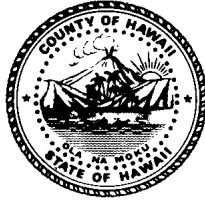


Mitchell D. Roth  
*Mayor*

Lee E. Lord  
*Managing Director*

West Hawai'i Office  
74-5044 Ane Keohokālole Hwy  
Kailua-Kona, Hawai'i 96740  
Phone (808) 323-4770  
Fax (808) 327-3563



**County of Hawai'i**  
**PLANNING DEPARTMENT**

Zendo Kern  
*Director*

Jeffrey W. Darrow  
*Deputy Director*

East Hawai'i Office  
101 Pauahi Street, Suite 3  
Hilo, Hawai'i 96720  
Phone (808) 961-8288  
Fax (808) 961-8742

May 2, 2022

Ms. Ann Bouslog  
PBR Hawai'i  
1001 Bishop Street, Suite 650  
Honolulu, HI 96813  
VIA EMAIL

Dear Ms. Bouslog:

**SUBJECT: Change of Zone Application PL-REZ-2021-000005**  
**Applicant: Waikoloa Land Company**  
**Request: Open, RM-4, RM-6, RM-8 and CV-10 to Project District**  
**Tax Map Key: (3) 6-9-008:013 (por.), 022, 025, 029 (por.), and 033**

For your information, attached please find Ordinance No. 22 46, effective April 29, 2022, reclassifying the subject lands at Waikoloa, South Kohala, Hawai'i.

Sincerely,

DocuSigned by:  
*Maija Jackson for*  
D86CAF078B58431..5/2/2022

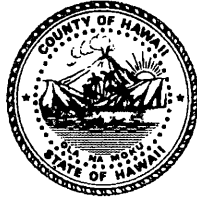
ZENDO KERN  
Planning Director

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Attachment: Ordinance No. 22 46

cc w/att. via email: Waikoloa Land Company  
Mr. Sidney Fuke

COUNTY OF HAWAI'I



STATE OF HAWAI'I

BILL NO. 115

(DRAFT 4)

ORDINANCE NO. 22 46

AN ORDINANCE AMENDING SECTION 25-8-13 (PUAKŌ-‘ANAHEHO‘OMALU ZONE MAP), ARTICLE 8, CHAPTER 25 (ZONING) OF THE HAWAI‘I COUNTY CODE 1983 (2016 EDITION, AS AMENDED), BY CHANGING THE DISTRICT CLASSIFICATION FROM OPEN (O), MULTIPLE-FAMILY RESIDENTIAL (RM-4), MULTIPLE-FAMILY RESIDENTIAL (RM-6), MULTIPLE-FAMILY RESIDENTIAL (RM-8) AND VILLAGE-COMMERCIAL (CV-10) TO PROJECT DISTRICT (PD) AT WAIKOLOA, SOUTH KOHALA, HAWAI‘I, COVERED BY TAX MAP KEYS: 6-9-008: POR. 013, 022, 025, POR. 029 AND 033.

BE IT ORDAINED BY THE COUNCIL OF THE COUNTY OF HAWAI‘I:

SECTION 1. Section 25-8-13, Article 8, Chapter 25 (Zoning) of the Hawai‘i County Code 1983 (2016 Edition, as amended) is amended to change the district classification of property described hereinafter as follows:

The district classification of the following area situated at Waikoloa, South Kohala, Hawai‘i, shall be Project District (PD):

AREA 1

Beginning at the Southeast corner of this parcel of land, the coordinates of said point of beginning referred to Government Survey Triangulation Station “PU‘U HINAI” being 4,838.74 feet North and 33,353.00 feet West and thence running by azimuths measured clockwise from True South:

1. Along Lot A of Waikoloa Beach Resort – RM-6 Subdivision (File Plan 2457), on a curve to the left with a radius of 1,560.00 feet, the chord azimuth and distance being:

95° 16' 28" 372.92 feet;

2. Thence on a curve to the right with a radius of 20.00 feet, the chord azimuth and distance being:  
132° 19' 17.5" 27.74 feet;
3. 176° 14' 306.45 feet;
4. Thence on a curve to the left with a radius of 840.00 feet, the chord azimuth and distance being:  
170° 19' 30" 172.93 feet;
5. 164° 25' 394.94 feet along Lot A of Waikoloa Beach Resort – RM-6 Subdivision (File Plan 2457);
6. Thence on a curve to the right with a radius of 760.00 feet, the chord azimuth and distance being:  
179° 49' 15" 403.75 feet;
7. 195° 13' 30" 97.17 feet;
8. 275° 42' 446.03 feet along Lot 8 of Waikoloa Beach Resort – King's Golf Course Subdivision (File Plan 2424) and Lot A of Waikoloa Beach Resort – King's Course Resubdivision No. 2 (File Plan 2462);
9. 44° 46' 278.34 feet along Lot A of Waikoloa Beach Resort – RM-6 Subdivision (File Plan 2457);
10. 346° 12' 191.00 feet along Lot A of Waikoloa Beach Resort – RM-6 Subdivision (File Plan 2457);
11. 21° 08' 129.00 feet along Lot A of Waikoloa Beach Resort – RM-6 Subdivision (File Plan 2457);
12. 353° 15' 106.00 feet along Lot A of Waikoloa Beach Resort – RM-6 Subdivision (File Plan 2457);

13.	315° 00'	476.00	feet along Lot A of Waikoloa Beach Resort – RM-6 Subdivision (File Plan 2457);
14.	335° 42'	215.00	feet along Lot A of Waikoloa Beach Resort – RM-6 Subdivision (File Plan 2457);
15.	43° 00'	219.00	feet along Lot A of Waikoloa Beach Resort – RM-6 Subdivision (File Plan 2457);
16.	11° 10'	62.65	feet along Lot A of Waikoloa Beach Resort – RM-6 Subdivision (File Plan 2457) to the point of beginning and containing an area of 12.027 Acres.

## AREA 2

Beginning at the Northeast corner of this parcel of land, the coordinates of said point of beginning referred to Government Survey Triangulation Station “PU‘U HINAI” being 7,232.42 feet North and 32,849.12 feet West and thence running by azimuths measured clockwise from True South:

1.	354° 24'	80.00	feet along Lot 6 of Waikoloa Beach Resort – King’s Golf Course Subdivision (File Plan 2424);
2.	8° 40'	76.00	feet along Lot A of Waikoloa Beach Resort – King’s Course Subdivision No. 2 (File Plan 2462);
3.	29° 53'	78.00	feet along Lot A of Waikoloa Beach Resort – King’s Course Subdivision No. 2 (File Plan 2462);
4.	4° 07'	109.00	feet along Lot A of Waikoloa Beach Resort – King’s Course Subdivision No. 2 (File Plan 2462);

