



Action Span

Mar 1 to Apr 15

SP71-95 - ALOHILANI MEADOWS DEVELOPMENT (PUNA)



PLANNING DEPARTMENT

25 AUPUNI STREET • HILO, HAWAII 96720

LAND USE COMMISSION
STATE OF HAWAII

AUG 23 11 58 AM '78

HERBERT L. MATAYOSHI
Mayor

SIDNEY M. FUKU
Director

DUANE KANUHA
Deputy Director

COUNTY OF
HAWAII

CERTIFIED MAIL

August 21, 1978

Mr. William J. Reigel
4991 Casa Drive
Tarzana, California 91356

Dear Mr. Reigel:

Special Permit 71-95
Alohilani Meadows Development
TMK: 1-4-1:17, 68, 69, 71-75

In reviewing our files, we found that the construction time condition of the above Special Permit had expired. This condition required that "Construction of the Golf Course complex begin within one (1) year of the date of approval should the State Land Use Commission (SLUC) approve such." The SLUC granted this Special Permit on April 16, 1971.

Since that time there has been no indication that you intend to proceed with the development of the proposed Golf Course. Consequently, we will be forwarding this Special Permit to the Planning Commission for possible revocation.

For your information, should this Permit be revoked, there is a mandatory one (1) year waiting period before another Special Permit application can be considered for the same request.

However, if you still intend to proceed with the Golf Course development, you may apply for a new Special Permit while at the same time requesting that the original Special Permit be nullified. In this way, you could avoid the one (1) year waiting period for submitting a new Special Permit request.

We would appreciate hearing from you within fifteen (15) days of receipt of this letter as to your intentions. Should no word be received within this time, we will proceed with the revocation process.

Mr. William J. Reigel
Page 2
August 21, 1978

Should you have any questions on the above, please feel free to contact this Department.

Sincerely,



SIDNEY FUKÉ
Director

WLM:ak

cc: ✓ State Land Use Commission
Planning Commission

COPY

PLANNING DEPARTMENT
25 AUPUNI STREET

COUNTY OF HAWAII
HILO, HAWAII 96720

LAND USE COMMISSION
STATE OF HAWAII

Dec 13 3 19 PM '78

CERTIFIED MAIL

December 8, 1978

Tokyu Land Development Hawaii, Inc.
190 South King Street
Suite 1180
Honolulu, HI 96813

Gentlemen:

Special Permit 71-95
Alohilani Meadows Development
TMK: 1-4-1:17, 68, 69, 71-75

According to our records, Tokyu Land Development Hawaii, Inc. purchased the above parcels from Mr. William J. Riegel and various other individuals in May of 1973. For your information, on April 16, 1971, the State Land Use Commission (SLUC) granted a Special Permit to Mr. Riegel dba Alohilani Meadows Development allowing the construction of a golf course and related improvements on the above parcels.

Upon review of our files, we found that the construction time condition of the above Special Permit had expired. This condition required that "Construction of the Golf Course complex begin within one (1) year of the date of approval should the State Land Use Commission (SLUC) approve such." This condition expired on April 16, 1972.

According to the State Land Use Commission (refer to attached letter relative to Stanley Shimizu's Special Permit), this permit has lapsed. We therefore will withdraw this particular Special Permit from our active file.

Should you have any questions on the matter, please feel free to contact us.

Sincerely,

Sidney Fuke

SIDNEY FUKU
Director

NH:jk
Enclosure

cc: State Land Use Commission

Planning Commission

April 20, 1971

Hawaii Planning Commission
25 Aupuni Street
Hilo, Hawaii 96720

Attention: Mr. Raymond Suefujii, Planning Director

Gentlemen:

