

OCEANSIDE
1250

October 15, 1996

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

Subject: Annual Progress Report
Use Permit No. 115
Special Management Area Use Permit No. 345

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PLANNING DEPT
COUNTY OF HAWAII

Dear Ms. Goldstein:

I am pleased to submit the following progress report for The Villages at Hukukano. This report is to cover the status of development and the compliance with conditions of approval for Use Permit No. 115 and Special Management Area (SMA) Permit No. 345. These permits allowed for a 27-hole golf course, golf clubhouse, driving range, shoreline access and related improvements.

Since our last report, Ordinance 96-7, changing the district classification of approximately 756 acres in the makai portion of the property from Unplanned (U) to Agricultural (A-1a), became effective on January 15, 1996. Also on that date, Ordinance 96-8, which amends Ordinance 94-73, which classified the mauka area to A-1a, became effective. These amendments were to address the Mamalahoa Bypass Road and related conditions within Ordinance 96-7. Also in 1996, Oceanside 1250 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.

Since the last report, there has been no change to the status of the development other than the above mentioned regulatory actions. Work on various conditions of approval including the Public Access Plan is ongoing. We expect that all of the conditions of approval will be met within the approved time frame.

I trust the above provides an adequate description of the status of the development. However, should you require any further information or have any questions, please do not hesitate to contact me.

Sincerely,


Robert A. Stuit
Director of Planning

74-5620 A Palani Road
Suite 200
Kailua-Kona, Hawaii
96740-1625
Tel: 808-326-2966
Fax: 808-326-7713

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Stephen K. Yamashiro
Mayor



Virginia Goldstein
Director

Norman Olesen
Deputy Director

County of Hawaii

PLANNING DEPARTMENT

25 Aupuni Street, Room 109 • Hilo, Hawaii 96720-4252
(808) 961-8288 • Fax (808) 961-9615

March 18, 1996

Mr. James M. Leonard, AICP
Managing Director
PBR - Hilo Office
Hilo Lagoon Center, Suite 310
101 Aupuni Street
Hilo, HI 96720

Dear Mr. Leonard:

Annual Progress Report

Use Permit No. 115

SMA Use Permit No. 345

Applicant: Oceanside 1250

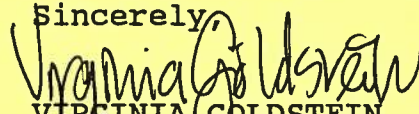
Approved Use: Construction of a 27-hole Golf Course, Golf Clubhouse, Driving Range, Shoreline Access and Related Improvements

Tax Map Key: 7-9-12:3 (Por.), 4 and 11; 8-1-4:3 (Por.)

This is to acknowledge receipt of your second annual progress report in compliance with Condition No. 19 of Use Permit No. 115 and Condition No. 15 of SMA Use Permit No. 345, which were approved by the Planning Commission effective November 5, 1993. By copy of this letter, we are forwarding your report to the Planning Commission for their information. Please be informed that your next annual progress report will be due on or before November 5, 1996.

Thank you for your cooperation in complying with the annual report requirement. Should you have any questions regarding this matter, please feel free to contact Alice Kawaha or Susan Gagorik of this department at 961-8288.

Sincerely,


VIRGINIA GOLDSTEIN
Planning Director

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xc w/ltr: Planning Commission
West Hawaii Office

Resy to 14048
MAR 20 1996



LANDSCAPE ARCHITECTURE
PLANNING
ENVIRONMENTAL STUDIES

RECEIVED
DEC 14 09 04
COUNTY PLANNING

December 11, 1995

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

**SUBJECT: ANNUAL PROGRESS REPORT
USE PERMIT (USE PERMIT NO. 115)
SPECIAL MANAGEMENT AREA USE PERMIT
(SMA USE PERMIT NO. 345)
APPLICANT: OCEANSIDE 1250
TMK'S: 8-1-4: 3 POR; 7-9-12: 3 POR
7-9-12: 04 AND 11**

Dear Ms. Goldstein:

On behalf of Oceanside 1250, we are submitting the following November 1995 annual progress report for the Villages at Hokukano. This report is to cover the status of development and compliance with conditions of approval for Use Permit No. 115 and Special Management Area (SMA) Permit No. 345. These permits allowed for a 27-hole golf course, golf clubhouse, driving range, shoreline access, and related improvements.

Since receipt of the subject permits, we submitted the 1994 status report on behalf of Oceanside 1250. Due to our oversight, however, this report was submitted in June 1995, concurrent with the anniversary of the Change of Zone Ordinance (94-73), affecting the mauka portion of the Oceanside 1250 property. As noted in the previous status report, Oceanside 1250 has applied for Change of Zone approval and a SMA Use Permit affecting the makai portion of the subject property. This requested Change of Zone is to allow for approximately 400 one- to three- acre agricultural lots and associated single family dwellings and agricultural uses, which would be developed on approximately 756 acres on the lower portion of the property, mauka of the Conservation District. Following zoning approval and meeting the conditions of approval, the applicant's land surrounding the 27-hole golf course would be subdivided into agricultural lots.

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

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Ms. Virginia Goldstein
Page 2
December 11, 1995

The Planning Commission, at their meeting of September 14, 1995, approved SMA Use Permit No. 356, allowing for portions of the subdivision within the County SMA; and provided a favorable recommendation to the County Council on the requested Change of Zone. The Change of Zone application is currently before the County Council for approval.

Since the time of the previous annual report, there has been no change to the status of development other than the above mentioned regulatory actions. Work on the Comprehensive Public Access Plan, referenced within SMA Use Permit No. 345, is currently on hold pending approval of the Archaeological Inventory Survey from the Department of Land and Natural Resources Historic Site Preservation Division.

We trust that the above provides an adequate description of the status of development. However, should you require any further information or have any questions, please do not hesitate to contact either myself (961-3333) or Mr. Dick Frye at Oceanside 1250 (326-2966).

Sincerely,



JAMES M. LEONARD, AICP
Managing Director
PBR - Hilo Office

xc: R. Frye
B. Kudo
F. Brandt
D. Hulse