

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|----|----------|--|--|
| 1. | 23° 10' | | 339.25 feet along remainder of L. C. Award
4452, Apana 4 to H. Kalama; |
| 2. | 105° 20' | | 456.37 feet along same; |
| 3. | 132° 10' | | 290.00 feet along same; |
| 4. | 112° 30' | | 130.00 feet along same; |
| 5. | 57° 20' | | 680.00 feet along same; |
| 6. | 126° 30' | | 160.00 feet along same; |
| 7. | 232° 00' | | 380.00 feet along same; |
| 8. | 170° 11' | | 308.08 feet along same; |
| | | | Thence along the Southerly side of
80.00 ft. roadway, on a curve to the
right with a radius of 660.00 feet,
the chord azimuth and distance being: |
| 9. | 266° 34' | | 146.76 feet, thence; |

10. 272° 57' 100.17 feet along the Southerly side of 80.00 ft. roadway;

Thence along same, on a curve to the right with a radius of 2,760.00 feet, the chord azimuth and distance being:

11. 286° 03' 30" 1,251.90 feet to the point of beginning and containing an area of 13.070 acres.

"7.06 (R-24). The district classification of the following area situated at Anaehoomalu, South Kohala, Hawaii, shall be Multiple Family Residential (RM-3.0):

Beginning at the Southeast corner of this parcel of land, on the Westerly side of 60.00 ft. roadway, the coordinates of which referred to Government Survey Triangulation Station "PUU HINAI" being 8,784.86 feet North and 35,666.09 feet West and running by azimuths measured clockwise from true South:

1. 93° 20' 100.00 feet along remainder of L. C. Award 4452, Apana 4 to H. Kalama;
2. 116° 16' 562.77 feet along same;
3. 158° 10' 1,131.22 feet along same;
4. 230° 30' 55" 200.00 feet along same;
5. 320° 30' 55" 800.00 feet along same;
6. 296° 10' 55" 624.24 feet along same;
7. 20° 10' 574.47 feet along the Westerly side of 60.00 ft. roadway to the point of beginning and containing an area of 16.400 acres.

"7.06 (R-25). The district classification of the following area situated at Anaehoomalu, South Kohala, Hawaii, shall be Multiple Family Residential (RM-3.0):

Beginning at the Southwest corner of this parcel of land on the Easterly side of 60.00 ft. roadway, the coordinates of which referred to Government Survey Triangulation Station "PUU HINAI" being 8,781.22 feet North and 35,603.52 feet West and running by azimuths measured clockwise from true South:

1. 200° 10' 550.00 feet along the Easterly side of 60.00 ft. roadway;
2. 296° 10' 55" 1,914.00 feet along remainder of L. C. Award 4452, Apana 4 to H. Kalama;
3. 26° 10' 55" 420.00 feet along same;
4. 116° 10' 480.00 feet along same;

5. 140° 40' 270.00 feet along same;
6. 116° 10' 564.40 feet along same;
7. 93° 20' 614.46 feet along same to the point of beginning and containing an area of 16.599 acres.

"7.06 (R-26). The district classification of the following area situated at Anaehoomalu, South Kohala, Hawaii, shall be Multiple Family Residential (RM-3.0):

Beginning at the Southeast corner of this parcel of land, on the Northerly side of 80.00 ft. roadway, the coordinates of which referred to Government Survey Triangulation Station "PUU HINAI" being 7,607.64 feet North and 34,277.56 feet West and running by azimuths measured clockwise from true South:

1. 123° 39' 30" 1,045.54 feet along the Northerly side of 80.00 ft. roadway;
Thence along same, on a curve to the left, with a radius of 2,840.00 feet, the chord azimuth and distance being:
2. 117° 24' 48" 617.87 feet;
Thence along the Easterly side of 60.00 ft. roadway, on a curve to the right with a radius of 20.00 feet, the chord azimuth and distance being:
3. 155° 40' 03" 28.04 feet, thence;
4. 200° 10' 182.64 feet along the Easterly side of 60.00 ft. roadway;
5. 291° 40' 870.00 feet along remainder of L. C. Award 4452, Apana 4 to H. Kalama;
6. 303° 40' 280.00 feet along same;
7. 316° 00' 515.80 feet along same;
8. 8° 40' 215.94 feet along same to the point of beginning and containing an area of 9.600 acres.

"7.06 (R-27). The district classification of the following area situated at Anaehoomalu, South Kohala, Hawaii, shall be Open (O):

Beginning at the Northeast corner of this parcel of land, on the Westerly side of 60.00 ft. roadway, the coordinates of which referred to Government Survey Triangulation Station "PUU HINAI" being 8,784.86 feet North and 35,666.09 feet West and running by azimuths measured clockwise from true South:

1. 20° 10' 284.49 feet along the Westerly side of 60.00 ft. roadway;
Thence along same, on a curve to the right with a radius of 20.00 feet, the chord azimuth and distance being:
2. 64° 39' 57" 28.04 feet;
Thence along the Northerly side of 80.00 ft. roadway, on a curve to the left with radius of 2,840.00 feet, the chord azimuth and distance being:
3. 101° 03' 27" 801.06 feet, thence;
4. 92° 57' 100.17 feet along the Northwesterly side of 80.00 ft. roadway;
Thence along same, on a curve to the left with a radius of 740.00 feet, the chord azimuth and distance being:
5. 87° 53' 27" 130.51 feet;
Thence along the Easterly side of 60.00 ft. roadway, on a curve to the right with a radius of 20.00 feet, the chord azimuth and distance being:
6. 126° 44' 57" 27.74 feet, thence;
7. 170° 40' 1,070.94 feet along remainder of L. C. Award 4452, Apana 4 to H. Kalama (partly along the Easterly side of 60.00 ft. roadway);
8. 80° 57' 30" 920.58 feet along remainder of L. C. Award 4452, Apana 4 to H. Kalama;
9. 63° 20' 280.00 feet along same to shoreline;
Thence following along shoreline for the next Seven (7) Courses, the direct azimuths and distances between points along said shoreline being:
10. 150° 32' 153.50 feet;
11. 218° 21' 24.98 feet;
12. 167° 38' 280.56 feet;
13. 229° 44' 204.00 feet;
14. 261° 04' 354.00 feet;
15. 174° 54' 172.92 feet;
16. 200° 24' 243.14 feet, thence;
17. 274° 30' 319.16 feet along remainder of L. C. Award 4452, Apana 4 to H. Kalama;

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|-----|------|-----|---|
| 18. | 297° | 27' | 785.77 feet along same; |
| 19. | 338° | 10' | 1,131.22 feet along same; |
| 20. | 296° | 16' | 562.77 feet along same; |
| 21. | 273° | 20' | 100.00 feet along same to the point of beginning and containing an area of 39.952 acres more or less. |

"7.06 (R-28). The district classification of the following area situated by Anaehoomalu, South Kohala, Hawaii, shall be Open (O):

Beginning at the Northwest corner of this parcel of land, on the Easterly side of 60.00 ft. roadway, the coordinates of which referred to Government Survey Triangulation Station "PUU HINAI" being 8,781.22 feet North and 35,603.52 feet West and running by azimuths measured clockwise from true South:

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|-----|------|-----------|---|
| 1. | 273° | 20' | 614.46 feet along remainder of L. C. Award 4452, Apana 4 to H. Kalama; |
| 2. | 296° | 10' | 564.40 feet along same; |
| 3. | 320° | 40' | 270.00 feet along same; |
| 4. | 296° | 10' | 480.00 feet along same; |
| 5. | 206° | 10' 55" | 420.00 feet along same; |
| 6. | 296° | 10' 55" | 300.55 feet along same; |
| 7. | 26° | 10' 55" | 604.11 feet along Lot 3 of "Waikoloa Parcel 4 Subdivision", File Plan 1435; |
| 8. | 33° | 17' 05" | 493.96 feet along same; |
| | | | Thence along the Northerly side of 80.00 ft. roadway on a curve to the left with a radius of 840.00 feet, the chord azimuth and distance being: |
| 9. | 131° | 04' 37.5" | 216.92 feet, thence; |
| 10. | 123° | 39' 30" | 180.00 feet along the Northerly side of 80.00 ft. roadway; |
| 11. | 188° | 40' | 215.94 feet along remainder of L. C. Award 4452, Apana 4 to H. Kalama; |
| 12. | 136° | 00' | 515.80 feet along same; |
| 13. | 123° | 40' | 280.00 feet along same; |
| 14. | 111° | 40' | 870.00 feet along same; |
| 15. | 200° | 10' | 120.00 feet along the Easterly side of 60.00 ft. roadway to the point of beginning and containing an area of 20.356 acres. |

"All as shown on the map attached hereto, marked Exhibit 'A' and by reference made a part hereof."

SECTION 2. Section 1 of this ordinance shall take effect upon the conditions that (A) the overall development shall conform substantially to the plans submitted and the representations made by the petitioner, as described in the environmental impact statement, hereafter identified as "File Exhibit 1" on file in the Planning Department; (B) development shall occur in two (2) increments as spelled out in "File Exhibit 1" on file in the Planning Department. The effective date of zoning for the second increment shall be after development has occurred in the first increment. Development is defined as building permits issued, ground broken and construction commenced on permanent structures on twenty-five (25) percent of the zoned area for hotel development and fifteen (15) percent of the zoned area multiple family residential development, in addition to the required amenities; (C) the petitioner or its authorized representative(s) shall submit plans for the consolidation and resubdivision of Increment One within six (6) months of the effective date of approval of the change of zone request. The petitioner/representative(s) shall also be responsible for securing final approval; (D) the method of sewage disposal shall conform to the rules and regulations of the State Department of Health. The petitioner shall also comply with other rules and regulations of the Department of Health; (E) prior to the development of each increment, water shall be made available in compliance with the requirements of the Department of Water Supply; (F) a minimum of 19.5 acres of land shall be set aside for park and active recreational purposes for the petitioner's total proposed resort development, which includes the multi-family sites, and makai of the King's Trail and encompassing approximately 501 acres. This area shall be in addition to the golf course historic site areas, and the 16 $\frac{1}{2}$ -acre beach area. The actual amount of these recreational lands to be incorporated within the 501-acre area makai of the King's Trail and covered by this rezoning action shall be determined by the Planning Director as the development progresses. It is understood that recreational areas within a