5.	37° 37'	100.00	feet along Lot A of Waikoloa Beach Resort – King's Course Subdivision No. 2 (File Plan 2462);
6.	77° 55'	95.00	feet along Lot A of Waikoloa Beach Resort – King's Course Subdivision No. 2 (File Plan 2462);
7.	90° 39'	125.00	feet along Lot A of Waikoloa Beach Resort – King's Course Subdivision No. 2 (File Plan 2462);
8.	125° 13'	43.00	feet along Lot A of Waikoloa Beach Resort – King's Course Subdivision No. 2 (File Plan 2462);
9.	179° 20'	59.00	feet along Lot A of Waikoloa Beach Resort – King's Course Subdivision No. 2 (File Plan 2462);
10.	134° 58'	169.00	feet along Lot A of Waikoloa Beach Resort – King's Course Subdivision No. 2 (File Plan 2462);
11.	139° 31'	105.00	feet along Lot A of Waikoloa Beach Resort – King's Course Subdivision No. 2 (File Plan 2462);
12.	177° 44'	130.00	feet along Lot A of Waikoloa Beach Resort – King's Course Subdivision No. 2 (File Plan 2462);
13.	158° 28'	23.78	feet along Lot A of Waikoloa Beach Resort – King's Course Subdivision No. 2 (File Plan 2462);
14.	198° 46'	65.86	feet along Lot A of Waikoloa Beach Resort – King's Course Subdivision No. 2 (File Plan 2462);
15.	288° 46'	27.00	feet along Lot 13 of Waikoloa Beach Resort – King's Golf Course Subdivision (File Plan 2424), same being the South side of Waikoloa Beach Drive;

16. Thence along Lot 13 of Waikoloa Beach Resort – King’s Golf Course Subdivision (File Plan 2424), same being the South side of Waikoloa Beach Drive, on a curve to the left with a radius of 1,240.00 feet, the chord azimuth and distance being:

276° 35' 523.38 feet

to the point of beginning and containing an area of 4.505 Acres.

AREA 3

Beginning at the Northeast corner of this parcel of land, the coordinates of said point of beginning referred to Government Survey Triangulation Station “PU‘U HINAI” being 7,819.70 feet North and 29,422.45 feet West and thence running by azimuths measured clockwise from True South:

1. Along Lot A of Waikoloa Beach Resort – RM-6 Subdivision (File Plan 2457), on a curve to the left with a radius of 20.00 feet, the chord azimuth and distance being:  
59° 30' 10" 27.43 feet;
2. 16° 12' 375.33 feet along Lot A of Waikoloa Beach Resort – RM-6 Subdivision (File Plan 2457);
3. Thence along Lot A of Waikoloa Beach Resort – RM-6 Subdivision (File Plan 2457), on a curve to the right with a radius of 450.00 feet, the chord azimuth and distance being:  
51° 51' 524.55 feet;
4. 87° 30' 291.00 feet along Lot A of Waikoloa Beach Resort – RM-6 Subdivision (File Plan 2457);

5.	11° 00'	130.00	feet along Lot A of Waikoloa Beach Resort – RM-6 Subdivision (File Plan 2457);
6.	57° 31'	590.60	feet along Lot A of Waikoloa Beach Resort – RM-6 Subdivision (File Plan 2457);
7.	52° 23'	949.21	feet along Lot A of Waikoloa Beach Resort – RM-6 Subdivision (File Plan 2457);
8.	Thence along Lot A of Waikoloa Beach Resort – RM-6 Subdivision (File Plan 2457), on a curve to the right with a radius of 450.00 feet, the chord azimuth and distance being:  53° 31' 632.87 feet;		
9.	56° 00'	208.54	feet along Lot A of Waikoloa Beach Resort – RM-6 Subdivision (File Plan 2457);
10.	167° 40'	40.54	feet along Lot A of Waikoloa Beach Resort – King's Course Subdivision No. 2 (File Plan 2462);
11.	144° 43'	445.11	feet along Lot A of Waikoloa Beach Resort – King's Course Subdivision No. 2 (File Plan 2462);
12.	160° 40'	371.98	feet along Lot A of Waikoloa Beach Resort – King's Course Subdivision No. 2 (File Plan 2462);
13.	233° 12'	68.88	feet along Lot A of Waikoloa Beach Resort – King's Course Subdivision No. 2 (File Plan 2462);
14.	317° 56'	517.89	feet along Lot A of Waikoloa Beach Resort – King's Course Subdivision No. 2 (File Plan 2462);

15.	309°	40'	360.70	feet along Lot A of Waikoloa Beach Resort – King’s Course Subdivision No. 2 (File Plan 2462);
16.	269°	35'	68.00	feet along Lot A of Waikoloa Beach Resort – King’s Course Subdivision No. 2 (File Plan 2462);
17.	231°	40'	247.66	feet along Lot A of Waikoloa Beach Resort – King’s Course Subdivision No. 2 (File Plan 2462);
18.	210°	23'	134.82	feet along Lot A of Waikoloa Beach Resort – King’s Course Subdivision No. 2 (File Plan 2462);
19.	153°	05'	273.00	feet along Lot A of Waikoloa Beach Resort – King’s Course Subdivision No. 2 (File Plan 2462);
20.	141°	55'	317.00	feet along Lot A of Waikoloa Beach Resort – King’s Course Subdivision No. 2 (File Plan 2462);
21.	259°	45'	590.00	feet along Lot A of Waikoloa Beach Resort – King’s Course Subdivision No. 2 (File Plan 2462);
22.	224°	26'	233.24	feet along Lot A of Waikoloa Beach Resort – King’s Course Subdivision No. 2 (File Plan 2462);
23.	221°	02'	466.65	feet along Lot A of Waikoloa Beach Resort – King’s Course Subdivision No. 2 (File Plan 2462);
24.	272°	55'	152.57	feet along Lot A of Waikoloa Beach Resort – King’s Course Subdivision No. 2 (File Plan 2462);
25.	237°	40'	116.76	feet along Lot A of Waikoloa Beach Resort – King’s Course Subdivision No. 2 (File Plan 2462);



26.	282°	46'	26.28	feet along Lot A of Waikoloa Beach Resort – King’s Course Subdivision No. 2 (File Plan 2462);
27.	331°	29'	48.37	feet along Lot A of Waikoloa Beach Resort – King’s Course Subdivision No. 2 (File Plan 2462);
28.	310°	39'	33.76	feet along Lot A of Waikoloa Beach Resort – King’s Course Subdivision No. 2 (File Plan 2462);
29.	256°	35'	40.98	feet along Lot A of Waikoloa Beach Resort – King’s Course Subdivision No. 2 (File Plan 2462);
30.	228°	07'	48.72	feet along Lot A of Waikoloa Beach Resort – King’s Course Subdivision No. 2 (File Plan 2462);
31.	238°	42'	49.72	feet along Lot A of Waikoloa Beach Resort – King’s Course Subdivision No. 2 (File Plan 2462);
32.	275°	54'	49.77	feet along Lot A of Waikoloa Beach Resort – King’s Course Subdivision No. 2 (File Plan 2462);
33.	288°	52'	49.26	feet along Lot A of Waikoloa Beach Resort – King’s Course Subdivision No. 2 (File Plan 2462);
34.	254°	13'	45.05	feet along Lot A of Waikoloa Beach Resort – King’s Course Subdivision No. 2 (File Plan 2462);
35.	276°	16'	117.27	feet along Lot A of Waikoloa Beach Resort – King’s Course Subdivision No. 2 (File Plan 2462);
36.	267°	30'	333.53	feet along Lot A of Waikoloa Beach Resort – King’s Course Subdivision No. 2 (File Plan 2462);

