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Post-It® Fax Note	7871	Date	4/13/06	# of pages	2
To	Riley Smith	From	Bets Lawrence		
Co./Dept.	Parker Ranch	Co.	WCA Treas		
Phone #	885-7311	Phone #	885-4234		
Fax #	887-1774	Fax #			

April 11, 2006

Mr. Peter Young
Department of Land and Natural Resources
PO Box 621
Honolulu, HI 96809

Dear Mr. Young:

SUBJECT: REZONING OF STATE PARCEL TMK: 6-5-001:020 (420.17 ACRES)

The Planning Department has received the attached letter from the Waimea Community Association requesting a rezoning of state land located above Waimea, T.M.K. 6-5-1:20. This 420 acre parcel, which includes two of the prominent pu'u above Waimea, has a substantial area mostly in the lower section that is zoned A-1a. The remainder is zoned A-40a. This zoning apparently goes back to the original zoning maps for the area in 1967. Attached is a color map showing the zoning of the area. The light green is A-1a zoning; the dark blue is A-40a.

The Community Association is concerned that the A-1a zoning could eventually lead to the development of this area, because it would permit the area to be subdivided to one-acre lots, subject to the requirements of the subdivision code. We think that a subdivision of that nature would also trigger environmental assessment under Chap. 343.

The 2005 County General Plan, at p. 7-11, recognizes the Waimea pu'u as outstanding examples of natural beauty. We are not aware of any specific state plans for smaller lot development in the area, and it would have some practical problems because of the slopes and poor road access, even if there were not strong community sentiment in favor of keeping it in open space.

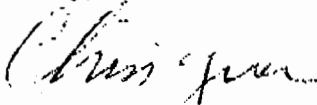
The purpose of this letter is to ask if the state would consent to a county-initiated rezoning of the area, or whether the state could apply for one itself. (Under the Zoning Code, a rezoning can be initiated only by the landowner, the planning director, or the

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county council.) It could be to A-400a. This would not change the permitted uses in the area, but limit the number of lots that it could be subdivided into. The current grazing lease could continue, for example. If the state wished to lease smaller areas within the property for agricultural purposes without homes, it could do so by following the "farm subdivision" provisions of the Zoning Code. We believe that the rezoning would not trigger an environmental assessment under Chap. 343 because it does not change the uses of the property.

Thank you for your consideration of this request, and please do not hesitate to call if you have any questions.

Sincerely,



CHRISTOPHER J. YUEN
Planning Director

CJY:pak
Wpwin60/Chris/Waimea Rezoning

Attachment

cc: Waimea Community Association
Planning Section