multi-family site shall be credited towards the 19.5-acre requirement. This park area shall remain in private ownership and maintenance until such time that the petitioner decides to dedicate the area to and it is accepted by the County. There shall also be adequate assurance, as determined by the Corporation Counsel, for the maintenance of the private park by recorded covenant running with the land; (G) any golf cart and/or golf course maintenance vehicle crossing of public thoroughfares shall be in compliance with Article 5 of Chapter 6, Traffic Code, of the Hawaii County Code, as amended; (H) the petitioner or its authorized representative(s) shall submit an Employee Housing Needs Study for Step 1A of the proposed development to the Planning Director. The Director shall accept or reject the study within thirty (30) days of submittal of the study with reasons stated thereof. If there is no response within the thirty (30) day limitation, the study shall be deemed acceptable. To the extent the study shows sufficient employee housing is not available, the petitioner/representative(s) shall submit plans for the provision of permanent resort employee housing for Step 1A of the proposed development to the Planning Director for approval. Such plans shall include, but not be limited to, the manner in which housing will be provided and the number of units to be provided. The required housing shall be made available prior to the issuance of the occupancy permit for the first operational hotel. Subsequent resort employee housing requirements due to hotel development shall be based on additional housing need studies and shall be determined prior to the issuance of occupancy permits for each hotel; (I) the petitioner shall also provide temporary quarters for construction workers, meeting with the approval of the Planning Director; (J) the petitioner shall reserve a minimum area of ten (10) acres for a future school site. The location of the school site shall meet with the approval of the Department of Education and the Planning Director; (K) the petitioner or its authorized representative(s) shall submit an annual progress report to the Planning Director within thirty (30) days of the anniversary of the effective date of approval of the change of zone request. The annual report shall include

but not be limited to a listing of the work completed and in progress, the manner in which the stipulated conditions of approval of the change of zone request and other permits granted by the Planning Commission are being met, the amount of direct employment generated, any programs initiated which relate directly to the overall development, and any additional information which would supplement and/or alter the conclusions arrived at in the environmental impact statement identified as "File Exhibit 1" on file with the Planning Department; and (L) all other applicable rules and regulations be complied with, including the Special Management Area, Planned Development Permit, and Plan Approval processes. In addition, any conditions of approval stipulated by the Planning Commission in the granting of requested permits, such as the Special Management Area Use Permit, Planned Unit Development Permits, Planned Development Permits, and State Land Use Special Permits shall be incorporated herein by reference. Should the foregoing conditions not be met, rezoning of the area to its original zoning designation may be initiated.

SECTION 3. In the event that any portion of this ordinance is declared invalid, such invalidity shall not affect the other parts of this ordinance.

SECTION 4. This ordinance repeals Ordinance No. 392, adopted by the County Council of the County of Hawaii on April 21, 1971, in its entirety.

SECTION 5. "Notwithstanding any section of this ordinance, to the contrary where any section of this ordinance is in conflict with the existing subdivision plan, File Plan No. 1256, approved March 16, 1972, by the Planning Director, County of Hawaii, so as to make the implementation of said subdivision plan impossible, subdivision plan, File Plan No. 1256, shall prevail and remain in full force and effect and the conflicting section shall be null and void and the original zoning shall be reinstated; provided further that nothing in this ordinance shall relieve the obligations created under that Bond dated February 29, 1972, naming Boise Cascade Home & Land Corporation, a Delaware Corporation and Firemens Insurance Company of Newark, New Jersey as surety for the construction of off-site improvements in accordance with the construction plans and agreements filed pursuant to subdivision File Plan 1256.

This section shall become null and void upon the approval of a new file plan and surety bond.

SECTION 6. This ordinance shall take effect upon its approval.

INTRODUCED BY:

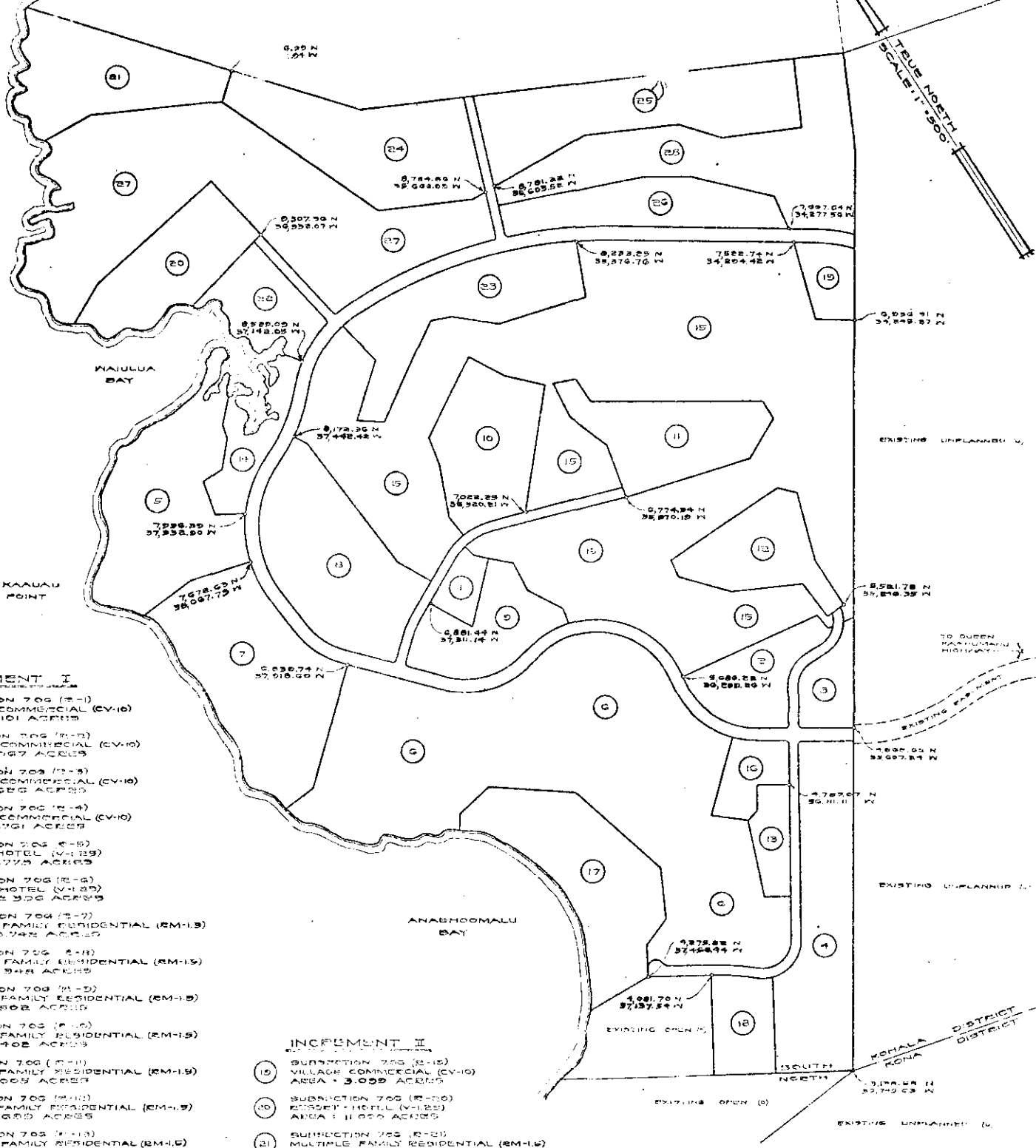

COUNCILMAN, COUNTY OF HAWAII

Hilo, Hawaii

Date of Introduction: April 6, 1977

Date of Adoption: April 20, 1977

Effective Date: April 28, 1977



INCREMENT I

- 1 SUBSECTION 706 (B-1)
VILLAGE COMMERCIAL (CV-10)
AREA: 2.101 ACRES
- 2 SUBSECTION 706 (B-2)
VILLAGE COMMERCIAL (CV-10)
AREA: 7.067 ACRES
- 3 SUBSECTION 706 (B-3)
VILLAGE COMMERCIAL (CV-10)
AREA: 3.026 ACRES
- 4 SUBSECTION 706 (B-4)
VILLAGE COMMERCIAL (CV-10)
AREA: 16.761 ACRES
- 5 SUBSECTION 706 (B-5)
RESORT-HOTEL (VH-25)
AREA: 18.775 ACRES
- 6 SUBSECTION 706 (B-6)
RESORT-HOTEL (VH-25)
AREA: 62.306 ACRES
- 7 SUBSECTION 706 (B-7)
MULTIPLE FAMILY RESIDENTIAL (RM-15)
AREA: 110.742 ACRES
- 8 SUBSECTION 706 (B-8)
MULTIPLE FAMILY RESIDENTIAL (RM-15)
AREA: 17.948 ACRES
- 9 SUBSECTION 706 (B-9)
MULTIPLE FAMILY RESIDENTIAL (RM-15)
AREA: 8.902 ACRES
- 10 SUBSECTION 706 (B-10)
MULTIPLE FAMILY RESIDENTIAL (RM-15)
AREA: 11.402 ACRES
- 11 SUBSECTION 706 (B-11)
MULTIPLE FAMILY RESIDENTIAL (RM-15)
AREA: 11.009 ACRES
- 12 SUBSECTION 706 (B-12)
MULTIPLE FAMILY RESIDENTIAL (RM-15)
AREA: 8.600 ACRES
- 13 SUBSECTION 706 (B-13)
MULTIPLE FAMILY RESIDENTIAL (RM-15)
AREA: 3.176 ACRES
- 14 SUBSECTION 706 (B-14)
OPEN (O)
AREA: 5.085 ACRES
- 15 SUBSECTION 706 (B-15)
OPEN (O)
AREA: 102.092 ACRES
- 16 SUBSECTION 706 (B-16)
OPEN (O)
AREA: 3.375 ACRES
- 17 SUBSECTION 706 (B-17)
OPEN (O)
AREA: 16.300 ACRES
- 18 SUBSECTION 706 (B-18)
OPEN (O)
AREA: 5.057 ACRES

INCREMENT II

- 19 SUBSECTION 706 (B-19)
VILLAGE COMMERCIAL (CV-10)
AREA: 3.009 ACRES
- 20 SUBSECTION 706 (B-20)
RESORT-HOTEL (VH-25)
AREA: 11.000 ACRES
- 21 SUBSECTION 706 (B-21)
MULTIPLE FAMILY RESIDENTIAL (RM-15)
AREA: 19.300 ACRES
- 22 SUBSECTION 706 (B-22)
MULTIPLE FAMILY RESIDENTIAL (RM-15)
AREA: 6.253 ACRES
- 23 SUBSECTION 706 (B-23)
MULTIPLE FAMILY RESIDENTIAL (RM-15)
AREA: 15.070 ACRES
- 24 SUBSECTION 706 (B-24)
MULTIPLE FAMILY RESIDENTIAL (RM-30)
AREA: 10.400 ACRES
- 25 SUBSECTION 706 (B-25)
MULTIPLE FAMILY RESIDENTIAL (RM-30)
AREA: 16.300 ACRES
- 26 SUBSECTION 706 (B-26)
MULTIPLE FAMILY RESIDENTIAL (RM-30)
AREA: 9.600 ACRES
- 27 SUBSECTION 706 (B-27)
OPEN (O)
AREA: 59.952 ACRES
- 28 SUBSECTION 706 (B-28)
OPEN (O)
AREA: 20.356 ACRES

AMENDMENT TO THE ZONING CODE

AMENDMENT NO. 18 TO SECTION 706, THE NORTH AND SOUTH KOHALA DISTRICTS ZONE MAP OF CHAPTER 6 (ZONING CODE), ARTICLE 2, HAWAII COUNTY CODE, AS AMENDED, BY REPEALING ORDINANCE NO. 502, ADOPTED ON APRIL 21, 1971, AND REVISING & REDESIGNATING THE RESORT-HOTEL (VH-25), MULTIPLE FAMILY RESIDENTIAL (RM-15) & (RM-30), VILLAGE COMMERCIAL (CV-10) AND OPEN (O) ZONES AT ANAHOOMALU, SOUTH KOHALA, HAWAII.

