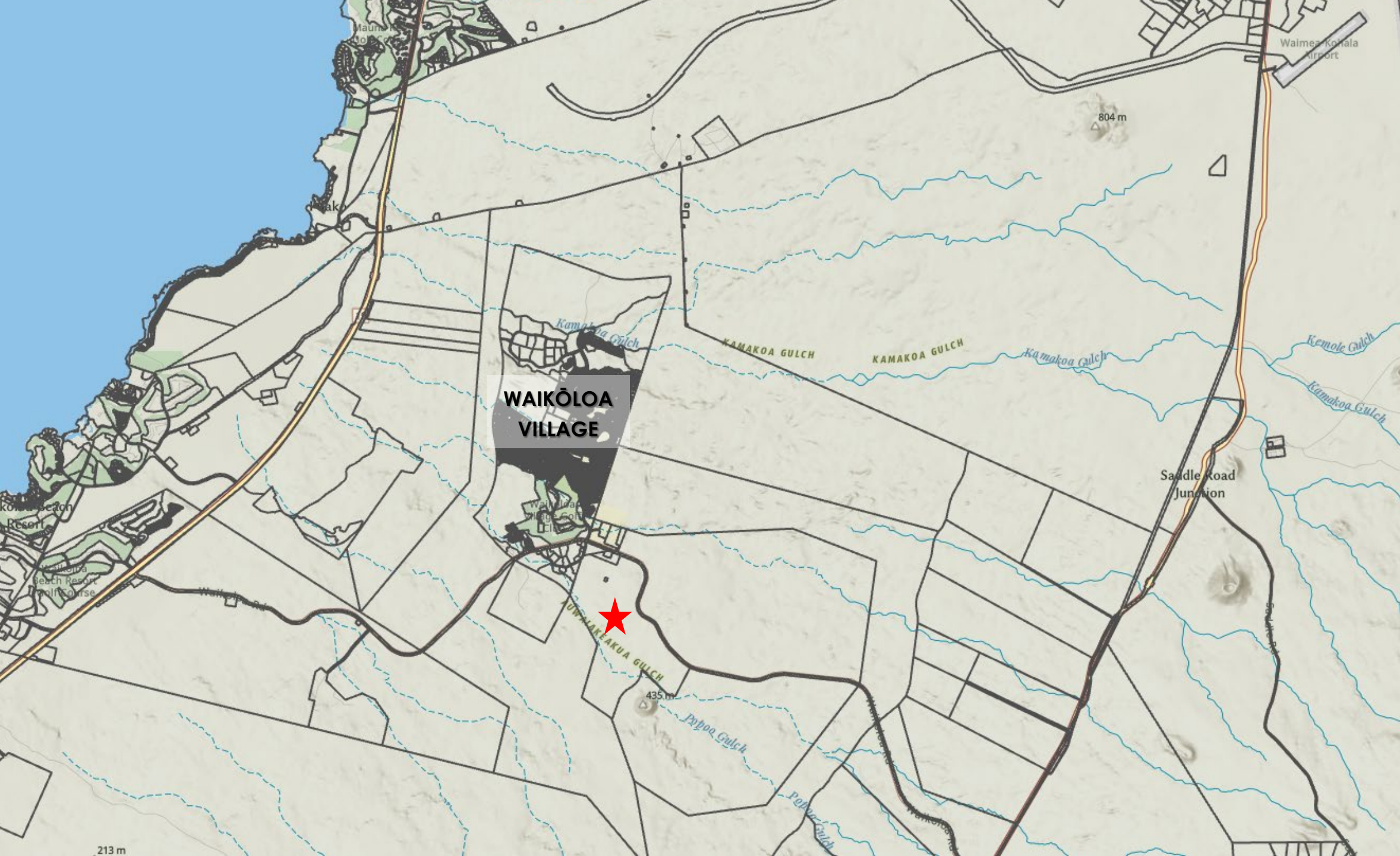


WAIKOLOA GREEN, LLC

- STATE LAND USE DISTRICT BOUNDARY AMENDMENT APPLICATION (PL-SLU-2026-000016)
- CHANGE OF ZONE APPLICATION (PL-REZ-2026-000096)



**WAIKŌLOA
VILLAGE**

LOCATION MAP

THE APPLICANT IS REQUESTING:

