See LUC Library:

The Kohala Coast Resort Regional/
Island of Hawaii

A67-166 - OLOHANA CORPORATION (South Kohala)

Highway Hearings Slated

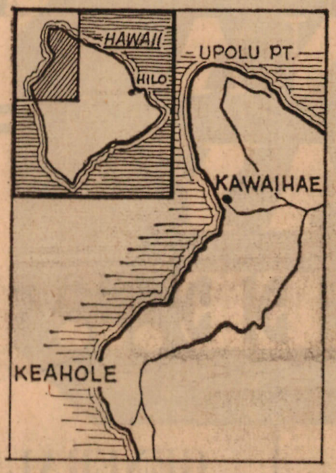
Advertiser 5/3/68

By DOUGLAS BOSWELL
Advertiser Government Writer

State highway officials said yesterday they will hold hearings this summer on a $7 million highway expected to provide a new dimension to the State's tourist industry.

The new road will spur economic development of thousands of acres of coastal and beach lands between Kawaihae and Keahole, in the South Kohala and North Kona areas of the Big Island.

Highway officials say hearings will be held in June or July on the road alignment, stretching for 25 miles along a remote coastline which has beaches equal to Waikiki.



Construction plans are being rushed by the State in an effort to build the road by late 1970 or early 1971.

E. Alvey Wright, deputy director of the State Department of Transportation, said the new highway may be completed in conjunction with completion of a new jet airport at Keahole, north of the present Kailua - Kona airport.

Highway planners say the alignment of the new road has not yet been definitely set, but that it will cross the coastal slopes less than a mile from the shoreline.

Costs are expected to exceed $300,000 a mile for a two-lane highway, in a right-of-way capable of expansion to six lanes in the future.

A second highway segment, from Kailua - Kona to the new airport site at Keahole, is expected to be under construction this year at a cost of $1,500,000.

The two segments will link the Kailua - Kona and Keauhou resort areas in the Kona districts with the Hapuna Beach tourist destination resort dominated by the Mauna Kea Beach Hotel near Kawaihae.

Gov. John A. Burns has said the highway will open thousands of acres in a remote region for development of hotels and resort facilities.

April 16, 1968

Mr. Curtis Carlsmith, Attorney
City Bank Building
P. O. Box 656
Honolulu, Hawaii

Dear Mr. Carlsmith:

The petition by the Olohana Corporation (A67-166) to amend the land use district boundaries from an Agricultural District into an Urban District at Kawaihae, Hawaii, identifiable by Tax Map Keys 6-2-02: portion of 6, and 6-2-01: portions of 23, 40, 60, 64, was approved by the Land Use Commission at its meeting on April 11, 1968.

Very truly yours,

RAMON DURAN
Executive Officer

Encl.
cc: Dept. of Taxation
Dept. of Land & Nat. Res.
Hawaii Planning Commission

STATE OF HAWAII

LAND USE COMMISSION

425 Acs +

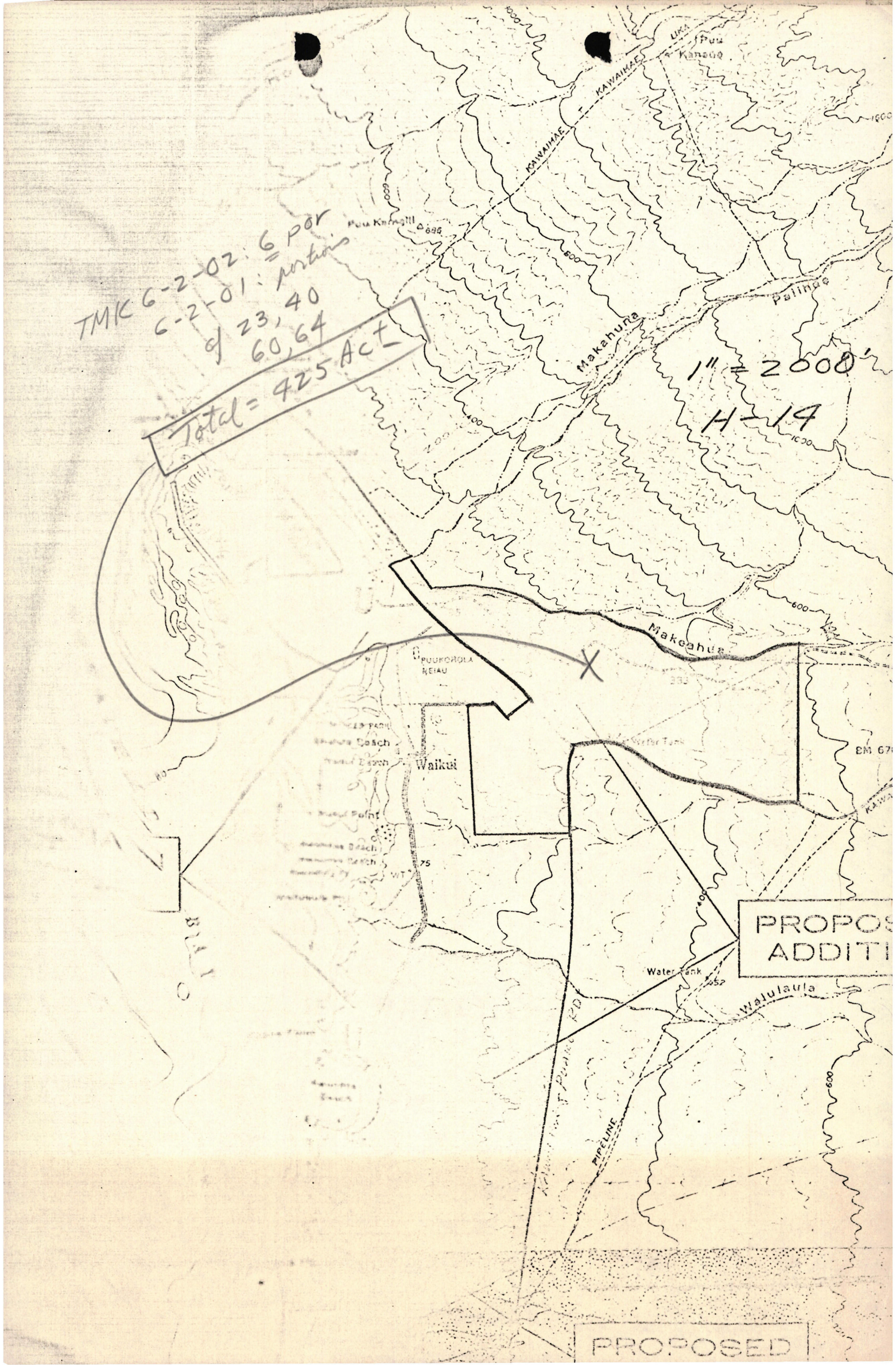
VOTE RECORD

ITEM A67-166 - Olohana Corporation DATE April 11, 1968

PLACE Hale Halawai Cultural Center TIME 3:00 P.M.

NAME	YES	NO	ABSTAIN	ABSENT
S CHOI, WILBERT	✓			
NAPIER, ALEXANDER	✓			
MARK, SHELLEY	✓			
AM FERRY, JIM	✓			
INABA, GORO	✓			
WUNG, LESLIE	✓			
NISHIMURA, SHIRO	✓			
MURAKAMI, KEIGO	✓			
BURNS, C. E. S.	✓			

COMMENTS: approved staff rec.
carried


TMK 6-2-02: 6 por
6-2-01: portions
of 23, 40
60, 64
Total = 425 Ac±
1" = 2000'
H-14
Puu Kanaue
KAWAIHAE
Puu Kamgili
Makahuna
Palihue
Makeahua
PUUKOHOLA
NEIAU
Waikui
Water Tank
Walulaula
PIPELINE
PROPOS
ADDITI
PROPOSED

STATE OF HAWAII
LAND USE COMMISSION

MEMORANDUM

April 11, 1968

TO: LAND USE COMMISSION

FROM: STAFF

SUBJECT: A67-166 - OLOHANA CORPORATION

In accordance with the provisions set forth in Section 98H-4, RLH 1955, as amended, a public hearing was duly held on January 12, 1968 on this petition submitted by Olohana Corporation to reclassify approximately 840 acres situated at Kawaihae, Hawaii from Agricultural to Urban.

The staff recommended approval of the petition since it does not contribute to scattered urban developments, conforms to the General Plans of the County and the State, and the land is unsuited for agricultural use. The recommendation of the County Planning Commission, which was not received until the day of the hearing, was for approval of the request and is based on the following:

1. It conforms to the County General Plan.
2. The agricultural designation is incompatible with existing resort developments and the proposed expansion and the land is not conducive to agricultural use.
3. Current trends such as direct mainland flights, Kailua to Kawaihae Highway, population increases, show that more urban lands are needed to support the developments in the area.
4. Approval would allow the proper coordination of overall planning between the developers and the County.

At the hearing, Mr. Robert Sanford, Jr., counsel for Dillingham Corporation requested that:

1. The Commission not consider the petitioner's request to redistrict the parcel owned by Mr. Smart since negotiations have not been finalized.

2. Regarding the Queen's Hospital parcel, the legal description contained in the body of the petition should control, since there is a discrepancy between it and the map submitted as an exhibit.

This request has since been confirmed by Mr. Sanford in writing.

Mr. Gordon Uyeda of the Dillingham Corporation staff presented a detailed account of the development plan. He noted that the need for employee housing is pressing since there are now about 350 employees at the Mauna Kea Beach Hotel.

A letter endorsing the request by Olohana Corporation to redistrict lands owned by the Queen's Hospital has been received from the Queen's Hospital Corporation.

Therefore, with the deletion of Richard Smart's property as requested by Mr. Sanford, it is recommended that only that portion of the Queen's Hospital lands described in the body of the petition, totalling approximately 425 acres, be approved.

April 3, 1968

Mr. Curtis Carlsmith, Attorney
City Bank Building
P. O. Box 656
Honolulu, Hawaii

Dear Mr. Carlsmith:

This is to advise you that the Land Use Commission has scheduled a meeting on April 11, 1968 at 3:00 p.m. at the Hale Halawai Cultural Center, Kailua, Kona, Hawaii, at which time 8 or more members of the Commission will be present.

On or about that time, a decision on the petition by Olohana Corporation will be rendered. Please feel free to attend the meeting, should you wish to do so.

Very truly yours,

RAMON DURAN
Executive Officer

2375

OLOHANA CORPORATION
1402 KAPIOLANI BOULEVARD
KENROCK BUILDING
HONOLULU, HAWAII 96814

April 2, 1968

RECEIVED
APR 3 1968
State of Hawaii
LAND USE COMMISSION

Mr. Ramon Duran
Land Use Commission
426 Queen Street
Honolulu, Hawaii 96813

Dear Mr. Duran:

Pursuant to your letter of March 28, 1968, this is to confirm the corporation's agreement to extend the time in which the Land Use Commission must render a decision on our petition for Amendment to Land Use Commission District Boundaries (No. A67-166) filed on September 22, 1967. We understand that this extension is to June 15, 1968.

As you are aware, we are most anxious to commence construction of village housing at Kawaihae to alleviate the very pressing needs that exist there. Therefore, the Commission's earliest consideration of this matter would be greatly appreciated.

Sincerely,

OLOHANA CORPORATION

James C. Faries

James C. Faries

March 28, 1968

Mr. Curtis Carlsmith, Attorney
City Bank Building
P. O. Box 656
Honolulu, Hawaii

Dear Mr. Carlsmith:

Pursuant to our telephone conversation, the Land Use Commission has scheduled a meeting in Kona on April 5, 1968. The period prescribed for action on the petition by Olohana Corporation by the Commission will expire on April 12, 1968. The affirmative vote of at least 6 members is required for the approval of a boundary change petition. Since 3 of our 9 members will not be available, we believe it is in the best interest of your petition, as well as the judicious administration of the Land Use Law, that this action be delayed.

We would appreciate a letter confirming your agreement to an extension of approximately 60 days for action on your petition until June 15, 1968. Meanwhile we will try to schedule a meeting as soon as it is reasonably possible to arrange for at least 8 Commissioners to be present at a meeting.

We will advise you of the meeting date when a decision on your application will be rendered. Thank you for your cooperation.

Very truly yours,

RAMON DURAN
Executive Officer

Dilrock's Rezoning Request Deferred

The County Planning Commission deferred a rezoning request by Dilrock for some 130-unit residential housing development in Kawaihae area.

A joint venture between Dillingham Corporation and Laurance S. rockefeller, Dilrock requested a 33-acre parcel of agricultural land be rezoned to a multiple family district.

It will be a condominium cluster type of housing development, according to the developer.

The parcel is located mauka of Kawaihae Harbor along the existing highway to Waimea and will consist of two building lots of approximately 18 acres and 13 acres, divided by a street.

The parcel is the first increment of Dilrock's proposed high density residential district with full community facilities and services.

A total of 71 buildings are planned on the site: 55 single family dwellings, nine duplex (18 units) and seven apartments (57 units).

The purpose of the housing development is to provide single and multiple family units for employes of the existing resort hotel, future hotels in the Kohala coastal resort region and for general regional need.

Harry Jefferson, Dilrock's general manager, said each unit will cost between $15,000 to $25,000.

Appearing at the Planning Commission meeting Friday, Jefferson said Dilrock plans to complete the housing project in September, or before the end of the year.

The Commission's decision was based on the fact that the State Land Use Commission had not changed the present classification of an agricultural district to an urban district.

The developer has requested the Land Use Commission to the change the land classification to an urban district. No decision has been made by the Land Commission.

Dilrock's request for a change of zoning came to the Commission through Olohana Corportation, which has exclusive rights to develop the property under a development agreement with Queen's Hospital, owner of the property.

Olohana, however, will assign its rights to Dilrock under the agreement.

Tribune Herald - 3/17/68

232

DILLINGHAM CORPORATION

Box 3468 · Honolulu, Hawaii 96801 · Cable: DILCO

January 15, 1968

RECEIVED
JAN 18 1968
State of Hawaii
LAND USE COMMISSION

Mr. Raymond Durand
Land Use Commission
Honolulu, Hawaii

Re: A67-166 Olohana Corporation

Dear Mr. Durand:

To avoid any misunderstanding on the point, this letter will serve to re-emphasize two changes effecting the petition in this matter.

First, because negotiations with Richard Smart have not been finalized we regretfully have to postpone any consideration by the Commission of the redistricting of that parcel.

Second, there is a discrepancy between the legal description of the Queen's Hospital parcel as set forth in the petition and as it appears on the map attached as an exhibit to the petition. The legal description set forth in the body of the petition should control.

Very truly yours,

Robert N. Sanford, Jr.

Robert N. Sanford, Jr.
Counsel

RNS:ah

COUNTY OF HAWAII

COUNTY PLANNING COMMISSION

RECEIVED
JAN/2/1968
State of Hawaii
LAND USE COMMISSION

Applicant Olohana Corporation
Date petition received by Planning Commission September 27, 1967
Date of Planning Commission Meeting October 20, 1967
Date petition and recommendations forwarded to LUC October 24, 1967

AMENDMENT OF ZONE DISTRICT BOUNDARY

The County Planning Commission of the County of Hawaii pursuant to consideration required by the provisions of Act 204, SLH 1963, hereby transmit the petition, comments, and recommendations of the above request for amendment of zone district boundary of the following described property:

TMK: 6-2-02:2, 3, and a portion of 6

6-2-01: portions of 40, 60, 64, 23, 61

from its present classification in a(n) agricultural district into a(n) urban district.

The Commission decided to recommend: approval of this request

on the basis of the following findings:

1. Proposed change conforms with the County General Plan of the area (as adopted by the Board of Supervisors in May, 1967, as Ordinance 69).

