

BEFORE THE LAND USE COMMISSION
OF THE STATE OF HAWAII

In the Matter of the Petition of)	DOCKET NO. A84-574
MAUNA KEA PROPERTIES, INC.)	MAUNA KEA PROPERTIES, INC.
To reclassify approximately 399)	
acres of land currently in the)	
Agricultural District into the)	
Urban District at Ouli 1,)	
South Kohala, Hawaii, Hawaii,)	
TMK: 6-2-01:62, 63, 78, 79)	
and Portion of 51)	
_____)	

FINDINGS OF FACT,
CONCLUSIONS OF LAW AND
DECISION AND ORDER

BEFORE THE LAND USE COMMISSION

STATE OF HAWAII

In the Matter of the Petition) DOCKET NO. A84-574
)
 of) MAUNA KEA PROPERTIES, INC.
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 acres of land currently in the)
 Agricultural District into the)
 Urban District at Ouli 1,)
 South Kohala, Hawaii, Hawaii,)
 TMK: 6-2-01:62, 63, 78, 79)
 and Portion of 51)
)
 _____)

FINDINGS OF FACT,
CONCLUSIONS OF LAW AND DECISION AND ORDER

MAUNA KEA PROPERTIES, INC., a Hawaii corporation, (the "Petitioner"), filed this petition on August 3, 1984, pursuant to Chapter 205, Hawaii Revised Statutes, and the State Land Use Commission Rules of Practice and Procedure, to amend the land use district boundary for approximately 399 acres of land, identified as Hawaii Tax Map Key Nos. 6-2-01:62, 63, 78, 79 and portion of 51 (the "Property") situate at Ouli 1, District of South Kohala, County of Hawaii, State of Hawaii from the Agricultural District to the Urban District. The State Land Use Commission (the "Commission") having heard the testimony and evidence presented on this matter and by having considered the full record as presented in Docket No. A84-574, hereby makes the following Findings of Fact,

Conclusions of Law and Decision and Order:

FINDINGS OF FACT

PROCEDURAL HISTORY

1. The Commission conducted hearings on this petition on November 14th and 15th, 1984, pursuant to notices published in the Honolulu Star Bulletin and the Hawaii Tribune-Herald on October 12, 1984.

2. The Commission permitted Jerry Rothstein to testify as a public witness on November 14, 1984.

3. Pursuant to Chapter 205, Hawaii Revised Statutes, the Department of Planning and Economic Development, State of Hawaii and the Planning Department, County of Hawaii, were made parties to the proceedings.

DESCRIPTION OF SUBJECT PROPERTY

4. The Property consists of five (5) separate parcels situated at Ouli 1, District of South Kohala, County of Hawaii, and described as follows:

TMK: 6-2-01: 51 (por.)	393.88 ac
TMK: 6-2-01: 62	.52
TMK: 6-2-01: 63	1.15
TMK: 6-2-01: 78	.56
TMK: 6-2-01: 79	<u>3.22</u>
Total	399.33 ac

5. Petitioner is presently the lessee of four parcels of the Property under a ninety-nine (99) year lease from the fee owner Richard P. Smart Personal Trust, which lease terminates on June 30, 2059. The lease permits commercial development of the Property. The Trustees of the Richard P. Smart Personal Trust have consented to the filing of this petition.

The County of Hawaii is the fee owner of Hawaii Tax Map Key No. 6-2-01:63, the remaining 1.15 acre parcel of the Property, which parcel the County Board of Water Supply presently uses for water storage. The County Board of Water Supply does not object to the filing of this petition.

6. The Property is bounded by Queen Kaahumanu Highway, Waiulaula Gulch, the planned Waimea-Kawaihae Road and State-owned lands. The Property is the mauka portion of the proposed Hapuna Beach Resort. The makai portion of the proposed resort, (the "Makai Land"), in the Urban District, is bounded by the Mauna Kea Resort, Queen Kaahumanu Highway, the seashore, and State-owned lands. Together, the proposed resort will occupy approximately 539 acres.

7. Ground elevations at the Property are approximately 600 feet above sea level. Slopes of the Property range between six to twelve percent.

8. Rainfall on the Property averages less than ten inches annually. Most of the rain falls during the winter months.

9. The United States Department of Agriculture (USDA) classifies soils of the Property as Kawaihae extremely stony very fine sandy loam (KNK). These soils range in depth from less than

one inch in areas of exposed pahoehoe bedrock to several feet in scattered pockets and depressions.