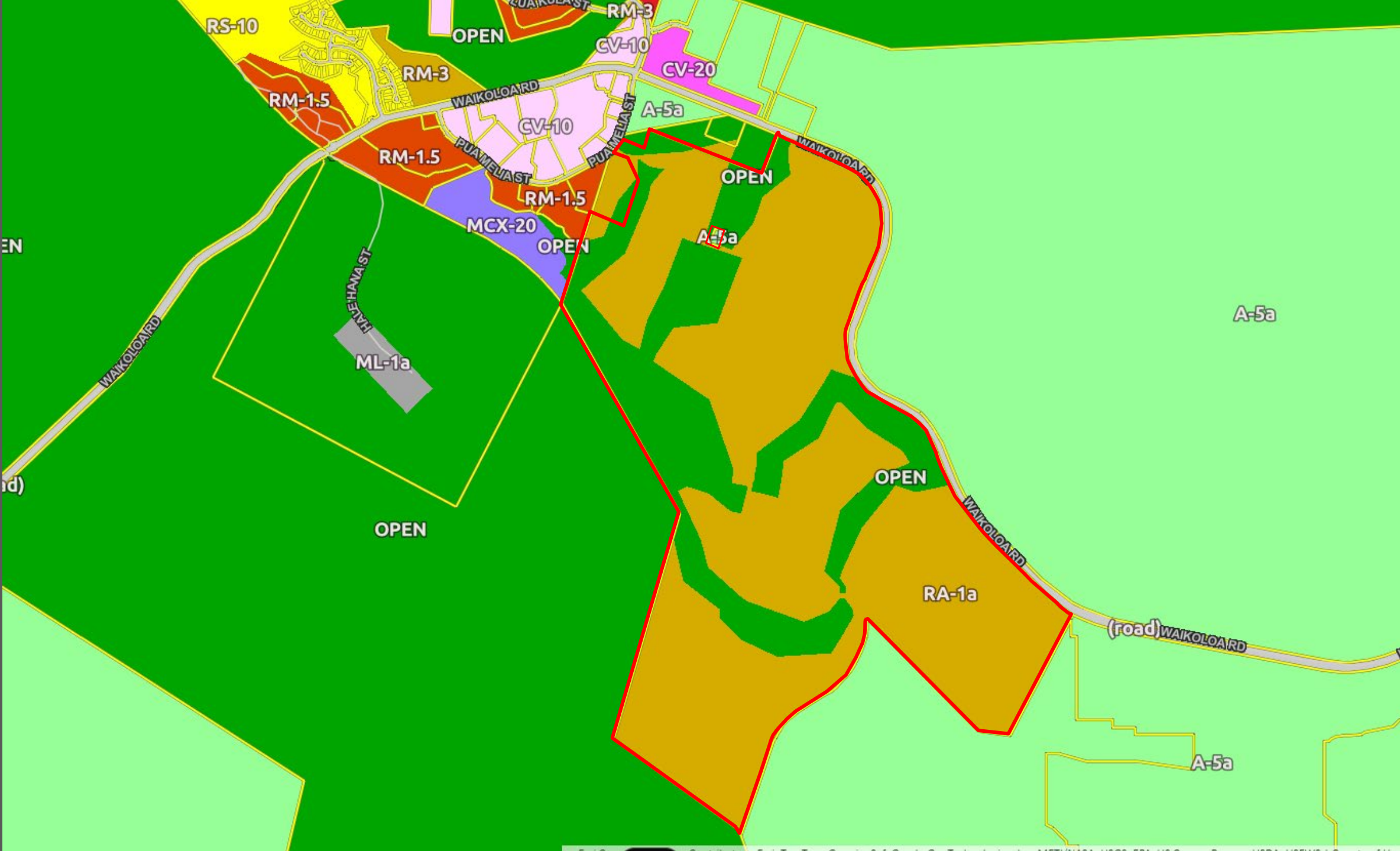
- A STATE LAND USE DISTRICT BOUNDARY AMENDMENT FROM AN AGRICULTURAL TO AN URBAN DISTRICT FOR A 14.868-ACRE PORTION OF A 716.63-ACRE PARCEL OF LAND.
- A CHANGE OF ZONE FROM A RESIDENTIAL AND AGRICULTURAL-1 ACRE (RA-1A) AND OPEN ZONING DISTRICT TO A MULTIPLE-FAMILY RESIDENTIAL-1,500 SQUARE FEET (RM-1.5), FAMILY AGRICULTURAL-1 ACRE (FA-1A), AGRICULTURAL-10 ACRES (A-10A) AND OPEN ZONING DISTRICTS FOR A 709.145-ACRE PORTION OF A 716.63-ACRE PARCEL OF LAND.

