

C. Kimo Alameda, PhD.
Mayor



John Pelletier
Vacant
Heather Korotie
Vacant
Charles Young, Chair
Nancy Pisicchio, Vice-Chair
Charla Thompson
David Huerta
Roselyn Molina

County of Hawai'i

KONA COMMUNITY DEVELOPMENT PLAN ACTION COMMITTEE

Aupuni Center • 101 Pauahi Street, Suite 3 • Hilo, Hawai'i 96720
(808) 961-8288 • Fax (808) 961-8742

January 7, 2025

Leeward Planning Commission
County of Hawai'i
74-5044 Ane Keohokalole Highway
Kailua-Kona, Hawaii 96740

**Subject: Kona Community Development Plan Action Committee Testimony to the Leeward
Planning Commission Special General Plan Meeting on January 16, 2025**

Aloha Chair Barbara DeFranco:

The Kona Community Development Plan Action Committee (AC) met on December 17, 2024, at the West Hawaii Civic Center. Included on the agenda was discussion and decision-making on whether to submit testimony to the Leeward Planning Commission regarding the General Plan. Following deliberation, the committee voted unanimously to submit the letter collectively, identified as Communication 2025-01.

Sincerely,

Charles Young, Chair
Kona Community Development Plan Action Committee

KK:

V:\PL\PL\planning\public\wpwin60\CDP\CDP - Kona\Action Committee\Meetings\2025\2025-01-14\Communications\Communication
No. 2025-01 KCDP AC Testimony for LPC 1-16-25.pdf

To: Leeward Planning Commission of the County of Hawai'i, Barbara DeFranco, Chair

From: Kona Community Development Plan Action Committee, Charles Young, Chair

RE: Special General Plan Meeting 1/16/2025

Aloha Chair DeFranco, Vice-Chair Paishon-Duarte and other Commissioners,

On the December 17, 2024, meeting of the Kona Community Development Plan Action Committee, the following Motion was unanimously approved:

"The Kona CDP Action Committee would like to share our concern that the remapping of the 1200-acre Hōkūli'a property from Agricultural to Rural proposed in the 2045 General Plan (Map 8) would facilitate the upzoning of land for a residential resort with a potential buildout of over 1,000 homes along the coast north of Kealahou Bay outside of the Kona Urban Growth Area.

We feel this proposal conflicts with the Kona Community Development Plan as well as the 2045 General Plan, both of which discourage urban sprawl outside of the Kona Urban Growth Area or existing rural towns and villages. The 2045 General Plan wisely states that:

*The value of establishing Urban Growth Areas lies in the ability to manage growth effectively, preserve natural and cultural resources, plan infrastructure efficiently, stimulate economic development, and foster strong, cohesive communities. Urban Growth Areas present a **strategic approach** to urban planning that balances the needs of a growing population with the preservation of Hawai'i Island's unique character and heritage.*

However, the County's recommendation to convert the Hōkūli'a property from Agricultural to Rural seems to contradict the above recognition of the importance of that "strategic approach".

Therefore, Kona CDP Action Committee recommends removing the 2045 General Plan's proposed remapping of the Hōkūli'a property from Agricultural to Rural.

This would not prevent the developer from filing a petition with the State Land Use Commission to request a Boundary Amendment as provided in Chapter 205, HRS."

Respectively yours,

Charles Young, Chair. Kona CDP Action Committee