10. The USDA Soil Conservation Service indicated through its Soil Survey that the soil on the Property is not suited for agricultural use. The capability classification of this type of soil is "VIIs" in a system which rates the suitability of soil on a scale from a high of I through VII. The VII rating indicates this soil is unsuitable for cultivation, and the subscript "s" indicates this soil's main limitations are shallow, droughty or stoney conditions.

11. The University of Hawaii, Land Study Bureau's "Detailed Land Classification - Island of Hawaii" classifies soils on the Property as Land Type 93, Kawaihae soil series with a productivity rating of "E" on a scale ranging from A to E, indicating that the land type is very poorly suited for agricultural use.

12. The State Department of Agriculture's "Agricultural Lands of Importance to the State of Hawaii" (ALISH) classification system does not classify the Property having any agricultural significance.

13. The Property is currently undeveloped except for an existing brackish water reservoir on Hawaii TMK: 6-20-01:63 which serves the Mauna Kea Beach Golf Course and the County water storage tank.

14. There is no recent grazing activity, although grazing may have taken place on the Property in the past.

15. The Federal Insurance Administration (FIA) in its May 1982 Flood Insurance Study for Hawaii County, designates most of the Property as Zone C, an area of minimal flooding, except for an area along the Waiulaula Gulch which the FIA has designated in Zone A, an area subject to a 100-year flood. The 100-year flood has a one-percent chance of occurring in any given year.

PROPOSAL FOR DEVELOPMENT

16. Petitioner proposes to develop the Property primarily for residential and recreational uses to be part of the proposed Hapuna Beach Resort, a self-contained resort to be operated independently of the Mauna Kea Resort.

Petitioner proposes to have this resort serve the luxury market, on a slightly lower level in quality than a super luxury resort such as the Mauna Kea Resort.

17. Petitioner proposes to develop a luxury resort hotel, a championship eighteen-hole golf course, single and multi-family residential units, unimproved lots, and the requisite infrastructure in the following manner:

Property (Mauka Lands)

<u>Use</u>	<u>Acres</u>	<u>No. of Residential Units</u>
Multi-family Residential	90	450
Single-family Residential	50	100
Golf Course, Open Space, Roads, etc.	244	--
Halfway Station and Recreation Ctr.	6	--
Utility Park	<u>10</u>	<u>--</u>
Total (Approximate)	400	550

Makai Lands (Existing Urban Area)

<u>Use</u>	<u>Acres</u>	<u>#Units</u>
Hotel	32	350
Residential (The Bluffs)	38	150
Single-family residential (The High Bluffs)	8	10
Golf Course, Open Space, Roads, etc.	53	--
Golf Clubhouse	5	--
Beach and Tennis Club	<u>4</u>	<u>--</u>
Total (Approximate)	140	510

18. Petitioner estimates its construction costs and sales prices of house and lot packages on a leasehold basis both expressed in 1984 dollars as follows:

<u>Property (Mauka Lands)</u>	<u>Estimated Const. Cost</u>	<u>Price Range</u>
<u>Use</u>		
Multi-family Residential (450 units)	\$115,000,000	\$400,000 - 450,000
Single-family Residential (100 units)	33,000,000	500,000 - 600,000
Halfway Station and Recreation Center	500,000	
Utility Park	--	
<u>Makai Lands (Existing Urban Area)</u>		
Hotel	\$65,000,000	\$150-199 per day
Multi-family Residential (The Bluffs)	60,000,000	\$650,000 - 700,000
Single-family Residential (The High Bluffs)	5,000,000	800,000 - 950,000
Golf Clubhouse	2,000,000	
Beach and Tennis Club	500,000	
<u>Mauka-Makai</u>		
Golf Course and Driving Range	\$6,000,000	
Infrastructure (incl. roads & utilities)	8,000,000	
Landscaping	<u>3,000,000</u>	
Total Construction Cost	\$298,000,000	\$336,000,000 -
Total Anticipated Revenue For Residential Units		377,000,000*

19. Property (Mauka Lands) Petitioner proposes to complete the construction of approximately 100 multi-family units on the Property by 1990 and the remaining 350 units by 1995. Petitioner anticipates that average unit size will be approximately 2000 square feet. Petitioner also proposes to complete development of approximately 35 single family units averaging one-half acre each by 1990 and the remaining 65 units by 1995.

