

JOHN WAIHEE
GOVERNOR OF HAWAII



RECEIVED
STATE OF HAWAII

DEPARTMENT OF LAND AND NATURAL RESOURCES
DIVISION OF LAND MANAGEMENT
P.O. BOX 621

HONOLULU, HAWAII 96809

OFC. OF ENVIRONMENTAL QUALITY CONTROL
November 14, 1990

AQUACULTURE DEVELOPMENT
PROGRAM
AQUATIC RESOURCES
CONSERVATION AND
ENVIRONMENTAL AFFAIRS
CONSERVATION AND
RESOURCES ENFORCEMENT
CONVEYANCES
FORESTRY AND WILDLIFE
HISTORIC PRESERVATION
LAND MANAGEMENT
STATE PARKS
WATER RESOURCE MANAGEMENT

Ref: LM-HC

MEMORANDUM

TO: Dr. Bruce Anderson, Acting Director
Office of Environmental Quality Control
465 So. King Street, Rm. 104
Honolulu, Hawaii

FROM: W. Mason Young, Administrator
Department of Land and Natural Resources
Land Management Division

RE: Request For Publication Of Negative Declaration
For Awakee

Please publish notice of attached Negative Declaration regarding Awakee Exchange in your November 23, 1990, bulletin.

Should there be any questions, please call Howard Ching at 548-6463.

Thank you for your cooperation in this.

Handwritten signature of W. Mason Young in cursive script.
W. Mason Young

Attachments

1990-11-23 - Awake's / Maniniowali land exchange
 HA-PBA

DOCUMENT FOR PUBLICATION IN THE OEQC BULLETIN

DATE: December 6, 1989 SUBMITTED BY: Department of Land and Natural Resources

THE DOCUMENT IS A (CHECK ALL THAT APPLY): BE SURE TO ATTACH 4 COPIES

| | | | |
|-----------------------|-------------------------------------|------------------------|-------------------------------------|
| CHAPTER 205A DOCUMENT | <input type="checkbox"/> | NEGATIVE DECLARATION | <input checked="" type="checkbox"/> |
| CHAPTER 343 DOCUMENT | <input checked="" type="checkbox"/> | EIS PREPARATION NOTICE | <input type="checkbox"/> |
| NEPA DOCUMENT | <input type="checkbox"/> | DRAFT EIS | <input type="checkbox"/> |
| | | FINAL EIS | <input type="checkbox"/> |
| | | ACCEPTANCE NOTICE | <input type="checkbox"/> |
| | | FONSI | <input type="checkbox"/> |

IS THE DOCUMENT A SUPPLEMENTAL EIS? YES NO

TITLE OF PROPOSED ACTION OR PROJECT: Land Exchange Involving State Land, Lands Situated at Maniniowali and Awakee, North Kona, Hawaii, TMK:7-2-04:3 and por.17

LOCATION: ISLAND Hawaii DISTRICT North Kona
 ATTACH PROJECT LOCATION MAP(S)

TYPE OF ACTION (CHECK ONE): APPLICANT AGENCY

NAME OF PROPOSING APPLICANT OR AGENCY: Kahala Capital Corporation
 NAME OF CONTACT: Tom Fortin
 ADDRESS: 75-5751 Kuakini Highway, Suite 201
 CITY: Kailua-Kona STATE: Hawaii ZIP CODE: 96740
 PHONE: (808) 326-1333 or ()

NAME OF PREPARER OR CONSULTANT: Helber Hastert & Kimura, Planners
 NAME OF CONTACT: Mark Hastert
 ADDRESS: 733 Bishop Street, Suite 2590
 CITY: Honolulu STATE: Hawaii ZIP CODE: 96813
 PHONE: (808) 545-2055 or ()

