

STATE OF HAWAII  
LAND USE COMMISSION

Approved  
9/14/00

Minutes of Field Trip

August 16, 2000 at 11:15 a.m.

COMMISSIONERS PRESENT: P. Roy Catalani  
Bruce Coppa  
Pravin Desai  
Isaac Fiesta, Jr.  
M. Casey Jarman  
Merle A. K. Kelai  
Peter Yukimura

COMMISSIONERS ABSENT: Lawrence N.C. Ing  
Stanley Roehrig

STAFF PRESENT: Esther Ueda, Executive Officer  
Presley Pang, Esq., Deputy Attorney  
General  
Bert Saruwatari, Staff Planner  
Russell Kumabe, Staff Planner  
Teri Hee, Chief Clerk

Docket No. A88-620 - Kohala Joint Venture (Hawaii)

PARTIES PRESENT

For Petitioner: Ben Tsukazaki, Esq.  
Mike Prohoroff

For the State: Ann Ogata-Deal, Esq.  
Deputy Attorney General  
David Blane, Director  
Abe Mitsuda, LUD Administrator  
Judith Henry, Staff Planner

Others: John Broussard  
Ralph Lennen

At the main gate office, Presley Pang, Deputy Attorney General, provided guidelines for Land Use Commission site visits and instructed the attendees regarding purposes and procedures for the field trip.

Mr. Tsukazaki provided an orientation of the Petition Area using (1) Figure 1 - location map; (2) Figure 2 - vicinity map; (3) map of the entire Kohala Ranch property; and (4) the Hawaii

FIELD TRIP MINUTES - August 16, 2000

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County Zoning map. Mr. Tsukazaki will be providing reduced versions of these maps at tomorrow's meeting, which will be introduced and entered into the record. Mr. Tsukazaki handed out a fact sheet regarding Kohala Ranch - Project IV.

Following Mr. Tsukazaki's briefing, the attendees traveled down Kohala Ranch Road to Kanaloa Drive then to a cul-de-sac on Kanaloa Way where the attendees viewed the property. The attendees then traveled back up Kanaloa Way to Kanaloa Drive where they made another stop to view the property from the other side of the property.

The field trip adjourned at approximately 12:00 p.m.

Natural Energy Laboratory of Hawaii - 2:25 p.m.

PARTIES PRESENT

For NELH: Jim Frazier  
Tom Daniel

For the State: Ann Ogata-Deal, Esq.  
Deputy Attorney General  
Abe Mitsuda, LUD Administrator  
Judith Henry, Staff Planner

At the Natural Energy Laboratory conference room, Mr. Frazier oriented the attendees as to the history of the Natural Energy Laboratory. Mr. Daniel did a presentation on the traditional uses of the Natural Energy Laboratory, referencing various diagrams such as (1) sea water distribution pipelines; (2) onshore pump design; (3) offshore pump design; and (4) a graph showing seawater temperature for Hawaii.

After Mr. Frazier's and Mr. Daniel's orientation, Mike Buchal of Big Island Abalone Corp., led the attendees to his facility where the attendees were able to view the various stages of the growth of abalone as well as seaweed production.

Phil Wilson, Vice President of Kona Cold Lobsters, Ltd. showed the attendees his facility where he raises lobsters and dungeness crab.

The field trip adjourned at approximately 4:10 p.m.

# KOHALA RANCH - PROJECT IV

## - Fact Sheet -

RECEIVED

SLUC Docket Number: A88-620 (Kohala Joint Venture)

AUG 16 2000

SLUC Decision & Order: 1,288 acres: Agriculture to Urban  
(November 10, 1988)

State of Hawaii  
LAND USE COMMISSION

- 2,100 single family homes
- 900 multi-family units
- 65 acres of commercial uses
- golf course
- open space amenities and infrastructure

Zoning Ordinance 92-40: 1288 acres: A-20 (agriculture) to RS-20 (single-family residential), RM-4 (multi-family residential), CV-10 (village commercial) and Open  
(April 29, 1992)

- up to 1,490 residential units/lots
- 25 acres of commercial uses
- golf course
- open space amenities and infrastructure

Proposed Development: Up to 1,490 residential units/lots (maximum allowable under Ord. 92-40), commercial, golf, and open space

Current Owner: Kohala Ranch LLC (as of March 13, 2000)

Regional Setting: Situated on the west-facing slope of Kohala Mountain, 3 miles north of Kawaihae, 11 miles south of Hawi

Project Location: 1.6 miles mauka of Akoni Pule Highway, 2.9 miles makai of Kohala Mountain Road

Elevation: 900 feet to 1,500 feet above mean sea level

Current Land Uses: Vacant grazing land intersected by roadways and utilities including water, electrical, and telephone

Current Status: Application for Project District Zoning submitted to County of Hawaii on August 10, 2000

Belt Collins Hawaii  
August 17, 2000

**SUBJECT: August 16, 2000 LUC Kona Field Trip**

- 9:00 a.m. Meet at Costco Parking Lot.  
(Drive to Kohala Joint Venture Property, will take approximately 1 hour to top of property.)
- 10:00 a.m. Meet at mauka security gate station.  
Short briefing: brief overview on Project IV Urban District.
- 10:15 a.m. Depart for Project IV Urban District.
- 10:20 a.m. View of Project IV area.
- 10:30 a.m. End of site inspection and departure from Kohala Ranch.
- 10:30 a.m. to 11:30 a.m. Drive to Hualalai Four Seasons for lunch.
- 11:30 a.m. to 1:15 p.m. Lunch
- 1:15 p.m. Depart for NELH.
- 1:30 p.m. Meet at NELH.