*excluding hotel revenues

Petitioner, however, will require reclassification of sufficient land for approximately 150 single-family and/or multi-family housing units in order to assure flexibility in development planning. The approximate location of single-family and multi-family units Petitioner intends to complete by 1990 is shown in Exhibit A attached hereto and incorporated by reference herein.

20. Petitioner proposes to develop golf course facilities and open space areas on 297 acres of makai land (presently in the Urban District) and mauka of Queen Kaahumanu Highway. The driving range, access roads, open space and two holes of the golf course will be located on 53 acres of makai lands. The remaining sixteen holes, access roads, and open space will be located on 244 acres of the mauka lands. Petitioner also proposes to develop a half-way station, recreation center, clubhouse, and a beach club.

Petitioner proposes to complete development of the golf course, driving range, clubhouse, and half-way station by 1988, development of the beach club by 1990, and development of the recreation center by 1995.

21. Makai lands (existing Urban District) Petitioner proposes to complete construction of the proposed Hapuna Beach hotel by 1989. Petitioner also proposes to complete construction of 100 of the 150 multi-family units (the Bluffs) and all of the single-family units (High Bluffs) by 1990. The remaining multi-family units will be completed by 1995.

22. Petitioner expects to complete development of road and utility infrastructure for the Property and the makai lands by 1990.

PETITIONER'S FINANCIAL CAPABILITY TO UNDERTAKE THE
PROPOSED PROJECT

23. Petitioner's audited balance sheet as of December 31, 1983, list total assets of \$127,810,000, stockholders equity of \$55,412,000 and total liabilities of \$72,398,000.

STATE AND COUNTY PLANS AND POLICIES

24. The County of Hawaii's General Plan, Land Use Pattern Allocation Guide (LUPAG) Map designates the Property for "Alternate Urban Expansion." The LUPAG map designates the Makai Land for "Resort, Medium Density, and Open." Petitioner will not require General Plan Amendment for development of the Project.

25. The Property is not situated within the County Special Management Area (SMA).

26. Hawaii County designates the Property as "Unplanned" on its zoning map. Petitioner must obtain a zoning change to the "Multi-family", "Single-family", and "Open" districts from the County after reclassification to the Urban District.

NEED FOR THE PROPOSED DEVELOPMENT

27. Petitioner's consultant Ming Chew Associates (MCA) conducted a market study for the proposed Hapuna Beach Resort in March of 1984. Ming Chew Associates recommended that the proposed golf course be in operation before the proposed resort hotel opens. MCA concluded that market demand could absorb three-fourths of all proposed units to be developed in Hapuna by 1990, and all the remaining units by 1995. The following

table details the consultant's projected marketability and recommendations for the Hapuna resort:

Projected Marketability for the
Proposed Hapuna Beach Resort

Location	Proposed Use	Recommendation	Projected Marketability		
			1990	1995	2000
Mauka Lands (Property)	Multi Family Units	450	300	600	1,000
	Single Family Units	100	70	150	270
	(Lots)	--	(35)	(75)	(135)
	(House and Lots)	--	(35)	(75)	(135)
Makai Land	Multi Family Units	150	100	200	400
	Single Family Units	10	10	10	10
	(Lots)	--	(5)	(5)	(5)
	(House and Lots)	--	(5)	(5)	(5)
	Hotel Rooms	350	300	500	600
	Total	1,060	780	1,460	2,280
Mauka/Makai	Rounds of Golf per annum	45,000	41,000	72,000	128,000

28. In support of its recommendations, Ming Chew Associates stated that: "Continued development of high-quality resort amenities and accommodations, direct flights from the U.S. Mainland west coast to Ke-ahole Airport by United Airlines, cooperative advertising for the Kohala Coast Resort Region between the existing resorts and United Airlines (the largest carrier of westbound visitors to Hawaii), programs to promote neighbor island destinations by Japan Air Lines (the largest carrier of eastbound visitors to Hawaii) and increased promotions and marketing efforts by the new facilities on the Kohala Coast are expected to expand basic demand to the Region."

