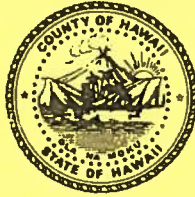


Harry Kim
Mayor



Christopher J. Yuen
Director

Brad Kurokawa, ASLA
LEED® AP
Deputy Director

County of Hawaii
PLANNING DEPARTMENT

101 Pauahi Street, Suite 3 • Hilo, Hawaii 96720-3043
(808) 961-8288 • FAX (808) 961-8742

November 13, 2006

Robert W. Cunningham, LPLS
Belt Collins Hawaii, Ltd.
2153 North King Street, Suite 200
Honolulu, HI 96819-4554

Dear Mr. Cunningham:

PRELIMINARY PLAT MAP AND DEFER ACTION
SUBDIVIDERS: 1250 OCEANSIDE PARTNERS
"Hokulia Phase 2 Amendment 3"

Proposed Consolidation/Resubdivision of Lot C (File Plan 2306) and
Lots 89 to 97, Inclusive, R-10 & R-11 (File Plan 2307),
Into Lots 1 to 13, Inclusive

At Honuaino 4th & Hokukano 1st, North Kona, Island of Hawaii, Hawaii

TMK: 8-1-004:065; 8-1-032:Por. 054; & 8-1-034:016 to 025, Incl. (SUB-06-000424)

This is to acknowledge receipt of ten (10) copies of the preliminary plat map dated July 17, 2006, and filing fee of \$475.00 for the referenced application for 9 lots, 2 roadway lots and 2 trail lots. We apologize for our delay in responding to your submittal.

This application is being processed under 23-7 of the Subdivision Code whereby the requirements and standards of the Subdivision Code shall not apply to consolidation and resubdivision action resulting in the creation of the same or fewer number of lots than that which existed prior to the consolidation/resubdivision action. This proposed subdivision will effectively reduce the overall number of lots within this portion of Hokulia-Phase 2 from its current 11 lots to 9 lots.

By a copy of this letter, we are forwarding the application and preliminary plat map to the listed officers for their review and comments. Please be advised that we are deferring action on the referenced application until all listed officers' comments are received. This review is necessary primarily due to the relocation of the Roadway Lots 9 and 10.


Robert W. Cunningham, LPLS
Belt Collins Hawaii, Ltd.
Page 2
November 13, 2006

The proposed consolidation and subdivision action is consistent with the scope of improvements permitted under Special Management Area Use Permit No. 356, which allowed for the development of a portion of Hokulia situated within the Special Management Area.

In the meantime, we do have one question. With the proposed creation of Trail Lot 11 and 12, combined with Exclusion 1 (F.P. 2290), we believe that these actions would effectively bisect proposed Lot 13 into two separate lots, one lot each on the mauka and makai side of the combined Trail lot alignments. If you concur with this interpretation, please make the necessary adjustments on future plat maps to be submitted to this office.

Should you have any questions, please feel free to contact Ed Cheplic of this department.

Sincerely,



CHRISTOPHER J. YUEN
Planning Director

DSA:lnm

P:\wp60\SUBDIV\Documents\Subc2006-4\SUB-06-000424 1250OceansideHokuliaPh2Amend3PPMDEF.doc

Enc. - Receipt #5258

xc: Manager, DWS w/application & PPM
 Director, DPW w/application & PPM
 District Environmental Health Program Chief, DOH w/application & PPM
 District Engineer, DOT w/application & PPM
 DPW-ENG-KONA w/application & PPM
 Director, DEM w/application & PPM
 DLNR-HPD-KONA w/application & PPM
 1250 OCEANSIDE PARTNERS