REASONS FOR THE REQUEST

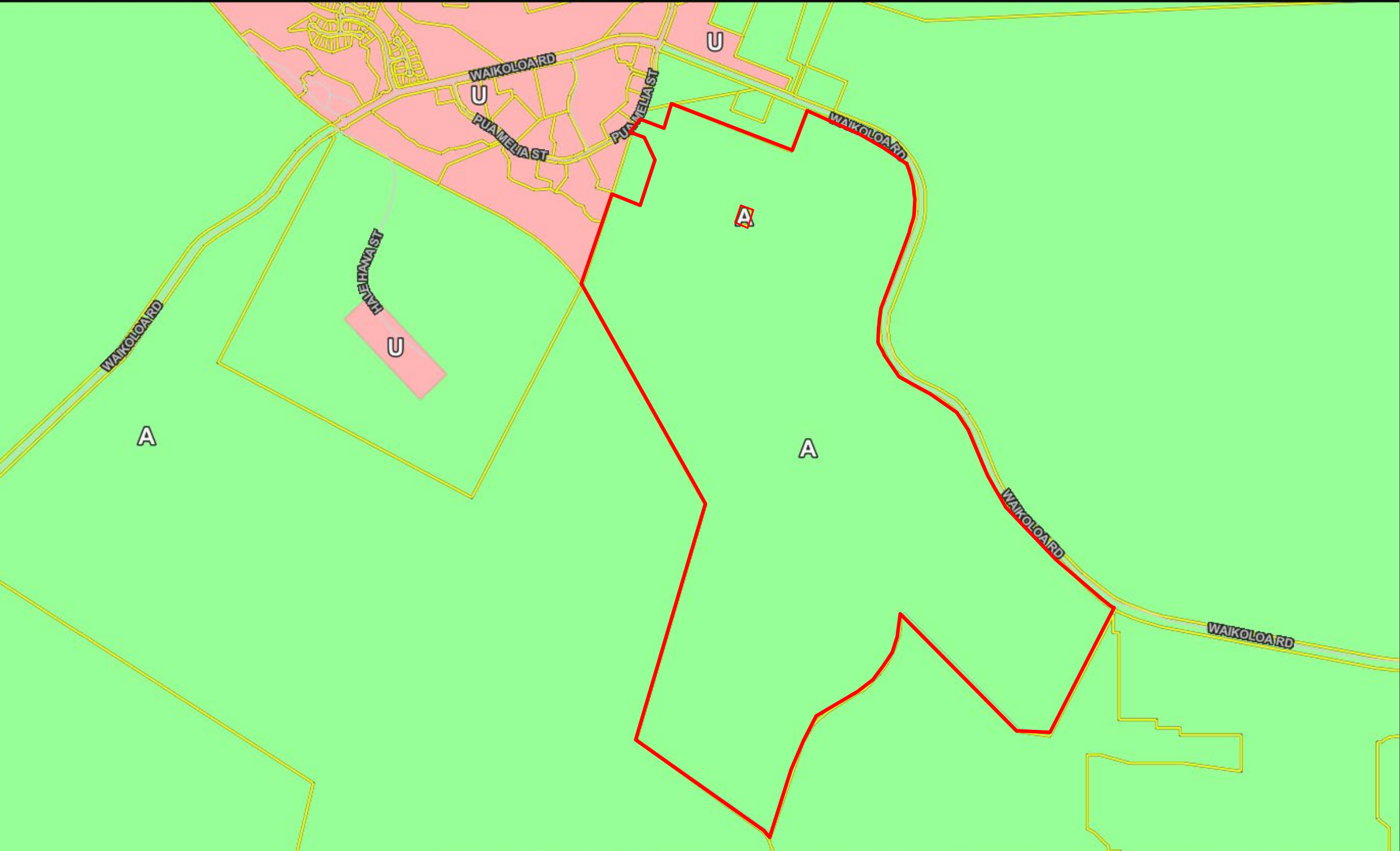
- THE 14.868-ACRE AREA TO BE REDESIGNATED TO URBAN WILL BE REZONED TO RM-1.5 TO ACCOMMODATE A 400-UNIT MULTIFAMILY RESIDENTIAL DEVELOPMENT, INCLUDING A CLUBHOUSE AND ASSOCIATED IMPROVEMENTS.
- THE REMAINDER OF THE PROPERTY WILL RETAIN ITS STATE LAND USE AGRICULTURAL DESIGNATION AND BE REZONED AS FOLLOWS:
 - 320.024 ACRES TO FA-1A TO DEVELOP 275 FAMILY-AGRICULTURAL LOTS;
 - 264.123 ACRES TO A-10A TO CREATE 16, MINIMUM 10-ACRE LOTS THAT MAY ACCOMMODATE A FOOD HUB AND POTENTIAL SOLAR ENERGY INFRASTRUCTURE; &
 - 110.967 ACRES TO OPEN TO SUPPORT OPEN SPACE AND PUBLIC TRAIL CORRIDORS.
- NOTE: TWO NON-CONTIGUOUS PORTIONS OF THE PARENT PARCEL, TOTALING 7.485 ACRES HAVE BEEN EXCLUDED FROM CHANGE OF ZONE REQUEST BECAUSE THEY ARE SUBJECT TO SEPARATE SALES AGREEMENTS WITH DIFFERENT OWNERS.