MCA estimated that the net new demand for transient accommodations for North and South Kohala in excess of the 1983 inventory would be 2,300 units by 1990, 4,600 units by 1995 and 6,600 units by the year 2000.

MCA also estimated that new demand for luxury hotel units in the Hapuna Beach Resort would be 300 by 1990, 500 by 1995 and 600 by the year 2000.

MCA estimated that the greatest market potential will be for rooms offered at published daily rates of \$150 to \$199.

29. Demand For Resort Subdivision Houselots. Petitioner has developed only 65 resort-oriented single family residential lots for sale in the Kohala Coast Resort Region at the Mauna Kea Resort. Petitioner has marketed in its "Fairways South" development, 33 lots, each containing 10,000 to 15,000 square feet, and the 32 lots in its "Fairways North" development each containing 22,000 square feet. To date, all of the lots in "The Fairways South" have been sold on a leasehold basis and two-thirds of these lots have improvements. The "Fairways North" lots have been on the market since 1982 on a leasehold basis. To date, Petitioner has sold six of these lots.

30. Demand For Resort Multi-Family Residential Units. Resort multi-family units may serve as primary residences, may serve on a short-term basis as transient accommodations, may be rented on a long term basis, or may be used as a vacation home by its owners. Petitioner estimates that the proposed Hapuna Beach Resort will capture 20 percent of the potential hotel and

multi-family demand for transient accommodations in North and South Kohala.

31. Demand For the Proposed Hapuna Beach Resort Golf Course. Petitioner anticipates that the existing Mauna Kea Golf Course will achieve effective capacity by late 1985. Capacity to accommodate overflow from transients and owners from nearby resorts is available at the Waikoloa Beach Resort and the Mauna Lani Resort courses. However, these courses will reach capacity as resort occupancies increase. Therefore, Petitioner will require a high quality golf course within the resort in order to support the golf demand associated with the proposed Hapuna Beach Resort by 1990.

TIMETABLE FOR DEVELOPMENT

32. Petitioner proposes to complete the golf course and required infrastructure and one quarter of the residential units for the Property by 1990. The remaining residential units are to be completed by 1995 or within ten years of Commission approval.

CONTIGUITY OF THE PROPOSED RECLASSIFICATION

33. Reclassification of the Mauka Lands will result in an Urban District abutting the Urban Districted Makai Lands.

CONFORMANCE TO THE HAWAII STATE PLAN

34. The proposed Hapuna Beach Resort is in conformance with the following goals, objectives and policies of Chapter 226, Hawaii Revised Statutes:

a. State Goal

The proposed Hapuna Beach Resort Development will create employment opportunities for Hawaii residents in compliance with Section 4(1).

b. Policies

The proposed Hapuna Beach Resort Development will complement the existing high-quality Mauna Kea Resort and the South Kohala Visitor Destination Area in compliance with Section 8(b)(3).

Petitioner estimates that development of the Project will result in the creation of approximately 865 to 965 direct jobs from 1985 to 1990, approximately 33 percent in construction and approximately 67 percent in operations. Petitioner further estimates that it will create approximately 1,020 to 1,255 direct jobs from 1990 to 1995, with approximately 20 percent in construction and 80 percent in operations.

IMPACT UPON RESOURCES OF THE AREA

35. Agricultural Resources. Soils of the Property are poorly suited for agricultural use.

36. Drainage. Petitioner proposes to design the Hapuna Beach Resort to minimize impacts to the natural drainage patterns on the Property.

37. Flora. Petitioner proposes, to the extent possible, to leave intact existing vegetation during the clearing, grading, and construction phases of development.

38. Fauna. Phillip Bruner conducted an ornithological and feral mammal survey in February, 1984, and found various species of birds, mostly exotic, on the proposed Hapuna Beach Resort area. Mr. Bruner anticipates that the development will result in an increase in the numbers of common myna, Japanese White-Eye and Pacific Golden Plover and reduce the population of the game birds, Gray Francolin and Japanese Quail at the site. He observed no endangered species of mammals or birds.

39. Archaeological Resources. Staff archaeologists from the State Department of Land and Natural Resources (DLNR) inspected the Property on March 21-23, 1984, and discovered cultural features of Hawaiian origin including a shell scatter, rock alignments and possible terraces. DLNR determined that these sites were not of sufficient significance to warrant further archaeological testing and excavation.