2. Present agricultural designation of subject land is now incompatible with the urban use of directly adjacent resort hotel development (Mauna Kea Beach Hotel). Soil classification according to the Land Study Bureau, University of Hawaii, is E-93, which means it is poorly suited for agriculture. Further, the soil is rocky, unsuited for machine cultivation, and the area is arid. Therefore, subject area is not conducive to extensive agricultural use. The continuing expansion is evidenced by a 75% anticipated increase in hotel units at Mauna Kea Beach Hotel. Hotel now has 154 rooms. Addition calls for 102 more.

3. Current development trends such as direct mainland flights, anticipated Kawaihae-Kailua shoreline highway, increase in population and general feeling of optimism show the need of additional urban-designated land to support the present and proposed resort development of the Kawaihae-Puako area.

   The immediate need is for construction of employee housing (multiple and single) and related service-oriented facilities. Development of areas adjoining the golf course calls for single residential units.

4. Change to Urban designation at this time will allow the proper coordination of overall plans by the developer with the County Planning Commission to accomplish the goals of the General Plan for the area.

(Signed) _____
Director, County Planning Commission

Encl: Amendment to General Plan
Kawaihae - Puako

STATE OF HAWAII
LAND USE COMMISSION

Minutes of Meeting

Hale Halawai Cultural Center
Kona, Hawaii

January 12, 1968 - 1:00 p.m.

Commissioners Present: C. E. S. Burns, Chairman
Wilbert Choi
Jim Ferry
Goro Inaba
Leslie Wung
Shiro Nishimura
Keigo Murakami

Commissioner Absent: Shelley Mark

Staff Present: Ramon Duran, Executive Officer
Ah Sung Leong, Planner III
Roy Takeyama, Legal Counsel
George Pai, Attorney General's Office
Dora Horikawa, Stenographer

Persons planning to testify before the Commission were sworn in by Chairman Burns.

HEARING

PETITION BY OLOHANA CORPORATION (A67-166) TO RECLASSIFY APPROXIMATELY 840 ACRES FROM THE AGRICULTURAL DISTRICT TO THE URBAN DISTRICT AT KAWAIHAE, HAWAII

A recommendation to approve the petition was presented by Mr. Duran in the staff report, on the basis that the request did not contribute toward scattered urban developments, conformed to the General Plans of the County and of the State of Hawaii, and the area was not suited for any agricultural pursuit.

Mr. Duran advised that staff was in receipt of a letter from the Queen's Hospital, owners of portions of the petitioned area, endorsing and concurring with petitioner's request for the reclassification. However, the signature of Richard Smart, owner of a portion of the area petitioned, supporting the request has not been received.

It was pointed out that since approximately two-thirds of the 400 acres owned by Mr. Smart were presently in golf course use, about 150 acres would be available for residential development.

It was Mr. Duran's understanding that adequate water was available in the Kawaihae District.

Mr. Philip Yoshimura, Deputy Planning Director of the Hawaii County Planning Commission, submitted that the County's recommendation for approval of the petition was based on the same reasons that were presented by the Executive Officer in the staff report.

Although the subject area was zoned in the Agricultural District, none of it was presently being used for agricultural purposes, Mr. Duran commented.

Mr. Robert Sanford, Attorney with Dillingham Corporation, explained that the Dillingham Corporation and Rockefeller had formed a joint venture to develop the property under petition. Two points for clarification were presented as follows:

1. Since negotiations have not been finalized for the Richard Smart property, petitioners request that only the Queen's Hospital parcel be considered under this petition.

2. There is a discrepancy between the legal description and the map that was attached as an exhibit of the Queen's Hospital property. The boundary line as shown on the map is in error, and the legal description of the property describes the accurate boundary.

Mr. Gordon Uyeda of the Dillingham Corporation elaborated on the Dilrock project as follows:

1. A hotel is being contemplated in the Hapuna area.

2. Houselots which are indicated in yellow on the map, approximately ½ acre in size, will be designed in a cluster-type fashion.

3. The plans called for at least two golf courses.

4. The brown areas on the map indicated condominium or apartment-hotel type development, with residential development in the mauka area.

5. The hotel being contemplated is presently under engineering and working drawings. Approximately 300 rooms are envisioned initially, with possibly 500 additional rooms. The design will be architecturally similar to the Mauna Kea Hotel.

6. The approximately 460 acres involved under the petition were broken down as follows:

a.	Housing Area	- 250 acres
b.	Civic Center	- 90 "
c.	Industrial Area	- 120 "
		460 "

Mr. Uyeda emphasized that the need for employee housing was a very pressing one in the Kawaihae area with approximately 350 people presently employed by the Mauna Kea Hotel and a substantial increase anticipated upon completion of the Hapuna Hotel within the next 1½ years. Their present studies indicate a price range from $15,000 to $25,000 for these 2-3 bedroom pre-fabricated type homes. The possibility of rental units was also being explored to accommodate those who would be unable to afford these homes. Employees have expressed a great preference for housing in the vicinity of the hotels to eliminate the daily drudgery of traveling great distances to their work sites.

The Civic Center will include a post office, security and police forces and recreational center for employees.

The Industrial area will be used primarily for light industrial purposes such as a central laundry and dry-cleaning facility. Only 65% of the 120 acres in this area will be usable because of the terrain, gulleys, etc.

Mr. Uyeda advised that there had been no determination made as to the number of homes which could be built in the residential area.

Commissioner Ferry requested petitioner to clarify the relationship between the Dillingham Corporation and the Olohana Corporation.

Mr. Sanford replied that the original lease was taken in Mr. Rockefeller's name who subsequently turned it over to Olohana Corporation, a wholly-owned company of Mr. Rockefeller. Upon Mr. Rockefeller's request, the Dillingham Corporation reviewed the project, found it to be a reasonable and workable development and entered into an agreement with Olohana Corporation, from which evolved the Dilrock Company. The property has not been completely transferred to the Dilrock Company due to the tax consequences.

On the subject of water availability in the area, Commissioner Ferry elaborated that presently there was a serving capacity of approximately 1,000,000 gallons daily with the daily usage about 700,000 to 750,000 gallons. The Board of Land and Natural Resources has just authorized construction of a 50,000,000 gallon reservoir which should increase the system's capacity by some 2,000,000 gallons and should take effect sometime in 1969. Ultimately, with the dam being constructed mauka, the system's capacity will increase to about 6-7,000,000 gallons. Although the timetable for this is scheduled around 1975, with additional outside assistance and the cooperative effort by the adjoining landowners, it is conceivable that this timetable can be moved up by at least 3 years.

Mr. Uyeda commented that they have investigated the possibility of utilizing the effluence from the sewers for irrigation and maintenance of the golf course, thereby conserving the fresh water.

Since there was no further testimony, the hearing was closed.

STATE OF HAWAII
LAND USE COMMISSION

Hale Halawai Cultural Center
Kona, Hawaii

January 12, 1968
1:00 P. M.

A67-114
251

STAFF REPORT

A67-166 - OLOHANA CORPORATION

The petitioner has requested a reclassification of approximately 840 acres from the Agricultural District to the Urban District, TMK 6-2-01 and 02, Kawaihae, Island of Hawaii.

Background

There are two areas involved in this request to expand the existing Urban District surrounding Kawaihae Bay. One area containing approximately 425 acres is located mauka of Kawaihae Harbor along the existing highway to Kamuela. The second area extends mauka of the Mauna Kea Beach Hotel to Kawaihae-Puako Road and includes substantial portions of the existing Mauna Kea Golf Course.

The mauka section of the first area is intended to provide low-cost housing for employees of existing and proposed resort facilities. The lower section is intended for specialized light industrial purposes. The section on the Hapuna side of Kawaihae Highway would be used for multiple family dwellings and a civic and recreation area. This entire area is vacant and unused.

The latter vacant area above Mauna Kea Hotel would be used for single-family residential home sites on an acre or more of land per unit surrounding the golf course.

The development plan of this area will be implemented by a joint venture agreement known as Dilrock Company, a team of Dillingham Corporation and Laurence S. Rockefeller. However, portions of the petitioned area are also

owned by Queen's Hospital and Richard Smart, and endorsements to rezone their lands are necessary.

The total plan for the area prepared by Belt Collins and Associates, Ltd., has been adopted by the County of Hawaii as the General Land Use Plan for the Kohala Coast Resort Region. The State General Plan also proposes Kawaihae as a new resort-residential community.

Construction for the employee housing area according to the petitioner will be initiated immediately, as will an extension to the existing Mauna Kea Beach Hotel and the construction of a new hotel at Hapuna Bay.

Water is available in the area and a water tank is located along the Kawaihae Road slightly mauka of the proposed employee residential area.

Rainfall at the 50 foot elevation reaches an annual maximum of 9.1 inches. Median annual rainfall is 6.6 inches.

The elevations of the area along Kawaihae Road range from approximately 50 feet to 600 feet, and the area above the hotel range from 50 to about 200 feet.

The Land Study Bureau's Detailed Land Classification prepared in 1965 designates the entire area as "very poor suitability" for overall agricultural use. The soil is rocky, very well-drained, slopes range generally below 20%, terrain is undulating and unsuited for machine tillage.

County Recommendation

To date the LUC staff has not received any recommendation from the Hawaii County Planning Commission.

Analysis

Population of the South Kohala District remained relatively constant between 1950 and 1960, increasing from 1,505 to only 1,538 according to the Census Bulletin. However, between 1960 and 1965, the population increased

by 43.4% to 2,205 according to estimates by the Research Planning and Statistics office.

Employee housing in Kawaihae is non-existent. There is a need for this type of housing at the present time and this need will increase in the near future with the completion of additional hotel rooms in the area.

The need for the proposed 174-acre specialized light industrial area is somewhat questionable. Developers envision oceanic, geologic, astronomic and other scientific research as unique industrial uses within the area. Also, there is a possibility of a transportation terminal and a heliport in the industrial area. Obviously, some of the area will be needed for service industries for the developing community. However, it should be noted that there are presently over 200 vacant acres within the existing urban area surrounding Kawaihae Harbor intended for industrial development.

The area in question is in close proximity to employment centers. Water is available and streets and sewers would have to be provided by the developers within the residential areas. The topography is satisfactory and the area is free from danger of floods. Park and playground area is adequate but Kamuela schools, approximately 9 miles distance, will have to be utilized until the community population can justify construction of new schools within the area.

Recommendation

Since this request does not contribute toward scattered urban developments, conforms to the General Plans of the County and of the State of Hawaii, and the area is not suited for any agricultural pursuit, it is recommended that the petition be approved.

2320

RECEIVED
JAN 11 196
State of Hawaii
LAND USE COMMISSION

State Land Use Commission
426 Queen Street
Honolulu, Hawaii

Re: Statement for Requesting Boundary Change: Petition for Land Use Change - Consent to Relief Requested

Gentlemen:

Reference is made to the following: (1) Statement for Requesting Boundary Change dated September 22, 1967, and addressed to you by Olohana Corporation; (2) Amendment of Zone District Boundary, County of Hawaii, County Planning Commission, dated October 20, 1967, recommending approval of the foregoing request, and (3) Documents, exhibits and inclusions attached to and incorporated in the foregoing Statement and Amendment.

The Statement, described in (1), included a description of the lands in issue as part of the documentation and exhibits attached to the Statement. The undersigned's interest in the real property so described in those documents and exhibits is shown on the attached maps.

The undersigned hereby acknowledges the filing of the above-described Statement for Requesting Boundary Change, ratifies and approves in all respects the representations made in the Statement (including the documentation and exhibits attached thereto) and hereby consents to the following: (1) the filing of the Statement by Olohana Corporation on behalf of the undersigned; (2) the inclusion of the undersigned's interests in the real property with respect to which the Statement was filed as part of the real property for which the applicant is made, and (3) the granting by the State Land Use Commission (and by the County of Hawaii, County Planning Commission) of the relief and requests made in the Statement with respect to undersigned's property interests.

Very truly yours,

QUEEN'S HOSPITAL CORPORATION

By _____
Its President

By _____
Its Secretary

OLOHANA CORPORATION
1402 KAPIOLANI BOULEVARD
KENROCK BUILDING
HONOLULU, HAWAII 96814

September 22, 1967

State Land Use Commission
426 Queen Street
Honolulu, Hawaii

STATEMENT FOR REQUESTING BOUNDARY CHANGE

Gentlemen:

The request before you is for the reclassification of approximately 840 acres from Agricultural to Urban use.

Certain of the lands which have previously been classified Urban are usable and adaptable for the use proposed.

The purpose of reclassifying those adjacent lands indicated on the attached maps is to satisfy the trend of development since adoption of the present Agricultural classification.

Reclassification of this land is to facilitate the implementation of the General Land Use Plan, Kohala Coast Resort Region, as prepared by Belt Collins and Associates, Ltd., and adopted by the County of Hawaii under Ordinance No. 69.

The plan is being implemented by the development team of Dillingham Corporation and Laurance S. Rockefeller by virtue of a 50 year joint venture agreement known as Dilrock Company.

The development program is illustrated in the report entitled The Kohala Coast Resort Region/Island of Hawaii, which is made a part of our documentation and exhibits.

The lands which we are requesting reclassified from Agricultural to Urban on the Kawaihae side of the project will be used at the earliest possible date for employee housing, single and multiple dwellings, and industrial-service. Meetings have been held with employees of the Mauna Kea Beach Hotel and interested community members. Questionnaires were circulated and returned. Results indicate that employee housing is an immediate consideration and it has top priority on Dilrock's development schedule.

On the lands surrounding the existing Mauna Kea Beach Hotel, the request to classify this land for Urban use is to facilitate the development of single residence home sites of approximately one to one and one-half acres. We have received over 1,000 inquiries on these sites. There will be approximately 150 sites available.

Our request to include the existing golf course is to "square off" land use areas so that pockets of Agricultural use lands will not in the future be surrounded by Urban use lands.

We believe the lands we are requesting for reclassification will be sufficient, along with lands currently classified Urban, to facilitate the orderly development of the project at this time.

We respectfully request your favorable consideration of this petition.

Sincerely,

OLOHANA CORPORATION

James C. Faries

James C. Faries
General Manager

JCF/HJ/elb

Enclosures

COUNTY OF HAWAII

COUNTY PLANNING COMMISSION

Date petition received by Planning Commission September 27, 1967

Date of Planning Commission Meeting October 20, 1967

Date petition and recommendations forwarded to LUC October 24, 1967

AMENDMENT OF ZONE DISTRICT-BOUNDARY

The County Planning Commission of the County of Hawaii pursuant to consideration required by the provisions of Act 204, SLH 1963, hereby transmit the petition, comments, and recommendations of the above request for amendment of zone district boundary of the following described property:

TMK: 6-2-02:2, 3, and a portion of 6

6-2-01: portions of 40, 60, 64, 23, 61

from its present classification in a(n) agricultural district into a(n) urban district.

The Commission decided to recommend: approval of this request

on the basis of the following findings:

1. Proposed change conforms with the County General Plan of the area (as adopted by the Board of Supervisors in May, 1967, as Ordinance 69).

2. Present agricultural designation of subject land is now incompatible with the urban use of directly adjacent resort hotel development (Mauna Kea Beach Hotel). Soil classification according to the Land Study Bureau, University of Hawaii, is E-93, which means it is poorly suited for agriculture. Further, the soil is rocky, unsuited for machine cultivation, and the area is arid. Therefore, subject area is not conducive to extensive agricultural use. The continuing expansion is evidenced by a 75% anticipated increase in hotel units at Mauna Kea Beach Hotel. Hotel now has 154 rooms. Addition calls for 102 more.

3. Current development trends such as direct mainland flights, anticipated Kawaihae-Kailua shoreline highway, increase in population and general feeling of optimism show the need of additional urban-designated land to support the present and proposed resort development of the Kawaihae-Puako area.

   The immediate need is for construction of employee housing (multiple and single) and related service-oriented facilities. Development of areas adjoining the golf course calls for single residential units.

4. Change to Urban designation at this time will allow the proper coordination of overall plans by the developer with the County Planning Commission to accomplish the goals of the General Plan for the area.