37. 223° 05' 320.00 feet along Lot A of Waikoloa Beach Resort – King’s Course Subdivision No. 2 (File Plan 2462);
38. 188° 20' 88.00 feet along Lot A of Waikoloa Beach Resort – King’s Course Subdivision No. 2 (File Plan 2462);
39. 286° 12' 13.34 feet along Lot 5 of Waikoloa Beach Resort – King’s Golf Course Subdivision (File Plan 2424);
40. 196° 12' 310.85 feet along Lot 5 of Waikoloa Beach Resort – King’s Golf Course Subdivision (File Plan 2424);
41. Thence along Lot 5 of Waikoloa Beach Resort – King’s Golf Course Subdivision (File Plan 2424), on a curve to the left with a radius of 20.00 feet, the chord azimuth and distance being:  
152° 53' 50" 27.43 feet;
42. Thence along Lot 13 of Waikoloa Beach Resort – King’s Golf Course Subdivision (File Plan 2424), same being the South side of Waikoloa Beach Drive, on a curve to the left with a radius of 740.00 feet, the chord azimuth and distance being:  
286° 12' 87.63 feet  
to the point of beginning and containing an area of 21.720 Acres.

AREA 4

Beginning at the North corner of this parcel of land, the coordinates of said point of beginning referred to Government Survey Triangulation Station “PU‘U HINAI” being 7,819.70 feet North and 29,422.45 feet West and thence running by azimuths measured clockwise from True South:

1. Along Lot 13 of Waikoloa Beach Resort – King’s Golf Course Subdivision (File Plan 2424), same being the South side of Waikoloa Beach Drive, on a curve to the left with a radius of 740.00 feet, the chord azimuth and distance being:  
  
279° 18' 45" 90.17 feet;
2. 55° 38' 170.56 feet along Lot A of Waikoloa Beach Resort – RM-6 Subdivision (File Plan 2457);
3. 196° 12' 100.96 feet along Lot B of Waikoloa Beach Resort – King’s Course Resubdivision No. 2 (File Plan 2462);
4. Thence along Lot B of Waikoloa Beach Resort – King’s Course Resubdivision No. 2 (File Plan 2462), on a curve to the right with a radius of 20.00 feet, the chord azimuth and distance being:  
  
239° 30' 10" 27.43 feet  
  
to the point of beginning and containing an area of 0.144 Acres.

#### AREA 5

Beginning at the Southwest corner of this parcel of land, the coordinates of said point of beginning referred to Government Survey Triangulation Station “PU‘U HINAI” being 4,859.43 feet North and 33,907.85 feet West and thence running by azimuths measured clockwise from True South:

1. Along Lot 2 of Waikoloa Beach Resort – Golf Villas Subdivision (File Plan 2376), on a curve to the left with a radius of 760.00 feet, the chord azimuth and distance being:  
  
183° 43' 40" 502.66 feet;
2. 344° 25' 15.11 feet;

3. Thence on a curve to the right with a radius of 760.00 feet, the chord azimuth and distance being:  
350° 19' 30" 156.46 feet;
4. 356° 14' 306.32 feet;
5. Thence on a curve to the right with a radius of 20.00 feet, the chord azimuth and distance being:  
40° 31' 06" 27.93 feet;
6. 84° 48' 12" 65.28 feet to the point of beginning and containing an area of 0.235 Acres.

#### AREA 6

Beginning at the South corner of this parcel of land, the coordinates of said point of beginning referred to Government Survey Triangulation Station "PU'U HINAI" being 4,308.92 feet North and 33,786.00 feet West and thence running by azimuths measured clockwise from True South:

1. 115° 38' 28" 726.58 feet along Lot R-1 of Waikoloa Parcel 4 Subdivision No. 3 (File Plan 1712), same being the North side of Waikoloa Beach Drive;
2. Thence along Lot R-1 of Waikoloa Parcel 4 Subdivision No. 3 (File Plan 1712), same being the North side of Waikoloa Beach Drive, on a curve to the left with a radius of 1,030.00 feet, the chord azimuth and distance being:  
102° 00' 47" 485.37 feet;
3. 88° 23' 06" 130.49 feet along Lot R-1 of Waikoloa Parcel 4 Subdivision No. 3 (File Plan 1712), same being the North side of Waikoloa Beach Drive;

4. Thence along Lot R-1 of Waikoloa Parcel 4 Subdivision No. 3 (File Plan 1712), same being the North side of Waikoloa Beach Drive, on a curve to the right with a radius of 940.00 feet, the chord azimuth and distance being:  
89° 33' 33" 38.52 feet;
5. 180° 44' 11.95 feet along Lot 2 of Waikoloa Beach Resort – Golf Villas Subdivision (File Plan 2376);
6. 264° 48' 12" 1,172.28 feet along Lot 2 of Waikoloa Beach Resort – Golf Villas Subdivision (File Plan 2376);
7. Thence along Lot 2 of Waikoloa Beach Resort – Golf Villas Subdivision (File Plan 2376), on a curve to the left with a radius of 760.00 feet, the chord azimuth and distance being:  
203° 54' 06" 22.89 feet;
8. 264° 48' 12" 65.28 feet;
9. Thence on a curve to the left with a radius of 20.00 feet, the chord azimuth and distance being:  
220° 31' 06" 27.93 feet;
10. 176° 14' 306.32 feet;
11. Thence on a curve to the left with a radius of 760.00 feet, the chord azimuth and distance being:  
170° 19' 30" 156.46 feet;
12. 164° 25' 394.94 feet along Lot 2 of Waikoloa Beach Resort – Golf Villas Subdivision (File Plan 2376) and Lot 3 of Waikoloa Parcel 4 Subdivision No. 3 (File Plan 1712);

13. Thence along Lots 3 and 4 of Waikoloa Parcel 4 Subdivision No. 3 (File Plan 1712), on a curve to the right with a radius of 840.00 feet, the chord azimuth and distance being:  
179° 49' 15" 446.25 feet;
14. 285° 13' 30" 70.00 feet along Lot 8 of Waikoloa Beach Resort – King's Golf Course Subdivision (File Plan 2424);
15. 195° 13' 30" 95.49 feet along Lot 8 of Waikoloa Beach Resort – King's Golf Course Subdivision (File Plan 2424);
16. 275° 42' 10.13 feet along Lot 8 of Waikoloa Beach Resort – King's Golf Course Subdivision (File Plan 2424);
17. 15° 13' 30" 97.17 feet;
18. Thence on a curve to the left with a radius of 760.00 feet, the chord azimuth and distance being:  
359° 49' 15" 403.75 feet;
19. 344° 25' 394.94 feet along Lot B of Waikoloa Beach Resort – RM-6 Subdivision (File Plan 2457);
20. Thence on a curve to the right with a radius of 840.00 feet, the chord azimuth and distance being:  
350° 19' 30" 172.93 feet;
21. 356° 14' 306.45 feet;
22. Thence on a curve to the left with a radius of 20.00 feet, the chord azimuth and distance being:  
312° 19' 17.5" 27.74 feet;