DATE OF PUBLIC HEARING: FEB. 14, 1977
 DATE OF APPROVAL: APRIL 26, 1977
 ORDINANCE NO. 205
 PREPARED BY: PLANNING DEPARTMENT
 COUNTY OF HAWAII
 TAX MAP KEY: C-3-07

NOTES:
 1. ORIGIN OF AZIMUTHS AND COORDINATES: "PUU HINA" &
 2. SEE ORDINANCE NO. 205 FOR LEGAL DESCRIPTION OF THE ABOVE ZONE CHANGES.

(Amended)

"Notwithstanding any section of this ordinance, to the contrary where any section of this ordinance is in conflict with the existing subdivision plan, File Plan No. 1256, approved March 16, 1972, by the Planning Director, County of Hawaii, so as to make the implementation of said subdivision plan impossible, subdivision plan, File Plan No. 1256, shall prevail and remain in full force and effect and the conflicting section shall be null and void and the original zoning shall be reinstated; provided further that nothing in this ordinance shall relieve the obligations created under that Bond dated 29 February naming Boise Cascade Home & Land Corporation, a Delaware Corporation and Firemens Insurance Company of Newark, New Jersey as surety for the construction of off-site improvements in accordance with the construction plans and agreements filed pursuant to subdivision File Plan 1256.

This section shall become null and void upon the approval of a new file plan and surety bond.

Sec. 6 < Copy Section 5 >

1st copy

but not be limited to a listing of the work completed and in progress, the manner in which the stipulated conditions of approval of the change of zone request and other permits granted by the Planning Commission are being met, the amount of direct employment generated, any programs initiated which relate directly to the overall development, and any additional information which would supplement and/or alter the conclusions arrived at in the environmental impact statement identified as "File Exhibit 1" on file with the Planning Department; and (L) all other applicable rules and regulations be complied with, including the Special Management Area, Planned Development Permit, and Plan Approval processes. In addition, any conditions of approval stipulated by the Planning Commission in the granting of requested permits, such as the Special Management Area Use Permit, Planned Unit Development Permits, Planned Development Permits, and State Land Use Special Permits shall be incorporated herein by reference. Should the foregoing conditions not be met, rezoning of the area to its original zoning designation may be initiated.

SECTION 3. In the event that any portion of this ordinance is declared invalid, such invalidity shall not affect the other parts of this ordinance.

SECTION 4. This ordinance repeals Ordinance No. 392, adopted by the County Council of the County of Hawaii on April 21, 1971, in its entirety.

SECTION 5. This ordinance shall take effect upon its approval.

INTRODUCED BY:

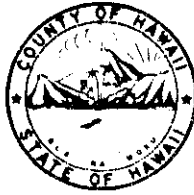
Takeshi Demina
COUNCILMAN, COUNTY OF HAWAII

Hilo, Hawaii

Date of Introduction: April 6, 1977

Date of Adoption:

R. B. Legaspi
COUNTY CLERK



Yasuki Arakaki
DEPUTY COUNTY CLERK

Harry A. Takahashi
LEGISLATIVE AUDITOR

OFFICE OF THE COUNTY CLERK
COUNTY OF HAWAII
HILO, HAWAII 96720

Mayor Herbert T. Matayoshi
County of Hawaii
Hilo, HI

I hereby transmit Ordinance Bill No. 290
passed by the County Council on second final reading.

R. B. Legaspi
COUNTY CLERK

Encl.

Dated: April 21, 1977

Bill No. 290 - 1977

AN ORDINANCE AMENDING SECTION 7.06, THE NORTH AND SOUTH KOHALA DISTRICTS ZONE MAP OF CHAPTER 8 (ZONING CODE), ARTICLE 2, HAWAII COUNTY CODE, AS AMENDED, BY REVISING AND REDESIGNATING THE RESORT-HOTEL (V-1.25), MULTIPLE FAMILY RESIDENTIAL (RM-1.5) AND (RM-3.0), VILLAGE COMMERCIAL (CV-10) AND OPEN (O) ZONES AT ANAEHOOMALU, SOUTH KOHALA, HAWAII, COVERED BY TAX MAP KEY 6-9-07 (PORTION).

This Bill amends Section 7.06, The North & South Kohala Districts Zone Map, Chapter 8 (Zoning Code), Article 2, Hawaii County Code, as amended, by revising and redesignating the Resort-Hotel (V-1.25), Multiple Family Residential (RM-1.5) and (RM-3.0), Village Commercial (CV-10) and Open (O) zones at Anaehoomalu, S. Kohala.

Date Introduced: April 6, 1977

Copies of the foregoing Bill, in full, are on file in the Office of the County Clerk for use and examination by the public.

I hereby certify that the foregoing Bill passed first reading at the meeting of the County Council on April 6, 1977, by the following aye and no vote:

AYES: Councilmen Domingo, Fujii, Garcia, Kawahara, Lai, Sameshima, Yamashiro and Chairman Tajiri - 8.

NOES: None.

ABSENT AND EXCUSED: Councilman Dahlberg - 1.

AN ORDINANCE AMENDING SECTION 7.06 THE NORTH AND SOUTH KOHALA DISTRICTS ZONE MAP OF CHAPTER 8 (ZONING CODE), ARTICLE 2, HAWAII COUNTY CODE, AS AMENDED, BY REVISING AND REDESIGNATING THE RESORT-HOTEL (V-1.25), MULTIPLE FAMILY RESIDENTIAL (RM-1.5) AND (RM-3.0), VILLAGE COMMERCIAL (CV-10) AND OPEN (O) ZONES AT ANAEHOOMALU, SOUTH KOHALA, HAWAII, COVERED BY TAX MAP KEY 6-9-07 (PORTION).

R. B. Legaspi
COUNTY CLERK
COUNTY OF HAWAII

This Bill amends Section 7.06, The North

6 15 9

12 oz.

ORDINANCE NO. 265
(Bill No. 290-1977)

AN ORDINANCE AMENDING SECTION 7.06, THE NORTH AND SOUTH KOHALA DISTRICTS ZONE MAP OF CHAPTER 8 (ZONING CODE), ARTICLE 2, HAWAII COUNTY CODE, AS AMENDED, BY REVISING AND REDESIGNATING THE RESORT-HOTEL (V-1.25), MULTIPLE FAMILY RESIDENTIAL (RM-1.5) AND (RM-3.0), VILLAGE COMMERCIAL (CV-10) AND OPEN (O) ZONES AT ANAEHOOMALU, SOUTH KOHALA, HAWAII, COVERED BY TAX MAP KEY 6-9-07 (PORTION).

Date Approved: April 20, 1977
Date Effective: April 28, 1977

Copies of the foregoing Ordinance, in full, are on file in the Office of the County Clerk for use and examination by the public.

I hereby certify that the foregoing Ordinance passed second and final reading at the meeting of the County Council on April 20, 1977, by the following aye and no vote:

AYES: Councilmen Dahlberg, Domingo, Fujii, Garcia, Kawahara, Lai, Sameshima and Yamashiro - 8.

NOES. None.

ABSENT AND EXCUSED: Council Chairman Tajiri - 1.

R. B. Legaspi

COUNTY CLERK
COUNTY OF HAWAII

SECTION 7.06, THE NORTH AND SOUTH KOHALA DISTRICTS ZONE MAP OF CHAPTER 8 (ZONING CODE), ARTICLE 2, HAWAII COUNTY CODE, AS AMENDED, BY REVISING AND REDESIGNATING THE RESORT-HOTEL (V-1.25), MULTIPLE FAMILY RESIDENTIAL (RM-1.5) AND (RM-3.0), VILLAGE COMMERCIAL (CV-10) AND OPEN (O) ZONES AT ANAEHOOMALU, SOUTH KOHALA, HAWAII, COVERED BY TAX MAP KEY 6-9-07 (PORTION).

Date Approved: April 20, 1977
Date Effective: April 28, 1977

Copies of the foregoing Ordinance, in full, are on file in the Office of the County Clerk for use and examination by the public.

I hereby certify that the foregoing Ordinance passed second and final reading at the meeting of the County Council on April 20, 1977, by the following aye and no vote.

AYES: Councilmen Dahlberg, Domingo, Fujii, Garcia, Kawahara, Lai, Sameshima and Yamashiro - 8.

NOES. None.

ABSENT AND EXCUSED: Council Chairman Tajiri - 1.

Hilo, Hawaii
Date: April 6, 1977

FIRST READING			
	AYES	NOES	A/E
Dahlberg			X
Domingo	X		
Fujii	X		
Garcia	X		
Kawahara	X		
Lai	X		
Sameshima	X		
Yamashiro	X		
Chr. Tajiri	X		
	8		1

Hilo, Hawaii
Date: April 20, 1977

SECOND & FINAL READING			
	AYES	NOES	A/E
Dahlberg	X		
Domingo	X		
Fujii	X		
Garcia	X		
Kawahara	X		
Lai	X		
Sameshima	X		
Yamashiro	X		
Chr. Tajiri			X
	8		1

Publication Date: April 10, 1977

Publication Date: MAY 4 1977

We do hereby certify that the foregoing BILL was adopted by the County Council and published as indicated above.