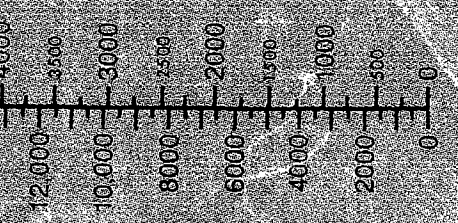
NORTH

KAHOOLAWE

KOHALA

ELEVATION CONVERSION

feet meters



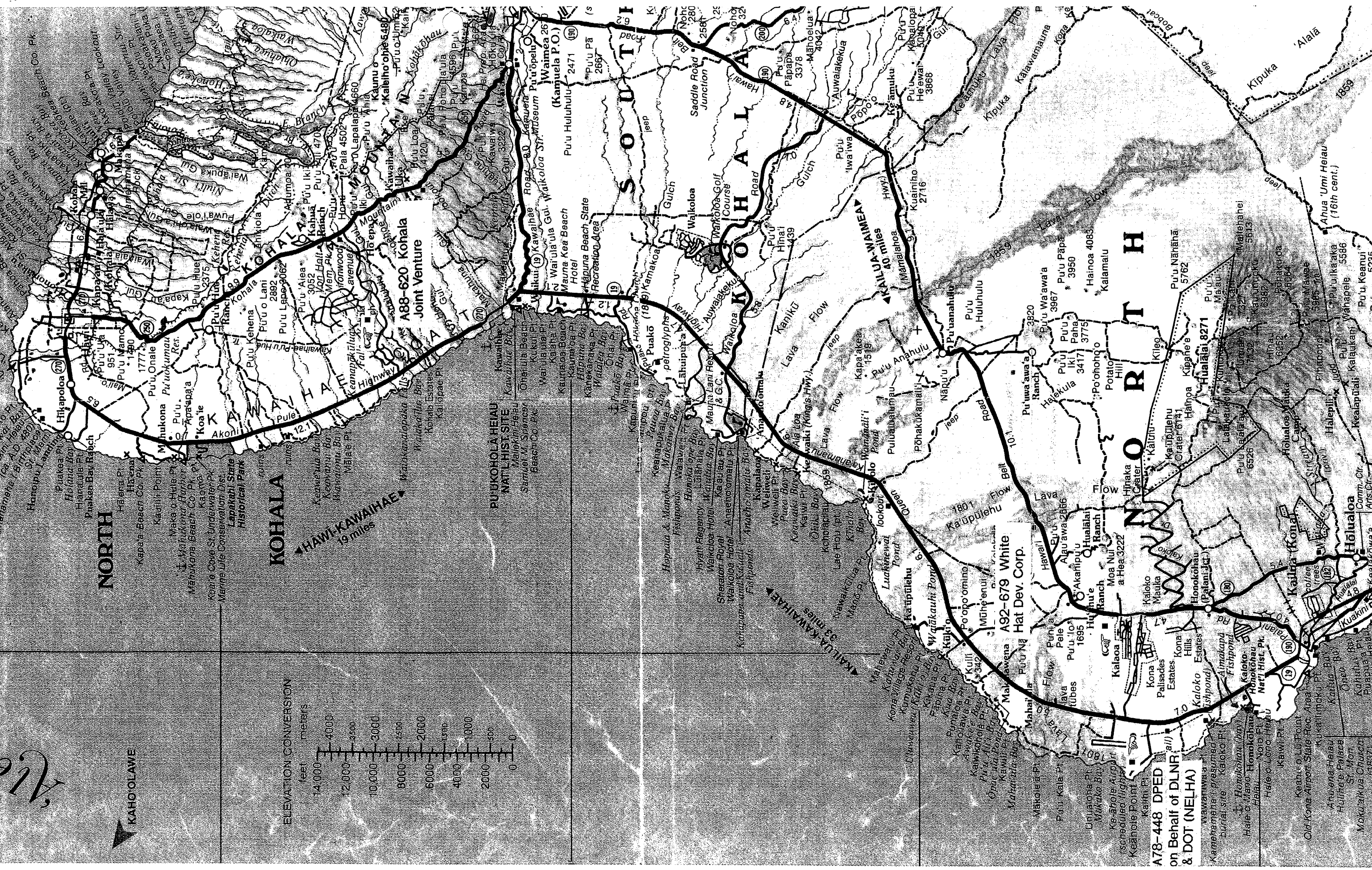
▲ HAWAII-KAWAII 19 miles

PU'UKOHA HEIAU NAT'L HIST SITE

A88-620 Kohala Joint Venture

A92-679 White Hat Dev. Corp.