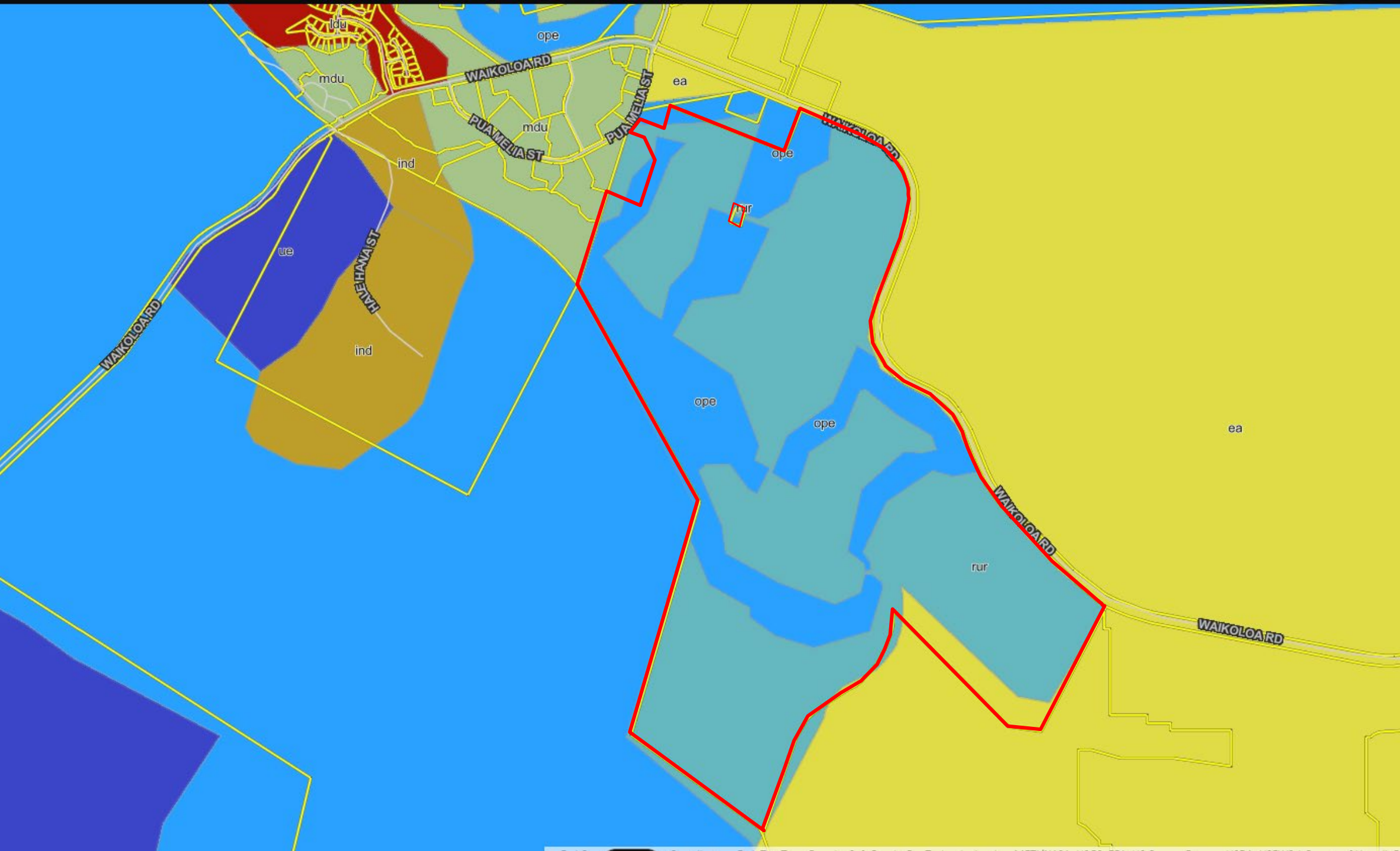
PROJECT PHASING & COST

- THE PROJECT IS PLANNED TO BE DEVELOPED THROUGH **3 PHASES** AND COMPLETED BY 2045:
 - **PHASE 1** (2035): APPROXIMATELY 400 MULTI-FAMILY UNITS, CLUBHOUSE, 11 AGRICULTURAL (A-10A) LOTS, THE MAKAI PROJECT ACCESS ROAD FROM WAIKŌLOA ROAD, AND THE PROJECT ROADWAY ACCESS FROM PUA MELIA STREET.
 - **PHASE 2** (2038): APPROXIMATELY 100 FAMILY AGRICULTURAL LOTS.
 - **PHASE 3** (2045): APPROXIMATELY 175 FAMILY AGRICULTURAL LOTS AND THE MAUKA PROJECT DRIVEWAY ALONG WAIKŌLOA ROAD, REMAINING 5 AGRICULTURAL (A-10A) LOTS.
- ESTIMATED CONSTRUCTION COST IS \$30 MILLION.