APPROVED as to
FORM and LEGALITY
[Signature]
Acting CORPORATE CLERK
COUNTY OF HAWAII
Date 4/28/77

[Signature]
Act. Council Chairman

[Signature]
County Clerk

Approved/Disapproved this 28th day of
April, 1977

[Signature]
Mayor, County of Hawaii

Bill No. 290
Reference: C-207/PC-7
M.B. No. _____
Ord. No. 265

Suite 1801
Financial Plaza of the Pacific
130 Merchant Street
Honolulu, Hawaii 96813
808/531-8181



Waikoloa

September 7, 1976

Mr. Raymond Suefuji
Director of Planning
County of Hawaii
25 Aupuni Street
Hilo, Hawaii 96720

Dear Ray:

After delays due to title disputes and a tight money market, we have finally reached agreement with a hotel developer and a hotel operator on most of the major terms for the development of a 350-room luxury hotel at Waikoloa. An option and purchase agreement regarding the land has been signed with the developer and management agreements have been signed with the hotel operator. We believe these negotiations will result in development of the first hotel at Anaehoomalu Bay. If successful, this should initiate the growth of the Waikoloa Beach Resort in accordance with the County General Plan, and the beginning of a fine destination resort region in South Kohala. Construction and permanent hotel jobs will ease the current unemployment problem which exists in Hawaii County generally and in North Kohala in particular.

In order to be able to get a building permit to start construction, there are several approvals which must be obtained. Because they all involve the Planning Department, the Planning Commission and in some cases the County Council, we are submitting these together for simultaneous consideration and approval. It is hoped that this will lessen the burden on the Planning Department and the Planning Commission and speed up the approval process.

Because of the timing involved, we are submitting these applications prior to the obtaining of long term hotel financing. We assure you that we will proceed to install the infrastructure and golf course for the first hotel's support upon a hotel developer's definite commitment of financing, and in coordination with his progress in establishing the first hotel at Anaehoomalu. These installations are at a cost to Boise far in excess of the proceeds from the sale of one hotel lot, but are a necessary precedent to getting the entire project under way. This investment makes sense only if the whole Waikoloa Beach Resort can be developed.

Mr. Raymond Suefuji
September 7, 1976
Page 2

Therefore, we are asking approval for our total development plan for the Waikoloa Beach Resort. Then, as to future hotel plans, condominium plans, etc., providing they meet the zoning requirements, building code requirements, set back requirements, and follow the concepts outlined in our Coastal Zone Management permit, approvals to go ahead can be secured directly from the Planning Department. It is only by being assured that we will be able to go ahead with our total development plan, providing we live within the rules, that we are able to make the heavy investment required to get the resort started.

The following applications are enclosed:

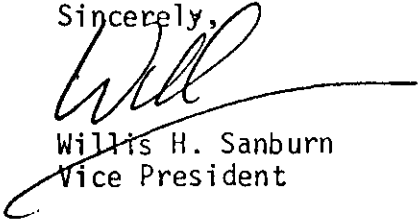
1. Special Management Area Use Permit: This includes all of the lands at Anaehoomalu makai of the Queen Kaahumanu Highway, and involves a determination by the County Planning Commission approving the development of the Waikoloa Beach Resort based on environmental considerations and the public welfare.
2. Application for Change of Zone: This involves certain lands to the north and mauka of Anaehoomalu Street. Occuring both in Increment I and Increment II of our current zoning, these changes do not involve additional density or change of zoning classification. The purpose is primarily to realign the golf course routing and to permit a change in road alignment, which we feel will result in a better overall resort. A suggested zoning ordinance is included with the application. The boundry between increment I and Increment II of the Waikoloa Beach Resort will be maintained substantially as provided in Ordinance 392 with the same provision for release of Increment II zoning.
3. Subdivision Change: This is merely to bring our road alignment and subdivision plat in line with the zoning.
4. Planned Development Permit: In line with the law, we are asking for a finding by the Planning Commission that hotel and/or condominium use for each appropriately zoned resort, multi-family and commercial lot within the Waikoloa Beach Resort conforms to the County General Plan and other related ordinances.

Mr. Raymond Suefuji
September 7, 1976
Page 3

5. Application for Planned Unit Development Approval: Utilization of the Planned Unit Development concept permits a more compact hotel allowing for better operations, greater convenience for hotel guests and for large view corridors and more open space on the hotel sites. It is our feeling and that of the hotel operator and hotel developer that this creates a far better hotel than that permitted under the strict zoning regulations. We are requesting PUD approval for hotel site 12, and partial PUD approval on hotel sites 4, 8, 9-10, 14 and 28.
6. Plan Approval: We also ask for Preliminary Plan Approval for the hotel on site 12. As the financing and all commitments for this hotel are conditional on this plan, this approval is important.
7. Acceptance of E. I. S.: Because we have petitioned to the Council for an Improvement District to finance certain of the improvement costs including water transmission, sewers, electrical, and telephone, for which County lands and/or funds will be employed, it is necessary that our E.I.S. be accepted in accordance with State as well as County procedures.
8. Special Permit: This permit will cover a temporary construction and maintenance yard on Lot 3, File Plan 1435. This facility is necessary during our development period and will be removed when a permanent facility is built in conjunction with a possible second 18-hole golf course.

We share your view that the E.I.S process is not an "after the fact" justification, but a decision making tool. We, therefore, ask the County to grant these approvals for the Waikoloa Beach Resort, so that we can confidently move forward with our investment to get this resort off the ground and proceed toward its development.

Sincerely,



Willis H. Sanburn
Vice President

WHS:sf

APPLICATION FOR CHANGE OF ZONE

COUNTY OF HAWAII

PLANNING DEPARTMENT

APPLICANT: Boise Cascade Home and Land Corporation

APPLICANT'S SIGNATURE: *Willis H. Sanburn V.P.*

ADDRESS: Willis H. Sanburn, Vice President
Financial Plaza of the Pacific, Suite 1801, 130 Merchant Street,
Honolulu, Hawaii 96813

TELEPHONE: (808) 531-8181

REQUEST FROM: _____ TO: _____

Relocate certain parcels within existing urban zoning. No change in density.

TAX MAP KEY: see attached AREA OF PROPERTY: 393.068 acres
(size of parcel)

OWNER: Boise Cascade Home and Land Corporation

OWNER'S SIGNATURE: *Willis H. Sanburn V.P.*
Willis H. Sanburn, Vice President

APPLICANT'S INTEREST, IF NOT OWNER: _____
(If lessee, must be for at least another 5 years from date of application)

APPLICANT'S REASONS FOR REQUESTING A CHANGE OF ZONE *(Please attach)*

1. Please explain how the requested change of zone would be consistent with the goals, policies, and courses of action *(if applicable)* of the General Plan document. Also, please indicate specifically which goals, policies, and courses of action are involved. *(Copies of the General Plan document are available at public libraries and at the Hawaii County Planning Department.)*
2. Please state any other reasons for your request.
See attached letter to Mr. Raymond Suefuji.

THIS APPLICATION MUST BE ACCOMPANIED BY:

- (1) 16 copies of the completed application form.
- (2) 16 copies of a location map.
- (3) 16 copies of a site plan with existing and proposed uses *(e.g., structures, topography, proposed subdivision)*.
- (4) 1 copy of appropriate questionnaire.
- (5) any additional information.
- (6) \$100.00 processing fee.

FOR OFFICIAL USE:

Date Received _____
Director's Action _____
Prelim. Hearing _____
Public Hearing _____
To Council _____

PLANNING DEPARTMENT
County of Hawaii

APPLICATION FOR CHANGE OF ZONE

- 1. If your request is approved, do you intend to subdivide the subject land in accordance with the approved change of zone? Yes

If yes, please answer the rest of question 1 and then to question 3.

- a. How many acres of the requested area do you intend to subdivide? 501.6
- b. Into what lot sizes? Varies. See attached revised zoning map.
- c. If your request is approved, approximately how long after the date of approval do you expect to submit your subdivision plans to the Planning Department for preliminary approval? Immediately

If you intend to subdivide, please submit a preliminary schematic subdivision plan together with your change of zone application form. Preliminary Schematic subdivision plan attached.

- 2. If you have no firm plans of subdividing the subject area, do you intend to:

- a. Sell or lease the land to someone who has firm plans? _____
- b. Sell or lease the land to someone who has tentative plans? _____
- c. Sell or lease the land to someone who has no plans? _____
- d. Keep it? _____
- e. Other (please state) _____

- f. If you intend to do either a, b, or c, please elaborate on the kind of plans the other party has. Please, also, include in your answer approximately how soon after approval of your rezoning do you expect to transfer the subject land to another party.

3. What specific building plans do you have for the subject land? Include in your answer the following: type of building (apartment, office, laundrette, etc.); financing arrangement; timetable for construction; and any other information which you feel might help us in evaluating your request.

The Waikoloa Princess Hotel (deluxe 350-room expandable to over 400 rooms) will be started as soon as all the necessary permits can be obtained and final financing plans completed. Boise will develop the infrastructure, including the first 18-hole golf course, roads, water, sewer, electrical, on a phased basis. Construction will start as soon as all permits, including hotel building permit can be obtained. Water, sewer, and certain electrical installation may be constructed under the County of Hawaii Assessment Act.

4. Have you performed any study which would demonstrate a need for your proposed building and/or development? Yes

If so, please elaborate on your findings in the space provided below.

Reference is made to the Waikoloa Beach Resort Environmental Impact Statement, Section I.

5. Have you performed any study which discusses the environmental impacts your request would have on the surrounding area and/or the County? Yes

If so, please elaborate on your findings in the space provided below.

Reference is made to the Waikoloa Beach Resort Environmental Impact Statement, Section IV.

6. Are there any buildings on the subject area? Yes

If so, what kind?

Boise recently completed a public Beach Pavilion with restroom and shower facilities.

What do you intend to do with those buildings if your request is approved?

Maintain them.

7. Is the subject land currently being used for any agricultural activity? No

If so, please list the kinds of products grown and on how many square feet or acres of land per product?

8. To your knowledge, has there been any flooding and/or drainage problem on the subject area? No

If so, please describe the problem.

9. Do you think that the roads leading to the subject area needs improvements?

No

If so, what kind?

Access to the property is by the Queen Ka'ahumanu Highway. Access from the highway to the WBR is across Boise property, and this road will be improved by Boise.

Is the road adequate for the proposed traffic volume or load? Yes

10. What sort of governmental assistance and/or improvements do you feel will be needed in the subject area when developed?

