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DEPARTMENT OF HAWAIIAN HOME LANDS
P.O. BOX 1879
HONOLULU, HAWAII 96805

2004 OCT 22 PM 1 16
PLANNING DEPARTMENT
COUNTY OF HAWAII

October 22, 2004

The Honorable Christopher J. Yuen, Director
Planning Department
County of Hawaii
101 Pauahi Street, Suite 3
Hilo, Hawaii 96720-3043

Dear Mr. Yuen:

Subject: Makuu Residential Subdivision (SUB 2004-0136)
Maku'u, Popoki & Halona, Puna, Island of Hawaii
Tax Map Key: 1-5-008: 003

The Department of Hawaiian Home Lands (DHHL), as applicant, is developing the above subject subdivision on Hawaiian Home Lands for 374 residential/agricultural lots, a park site, and access roadways.

This letter is to amend our letter of July 26, 2004 regarding the subject project. In that letter, we noted that the project is situated on lands zoned A-20a, Agricultural, 20 acres (County of Hawaii) and Agricultural (State Land Use Classification). Further, we determined that RS-20 Single-Family Residential, 20,000 square feet zoning standards are appropriate for the development of this project.

We hereby revise that determination to read RS-15 Single-Family Residential, 15,000 square feet zoning standards. Accordingly, we have directed our engineer to design the project in conformance to the County Standards for that zoning.

The exemptions from the requirements of the Subdivision Code stated in our original letter are unchanged.

Furthermore, the Preliminary Plat Map submitted by Engineers Surveyors Hawaii, Inc. with their letter of July 29, 2004 will reflect lots having minimum areas of 20,000 square in compliance with the terms of the IWS Variance.

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The zoning is being redesignated with the understanding, based on discussions between Jonathan Holmes of your staff and Engineers Surveyors Hawaii, Inc., that the improvements required to subdivide the parcel under RS-15 zoning will be identical to those that would normally be required to subdivide the parcel under RS-20 zoning.

Finally, in response to your question: "Does DHHL plan to develop the remainder of Parcel 003 similarly (20,000 +/- sq.ft. lots)," at this time DHHL is undecided as to the type of development it intends to pursue in the remainder of Parcel 003.

Should you have any questions regarding the subdivision planning, preparation of the plat map, plat map layout, or environmental assessment and studies, please call Larry Sumida of our Land Development Division, Planning Branch at 587-6452. Should you have any questions regarding the subdivision engineering and preparation of the construction plans and bid documents, please call William Makanui of our Land Development Division, Construction and Project Management Branch at 586-3818.

Aloha and mahalo,



Micah A. Kane, Chairman
Hawaiian Homes Commission

c: Engineers Surveyors, Hawaii, Inc.
DHHL, LDD, PB
DHHL, LDD, CPMB
DHHL, Planning Office