40. Visual. Petitioner does not expect the development of the Property will significantly alter any existing view corridors. Petitioner proposes to situate residential units on the Property and along the golf course fairways to achieve an overall low-density pattern and allow the resort to retain an open feeling which also characterizes the adjacent Mauna Kea Resort.

41. Recreation. Petitioner does not believe that the proposed Hapuna Beach Resort will increase use of most of the State and County recreational facilities. Petitioner will make available to transient guests at the Hapuna Beach Resort extensive on-site recreational opportunities, including a championship golf course, driving range, beach and tennis club and a recreation center.

42. Petitioner expects increased use of Hapuna Beach, particularly at the northern end adjacent to the proposed Hapuna Beach Hotel. Petitioner will coordinate the management of recreational resources of the Hapuna Beach area through respective State and County land use controls.

Petitioner has adequately provided public access to the shoreline through the existing Mauna Kea Beach Resort and the proposed Hapuna Beach Resort.

43. Air Quality. Petitioner anticipates short-term adverse impacts on air quality from the construction activity, including increased automotive pollutants and potential for fugitive dust and frequent watering of roads and exposed soils, timely landscaping, and dust barriers are recommended as mitigation measures. Petitioner anticipates long-term adverse impacts on air quality due to increased emissions from traffic.

44. Noise. Petitioner expects significant increases to noise level due to increased traffic volume for 1986. Petitioner's proposed golf course will provide a noise buffer

for residential lots on the Property.

45. Potable Water. Petitioner's consultant, Belt, Collins & Associates, estimates that the proposed Hapuna Beach Resort, when fully developed, will generate a demand for approximately 0.42 million gallons per day (MGD) of potable water by 1990 and an additional 0.37 mgd by 1995 for a total of 0.79 mgd. Petitioner projects that when fully developed, the Property will generate a demand of approximately 0.33 mgd. Petitioner's allocation of 0.94 mgd from the Lalamilo Water System is sufficient to meet the projected long-term requirements of the proposed Hapuna Beach Resort.

46. Waste Water. Petitioner will construct a 0.5 mgd private sewage treatment plant and a sewer collection system for the proposed resort to comply with all state and federal water quality and public health standards. Petitioner proposes to dispose of treated sewage primarily as golf course irrigation water. Petitioner will dispose of any excess beyond irrigation capacity through injection wells located on the sewage treatment plant grounds.

47. Solid Waste. Petitioner anticipates the Hapuna Beach Resort will generate approximately 3.7 tons of solid waste per day. County of Hawaii does not provide refuse collection service to individual residences or businesses. Petitioner will dispose its refuse or contract with private collectors to dispose of solid waste at the county landfill in Waimea or Kailua-Kona.

48. Other Municipal Services. Petitioner can obtain other urban services, such as electricity, gas, telephone, police and fire protection and health care.

49. Schools. Petitioner expects the proposed Hapuna Beach Resort to have minimal direct impact on schools because the Hapuna Beach Resort's population will consist primarily of transients.

50. Roadway and Highway Services and Facilities. Belt, Collins & Associates estimated that the proposed resort will generate a maximum traffic volume of approximately 6,758 vehicles per day or an average of 642 vehicles per hour during the peak hour. Queen Kaahumanu Highway is presently carrying less than 20 percent of its 1,900 vehicles per hour open-road capacity.

Petitioner will construct all highway improvements required by the State Department of Transportation, including, but not limited to channelization and lighting of the proposed intersection at Queen Kaahumanu Highway, and noise and visual screening between the proposed Waimea-Kawaihae Road and the proposed housing to be built on the Property.

51. The State Department of Transportation will permit one access to the Hapuna Beach Resort to be located approximately 2,800 feet south of the Mauna Kea Resort entry road on the makai side of Queen Kaahumanu Highway. Petitioner will provide access from the Makai Lands to the Property (Mauka Lands) by constructing an underpass beneath the Queen Kaahumanu Highway for vehicular, golf cart, and pedestrian traffic.

52. Employee Housing. Petitioner is willing to construct and offer for sale or lease ten percent (10%) of the number of units to be developed on the Property for low and moderate income Hawaii County Residents and employees of Petitioner at prices and rents affordable by them, or to contribute to the building of such housing on a site outside of the Property.