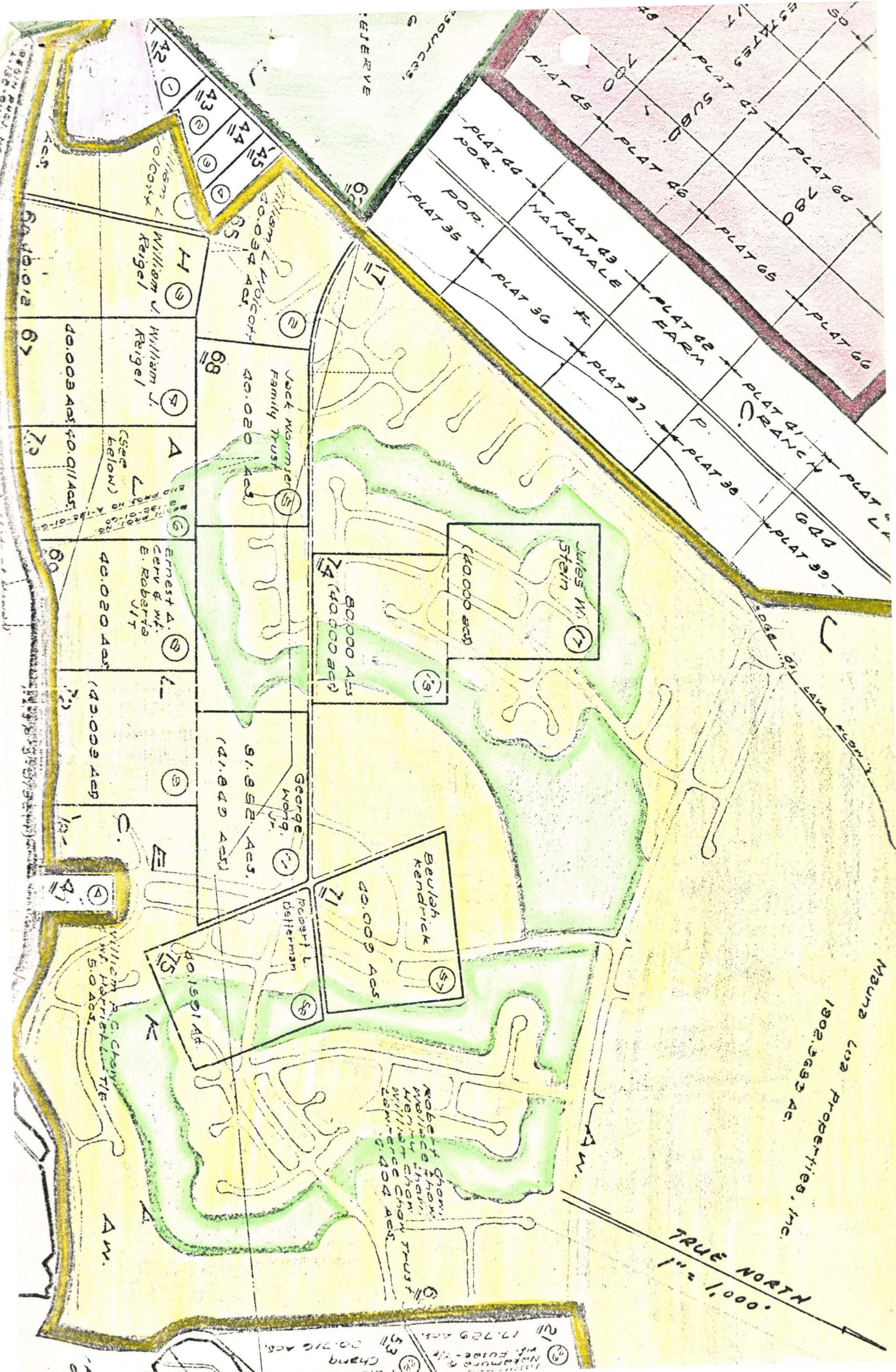
At its meeting on April 16, 1971, the Land Use Commission voted to approve a special permit to Alohilani Meadows Development (SP71-95) to construct an 18-hole golf course, driving range, and clubhouse on 248 acres at Halekamahina, Puna, Hawaii, identifiable by Tax Map Key 1-4-01: parcels 17, 68, 69, 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
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

Minutes of Meeting

County Council Room
Hilo, Hawaii

Approved
JUL 1 1971

April 16, 1971 - 7 p.m.