ACCEPTING AUTHORITY: Department of Land and Natural Resources

| | | | |
|--------------------------------|------------------|-----------------------------------|------------------|
| ESTIMATED PROJECT COST: | | DOCUMENT PREPARATION COST: | |
| FEDERAL FUNDS | \$ <u>-0-</u> | NEG DEC/EA | \$ <u> </u> |
| STATE FUNDS | \$ <u>-0-</u> | DRAFT EIS | \$ <u> </u> |
| COUNTY FUNDS | \$ <u>-0-</u> | FINAL EIS | \$ <u> </u> |
| PRIVATE FUNDS | \$ <u>75,000</u> | SUP DRAFT EIS | \$ <u> </u> |
| TOTAL | \$ <u>75,000</u> | SUP FINAL EIS | \$ <u> </u> |
| | | TOTAL | \$ <u> </u> |

EA TRIGGER (CHECK ALL THAT APPLY):

- USE OF STATE OR COUNTY LANDS OR FUNDS
- USE OF CONSERVATION DISTRICT LANDS
- USE OF SHORELINE SETBACK AREA
- USE OF HISTORIC SITE OR DISTRICT
- USE OF LANDS IN THE WAIKIKI SPECIAL DISTRICT

- USE REQUIRING AN AMENDMENT TO A COUNTY GENERAL PLAN
- USE REQUIRING THE RECLASSIFICATION OF CONSERVATION LANDS
- CONSTRUCTION OR MODIFICATION OF HELICOPTER FACILITIES
- OTHER _____

BRIEF DESCRIPTION OF THE PROPOSED ACTION OR PROJECT WHICH WILL BE PUBLISHED IN THE OEQC BULLETIN (LIMIT OF 500 WORDS OR LESS): _____

(See attached)

(CONTINUE ON ANOTHER SHEET IF NECESSARY)

TAX MAP KEY(S): 7-2-04:3 _____

7-2-04:por.17 _____

TOTAL ACREAGE: 7-2-04:3 (349.05 acres); 7-2-04:por.17 (approx. 544 acres)

FOR OEQC USE ONLY

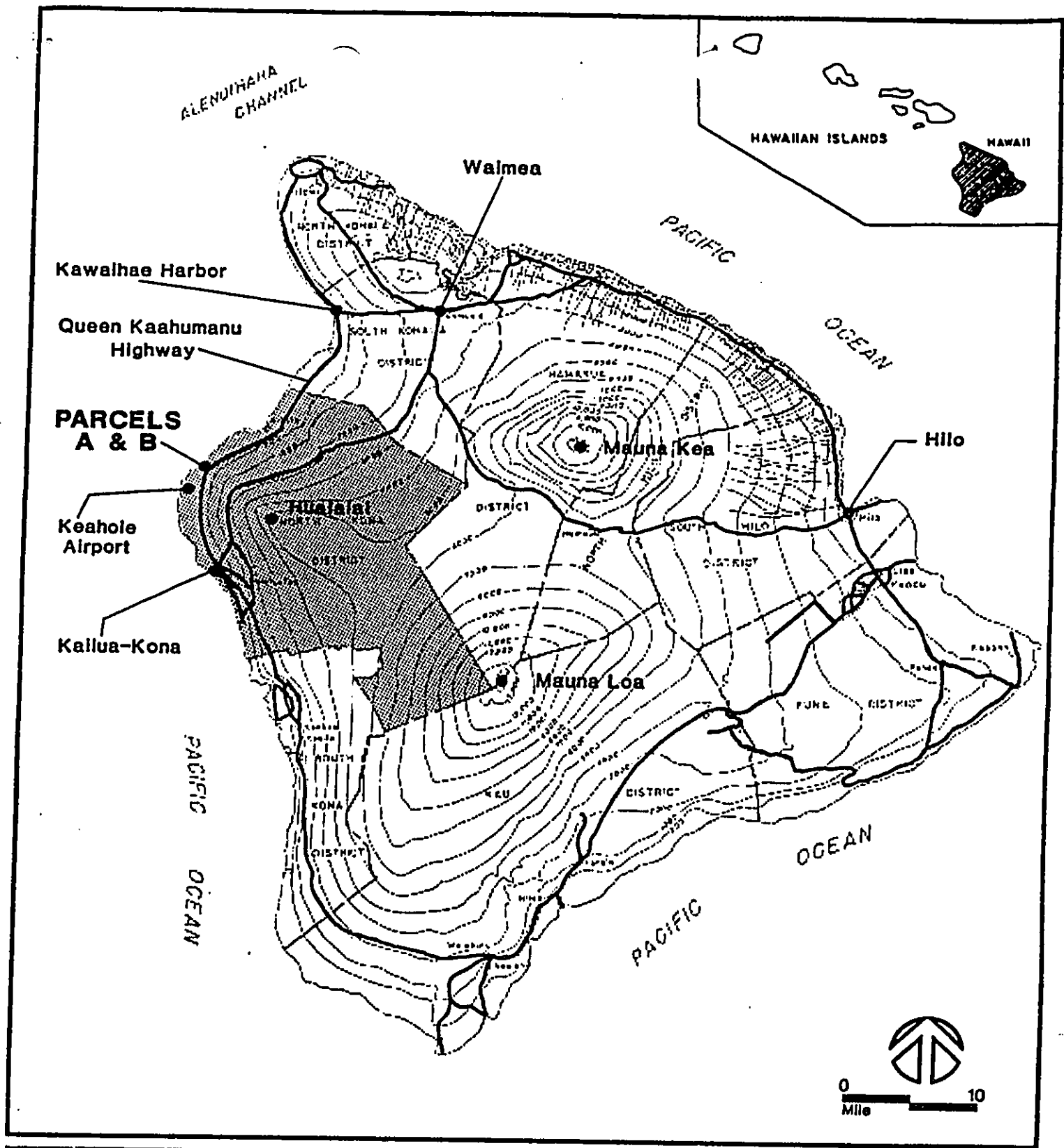
DATE OF SUBMISSION:
 DATE OF PUBLICATION:
 LAST DAY FOR CONSULTED PARTY REQUEST:
 COMMENT PERIOD ENDS:
 ACCEPTANCE DATE:
 PUBLICATION DATE OF ACCEPTANCE:

OEQC # _____
 PLANNER: _____

OEQC FORM 89-01 (2/84)
 PAGE 2 OF 2

Kahala Capital Corporation, the applicant, requests that the Board of Land and Natural Resources approve the exchange of lands in North Kona, County of Hawaii, between the State of Hawaii and Long & Malone, Ltd.. The exchange involves approximately 544 acres of land in the Maniniowali Ahupua'a (owned by the State of Hawaii) for 349.05 acres in the Awake'e Ahupua'a (owned by Long & Malone, Ltd.). The exact exchange is contingent upon completion of a registered survey and a real estate appraisal, and would be subject to the conditions set forth in the Board's approval.

The parcel owned by Long & Malone, Ltd., has been proposed for resort development. Implementation of the Awake'e Resort master plan (and any revised land use plan) is contingent upon obtaining the required governmental approvals. In December 1987, the County of Hawaii adopted a General Plan amendment which allows for resort development at Awake'e. As part of the General Plan amendment application process, an Environmental Impact Statement (EIS), prepared pursuant to Chapter 343, HRS, was accepted by the County of Hawaii. A petition for State Land Use redistricting (Docket No. A88-621) was withdrawn by the applicant in 1988. The primary basis for the withdrawal was the concerns raised by the Department of Business and Economic Development (DBED) which included the following: the increase of additional lands for resort use outside of currently designated resort destination nodes; the Conservation District designation of the petition area and adjacent properties is appropriate and should be retained; and the potential impact of resort development on adjacent Makalawena would cause significant adverse impacts on coastal resources. Since it appeared that the main basis for concern was the location of the proposed resort, an alternative was proposed whereby the applicant would seek an exchange of land, and then a relocation of the resort proposal to mitigate DBED's concerns.