PREFERENCES FOR DEVELOPMENT

53. Petitioner anticipates that the Hapuna Beach Resort will enhance and become an integral part of Kohala Coast Resort Region as a world-renowned resort destination area.

COMPLIANCE WITH STANDARDS OF DETERMINING URBAN DISTRICT BOUNDARIES

54. Petitioner's request for reclassification of the Property from the Agricultural District to Urban District is reasonably necessary to accommodate growth and development of residential and commercial uses within the State of Hawaii.

55. The Hapuna Beach Resort will not have significant adverse effects upon agricultural, natural, environmental, recreational and scenic resources of the area.

56. Adequate and sufficient public services and facilities are available to the Property or can be so provided at reasonable cost.

57. The Property is contiguous to land in an Urban District, and its development will not result in scattered urban development.

58. Commercial uses in the Hapuna Beach Resort will provide permanent employment to State of Hawaii residents.

59. Petitioner's proposal is consistent with the General Plan for the County of Hawaii.

INCREMENTAL DISTRICTING

60. Petitioner proposes to complete approximately 100 multi-family units and approximately 35 single-family units by 1990, and to complete the remaining 350 multi-family units and 65 single-family units by 1995. Incremental redistricting of the Property is therefore reasonable and warranted.

RULING ON PROPOSED FINDINGS OF FACT

Any of the proposed findings of fact submitted by Petitioner or other parties not already ruled upon by the Land Use Commission by adoption herein, or rejected by clearly contrary findings of fact herein, are hereby denied and rejected.

CONCLUSIONS OF LAW

Pursuant to Chapter 205, Hawaii Revised Statutes, the Rules of Practice and Procedure and the District Regulations of the State Land Use Commission, the Commission finds upon a preponderance of evidence that the reclassification of Phase I constituting Petitioners proposed golf course and approximately 150 units of single-family housing and/or condominium units, and consisting approximately 317 acres from Agricultural District to the Urban District at Ouli 1, District of South

Kohala, County of Hawaii, State of Hawaii, as shown on Exhibit A attached hereto and incorporated by reference herein for the purpose of developing the Hapuna Beach Resort, subject to the conditions stated below, conforms to the standards established in the State Land Use District Regulations, is reasonable and non-violative of Section 205-2, Hawaii Revised Statutes, as amended, and is consistent with the Hawaii State Plan as set forth in Chapter 226, Hawaii Revised Statutes, as amended.

The Commission further concludes that reclassification of the remaining 82.33 acres consisting of that portion of the Property constituting the balance of the residential units and being Phase II from the Agricultural District to the Urban District, as shown on Exhibit A attached hereto and incorporated by reference herein, is not necessary to accommodate growth at this time, and that incremental redistricting of the lands within Phase II is reasonable, non-violative of Section 205-2, Hawaii Revised Statutes, and is consistent with the Hawaii State Plan set forth in Chapter 226, Hawaii Revised Statutes, as amended, and the District Regulations of the Land Use Commission.

ORDER

IT IS HEREBY ORDERED that the lands within Phase I of the Property comprising the golf course and approximately 150 units of single-family housing and/or condominium units and consisting of approximately 317 acres, more particularly identified by Hawaii Tax Map Keys 6-2-01: 62, 63, 78, 79, and Portion of 51; situated at Ouli 1, South Kohala, Island and State of Hawaii, and more specifically described in Exhibit A

attached hereto and incorporated herein by reference, shall be and the same is hereby reclassified from the Agricultural District to the Urban District and the District Boundaries are amended accordingly.

IT IS ALSO HEREBY ORDERED that lands within Phase II of Petitioner's development comprising the balance of the residential units and consisting approximately 82.33 acres, more particularly identified as Hawaii Tax Map Key 6-2-01: Portion of 51, situated at Ouli 1, South Kohala, Island and State of Hawaii, and more specifically described in Exhibit A attached hereto and incorporated herein by reference, shall be and the same is hereby approved for incremental development pursuant to State Land Use District Regulation 6-2, and that redistricting from the Agricultural to the Urban classification be granted upon a showing of substantial progress and completion of Phase I and development of Petitioner's Hapuna Beach Resort Hotel.