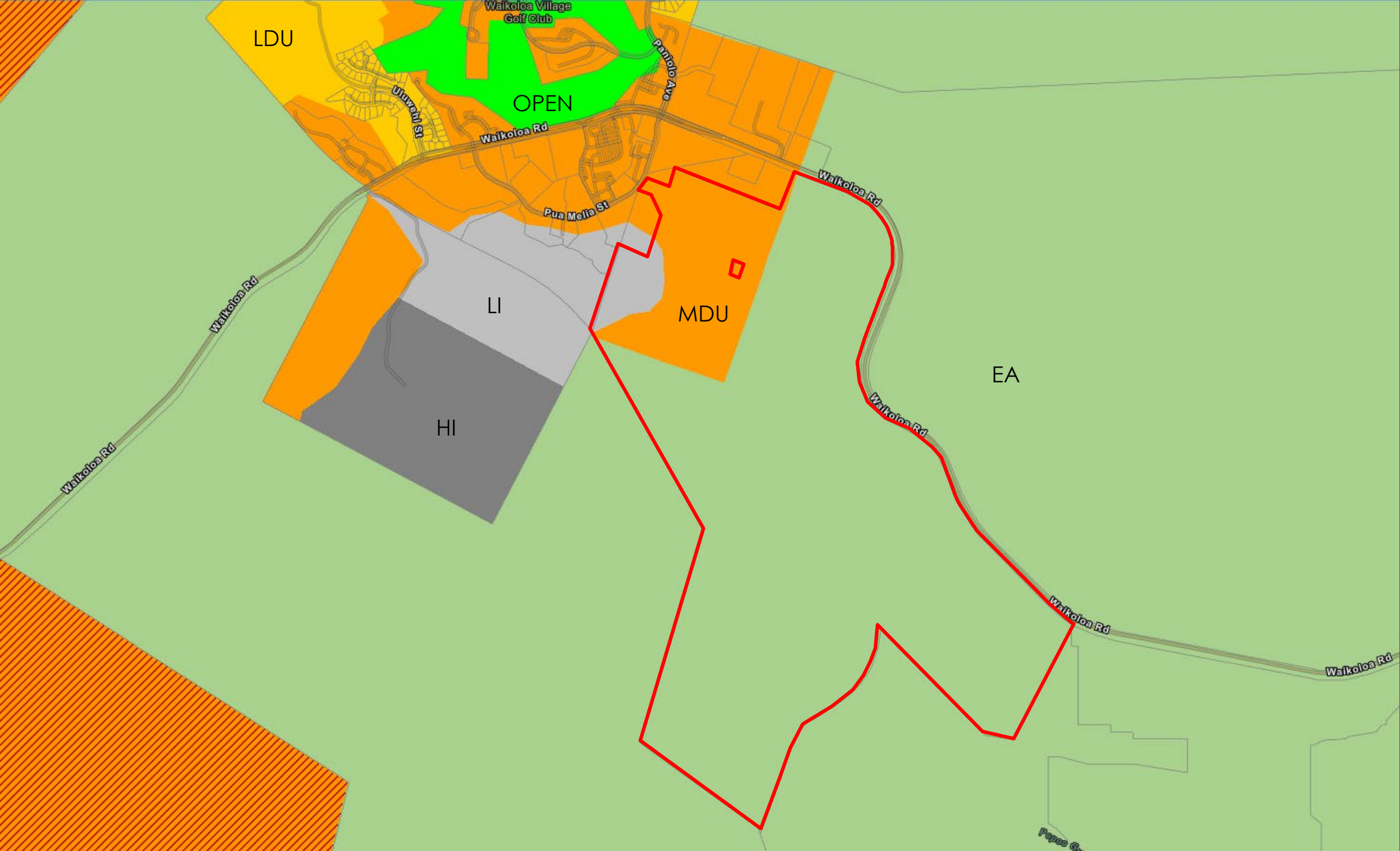


COUNTY ZONING





2005 GENERAL PLAN LUPAG MAP

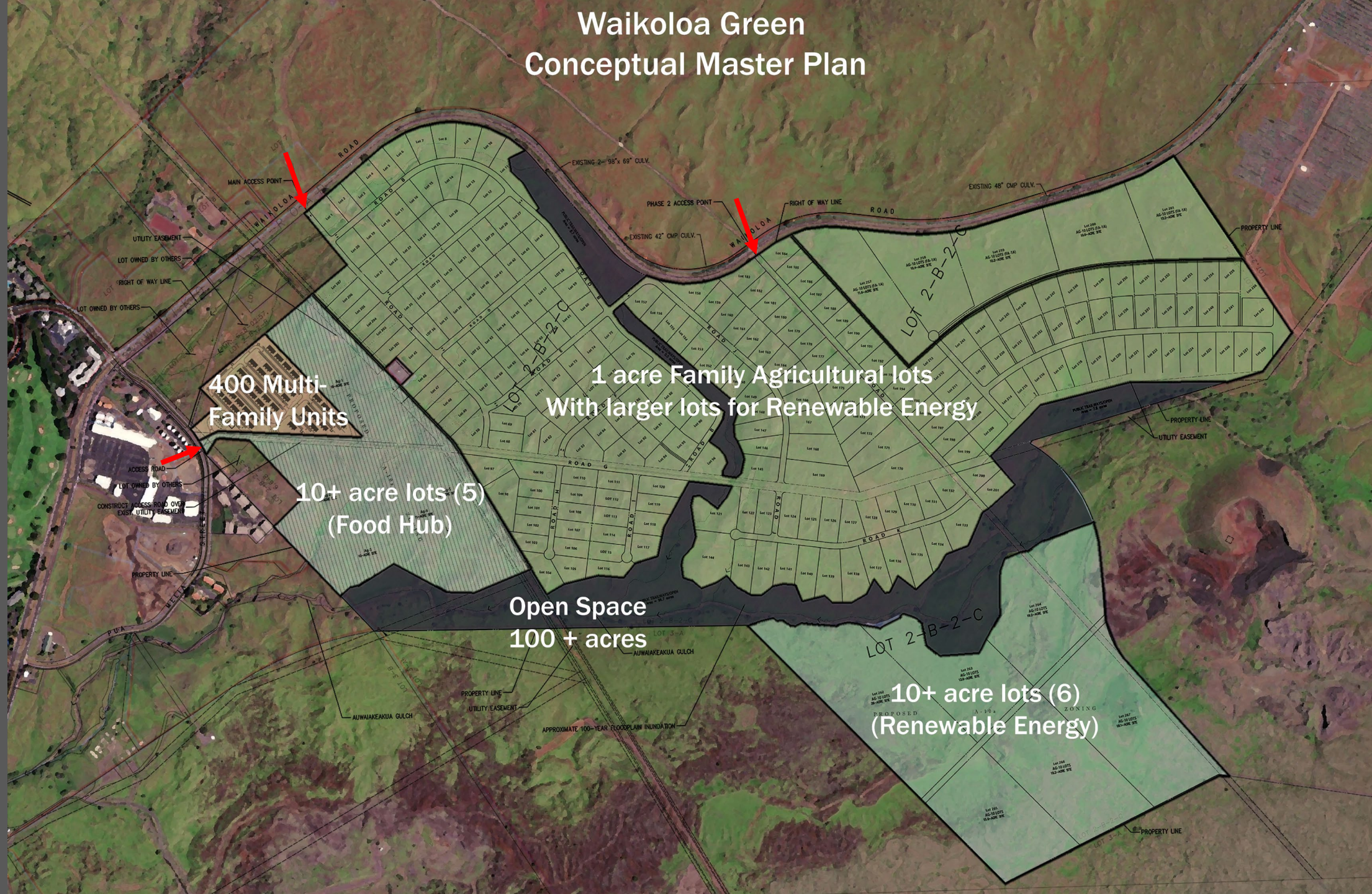


The map illustrates the South Kohala CDP Waikoloa Village Conceptual Plan. It features several key areas and infrastructure elements:

- Pakiko Beach Lots**: Located along the coast.
- MALUNALANI RESORT**: Situated near the coast.
- PARCEL 5**: 3,049 ACRES AG-5a.
- PARCEL 27**: 793 ACRES AG-5a.
- PARCEL 16 (PORTION)**: 2,400 ACRES AG-5a.
- PARCEL 17**: 2,150 ACRES AG-5a.
- WAIKOLOA VILLAGE +/- 2,800 UNITS AS OF JAN. '08**.
- WAIKOLOA HIGHLANDS**: 744 ACRES 398 UNITS.
- WAKOLOA HEIGHTS**: 867 ACRES 2000+ UNITS.
- KAWAKOA WORKFORCE HOUSING**: 268 ACRES 1,200 AFFORDABLE UNITS.