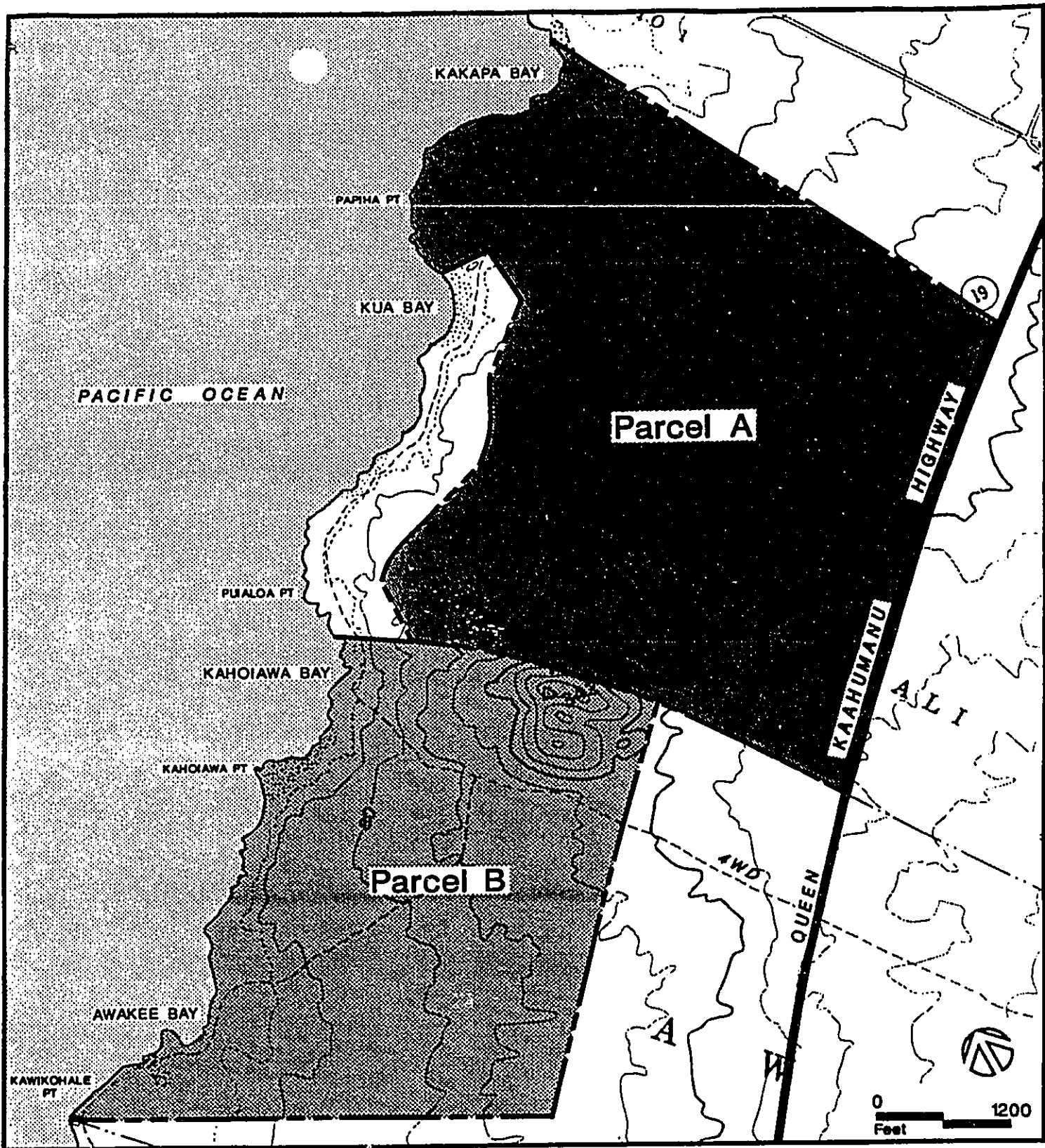


Regional Map

Figure: 1

MANINIOWALI/AWAKEE LAND EXCHANGE

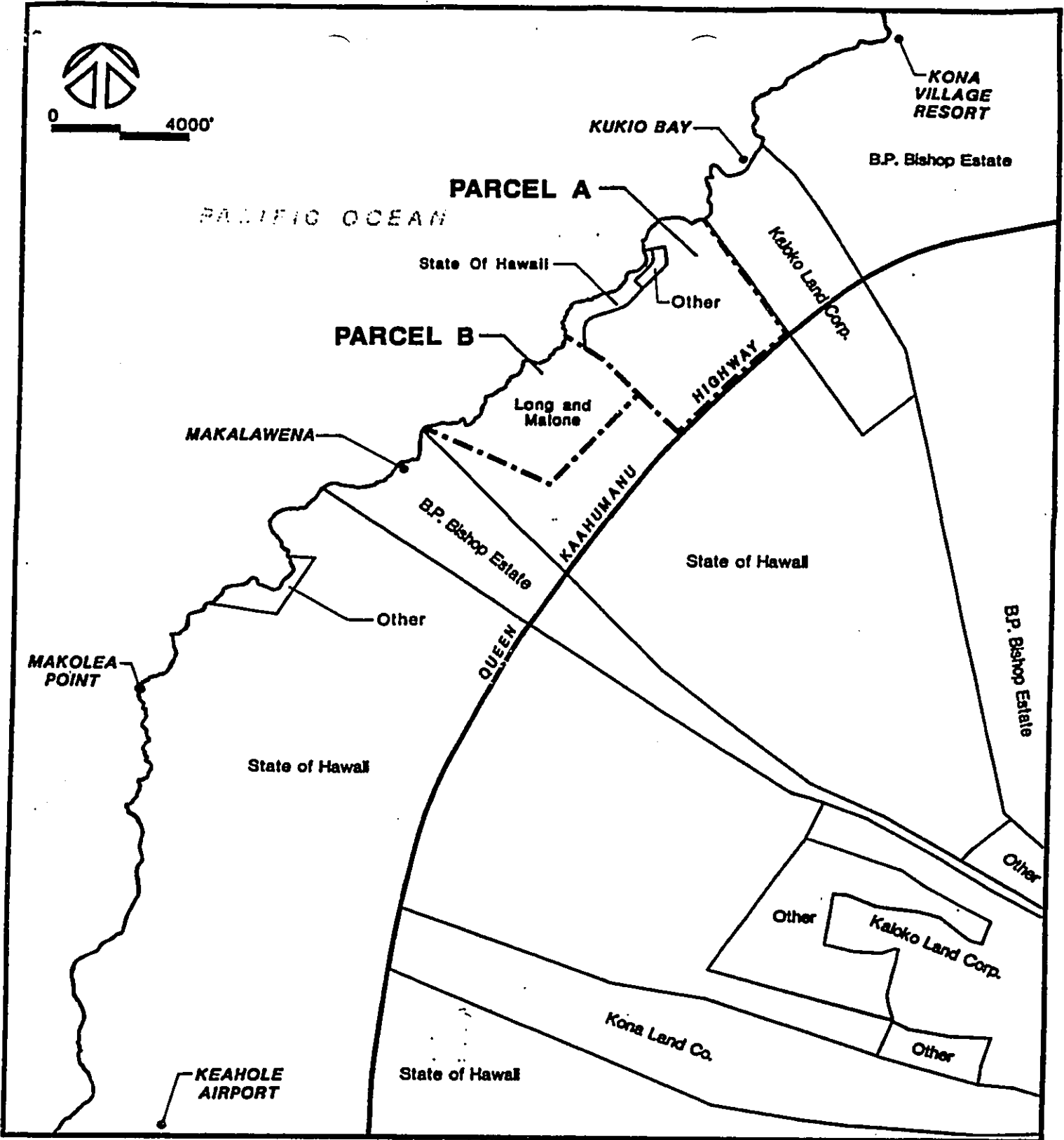
HELBER, HASTERT & KIMURA PLANNERS
GOVERNOR CENTER - 7TH FLOOR - 730 BISHOP STREET - SUITE 2000
HONOLULU, HAWAII 96813 - TELEPHONE: (808) 548-2000



Exchange Parcels Location Map
 MANINIOWALI/AWAKEE LAND EXCHANGE

Figure: 2

HELBER, HASTERT & KIMURA PLANNERS
 GOVERNOR CENTER - PO BOX 6 - 730 BIRCH STREET - SUITE 2000
 MOHOLAULI, HAWAII 96713 • TELEPHONE: (808) 945-3995



Land Ownership **Figure: 3**

MANINIOWALI/AWAKEE LAND EXCHANGE

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 HONOLULU, HAWAII 96813 • TELEPHONE: (808) 546-3888