(Signed) _____

Director, County Planning Commission

Encl: Amendment to General Plan
Kawaihae - Puako

2317

C. WENDELL CARLSMITH
MERRILL L. CARLSMITH
JAMES H. CASE
CHARLES R. WICHMAN
DONN W. CARLSMITH
ROBERT E. BETHEA
JAMES W. BOYLE
TOM C. INGLEDUE
TAMOTSU TANAKA

JAMES P. WOHL
DAVID L. IRONS
J. THOMAS VAN WINKLE
CURTIS W. CARLSMITH
DAVID C. LAXSON
JEFFREY CHOI

CARLSMITH, CARLSMITH, WICHMAN AND CASE
ATTORNEYS AT LAW
HONOLULU, HAWAII

P. O. BOX 656
HONOLULU, HAWAII 96809

P. O. BOX 686
HILO, HAWAII 96720

January 9, 1968

RECEIVED
JAN 10 1968
State of Hawaii
LAND USE COMMISSION

Mr. Ramon Duran
Executive Officer
State of Hawaii
Land Use Commission
426 Queen Street
Honolulu, Hawaii 96813

Dear Mr. Duran:

Pursuant to our telephone conversation of this afternoon, I am enclosing a more detailed plan of the development of the land which is the subject of Olohana Corporation's Petition for change in land use district boundary at the Mauna Kea Beach area, Kawaihae, Hawaii. This plan will be used at the hearing on Friday, and we wish to give the staff an opportunity to examine it beforehand.

As we discussed on the phone, I am also sending a copy of the map directly to each commissioner along with a copy of the general plan for the Kawaihae area which was previously filed with the Land Use Commission. We had planned to send a sufficient number of copies of these two documents directly to you for distribution to the commissioners prior to the hearing. However, because of the late date and the fact that the commissioners are on several islands, there is insufficient time to send these to you for forwarding to the commission members.

If I can be of any assistance to the staff in this matter prior to the hearing, please do not hesitate to call on me.

Very truly yours,

Curtis W. Carlsmith

CWC:clc

January 2, 1968

Mr. Curtis Carlsmith, Attorney
City Bank Building
P. O. Box 656
Honolulu, Hawaii

Dear Mr. Carlsmith:

The Land Use Commission next meets on January 12, 1968 at 1:00 p.m., at the Hale Halawai Cultural Center, Kona, Hawaii. At that time, the application of Olohana Corporation to amend the land use district boundaries at South Kohala, Hawaii, will be heard.

Very truly yours

RAMON DURÁN
Executive Officer



Reduced and Copy by
THE BLUE PRINT CO
815 ALAKEA STREET Phone 566-1148
FEB 1967

DWG. NO. 8666
SOURCE: TAX MAPS BRANCH
BY: L.B. DATE: APRIL 4, 1966

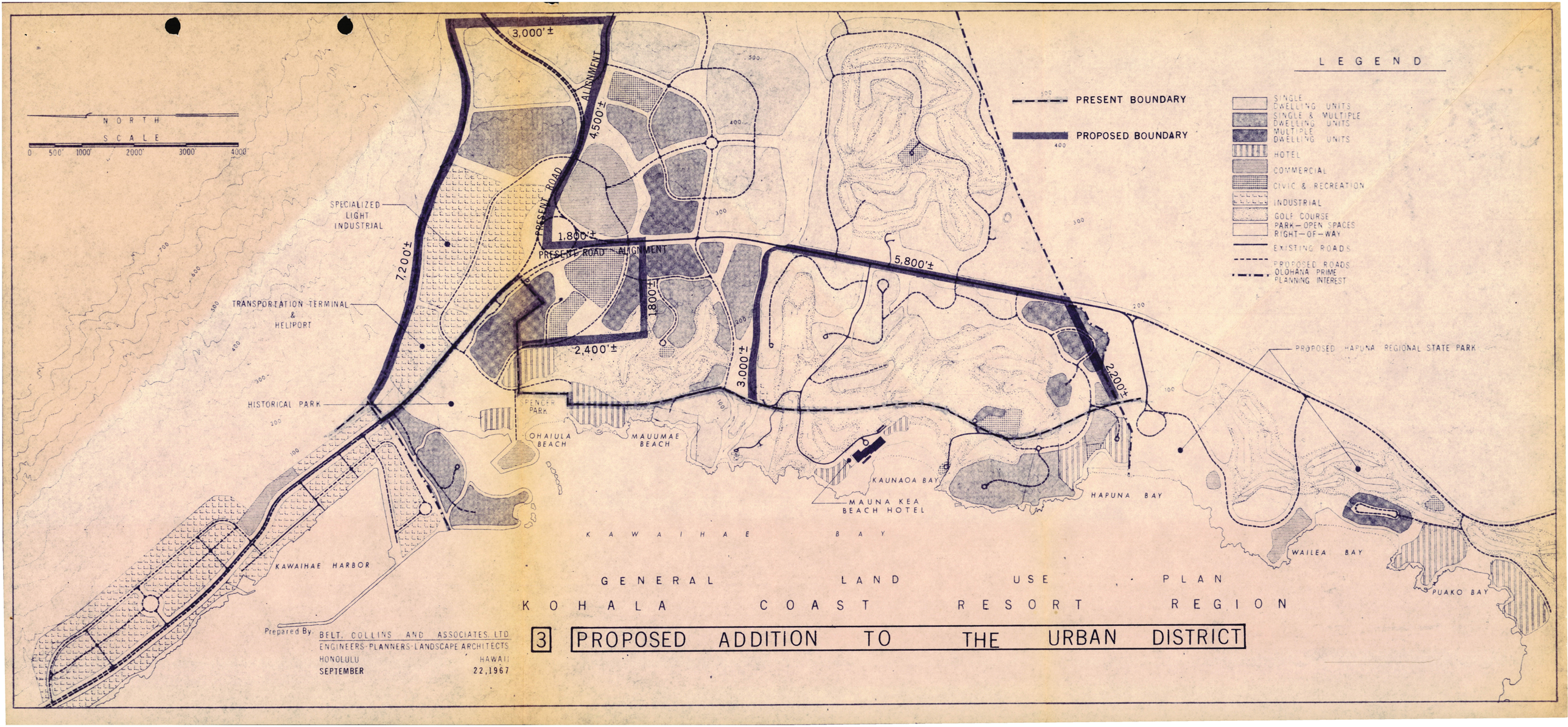
POR. OULI & KAWAIHAE 2nd, WAIMEA, SOUTH KOHALA, HAWAII (Formerly por. 6-2-01)

FOR REAL PROPERTY TAXATION PURPOSES
SUBJECT TO CHANGE

DEPARTMENT OF TAXATION
TAXATION MAPS BUREAU
STATE OF HAWAII
TAX MAP

THIRD TAXATION DIVISION		
ZONE	SEC.	PLAT
6	2	02

SCALE 1 IN. = 500 FT.



GENERAL LAND USE PLAN

KOHALA COAST RESORT REGION

3 PROPOSED ADDITION TO THE URBAN DISTRICT

Prepared By: BELT, COLLINS AND ASSOCIATES, LTD
ENGINEERS-PLANNERS-LANDSCAPE ARCHITECTS
HONOLULU HAWAII
SEPTEMBER 22,1967

6 2 01

UNRECTED
OCT 5 1938
JAN 20 1939
JAN 17 1939
JAN 26 1942
MAR 4 1942
APR 1 5
SEP 16 1947
MAY 26 1950
AUG 25 1950
APR 23 1951
MAY 21 1951

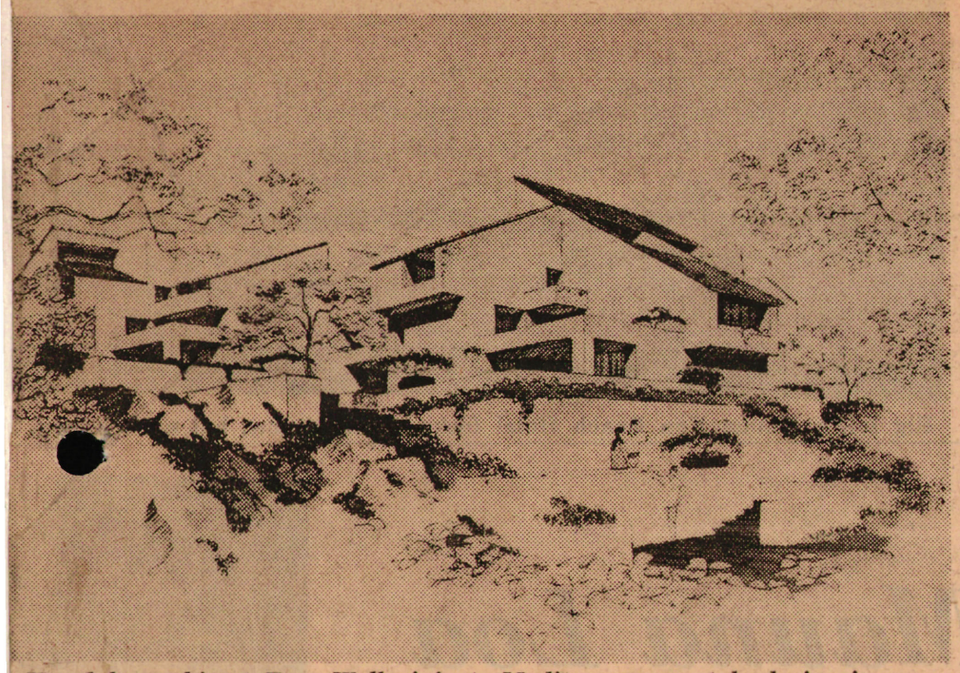
KAWAIHAE BAY
Kawaihae 1st
Kawaihae 2nd
L.C.Aw. 4106 22-4
PAR-18 old church lot
L. C. Aws. 4522 & 4523 PAR-19
Government Main Road
old Road
21
DROPPED INTO 6-1-03-25
THIS PORTION
PAR-20 L. C. Aw. 4103
20
INSET
TRUE NORTH
KOHALA MOUNTAIN ROAD FAEP No. S-0250 (2)
57 0.170 Ac. Alan S. Davis & wf. Helen S.-T/E
59 Por. Parcel 24 (44,870 sf or 1.026 ac.)
Beginning of Proj. No. S-0250 (1)
Excess Material Disposal Area FAEP No. S-0250 (1)
ENLARGEMENT SCALE: 1 in. = 100 ft.
KAWAIHAE 1st
KAWAIHAE 2nd
SEC. 1
End of Proj. No. S-0250 (1)
Queens Hospital (Richard Smart)-le. 237.517 Acs. (362.0 Acs)
PUU LOA
PUU MAKELA
(1795.514 Acs.)
KOHALA FOREST RESERVE
SEC. 3
State of Hawaii 872.0 acs.
(283.0 acs)
(314.0 acs)
(275.0 acs)
Richard Smart 855.20 Acs
Makahuna Gulch (North Branch)
Makahuna Gulch (South Branch)
Queens Hospital (Richard Smart)-le.
(2888.126 ac. (2883.497 ac.)
SEE ABOVE FOR OWNER 0.468 AC. L.C. Aw. 240-0
SEE ABOVE FOR OWNER 0.893 AC. L.C. Aw. 240-P:2
26
27
KAWAIHAE BAY
KAWAIHAE HARBOR
SEE INSET
L.C.Aw.4522 & 4523
Queen Hospital (Richard Smart)-le. Gener. Area 5.045 Acs. (Less Road 0.606 Ac.) NET AREA 8.861 Acs
State of Hawaii (County of Hawaii) Exec Ord 720
SAMUEL M. SPENCER ESTATE
A. Hartwell Carter
R.P. 8 Gr. 12566 (& Trail) 0.143 Ac.
A. Hartwell Carter 20.00 acs. (Less Trail 0.091 ac.)
Lurline B. Roth 18.00 Ac.
(332.860 Ac.)
Queens Hospital
608.332 Ac.
Richard Smart (Waimea Properties, Inc.-lla Laurance S. Rockefeller-llb) Lse
1336.00 Acs. ± (Pt.) (1817.309 Ac.) Pt.
315.00 Ac.
KAUNAOA BAY
KAUNAOA Pt.
HAPUNA Pt.
HAPUNA BAY
Par. 36 Laurance S. Rockefeller 38.68 Ac.
PARCEL 60: Queen's Hospital (Richard Smart)-le. 64.800 Ac. - GROSS
1955 0.170 Ac. - PIPELINE R/W.
1955 0.287 Ac. - SUBSTATION SITE
63.743 Ac. - NET
54 Robert J. Young Trust - 1/60 Robert J. Young - 1/60 (Waimea Properties, Inc & Laurance S. Rockefeller-1/2) le. 17.38 Ac.
KAWAIHAE 2nd - LANIKEPU, WAIMEA, S. KOHALA, HAWAII.
Queens Hospital (Richard Smart)-le. (1.620 ac.) (1.026 ac.)
Excess Material Disposal Area Par. 18 of Proj. S-0250 (1)
Alan S. Davis & wf. Helen S.-T/E 35.026 ac.
(SEE ENLARGEMENT (1.026 AC.))
Makahuna Gulch (South Branch)
Queens Hospital (Richard Smart)-le.
SEE ABOVE FOR OWNER 0.468 AC. L.C. Aw. 240-0
SEE ABOVE FOR OWNER 0.893 AC. L.C. Aw. 240-P:2
26
27
8518-B1
8515 Part 1
KOHALA MOUNTAIN ROAD
38 S.N. 0.858 Ac.
39 S.N. 0.214 Ac. End Proj. S-0250 (1)
25
31 State of Hawaii (Board of Forestry & Agriculture) Exec Ord 1400 KOATA TREE SANCTUARY
PUU KAWAIWAI
Richard Smart 749.913 Ac. KEANUIOMANO STREAM
Waikoloa stream
JEC. 6
Richard Smart 15 Acs. (13.75 acs.)
Richard Smart 855.20 Acs.
Richard Smart 855.20 Acs.
Richard Smart 855.20 Acs.
49 State of Hawaii
To Waimea
KOHALA
SEC. 5
KONIKO
PUU MAHOE
PUU KAPOLU
LUAHINE GULCH
UMIPONO GULCH
Pipe Line
Boundary 12
Forest Reserve Boundary
Heirs of Kalanaia 0.50 ac. L.C. Aw. 4123
Hawaiian Home Lands (Richard Smart)-le. 316.48 Acs. Por. G.L. 3367
Hawaiian Home Lands (Richard Smart)-le. 22.0 Acs. Por. G.L. 3367
Hawaiian Home Lands (Richard Smart)-le. 15.0 Acs. Por. G.L. 3367
Hawaiian Home Lands (Richard Smart)-le. 213.0 Acs. Por. G.L. 3367
Hawaiian Home Lands (Richard Smart)-le. 19.0 Acs. Por. G.L. 3367
Hawaiian Home Lands (Richard Smart)-le. 19.0 Acs. Por. G.L. 3367
Richard Smart 15 Acs. (13.75 acs.)
Richard Smart 855.20 Acs.
Richard Smart 855.20 Acs.
Richard Smart L.C. Aw. 4201:2 (19.0 acs.)

SUNDAY Star-Bulletin & Advertiser

BETTER LIVING

HONOLULU, OCTOBER 1, 1967

Resort Development Planned for Kohala

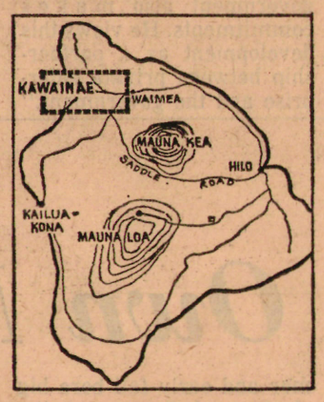


Honolulu architect Tom Wells injects Mediterranean-style design in proposed luxury condominium apartment units for Kohala Coast.

