

Waikapū

COUNTRY TOWN



Figure 7, B
ILLUSTRATIVE LAND PLAN

- LEGEND**
- MULTI-USE TRAILS
 - WELL SITE
 - PV PANELS
 - RURAL LOTS
 - SINGLE FAMILY
 - COTTAGE TOWN HOME
 - COUNTRY TOWN MIXED USE
 - COMMERCIAL
 - PARKS AND OPEN SPACE
 - SCHOOL
 - AGRICULTURAL LANDS

HAWAII
LAND
DESIGN

MAUKA
↑
MAKAI

PLANNING
CONSULTANTS
HAWAII, LLC

0 100 200
FEET

WAIKAPU COUNTRY TOWN

2. Change in Zoning (CIZ)

Implementation of the WCT Master Plan will similarly require a Change in Zoning for all lands proposed for development (See: Figure 6, “MTP Land Zoning Map 412”) and Appendix F, “Proposed Change in Zoning Maps”, of the Project Assessment Report. A form based zoning ordinance is proposed to implement the vision, mix of uses and character of development as described in the MIPs description of the Planned Growth Area and as presented in the WCT Master Plan. Table No. 10 identifies the parcels subject to a Change in Zoning for all, or a portion of the property. Appendix G is a draft of the Form-Based Zoning Ordinance and Appendix H is a draft of the Project’s Urban Design Guidelines.

Table 10: TMK Parcels Requiring a Change in Zoning

Ownership	Parcel	TMK Acres	Existing Zoning Designation	Acres ⁴ Subject to CPA	Proposed Zoning Designation
Waikapū Properties LLC	(2) 3-6-004:003	657.195	Agricultural	138.728	Waikapū Country Town
	(2) 3-6-004:006	52.976	Agricultural	53.630	Waikapū Country Town
	(2) 3-6-006:036	0.72	Agricultural	0.721	Waikapū Country Town
MTP Land Partners LLC and the Filios, William Separate Property Trust	(2) 3-6-005:007	59.054	Project District PD- WK/5	59.054	Waikapū Country Town
Wai`ale 905 Partners LLC	(2) 3-6-002:003	521.40	Agricultural	243.772	Waikapū Country Town
TOTAL				495.905	

⁴ Acreage derived from metes and bounds survey conducted by Fukumoto Engineering, Inc.