23. Thence along Lot B of Waikoloa Beach Resort – RM-6 Subdivision (File Plan 2457), on a curve to the right with a radius of 1,560.00 feet, the chord azimuth and distance being:  
275° 16' 28" 372.92 feet;
24. 191° 10' 62.65 feet along Lot B of Waikoloa Beach Resort – RM-6 Subdivision (File Plan 2457);
25. 223° 00' 219.00 feet along Lot B of Waikoloa Beach Resort – RM-6 Subdivision (File Plan 2457);
26. 155° 42' 215.00 feet along Lot B of Waikoloa Beach Resort – RM-6 Subdivision (File Plan 2457);
27. 135° 00' 476.00 feet along Lot B of Waikoloa Beach Resort – RM-6 Subdivision (File Plan 2457);
28. 173° 15' 106.00 feet along Lot B of Waikoloa Beach Resort – RM-6 Subdivision (File Plan 2457);
29. 201° 08' 129.00 feet along Lot B of Waikoloa Beach Resort – RM-6 Subdivision (File Plan 2457);
30. 166° 12' 191.00 feet along Lot B of Waikoloa Beach Resort – RM-6 Subdivision (File Plan 2457);
31. 224° 46' 278.34 feet along Lot B of Waikoloa Beach Resort – RM-6 Subdivision (File Plan 2457);
32. 95° 42' 435.88 feet along Lot B of Waikoloa Beach Resort – RM-6 Subdivision (File Plan 2457);

33. 195° 13' 30" 54.03 feet along Lot 8 of Waikoloa Beach Resort – King’s Golf Course Subdivision (File Plan 2424);
34. Thence along Lot 8 of Waikoloa Beach Resort – King’s Golf Course Subdivision (File Plan 2424), on a curve to the left with a radius of 540.00 feet, the chord azimuth and distance being:  
178° 41' 45" 307.26 feet;
35. 162° 10' 140.67 feet along Lot 8 of Waikoloa Beach Resort – King’s Golf Course Subdivision (File Plan 2424);
36. Thence along Lot 8 of Waikoloa Beach Resort – King’s Golf Course Subdivision (File Plan 2424), on a curve to the right with a radius of 460.00 feet, the chord azimuth and distance being:  
184° 42' 30" 352.69 feet;
37. 207° 15' 341.29 feet along Lot 8 of Waikoloa Beach Resort – King’s Golf Course Subdivision (File Plan 2424);
38. Thence along Lot 8 of Waikoloa Beach Resort – King’s Golf Course Subdivision (File Plan 2424), on a curve to the right with a radius of 20.00 feet, the chord azimuth and distance being:  
248° 39' 54.4" 26.46 feet;
39. Thence along Lot 13 of Waikoloa Beach Resort – King’s Golf Course Subdivision (File Plan 2424), same being the South side of Waikoloa Beach Drive, on a curve to the left with a radius of 2,040.00 feet, the chord azimuth and distance being:  
289° 25' 24.4" 46.77 feet;



40.	288°	46'	267.31	feet along Lot 13 of Waikoloa Beach Resort – King’s Golf Course Subdivision (File Plan 2424), same being the South side of Waikoloa Beach Drive;
41.	18°	46'	65.86	feet along Lot 7 of Waikoloa Beach Resort – King’s Golf Course Subdivision (File Plan 2424);
42.	338°	28'	23.78	feet along Lot 7 of Waikoloa Beach Resort – King’s Golf Course Subdivision (File Plan 2424);
43.	357°	44'	130.00	feet along Lot 7 of Waikoloa Beach Resort – King’s Golf Course Subdivision (File Plan 2424);
44.	319°	31'	105.00	feet along Lot 7 of Waikoloa Beach Resort – King’s Golf Course Subdivision (File Plan 2424);
45.	314°	58'	169.00	feet along Lot 7 of Waikoloa Beach Resort – King’s Golf Course Subdivision (File Plan 2424);
46.	359°	20'	59.00	feet along Lot 7 of Waikoloa Beach Resort – King’s Golf Course Subdivision (File Plan 2424);
47.	305°	13'	43.00	feet along Lot 7 of Waikoloa Beach Resort – King’s Golf Course Subdivision (File Plan 2424);
48.	270°	39'	125.00	feet along Lot 7 of Waikoloa Beach Resort – King’s Golf Course Subdivision (File Plan 2424);
49.	257°	55'	95.00	feet along Lot 7 of Waikoloa Beach Resort – King’s Golf Course Subdivision (File Plan 2424);
50.	217°	37'	100.00	feet along Lot 7 of Waikoloa Beach Resort – King’s Golf Course Subdivision (File Plan 2424);

51.	184° 07'	72.00	feet along Lot 7 of Waikoloa Beach Resort – King’s Golf Course Subdivision (File Plan 2424);
52.	303° 21'	404.58	feet;
53.	273° 47'	569.52	feet;
54.	250° 08'	151.36	feet;
55.	244° 33'	457.04	feet;
56.	227° 29'	48.22	feet;
57.	209° 46'	32.81	feet;
58.	264° 41'	40.10	feet;
59.	241° 08'	41.49	feet;
60.	222° 26'	550.70	feet;
61.	203° 09'	69.96	feet;
62.	179° 26'	33.14	feet;
63.	223° 41'	14.22	feet;
64.	294° 43'	195.09	feet;
65.	272° 30'	388.79	feet;
66.	280° 42'	534.25	feet;
67.	317° 06'	94.21	feet;
68.	43° 05'	122.02	feet along Lot B of Waikoloa Beach Resort – King’s Course Resubdivision No. 2 (File Plan 2462);

69.	87°	30'	333.53	feet along Lot B of Waikoloa Beach Resort – King’s Course Resubdivision No. 2 (File Plan 2462);
70.	96°	16'	117.27	feet along Lot B of Waikoloa Beach Resort – King’s Course Resubdivision No. 2 (File Plan 2462);
71.	74°	13'	45.05	feet along Lot B of Waikoloa Beach Resort – King’s Course Resubdivision No. 2 (File Plan 2462);
72.	108°	52'	49.26	feet along Lot B of Waikoloa Beach Resort – King’s Course Resubdivision No. 2 (File Plan 2462);
73.	95°	54'	49.77	feet along Lot B of Waikoloa Beach Resort – King’s Course Resubdivision No. 2 (File Plan 2462);
74.	58°	42'	49.72	feet along Lot B of Waikoloa Beach Resort – King’s Course Resubdivision No. 2 (File Plan 2462);
75.	48°	07'	48.72	feet along Lot B of Waikoloa Beach Resort – King’s Course Resubdivision No. 2 (File Plan 2462);
76.	76°	35'	40.98	feet along Lot B of Waikoloa Beach Resort – King’s Course Resubdivision No. 2 (File Plan 2462);
77.	130°	39'	33.76	feet along Lot B of Waikoloa Beach Resort – King’s Course Resubdivision No. 2 (File Plan 2462);