By BILL COOK
Advertiser Planning Writer

Rockefeller plus Dillingham plus Eastern Air Lines equal Boom Time for the Big Island's Kohala Coast.

Last week, a beautiful, 110-page illustrated report on a development plan for the Kawaihae Bay area of the Kohala Coast went into limited circulation.



Coincidentally, Laurance S. Rockefeller and Eastern Air Lines jointly announced that Eastern was acquiring 60 per cent of Rockefeller's Mauna Kea Beach Hotel—a luxury facility that promises to set the style for an ultimate 2,500-room visitor complex in the area.

If ever a resort plan is to be implemented as proposed, the Kohala Coast Resort Region Plan is it.

Unlike many proposals, Rockefeller and Dillingham Corp., have pulled together sufficient land holdings to insure systematic development. Under a joint venture arrangement, the new firm — to be known as Dilrock Co. when it is finalized soon —holds leases on development agreements on about 12,000 acres.

Dilrock has a combination of resort management skill and development know-how. Rockefeller offers his Rock-resorts—an international firm which operates several successful resorts, including Mauna Kea Beach Hotel.

Dillingham offers proven ability in construction and development.

Together, Rockefeller and Dillingham represent considerable investment potential.

Eastern Air Lines, with its capital reserves and development spirit, has pledged to work with Dilrock . . . a kind of bonus.

Add to this the commitments by the State and County of Hawaii to the Kohala Coast plan and the chance for success is virtually assured.

The future of the Kohala Coast, as envisioned by its planners, is more than just a collection of hotels and golf courses. Within two decades, the now beautiful but almost barren area, is to be transformed into a unique resort community; a happy balance of activity and solitude . . . natural beauty and man-made development.

This delicate "balance" stands a good chance of being maintained on the Kohala Coast because Dilrock intends to do its own developing. Many other resort projects must bring in outside capital, with resulting concessions to the detriment of the plan.

The Kohala Coast Regional Plan was prepared by Belt, Collins and Associates of Honolulu for the Olohana Corp., a Rockefeller wholly-owned subsidiary responsible for development of Rockefeller's Hawaii land holdings.

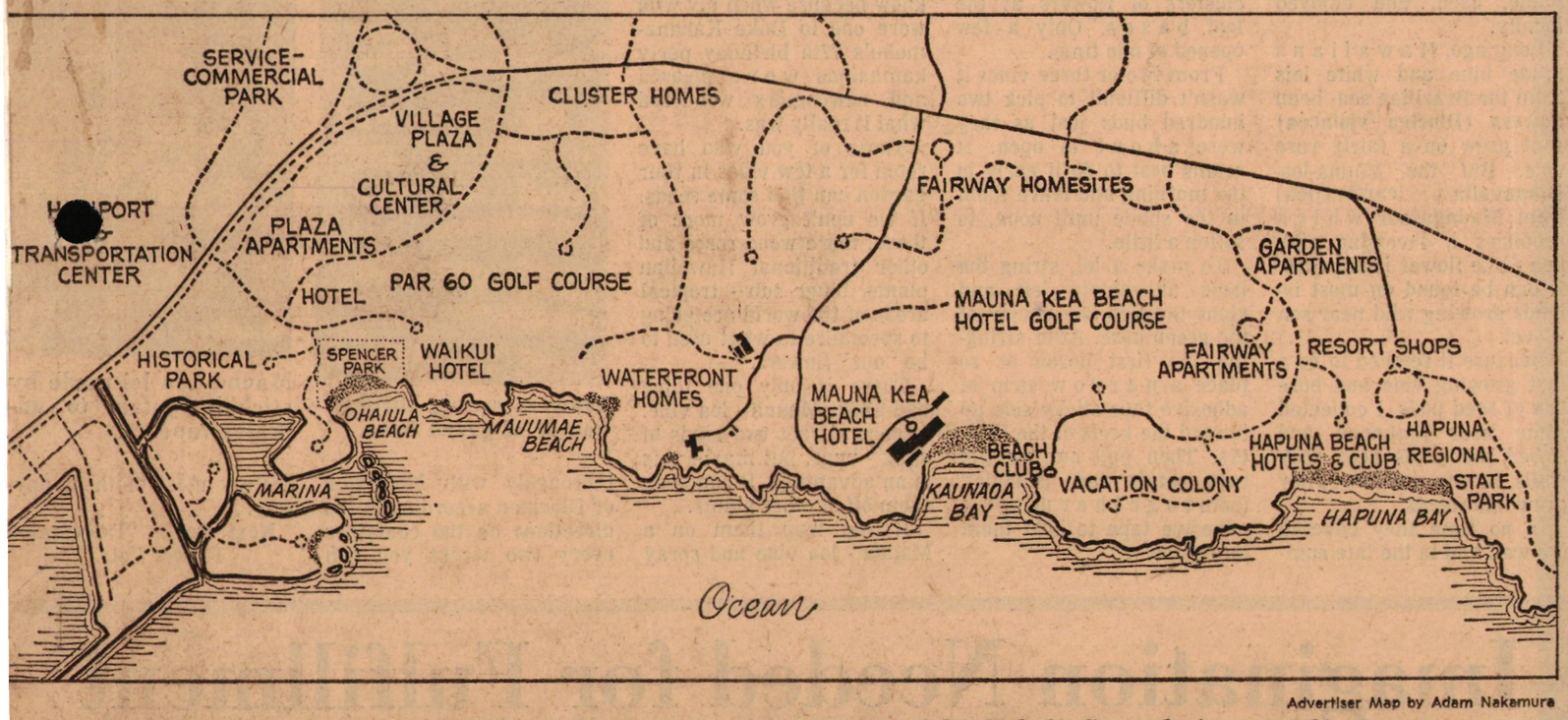
Hawaii County has adopted the plan as part of its official General Plan.

It encompasses not only the immediate interests of the Dilrock Co., but also surrounding State and privately-owned lands.

In the next 20 years, the plan calls for a total investment of about $200 million. This includes up to 2,500 hotel rooms in several resort areas between Kawaihae Bay and Puako Bay; hundreds of luxury estate homes and condominium apartment units; a marina-condominium combination; a brand new Kawaihae Village; a light industrial park; a heliport and transportation center; several new golf courses; a well-developed Hapuna Regional State Park; a beach club and a tennis club.

All of this is in on the makai lands between the new highway to Kailua-Kona and the sea and between Kawaihae and Puako. Thousands of acres of

Continued on Page D-2



Advertiser Map by Adam Nakamura

Artist's sketch shows some of the development plans envisioned for Kohala Coast during next 20 years.



Big Island's Parker Ranch House area will become mountain resort.

★ Resort Development Plans for Kohala

Continued from Page D-1

Queen's Hospital lands, Parker Ranch property and State-owned lands—including Hawaiian Homes land—likely will be brought into higher uses as a result of the economic spark generated by the Kohala Coast growth.

Planners conservatively estimate that the present population of 5,000 in the entire Kohala area will more than quadruple in the next 20 years.

Although the Kohala Coast Regional Plan is a long-range projection, it includes some short-range action.

Within two or two and one-half years, Dilrock hopes to complete a 300-room hotel on Hapuna Bay. It would be of a caliber just under the Mauna Kea Beach Hotel.

At the same time, the first phase of a 50-acre beach condominium development would open. This development ultimately would have 450 to 500 apartment units.

During the same period, Dilrock hopes to have completed new "Village Housing" to accommodate the employes necessary for the growing resort developments.

Because the Kohala Coast abounds in history, the developers would like to see a non-commercial museum, perhaps in an historical park. There already have been discussions about a Bishop Museum "annex."

The Kohala Coast waters are noted for their clarity and are considered ideal for oceanic research. The planners envision a kind of "Sea Life Park" in the area.

The area offers opportunities for scientific research in geology and astronomy. The planners see the possibility of the development of an "intellectual community" on nearby State lands.

The portion of the plan which most exemplifies Rockefeller's exhibited concern for preservation and enhancement of the natural environment is in the section on "Environmental Design Criteria."

"Because the . . . area is in bold and open country, structures in the region should have a sense of solidity and permanence.

"A design review committee should . . . be created to continually assess architectural controls and to serve as a body empowered to evaluate designs prior to construction.

"The architectural style . . . should compliment nature rather than compete with it . . ."

With equal forcefulness, the plan insists on coordinated landscaping.

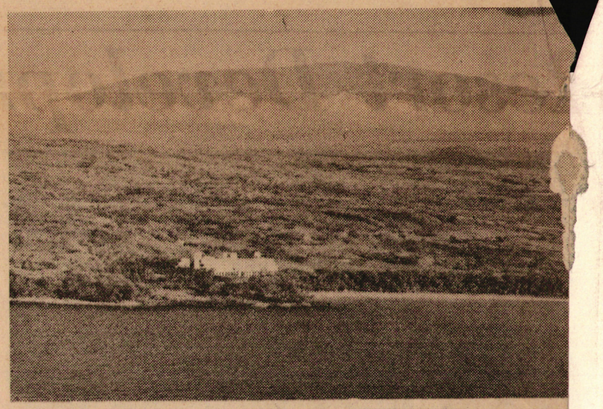
While the plan offers specific Dilrock commitments, it also calls for major State and County commitments in the area of road, water and park developments. It urges the State and County to develop their lands with uses compatible to the overall plan.

"The extent to which the region is served by improved highways, reliable air and water transportation, adequate domestic water, and schools, all of which are State responsibilities, will help determine the climate for continual investment of private capital," the report states.

". . . The role of the County of Hawaii is of similar importance in attracting outside investment to the Kohala Coast development."

The County, the report notes, must provide police and fire protection, waste disposal, and numerous other municipal services.

"Mr. Rockefeller," a spokesman for Olohana Corp. said, "is only willing to make commitments if government also makes commitments. He views this development as a partnership between private enterprise and the government."



Big Isle's Mauna Kea Beach Hotel looks all alone now, but not for l



Mauna-Loa vine in flower.

Plants Are for People

Grow Your Own Mauna Loa

By DONALD P. WATSON
Department of Horticulture
University of Hawaii

To most people, a Mauna - loa lei is an intricately tailored product made from the purple lips of **Vanda** Miss Joaquim. These leis, although a little heavy, are long lasting and absolutely beautiful.

The use of orchids in this manner developed, I am told, when the real Mauna - loa flowers became scarce. It has always been illegal to take them to the mainland (also Jade Vine flowers) because of the possibility of a worm in the ovary.

In the past, most leis were thrown overboard or faded before they reached the mainland. With the increasing use of planes, however, demand for real Mauna - loa leis declined.

But there is no reason why the old Hawaiian real Mauna - loa lei cannot be made, used, and enjoyed locally.

Long ago, Hawaiians made blue and white leis from the Brazilian sea- bean flowers **(Dioclea violacea)** that grew on a fairly rare vine. But the Mauna-loa, **(Canavalia carthartica)** from Madagascar which produces a lavendar pink pea - like flower is not rare. It can be found on most islands growing wild near sea - level.

Because it seemed to be a fast growing vine and bore lots of seed pods, I collected some near Makapuu and sowed the seeds near rock walls in my garden. They grew like weeds.

In no time they covered the wall and in the late summer and early fall bore big clusters of flowers at the leaf bases. Only a few opened at one time.

From two or three vines it wasn't difficult to pick two hundred buds just as they were about to open. It seems best to do it early in the morning and leave them in the shade until noon, to soften a little.

To make a lei, string the buds alternately left and right through the center of the green base. After stringing the first dozen or so place a narrow strip of adhesive tape sticky side up toward the keels of the flowers. Then pull out the big twin petals and "shingle" them together using the adhesive tape to hold them into place.

This is a rewarding lei. I know because when my wife wore one to Duke Kahanamoku's 77th birthday party kamaainas were pleased and newcomers wondered what it really was.

Those of you who have room for a few vines in your garden can find some seeds. If we don't grow more of these, more wood roses and other traditional Hawaiian plants, other sub - tropical areas of the world are going to specialize in what used to be "our" flowers.

There is only one thing bad about Mauna - loa vine. It does attract two kinds of stink - bugs, but maybe this is an advantage. It can keep them off of other plants.

If you trap them on a Mauna - loa vine and spray thoroughly with Malathion or Diazinon according to the directions on the container every two weeks you can destroy most of the



Flowers strung through center of green base.



Mauna-Loa lei ma sticking petals t hesive tape.

way.

Next week: "Deh Flower Pots."

Chain Link
FENCE

Imagination Needed for Fulfillment

September 25, 1967

Planning Commission
County of Hawaii
25 Aupuni Street
Hilo, Hawaii

Attention: Mr. Raymond Suefuji, Director

Gentlemen:

Pursuant to Section 98H-4, RLH 1955, as amended, and Act 32 SLH 1965, a copy of a petition for amendment to the land use district boundaries, submitted by the Olohana Corporation, together with supporting data and map, is forwarded to you for your comments and recommendations.

Act 32 provides that within 45 days after receipt of the petition, the Commission of the County wherein the land is located shall forward its comments and recommendations to the Land Use Commission. It also provides that upon written request by the County Planning Commission, the Land Use Commission may grant an extension of not more than 15 days for the receipt of such comments and recommendations.

Thank you for your cooperation.

Very truly yours,

RAMON DURAN
Executive Officer

Encls.

State Form B14

STATE OF HAWAII

OFFICIAL RECEIPT No. 214

Department of Planning and Economic Development
Department, Bureau or Commission

Sept. 29 19 67

RECEIVED from James C. Faries

Fifty and no/100 DOLLARS

L.U.C. filing fees

$ 50 00

Jean H. Kanitono
Public Accountant

State Form B14

STATE OF HAWAII

Land Use Commission

Department, Bureau or Commission

OFFICIAL RECEIPT No. 179

September 22 1967

RECEIVED from James C. Farris

Fifty + no/100 DOLLARS

Petition for Boundary Change by Oloka and Corporation

$

Dora Y. Horikawa

Public Accountant

September 25, 1967

Mr. Curtis Carlsmith, Attorney
City Bank Building
P. O. Box 656
Honolulu, Hawaii

Dear Mr. Carlsmith:

This is to acknowledge the receipt of a check in the amount of $50.00 and petition by the Olohana Corporation to amend the land use district boundaries as shown on Tax Map Key 6-2-02: 2, 3, portion of 6; 6-2-01: portions of 40, 60, 64, 23 and 61 at South Kohala, Hawaii.

In accordance with Section 98H-4, RLH 1955, as amended, and Act 32 SLH 1965, this Commission must schedule a public hearing on this petition no sooner than 60 days and no more than 120 days. After 45 but within 90 days following the public hearing, the Land Use Commission is obliged to render a decision on this petition.

A hearing schedule will be determined at a later date to consider the several pending petitions, including yours, in the County of Hawaii. We will inform you of the date of the hearing as soon as it is determined.

Should you have any questions, please feel free to contact us. If we have any questions in the meantime, we will contact you.

Very truly yours,

RAMON DURAN
Executive Officer

2251

OLOHANA CORPORATION
1402 KAPIOLANI BOULEVARD
KENROCK BUILDING
HONOLULU, HAWAII 96814

September 22, 1967

State Land Use Commission
426 Queen Street
Honolulu, Hawaii

STATEMENT FOR REQUESTING BOUNDARY CHANGE

Gentlemen:

The request before you is for the reclassification of approximately 840 acres from Agricultural to Urban use.

Certain of the lands which have previously been classified Urban are usable and adaptable for the use proposed.

The purpose of reclassifying those adjacent lands indicated on the attached maps is to satisfy the trend of development since adoption of the present Agricultural classification.

Reclassification of this land is to facilitate the implementation of the General Land Use Plan, Kohala Coast Resort Region, as prepared by Belt Collins and Associates, Ltd., and adopted by the County of Hawaii under Ordinance No. 69.

The plan is being implemented by the development team of Dillingham Corporation and Laurance S. Rockefeller by virtue of a 50 year joint venture agreement known as Dilrock Company.