	<u>Yes</u>	<u>No</u>
a. Schools	_____	<u>x</u>
b. Roads	_____	<u>x</u>
c. Sewer	_____	<u>x</u>
d. Drainage	_____	<u>x</u>
e. Police protection	<u>x</u>	_____
f. Fire protection	<u>x</u>	_____
g. Recreational Facilities	_____	<u>x</u>
h. Public Utilities	_____	<u>x</u>
i. Other	_____	<u>x</u>

For those checked "yes" please elaborate what type or kinds of improvements and/or assistance are needed.

Sewer, water, and certain electrical installations may be installed under the County of Hawaii Assessment Act. Other utilities will be installed by Helco and Hawaii Telephone. Police and fire protection will be needed on an increasing basis as the Waikoloa Beach Resort builds out.

11. Have you performed any historical sites study and/or survey of the subject area? If so, what were the results? Please, also, submit a copy of the study together with this change of zone supplement.

Yes. Reference is made to the Waikoloa Beach Resort Environmental Impact Statement and the "Anaehoomalu: A Hawaiian Oasis, By William Barrera, Jr., Bishop Museum, November 15, 1971" on file with the County of Hawaii.

Boise Cascade Home and Land Corporation

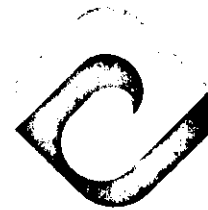
Signature Willis H. Sanburn
Willis H. Sanburn, Vice President

Address 130 Merchant Street, Suite 1801,
Honolulu, Hawaii 96813

Telephone (808) 531-8181

Date August 12, 1976

Suite 1801
Financial Plaza of the Pacific
130 Merchant Street
Honolulu, Hawaii 96813
808/531-8181



Waikoloa

October 21, 1976

Planning Department
County of Hawaii
25 Aupuni Street
Hilo, Hawaii 96720

Gentlemen:

Subject: Application for Change of Zone

In connection with the Application for Change of Zone submitted September 9, 1976 and supplemented September 22, 1976 by Boise Cascade Home and Land Corporation for the Waikoloa Beach Resort, we are attaching a tabulation prepared by Jerry S. Nakagawa of William Hee and Associates, Inc., showing the revised zoning parcels, revised zoning classification, area and break-down of the existing zoning areas of the revised parcels. Also attached is a map which shows the existing zoning boundaries being revised in dashed lines. If additional information is needed, please let us know.

Yours very truly,

A handwritten signature in black ink, appearing to read 'Willis H. Sanburn'. The signature is fluid and cursive, with a large loop at the end.

Willis H. Sanburn
Vice President

WHS/fn
Enclosures

REVISED ZONING PARCEL NO. (INCREMENT I)	REVISED ZONING CLASSIFICATION	AREA OF REVISED ZONING PARCEL	EXISTING ZONING CLASSIFICATION AND AREA			
6	0	1.646 Ac.	(1.646 Ac. CV-10)			
7	CV-10	2.101 Ac.	(2.101 Ac. Open)			
13	RM-1.5	20.742 Ac.	(20.682 Ac.+ RM-1.5)	(0.06 Ac.+ V-1.25)		
14	V-1.25	18.855 Ac.	(18.485 Ac.+ V-1.25)	(0.37 Ac.+ Roadway)		
* 15:16	0	5.910 Ac.	(1.14 Ac.+ RM-1.5)	(4.73 Ac.+ Open)	(0.04 Ac.+ Roadway)	
17	RM-1.5	17.506 Ac.	(14.316 Ac.+ RM-1.5)	(3.18 Ac.+ Open)	(0.01 Ac.+ Roadway)	
19	RM-1.5	11.402 Ac.	(1.472 Ac.+ RM-3.0)	(1.43 Ac.+ RM-1.5)	(6.98 Ac.+ Open)	(1.52 Ac.+ Roadway)
20	RM-1.5	11.005 Ac.	(8.597 Ac.+ RM-1.5)	(2.298 Ac.+ Open)	(0.11 Ac.+ Roadway)	
21	0	5.005 Ac.	(1.45 Ac.+ RM-1.5)	(3.363 Ac.+ Open)	(0.692 Ac.+ Roadway)	
23	RM-1.5	8.502 Ac.	(5.252 Ac.+ RM-1.5)	(3.25 Ac.+ Open)		
24	RM-1.5	8.699 Ac.	(2.740 Ac.+ RM-1.5)	(5.959 Ac.+ Open)		
25A	CV-10	3.626 Ac.	(3.626 Ac. CV-10)			
25B	CV-10	7.067 Ac.	(0.538 Ac.+ RM-1.5)	(6.529 Ac.+ CV-10)		
18:26	0	97.746 Ac.	(7.215 Ac.+ RM-3.0)	(14.657 Ac.+ RM-1.5)	(73.854 Ac.+ Open)	(2.02 Ac.+ Roadway)
R-1-A	Roadway	9.302 Ac.	(0.988 Ac.+ RM-1.5)	(0.01 Ac.+ V-1.25)	(0.04 Ac.+ Open)	(8.264 Ac.+ Roadway)
R-2	Roadway	1.143 Ac.	(1.023 Ac.+ CV-10)	(0.12 Ac.+ Open)		
R-3	Roadway	2.568 Ac.	(0.13 Ac.+ RM-1.5)	(1.218 Ac.+ Open)	(1.22 Ac.+ Roadway)	
* INCREMENT I AREA		233.325 Ac.				
INCREMENT II						
22	RM-3.0	16.400 Ac.	(12.93 Ac.+ RM-1.5)	(1.25 Ac.+ Open)	(2.22 Ac.+ Roadway)	
27	0	20.356 Ac.	(13.676 Ac.+ RM-3.0)	(3.56 Ac.+ RM-1.5)	(2.13 Ac.+ CV-10)	(0.56 Ac.+ Open) (0.43 Ac.+ Rdwy)
27 AA	RM-3.0	9.600 Ac.	(4.892 Ac.+ RM-3.0)	(1.10 Ac.+ RM-1.5)	(0.908 Ac.+ CV-10)	(2.28 Ac.+ Open) (0.42 Ac.+ Rdwy)
27 BB	CV-10	3.099 Ac.	(3.009 Ac.+ RM-3.0)	(0.09 Ac.+ Open)		
27 CC	RM-3.0	16.599 Ac.	(9.685 Ac.+ RM-3.0)	(4.164 Ac.+ RM-1.5)	(0.03 Ac.+ CV-10)	(0.02 Ac.+ Open) (2.70 Ac.+ Rdwy)
27 DD	RM-1.5	13.018 Ac.	(1.94 Ac.+ RM-1.5)	(11.078 Ac.+ Open)		
28	0	39.949 Ac.	(0.80 Ac.+ RM-1.5)	(0.46 Ac.+ V-1.25)	(37.989 Ac.+ Open)	(0.70 Ac.+ Roadway)
* 28 W	RM-1.5	7.000 Ac.	(5.81 Ac.+ RM-1.5)	(0.76 Ac.+ V-1.25)	(0.28 Ac.+ Open)	(0.15 Ac.+ Roadway)
28 X	V-1.25	11.000 Ac.	(9.82 Ac.+ V-1.25)	(0.50 Ac.+ Open)	(0.68 Ac.+ Roadway)	
28Z	RM-1.5	13.300 Ac.	(13.05 Ac.+ RM-1.5)	(0.10 Ac.+ Open)	(0.15 Ac.+ Roadway)	
R-1-B	Roadway	7.308 Ac.	(2.64 Ac.+ RM-3.0)	(0.02 Ac.+ RM-1.5)	(4.538 Ac.+ Open)	(0.11 Ac.+ Roadway)
R-4	Roadway	0.905 Ac.	(0.32 Ac.+ RM-1.5)	(0.485 Ac.+ Open)	(0.10 Ac.+ Roadway)	
R-5	Roadway	1.209 Ac.	(0.59 Ac.+ RM-1.5)	(0.539 Ac.+ Open)	(0.08 Ac.+ Roadway)	
* INCREMENT II AREA		159.743 Ac.				
* TOTAL		393.068 Ac.				

* Area subject to change due to new shoreline survey submitted to the State DLNR in September 1976.

CHANGE OF ZONE: BOISE CASCADE HOME AND LAND CORPORATION

An application for a change of zone has been submitted by Boise Cascade Home and Land Corporation for lands at 'Anaeho'omalu, South Kohala (TMK: 6-9-07). The area under consideration is located makai of the King's Trail and between 'Anaeho'omalu and Waiulua Bays and is identified by the petitioner as Waikoloa Beach Resort.

The purpose of the change of zone request is to allow the reconfiguration of certain parcels within the subject area. More specifically, it is to allow the realignment of the ^{proposed} golf course routing and a realignment of portions of the ^{proposed} roadway system. The total land area between the King's Trail and the shoreline is approximately 501.6 acres and is within the State Land Use Urban District. In April, 1971, this area was zoned by the County for resort, multiple family residential, village commercial and open uses.

Of the total 501± acres, 92.43 acres are presently zoned Resort-1,250 square feet (V-1.25), 42.573 acres are zoned Multiple Family Residential-3,000 square feet (RM-3) and 129.021 acres are within the Multiple Family Residential-1,500 square feet (RM-1.5) zone. 19.151 acres are zoned Village Commercial-10,000 square feet (CV-10) and 191.011 acres are within the Open (O) zone. Roadway parcels comprise 27.385 acres. Under the subject request, the existing acreage within each of the zoned districts would remain the same or would be altered slightly. The largest acreage increase,

for example, would be in the Open zone with a gain of about 1.786 acres. The request is thus for the purpose of adjusting boundaries and shifting the locations of portions of the existing zoned districts due to the reconfiguration of the golf course and revisions to the roadway system. Although the proposed configuration differs from the existing one, the total acreage in each of the zones has ^{essentially} been retained in accordance with the 1971 rezoning. The major changes in configuration would be in the northeast quarter of the area under consideration.

In order to realize the proposed configuration, the petitioner has requested that approximately 135.812 acres of land be rezoned. This acreage will be shifted from one to another of the existing zoned districts of Open, V-1.25, RM-1.5, RM-3, and CV-10 or to a roadway parcel. The remainder of the area will retain its existing zoning.

The County General Plan document specifies 'Anaeho'omalu as one of the island's major resort area. The General Plan Land Use Pattern Allocation Guide Map designations for the subject area are resort, medium density urban, and open. These latter designations basically follow the existing zoning pattern.