78.	151°	29'	48.37	feet along Lot B of Waikoloa Beach Resort – King’s Course Resubdivision No. 2 (File Plan 2462);
79.	102°	46'	26.28	feet along Lot B of Waikoloa Beach Resort – King’s Course Resubdivision No. 2 (File Plan 2462);
80.	57°	40'	116.76	feet along Lot B of Waikoloa Beach Resort – King’s Course Resubdivision No. 2 (File Plan 2462);
81.	92°	55'	152.57	feet along Lot B of Waikoloa Beach Resort – King’s Course Resubdivision No. 2 (File Plan 2462);
82.	41°	02'	466.65	feet along Lot B of Waikoloa Beach Resort – King’s Course Resubdivision No. 2 (File Plan 2462);
83.	44°	26'	233.24	feet along Lot B of Waikoloa Beach Resort – King’s Course Resubdivision No. 2 (File Plan 2462);
84.	79°	45'	590.00	feet along Lot B of Waikoloa Beach Resort – King’s Course Resubdivision No. 2 (File Plan 2462);
85.	321°	55'	317.00	feet along Lot B of Waikoloa Beach Resort – King’s Course Resubdivision No. 2 (File Plan 2462);
86.	333°	05'	273.00	feet along Lot B of Waikoloa Beach Resort – King’s Course Resubdivision No. 2 (File Plan 2462);

87.	30°	23'	134.82	feet along Lot B of Waikoloa Beach Resort – King’s Course Resubdivision No. 2 (File Plan 2462);
88.	51°	40'	247.66	feet along Lot B of Waikoloa Beach Resort – King’s Course Resubdivision No. 2 (File Plan 2462);
89.	89°	35'	68.00	feet along Lot B of Waikoloa Beach Resort – King’s Course Resubdivision No. 2 (File Plan 2462);
90.	129°	40'	360.70	feet along Lot B of Waikoloa Beach Resort – King’s Course Resubdivision No. 2 (File Plan 2462);
91.	137°	56'	517.89	feet along Lot B of Waikoloa Beach Resort – King’s Course Resubdivision No. 2 (File Plan 2462);
92.	53°	12'	68.88	feet along Lot B of Waikoloa Beach Resort – King’s Course Resubdivision No. 2 (File Plan 2462);
93.	340°	40'	371.98	feet along Lot B of Waikoloa Beach Resort – King’s Course Resubdivision No. 2 (File Plan 2462);
94.	324°	43'	445.11	feet along Lot B of Waikoloa Beach Resort – King’s Course Resubdivision No. 2 (File Plan 2462);

95.	347°	40'	70.51	feet along Lot B of Waikoloa Beach Resort – King's Course Resubdivision No. 2 (File Plan 2462) and Lot A of Waikoloa Beach Resort – RM-6 Subdivision (File Plan 2457);
96.	31°	50'	366.00	feet along Lot A of Waikoloa Beach Resort – RM-6 Subdivision (File Plan 2457);
97.	80°	30'	90.00	feet along Lot A of Waikoloa Beach Resort – RM-6 Subdivision (File Plan 2457);
98.	131°	50'	95.77	feet along Lot A of Waikoloa Beach Resort – RM-6 Subdivision (File Plan 2457);
99.	52°	20'	229.00	feet;
100.	322°	20'	25.00	feet;
101.	51°	57'	1,349.39	feet to the point of beginning and containing an area of 95.191 Acres.

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

SECTION 2. In accordance with Section 25-2-44, Hawai'i County Code 1983 (2016 Edition, as amended), the County Council finds the following conditions are:

- (1) Necessary to prevent circumstances which may be adverse to the public health, safety and welfare; or
- (2) Reasonably conceived to fulfill needs directly emanating from the land use proposed with respect to:
  - (A) Protection of the public from the potentially deleterious effects of the proposed use, or

- (B) Fulfillment of the need for public service demands created by the proposed use.
- A. The applicant(s), its successor(s), or assign(s) (Applicant) shall be responsible for complying with all of the stated conditions of approval.
- B. The Applicant shall comply with all conditions of the State Land Use Decision and Order (Docket No. A89-637) or any amendments thereto and the concurrent SMA Use Permit.
- C. This project area shall be called the Kumu Hou Project District.
- D. The Kumu Hou Project District shall consist of not more than 133.822 acres of land for multiple-family residential, commercial uses, community uses, golf support facilities, support service facilities, open space and recreational areas, pedestrian pathways and bikeways, and ancillary related improvements.
- E. The maximum number of multiple-family residential timeshare units allowed shall be 900 units. Any increase in the number of units shall require an amendment to the Kumu Hou Project District Ordinance.
- F. A minimum of 20.8 acres (including 17.8 acres of renaturalized lava) throughout the Kumu Hou Project District, shall be set aside for open space and recreational uses, which includes a minimum of three (3) acres of improved areas including parks, trails, and the like, as represented in the Applicant's conceptual plans. As represented by the Applicant, construction of the proposed gateway parks and public access pathways shall be completed no later than issuance of the first occupancy permit for the first multiple-family residential structure.

G. The following permitted uses are to be allowed in the Kumu Hou Project District within the 133.822-acre development area:

1. Amusement and recreation facilities, indoor.
2. Art galleries, museums.
3. Automobile service stations.
4. Bars.
5. Business services.
6. Churches, temples, and synagogues.
7. Day care centers.
8. Convenience stores.
9. Community buildings.
10. Display for products sold elsewhere.
11. Dwellings, single-family.
12. Dwellings, double-family or duplex.
13. Dwellings, multiple-family.
14. Farmers Market.
15. Financial institutions.
16. Golf courses and related golf course uses, including golf driving ranges, golf maintenance buildings and golf club houses.
17. Home Occupations as permitted within Section 25-4-13 of the Zoning Code.
18. Major outdoor amusement and recreation facilities.
19. Medical clinics.
20. Meeting facilities.
21. Model homes.
22. Neighborhood parks, playgrounds, tennis courts, swimming pools, and similar neighborhood recreational areas and uses.
23. Offices.
24. Personal services.



25. Photography studios.
26. Public and private utility uses and structures.
27. Real estate sales offices.
28. Restaurants.
29. Retail establishments.
30. Schools.
31. Security gates and security stations.
32. Spa and Fitness clubs.
33. Telecommunication antennas and towers as permitted under Section 25-4-12 of the Zoning Code.
34. Theaters.
35. Time share units, including units with fractional ownership and short term vacation rental units.
36. Utility substations, wastewater treatment plants, landscaping, and plant nurseries, and vehicle maintenance service yards.
37. Visitor information center.
38. Any uses similar in nature to the above permitted uses shall be permitted upon submittal of a request by the Applicant and approved by the Planning Director.
39. Buildings and uses normally considered directly accessory to the uses permitted in this section shall also be permitted.