Commissioners Present: Goro Inaba, Chairman Pro Tempore
Eddie Tangen
Leslie Wung
Tanji Yamamura
Stanley Sakahashi

Commissioners Absent: Shelley Mark
Sunao Kido
Alexander Napier

Staff Present: Tatsuo Fujimoto, Executive Officer
Ah Sung Leong, Planner
Walton Hong, Deputy Attorney General
Dora Horikawa, Stenographer

Acting Chairman Goro Inaba introduced Mr. Tatsuo Fujimoto who will be replacing Mr. Ramon Duran as the Executive Officer of the Land Use Commission.

Commissioner Yamamura moved to formally accept Mr. Fujimoto as the new Executive Officer. Commissioner Tangen seconded the motion and it was unanimously carried.

HEARING

PETITION BY DEPARTMENT OF LAND & NATURAL RESOURCES (A71-272)
TO RECLASSIFY APPROXIMATELY 45.59 ACRES FROM AGRICULTURAL TO
URBAN AT HILO, HAWAII

The staff planner, Mr. Leong, presented the staff report and described the area in question. Mr. Glenn Miyao of the Hawaii County Planning staff commented that the Hawaii County Planning Commission has a meeting scheduled on the 29th of April at which time they will act on a recommendation by the Planning Department to defer the matter for further study. He assured that the recommendation will be forwarded immediately following the April 29th meeting of the Planning Commission.

April 16, 1971

Mr. Robert Coates, resident on a non-conforming parcel, thought that the young people of Hilo would be denied the amenities of a rural atmosphere if the Waiakea area is rezoned to a higher use.

Mr. Walter Freitas reasoned that ample opportunity was afforded the farmers to dedicate their lands so that they would not be hurt by the reclassification.

Since there was no further testimony, Chairman Inaba informed the public that the Commission will receive additional written testimony within the next 15 days and closed the hearing on this matter.

ACTION

✓ SPECIAL PERMIT APPLICATION BY ALOHILANI MEADOWS DEVELOPMENT (SP71-95) TO CONSTRUCT 18-HOLE GOLF COURSE AT PUNA, HAWAII

Mr. William Reigel, petitioner, agreed that his petition be acted on in spite of Chairman Inaba's advice that all five votes were needed for approval of the request.

Mr. Leong, staff planner, read the staff report recommending approval of the special permit, subject to the conditions imposed by the County (see report on file).

Mr. Reigel testified that Moanalua Properties is prepared to meet the conditions of providing water to the Alohilani Subdivision.

Commissioner Wung moved that the staff's recommendation be accepted with the express condition that the developer will make water available and will bring his own water in.

The motion was seconded by Commissioner Tangen and unanimously carried.

SPECIAL PERMIT APPLICATION BY DEPARTMENT OF PUBLIC WORKS, CITY & COUNTY OF HONOLULU (SP71-96) TO CONSTRUCT TWO SEWAGE STABILIZATION PONDS ON WAIPIO PENINSULA, OAHU

The staff planner presented the staff report recommending approval of the special permit, subject to the conditions

STATE OF HAWAII
LAND USE COMMISSION

VOTE RECORD

ITEM SP71 - ALOHILANI MEADOWS DEVELOPMENT DATE April 16, 1971

PLACE County Council Room TIME 7:00 p.m.
Hilo, Hawaii

NAME	YES	NO	ABSTAIN	ABSENT
<i>Commissioner</i> TANGEN, EDDIE ✓	✓			
NAPIER, ALEXANDER				✓
YAMAMURA, TANJI ✓	✓			
KIDO, SUNAO				✓
MARK, SHELLEY				✓
SAKAHASHI, STAN ✓	✓			
<i>M</i> WUNG, LESLIE ✓	✓			
<i>Chairman</i> INABA, GORO ✓	✓			

COMMENTS:

Wud 5
I would like to move that we accept staff recommendation with the condition that the developer will bring his own water in.

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

4-12-71 sent copy to Mr. Reigel (air mail)

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."

