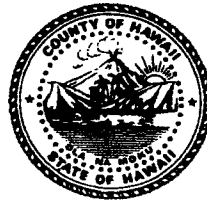


Harry Kim  
Mayor



Michael Yee  
Director

Daryn Arai  
Deputy Director

West Hawai'i Office  
74-5044 Ane Keohokalole Hwy  
Kailua-Kona, Hawai'i 96740  
Phone (808) 323-4770  
Fax (808) 327-3563

**County of Hawai'i**  
PLANNING DEPARTMENT

East Hawai'i Office  
101 Pauahi Street, Suite 3  
Hilo, Hawai'i 96720  
Phone (808) 961-8288  
Fax (808) 961-8742

September 1, 2017

Mr. Richard Wheelock  
Kona Three LLC  
101 Hualālai Street  
Hilo, HI 96720

Dear Mr. Wheelock:

**Application to Amend Rezone Ordinance No. 02-131 (REZ 470)**

**Subject: Project Consistency with Kona CDP and Status of Plan Approval  
(PLA-07-000325)**

**Applicant: Kona Three LLC (formerly Kona Vistas LLC and Gamrex, Inc.)**

**Tax Map Keys: (3) 7-6-021:016 & 017**

---

This is in response to your July 24, 2017 letter requesting the Planning Director's determination of whether the multi-family residential project called "Kona Village" is consistent with the Kona Community Development Plan (CDP). The project includes approximately 508 residential units consistent with the property's RM-5 zoning.

According to the Official Kona Land Use Map (Figure 4-7) in the Kona CDP, the western portion of the subject property is situated in the Pua'a-Wai'aha Village Transit Oriented Development (TOD) Floating Zone. The location of this TOD has not yet become fixed by a master plan and project district zoning; however it is likely that the future TOD will be located makai of Queen Ka'ahumanu Highway and mauka of Kuakini Highway. Therefore, the Director has determined the subject properties are not located in the TOD.

It is our understanding that the applicant will be submitting an application to amend conditions of the zoning ordinance and then the proposed project will be developed according to Policy LU-2.8(1)(b), which indicates the project may be developed in accordance with the existing zoning, subject to the following requirements: Parks in Policy PUB-6.2, Affordable Housing in Policy HSG-5.2, Street Standards in Policies TRAN-2.1, TRAN-3.1, TRAN-3.7, Wastewater in Policy PUB-4.4, Concurrency in HCC 25-2-46 and Policy TRAN-6.1, and Sensitive Resources in Policy ENV-1.5.

Mr. Richard Wheelock  
Kona Three LLC  
Page 2  
September 1, 2017

The second purpose of this letter is to inform you that Plan Approval PLA-07-000325 is no longer valid per Section 25-2-7 of the Zoning Code because it was not utilized within two (2) years of its issuance in 2007. Thus, the applicant will need to secure a new Plan Approval before building permits can be issued for the multi-family residential development.

Should you have questions, please contact Maija Jackson of my staff at 961-8159.

Sincerely,



MICHAEL YEE  
Planning Director

MJJ:mad

P:\wpwin60\Maija\Letters\Determination\LWheelock- Kona CDP TOD.doc

cc: Kona Planning Office  
Alan M. Okamoto, Nakamoto, Okamoto & Yamamoto via email  
Robert G. Williams, Kona Three LLC via email