H. The following design standards shall apply:

1. Landscaping for the development shall comply with the Zoning Code and Planning Department's Rule No. 17, Landscaping Requirements, and the overall landscaping plan for the Waikoloa Beach Resort, as amended.
2. The height limit for structures within the project shall not exceed the following:

- a. Multiple-Family Residential Development: forty-five (45) feet.
    - b. Commercial, community use facilities, operation support facilities, and golf course support facilities: thirty (30) feet.
  3. The minimum building site area in the Kumu Hou Project District shall be fifteen thousand square feet.
  4. The minimum yards (setback) shall be as follows:
    - a. Multiple-Family Residential Development:
      - (1) Front and rear yards: twenty feet; and
      - (2) Side yards: eight feet for a one-story building, plus an additional two feet for each additional story.
    - b. Commercial Development, Community Uses, Golf Support Facilities and Support Service Facilities:
      - (1) Front and rear yards: fifteen feet; and
      - (2) Side yards: none, except where the side yard adjoins the side yard of a building site used for purposes allowed in RS or RM zones, the yard setback appropriate for the RS or RM district shall be used.
  5. The minimum off-street parking and loading space requirements for the Kumu Hou Project District will comply with the minimum standards as required by the Zoning Code, including compliance with the American Disabilities Act (ADA) requirements.
  6. Structures with commercial office or retail uses shall have an automated external defibrillator (AED) at an easily accessible public area or appropriate signage noting the location of AED.
- I. All project utilities shall be underground.

- J. The Applicant shall secure necessary potable water from the Waikoloa Water System through the execution of an extension agreement and payment of a Contribution in Aid of Construction fee and meeting with the standards of the appropriate governmental agencies prior to issuance of a building permit for any use in the Kumu Hou Project District.
  
- K. All residential, commercial, community use facilities, golf course support facilities and timeshare operations facilities shall connect to the Waikoloa Beach Resort Wastewater Treatment Plant, meeting with the approval of the appropriate governmental agencies. As represented by the Applicant, all development related wastewater shall be treated to an R-1 (tertiary) water quality standard and shall be used for irrigation of landscaping or other beneficial reuse to the maximum extent feasible.
  
- L. Puakala Place shall be extended to the adjacent property to the north within the existing right-of-way easement, which may be adjusted to accommodate topographic or development requirements. This minimum resort standard road shall be constructed meeting with the approval of the Department of Public Works and in conjunction with any development within the area requiring access from Puakala Place, but in any event no later than completion of a road on the adjacent property to the north or prior to issuance of a certificate of occupancy of any unit within the Kumu Hou at Waikoloa project. Said roadway, upon completion, shall be available for public use.
  
- M. The interior roadway requirements for the Kumu Hou Project District may be designed to resort standards as allowed by the Subdivision Code.
  
- N. The Applicant shall disclose to all potential buyers of lots or units within the proposed project that internal infrastructure and community facilities shall be

developed and maintained privately and that the County is not obligated to construct any public facilities within the project area.

- O. An updated Traffic Impact Assessment Report (TIAR) shall be submitted to the Planning Department for review and approval prior to issuance of Site Plan Approval for the 400<sup>th</sup> multiple-family residential unit within the Kumu Hou Project District. The TIAR shall include prior consultation with the State Department of Transportation, which shall so be noted in the TIAR. Upon receipt of the TIAR, the Planning Department shall submit it to the State Department of Transportation and the County Department of Public Works for a maximum 90-day review and comment period. Within 150 days of receipt of the TIAR, the Planning Department shall complete its review, comment, and decision regarding acceptance of the TIAR. The TIAR shall recommend any appropriate traffic mitigation measures; provided, however, that any suggested off-site traffic mitigation measures shall be based on an implementable pro-rata approach, with appropriate credits being given for existing, prior, or future off-site infrastructure improvements. In the event the mitigation requires pro-rata contributions, and the State Department of Transportation is unable to provide a legally acceptable and equitable pro-rata program within 180 days of acceptance of the TIAR, to avoid double assessment and assure the timely processing of construction permits, payment of the fair share funds to support road and traffic improvements, as required under Condition Y of this ordinance, shall be deemed to have satisfied by this requirement.
  
- P. All development-generated runoff shall be disposed of on-site and shall not be directed toward any adjacent properties. A drainage study shall be prepared by a licensed civil engineer and submitted to the Department of Public Works for review and approval prior to issuance of Site Plan Approval for any phase of the project. Any recommended drainage improvements, if required, shall be

constructed meeting with the approval of the Department of Public Works prior to receipt of a Certificate of Occupancy for any structure.

- Q. All earthwork activity, including grading and grubbing, shall conform to Chapter 10, Erosion and Sedimentation Control, of the Hawai'i County Code.
- R. A National Pollutant Discharge Elimination System (NPDES) permit and an Underground Injection Control (UIC) permit, if required, shall be secured from the State Department of Health before the commencement of construction activities.
- S. The Applicant shall comply with the State Department of Health's regulations and rules related to, but not limited to, Underground Injection Systems, Air Pollution, Food Establishment Sanitation, Water Quality, and Community Noise.
- T. A Solid Waste Management Plan shall be prepared and submitted to the Department of Environmental Management for review and approval prior to the issuance of Site Plan Approval for any phase of the development.
- U. Approval of an archaeological inventory survey of the Kumu Hou Project District area shall be secured from the Department of Land and Natural Resources - State Historic Preservation Division (DLNR-SHPD) prior to issuance of Site Plan Approval for any phase of the development.
- V. Approval of an archaeological preservation plan addressing the preservation of Sites 26871 and 26873 and portions of Site 31230 as well as maintenance agreements and updated preservation treatments along a portion of the Ala Loa (Forerunner) trail in proximity to "Area A" of the Kumu Hou at Waikoloa project or as otherwise may be required by an approved AIS, shall be secured from the Department of Land and Natural Resources - State Historic Preservation Division

(DLNR-SHPD) prior to issuance of Site Plan Approval for any phase of the development. Approved buffer areas shall be depicted on any site plans for Site Plan Approval, subdivision approval, or other land alteration permits. Interim preservation measures shall be in place prior to the initiation of any construction or land disturbance activity in the project area.

- W. In the event that surface or subsurface historic resources, including human skeletal remains, structural remains (e.g., rock walls, terraces, platforms, etc.), cultural deposits, marine shell concentrations, sand deposits, or sink holes are identified during the demolition and/or construction work, the Applicant shall cease work in the immediate vicinity of the find, protect the find from additional disturbance and contact the State Historic Preservation Division at (808) 933-7651. Subsequent work shall proceed upon an archaeological clearance from DLNR-SHPD when it finds that sufficient mitigation measures have been taken.
- X. Pursuant to Hawai'i County Code, Section 25-2-46(o) (Concurrency Requirements) the Applicant shall provide a Civil Defense siren and associated maintenance access easements within the project area as required by the State Civil Defense prior to issuance of Certificate of Occupancy for any structure within the Kumu Hou Project District project area.
- Y. The subject property is identified as a Formerly Used Defense Site (FUDS) by the U.S. Army Corps of Engineers, who will manage the investigation, clean-up and long-term monitoring on lands formerly used as an artillery firing range. For more information, please contact Honolulu District Public Affairs, US Army Corps of Engineers 808-835-4004/4002, <http://www.poh.usace.army.mil/Missions/Environmental/FUDS.aspx> or [www.poh.usace.army.mil](http://www.poh.usace.army.mil).

- Z. As represented by the Applicant, the Applicant shall cause the development of a minimum 140 units of workforce housing on a property identified by TMK: 6-9-008:032 and/or other properties within the Resort in accordance with mutually agreeable terms between the Applicant and the County through its Office of Housing and Community Development.

