

ORIGINAL

April 28, 1992

Ms. Ester Ueda
Executive Officer
State of Hawaii, Land Use Commission
Room 104, Old Federal Building
Honolulu, HI 96813

Attn: Steve Tagawa

LAND USE COMMISSION
STATE OF HAWAII
APR 30 2 02 PM '92

Subject: Filing of Annual Report for LUC Docket No.
A76-418/Moana Corporation

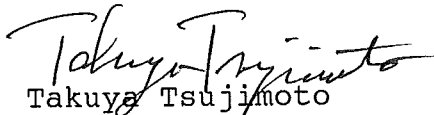
As a follow up your letter of February 21, 1992 to Mr. Karl K. Kobayashi, Exq., and March 16, 1992 letter to Sports Shinko, we are submitting the original and 15 copies of the following supplemental information items as requested:

1. **Map and description** of the area owned by Sports Shinko (Kauai) Co. Ltd.. The Keith Companies has prepared the enclosed **Sports Shinko's Kiahuna Master Plan (SSKMP)**, which represents an updated master plan for the original referenced Moana Corporation petition area properties under control of Sports Shinko (Kauai) Co. Ltd. and Sports Shinko (Kauai) Dev. Co. Ltd.. An accompanying narrative is also provided to describe formulation of the Master Plan and assist in interpretation of such. A **Comparison Chart** is provided which: identifies the original Moana Corp. petition conceptual areas by zoning, acres, and density approved; attempts to assign a tax map key to the conceptual zoning areas; adjusts the original petition area in the SSKMP to more closely follow existing lots of record as identified in the tax map key records, corrects acres, and adjusts densities accordingly; and identifies the proposed overall density differences per zoning district should the SSKMP be approved. Sports Shinko's properties are bolded in this chart for quick reference and identification.
2. **Additional Ownership, Location and Contact person** information on the remaining areas of the original petition that are not owned by Sports Shinko (Kauai) Co. Ltd.. A current tax map key of the petition area is provided along with the map of the original petition area zoning approval. The Keith Companies has compiled an **Ownership Chart** which identifies the original petition area by tax map key, area, current zoning based on the conceptual zoning configurations, existing use, and ownership/lessee information. As requested in your letter, an additional **Ownership/Lessee Contacts List** is provided for your use.
3. **Clarification on Remaining Units and Location** for Sports Shinko's properties. The Ownership Chart referenced above provides a clear picture of the current existing use of Sports

Shinko's properties. The SSKMP reviewed in conjunction with the Comparison Chart identifies the uses proposed on those vacant properties in terms of either approved projects/units or potential units based on area and zoning. Multi-Family Units are proposed in the vacant Residential R-10 areas, while Single Family Lots (for sale to individuals with construction of an anticipated one single family unit per lot) are proposed in the vacant Residential R-4 and R-6 zoned areas. The Multi-Family site plan depicted in TMK: 2-8-14:33 has been approved by the Planning Commission. The site plans and building locations mauka and makai of this parcel shown on the SSKMP are only conceptual in design for illustrative purposes. An estimated **Timetable for Development** is offered also.

We hope this supplemental information adequately responds to your letters of 2-21-92 and 3-16-92. If any additional information is needed, please contact me at 742-9595.

Respectfully submitted,



Takuya Tsujimoto
Assistant Secretary
Sports Shinko (Kauai) Co. Ltd.

Enclosures

cc: Ms. Heather M. Harvey, The Keith Companies
Mr. Taizo Sato, Sports Shinko Co., Ltd.
County of Kauai Planning Department
Office of State Planning