County approval is 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:

There will be 846

<i>197</i>	1 acre parcels - 846	<i>totaling</i>	894	acres
	3 acre parcels - 197	<i>for a total of</i>	621	"
	Open Space		277	"
	Golf Course - <i>subject of this petition</i>		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.

JOHN A. BURNS
GOVERNOR



STATE OF HAWAII
DEPARTMENT OF TRANSPORTATION
869 PUNCHBOWL STREET
HONOLULU, HAWAII 96813

1527
FUJIO MATSUDA
DIRECTOR

E. ALVEY WRIGHT
DEPUTY DIRECTOR

LAWRENCE F. O. CHUN
DEPUTY DIRECTOR

IN REPLY REFER TO:

PMN 7.1390

April 19, 1971

RECEIVED

APR 22 1971

State of Hawaii
LAND USE COMMISSION

Land Use Commission
P. O. Box 2359
Honolulu, Hawaii 96804

Gentlemen:

Subject: Land Use Boundary Change Applications

The following land use boundary change applications may be affected by future highway realignment projects:

1. A71-278 — *Maui County (Kula area)*
2. A71-280 — *Kula area*

However, no plans are presently available to determine the degree of impact these projects will have on the lands in question.

We have no comments on the following applications:

1. A71-276 — *Maui County*
2. A71-277 — *Maui County*
3. A71-279 — *Maui County*
4. A71-281 — *Maui County*
5. SP71-95 — *Maui County*

Very truly yours,

Lawrence F. O. Chun
FUJIO MATSUDA
Director

7495

JOHN A. BURNS
GOVERNOR OF HAWAII



STATE OF HAWAII
DEPARTMENT OF LAND AND NATURAL RESOURCES
DIVISION OF STATE PARKS
P. O. BOX 621
HONOLULU, HAWAII 96809

DIVISIONS:
CONVEYANCES
FISH AND GAME
FORESTRY
LAND MANAGEMENT
STATE PARKS
WATER AND LAND DEVELOPMENT

March 30, 1971

RECEIVED

APR 8 1971

State of Hawaii
LAND USE COMMISSION

Mr. Tatsuo Fujimoto
Executive Officer
Land Use Commission
P. O. Box 2359
Honolulu, Hawaii 96804

Gentlemen:

Subject: Special Permit Application SP71-95
Alohilani Meadows Development

In reviewing the subject SP71-95 application filed with the Land Use Commission to construct an 18-hole golf course by the Alohilani Meadows Development, we find that a portion of the development is contiguous to our Lava Tree State Park boundary. The Division of State Parks have a proposal to expand this park to provide a buffer zone in order to protect the integrity of the existing area. This proposal is part of the "Puna State Park Complex" reflected in our 1971-73 CIP Budget. The Lava Tree State Park is one of a series of State and County parks along the scenic route from Hilo to the Kalapana Entrance of the Hawaii Volcano National Park.

The Division of State Parks request that the Land Use Commission and the applicant consider a deletion of a small portion of the applicant's total request as shown on Exhibit "A" for expansion of our State Park. This piece of land (as shown in red) does not appear to interfere or is vital to the golf course development.

Your consideration of this proposed deletion will be appreciated.

Very truly yours,

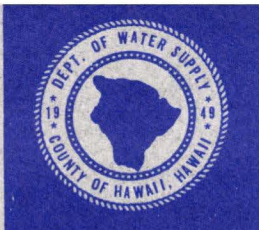
BOARD OF LAND AND NATURAL RESOURCES

SUNAO KIDO
Chairman and Member



Vacation Land Associates

E. H. F. Aug. 7, 1956



COPY

DEPARTMENT OF WATER SUPPLY • COUNTY OF HAWAII

P. O. BOX 1820

HILO, HAWAII 96720

25 AUPUNI STREET

April 5, 1971

RECEIVED

APR 6 1971

Mr. Jasper S. Hawkins
Vice President

Hawkins and Lindsey Architects AIA and Associates
401 Silverlake Boulevard
Los Angeles, California 90026

State of Hawaii
LAND USE COMMISSION

Re: Alohilani Meadows Development

This is in reference to your Special Permit Application to the State Land Use Commission for Alohilani Meadows golf course. This application was referred to us for our comments. Can you inform us on whether you intend to have an irrigation system for this golf course?