The General Plan defines a major resort as a self-contained resort destination area which provides basic and support facilities for the needs of the entire development. Such facilities shall

include sewer, water, roads, employee housing and recreational facilities, etc. A maximum of 3,000 hotel rooms are allowed on 90 acres of resort zoned lands. A minimum of 50 acres of land shall be designated for active and passive recreation. Accessory uses within the resort zoned areas shall be based on 50 square feet of floor area per hotel room. A maximum of 640 acres can be allowed for residential support use when other appropriately zoned lands are not available in close proximity. Employee housing shall be provided at a maximum ratio of one employee unit per every two hotel units built. The required ratio shall be determined by an analysis of the housing needs of the district or relative area.

The petitioner's ultimate development plans for the area makai of the King's Trail include six (6) hotels with a total of 3,000 hotel rooms, about 3,430 multiple family residential units, a resort commercial center, a visitor orientation and information center which would also house resort management offices and real estate functions, an 18-hole golf course, a temporary clubhouse, developed historic sites, a developed beach area, a proposed small boat harbor, parking and the necessary infrastructure. When the subject area was rezoned in 1971, approval was granted in two increments which the petitioner is following for the proposed development.

Increment one is the area which generally extends from the southern side of Waiulua Bay to 'Anaeho'omalu Bay.

Within this increment the petitioner intends to construct five hotels with a total of approximately 2,580 rooms as well as about 1,665 multiple family residential units on ^{74.6 acres,} 96,000 sq. ft. of commercial space, a central hotel parking facility and an internal transit system, recreation facilities, roads and developed open space, including an 18-hole golf course, historic sites, a developed beach area, a shoreline path, and a proposed small boat harbor. The petitioner also intends to establish a temporary project nursery and a temporary construction yard, both of which are proposed in an area between the King's Trail and the Queen Ka'ahumanu Highway. ^{The petitioner has indicated that} The first increment could be completed by 1988 if economic conditions are favorable.

According to the petitioner:

"Step 1A, the first step of Increment One, is hopefully to be completed by 1978 and will consist of an initial 350-room hotel and a substantial portion of the major infrastructure - roads, water, sewer, power lines, serving the remaining hotel and multi-family lots in Increment One.... A substantial portion of the recreational support facilities will also be constructed at this time - the 18-hole golf course, a temporary clubhouse, Increment One coastal landscaping, and specific historic sites. The remaining steps of Increment One will be carried out as economics and individual site developers dictate." (EIS, p. 91).

The second increment would consist of one hotel with approximately 380 rooms, approximately 1,765 multiple family residential units, additional infrastructure and permanent hotel employee parking. Also proposed are a possible 18-hole addition to the golf course, additional historical site areas, extension of the shoreline path, a permanent golf course clubhouse facility, and a permanent golf course maintenance facility. The 1971 rezoning approval stipulated that zoning of the second increment would not be effective until substantial development occurred in the first increment. Under that ordinance (#392), substantial development is defined as "...building permits issued, ground broken and construction commenced on permanent structures on twenty-five (25) per cent of the zoned area for hotel development and fifteen (15) per cent of the zoned area for multiple family residential development, in addition to the required amenities."

The petitioner also proposes a third increment which would include the area between the King's Trail and the Queen Ka'ahumanu Highway. The petitioner envisions this area being developed as cluster residential areas which would relate to the second 18-hole golf course extension.

In addition, a permanent transportation center would be established to replace both the temporary construction yard and the central hotel parking facility. At present, this area is within the State Land Use Agricultural District and is zoned

Unplanned (U) by the County.

Surrounding lands are vacant. Mauna Loa Land, Inc.'s proposed resort development adjoining the subject area to the north.

In support of the subject request, the petitioner has, in part, stated the following:

"Boise Cascade Home and Land Corporation has been successful in their negotiations with Princess Hotels International to be the operator of a luxury class hotel to be developed on Parcel 12 of the Waikoloa Beach Resort (hereafter referred to as WBR).... Boise has agreed to have the first 18-hole golf course completed and ready to play by the time the hotel is completed. The WBR has already been zoned...(and) as presently zoned, is included in the General Plan and conforms to goals and policies established for Major Resort Areas. This application for zone change allows for a better playing golf course and a better traffic flow than presently platted. The urban classification now established under the General Plan and the total acreage classification and densities will remain the same."

"....A stated goal in the Economic Section (of the General Plan) is 'The County of Hawaii shall encourage the development of a visitor industry which is consistent with the social, physical, and economic goals of the residents of the County.' The Land Use Section designated three major resort areas on

the Kohala coast...(t)he 'Anaeho'omalu area, the site of the Waikoloa Beach Resort; the Kawaihae-Hapuna area, the site of the Mauna Kea Beach Hotel complex; and the Puakō-Honokāpe Bay area, the site of Mauna Loa Land's proposed resort complex."

"Increments One and Two of the WBR development combined with Waikoloa Village conform to the (General Plan) requirement that the resort area be self contained. All required support facilities are either in the planning stage or are already constructed; employee housing is the only exception to this. For this housing, two alternatives are open: (1) Waikoloa is willing to sell at current market value developed house lots to prospective resort employees; (2) Waikoloa is also willing to donate up to 500 acres of unzoned land to provide sites for low cost housing. However, Boise does not believe that there will be a significant demand for employee housing at Waikoloa until 1985.

"Boise stands ready to donate up to 500 acres of unzoned land adjacent to the village and to the existing off-site utilities, roads, etc., as required, to achieve the following objectives:

- 1). Provide low cost rental units if needed.
- 2). Provide affordable fee simple units as needed.
- 3). Avoid concentration of employee units in one area

to prevent the creation of a 'worker's ghetto.'

"It is reasonable to assume that private developers will purchase portions of the developed multi-family zoned area of the village for relatively low cost rental housing when a market is developed by the establishment of an employment center at WBR.

"Other general plan requirements are met by the WBR project. The limit of 3,000 hotel rooms has been incorporated into the plan. Passive and active recreation areas are in the order of 200 acres for Step 1A of Increment One alone. The accessory uses within Waikoloa Princess Hotel are estimated at 118 square feet per room.... The area of land zoned for residential use adjacent to the resort area is 172 acres for Increments One and Two, well below the maximum of 640.

"The Step 1A portion of the WBR development will conform to the existing County Land Use Allocation Map with two exceptions. The golf course will be configured differently, and there is no special open space designated between the resort parcel and the ocean except around the big fishponds. However, if the open space on the County Map is meant to be the State-required 40 feet setback of development from the shoreline, this is followed in the development plan. It is not necessary to shift the Land Use Allocation (Map)... to accomodate the shifted golf course. However, Increment One and Two will require some adjustments to the County Land

Use Plan since, reconfiguring of the golf course will require that certain...(medium density) areas be moved around a bit. This will not effect the total acreage involved, but will simply require a shift of the existing uses....

"Increment Three, if it receives State Land Use designation of urban, will require redesignation of the extensive agricultural area mauka of the King's Trail to open and medium density; this change will only be sought after the State redesignates the area."

"Hotels, condominiums and commercial business structures are expected to be built by developers who purchase lots at the Waikoloa Beach Resort in the future. Boise may, but probably will not, itself develop any hotels, condominiums or commercial structures.

"As development of the Waikoloa Beach Resort is presently conceived, offsite improvements are expected to be installed consistent with the actual rate of growth of the development and most likely will be financed either by Improvement Assessment District or by Boise, and recreational facilities will probably be installed by Boise based on the development's growth."

part of the total package of applications for the proposed development
As ~~required by the Zoning Code~~, the petitioner has submitted
an environmental impact statement (EIS). ~~with the following factors~~
~~_____~~ The EIS has been reviewed by the Planning Department

and has been deemed acceptable by the Planning Director.

The subject area is comprised of 'a'a and pāhoehoe lava from Mauna Loa. The southern two-thirds of the area is pāhoehoe, while the northern third is 'a'a, identified as the Kanikū lava flow. Except for areas where underground or brackish surface water occurs, and in the shoreline area there is virtually no vegetation on the subject property. Significant natural features of the area include a white sand beach at 'Anaeho'omalu Bay, Waiulua Bay and many small tidal pools along positions of the coast and extending inland in some instances. The shoreline is characterized by mixed cobblestone and sand beaches with typical strand vegetation such as naupaka, beach heliotrope, morning glory, and kiawe. Annual average rainfall is about 10 inches, most of which occurs in several storms between October and April.

The only permanent structure on the subject property is a restroom facility at 'Anaeho'omalu Beach. Various areas have been graded and leveled.

Located in the subject area are two Hawaiian fishponds, Ku'uuali'i and Kahapapa. These are immediately mauka of 'Anaeho'omalu Beach. The petitioner intends to preserve these fishponds and incorporate them into the overall project design. The ponds themselves are classified Conservation by the State Land Use Commission.

An archaeological survey of the area makai of the King's

Trail was conducted by the Bishop Museum in 1970. Various types of sites were located, including settlement clusters, burial and habitation caves, and an extensive petroglyph field. Salvage work and test excavations have been done on some sites, while a number of sites have been lost through grading. Old foot trails are also located in the area as well as a significant portion of the King's Trail, which is in good condition. The petitioner intends to preserve some of the more important sites by integrating them into the overall development plan and interpreting them for the public. Some of the sites are important from a research perspective in that salvage and excavation work may reveal additional information on the prehistory of the area and the island. These latter sites consist primarily of midden deposits and are the most sensitive to destruction since the midden must be investigated in context. In addition, these are the types of sites most frequently vandalized.

Access to the subject property is off of the Queen Ka'ahumanu Highway.

Water will be provided by the Waikoloa Water Company, which is privately owned by the petitioner. The system presently consists of two deep wells located on the petitioner's mauka properties at the 1,200-foot elevation, a one million gallon reservoir and a distribution system in Waikoloa Village. The sources for the system is the Waikoloa Aquifer. Various studies and tests have shown that the source can provide adequate potable water at an

acceptable level of quality for the entire development.

The petitioner intends to establish a sewage treatment plant on the mauka side of the Queen Ka'ahumanu Highway for the proposed development.

All other essential utilities will be provided by the petitioner. The petitioner is seeking a County Improvement District for sewer, water distribution and certain electrical installations.

In reviewing the subject request, the Department of Health made the following comments:

"Our comments are made in general terms and in a cover-all manner for the total development. The environmental health concerns are fivefold.

1. The type of sewage treatment and disposal system is governed by the Public Health Regulation, Chapter 38, Sewage Treatment and Disposal Systems. The requirements of treatment works adjacent to Class AA waters shall determine the type of treatment and disposal system.
2. All sewage generated from the entire development shall be disposed into the sewage system of the sewage treatment works.
3. Preventative measures are required to prevent water discharges generated from dredging, grading and other construction activities from degradation of the nearshore Class AA waters.

