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PLANNING DEPARTMENT
COUNTY OF HAWAII
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January 28, 1997

Ms. Virginia H. Goldstein, Planning Director
County of Hawaii Planning Department
25 Aupuni Street
Hilo, Hawaii 96720

Subject: Annual Progress Report
Change of Zone Ordinance 96-7
Change of Zone Ordinance 96-8

Dear Ms. Goldstein:

I am pleased to submit the following progress report for the change of zone ordinances relating to The Villages at Hokukano. This report will indicate the status of the development and compliance with the conditions of approval for Ordinance 96-7, which changed the zoning designation of 756 acres from Unplanned (U) to Agriculture (A-1a), and Ordinance 96-8, which changed the zoning designation of 684 acres from Unplanned (U) and Agriculture (A-5a), to Agriculture (A-1a). Ordinance 96-8 amended and replaced, in total, Ordinance 94-73, therefore no further reports will be prepared for Ordinance 94-73.

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Members' Lodge Applications

Since approval of the subject ordinances, Oceanside 1250 has submitted a State Land Use District Boundary Amendment and a Change of Zone Application for approximately 14.8 acres of the project area so it may develop a members' lodge. In October 1996, the County of Hawaii Planning Commission voted unanimously to recommend the County Council approve these two applications. We expect that these applications will be acted on by the Council in the early part of 1997.

Archaeology

The State Historic Preservation Division of DLNR granted final acceptance and approval of the Archaeological Inventory Survey for the entire property in December 1996. This approval will allow Oceanside to fulfill Condition H of Ordinance 96-7 and Condition G of Ordinance 96-8 as Oceanside will now be able to begin preparation of the archaeological mitigation and interpretation plan in consultation with DLNR and Hawaiian community organizations. As required by conditions in both ordinances, approved mitigation measures will be implemented prior to or in conjunction with any land alteration on the property.

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Mamalahoa Highway Bypass

Oceanside 1250 has completed further study of the route for the bypass roadway, flagged the route in the field, undertook an archaeological reconnaissance study and refined the route based on discussions with the various landowners. Oceanside has also initiated discussions with each of the landowners along the route regarding acquisition of right-of-way sufficient to build the road.

We expect to prepare an Environmental Impact Statement for the roadway early this year, which will be submitted to the County of Hawaii Department of Public Works, who will be the accepting agency for the EIS. Progress on the bypass will help us to fulfill Condition M of Ordinance 96-7 and Condition L of Ordinance 96-8. Conditions for roadway improvements in both ordinances specify certain terms and conditions relating to the bypass, and Oceanside expects to fulfill these requirements in the manner and within the time frame specified in the ordinances.

Shoreline Park

Oceanside has begun preparation of a public access and shoreline management plan regarding public access areas, perpetual access covenants, archaeology, marine resources and related improvement measures. We have also conducted meetings with the community-based Oceanpark Resources Group (ORG) to incorporate their input in development of the goals and objectives of the plan. We expect to have a draft of the plan ready later this year and will submit this draft to the Planning Director and DLNR for their input and comments. As we refine the plan, further participation by ORG and other appropriate experts will be incorporated in order to generate an acceptable final plan. Development of this plan will help allow Oceanside to comply with Condition K and Condition L of Ordinance 96-7, and Condition H and Condition I of Ordinance 96-8.

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Other Items

There are no other items to report that affect the status of the development as it relates to the conditions of Ordinance 96-7 or Ordinance 96-8. Oceanside 1250 intends to meet all of the terms and comply with all of the conditions that are specified within both of these ordinances.

I trust the above provides a useful description of the status of development and compliance with the conditions of approval for the subject ordinances. Should you have any questions regarding this report, or if you require further information regarding the Villages at Hokukano, please contact either myself or Dick Frye.

Sincerely,



Robert A. Stuit
Director of Planning

cc: L. Anderson
B. Kudo
J. Leonard
Y. Takeda
B. Tsukazaki