



LAND PLANNING
LANDSCAPE ARCHITECTURE
ENVIRONMENTAL STUDIES



January 14, 2000

Ms. Virginia Goldstein, Director
Planning Department
County of Hawaii
25 Aupuni Street, Suite 109
Hilo, Hawaii 96720

**SUBJECT: SPECIAL MANAGEMENT AREA USE PERMIT PETITIONS FOR
MAMALAHOA HIGHWAY BYPASS ROAD; TMK:(3)7-8-10:30 (POR)
HOKULI'A MEMBERS' LODGE; TMK:(3)8-1-04:03
HOKULI'A SHORELINE PARK; TMK:(3)7-9-12:03; (3)8-1-4:03;
(3)7-9-12:03-STATE OWNED PORTION
NORTH AND SOUTH KONA HAWAII**

Dear Ms. Goldstein:

On behalf of 1250 Oceanside Partners (dba Oceanside 1250) we are submitting Special Management Area (SMA) Use Permit Petition for the Mamalahoa Highway Bypass Road, Hokuli'a Members' Lodge and Hokuli'a Shoreline Park

For the Mamalahoa Highway Bypass Road, approximately 2,500 linear feet of the proposed highway corridor extends through the County SMA on lands owned by Kamehameha Investment Corporation (KIC). A copy of the letter of consent from KIC is enclosed within the Mamalahoa Highway Bypass Road SMA Use Permit Application.

Also, the site for the Members' Lodge includes the State owned "Old Government Road" which also defines the mauka boundary of the County SMA. Accordingly, a letter of consent from the State of Hawaii, Department of Land and Natural Resources is enclosed within the SMA Use Permit for the Lodge facility.

Wm. Frank Brandt • Thomas S. Witten • R. Sian Duncan • Russell Y. J. Chung

HONOLULU OFFICE

1001 BISHOP STREET, PACIFIC TOWER, SUITE 650, HONOLULU, HAWAII 96813-3449
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HILO OFFICE

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Ms. Virginia Goldstein, Director

**SUBJECT: SPECIAL MANAGEMENT AREA USE PERMIT PETITIONS FOR
MAMALAHOA HIGHWAY BYPASS ROAD; TMK:(3)7-8-10:30 (POR)
HOKULI'A MEMBERS' LODGE; TMK:(3)8-1-04:03
HOKULI'A SHORELINE PARK; TMK:(3)7-9-12:03; (3)8-1-4:03;
(3)7-9-12:03-STATE OWNED PORTION
NORTH AND SOUTH KONA HAWAII**

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The third application is for the approximately 157-acre shoreline park at Hokuli'a. The Park area includes an approximately 16.7 acre State owned portion referred to the "Hokukano Village" parcel. A consent letter from the Department of Land and Natural Resources pertaining to the inclusion of the State parcel as part of the shoreline park application is being submitted under separate cover.

To meet the submittal requirements for the subject SMA Use Permit petitions enclosed are the following for each petition.

1. Original and nineteen (19) copies of the SMA Use Permit petition including:
 - a. Completed application form
 - b. Written description of the proposed project and statement of objectives
 - c. Written description of the anticipated impacts of the proposed project on the SMA
 - d. Written statements discussing the proposed development in relationship to the objectives and policies as provided by Chapter 205A HRS and the SMA Guidelines
 - e. Development plans and of the proposed project
2. One full size site plan; and
3. A check in the amount of \$200 for the filling fee

Ms. Virginia Goldstein, Director

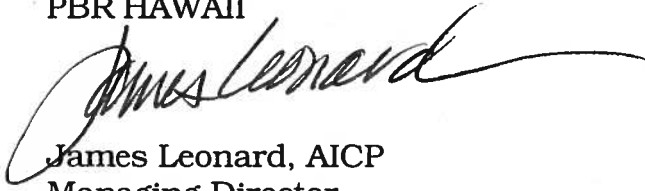
**SUBJECT: SPECIAL MANAGEMENT AREA USE PERMIT PETITIONS FOR
MAMALAHOA HIGHWAY BYPASS ROAD; TMK:(3)7-8-10:30 (POR)
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(3)7-9-12:03-STATE OWNED PORTION
NORTH AND SOUTH KONA HAWAII**

January 14, 2000

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Should you have any questions about the information provided with these application, please do not hesitate to contact either myself at 961-3333 or Mr. Bob Stuit, Director of Planning, Oceanside 1250 at 324-4226.

Sincerely,
PBR HAWAII

A handwritten signature in black ink, appearing to read "James Leonard", written over a large, stylized circular flourish.