4. Air pollution is projected from grading and construction activities. Control measures to prevent fugitive dust complaints need to (be) implemented.
5. Careful consideration should be given to the selection of the sanitary landfill site. Spontaneous combustion and accidental burning at other sites have caused smoke complaints by residents downwind from the sanitary landfill. The costs for equipment, water and manpower required to uncover the generated heat or put out underground fires may become economic constraints."

The State Department of Education has, in part, stated the following:

"In all earlier reviews of plans by Boise Cascade, we had been fully aware of developmental plans for the Waikoloa Village Complex and we have subsequently provided our concerns of the need for school sites should the development materialize and provide substantive demands for accomodation of school children."

"In reviewing the applications...submitted by Boise Cascade, we note that up to 3,000 hotel units are planned along with 3,430 multifamily residential units, all of which, when fully developed, will have significant impact upon our existing schools and upon our operating financial resources. We are cognizant that the development will be gradual over the next

few years, particularly as the hotel complex plan is completed."

"Page 374 of the (EIS)...projects an ultimate K-12 student population of approximately 230 students when the Waikoloa Beach Resort is completed. We consider that the enrollment estimate is too low if approximately 900-1,100 employees' homes are constructed in Waikoloa Village. We believe a more reasonable estimate would be in the range of 700-1,000, K-12 students. An ultimate enrollment in this range would definitely require a separate K-6 or K-8 school, located within Waikoloa Village."

"Our present projections for ^{the} Honokaa Complex recognize the potential for growth in South Kohala. However, the critical element is a realistic appraisal of how fast development will occur. Our current assumption is that Waikoloa will grow; but the total growth by 1995 will be in the range of 200-300, K-12 students, including students from families living in but not employed at Waikoloa.

"Our projections are reviewed annually, and we will adjust our estimates upward if specific plans are developed to construct and finance worker housing in Waikoloa Village.

"The Waikoloa Beach Resort proposal does not address the need for a future school site in Waikoloa as the population grows. This is not an immediate problem nor does it appear likely to become a problem in less than 6-10 years. However, the following are applicable:

1. A new elementary school should be considered when

and if it appears that the Waikoloa K-6 or K-8 enrollment may reach the 300-400 range. As indicated above, we do not anticipate enrollment would exceed 300 students prior to 1995.

2. The developer should be requested to dedicate a school site in accordance with BOE policy.... In view of the developer's request for approval of the entire Beach Resort at this time, it appears reasonable to request the dedication of school acreage as a condition to approval of the project...."

"Hawaii District and the State Department of Education (therefore) wish to request that the Hawaii County Planning Department require a commitment on the part of the developer to dedicate 10 acres in Waikoloa Village for a future school site as a condition to approval of the proposal. We request that the commitment should be open-ended, i.e., remain in effect until such time as the DOE determines there is a definite need.

"The determination of the exact site shall be made by the State Department of Accounting and General Services which is charged with the responsibility to conduct the site selection study. It is our desire that the school site be dedicated to the State of Hawaii for use by the Department of Education."

The General Plan Amendment for all of the petitioner's lands, approved in 1969, required the dedication of sites for elementary, intermediate and high school purposes. No formal agreements, however,

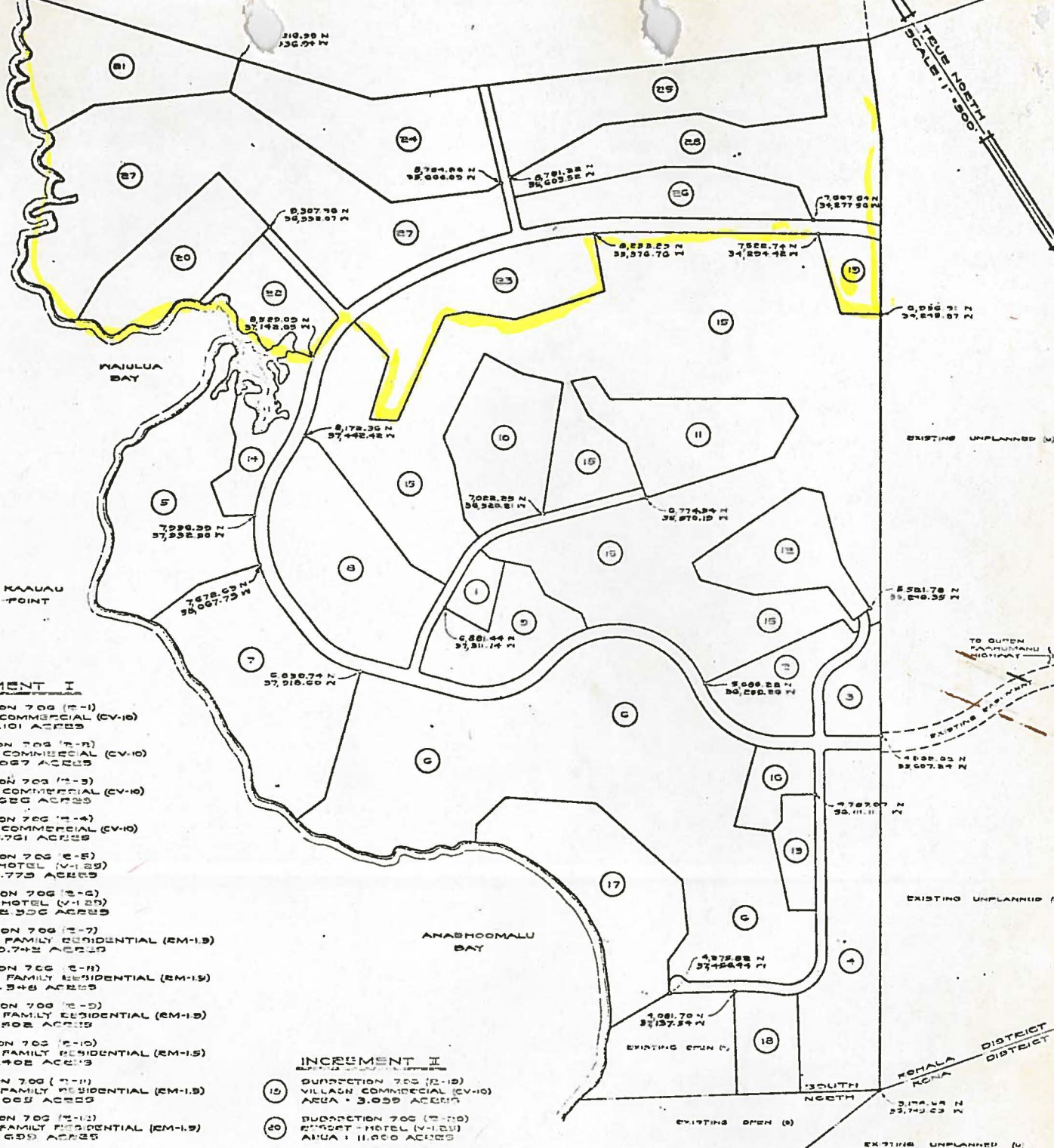
Change of Zone
Boise Cascade Home and Land Corporation
Page 16

have been executed between the petitioner and any public agency.

None of the other cooperating agencies had any objections to
or comments on the subject request.

POINT

TRUE NORTH
SCALE: 1" = 500'



INCREMENT I

- 1 SUBSECTION 700 (E-1)
VILLAGE COMMERCIAL (CV-10)
AREA: 2.101 ACRES
- 2 SUBSECTION 700 (E-2)
VILLAGE COMMERCIAL (CV-10)
AREA: 7.067 ACRES
- 3 SUBSECTION 700 (E-3)
VILLAGE COMMERCIAL (CV-10)
AREA: 3.666 ACRES
- 4 SUBSECTION 700 (E-4)
VILLAGE COMMERCIAL (CV-10)
AREA: 16.761 ACRES
- 5 SUBSECTION 700 (E-5)
RESORT-HOTEL (V-125)
AREA: 18.773 ACRES
- 6 SUBSECTION 700 (E-6)
RESORT-HOTEL (V-125)
AREA: 62.306 ACRES
- 7 SUBSECTION 700 (E-7)
MULTIPLE FAMILY RESIDENTIAL (RM-15)
AREA: 20.742 ACRES
- 8 SUBSECTION 700 (E-8)
MULTIPLE FAMILY RESIDENTIAL (RM-15)
AREA: 17.348 ACRES
- 9 SUBSECTION 700 (E-9)
MULTIPLE FAMILY RESIDENTIAL (RM-15)
AREA: 8.202 ACRES
- 10 SUBSECTION 700 (E-10)
MULTIPLE FAMILY RESIDENTIAL (RM-15)
AREA: 11.402 ACRES
- 11 SUBSECTION 700 (E-11)
MULTIPLE FAMILY RESIDENTIAL (RM-15)
AREA: 11.003 ACRES
- 12 SUBSECTION 700 (E-12)
MULTIPLE FAMILY RESIDENTIAL (RM-15)
AREA: 8.633 ACRES
- 13 SUBSECTION 700 (E-13)
MULTIPLE FAMILY RESIDENTIAL (RM-15)
AREA: 3.176 ACRES
- 14 SUBSECTION 700 (E-14)
OPEN (O)
AREA: 5.085 ACRES
- 15 SUBSECTION 700 (E-15)
OPEN (O)
AREA: 102.632 ACRES
- 16 SUBSECTION 700 (E-16)
OPEN (O)
AREA: 5.875 ACRES
- 17 SUBSECTION 700 (E-17)
OPEN (O)
AREA: 16.300 ACRES
- 18 SUBSECTION 700 (E-18)
OPEN (O)
AREA: 15.037 ACRES

