



DEPARTMENT OF PLANNING
AND ECONOMIC DEVELOPMENT
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LAND USE COMMISSION

250 South King St. / Honolulu, Hawaii 96813 / P. O. Box 2359 / Honolulu, Hawaii 96804

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Executive Officer

February 8, 1973

Hawaii Planning Commission
25 Aupuni Street
Hilo, Hawaii 96720


Attention: Mr. Raymond Suefuji
Planning Director

Gentlemen:

At its meeting on February 2, 1973, the Land Use Commission voted to approve a special permit to Boise Cascade Recreation Communities (SP72-140) to allow the construction and operation of two holes for golfing on approximately 23 acres of land identified as Tax Map Key 6-8-01: portion of 5, situated at Waikoloa, South Kohala, Hawaii, subject to the conditions set forth by the Hawaii Planning Commission.

A copy of the staff memorandum is enclosed for your information.

Very truly yours,


TATSUO FUJIMOTO
Executive Officer

Encls.

cc: Boise Cascade Rec. Comm.
Claude Jenkins
Hawaii District Office, Dept. of Tax.
Property Technical Office, Dept. of Tax.
Tax Maps Recorder, Dept. of Tax.
Real Property Tax Assessor, Dept. of Tax.

STATE OF HAWAII
LAND USE COMMISSION

MEMORANDUM

February 2, 1973
1:30 p.m.

TO: Land Use Commission

FROM: Staff

SUBJECT: SP72-140 - BOISE CASCADE RECREATION COMMUNITIES

A special permit to allow the construction and operation of two holes for golfing on approximately 23 acres of land identified as Tax Map Key 6-8-01: Portion 5 and situated within the State Land Use Agricultural District at Waikoloa, South Kohala, Hawaii, has been requested by Boise Cascade Recreation Communities. The application was submitted by Mr. Walt Southward, Manager of Public Affairs for Boise Cascade. The subject area is contiguous to the southwestern boundary of the Anaehoomalu Urban District and is located approximately 7 miles makai of the Waikoloa Urban District.

The subject area represents an extension of the 18-hole golf course proposed to be constructed within the Anaehoomalu Urban District. According to the petitioners' golf course architect, Mr. Robert Trent Jones, Jr., the 160 acres of land that was originally planned and zoned for the course was insufficient for the "creation of a superior golf course".

In substantiation of his request, the petitioner has submitted the following:

1. The land in question is suitable for golf course development and is contiguous to the Anaehoomalu Urban District and the Waikoloa Resort area.
2. The proposed development will not be materially detrimental to public health, safety, morale and general welfare. Additionally, it will not be injurious to improvements or property rights in the surrounding area.
3. A redesign of the golf course to fit entirely within the adjacent Urban district will result in practical difficulties and unnecessary hardship to the petitioner. This situation will also result in the development of a less desirable and enjoyable golf course.

4. Granting of the subject request will not be contrary to the Plans of the State and County Governments for the area.

Additionally, the petitioners have submitted an archaeological report entitled, Archaeological Survey of Portions of Waikoloa, South Kohala District, Island of Hawaii, by Robert Bevacqua, June 1972. The report stated that, "over 327 archaeological features were noted in Survey Area B (location that includes subject lands). Thirteen of these sites were recorded, but none show suitable potential for excavation or are significant enough to merit preservation; hence, no further archaeological work is recommended for this area".

The subject property and the surrounding lands are vacant and characterized by extensive lava fields. However, situated approximately one-half mile east of this area in question are the Kahapapa and Kuualii Fishponds and Anaehoomalu Bay.

Soil classification by the Land Study Bureau designates the area "E" as very poor for overall crop productivity. The parent material is volcanic ash. The mean annual rainfall is approximately 10 inches in the general areas and the elevation is about 40 feet above sea level.

COUNTY RECOMMENDATION

At its December 14, 1972 meeting, the Hawaii County Planning Commission voted to recommend approval of this special permit based on the following considerations:

1. That the proposed use would not adversely affect surrounding properties - the Anaehoomalu Bay area has been designated for resort, medium density urban, and open uses which the proposed use would compliment. The golf course is to be an integral part of the total development in this general area.
2. That the proposed use will not substantially alter the essential character of the land - the proposed use is still of an "open" nature and would be an extension of a use permitted within an adjoining urban district.
3. That such use would not unreasonably burden public agencies to provide essential services - the use is part of the overall development plan for this area and would not entail any unreasonable provision of utilities and services.

The recommendation for approval was contingent upon the following conditions:

1. That the development of that portion of the golf course within the agricultural district conform substantially to that as submitted.
2. That construction of the subject use begin within one (1) year of the date of final approval and that reasonable progress be assured.
3. That appropriate agencies reserve the right to review progress of the development and establish a deadline for completion of the project or nullify the special permit approval if it is found that reasonable progress is not assured.
4. That appropriate measures be taken in regard to any historically significant features known or found in the area during construction.

The county zoning for the property is "unplanned" and the General Plan land use allocation guide map designates the subject area for extensive agricultural uses referring to pasture and range use.

The Departments of Education, Public Works, Research and Development, Health, Fire, Police, Transportation and Hawaiian Electric Company had no objections or comments concerning the subject request. However, the Department of Water Supply advised that "We have no objections except that a separate irrigation water source shall be used for the golf course. Domestic water shall not be used for irrigation unless permitted by Department of Water Supply".

The Soil and Water Conservation District informed that: "We feel that this use would enhance the beauty of the area by adding additional open green space. As stated in exhibit A, the area would be immediately adjacent to but would not disturb features of historical or archaeological interest. We fully concur that all historical and archaeological points of interest should be preserved whenever possible".

Upon evaluation of this petition, staff finds that:

1. Based on Mr. Bevacqua's archaeological report, there were no sites found in the subject area significant enough to merit excavation or preservation.

2. The subject area and the surrounding lands are vacant and essentially consist of lava fields.
3. The general area is very poor for agricultural use.
4. The proposed request will not burden public agencies to provide basic services and facilities in the subject and nearby properties.

Additionally, the use for the lands within the urban classified Anaehoomalu Bay area has been designated for open or golf course and resort use. Since the use for the area has already been determined as such and staff findings show that the two-hole golf course extension will not adversely affect the surrounding areas, as described above, staff recommends that this petition be approved, subject to the conditions set forth by the Hawaii County Planning Commission.