The development program is illustrated in the report entitled The Kohala Coast Resort Region/Island of Hawaii, which is made a part of our documentation and exhibits.

SEE L.U.C. LIBRARY

The lands which we are requesting reclassified from Agricultural to Urban on the Kawaihae side of the project will be used at the earliest possible date for employee housing, single and multiple dwellings, and industrial-service. Meetings have been held with employees of the Mauna Kea Beach Hotel and interested community members. Questionnaires were circulated and returned. Results indicate that employee housing is an immediate consideration and it has top priority on Dilrock's development schedule.

On the lands surrounding the existing Mauna Kea Beach Hotel, the request to classify this land for Urban use is to facilitate the development of single residence home sites of approximately one to one and one-half acres. We have received over 1,000 inquiries on these sites. There will be approximately 150 sites available.

Our request to include the existing golf course is to "square off" land use areas so that pockets of Agricultural use lands will not in the future be surrounded by Urban use lands.

We believe the lands we are requesting for reclassification will be sufficient, along with lands currently classified Urban, to facilitate the orderly development of the project at this time.

We respectfully request your favorable consideration of this petition.

Sincerely,

OLOHANA CORPORATION

James C. Faries

James C. Faries
General Manager

JCF/HJ/elb

Enclosures

DESCRIPTION OF PROPERTY

I

All of Tax Key No. 6-2-02-2

II

All of Tax Key No. 6-2-02-3

III

That portion of Tax Key No. 6-2-02-6 described as follows:

Beginning at the intersection of the existing Kawaihae-Waimea Road with the existing Kawaihae-Puako Road and then running:

1800± feet south along the said Kawaihae-Puako road;

1800± feet west;

2400± feet north to the present Land Use District Urban boundary; and thence along said boundary to the present Kawaihae-Waimea road, and along said road to point of beginning.

IV

Those portions of Tax Key No. 6-2-01-40, 60, 64, 23, 61 described as follows:

Beginning at the intersection of the existing Kawaihae-Waimea road with the existing Kawaihae-Puako Road and then running:

4500± feet southeast along said Kawaihae-Waimea road;

3000± feet north;

7,200± feet northwest along the middle of Mahehua Gulch to the existing Land Use District Urban Boundary and thence along said boundary to the Kawaihae-Waimea Road and southeast along said road to point of beginning.

The above distances and directions are approximate. The property the subject of this petition is also shown on Exhibits 1A, 1B, 2A, 2B, and 3 attached hereto, and the designation of the property on said exhibits shall be controlling for purposes of this petition.

Petitioner's interest in subject property:

Petitioner is Lessee of Tax Key Nos. 6-2-02-3 and 6-2-02-2 and is party to an agreement to develop the remaining land. As per Petitioner's discussion with Mr. Rom Durand, other interested parties, namely Queen's Hospital, Richard Smart and Lawrence Rockefeller will join in this petition by letter at a later date.

STATE OF HAWAII
LAND USE COMMISSION

426 Queen Street
Honolulu, Hawaii

RECEIVED
SEP 22 1967
State of Hawaii
LAND USE COMMISSION

This space for LUC use

Date Petition and Fee received by LUC _____

Date forwarded to County for recommendation _____

Date Petition, and County recommendation received by LUC _____

A67-166

PETITION FOR AMENDMENT TO THE LAND USE COMMISSION DISTRICT BOUNDARY

(I) (We) hereby request an amendment to the Land Use Commission District Boundary respecting the County of Hawaii, Island of Hawaii, map number and/or name H-14, H-15 to change the district designation of the following described property from its present classification in a(n) agricultural district into a(n) urban district.

Description of property:

See description on following page.

Petitioner's interest in subject property:

See attached.

Petitioner's reason(s) for requesting boundary change:

To enable development of the described property in accordance with the general plan of the County of Hawaii.

(1) The petitioner will attach evidence in support of the following statement:

The subject property is needed for a use other than that for which the district in which it is located is classified.

(2) The petitioner will attach evidence in support of either of the following statements (cross out one):

(a) The land is usable and adaptable for the use it is proposed to be classified.

(b) Conditions and trends of development have so changed since adoption of the present classification, that the proposed classification is reasonable.

Signature(s) James C. Farris
General Manager
Olohana Corporation

1402 Kapiolani Boulevard

Address: Honolulu, Hawaii 96814

Telephone: _____

OLOHANA CORPORATION
1402 KAPIOLANI BOULEVARD
KENROCK BUILDING
HONOLULU, HAWAII 96814

September 22, 1967

State Land Use Commission
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Honolulu, Hawaii

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OLOHANA CORPORATION

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1800± feet south along the said Kawaihae-Puako road;

1800± feet west;

2400± feet north to the present Land Use District Urban boundary; and thence along said boundary to the present Kawaihae-Waimea road, and along said road to point of beginning.

IV

Those portions of Tax Key No. 6-2-01-40, 60, 64, 23, 61 described as follows:

Beginning at the intersection of the existing Kawaihae-Waimea road with the existing Kawaihae-Puako Road and then running:

4500± feet southeast along said Kawaihae-Waimea road;

3000± feet north;

7,200± feet northwest along the middle of Mahehua Gulch to the existing Land Use District Urban Boundary and thence along said boundary to the Kawaihae-Waimea Road and southeast along said road to point of beginning.

The above distances and directions are approximate. The property the subject of this petition is also shown on Exhibits 1A, 1B, 2A, 2B, and 3 attached hereto, and the designation of the property on said exhibits shall be controlling for purposes of this petition.

Petitioner's interest in subject property:

Petitioner is Lessee of Tax Key Nos. 6-2-02-3 and 6-2-02-2 and is party to an agreement to develop the remaining land. As per Petitioner's discussion with Mr. Ron Durand, other interested parties, namely Queen's Hospital, Richard Smart and Lawrence Rockefeller will join in this petition by letter at a later date.

STATE OF HAWAII
LAND USE COMMISSION

426 Queen Street
Honolulu, Hawaii

RECEIVED
SEP 22 1967
State of Hawaii
LAND USE COMMISSION

This space for LUC use

Date Petition and Fee received by LUC _____

Date forwarded to County for recommendation _____

Date Petition, and County recommendation received by LUC _____

A67-166

PETITION FOR AMENDMENT TO THE LAND USE COMMISSION DISTRICT BOUNDARY

(I) (We) hereby request an amendment to the Land Use Commission District Boundary respecting the County of Hawaii, Island of Hawaii, map number and/or name H-14, H-15 to change the district designation of the following described property from its present classification in a(n) agricultural district into a(n) urban district.

Description of property:

See description on following page.

Petitioner's interest in subject property:

See attached.

Petitioner's reason(s) for requesting boundary change:

To enable development of the described property in accordance with the general plan of the County of Hawaii.

(1) The petitioner will attach evidence in support of the following statement:

The subject property is needed for a use other than that for which the district in which it is located is classified.

(2) The petitioner will attach evidence in support of either of the following statements (cross out one):

(a) The land is usable and adaptable for the use it is proposed to be classified.

(b) Conditions and trends of development have so changed since adoption of the present classification, that the proposed classification is reasonable.

Signature(s) James C. Farris
General Manager
Olohana Corporation

1402 Kapiolani Boulevard

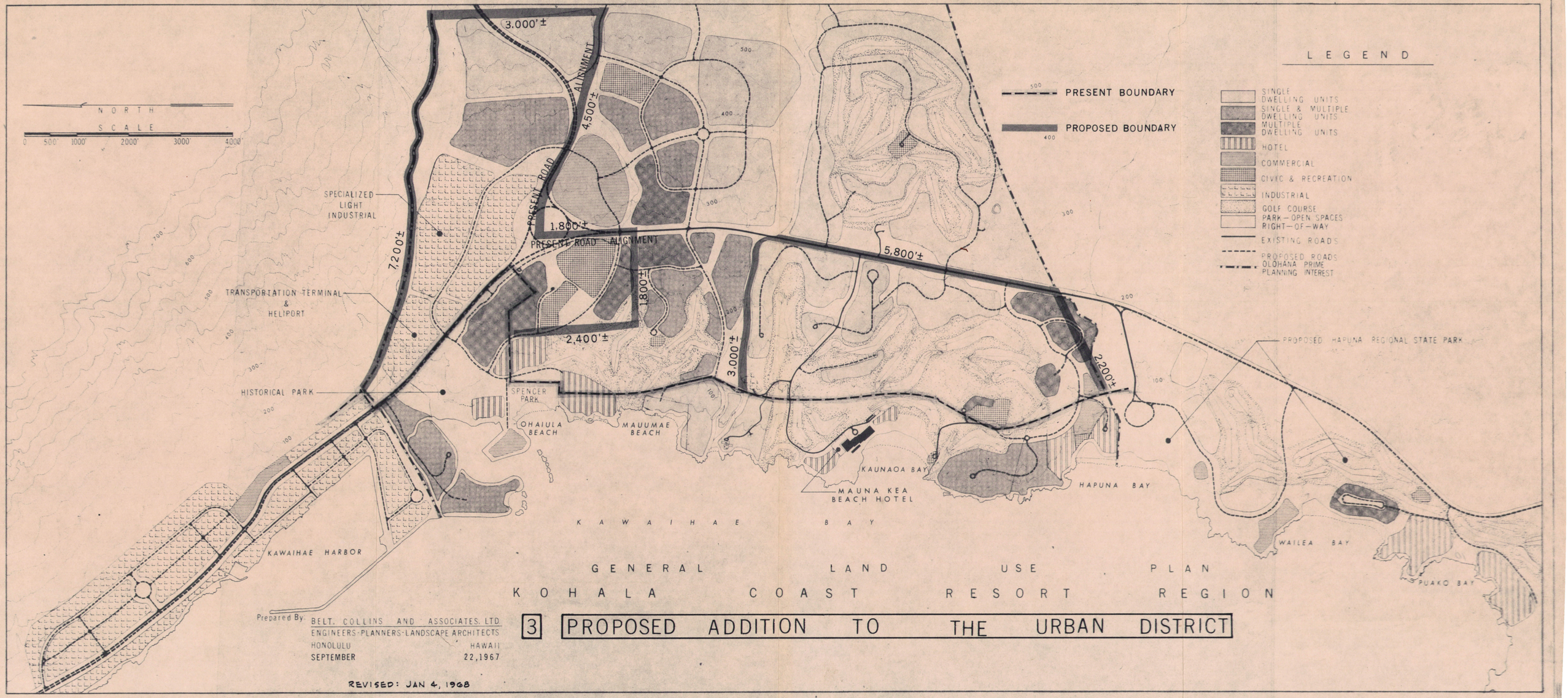
Address: Honolulu, Hawaii 96814

Telephone: _____





Use Pencil line
4.10 sq in.
× 4
1640
+ 200 — Vac. Industrial
925 — Oakhaven
625
370
995



GENERAL LAND USE PLAN

KOHALA COAST RESORT REGION

3 PROPOSED ADDITION TO THE URBAN DISTRICT

Prepared By: BELT, COLLINS AND ASSOCIATES, LTD.
ENGINEERS-PLANNERS-LANDSCAPE ARCHITECTS
HONOLULU HAWAII
SEPTEMBER 22, 1967

REVISED: JAN 4, 1968

RECEIVED
JAN 10 1968
State of Hawaii
LAND USE COMMISSION

KAWAIHAE BAY

Kawaihae 1st.

Kawaihae 2nd.

L.C.Aw. 4106

22

PAR-18

old church lot

L. C. Aws. 4522 & 4523

PAR-19

21

Government Main Road

To Waimea

KOHALA MOUNTAIN ROAD FAAP No. S-0250 (2)

25

To No. Kohala

old govt road

57 (0.170 Ac.) Alan S. Davis & wf Helen S-T/E (25,653 sf or 0.589 ac.)

59 por. Parcel 24

116.00

Bay

Ld. Ct. App. (84)

(24,870 sf or 1.026 acs.)

Beginning of Proj. No. S-0250 (1)

1st.

ENLARGEMENT SCALE: 1in. = 100ft.

KAWAIHAE

SEC. 1

S.H. (1.063 ac.)

End of Proj. No. S-0250 (1)

Queens Hospital (Richard Smart)-le. 2357.51 Acs.

(1708.514 Acs.)

KOHALA

TRUE NORTH 5216.6 1in = 2000 ft.

T.V. TOWER 8-T/E (1.800 ac.)

E.T.V. TRANS. LINE EASEMENT 8 ft. WIDE (0.189 AC.)

KAWAIWAI

KAWAIWAI-2 CUSC & GS-1848

TRUE NORTH 1in = 100 ft.

THIS PORTION DROPPED INTO 6-1-03-26

INSET

PAR-20

L. C. Aw. 4103

20

Excess Material Disposal Area Par. 18 of Proj. S-0250 (1)

(1.629 acs.)

Alan S. Davis & wf Helen S-T/E 35.589 Acs.

(SEE ENLARGEMENT) (1.026 ac.)

PUU LOA

PUU MAKELA

Makahuna Gulch (North Branch)

Makahuna Gulch (South Branch)

Queens Hospital (Richard Smart)-le.

G858.672 Acs. (G857.043 Acs.)

The Queen's Hospital 0.418 ac. L.C. Aw. 240-0

26

The Queen's Hospital 0.593 ac. L.C. Aw. 240-P:2

21

38 S.H. 0.315 Ac. 0.178 Ac. S.H.

S.H. 1.622 Acs.

39 S.H. 0.334 Ac. Exc. Proj. S-250 (1)

S.H. 0.068 Ac. 8515 Part 1

KAWAIHAE BAY

KAWAIHAE HARBOR

Bldgs. Area

SEE INSET L.C.Aw. 4522 & 4523

64

(20.827 acs.) Richard Smart-le. KAWAIHAE 2ND QUARRY SITE & ADDITION 28.717 Ac.

(7.89 acs.)

L.C.Aw. 4106

Makeahua

(3.748 acs.)

Richard Smart-le. 0.133 Ac. TANK No. 3

(2.819 Ac.)

(State of Hawaii 0.133 Ac. TANK No. 5)

TANK SITE NO. 4

3 Ft. Pipeline R/W

(10.012 Ac.)

(State of Hawaii See Below 68.818 Ac.)

(10.013 Ac.)

(See Below)

Richard Smart-le. (Olohana Corporation) 61.06 Ac.

Richard Smart-le. (City & County of Honolulu) 0.048 Ac. TANK SITE NO. 3

State of Hawaii 0.048 Ac. TANK SITE NO. 3

65 TK

48

47

50

KAPIAHINE

Queens Hospital G08.332 Acs.

19

Richard Smart (Olohana Corporation)-le.

U 1237.629 Acs.

L. (1223.375 acs.)

L. C. Aw.

45

44

43

42

4

4.952 Acs.

Richard Smart

16 645.959 Acs.

Richard Smart 749.913 Acs.

8518-B:1, Pt. 1.

KEANUIOMANO STREAM

Makeloa stream

46 TANK SITE NO. 2 State of Hawaii 0.035 Ac.

41

18

SEC. 6

PUU KAWAIWAI

State of Hawaii 1904.63 acs. (Richard Smart)-le por. G.L. 3366 (1904.481 Ac.)

State of Hawaii 0.132 ac. (Richard Smart)-le por. G.L. 3366

14

12

9

13

49

Kawaihae Road

To Waimea

Richard Smart L.C.Aw. 4152:1

(2.6 acres) L.C.Aw. 4193:2

Harry Hoapes Comm. (Richard Smart)-le por. G.L. 3367

Richard Smart 25.140 acs. (213.78 acres)

(21.5 acs.)

Richard Smart 25.140 acs.

(213.78 acres)

(94.0 acs.) Gr. 1283

(79.0 acs.)

