

William P. Kenoi  
Mayor



Duane Kanuha  
Director

Bobby Command  
Deputy Director

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**County of Hawai'i**  
**PLANNING DEPARTMENT**

East Hawai'i Office  
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December 30, 2014

Mr. Milton Arakawa, AIOCP  
Wilson Okamoto Corporation  
1907 South Beretania Street  
Artesian Plaza, Suite 400  
Honolulu, HI 96826

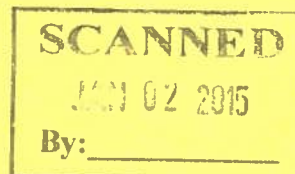
Dear Mr. Arakawa:

**SUBJECT: Request Reconsideration of SMM 13-000259 & SMM 13-000275**  
**Landowner: B.P. Bishop Estate**  
**Tax Map Key: (3) 8-3-004:Por. of 001; South Kona, Hawai'i**

Thank you for meeting with Planning Department staff on December 29, 2014 to discuss the overall objectives for the improvements to Hālau Maluhia. Based on that meeting, we understand that future plans include the completion of the Ke'ei wastewater improvement project, construction of a shower and restroom facility and electrical improvements, and additional structural improvements necessary to bring the non-conforming structure up to current standards.

Your previous letter we received on September 19, 2014, requested that the Planning Department rescind SMM 13-000259, and amend the valuation used in SMM 13-000275. The requests were made in response to the Planning Department's letter dated April 16, 2014, in which it was determined that the improvements proposed within Special Management Area Use Permit Assessment Application No. 14-001100 (SAA 14-001100) were part of the larger development and would therefore require an SMA Major Use Permit.

After further consideration, we are reaffirming our April 16, 2014 determination. We find that the overall improvements to Hālau Maluhia are cumulative in nature and will exceed the valuation threshold of \$500,000 for an SMA Minor Permit. Therefore, an SMA Major Use Permit will be required. Please note that the SMA Major Use Permit application should include all other planned elements contemplated for the overall development of the property, but it does not need to include improvements already authorized under SMM 13-000259 or SMM 13-000275.




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Any person aggrieved by the decision of the Director in the administration or application of the SMA rule may petition the Commission for a declaratory ruling on the decision in accordance with Rule 3, Planning Commission Rules of Practice and Procedure. The Windward and Leeward Planning Commissions shall hear such petitions for properties within their respective jurisdictions.

If you have any questions or require further information, please feel free to contact Bethany Morrison of this office at (808) 961-8138.

Sincerely,



DUANE KANUHA  
Planning Director

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cc: Long Range Planning  
Planning Division  
Planning Department- Kona Office

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