A78-448 DPED on Behalf of DLNR & DOT (NELHA)

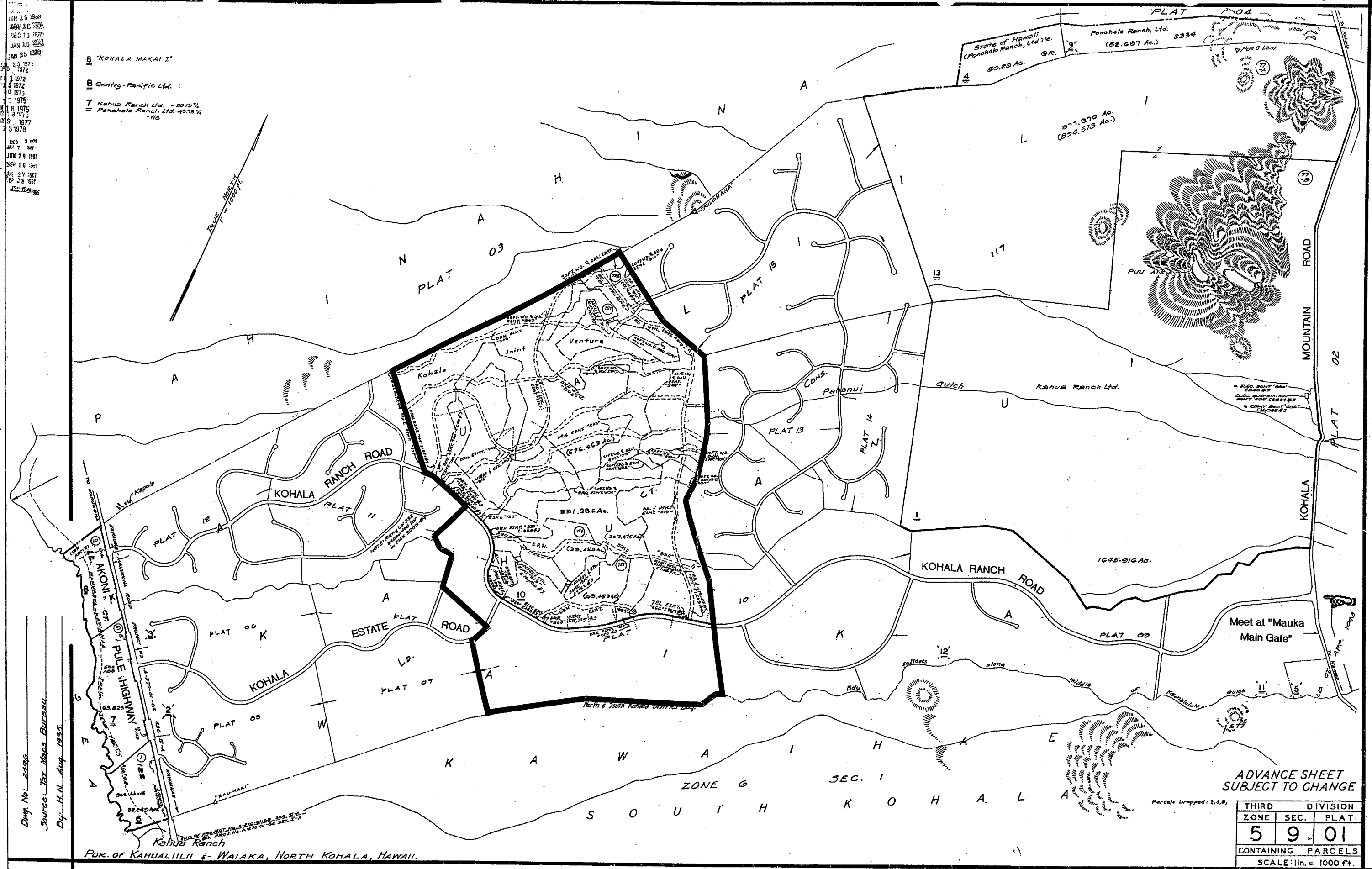






JUN 16 1968  
 JUN 16 1968  
 DEC 13 1968  
 JAN 16 1969  
 JAN 25 1970  
 23 1971  
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 1977  
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 DEC 3 1978  
 JAN 7 1979  
 JUN 29 1981  
 SEP 10 1981  
 JUL 27 1982  
 SEP 26 1982  
 1985

6 'KOHALA MAKAI I'  
 8 Gentry-Pacific Ltd.  
 7 Kahua Ranch Ltd. - 50.15%  
 = Panohalo Ranch Ltd. - 49.15%  
 = 710



ADVANCE SHEET  
SUBJECT TO CHANGE

Parcels Dropped: 2,3,8,9

THIRD DIVISION		
ZONE	SEC.	PLAT
5	9	01
CONTAINING PARCELS		
SCALE: 1 in. = 1000 ft.		

PRINTED

Map No. 2209  
 Source: Tax Maps Bureau  
 By: H. N. Aug. 1935

POR. OF KAHUALILII E-WAIIKA, NORTH KOHALA, HAWAII.