LANIKEPU

SEC. 5

KEAHUOLU

LUAHINE GULCH

WAIAKAMALI GULCH

LUAHINE GULCH

Pipe Line

Pipe Line

Pipe Line

6 1 02

PARCEL 80:
Tatsuo Nagasawa - 1/2
Harbor House, Ltd. - 1/4
BMY, Inc - 1/4

PLAT 03

PLAT 01

1905 General Lease
General lease line approximately 800 ft. from high water mark

170,250 ±

PLAT 01

State of Hawaii
2.674 acs.
(Dept. of Public Instruction)
Exec. Ord 872
(2.427 acs)

NEW KAWAIHAE SCHOOL SITE

Old Govt. Road

(Kaula Simeona) lic
H.H.C.L. 3105
9/13/57
21,463 ±

William Akau
HHCL 692
12/11/36
21,039 ±

(Elizabeth Nagasawa)
H.H.C.L. 3042
2/8/57
250.15 ±

Happy Hawaiian Aina, Inc.
11,935 ±

Tatsuo Nagasawa
14,876 ± DEED

Happy Hawaiian Aina, Inc.
11,064 ±

KAM IV BMY, Inc.
20,818 ± (18,077 ± Dev. Ex.)

(Mary K. Puakela) - lic.
31,206 ±
H.H.C.L. 3052
2/8/57

(Thomas Kealanshele) - lic.
26,400 ±
HHCL 1527
11/26/40

(Keolahou Church) lic
57,600 ±

(Keolahou Church) lic.
74,400 ±
Cemetery Site

Harry Lono
H.H.C.L. 952
28,800 ±

(Joseph Huis, Sr.) lic.
H.H.C.L. 2842
11/7/54
20,800 ±

Waikanuna Gulch

KAWAIHAE ROAD FAP 11-B

To Waimea

Leslie W. Wishard Trust

(0.247 ac) Exec. Ord 398

PAR-7

L.C. Aw. 4091:2

L.C. Aw. 4091:1
PAR-11

L.C. Aw. 3826
PAR-6

PAR-10
Gr. 8769
Gr. 8020

Gr. 8131
PAR-8

PAR-9

PLAT 03

L.C. Aw. 9971:56
PAR-5

old shore-line

THIS PORTION TRANSFERRED TO 6-1-03

L.C. Aw. 9971:55
PAR-4
Gr. 9050

Gr. 8342
PAR-3

L.C. Aw. 3668:1
PAR-2

L.C. Aw. 4101
PAR-1

Boundary between Kawaihae 1st & Kawaihae 2nd

PAR-17

1456.28 N.
981.20 E.
HB 32"

PLAT 03

To Kawaihae Landing

Por. Kam IV Deed PAR-12

Por. KAWAIHAE HARBOR PROJECT

Por. Exec. Ord 1862
See Plat 6-1-03
(filled area)

Project Bdy.

(FOR INSET & DETAILS SEE 6-1-03-22) (C.S.F. 12572)

Harbor Basin

KAWAIHAE HARBOR

TRUE NORTH
Scale: 1 in = 100

POR. OF KAWAIHAE VILLAGE KAWAIHAE 1ST HAWAII.

PARCELS DROPPED: 1 to 58 incl. 66, 67, 68, 82,

all in "U"

Note: All lots owned by Haw'n Homes Lands unless otherwise noted.

THIRD		DIVISION
ZONE	SEC.	PLAT
6	1	02

CONTAINING PARCELS

SCALE: AS NOTED

PRINTED NOV 22 1967

Dwg. No: 60
Source: Tax Maps Bureau & Survey Dept.
By: H.N.& F.B. June 1935

7985

2 2 02

ZONE 3 Sec. 8 | Sec. 5 PLAT 01 | Sec 3

WAIAKOA MAKAI HMSTD

Haleakala Ranch Co 1580.0 acs.

Maui Pineapple Co. Ltd 1116.2 acs.

Grant 9325:4

KAALAOA

Kaonoulu Ranch Co., Ltd. 5074.072 Acs

Gr. 9325:5

WAIAKOA PLAT 15

KAALAOA

KAONOULU

Haleakala Ranch Co 7459.56 Acs.

WAIOHULI ZONE - KEOKEA 3 HMSTD.

Grant 9325:1

Hawaiian Homes Lands Coept of Land & Natural Resources (Kaonoulu Ranch Co., Ltd.) l/e G L 3184

6003.67 acs.

Grant 3237

Part 2

8452:20

8452:13

PLAT 04

PLAT 06

PLAT 05

PLAT 03

PLAT 04 - KEOKEA HMSTD

WAIOHULI

KAMAOLE 9 HMSTD

Grant 9325:2

Sec. 1

Gr. 3448-B 1/6

Gr. 3367

Gr. 3366

Gr. 3450

Gr. 3371

Gr. 3369

Gr. 3529

Gr. 3449

Gr. 3368

Gr. 2072

Gr. 2071

Gr. 2073

Gr. 6108

Gr. 3448-B 1/3

Gr. 3365

Gr. 2227

Haleakala Ranch Co. - Mtg. 33 2 Acs. Lucy K. Young (Decd.) Mtg. (0.58 ac.)

GOVT. MAIN ROAD

KULA HWY. ROAD

To Makawao

To Pukalani

Harold J. Kuchi, Donald H. Tokunaga 1/2

500 8 155.88 Ac.

30.0 Ac.

Por. Gr. 548

To Waipoli Rd.

SEA

Por. of KULA, MAKAWAO, MAUI.

PARCELS 5 & 20
Charles E. Thompson & wf. Lillian E. - T/E - 41/64
Edward K. Thompson & wf. Lucine A. - T/E - 9/32
Matilda Orton - 1/64
Charles M. Thompson
Isabel N.T. Ramsey
Sherman N. Thompson
Pikaki T. Jaffery
Charles E. Thompson-Curtis 1/30

Dropped Par. 12, 11.

Richard S. Nashiwa & wf. Tamae N. T/E

Chas. E. Thompson & wf. Lillian - T/E (Vincent H. Yano & George R. Ariyoshi - J/T) 43.70 acs. Gr. 3160

Vincent H. Yano & George R. Ariyoshi - J/T 16.34 acs. Gr. 2829

(For owners see below) 17.50 acs.

(For owners see below) 33.56 acs. Gr. 3171

Gr. 3345:2 17.8 acs. 3448-B 3 (11.85 acs.)

Ah Fat Zane & wf. Julia J. - J/T Gr 18.90 acs.

Patrick T.L. Mau & wf. Peggy F. T/E (5.50 Acs.) Elizabeth M. Wikoli (13.40 Acs.) 18.90 acs.

Gr. 2533:3

Gr. 2533:1

"KAUI" 8079.37 N. 2638.14 E. Puu 16 A

Mrs. Eliza Wikoli

Chas. E. Thompson & wf. Lillian T/E

Gr. 3365:1 17.76 Acs.

Frank Jacintho & wf Lucy - 1/2

Haleakala Ranch Co. (2.0 ac.)

Haleakala Ranch Co. - Mtg. Edgar Mother 16 Nle Gr. 04 acs. 13 Gr. 3448-B

Gr. 2473

53.43 acs.

Grant 8831

Gr. 2483

61.50 acs.

Grant 3

Hawaiian Telephone Co. 23½ 21

Beg. of RAP No. RE-037-10

True North 1" = 500'

True North 1" = 2000'

INSET Scale 1" = 500'

ADVANCE SHEET SUBJECT TO CHANGE

Tax Maps Branch Tax Office Bldg. Honolulu, Hawaii

SECOND	DIVISION	
ZONE	SEC.	PLAT
2	2	02

CONTAINING 17 PARCELS

SCALE = AS NOTED

PRINTED OCT 17 1966

Dwg No. N.A. & C.

By Tax Maps Bureau

7986

6 - 2 - 02 3RD DIV

TRUE NORTH
Scale: 1 in. = 800 ft.

TO WAIMEA

PLAT 01

KAWAIHAE 2ND QUARRY SITE

KAWAIHAE ROAD FAP NO 11-B

TO KAWAIHAE

ZONE 6 SEC 1

"PUU KOHOLA HEIAU"

"HEIAU"

"HALEKIHI HEIAU"

Queen's Hosp. (Richard Smart)/e. 2.37 Acs.

Queen's Hospital (Richard Smart)/e. 6.701 Acs.

10 9 6

State of Hawaii (County of Hawaii) SAMUEL M. SPENCER PARK 13.366 Acs. Exec. Ord. No. 785

8 11

CONCESSION BLDG. 1939 ±

(43.50 Acs.±)

PARCEL A. (3.878 Ac.±)

KUKUI PT.

KAWAIHAE BAY

MAUUNAE BAY

KEAHUHALA PT.

WAILIULA PT.

7 6 5

Curtiss B. Roth 10.93 Acs. (10.220 Acs.) (1.198 Ac.)

Curtiss B. Roth 18.00 Acs.

4

Maunakea Beach Hotel

Old Kawaihae-Puako Trail (6 Wd.)

KAWAIHAE PUAKO ROAD

(40-Ft. Wd.)

Richard Smart (Olohana Corporation)/e. (Laurance S. Rockefeller-Isubs.) 125.00 Acs.

KAUNAOA BAY

KAAHA PT.

ZONE 6 SEC 2

2ND Part 1

Queen's Hospital

394.82 Acs. (347.942 acs.)

ACCESS PERMITTED

KAWAIHAE - PUAKO ROAD

ACCESS PERMITTED

Hawaii Prod. Ltd. Lic. No. G-3867-21-83

ACCESS PERMITTED

PLAT 10 Part 1

Richard Smart (Olohana Corporation)/e. 96.71 Acs.

3

Richard Smart (Olohana Corporation)/e. (Laurance S. Rockefeller-Isubs.) 315.00 Acs.

ZONE 6 SEC 6

ACCESS PERMITTED

State of Hawaii 33.29 Acs.

1

SEC 16 PUAKO

ZONE 6

"OULI"

HAPUNA BAY

DWG. NO. 8996
SOURCE: TAX MAPS BRANCH
BY: C.B. DATE: MAR. 9, 1966

POR. OULI & KAWAIHAE 2nd, WAIMEA, SOUTH KOHALA, HAWAII (Formerly por. 6-2-01)

1B

FOR REAL PROPERTY TAXATION PURPOSES
SUBJECT TO CHANGE

SEP 21 1967

DEPARTMENT OF TAXATION
TAXATION MAPS BUREAU
STATE OF HAWAII

TAX MAP

THIRD TAXATION DIVISION

ZONE	SEC.	PLAT
6	2	02

SCALE: 1 IN. = 500 FT.

7987

6 1 03

CORRECTED
ACK 4 1939
JAN 2 2 1940
JAN 1 7 1942
SEP 1 8 1943
APR 2 5 1945
JUL 1 3 1946
JAN 3 1 1951

PLAT 01

True North
1"=100'

32 (Standard Oil Co. of Calif.) 1e. - H.L. No. H-67-1

33 (C. Brewer & Co., Ltd.) 1e. H.L. No. H-67-2

General lease line approximately 800 ft. from high water mark

24.98 acs.±

Proposed Cemetery
(3.515 acs.)

(20.285 acs.)

(1.18 acs.)

PLAT 04

PLAT 02

16

KAWAIHAE FASP. No. S-0260 (1) ROAD

To Waimea

Note: All land owned by Hawn. Home Lands unless otherwise noted.

Note: Parcel 3 leased by the following:
(Chiena Doi - 3½
Masaru Doi - 5½
Chitoshi Doi - 5½)

KAWAIHAE HARBOR PROJECT (SEE INSET BELOW) PARCELS 22 TO 28 INCL.

17 23,785 sf

18 23,612 sf Rev. Permit S-3365

19 25982 sf

20 24,603 sf (22,602 sf) G.L. 9422

21 28,310 sf

Kam Hong Chock Hoo 0.525 ac. Gr. 9977

35,992 sf Rev. Permit S-3554

(Chiena Doi et al(s)) 2.06 Ac.±

William J. Payne 1.600

Hawn Home Lands (See Side for le.)

29 Hawaiian Home Lands REM. 2 32.2 ac. & 0.00 Ac. PAR-14

Edward Lee Ho & Wf. Mabel Li-T/E

0.844 Ac.

0.379 ac.

Masaru Doi
Chitoshi Doi
Chiena K. Doi-T/E

2.47 Ac.

State of Hawaii

KAWAIHAE LIGHTHOUSE SITE

State of Hawaii 1.32 acs. Gr. 5455 PAR-16

State of Hawaii 2.20 Ac. (ACCRETION)

Shoreline mark as of June 1932

High water mark

Small Boat Harbor Exec. Ord. 1862

KAWAIHAE BAY

POR. OF KAWAIHAE 1ST. KOHALA, HAWAII.

(F) 600.58

(FAP 11-B)

KAWAIHAE - MAHUKONA (FAP. 11-D) ROAD

To Mahukona

Old Landing

Edward Lee Ho (0.17 Ac.) (P1)

Por. Exec. Ord. 1088 Por. Parcel D

Por. Exec. Ord. 1088 Por. Parcel E

Por. Exec. Ord. 1088 (See Above)

Small Boat Harbor Exec.

State of Hawaii (Dept of Transportation) (Harbor Div) Por. Exec. Ord. 1988 (Kawaihae Terminal, Inc.) Lic. #184

L.C.Aw. 4551(3) KAWAIHAE ROAD

(See Above) 1 2-529 Ac 32 1.907 Ac Por. PARCEL "D" 33 1.907 Ac 34 2.608 Ac

Por. Exec. Ord. 1088

(5.706 Ac) 0.137 Ac

(0.084 Ac)

State of Hawaii (Dept of Transportation) (Harbor Div) KAWAIHAE HARBOR PROJECT 34.789 Ac.

(Kawaihae Elevator, Inc.) Lic. #166

KAWAIHAE HARBOR

Harbor Basin

State of Hawaii (Dept of Trans. Harbor Div.) Exec. Ord. (24.61 Ac.) (FILLED AREA)

1904 (22.0 Ac)(P1) (FILLED AREA)

por. KAWAIHAE HARBOR PROJECT

(5.048 Ac.)

26 62.080 Ac

U.S.A. (Dept. of Army) Exec. Ord. 1759 23.686 Acs. (7.281 Acs.)

(3.034 Ac)

22

(8.323 Ac)

(3.373 Ac)

27

Highwater Mark as of June 1932

State of Hawaii (Dept of Trans.) (Harbor Div.) PARCEL E 20.744 Ac por. Exec. Ord. 1088 (20.418 Ac.)

1.016 Ac

25

30

31 1.00 Ac. (within P3F) (Volcanite Ltd.) Rev. Pmt. S-3765

PAR 1 (0.382 Ac.)

INSET
(SEE 6-1-02 FOR LOCATION)

SCALE: 1" = 400'

400-ft wide channel

Breakwater

Dwg No. 59
Source: Ex. Maps & Survey Dept.
By H.N. July, 1935

THIRD DIVISION		
ZONE	SEC.	PLAT
6	1	03

CONTAINING PARCELS

SCALE:

PRINTED NOV 22 1967

7988

EXHIBIT "B"

TRUE NORTH Scale: 1" = 600'

LOT 3

GROSS AREA = 263.508 Acres
Less Tank Site No. 4 0.057 Acre
Less Tank Site No. 5 0.133 Acre
Less Government Pipeline Rights-of-Way 0.500 Acre
0.600 Acre
NET AREA = 262.818 Acres

LOT 4

GROSS AREA = 236.507 Acres
Less Hawaiian Telephone Co. Easement 4.384 Acres
Less Puako Pipeline Right-of-Way 0.168 Acre
4.552 Acres
NET AREA = 231.955 Acres

LOT 2

GROSS AREA = 94.200 Acres
Less Government Pipeline Rights-of-Way 0.170 Acre
Less Hilo Electric Co., Ltd. Substation Site 0.287 Acre
0.457 Acre
NET AREA = 93.743 Acres

LOT 1

GROSS AREA =		411.215 Acres
Less State 6-Feet Wide Trail	0.320 Acre	
Less Government Pipeline Right-of-Way	0.120 Acre	
Less Old Government Road	0.204 Acre	
Less 50-Feet Wide Government Road	1.483 Acres	
Less 20-Feet Road Right-of-Way	2.029 Acres	
Less Hawaiian Telephone Co. Lot	1.000 Acre	
Less 50-Feet Road Easement	0.161 Acre	
	5.317 Acres	
NET AREA =		405.898 Acres

MAP SHOWING
LOTS 1, 2, 3 & 4 - QUEEN'S MEDICAL CENTER LANDS, KAWAIHAE 2ND, WAIMEA, SOUTH KOHALA, HAWAII

NOTE:
Map Compiled from available data.