IT IS FURTHER HEREBY ORDERED that the reclassification and incremental redistricting of the Property shall be subject to the condition that Petitioner shall provide housing opportunities for low and moderate income Hawaii County residents and employees by constructing and offering for sale or lease, on a preferential basis on its own or in cooperation with either or both the Hawaii Housing Authority and the County of Hawaii, ten percent (10%) of the residential units to be developed on Phases I and II on the Property, at prices determined by

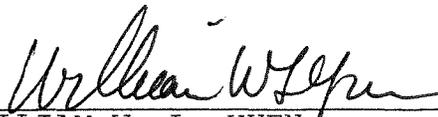
standards promulgated by the Hawaii Housing Authority and County of Hawaii from time to time, or by contributing to the development of such housing outside of the Property. The preferential residential units shall be offered for sale at prices not exceeding prices that enable such purchasers to qualify for and obtain State-assisted financing (e.g. Act 105 or Hula Mae) or Federally-insured or assisted financing (e.g. FHA Section 245 program) intended to encourage home ownership by low and moderate income families.

This condition may be released by the Commission upon a motion and a showing of compliance or provision of assurance of compliance.

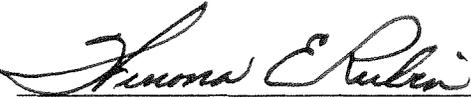
DOCKET NO. A84-574 - MAUNA KEA PROPERTIES, INC.

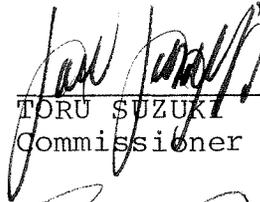
Done at Honolulu, Hawaii, this 6th day of May,
1985, per motions on February 21, 1985 and May 1, 1985.

LAND USE COMMISSION
STATE OF HAWAII

By 
WILLIAM W. L. YUEN
Chairman and Commissioner

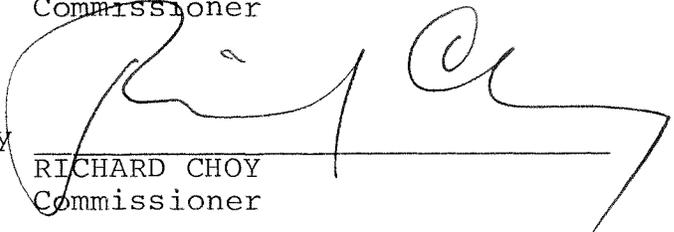
By 
TEOFILO PHIL TACBIAN
Vice Chairman and Commissioner