INCREMENT II

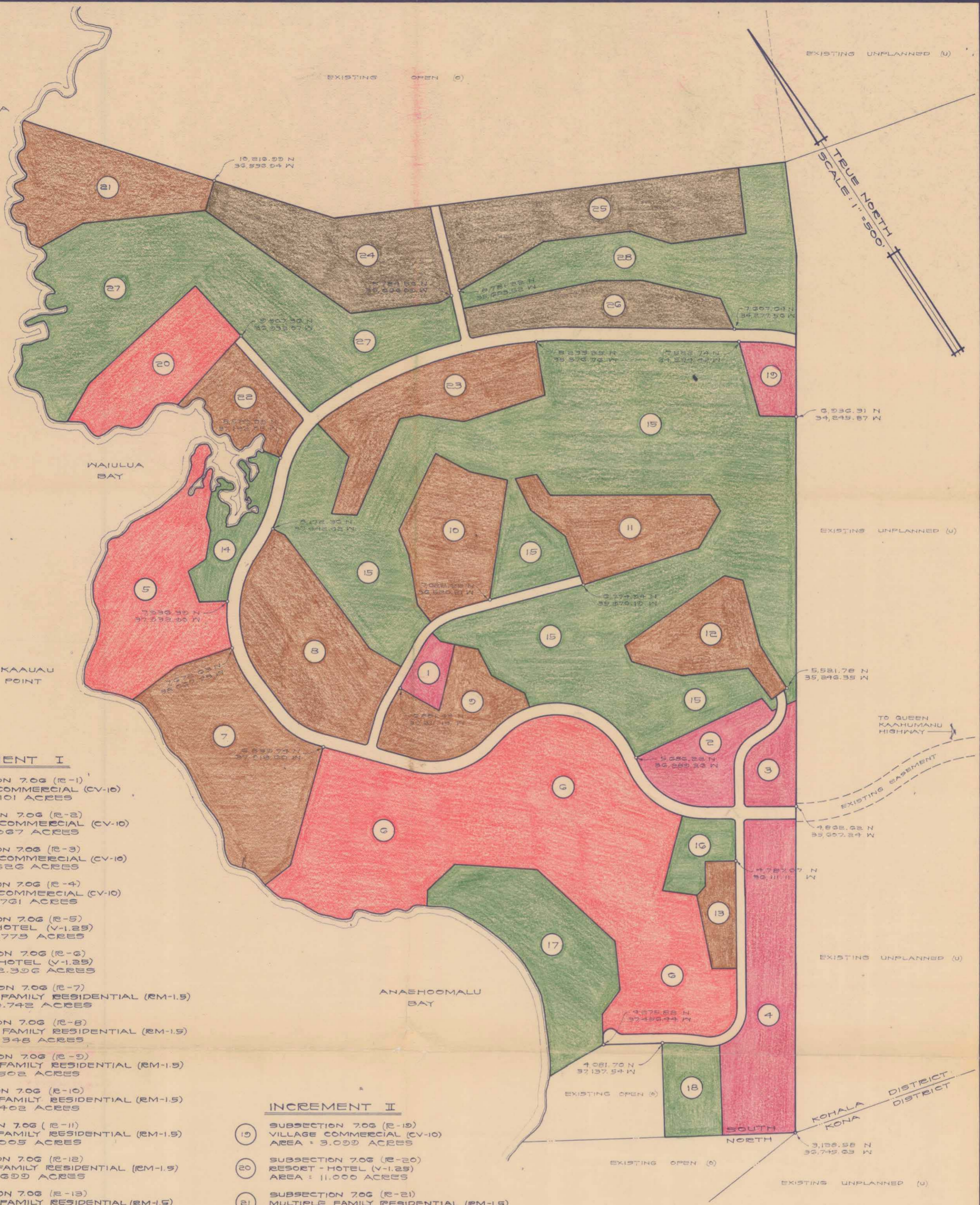
- 15 SUBSECTION 700 (E-15)
VILLAGE COMMERCIAL (CV-10)
AREA: 3.033 ACRES
- 20 SUBSECTION 700 (E-20)
RESORT-HOTEL (V-125)
AREA: 11.000 ACRES
- 21 SUBSECTION 700 (E-21)
MULTIPLE FAMILY RESIDENTIAL (RM-15)
AREA: 13.500 ACRES
- 22 SUBSECTION 700 (E-22)
MULTIPLE FAMILY RESIDENTIAL (RM-15)
AREA: 6.253 ACRES
- 23 SUBSECTION 700 (E-23)
MULTIPLE FAMILY RESIDENTIAL (RM-15)
AREA: 13.073 ACRES
- 24 SUBSECTION 700 (E-24)
MULTIPLE FAMILY RESIDENTIAL (RM-20)
AREA: 10.400 ACRES
- 25 SUBSECTION 700 (E-25)
MULTIPLE FAMILY RESIDENTIAL (RM-30)
AREA: 10.899 ACRES
- 26 SUBSECTION 700 (E-26)
MULTIPLE FAMILY RESIDENTIAL (RM-30)
AREA: 9.600 ACRES
- 27 SUBSECTION 700 (E-27)
OPEN (O)
AREA: 22.932 ACRES
- 28 SUBSECTION 700 (E-28)
OPEN (O)
AREA: 20.336 ACRES

AMENDMENT TO THE ZONING CODE

AMENDMENT NO. 18 TO SECTION 700 OF THE NORTH AND SOUTH KOHALA DISTRICTS ZONE MAP OF CHAPTER 6 (ZONING CODE) ARTICLE 3, HAWAII COUNTY CODE, AS AMENDED, BY REPEALING ORDINANCE NO. 252, ADOPTED ON APRIL 21, 1971, AND REVISING & REDESIGNATING THE RESORT-HOTEL (V-125), MULTIPLE FAMILY RESIDENTIAL (RM-15) & (RM-30), VILLAGE COMMERCIAL (CV-10) AND OPEN (O) ZONES AT ANAHOOMALU, SOUTH KOHALA, HAWAII.

DATE OF PUBLIC HEARING: FEB. 14, 1977
 DATE OF APPROVAL: APRIL 26, 1977
 ORDINANCE NO. 265
 PREPARED BY: PLANNING DEPARTMENT
 COUNTY OF HAWAII
 TAX MAP KEY: 6-D-07

NOTES:
 1. ORIGIN OF AZIMUTHS AND COORDINATES: "PUU HINA" Δ
 2. 1958 ORDINANCE NO. 264 FOR LEGAL DESCRIPTION OF THE ABOVE ZONE CHANGES.



INCREMENT I

- 1 SUBSECTION 7.06 (R-1) VILLAGE COMMERCIAL (CV-10) AREA: 2.101 ACRES
- 2 SUBSECTION 7.06 (R-2) VILLAGE COMMERCIAL (CV-10) AREA: 7.067 ACRES
- 3 SUBSECTION 7.06 (R-3) VILLAGE COMMERCIAL (CV-10) AREA: 3.626 ACRES
- 4 SUBSECTION 7.06 (R-4) VILLAGE COMMERCIAL (CV-10) AREA: 16.791 ACRES
- 5 SUBSECTION 7.06 (R-5) RESORT-HOTEL (V-1.25) AREA: 18.773 ACRES
- 6 SUBSECTION 7.06 (R-6) RESORT-HOTEL (V-1.25) AREA: 62.356 ACRES
- 7 SUBSECTION 7.06 (R-7) MULTIPLE FAMILY RESIDENTIAL (RM-1.5) AREA: 20.742 ACRES
- 8 SUBSECTION 7.06 (R-8) MULTIPLE FAMILY RESIDENTIAL (RM-1.5) AREA: 17.346 ACRES
- 9 SUBSECTION 7.06 (R-9) MULTIPLE FAMILY RESIDENTIAL (RM-1.5) AREA: 8.502 ACRES
- 10 SUBSECTION 7.06 (R-10) MULTIPLE FAMILY RESIDENTIAL (RM-1.5) AREA: 11.402 ACRES
- 11 SUBSECTION 7.06 (R-11) MULTIPLE FAMILY RESIDENTIAL (RM-1.5) AREA: 11.005 ACRES
- 12 SUBSECTION 7.06 (R-12) MULTIPLE FAMILY RESIDENTIAL (RM-1.5) AREA: 8.659 ACRES
- 13 SUBSECTION 7.06 (R-13) MULTIPLE FAMILY RESIDENTIAL (RM-1.5) AREA: 3.176 ACRES
- 14 SUBSECTION 7.06 (R-14) OPEN (O) AREA: 5.085 ACRES
- 15 SUBSECTION 7.06 (R-15) OPEN (O) AREA: 102.092 ACRES
- 16 SUBSECTION 7.06 (R-16) OPEN (O) AREA: 3.375 ACRES
- 17 SUBSECTION 7.06 (R-17) OPEN (O) AREA: 16.300 ACRES
- 18 SUBSECTION 7.06 (R-18) OPEN (O) AREA: 5.037 ACRES

INCREMENT II

- 19 SUBSECTION 7.06 (R-19) VILLAGE COMMERCIAL (CV-10) AREA: 3.059 ACRES
- 20 SUBSECTION 7.06 (R-20) RESORT-HOTEL (V-1.25) AREA: 11.000 ACRES
- 21 SUBSECTION 7.06 (R-21) MULTIPLE FAMILY RESIDENTIAL (RM-1.5) AREA: 13.300 ACRES
- 22 SUBSECTION 7.06 (R-22) MULTIPLE FAMILY RESIDENTIAL (RM-1.5) AREA: 6.253 ACRES
- 23 SUBSECTION 7.06 (R-23) MULTIPLE FAMILY RESIDENTIAL (RM-1.5) AREA: 13.070 ACRES
- 24 SUBSECTION 7.06 (R-24) MULTIPLE FAMILY RESIDENTIAL (RM-3.0) AREA: 16.400 ACRES
- 25 SUBSECTION 7.06 (R-25) MULTIPLE FAMILY RESIDENTIAL (RM-3.0) AREA: 16.559 ACRES
- 26 SUBSECTION 7.06 (R-26) MULTIPLE FAMILY RESIDENTIAL (RM-3.0) AREA: 9.600 ACRES
- 27 SUBSECTION 7.06 (R-27) OPEN (O) AREA: 39.952 ACRES
- 28 SUBSECTION 7.06 (R-28) OPEN (O) AREA: 20.356 ACRES

AMENDMENT TO THE ZONING CODE

AMENDMENT NO. 1 TO SECTION 7.06, THE NORTH AND SOUTH KOHALA DISTRICTS ZONE MAP OF CHAPTER 8 (ZONING CODE), ARTICLE 2, HAWAII COUNTY CODE, AS AMENDED, BY REPEALING ORDINANCE NO. 392, ADOPTED ON APRIL 21, 1971, AND REVISING & REDESIGNATING THE RESORT-HOTEL (V-1.25), MULTIPLE FAMILY RESIDENTIAL (RM-1.5) & (RM-3.0), VILLAGE COMMERCIAL (CV-10) AND OPEN (O) ZONES AT ANAEHOOMALU, SOUTH KOHALA, HAWAII.

DATE OF PUBLIC HEARING: FEB. 14, 1977

DATE OF APPROVAL:

ORDINANCE NO.

PREPARED BY: PLANNING DEPARTMENT
COUNTY OF HAWAII

TAX MAP KEY: G-9-07

NOTES:

- 1. ORIGIN OF AZIMUTHS AND COORDINATES: "PUU HINAI" Δ
- 2. SEE ORDINANCE NO. 392 FOR LEGAL DESCRIPTION OF THE ABOVE ZONE CHANGES.