Akira Fujimoto
Manager

WHS

cc: ✓ State Land Use Commission

... Water brings progress...

STATE OF HAWAII
LAND USE COMMISSION

Minutes of Meeting

Maui Community College
Wailuku, Maui

APPROVED
JUL 1 1971

March 5, 1971 - 1 p.m.

Commissioners Present: Goro Inaba, Vice Chairman
Shelley Mark
Sunao Kido
Eddie Tangen
Leslie Wung
Tanji Yamamura
Stanley Sakahashi

Commissioner Absent: Alexander Napier

Staff Present: Ramon Duran, Executive Officer
Ah Sung Leong, Planner
Walton Hong, Deputy Attorney General
Jean Soma, Stenographer

Acting-Chairman Inaba called the meeting to order and swore in persons wishing to testify before the Commission.

HEARING

PETITION BY COUNTY OF MAUI, ET AL (A70-269) TO RECLASSIFY APPROXIMATELY 1.2 ACRES FROM AGRICULTURAL TO URBAN AT PUUOHALA, WAILUKU, MAUI

The Executive Officer, Mr. Duran, presented the staff report (see copy on file).

Maui Planning Director, Howard Nakamura, explained that the boundary amendment would allow the addition of only one house. Presently, the area contains only two dwellings and a County park. Mr. Nakamura also clarified that the additional house could be constructed on the large parcel without a subdivision.

March 5, 1971

Commissioner Mark suggested and the Commission agreed that the matter could be heard and then the Commission may either approve, defer, or deny the petition.

Mr. Leong described the area in question, and Mr. Duran read the staff report.

In the discussion which followed, Mr. Howard Nakamura stated that the lot involved is very difficult to subdivide since the existing motel is situated in the middle of the parcel.

Attorney Lawrence Ing, representing Mrs. Worst, stated that other non-conforming uses such as Rito Express, a papaya processing plant, and another hotel operation exist in the area. As for the construction that has already been completed, Mrs. Worst had not at any time intended to violate any rules or regulations.

Commissioner Tangen moved that the special permit be granted subject to the conditions imposed by Maui County and the further conditions that the approved residence be occupied only by whoever owns the property or the motel manager and that the recently enclosed lanais shall not be utilized as additional rental units. The motion was seconded by Commissioner Yamamura and carried unanimously.

UNIVERSITY OF HAWAII SITE SELECTION COMMITTEE

Vice-Chairman Inaba informed the Commission that Commissioners Tangen and Kido have been appointed to meet with the Site Selection Committee of the Board of Regents.

TENTATIVE SCHEDULE

It was decided that the Commission's next meetings would be held in Hilo on April 16 and in Kona on the 17th.

✓ EXTENSION ON ALOHILANI MEADOWS (SP71-95) APPLICATION

Commissioner Tangen moved that the Alohilani Meadows special permit be extended one day to April 16 in order to conform to the schedule. The motion was seconded by Commissioner Sakahashi and unanimously carried.

830

RECEIVED

MAR 16 1971

State of Hawaii
LAND USE COMMISSION

PLANNING COMMISSION

Planning Department
County of Hawaii

February 18, 1971

The Planning Commission met in regular session at 1:35 p.m., in the County Council Room, County Building, with Chairman O. W. Efurd, Jr., presiding.

PRESENT: O. W. Efurd, Jr.
Clara K. Kahumoku
Shigeji Kawasaki
Roy H. Nagata
Mauricio Valera, Jr.
Anthony C. Veriato
Ed C. Watt
Skippy T. Yasutake
Raymond H. Suefuji
Masayoshi Onuma

ABSENT: Masayuki Kai
Akira Fujimoto, Ex-officio
Member
Edward Harada, Ex-officio
Member

Albert Jeremiah, Jr., Deputy Corp. Counsel
Arthur Isemoto, Public Works

and approximately 25 persons in public attendance

MINUTES

The minutes of the regular meeting held on January 21, 1971 were accepted as circulated on a motion by Mrs. Kahumoku, seconded by Mr. Valera and carried.