James Leonard, AICP
Managing Director

xc: Rick Humphreys
Bob Stuit
Ben Tsukazaki
Ben Kudo
Frank Brandt



STATE OF HAWAII
DEPARTMENT OF LAND AND NATURAL RESOURCES

P.O. BOX 621
HONOLULU, HAWAII 96809

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AQUACULTURE DEVELOPMENT
PROGRAM
AQUATIC RESOURCES
BOATING AND OCEAN RECREATION
CONSERVATION AND
RESOURCES ENFORCEMENT
CONVEYANCES
FORESTRY AND WILDLIFE
HISTORIC PRESERVATION
LAND DIVISION
STATE PARKS
WATER RESOURCE MANAGEMENT

The Honorable Virginia Goldstein, Director
County of Hawaii, Planning Department
25 Aupuni Street
Hilo, Hawaii 96720-4252

Dear Ms. Goldstein:

Subject: Hokuli'a Shoreline Park developed by 1250 Oceanside Partners,
Situating at North and South Kona, Hawaii – Tax Map Key Nos.
3rd/ 7-9-12: 03 and 3rd/ 8-1-04: portion of 3

This letter shall constitute the consent of the State of Hawaii, to the filing of a Special Management Area (SMA) use permit application by 1250 Oceanside Partners related to the development of the Hokuli'a Shoreline Park with the County of Hawaii, Planning Department. The State of Hawaii owns a portion of the lands within the proposed Shoreline Park, namely, the parcel referred to as "Hokukano Village", identified as Tax Map Key No. 3rd/ 7-9-12: 03.

The developer, 1250 Oceanside Partners, is currently in discussions and negotiations with the Department of Land and Natural Resources, Land Division and Division of State Parks, on the development, maintenance and operation of the park for public use. As such the State of Hawaii hereby authorizes and consents to the filing of the SMA permit subject to the finalization of appropriate land disposition agreements between 1250 Oceanside Partners and the State of Hawaii.

Should you have any questions regarding the foregoing, please feel free to contact Eric Leong of our Land Division staff in Honolulu at 587-0386.

Sincerely,

Timothy E. Johns
Chairperson

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PLANNING DEPT
COUNTY OF HAWAII



LAND PLANNING
LANDSCAPE ARCHITECTURE
ENVIRONMENTAL STUDIES

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PLANNING DEPT.
COUNTY OF HAWAII

February 8, 2000

Ms. Susan Gagorik
County of Hawaii
Planning Department
25 Aupuni Street, Room 109
Hilo, Hawaii 96720

**SUBJECT: HOKULI'A MEMBERS' LODGE AND SHORELINE PARK SMA USE
PERMIT APPLICATIONS - ADDITIONAL INFORMATION
APPLICANT: OCEANSIDE 1250
NORTH AND SOUTH KONA, HAWAII
TMKS (3) 8-1-04: 03 (POR), AND (3) 7-9-12:03**

Dear Ms. Gagorik:

The following is to provide additional information in follow-up to your questions regarding the subject applications for the Hokuli'a project.

Members' Lodge

Cost of Development:

The total cost of the Members' Lodge, including site preparation, infrastructure, construction, and landscape improvements is estimated to be approximately \$40 million.

Lodge Membership:

The Members' Lodge is intended to provide a means for club members and their guests to enjoy the amenities of Hokulia before their homes are constructed. In addition to being able to stay at the lodge, other Hokuli'a amenities, such as the spa and golf club, would be available to club members. The lodge units would be available, on a limited space available basis, to club members, the project owners, and their respective guests. In this manner the lodge will help to reduce the potential traffic generated by the project by providing a place to stay on site while visiting Hokuli'a. While there is no legal restriction that the facility be private, the lodge would not be available for public accommodations.

Wm. Frank Brandt • Thomas S. Witten • R. Stan Duncan • Russell Y. J. Chung

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101 AUPUNI STREET, HILO LAGOON CENTER, SUITE 310, HILO, HAWAII 96720-4276
TELEPHONE: (808) 961-3333 FAX: (808) 961-4989

Ms. Susan Gagorik

**SUBJECT: HOKULI'A MEMBERS' LODGE AND SHORELINE PARK SMA
USE PERMIT APPLICATIONS - ADDITIONAL INFORMATION
APPLICANT: OCEANSIDE 1250
NORTH AND SOUTH KONA, HAWAII
TMKS (3) 8-1-04: 03 (POR), AND (3) 7-9-12:03**

February 8, 2000

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Shoreline Park

Land Use Status:

The approximately 157 acre park site is comprised of an approximately 16.7 acre, State owned parcel (TMK (3) 7-9-12:03), referred to as the "Hokukano Village" parcel, and a shoreline portion of TMK (3) 8-1-4:03 owned by the applicant, Oceanside 1250. Within the State-owned Hokukano Village parcel, there is a single, individually owned, Kuleana parcel which is also excluded from the Park area. In the vicinity of Nawawa Bay, just south of Pu'u Ohau, are fourteen Kuleana parcels of various ownership, none of which are owned by Oceanside 1250 or included as part of the project site. There are no structures within the proposed park site which have been used historically for grazing purposes.