By 
WINONA RUBIN
Commissioner

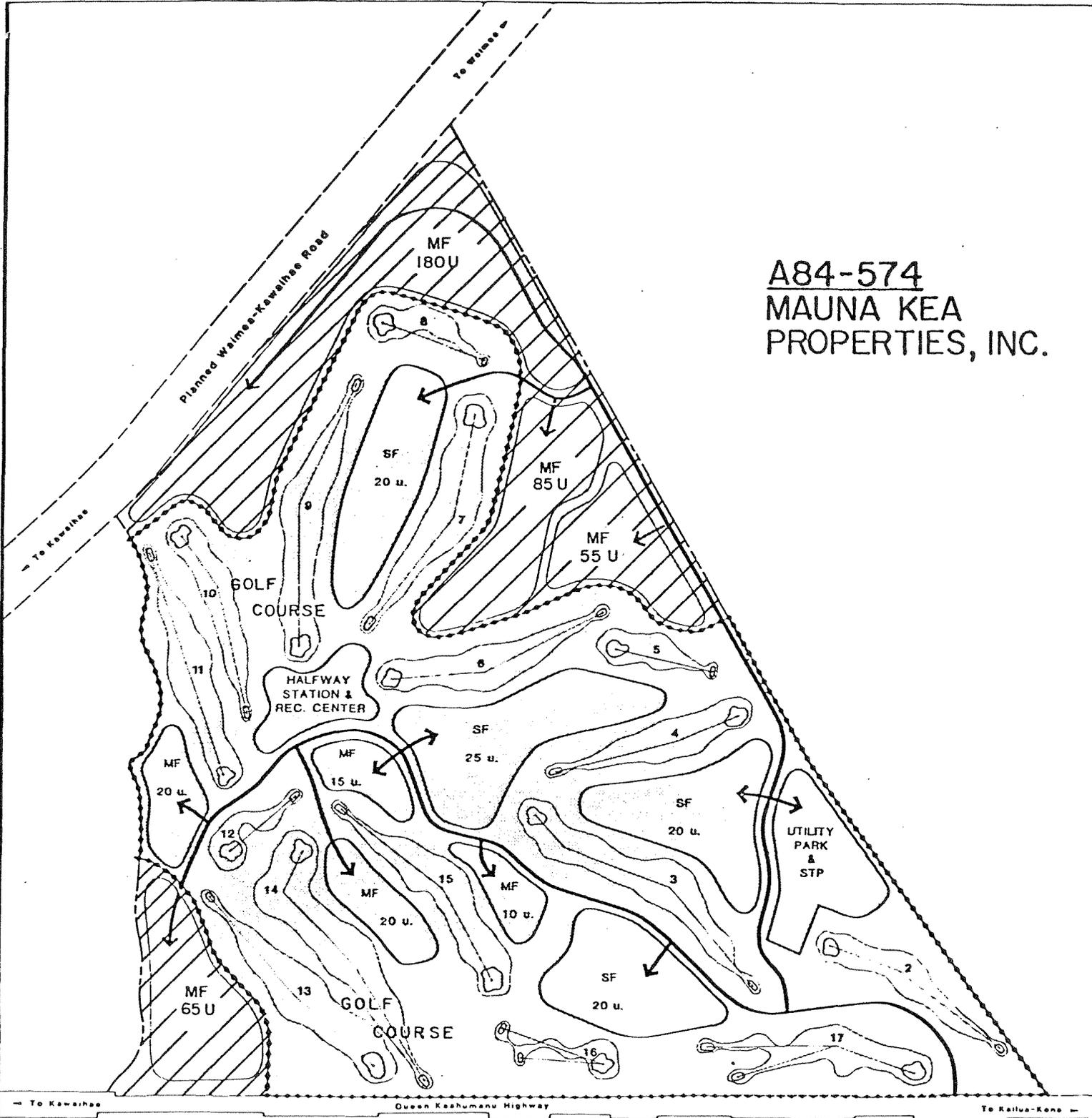
By 
TORU SUZUKI
Commissioner

By 
FREDERICK WHITTEMORE
Commissioner

By 
EVERETT CUSKADEN
Commissioner

By 
RICHARD CHOY
Commissioner

A84-574
MAUNA KEA
PROPERTIES, INC.



LEGEND

 AREA RECLASSIFIED TO URBAN DISTRICT

 AREA SUBJECT TO INCREMENTAL DISTRICTING

MF - MULTI-FAMILY
 SF - SINGLE-FAMILY

U - UNITS

NORTH



0 200 400 600 800 1000

FEET

EXHIBIT A

HAPUNA BEACH RESORT
 SOUTH KOHALA, HAWAII

BEFORE THE LAND USE COMMISSION
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TMK: 6-2-01:62, 63, 78, 79)	
and Portion of 51)	
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CERTIFICATE OF SERVICE

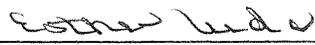
I hereby certify that a copy of the Land Use Commission Decision and Order was served upon the following by either hand delivery or depositing the same in the U. S. Postal Service by certified mail:

KENT M. KEITH, Director
Department of Planning and Economic Development
State of Hawaii
250 South King Street
Honolulu, Hawaii 96813

ALBERT LONO LYMAN, Planning Director
Planning Department
County of Hawaii
25 Aupuni Street
Hilo, Hawaii 96720

J. DOUGLAS ING, Attorney for Petitioner
8th Floor, Hawaii Building
745 Fort Street
Honolulu, Hawaii 96813

DATED: Honolulu, Hawaii, this 6th day of May, 1985.



ESTHER UEDA
Executive Officer

DOCKET NO. A84-574 - MAUNA KEA PROPERTIES, INC.

A copy of the Land Use Commission's Decision and Order was served upon the following by regular mail on

EVERETT KANESHIGE, Deputy Attorney General
Department of the Attorney General
State Capitol, 4th Floor
Honolulu, Hawaii 96813

RONALD IBARRA
Office of the Corporation Counsel
County of Hawaii
25 Aupuni Street
Hilo, Hawaii 96720

WILLIAM F. MIELCKE
Vice President and Project Director
Mauna Kea Properties, Inc.
P. O. Box 218
Kamuela, Hawaii 96743