Further, as represented by the Applicant, an additional 60 units would be constructed on TMK: 6-9-008:032 provided that the appropriate reliefs, if needed, from the zoning and pertinent development codes are secured through the approval of a 201H housing development application pursuant to Section 201H, Hawai'i Revised Statutes, and that there are no on-site archaeological or cultural constraints which would affect the ability of the site to accommodate these additional units.

The workforce housing project shall be rented pursuant to affordable housing guidelines established by the State of Hawai'i, Hawai'i Housing and Finance Development Corporation, for a minimum of 65 years from initial occupancy of the first unit and shall include a minimum of 2 electric vehicle charging stations. Of the initial 140 units, 60% shall target households earning 30% to 60% of the prevailing County Area Median Income (AMI) with the balance serving households earning up to 120% of AMI. Any additional units shall be rented in accordance with prevailing affordable housing guidelines.

Final terms shall be established in a workforce housing agreement executed between the County and the Applicant and/or its successors or assigns and shall include the Applicant's infrastructure construction and land conveyance obligations and operational considerations such as tenant income and other eligibility criteria. An occupancy permit for the workforce housing project that is no less than 140 units shall be obtained no later than issuance of an occupancy permit for any time share unit within the area covered by this ordinance. Any additional units on TMK: 6-9-008:032, if feasible and permitted, shall be

completed prior to issuance of occupancy permit for the 451st time share unit within the area covered by this ordinance.

AA. The Applicant shall make its fair share contribution to mitigate the potential regional impacts of the development with respect to parks and recreation, fire, police, solid waste disposal facilities and roads. The fair share contribution shall become due and payable prior to receipt of Site Plan Approval for each project phase and shall be based on the actual number of additional residential units (inclusive of time share units) or lots created. The fair share contribution in a form of cash, land, facilities, or any combination thereof shall be determined by the County Council. The fair share contribution may be adjusted annually beginning three (3) years after the effective date of this ordinance, based on the percentage change in the Honolulu Consumer Price Index (HCPI). The fair share contribution shall have a combined value of **\$9,662.28** per multiple family residential unit or lot (**\$15,057.57** per single family residential unit or lot). The total amount shall be determined with the actual number of residential lots according to the calculation and payment provisions set forth in this condition. The fair share contribution per multiple family residential unit or lot (single family residential unit or lot) shall be allocated as follows:

1. **\$4,766.13** per multiple family residential unit or lot (**\$7,261.03** per single family residential unit or lot) to the County to support park and recreational improvements and facilities;
2. **\$150.63** per multiple family residential unit or lot (**\$350.27** per single family residential unit or lot) to the County to support police facilities;
3. **\$463.37** per multiple family residential unit or lot (**\$691.83** per single family residential unit or lot) to the County to support fire facilities;



4. **\$206.52** per multiple family residential unit or lot (**\$302.89** per single family residential unit or lot) to the County to support solid waste facilities; and
5. **\$4,075.63** per multiple family residential unit or lot (**\$6,451.55** per single family residential unit or lot) to the County to support road and traffic improvements.

In lieu of paying the fair share contribution, the Applicant may contribute land and/or construct improvements/facilities related to parks and recreation, fire, police, solid waste disposal facilities and roads within the region impacted by the proposed development, subject to the review and recommendation of the Planning Director, upon consultation with the appropriate agencies and approval of the County Council.

- BB. Should the Council adopt a Unified Impact Fees Ordinance setting forth criteria for imposition of exactions or the assessment of impact fees, conditions included herein shall be credited towards the requirements of the Unified Impact Fees Ordinance.
- CC. Comply with all other applicable County, State and Federal laws, rules, regulations, and requirements.
- DD. An annual progress report shall be submitted to the Planning Director prior to the anniversary date of the approval of this Project District Ordinance. The report shall include, but not be limited to, the status of the development and the extent to which the conditions of approval are being satisfied. It shall also include progress on the Waikoloa Foundation's initiatives, particularly efforts to support affordable housing, destination management initiatives, and potable water needs to residential developments. This condition shall remain in effect until all of the conditions of approval have been satisfied and the Planning Director acknowledges that further reports are not required.


- EE. Should any of the conditions not be met or substantially complied with the Planning Director may initiate rezoning of the subject area to its original or more appropriate designation.
- FF. As represented by the Applicant, the 27 golf holes currently zoned Open as of the effective date of this ordinance, shall remain in golf course or open space use. Exceptions shall be made for infrastructure improvements, corridors, or entry features that may be necessary to service the Resort. A metes and bounds description of this area shall be provided to the Planning Department prior to issuance of any Site Plan Approval for any uses covered by this ordinance.
- GG. The Applicant shall effect conservation and/or new irrigation systems within the Resort that offset the Resort's overall potable water draws from the Waimea Aquifer System by at least 540,000 gallons per day, with such measures to be phased in over time and the amounts of new potable water draws from the aquifer attributable to development within the area covered by this ordinance being at least offset by conservation measures undertaken throughout the Resort as a whole, in any given year. A detailed report outlining the proposed conservation measures with an implementation timetable shall be provided to the Planning Department in conjunction with the annual progress report, and its updates, as required under Condition DD.
- HH. The Applicant shall offer at no cost any of its ownership of that portion of the Kings Highway Foot Trail (SHPD #50-10-10-21173) that bisects the Waikoloa Beach Resort to the appropriate entity of the State and/or Federal Government. Evidence of this offer shall be provided to the Planning Department prior to or in conjunction with the submittal of any Site Plan Approval in the area covered by this ordinance.

- II. Within 90 days of the effective date of this ordinance, the Applicant shall submit a correspondence to the Planning Director, with a copy to the County Council, detailing the mission and objectives of the Waikoloa Foundation.
- JJ. As represented by the Applicant, prior to submitting any development for Site Plan Approval on the project district zoning land covered by this ordinance, the Applicant shall record a covenant at the State of Hawai'i Bureau of Conveyances, which shall run with the land to effectuate this Condition. Two percent (2%) of the proceeds from the gross sales derived from the first-time sale or resale of any residential unit or time share interest on the land shall be donated to the Waikoloa Foundation, and recognizing the impacts on natural resources and housing from the proposed development, in excess of any other actions by the Applicant, one-fourth or 25% of such proceeds shall be donated to an agency or program to support the County's affordable housing and/or destination management initiatives. Recognizing the duties of the County Council under the Public Trust Doctrine to address proposed uses of water by the Applicant, and in excess of any other actions by the Applicant, no less than one-fourth or 25% of such proceeds shall be donated to an agency or program to directly or indirectly support water-related needs associated with housing programs for Native Hawaiians within the South Kohala district. A report of the funds generated and the Foundation's allocations and expenditures shall be included as part of the annual progress report requirement of Condition DD.

SECTION 3. Severability. If any provision of this ordinance, or the application thereof to any person or circumstance, is held invalid, the invalidity does not affect other provisions or applications of the ordinance which can be given effect without the invalid provision or application, and to this end the provisions of this ordinance are severable.

SECTION 4. This ordinance shall take effect upon its approval.

