

Harry Kim  
Mayor



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Director

Daryn Arai  
Deputy Director

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

East Hawai'i Office  
101 Pauahi Street, Suite 3  
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Fax (808) 961-8742

April 26, 2017

Chrystal Thomas Yamasaki, LPLS  
Wes Thomas Associates  
75-5749 Kalawa Street, Suite 201  
Kailua-Kona, HI 96740-1818

Dear Ms. Yamasaki:

**FINAL SUBDIVISION APPROVAL NO. SUB-16-001672**

**FINAL PLAT MAP**

**SUBDIVIDERS: KEALAKEKUA HERITAGE RANCH LLC/HCC Farms LLC**

Proposed Consolidation of Lot 1-A-1,

A Portion of Grant 1613 & a Portion of Grant 1186, Ap. 1,

And Resubdivision into Lots 1, 1-A-1-A and 1-A-1-B,

Kealakekua, Kīloa 1<sup>st</sup> & 2<sup>nd</sup>, Waipunaula, Kalamakumu, Kalamakowali,

Kalamakapala, Kalamawaiawaawa, Kahauloa 1<sup>st</sup>, South Kona,

Island of Hawai'i, Hawai'i

TMK: 8-2-011:002 & 023 and 8-2-012:012

This is to acknowledge receipt of ten (10) copies of the final plat map dated March 14, 2017; Real Property Tax Clearances; Surveyor's Certification of Staking; one (1) CD digital copy of the final plat map; evidence of public notification sign posting; and filing fee of \$325.00 for the referenced application for 3 lots.

This application is being processed under Section 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.

The subdividers should disclose to subsequent landowners of parcels created by this subdivision action that the affected parcels were part of a larger project comprising a master-planned agricultural community including an 18-hole golf course, agricultural park and forest reserve. As evidenced by this subdivision action and prior discussions with the subdividers, the current concept for the properties have changed and existing entitlements

**SCANNED**

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By.

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supporting the previous project concept, consisting of a change of zone ordinance and land use permits, are no longer aligned with the current development priorities of the current landowner and have, in effect, become outdated. The last discussion between this office and the subdividers and their representatives would anticipate the filing of a change of zone application or request that would revert the lands back to its original Agricultural-20 acres (A-20a) zoning district and a larger Agricultural zoning with minimum lot size over the conservation easement areas to preclude further subdivision of these conservation lands, a process where finer details of processing have yet to be defined.

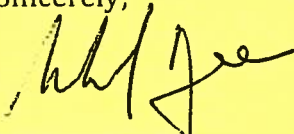
Please be informed that final subdivision approval for recordation is hereby granted to the final plat map as attached herewith inasmuch as all requirements of the Subdivision Code, Chapter 23, have been met.

You and the subdividers may wish to consult an attorney for the preparation of the necessary legal documents and description of the certified final plat map for the purpose of recordation with the Bureau of Conveyances, State of Hawai'i.

By a copy of this letter, we are forwarding a copy of the certified final plat map and application to the listed officers for their file.

Copies of the certified final plat map are enclosed. Should you have any questions, please feel free to contact Jonathan Holmes of this department.

Sincerely,



MICHAEL YEE  
Planning Director

JRH/DSA:lnm

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FPMFSA 04-26-17.doc

Encs.: 3 Certified FPM

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xc:    Manager, DWS w/Certified FPM & application  
          Director, DPW w/Certified FPM & application  
          District Environmental Health Program Chief, DOH w/Certified FPM & application  
          Planning Department-Kona w/Certified FPM & application  
          Real Property Tax Division-Kona w/Certified FPM  
          Tax Maps and Records Supervisor w/Certified FPM & 1-CD  
          Kealakekua Heritage Ranch LLC & HCC Farms LLC  
          Hōkūkano Ranch w/Receipt #560518  
          VAR 680; SPP 898; USE 121; REZ 798 (Ord. 98 063);  
          FSA-SUB-13-001258