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PLANNING DEPARTMENT
COUNTY OF HAWAII

Mr. Michael Yee, Planning Director
Planning Department, County of Hawaii
101 Pauahi Street, Suite 3
Hilo, HI 96720

11 February 2019

(Via eMail & USPS)

Dear Mr. Yee:

Subject: County of Hawaii General Plan Review
Land Use Pattern Allocation Guide (LUPAG) map designation for
Lot 14A, Honokohau 2nd, District of North Kona
Land Area: 29.07 Acres
Owner: McClean Honokohau Properties
Tax Map Key: 7-4-024:012

It is our understanding that the comprehensive review of the County of Hawaii General Plan (2005 edition, as amended), commenced on February 6, 2015. Furthermore, the recent emergencies of destructive volcanic activity and flooding from hurricane related rainfall have delayed the scheduled process for the comprehensive review.

Given the delay and the prospect that the process may soon recommence, we respectfully submit and request your consideration of the following input. We request that:

The Land Use Pattern Allocation Guide (LUPAG) map designation for Lot 14A, Honokohau be changed from INDUSTRIAL & URBAN EXPANSION (ind & ue) to URBAN EXPANSION (ue) for Tax Map Key No: 7-4-024:012.

Please see attached Exhibit "A" showing the parcel and its current LUPAG designation.

The primary reason for this change is to reconcile the General Plan LUPAG map designation and the use and zoning requirements specified in the Kona Community Development Plan (KCDP). The subject parcel comprises the core of the Honokohau Village Regional Center as defined in the KCDP. As such, the KCDP specifies residential and commercial mixed use in Project District zoning. These uses and zoning are consistent with a LUPAG designation of URBAN EXPANSION rather than Industrial. In 2014, the KCDP Action Committee endorsed this LUPAG change as the most efficient way to resolve this discrepancy.

Additional background on the property and factors supporting changing the LUPAG map designation for the land are provided below:

Land Area:	29.07 acres
State Land Use Designation:	Urban (Docket No. A89-643)
Existing Zoning:	Open & Agriculture (A-5a)
GP LUPAG Map designation:	Industrial & Urban Expansion
Kona CDP Land Use Plan:	Regional Center, Residential & Commercial
Special Management Area (SMA):	Not within SMA
Potable Water Entitlement:	121 Equivalent Units, County DWS
Street Access:	From Ane Keohokalole Highway
Sewer:	County of Hawaii's System Service Area
Archaeological:	Completed Recovery Plan

The subject parcel is part of a land area that was redistricted from Conservation and Agriculture to Urban Classification by the Land Use Commission (LUC) by Decision and Order (D&O) dated and effective 27 June 2002 pursuant to Hawaii Revised Statutes (HRS) Chapter 205-4 and Hawaii Administrative Rules (HAR) Title 15, Chapter 15. The owner is in compliance with the conditions of the D&O. The annual progress report for 2018 has been filed with the LUC and reviewed and commented upon by your office.

<https://luc.hawaii.gov/wp-content/uploads/2018/07/A89-643-Annual-Report.pdf>

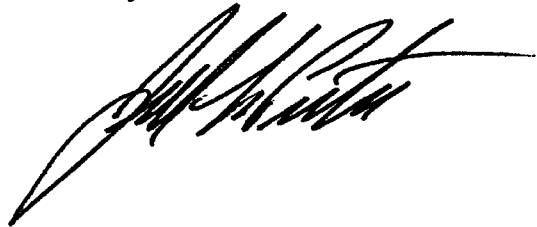
The owner has cooperated with the County of Hawaii to establish the subject parcel to be developed as part of the Honokohau Village Regional Center, the first major regional center under the KCDP. The County Civic Center adjoins the property on its south boundary.

“Honokōhau Village (Regional Center). The County Civic Center shall be one part of a centralized government service center with surrounding complementary office and retail.” Page 4-41, Kona CDP

The parcel, as Lot 14-A, was created by Final Subdivision Approval 09-000933 dated November 9, 2009 which created three lots, Lot 14-A, B, & C. Lot 14-C (roadway lot) was subsequently conveyed to the County of Hawaii as a portion of the Ane Keohokalole Highway. The owner excavated and graded the portion of the highway through lot 14-C prior to conveying title to the county. It also relocated water and sewer lines to maintain access to Lots 14-A & B at its own expense. In 2013, the owner was party to an agreement with the Board of Water Supply (BWS) of the County of Hawaii for the development of the Waiaha Water System. The system was completed in late 2014, has been dedicated to the BWS, and the parcel has been allocated 120 Equivalent Units (EU) of potable water. The facilities charge has been fully paid for the 120 EUs with the capital contribution by the owner for the system.

The LUPAG Map for the 2005 General Plan designates most of the land area of the subject parcel as INDUSTRIAL. The KCDP envisions and specifies that the parcel be developed as part of a regional center providing complementary housing, office, and retail space. The current LUPAG designation is an impediment to developing this parcel as mixed use residential & commercial, and hence an obstacle to realizing the Honokohau Village Regional Center as envisioned by the KCDP. We therefore request that the LUPAG map designation be changed for the entire land area of the parcel to URBAN EXPANSION.

Sincerely,



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