



# Lili'uokalani Trust

July 10, 2017

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

Dear Mr. Yee:

**Subject: Land Use Commission Docket No. A94-705  
County of Hawaii Planning Department  
Queen Lili'uokalani Trust  
TMK (3) 7-4-008: 080, 063, & 066 (formerly a portion of Parcel 001)**

Please find enclosed a report as to the current status of the subject property for the County of Hawaii (County) Planning Department's annual progress report to the State Land Use Commission (LUC) related to Docket No. A94-705 and Condition No. 13 of the LUC's Decision and Order, effective June 22, 1998.

We offer the following update on the various properties:

**TMK (3) 7-4-008: 080 (23.3 acres)**

This condition remains unchanged from the previous year's annual report. In January 2001, the Queen Lili'uokalani Trust (QLT) successfully rezoned this portion of TMK 7-4-008: 001 from the County's Agriculture zoning district (A-5a) to the Residential-Commercial Mixed Use zoning district (RCX-2, Hawaii County Ordinance No. 01-6, effective January 25, 2001).

On May 10, 2006, QLT submitted an application to subdivide Lot 2-B of TMK 7-4-008: 001 into two lots. Final approval of this request was granted on August 23, 2007 (No. SUB-06-000419) and the parcel is currently identified as TMK 7-4-008: 080.

On September 27, 2010, QLT received an administrative extension to Condition D (Secure Final Subdivision Approval) of Change of Zone Ordinance No. 01-6 to January 25, 2021.

QLT continues to seek potential development interest for this parcel.

STATE OF HAWAII  
DIRECTOR  
DEPUTY  
PLANNING DEPARTMENT  
COUNTY OF HAWAII  
2017 JUL 17 PM 2 31  
RECOMMENDATION  
INVESTIGATE & REPORT  
APPROPRIATE ACTION  
REVIEW AND COMMENT  
SECRETARY TO COMMISSION  
GENERAL ADMINISTRATION  
DRAFTSMAN  
DRAWING SECTION  
PLANNING DEPARTMENT  
COUNTY OF HAWAII  
E 'ONIPA'A KAKOU  
Let us all be steadfast

Mr. Michael Yee  
Subject: Land Use Commission Docket No. A94-705  
July 10, 2017  
Page 2

**TMK (3) 7-4-008: 063 (11.9 acres)**

This condition remains unchanged from the previous year's annual report. In August 1999, QLT successfully rezoned TMK 7-4-008: 063 from the County's Agriculture zoning district (A-1a and A-5a) to the General Commercial zoning district (CG-10, Hawaii County Ordinance No. 99-96, effective August 19, 1999).

QLT continues to seek potential development interest for this parcel.

**TMK (3) 7-4-008: 066 (1.6 acres)**

This condition remains unchanged from the previous year's annual report. This parcel was subdivided by QLT in December 1998 and subsequently sold to Hawaii Electric Light Company (HELCO) for its use as a substation site. The substation, known as the Palani substation, is currently in operation and serves existing and future development in the surrounding area.

If you have any questions or comments, please feel free to contact Ms. LeeAnn Crabbe or myself at (808) 203-6150.

Sincerely,



Michael Shibata  
Director, Real Estate