

COUNTY OF HAWAI'I
PUBLIC ACCESS, OPEN SPACE AND NATURAL RESOURCES PRESERVATION COMMISSION
Suggestion Form
For Lands and/or Property Entitlements for Acquisition

The Public Access, Open Space and Natural Resources Preservation Commission is taking suggestions for sites or projects to improve upon public access, open space, and natural resources preservation, pursuant to Chapter 2, Article 42, of the Hawai'i County Code. Please use the form below to tell the Commission about a place or access you would like to see protected. Forms completed thoroughly will enhance assessment. The Commission welcomes re-submission of properties previously submitted where County Council has not taken action. **Please use one form per suggestion and Limit application size including attachments to less than 10 MB (megabytes).**

Name of site or project: Kona Village rezone 470, 1,750 feet north of Lako St./Highway and East

Ahupua'a and Location within: District 7 Kuakini/Queen K Highways

Tax Map Key (TMK) number(s): (3)7-6-021:016 & 017 Land Area (Acreage): 40.138 + 30.90 AC

Property is either: fee simple purchase request easement request or both

➤ Provide (as Attachment A) a TMK map with the property boundaries and/or proposed access outlined or highlighted and check which district below.

- Hamakua Ka'u N. Hilo N. Kohala N. Kona Puna
- S. Hilo S. Kohala S. Kona

Landowner(s): Kona Three LLC, Robert Williams, Richard Wheelock, Roland Higashi

Purpose of suggested site (for public acquisition) or project (please check those that apply)

- Public outdoor recreation and education, including access to beaches and mountains
- Preservation of historic or culturally important land areas and sites
- Protection of natural resources, including buffer zones
- Preservation of forests, beaches, coastal areas, natural beauty, and agricultural lands
- Protection of watershed lands to preserve water quality and water supply

- Provide (as Attachment B) clear statements detailing how public acquisition would fulfill one or more of the above purposes. Also, explain what is the intent, long-term vision, and/or strategy of this proposed acquisition or project?
- Provide (as Attachment C), if available, additional community endorsements for this proposed acquisition or project through letters of support or other means. In addition, please identify community organizations or individuals that could be contacted for further information about this proposed acquisition or project.
- (Attachment D) – Provide verification of community organizations or individuals who are willing to be part of the long-term management /maintenance of this property.
- Provide (as Attachment E) other documentation relating to the suggested site or project that would assist the Commission in their assessments. Do not send original documents or pictures, as they will not be returned.

1) How would the general public benefit from this proposed acquisition or project?

Open space, buffer zone, hiking trails/paths, watershed, animal species protection: l'O

2) Describe any significant historic, cultural or natural resources on the property (please be as specific as possible and attach any documentation. i.e. archaeological reports, if available)

2 major water sheds: Holualoa Ditch and Horseshoe Bend, West Hawaii Railroad Co

3) Describe any parcel that has a significant relationship to any larger historical, cultural, and/or natural landscape. (i.e. corridor, agricultural field systems, conservation strategy, etc.)

Burial site, native Hawaiian gathering spot,

4) Describe level of urgency (i.e. is property currently on the market/for how long, has an active re-zoning/subdivision application been filed, high public use, etc.)

Proposed 450 unit condominium complex on the entire mountain

5) Describe any special opportunities for acquisition that presently exist (i.e. special funding available, landowner willing to participate in process, etc.)

Unknown at this time due to time constraints

6) Has partnering with other government agencies, private or nonprofit entities to leverage resources been identified? No Unknown Yes If yes, please describe.

Unknown at this time due to time constraints

7) Is the property or property easement(s) available for acquisition? (i.e. public access, pedestrian, road access easements, etc.) No Unknown Yes If yes, please describes.

Kona Three LLC has not been approached at this time

8) Are there any covenants, encumbrances, restrictions (i.e. association or maintenance), or easements? If yes, are they willing to sell?

Unknown at this time due to time constraints

Contact Name: John Powell

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Please send completed forms to: County of Hawai'i
Public Access, Open Space and Natural Resources Preservation Commission
25 Aupuni Street, Suite 1101
Hilo, Hawai'i 96720 - 4252
E-mail: maxine.cutler@hawaiicounty.gov

For further information contact: Maxine Cutler at (808) 961-8069

For online information go to: <http://records.co.hawaii.hi.us/Weblink8/Browse.aspx?startid=13770&dbid=1>

SUGGESTIONS FOR THE CURRENT YEAR ARE DUE ON OR BY FEBRUARY 28, 2019 by 4:30 P.M.

FOR OFFICE USE ONLY:

Attachments: A B C D E Other

County Access, Open Space

Attachments

B:

By preserving this property and adding access would allow for recreational trails/paths to be added would result in the community to observe nature and have an excellent opportunity for exercise. The preservation of a permanent green space buffer zone between subdivisions will achieve a more open feel than it would with the 65 huge condominium 40 foot tall buildings being proposed up the side of the mountain. This property was all zoned agricultural before with animals grazing which added to the natural beauty of the area. Cattle are still being grazed on this property today.

There are existing known historic land features on this property, at least 1 Burial area, a cave/lava tube, the Historic West Hawaii Railroad Company, the area could very well have been a Native Hawaiian Gathering spot. There is a great possibility of other unknown things on this acreage.

Preservation of important habitat. This area was known as I'O hill because of the Hawaiian Hawks living here. The Hoary Bats live and hatch there young on this acreage along with the giant Moths.

Two major drainage ways, Holualoa Ditch and Horseshoe Bend pass through this acreage and become one crossing the highway. Preserving this important water shed is very important for water quality, ground water recharge, erosion, and flood control. By adding these large buildings and the paved areas will promote more erosion and flooding, and hurt water quality.

C:

There are several nonprofit organizations, open space groups, and homeowner groups that would very likely support this purchase. However making contract with them before their regular meetings to get there endorsements hasn't been possible yet.

D: Please see **C** above

County Access, Open Space

Attachments

E:

The following map of the propose TMK properties and drainage ways are included. According to the County tax records, the owners purchased the two properties for \$300,000 each in December 2015 for a total of \$600,000.

In May of 2018 County tax records show they purchased a 56,000 square foot unrestricted easement on a connecting property for one dollar (\$1.00).

Figure 1 shows the Subject Site.

Figure 2 shows the developed site with 65, 200'x200', 3 and 4 story buildings up to 40 foot tall covering the mountain. These will be all market rate rentals and for sale units on this site.

Mahalo for considering this important property.