INTRODUCED BY:

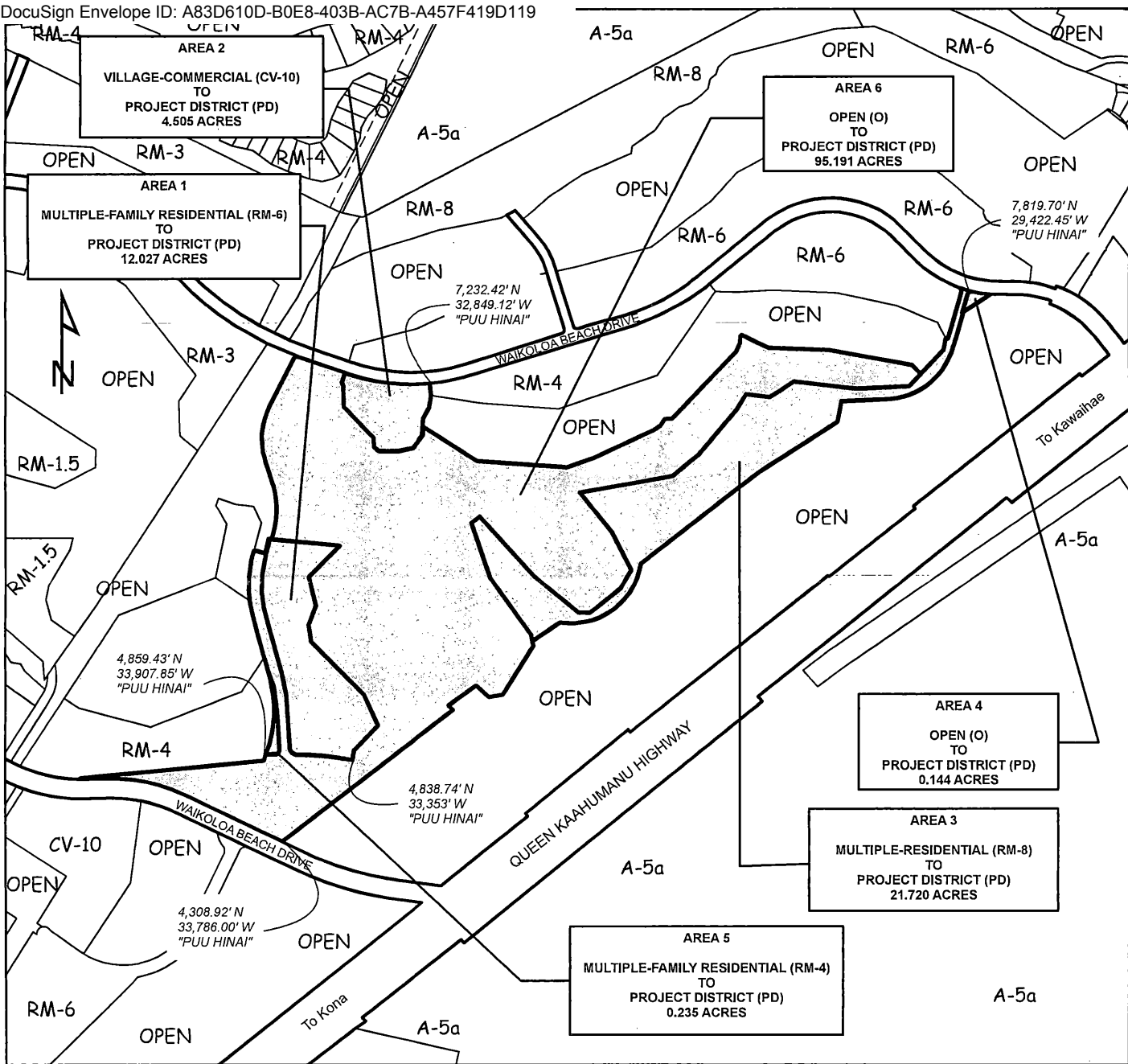


COUNCIL MEMBER, COUNTY OF HAWAII

          .Hilo, Hawai'i

Date of Introduction: March 23, 2022  
Date of 1st Reading: March 23, 2022  
Date of 2nd Reading: April 6, 2022  
Effective Date: April 29, 2022

REFERENCE Comm.           601.33



# AMENDMENT TO THE ZONING CODE

— AMENDING SECTION 25-8-13 (PUAKO-ANAEHOOMALU ZONE MAP) ARTICLE 8, CHAPTER 25 (ZONING) OF THE HAWAII COUNTY CODE 1983 (2016 EDITION, AS AMENDED), BY CHANGING THE DISTRICT CLASSIFICATION FROM OPEN (O), MULTIPLE-FAMILY RESIDENTIAL (RM-4), MULTIPLE-FAMILY RESIDENTIAL (RM-6), MULTIPLE-FAMILY RESIDENTIAL (RM-8) and VILLAGE-COMMERCIAL (CV-10) TO PROJECT DISTRICT (PD) AT WAIKOLOA, SOUTH KOHALA, HAWAII

MAP PREPARED BY:  
COUNTY OF HAWAII, PLANNING DEPARTMENT

DATE: January 6, 2022

MK: (3) 6-9-008: por. 13, 22, 5, por. 29 and 33

XHIBIT "A"

Waikoloa Land Co. - Area B  
Map: 1429

OFFICE OF THE COUNTY CLERK  
 County of Hawai'i  
 Hilo, Hawai'i

COUNTY CLERK  
 COUNTY OF HAWAII

2022 MAY -2 AM 10: 21

(Draft 3)

Introduced By: Ashley L. Kierkiewicz (B/R)  
 Date Introduced: March 23, 2022  
 First Reading: March 23, 2022  
 Published: April 1, 2022

ROLL CALL VOTE				
	AYES	NOES	ABS	EX
Chung	X			
David		X		
Inaba		X		
Kāneali'i-Kleinfelder	X			
Kierkiewicz	X			
Kimball	X			
Lee Loy	X			
Richards	X			
Villegas		X		
	6	3	0	0

REMARKS: \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

Second Reading: April 6, 2022  
 To Mayor: April 14, 2022  
 Returned: May 2, 2022  
 Effective: April 29, 2022  
 Published: May 6, 2022

(Draft 4)

ROLL CALL VOTE				
	AYES	NOES	ABS	EX
Chung	X			
David		X		
Inaba		X		
Kāneali'i-Kleinfelder	X			
Kierkiewicz	X			
Kimball	X			
Lee Loy	X			
Richards	X			
Villegas		X		
	6	3	0	0

REMARKS: \_\_\_\_\_  
May 2, 2022: Returned without signature  
 \_\_\_\_\_  
 \_\_\_\_\_

I DO HEREBY CERTIFY that the foregoing BILL was adopted by the County Council published as indicated above.



COUNCIL CHAIRPERSON



COUNTY CLERK

Approved/Disapproved this \_\_\_\_\_ day  
 of \_\_\_\_\_, 20\_\_\_\_\_.

MAYOR, COUNTY OF HAWAII

Bill No.: 115 (Draft 4)  
 Reference: C-601.33/PC-49  
 Ord No.: 22 46