- BRIDGE ANALEA**: 3,000 ACRES 3,000+ UNITS 5 GOLF COURSES GOLF ACADEMY COMMERCIAL VILLAGES 40 UNIT LODGE.
- WEHILANI KA**: 256 ACRES 756 UNITS.
- COMMUNITY CENTER AND PARK ALT. #4**, **#3**, **#2**, **#1**.
- GENERAL PLAN "URBAN EXPANSION" AND "INDUSTRIAL"**.
- COMMERCIAL CENTER**.
- WAKOLOA ROND**.
- MAINTAIN AG. ZONING** (multiple locations).
- SECOND ACCESS ROAD TO QUEEN KAHUWAHI HWY.**
- PANALO AVENUE EXTENSION**.
- EMERGENCY ACCESS ROAD**.
- POSSIBLE SADDLE ROAD EXTENSION**.
- WASTE WATER TREATMENT PLANT** (multiple locations).
- ELEMENTARY SCHOOL AT KAWAKOA**.
- "PARCEL 40" 180 ACRES "FOR SALE!"**.
- PERIMETER FIREBREAK/TRAILS**.
- GOLF COURSE**.
- WAKOLOA VILLAGE ASSOCIATION** (multiple locations).
- MAHAWEKIA GLCH**, **POPOO GLCH**.
- PULUHANA EL 1438 FT**.

