



STATE OF HAWAII

DEPARTMENT OF PLANNING AND ECONOMIC DEVELOPMENT
LAND USE COMMISSION

P. O. BOX 2359 • HONOLULU, HAWAII 96804

April 20, 1971

JOHN A. BURNS
Governor

SHELLEY M. MARK
Director Department
of Planning and Economic
Development

~~WIKI KUREKI KAKI HOU~~
~~CHUO KAKI KAKI HOU~~

RECEIVED

COUNTY PLANNING

Date: APR 22 '71

File No.: LUC-171

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Hawaii Planning Commission
25 Aupuni Street
Hilo, Hawaii 96720

Attention: Mr. Raymond Suefuji, Planning Director

Gentlemen:

At its meeting on April 16, 1971, the Land Use Commission voted to approve a special permit to Alohilani Meadows Development (SP71-95) to construct an 18-hole golf course, driving range, and clubhouse on 248 acres at Halekamahina, Puna, Hawaii, identifiable by Tax Map Key 1-4-01: parcels 17, 68, 69, 71, 72, 73, 74 and 75, subject to the conditions set forth by the Hawaii Planning Commission, and with the added stipulation that the developer will be responsible for the water requirements.

For your information, a copy of the staff report is enclosed.

Very truly yours,

Tatsuo Fujimoto
TATSUO FUJIMOTO
Executive Officer

Encls. - Map & Staff Report
cc: Alohilani Meadows Development
Hawaii Tax Administrator
Property Technical Services, Dept. of Taxation
Tax Maps Branch, Dept. of Taxation

STATE OF HAWAII
LAND USE COMMISSION
HONOLULU, HAWAII

County Council Room
Hilo, Hawaii

April 16, 1971
7 p.m.

STAFF REPORT

SP71-95 - ALOHILANI MEADOWS DEVELOPMENT

Mr. William J. Reigel has submitted a special permit request to construct an 18-hole golf course, driving range, and clubhouse within the Agricultural District at Halekamahina, Puna, Hawaii. The golf course complex will be part of the Alohilani Meadows Subdivision.

In substantiation of the request, Mr. Jasper S. Hawkins, Vice President of Hawkins & Lindsey Architects, the petitioner's planning consultant, has submitted the following:

1. It was mistakenly assumed that when the Master Plan for the Alohilani Meadows Development was approved by the County in April, 1969, that the golf course was automatically approved.
2. The 248-acre golf course will be an integral part of the community providing both recreational and open space amenities. A second course may be developed in the future if demand and economics would allow.
3. Approval of the request would allow the petitioner to develop the course concurrently

with the first increment of the subdivision which is pending final County approval.

4. The property consists of open meadows formerly used for grazing. The proposed development would maintain the same beneficial open space use and would not adversely affect surrounding lands.

The land in question is situated approximately 3 miles east of Pahoa near the Pahoa-Pohoiki-Kapoho road junction. Nearby are Units 1 and 2 of the Nanawale Estates Subdivision and the Kaniahiku Village site which are in the existing Urban District. The State's Lava Tree Park is located near the west entrance to the Alohilani Subdivision. The subject property is presently vacant and contains soils which are "very poor" in agricultural productivity. Slopes range from 0 to 35 percent, and the average rainfall ranges between 60 to 80 inches annually.

Minutes of the public hearing held by the Hawaii County Planning Commission on January 21, 1971, indicate:

1. Two letters were received from Donald G. Kendall of Nanawale Estates Company (abutting landowner) in support of the proposed development.

2. The County Department of Water Supply stated that they have no water system in the area.
3. The County Department of Public Works advises that safe golf cart crossings should be provided as a condition.
4. The course will be in private ownership but will be open to the public.
5. Mr. Jack Davis testified against the proposed development since it would only increase the value of the land for the landowners and add to land speculation.
6. Mr. Slim Holt, Kapoho resident, spoke in favor of the request since it would enhance the growth of the Puna District.
7. In regard to water, the petitioner testified that a bill has been passed by the Senate authorizing the pipeline from the Lava Tree Park and funds have been provided to the Department.

County Recommendation

On February 18, 1971, the Hawaii County Planning Commission voted to recommend approval of the special permit based on the findings:

"1. That the requested recreational use would not adversely affect surrounding properties.

The golf course complex is to be an integral part of the Alohilani development.

"2. That the proposed use will not unreasonably burden public agencies to provide services.

(The development is to have County dedicable roads and water systems.)

"3. That the requested recreational use would still retain the 'open' character of the area."

subject to the following conditions:

"1. That construction of the golf course complex begin within one year of the date of approval should the State Land Use Commission approve such.

"2. That all other applicable regulations be complied with."

The Alohilani Meadows Subdivision encompasses a total of 2,348 acres which will be developed in 6 increments to include the following:

1 acre parcels - 846	894 acres
3 acre parcels - 197	621 "
Open Space	277 "
Golf Course	248 "
Roads	233 "
Future Development	<u>75</u> "
TOTAL	2,348 acres

An evaluation of the proposed use under the guidelines for determining an "unusual and reasonable use" within the Agricultural District shows that it is in conformance.

It is therefore recommended that the special permit be approved subject to the County's conditions.