

**COUNTY OF HAWAI'I
PUBLIC ACCESS, OPEN SPACE AND NATURAL RESOURCES Rev'd: Feb. 28, 2020
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: I'O Hill Preservation

Ahupua'a and Location within: Holualoa, N. Kona, Hawai'i

Tax Map Key (TMK) number(s): 7-6-021:016, 017 Land Area (Acreage): 71.038 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

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

- | | |
|--|---|
| <input checked="" type="checkbox"/> Public outdoor recreation and education, including access to beaches and mountains | <input checked="" type="checkbox"/> Preservation of forests, beaches, coastal areas, natural beauty, and agricultural lands |
| <input checked="" type="checkbox"/> Preservation of historic or culturally important land areas and sites | <input checked="" type="checkbox"/> Protection of watershed lands to preserve water quality and water supply |
| <input checked="" type="checkbox"/> Protection of natural resources, including buffer zones | |

- 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?** As a teaching tool, open space, buffer zone, hiking trails/paths, protect watershed, threaten or endangered species, Owls, Hawks, and Hoary Bats. **See Attached.**
- 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)** Many different historical rock walls, food terraces, artifacts on site; One report is attached that only looked at five acres and wasn't an in depth survey; only scratched the surface.
See Attached.
- 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.)** This area was a Native Hawaiian gathering spot, food terraces, at least 1 burial site which others may need access. The Holualoa Slide with some twin walls still stands which is unique to the Big Island. **See Attached.**
- 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.)** **Extremely High** - Proposed 450 Unit **market rate** condominium complex on the entire mountain, 200' x 200' x 40' tall. The rezoning from Ag to High Density should never happened. No work was done so it should have reverted back to Ag.
- 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. Owners may need to sell if they can't get approval from Planning because the high density zoning has expired.
- 6) **Has partnering with other government agencies, private or nonprofit entities to leverage resources been identified?** No Yes Unknown If yes, please described.
- 7) **Is the property or property easement(s) available for acquisition? (i.e. public access, pedestrian, road access easements, etc.)** No Yes Unknown The Kona Three LLC owners haven't so indicated at this time. They have been notified about this submission.
- 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. This property is out of compliance at this time with zoning.

Contact Name: John Powell
76-4346 Kinau Street, Kailua-Kona, HI 96740
Mailing Address: _____
Phone/Fax: (808) 498-0391 E-mail: markp50@att.net

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, 2020 by 4:30 P.M.

FOR OFFICE USE ONLY:

Attachments: A B C D E Other

County Access, Open Space Holualoa Hui Lands / I'O Hill Preservation

Attachment

B; Questions 1,2,3

By preserving this property and adding access would allow recreational opportunities along with trails and paths so everyone could observe nature and allow people to view historical sites. The preservation and restoring of these ancient sites can be used as a history teaching tool and some unique features of this island. Cattle grazed this land until late August 2019.

We know this area has food terraces that were farmed raising food years ago. Also the rare twin walls of the Holualoa Slide, West Hawaii Railroad structures, Lava Tube, and a Burial site exist on this property (some natives may have burial rights on this site also). Some ancient relics were discovered in just one small area that was looked at. A lot more is there to be discovered with a complete and total investigation. A quick survey was done on only 5 acres and only scratched the surface. A Major in depth survey needs to be performed. This was a Native Hawaiian Gathering spot.

Two major drainage ways (Holualoa Ditch, Horseshoe Bend) travel through this property to become one near the highway. Protecting our watershed is highly important for water quality, ground water recharge, erosion, and to prevent flooding.

The preservation of Habitat is extremely important for endangered or threatened species. We know I'O Hill was named for the Hawaiian Hawk which lives there along with Owls, the Giant Moth, and the Hoary Bats that lives and hatches there young on the property.

C:

There are several nonprofit organizations, open space groups, and homeowner groups that would support this purchase if approved for purchase by the commission.

D:

Please refer to C above.

County Access, Open Space Holualoa Hui Lands / I'O Hill Preservation

Attachment

E:

The following map of the proposed TMK properties and drainage ways are included. According to tax records, Kona Three LLC purchased these two properties for \$300,000 each in December 2015 for a total of \$600,000 with expired zoning approval.

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

Figure 1

Shows the Subject site.

Figure 2

This shows the developed site with 65 buildings each 200 feet wide by 200 feet long and up to 45 feet tall covering the mountain. These **are not** affordable units. All will be rented or sold at the current market rate when completed.

Other attachments contained in the submittal are Holualoa Slide info along with a picture of the twin walls along with documentation from Tom Stone who is an expert.

When this land is destroyed, it's too late to save past History and Culture.

Mahalo for considering this important property.