A legend indicates: Black Text = Existing Condition, Blue Text = Planned Development, Red Text = CDP Concept. A scale bar shows 0 to 0.8 miles. A north arrow is present.

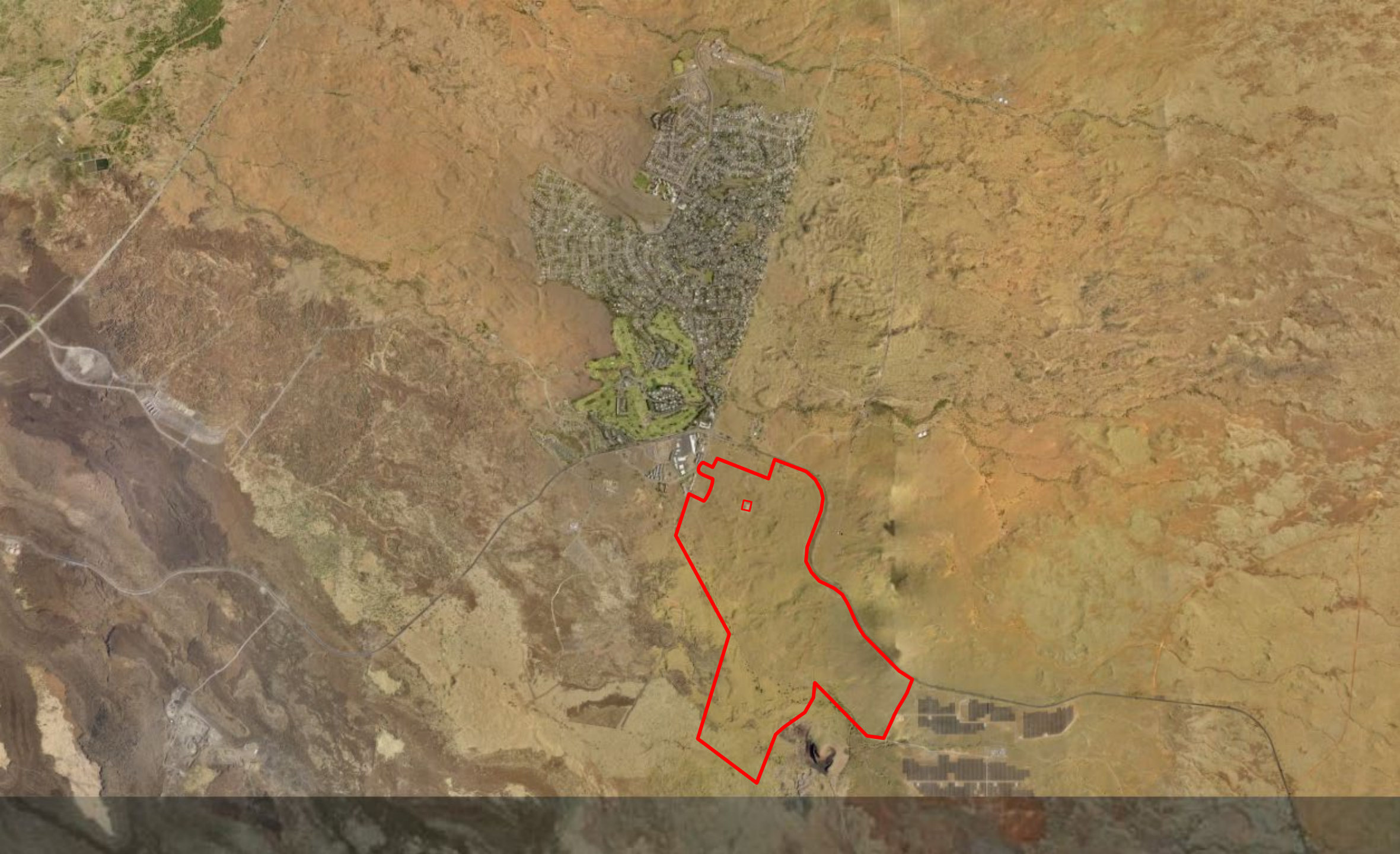
Waikoloa Green Conceptual Master Plan



APPLICANT'S SITE PLAN



FIGURE 3
 CONCEPTUAL MULTI FAMILY SITE LAYOUT
 SCALE: 1" = 40'



