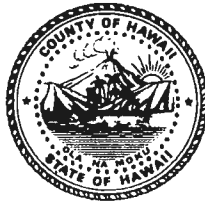


Mitchell D. Roth
Mayor

Deanna S. Sako
Managing Director

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



County of Hawai'i
PLANNING DEPARTMENT

Zendo Kern
Director

Jeffrey W. Darrow
Deputy Director

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

March 12, 2024

Sidney Fuke
P.O. Box 1345
Hilo, HI 96721



Dear Sidney Fuke:

HOLD APPLICATION IN ABEYANCE

SUBDIVIDERS: PALAMANUI, LLC

Proposed Subdivision of Lot 46 "Makalei Estates-Phase 2"

Being a Portion of Royal Patent 8265, Mahele Award 13-B,

Into 591 lots & 12 Road Lots,

Mahai'ula -Kā'u, North Kona, Island of Hawaii, Hawai'i

TMK: (3) 7-2-005:001 (SUB-07-000695)

This is in response to your letter of February 14, 2024.

Your request to hold the subject application in abeyance to allow the processing of a bulk lot subdivision (PL-SUB-2024-000235), is **approved**.

This abeyance will be **valid for three (3) years**, until March 12, 2027, **or upon completion of the bulk lot subdivision (PL-SUB-2024-000235)**, whichever comes first.

When the abeyance has ended, the subdivider shall provide a revised Plat Map that will be subject to review by agencies. The application shall continue to be processed and the subdivider shall be responsible for complying with all conditions required through the processing of this subdivision application.

Should you have any questions, please feel free to contact Hans Santiago at hans.santiago@hawaiicounty.gov or Jaslyn Nathaniel at jaslyn.nathaniel@hawaiicounty.gov.

Sincerely,

Jeffrey W. Darrow
Jeffrey W. Darrow (Mar 19, 2024 09:54 HST)

for ZENDO KERN
Planning Director

Sidney Fuke
Abeyance
SUB-07-000695
March 12, 2024
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Encl.: Request Letter (02/14/24)

cc: Manager, DWS
 Director, DPW
 District Environmental Health Program Chief, DOH
 District Engineer, DOT
 Director, DEM
 SHPD, DLNR
 Na Ala Hele, DLNR
 Roger Harris, Palamanui Global Holdings LLC
 Thomas G. Pattison, L.P.L.S.
 REZ 05-000010 (Ord 06-105), VAR-07-068, VAR-07-069
 PL-SUB-2024-000235



February 14, 2024

Mr. Zendo Kern, Director
Planning Department
COUNTY OF HAWAII
101 Pauahi Street
Hilo, HI 96720

Dear Mr. Kern:

RE: Subdivision Application – Palamanui Project District
APPLICANT : SMC Kona, LLC dba Palamanui
TMK: (3) 7-2-005: 001

The subject parcel, consisting of 725+ acres, is zoned Project District (Ord. No. 21 27) and MCX-20 (Ord. No. 21 25). The area of the Project District consists of 695.284 acres and the MCX-20, 29.920 acres. Collectively, the area makes up Palamanui, a mixed use planned community.

As this is a large parcel with multiple rezoning conditions, the owner is proposing to subdivide the property into several bulk lots to facilitate their development. In that regard, and as discussed via an email exchange, dated December 20 and 27, 2023, with Mr. Hans Santiago of your staff, please find attached for your review and processing an application that accomplishes that objective.

As proposed, there are six (6) bulk lots identified as Lots A1 to A6.

1. Lot A1 includes all of the MCX-20 and a portion of the Project District area.
2. Lot A2 is a result of being bisected by Road Lot 2;
3. Lot A3 is for a planned affordable housing project, and Lot A4 would be for either an affordable or market housing project;
4. Lot A6 is the required park area per Condition R of Ord. No. 21 27; and
5. Lot A5, while being the result of being sandwiched between the park site and Road 2a, is also being contemplated for affordable or market housing.

The buffer or open space lots are identified as B1 and B2 as required by Condition S of Ord. No. 21 27. Lot B3, *makai* of the affordable housing lot, is also for open space, in accordance with the approved Master Plan. Lot B4 is a sliver running parallel and south of Road Lot 2. Inasmuch as Road 2 will be dedicated to the County and its dedicable requirements do not include landscaping, Lot B4 is for a planned landscape strip to be maintained by the developer.

Mr. Zendo Kern, Director
February 14, 2024
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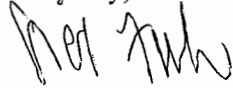
Please note that all of the lots will have access rights over Road Lot 2, while those lots adjoining Road 2A would also have access over both road lots. The roads would be developed prior to or in conjunction with the actual development of the respective lots and no later than occupancy of any of those lots. This restriction would be included in the deeds of the applicable lots.

Accordingly, on behalf of the applicant, it is respectfully requested that this application be processed pursuant to Section 23-13 (Large Scale Development) and/or Section 23-7 (Consolidation or Resubdivision Action), thus enabling the waiver or relief from any infrastructure improvements.

Further, because there already is a pending subdivision affecting the subject parcel (SUB-07-000695), we respectfully request that that be held in abeyance pending disposition of the subject bulk lot subdivision request. Once the bulk lot subdivision is finalized, the newly created bulk lots will be incorporated into the proposed subdivision map covered by SUB 07-000695.

I trust that everything is in order for your review and processing of this application, which is being filed via EPIC. As always, please feel free to contact me if you have questions on this matter. Thank you very much.

Sincerely,



SIDNEY M. FUKÉ
Planning Consultant

Enclosure

Copy – Mr. Nan Shin, SMC Kona, LLC via email

Mr. Thomas Pattison, Pattison Land Surveying, Inc. via email