Prepared By:
BELT COLLINS & ASSOC., LTD.
Honolulu, Hawaii

Date:
FEBRUARY 23, 1971

WILLIAM D. NG
REGISTERED LAND SURVEYOR
No. 7989
HAWAII, U.S.A.

Tax Map Key: 6-2-01

7989

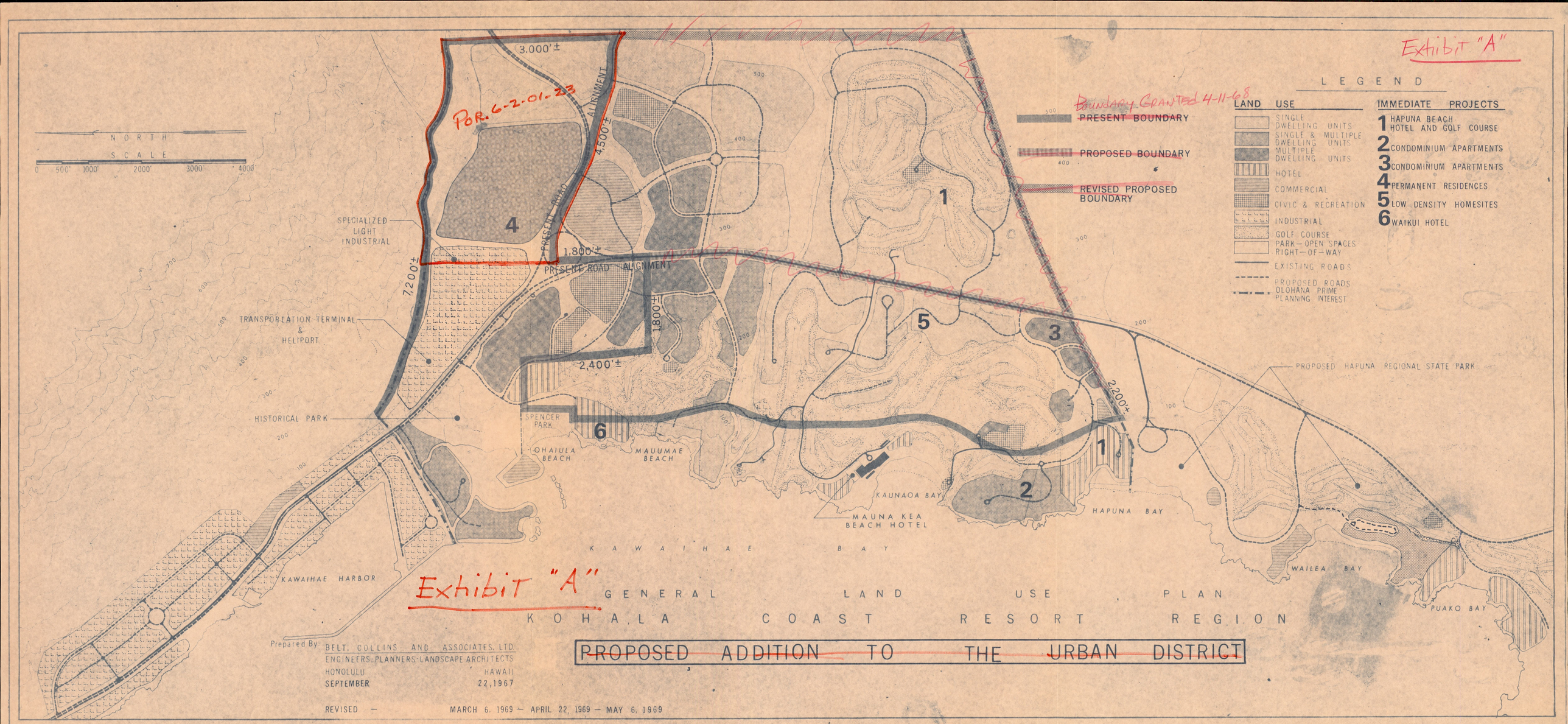


Exhibit "A"
LEGEND
LAND USE
SINGLE DWELLING UNITS
SINGLE & MULTIPLE DWELLING UNITS
MULTIPLE DWELLING UNITS
HOTEL
COMMERCIAL
CIVIC & RECREATION
INDUSTRIAL
GOLF COURSE
PARK—OPEN SPACES RIGHT—OF—WAY
EXISTING ROADS
PROPOSED ROADS
OLOHANA PRIME PLANNING INTEREST
IMMEDIATE PROJECTS
1 HAPUNA BEACH HOTEL AND GOLF COURSE
2 CONDOMINIUM APARTMENTS
3 CONDOMINIUM APARTMENTS
4 PERMANENT RESIDENCES
5 LOW DENSITY HOMESITES
6 WAIKUI HOTEL
Boundary Granted 4-11-68
PRESENT BOUNDARY
PROPOSED BOUNDARY
REVISED PROPOSED BOUNDARY
NORTH
SCALE
0 500' 1000' 2000' 3000' 4000'
POR. 6-2-01-23
3,000'±
4,500'±
1,800'±
2,400'±
7,200'±
2,200'±
PRESENT ROAD ALIGNMENT
SPECIALIZED LIGHT INDUSTRIAL
TRANSPORTATION TERMINAL & HELIPORT
HISTORICAL PARK
SPENCER PARK
OHAIULA BEACH
MAUUMAE BEACH
KAUNAOA BAY
MAUNA KEA BEACH HOTEL
HAPUNA BAY
PROPOSED HAPUNA REGIONAL STATE PARK
WAILEA BAY
PUAKO BAY
KAWAIHAE BAY
KAWAIHAE HARBOR
Exhibit "A"
GENERAL LAND USE PLAN
KOHALA COAST RESORT REGION
PROPOSED ADDITION TO THE URBAN DISTRICT
Prepared By BELT, COLLINS AND ASSOCIATES, LTD.
ENGINEERS-PLANNERS-LANDSCAPE ARCHITECTS
HONOLULU HAWAII
SEPTEMBER 22, 1967
REVISED — MARCH 6, 1969 — APRIL 22, 1969 — MAY 6, 1969

7990

POR. LALAMILO, SOUTH KOHALA, HAWAII

SUBJECT TO CHANGE

Dwg. No: 24
Source: Tax Maps Bureau & H.T.S-C.S.F. 10975 Revised By: P.K. July 20, 1950
Traced By: C.W. Date: July 20, 1950

TAXATION MAPS BUREAU
TERRITORY OF HAWAII

THIRD DIVISION		
ZONE	SEC.	PLAT
6	6	01

CONTAINING PARCELS
SCALE: 1 IN. = 2000 FT.

NOV 22 1967

7991

6 - 6 - 02 3RD DIV

TO KAWAINAE

ACCESS PERMITTED

KAWAINAE - PUAKO ROAD

HAWAII PROJ. G-3857-01-80

TRUE NORTH
Scale: 1 in. = 800 ft.

PLAT 01

ZONE 6 SEC 6

Laurance J. Rockefeller

35.62 Acs.

State of Hawaii

37.80 Ac. (34.30 Acs.)

HAPUNA BEACH

Robert V. Young 3rd, Robert J. Young, Dolores Cordiz

17.38 Acs.

OULI

6 FT. WIDE

OLD KAWAINAE - PUAKO TRAIL

GRANT 1884

GRANT 13178

Kinichi Jokoji & Ruth Jokoji

0.385 Ac.

0.348 Ac.

GRANT 13877

Beverly A. Silva - Dom. Grantee by 3 1/3 & 1 1/3 - V.T. - Adm.

10.170 Ac.

140.780 Acs.±

HAPUNA BAY

WAILEA BEACH LOTS

(190.458 Acs.)

SEE

KAHAKANAKA PT.

ONAI PT.

"PUAKO"

Elizabeth T. Wirtz & Richard E. Thompson, Jr. & Marie Louise Thompson & Phillip Lee Thompson & Mrs. David Wirtz

1.38 Acs.

GRANT WAILEA 11043

Kenneth L. Bond - 1/2 Marjorie B. Scott - 1/2

1.38 Acs.

GRANT 11087

Elizabeth T. Trousdell

0.86 Ac.

GR. 10881

Norah L. Chaney & Arthur A. Akina Jr. - 1/2 Akina

45.908 ±

13881

Leslie W. Withord, Jr.

1.22 Acs.

Eleanor W. Jerton

0.996 Ac.

BEACH LOTS

Catherine W. Lowrey

2.00 Acs.

WATERLINE EASEMENT (8 WIDE)

UTILITY EASEMENT (8 WIDE)

40 - FT. ROAD RESERVE

State of Hawaii BEACH RESERVE

6.344 Ac.± (including road reserves)

Trail follows along path of beach

Leslie W. Withord, Jr.

0.78 Ac.

1.004 Acs.

Eleanor W. Jerton - 1/2 Catherine W. Lowrey 1/2 & Leslie W. Withord, Jr. - 1/2

0.433 Ac.

Eleanor W. Jerton - 1/2 Catherine W. Lowrey 1/2 & Leslie W. Withord, Jr. - 1/2

Mary B. Jerton - Adm.

Steven L. Withord, Stacy C. Withord, Gilda L. Withord - Trs.

Mark R. Withord - 1/2 Leslie W. Withord, Jr. - 1/2

Mark R. Withord - 1/2 Eleanor W. Jerton - 1/2

Mary B. Jerton - Adm.

Mary B. Withord - 1/2 Catherine M. Lowrey - 1/2

Mary B. Withord - 1/2 W. Lowrey - Adm.

80.640 ±

Old trail

Leslie W. Withord, Trust

82,111 ±

48,922 ±

23,981 ±

all in U except 39

DROPPED PARCELS: 5, 6, 8, 9, 11 to 15, incl., 36

DWG NO. 2405
SOURCE Tax Map Branch
BY: LB
DATE: April 7, 1966 Revised July 1, 1995

POR. OULI & LALAMILO, SOUTH KOHALA, HAWAII

FOR REAL PROPERTY TAXATION PURPOSES
SUBJECT TO CHANGE

NOV 22 1967

DEPARTMENT OF TAXATION
TAXATION MAPS BUREAU
STATE OF HAWAII
TAX MAP
THIRD TAXATION DIVISION

ZONE	SEC	PLAT
6	6	02

SCALE 1 IN. AS NOTED

7992

JUL 20 1944

SEA

PUAKO POINT

OHAI POINT

PUAKO BAY

PUAKO

SEC. 6

KAHALAE - PUAKO RD

Grant 3887 to Lee

Grant 3887 to Lee

Sqft 58+

Sqft 787+

01 02 03 04 05

L A L O A M I

SEC. 8

PAUOA BAY

POHAKUPUKA

MAKAIWA BAY

Grant 15

Grant 1644

4452-3

I P U A A

L A H I K E Y

EDGE OF CLIFF

HONOKAOPE BAY

LCAw. 4452-A 8500 Ac

Grant 3519

Grant

ANAEHOOMALU

EDGE OF CLIFF

Cart Road

A SEC. 8

ANAEHOOMALU BAY

Walled Sheep Pound

Ruins

PUUANAHULU

NORTH KONA

KEAHU O LONO

W

True North
1" = 1000'

ANAEHOOMALU - LALAMILO, S. KOHALA, HAWAII.

INSET
Scale 1 in. = 400 ft.

SEA

Road

Gr. 9968 1.382 Ac.

1.82 Ac.

True North
1" = 400'

OHAI POINT

SEC. 6

PUAKO

PUAKO POINT

PUAKO BAY

Trail to Kawaihae

Cattle Path

L.C. Aw. 8559-B:6

Gr. 9968 1.38 Ac.

R.P. 5010 to Aw. 7736-A

Gr. 3882 1.02 Ac.

Gr. 4852 3.41 Ac.

