



STATE OF HAWAII  
DEPARTMENT OF LAND AND NATURAL RESOURCES

P.O. BOX 621  
HONOLULU, HAWAII 96809

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

JUN 4 1996

Ref: LM-EL

Refer to: HA-95:59

The Honorable Virginia Goldstein, Director  
County of Hawaii Planning Department  
25 Aupuni Street, Room 109  
Hilo, Hawaii 96720-4252

Dear Ms. Goldstein:

Subject: Villages at Hokukano Members' Lodge developed by  
1250 Oceanside Partners, Situate at Hokukano,  
South Kona, Hawaii - Tax Map Key: 3rd/8-1-04:  
Portion of 3

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PLANNING DEPT.  
COUNTY OF HAWAII

This letter shall constitute the consent of the State of Hawaii to the filing of certain land use applications with your department related to lands situated at Hokukano, South Kona, Hawaii and identified as Tax Map Key: 3rd/8-1-04: Portion of 3. The State of Hawaii hereby authorizes and consents to the following applications being filed by the current landowner and developer, 1250 Oceanside Partners, for the Villages of Hokukano Members' Lodge:

- 1) State Land Use Petition: To amend the Agricultural Land Use District Boundary to the Urban Land Use District for approximately 14.9 acres.
- 2) General Plan Amendment: Requesting an amendment to the County of Hawaii General Plan Land Use Allocation Guide Map ("LUPAG") to redesignate approximately 25 acres from "Orchard" to "Resort".
- 3) Rezoning Application: Requesting a change to the zoning designation for approximately 14.9 acres from Agriculture (A-1a) to Resort-Hotel (V-5.0).
- 4) SMA Use Permit Application: Requesting development of a members' lodge and related improvements within the County SMA.

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Virginia Goldstein  
Villages at Hokukano  
TMK: 3rd/8-1-04: Por. 3  
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It should be noted that certain trails or roads may exist on the aforementioned property in which title is vested in the State of Hawaii. The Na Ala Hele Program of our Division of Forestry and Wildlife is presently in the process of identifying these trails and roads with 1250 Oceanside Partners. This authorization shall not be construed to further authorize 1250 Oceanside Partners and/or their agents to destroy, or in any way affect, through construction activities (or otherwise), said trails or roads until identification and a plan for preservation or disposition of those trails and/or roads have been agreed to by the parties herein.

Although the Na Ala Hele (NAH) Program does not have any concerns regarding the zoning change, please be informed that it is important to clarify the status of the Old Government Road, or alaloa, that traverses 1250 Oceanside Partners property. There has been concurrence by the NAH Big Island Advisory Council that the alaloa alignment may be located within a 200 ft. wide corridor. This concurrence is based on the understanding that further field survey is pending that will determine, with reasonable accuracy, the historic alignment of the trail. It is NAH's further understanding that development plans for the property include restoration of the trail alignment for public use, which include an interpretive application recognizing the trail's cultural significance.

Also, please be informed that there is currently litigation on the disposition of the alaloa traversing 1250 Oceanside Partners property: Charles J. Villa, Jr. et. al vs. the County of Hawaii, et al., Civil No. 94-169K, Third Circuit Court, Villages at Hokukano. As this litigation has not rendered a final disposition on the location of the trail, development maps illustrating the alaloa location may be subject to change.

Should you have any questions regarding the foregoing, please call Eric Leong of our Land Division staff in Honolulu at (808) 587-0423.

Aloha,

  
MICHAEL D. WILSON

cc: Hawaii Land Board Member  
Hawaii District Land Office  
Land Division Administrator  
PBR Hawaii-Attn: David Hulse