The shoreline park area is located within the State Conservation District, Limited (L) subzone, and designated on the County General Plan, Land Use Pattern Allocation Guide (LUPAG) Map as part of the "Open Area," denoting those areas appropriate for parks and historical sites. The project site is also zoned by the County of Hawaii as Agricultural (A-5a) and is situated within the County Special Management Area (SMA) which extends from the shoreline to the Old Government Road, a State-owned government trail located mauka of the project site.

Location of Proposed Structures.

The structural improvements proposed in the Park are include a parking area, restrooms, pavilions and information kiosk. These facilities, as shown on the Shoreline Access Area Plan contained within the application, are located near the public access area and are about 300 feet from the shoreline at the closest point. The shoreline in this area generally consists of a rough lava rock shelf or rocky shore with occasional pockets of white sand surrounded by lava. In the area south of Pu'u Ohau the shoreline generally consists of steep and occasionally undermined cliff conditions. Due to the separation between proposed park structures and the shoreline, and based on discussions with the Planning Director, a certification of the shoreline was not deemed necessary to be as part of this application.

Ms. Susan Gagorik

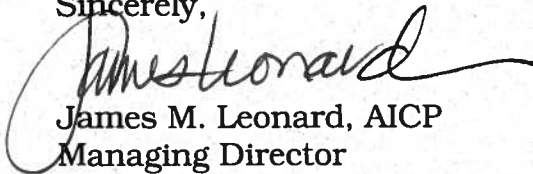
**SUBJECT: HOKULI'A MEMBERS' LODGE AND SHORELINE PARK SMA
USE PERMIT APPLICATIONS - ADDITIONAL INFORMATION
APPLICANT: OCEANSIDE 1250
NORTH AND SOUTH KONA, HAWAII
TMKS (3) 8-1-04: 03 (POR), AND (3) 7-9-12:03**

February 8, 2000

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I trust that the above fully addresses any outstanding questions related to the subject applications. However, should you have any further questions, please do not hesitate to contact either myself or Sue Keohokapu of this office.

Sincerely,



James M. Leonard, AICP
Managing Director
PBR HAWAII - Hilo

xc: B. Stuit, Oceanside 1250



LAND PLANNING
 LANDSCAPE ARCHITECTURE
 ENVIRONMENTAL STUDIES
 February 16, 2000

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PLANNING DEPT.
 COUNTY OF HAWAII

Ms. Susan Gagorik
 Planning Department
 County of Hawaii
 25 Aupuni Street
 Hilo, Hawaii 96720

**SUBJECT: HOKULI'A SHORELINE PARK
 SPECIAL MANAGEMENT AREA USE PERMIT
 BACKGROUND INFORMATION ON THE PROJECT EIS**

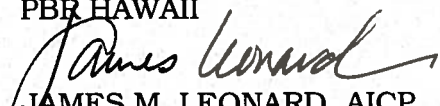
Dear Ms. Gagorik:

This is in response to your request for background information on the Environmental Impact Statement for the Villages at Hokukano (Hokuli'a), a copy of which was submitted with and referenced within the subject application.

Pursuant to Chapter 343, Hawaii Revised Statutes, and in accordance with Title 11 Chapter 200, Environmental Impact Statement Rules, the Environmental Impact Statement was prepared and processed for the Hokuli'a development (previously referred to as the Villages at Hokukano). The EIS addressed the potential environmental impacts for the overall project development, including the proposed shoreline park, which is also located within the State Conservation District. A Conservation District Use Permit (CDUP) has also been submitted concurrently with the State Department of Land and Natural Resources, a copy of which is enclosed for your reference. The Final EIS for the Villages at Hokukano was accepted by the County Planning Department on September 23, 1993, and its availability was published in the October 8, 1993 issue of the Office of Environmental Quality Control (OEQC) bulletin.

I trust that this sufficiently addresses your question. However, please do not hesitate to contact either Sue Keohokapu or myself at 961-3333 should you need any further information regarding the Hokuli'a permit applications.

Sincerely,
 PBR HAWAII


 JAMES M. LEONARD, AICP
 Managing Director - Hilo Office

Enclosure

xc: B. Stuit
 R. Humphreys

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Wm. Frank Brandt • Thomas S. Witten • R. Stan Duncan • Russell Y. J. Chung

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