02

CHURCH

School

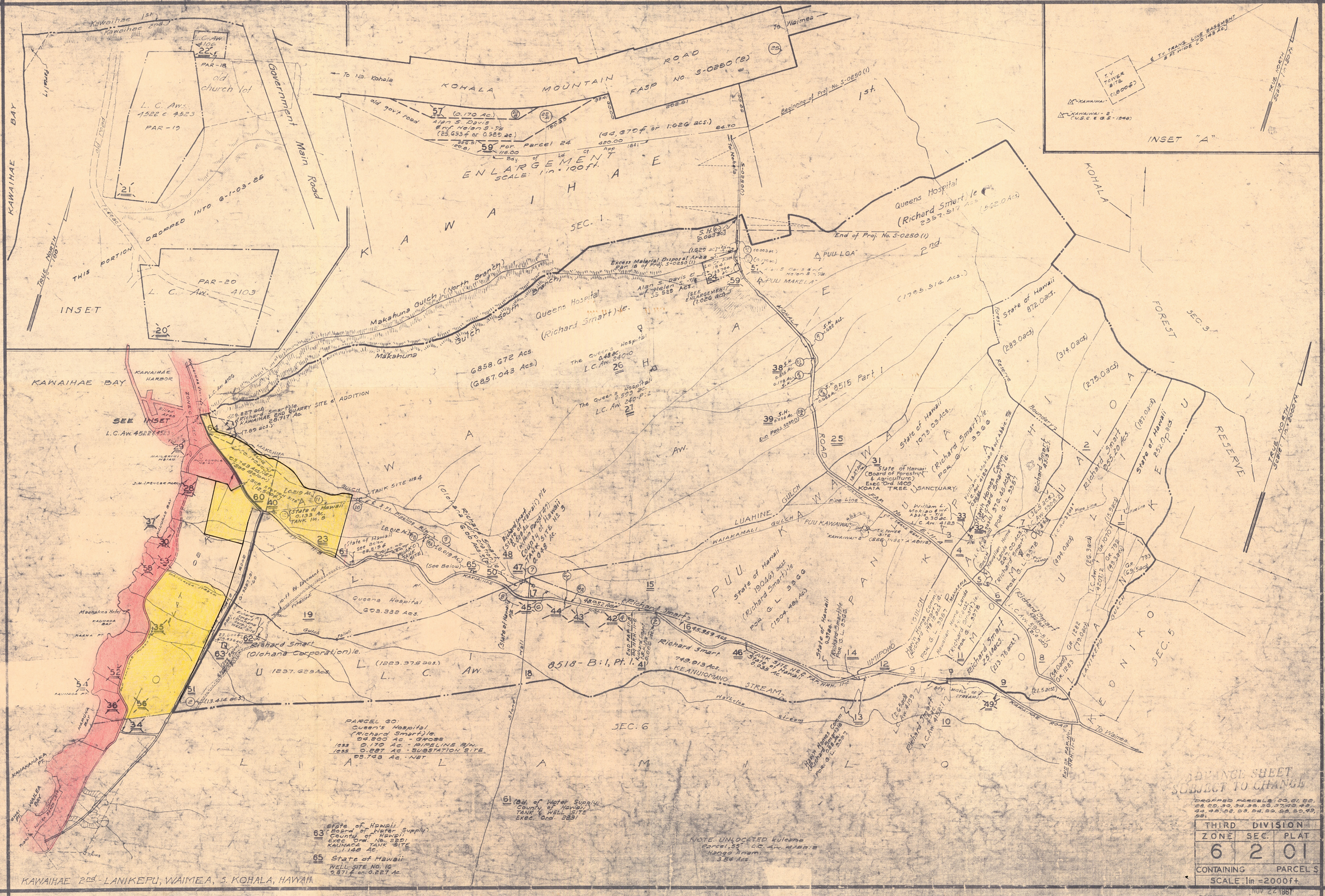
ADVANCE SHEET
SUBJECT TO CHANGE

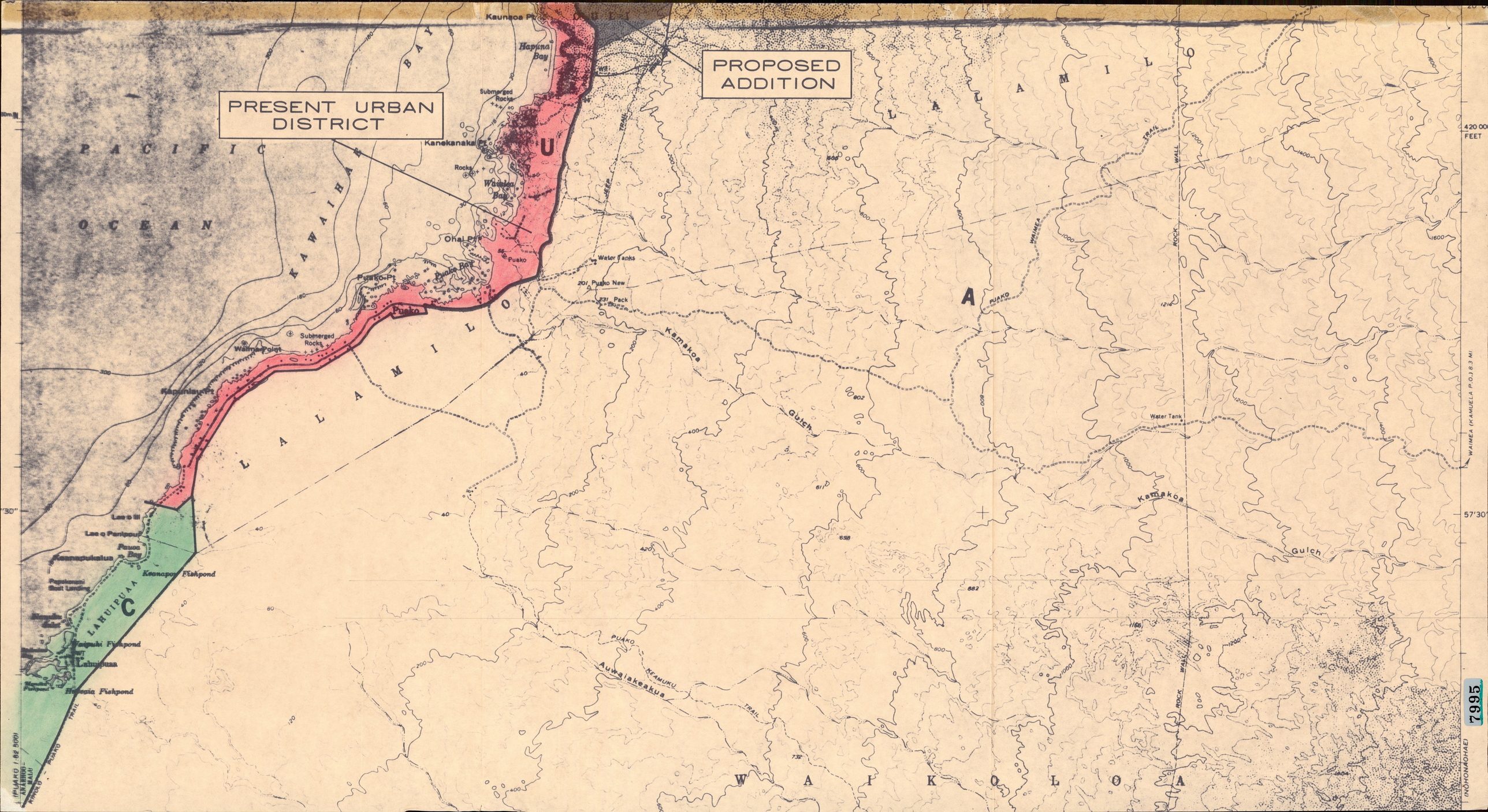
THIRD DIVISION	
ZONE	SEC
6	9
CONTAINING	PLATS
Scale 1 in. = 1000 ft.	

PRINTED NOV 22 1967

7993

Dwg. No. 1095
By: YK
Source: Terr. Survey Dept. 1932


KAWAIHAE BAY
KOHALA MOUNTAIN ROAD
FASP No. S-0250 (2)
To Waimea
To No. Kohala
Government Main Road
L. C. Aw. 4522 & 4523
PAR-19
PAR-18
old church lot
L. C. Aw. 4106
PAR-20
L. C. Aw. 4103
THIS PORTION DROPPED INTO 6-1-03-25
INSET
ENLARGEMENT
SCALE: 1in = 100ft.
KAWAIHAE
SEC. 1
Makahuna Gulch (North Branch)
Makahuna Gulch (South Branch)
Queens Hospital (Richard Smart) le.
6858.672 Acs.
(6857.043 Acs.)
Queens Hospital (Richard Smart) le.
(1795.514 Acs.)
Queens Hospital (Richard Smart) le.
(562.0 Acs.)
End of Proj. No. S-0250 (1)
Beginning of Proj. No. S-0250 (1)
PUU LOA
PUU MAKELA
KOHALA
FOREST
SEC. 3
RESERVE
State of Hawaii 872.0 acs.
(283.0 acs.)
(314.0 acs.)
(275.0 acs.)
KAWAIHAE BAY
KAWAIHAE HARBOR
SEE INSET
L.C. Aw. 4522 & 4523
Richard Smart (Olohana Corporation) le.
1237.629 Acs.
(1223.375 acs.)
8518-B:1, Pt. 1.
Richard Smart
749.913 Acs.
KEANUIOMANO STREAM
SEC. 6
PARCEL 60:
Queen's Hospital
(Richard Smart) le.
94.800 Ac. - GROSS
less 0.170 Ac. - PIPELINE R/W.
less 0.287 Ac. - SUBSTATION SITE
93.743 Ac. - NET
State of Hawaii (Board of Water Supply) County of Hawaii Exec. Ord. No. 2291 KAUNAOA TANK SITE 1.148 Ac.
State of Hawaii WELL SITE No. 16 9,871 ft or 0.227 Ac.
NOTE: UNLOCATED kuleana Parcel 55 L.C. Aw. 4158:2 Hango Anami 3.84 Acs.
KAWAIHAE 2nd - LANIKEPU, WAIMEA, S. KOHALA, HAWAII
INSET "A"
T.V. TOWER SITE (1,800 ft)
KAWAIWAI
KAWAIWAI-2 (U.S.C. & G.S. 1948)
TRUE NORTH Scale: 1in = 50ft.
TRUE NORTH Scale: 1in = 2000ft.
ADVANCE SHEET SUBJECT TO CHANGE
DROPPED PARCELS: 20, 21, 22, 28, 29, 30, 34, 35, 36, 37, 43, 45, 44, 45, 52, 53, 54, 56, 58, 59, 49, 55.
THIRD DIVISION
ZONE 6 SEC. 2 PLAT 01
CONTAINING PARCELS
SCALE: 1in = 2000ft.
PRINTED NOV 22 1967
Dwg. No: 2483
Source: Tax Maps & Survey Department
By: I.K.H. - July, 1935.
7994


PRESENT URBAN DISTRICT
PROPOSED ADDITION
PACIFIC OCEAN
KAWAIHAE BAY
LALAMILO
LALAMILO
WAIKOLOA
U
A
C
Kaunaoa Pt
Hapuna Bay
Submerged Rocks
Kanekanaka Pt
Rocks
Waialea Bay
Ohai Pt
Puako
Puako Pt
Puako Bay
Water Tanks
Puako New
Pack
Kamakoa Gulch
Water Tank
Kamakoa Gulch
Submerged Rocks
Waima Point
Kapunlau Pt
Lae o Ili
Lae o Panipou
Pauoa Bay
Keanapukalua
Keanapou Fishpond
Papakonani Boat Landing
LAHUIPUAA
Waipuhi Fishpond
Lahuipuaa
Hoseaia Fishpond
Auwaiakeakua
PUAKO
KEAMUKU
TRAIL
JEEP TRAIL
ROCK WALL
WAIMEA
WAIMEA (KAMUELA P.O.) 8.3 MI.
(NOHONAOHAE)
(PUAKO 1:62 500)
420 000 FEET
57'30"
7995

UNITED STATES
DEPARTMENT OF THE INTERIOR
GEOLOGICAL SURVEY

LAND USE DISTRICT BOUNDARIES		
DISTRICT MAP H-14	STATE OF HAWAII LAND USE COMMISSION DEPT. OF PLANNING & ECONOMIC DEVELOPMENT EFFECTIVE DATE: AUG 23, 1964	DISTRICTS U = URBAN R = RURAL A = AGRICULTURAL C = CONSERVATION

KAWAIHAE QUADRANGLE
HAWAII— ISLAND AND COUNTY OF HAWAII
7.5 MINUTE SERIES (TOPOGRAPHIC)
SE/4 KOHALA 15' QUADRANGLE

(KOHALA 1:62 500)

2A

PROPOSED ADDITION TO THE URBAN DISTRICT

A67-166 OLOHANA CORP.

PRESENT URBAN DISTRICT

PROPOSED ADDITION

BELT, COLLINS & ASSOCIATES
SEPTEMBER 22, 1967

7996

6 - 2 - 02 3RD DIV

A67-166 OLOHANA CORP.

TRUE NORTH
Scale: 1 in. = 800 Ft.

TMK 6-2-01
Parcel 90
State of Hawaii
0.133 Ac
Lease #5

415 Ac't

WAIKEAHUA GULCH

PLAT 01

END

Part 1

ACCESS PERMITTED

KAWAIHAE ROAD FAP NO. 11-B

KAWAIHAE 2ND QUARRY SITE

TMK 6-2-02

Queen's Hospital

394.82 Acs.
(347.0472 acs)

PLAT 10

Part 1

ACCESS PERMITTED

KAWAIHAE ROAD

Richard Smart
(Olohana Corporation)c

39.71 Acs

GULCH

ZONE 6 SEC 2

PUU POHOLA HEIAU

HALELEIMA HEIAU

Queen's Hospital
(Richard Smart)c
6.701 Acs.

State of Hawaii
(County of Hawaii)
(Kawaihae Shores Park)
15.382 Acs.
Misc. Grt No. 735

CONVENTION BLDG. 1833-A

(43.50 Acs±)

PARCEL A (3.878 Ac±)

Curline & Roth
(13.143 Acs.)
(13.500 Acs.)
(26.643 Ac±)

Curline & Roth
18.00 Acs.

Richard Smart
(Olohana Corporation)c
(Laurance S Rockefeller-Sublr.

GOLF COURSE

Richard Smart
(Olohana Corporation)c
(Laurance S Rockefeller-Sublr.
125.00 Acs.

Old Kohala-Mud's Trail

140 Ft. R/W

State of Hawaii

33.25 Acs.

SEC 15 MAP 6

ZONE 6 SEC 1

OULI

KUKUI PT.

KAWAIHAE BAY

KAWAIHAE

KAWAIHAE PT.

WAIULUA PT.

KAUNAOA BAY

KAAHA PT.

HAPUNA BAY

SPENCER PARK

PRESENT URBAN BDRY

MAUNA KEA BEACH HOTEL

HAPUNA BAY

DWG. NO. 8686
SOURCE TAX MAPS BRANCH
BY LB DATE APRIL 9, 1986

DEPARTMENT OF TAXATION
TAXATION MAPS BUREAU
STATE OF HAWAII
TAX MAP
THIRD TAXATION DIVISION

ZONE	SEC.	PLAT
6	2	02

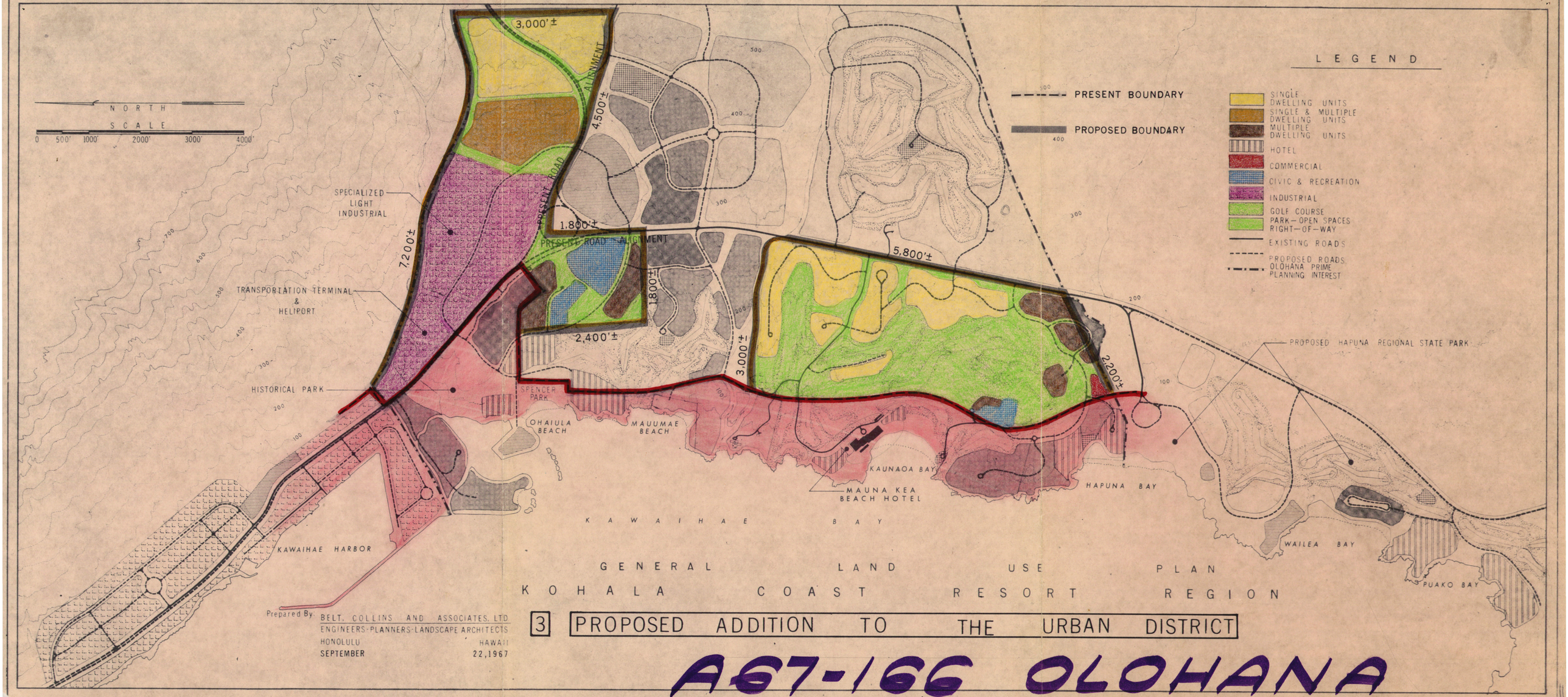
SCALE: 1 IN. 500 FT.

FOR REAL PROPERTY TAXATION PURPOSES
SUBJECT TO CHANGE

NOV 22 1987

POR. OULI & KAWAIHAE 2nd, WAIMEA, SOUTH KOHALA, HAWAII (Formerly por. 6-2-01)

7997



GENERAL LAND USE PLAN

KOHALA COAST RESORT REGION

3 PROPOSED ADDITION TO THE URBAN DISTRICT

Prepared By BELT, COLLINS AND ASSOCIATES, LTD
ENGINEERS-PLANNERS-LANDSCAPE ARCHITECTS
HONOLULU HAWAII
SEPTEMBER 22,1967

A67-166 OLOHANA