AERIAL PHOTOGRAPH



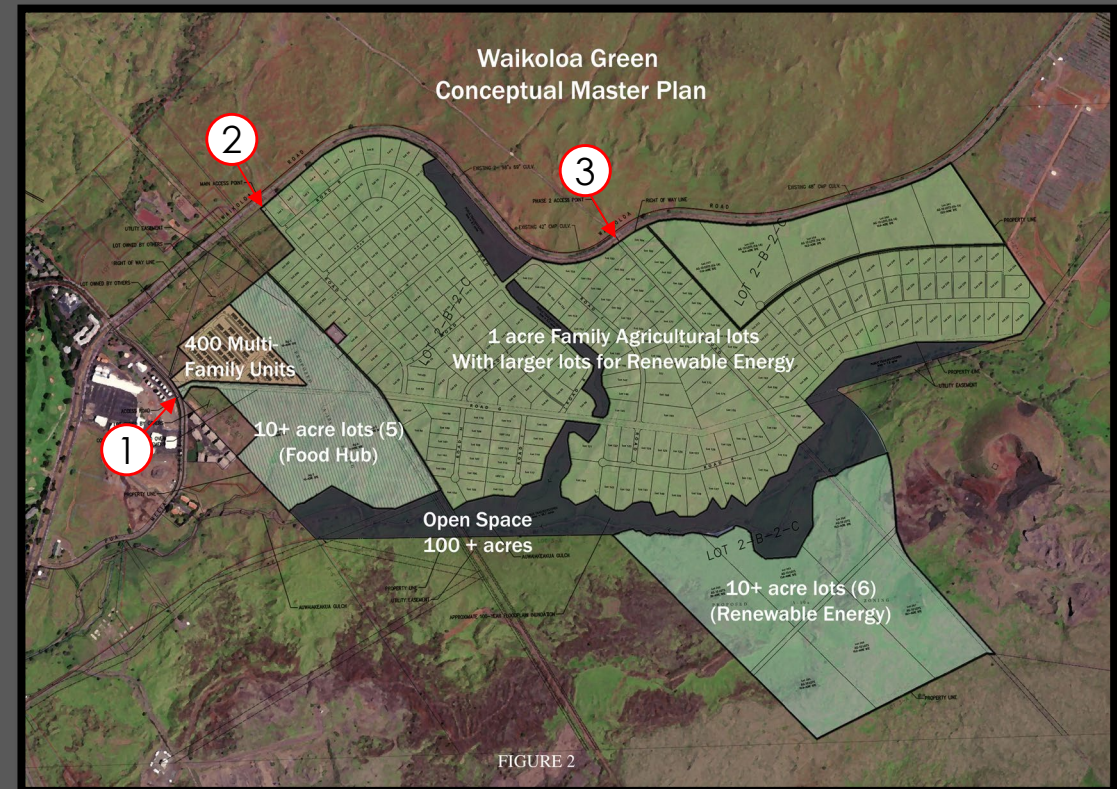
② VIEW OF MAKAI ACCESS FROM WAIKŌLOA ROAD



③ VIEW OF MAUKA ACCESS FROM WAIKŌLOA ROAD



① VIEW OF ACCESS FROM PUA MELIA STREET





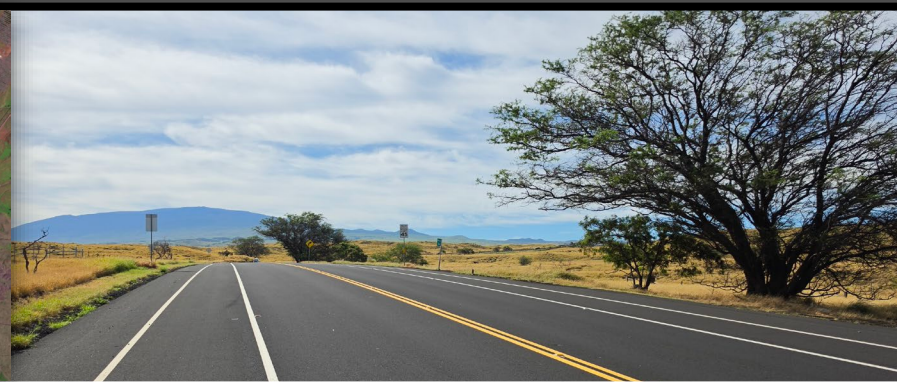
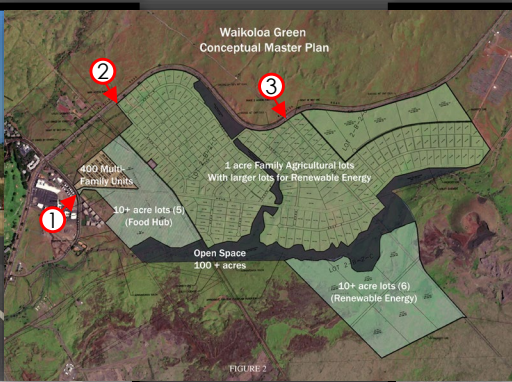
① VIEW OF PUA MELIA STREET FACING SOUTH



① VIEW OF PUA MELIA STREET FACING NORTH



② VIEW OF WAIKŌLOA ROAD FACING MAKAI



② VIEW OF WAIKŌLOA ROAD FACING MAUKA



③ VIEW OF WAIKŌLOA FACING MAKAI



③ VIEW OF WAIKŌLOA FACING MAUKA

FAVORABLE RECOMMENDATION
WITH STATED CONDITIONS FOR
PL-SLU-2026-000016 & PL-REZ-2026-000096