

Grove Farm Properties, Inc.

September 9, 1997

Ms. Esther Ueda
Executive Officer
Land Use Commission
State of Hawaii
P.O. Box 2359
Honolulu, HI 96804-2359

LAND USE COMMISSION
STATE OF HAWAII
1997 SEP 11 A 10:53

Dear Ms. Ueda:

Subject: Phasing of Puakea Golf Course
Grove Farm Properties, Inc.
Docket No. A89-636

This letter is being sent in compliance with condition nos. 14 and 8 contained in the Findings of Fact, Conclusions of Law and Decision and Order of Docket Nos. A89-636 and A93-697, respectively, (Grove Farm Properties, Inc.). These conditions require project development in substantial compliance with representations made to the Land Use Commission.

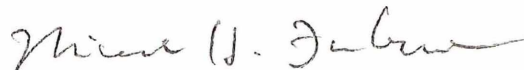
Attached are a project description summary, dated July 18, 1997, and a Phase I Golf Course Plan map taken from Grove Farm Properties' application to the County of Kauai to construct a temporary golf cart storage shed for its Puakea Golf Course. For reasons explained in the summary, it is Grove Farm's intent to open the golf course to play in two phases, the first of which is expected to be the fall of 1997. The original plan was to open all 18 holes and facilities at one time.

On August 28, 1997 the Kauai Planning Commission granted the requisite permits to allow construction of the temporary golf cart shed.

If there are any questions, please feel free to call me at 245-3678

Very truly yours,

GROVE FARM PROPERTIES, INC.



Michael H. Furukawa
Planner and Property Manager

A subsidiary of



P.O. Box 2069 Puhi Rural Branch Lihue, Hawaii 96766-7069
Phone (808) 245-3678 FAX (808) 246-9470

**Project Description – Temporary Golf Cart Shed
For Puakea Golf Course
Grove Farm Properties, Inc.
July 24, 1997**

LAND USE COMMISSION
STATE OF HAWAII
1997 SEP 11 A 10:53

Grove Farm Properties, Inc. hereby requests a Class IV Zoning Permit and all other necessary permits for a project to construct a temporary golf cart shed on TMK 3-3-10-42, adjacent to the existing Kukui Grove Golf Driving Range. The project is necessary in order for Grove Farm to open a portion of the Puakea Golf Course for play. The shed will be used to store and service approximately 40 to 45 golf carts.

For the past two years almost no work has been done on completion of the Puakea Golf Course. Difficult economic times on Kauai had forced Grove Farm to temporarily suspend progress on implementation of our Lihue-Puhi Master Plan project. We have recently restructured various financial arrangements that allow us to resume the project. In view of current and future market conditions Grove Farm is evaluating the Master Plan for the purpose of modifying it to better fit these conditions. At this time Grove Farm feels it is advantageous to open a portion of the course rather than delay opening until the entire course is completed. In this way, revenues could be generated which would help offset the significant ongoing expense of maintaining the course. Additionally, there is the added benefit of potentially stimulating renewed interest and activity in the Master Plan.

As indicated on the attached map, the cart shed will be located adjacent to the existing Kukui Grove Golf Driving Range, and shed activities should be very compatible with the adjacent driving range and surrounding commercial uses. The closest residential use is approximately 2,000 feet away. Noise will be minimal as the carts will be electric and there will be no heavy equipment or heavy repair activities on the site. In addition, activities at the shed will be generally confined to daylight hours. Access to the site is very good, as the site is on Kalepa Street, which connects Kaumualii Highway and Pikake Street. The existing driving range facility will also be used as a temporary pro shop, where golfers will check in and start and finish their rounds. In this way, the driving range can be integrated into the golf course operation without the immediate need to build a new range as was contemplated in the original golf course plan. Golf maintenance operations will remain in their present location adjacent to the old manager's house off old Halehaka Road.

Grove Farm's intent is to complete construction of the 10 golf holes that are now close to being finished and open them for public play in the fall. The original hole numbers for these are 2, 3, 4, 6, 7, 8, 9, 13, 16 and 17 as shown on the attached map. In this Phase I plan the holes will be renumbered 1, 2, 3, 4, 5, 6, 7, 8, 9 and 10, respectively. The remaining eight holes and permanent facilities will be completed at a later and as yet unspecified date, depending upon future economy and market conditions.

A new cart path layout has been designed to link the holes to the cart shed and existing driving range. Cart crossings across the completed portion of Nuhou Road will be via an already installed underpass near Pikake Street. As might be expected, cart driving

distances between several points are slightly longer than normal, but with the expansive and scenic views, navigating the course should be a pleasant experience. Phase I is designed to be easily incorporated into the remaining holes and facilities when they are completed. At that time the temporary cart shed will either be removed or converted to another appropriate permitted use.

This application demonstrates Grove Farm's commitment in seeing the Lihue-Puhi Master Plan become a reality.

LAND USE COMMISSION
STATE OF HAWAII

1991 SEP 11 A 10:53