CHANGE OF ZONE
RICHARD SMART/BOISE CASCADE
RECREATION COMMUNITIES

A discussion followed on the pending application of Richard Smart and Boise Cascade Recreation Communities for a change in zoning of approximately 504 acres of land located in the Anaehoomalu Bay area in South Kohala from Open to Resort, Multiple Family Residential and Village Commercial.

The Chairman called for background information.

The Staff Planner gave a review of the background information as presented at the public hearing of the last meeting. The Commission had deferred action for further negotiations on the second incremental zoning proposed by the applicant.

Mr. Veriato requested for staff recommendation.

The Staff Planner recommended that the request to rezone the first increment of the subject lands located at Anaehoomalu Bay be approved. Approval is based on the following findings:

1. The proposed land use designations conform to the General Plan of the area.
2. Assurance through bonding has been given that all necessary supporting services will be provided.

Compliance to all other applicable sections of Ordinance No. 236 shall be required before final rezoning is approved by the County Council.

The Second increment shall be granted after substantial development has occurred in the first increment. Substantial development is defined as building permits issued, and ground broken on permanent structures on twenty-five (25) per cent of the zoned area for hotel development and fifteen (15) per cent of the zoned area for multiple-family residential development. For the purpose of computing the per cent of development of the first increment, it shall be understood to include the total acreage and units involved in any planned hotel or condominium, in addition to, but not limited to the building site, amenities, open space, parking areas, etc.

The recommended resort density is V-1.25 or one unit per 1,250 square feet of land area. This would allow flexibility of densities based on the maximum allowable 3,000 units as specified by Ordinance No. 236.

The village commercial area is recommended to be designated CV-10 where the minimum lot size is 10,000 square feet.

Mrs. Kahumoku moved for approval of the change in zoning with an amendment to the staff's recommendation in the third paragraph, second sentence to read: "Substantial development is defined as building permits issued and ground broken and construction commenced on permanent structures on twenty (25) per cent of the zoned area for hotel development and fifteen (15) per cent of the zoned area for multiple-family residential development in addition to the required amenities."

The motion was seconded by Mr. Watt and adopted unanimously.

LAND USE COMMISSION
SPECIAL PERMIT
ALOHILANI MEADOWS DEV.
HALEKAMAHINA, PUNA

A public hearing was held at its January 21 meeting on the application of Alohilani Meadows Development for a special permit to allow the construction of an 18-hole golf course within the State Land Use Commission

Agricultural District. The golf course is to be part of the Alohilani Subdivision located north of the Pahoa-Pohoiki-Kapoho junction, Halekamahina, Puna.

The Chairman called for staff presentation on the background.

The Staff Planner reported that a special permit to construct an 18-hole golf course with accompanying driving range and clubhouse within the State Land Use Agricultural District has been requested by Alohilani Meadows Development. The golf course complex is to be a part of the proposed Alohilani Subdivision located north of the Pahoa-Pohoiki-Kapoho junction Halekamahina, Puna.

The Alohilani Subdivision is to be comprised of 846 one-acre parcels, 197 three-acre parcels, 277 acres of open space, and the subject golf course which is to comprise 248 acres.

This general area is located approximately 2-1/2 miles outside of Pahoa in the vicinity of the Pahoa-Pohoiki-Kapoho junction. Surrounding land uses includes the Nanawale Estates Subdivision (3,414 lots, 14 dwellings) and the Lava Tree Park which is located near the proposed entrance to the Alohilani Subdivision (County dedicable roads, County acceptable water system).

The overall soil productivity rating of the area is "very poor." Parent material is "aa," slope range is 0 to 35 per cent and the mean annual rainfall is 60 to 80 inches.

In support of the special permit application, the following has been submitted:

"Due to the size of the property and the master plan of the proposed development, the golf course becomes a very integral part of the total environment of the community. The course encompasses some 248 acres of land and will provide both recreation and open space for the development and the community as a whole. The entire development is golf-oriented and other properties have been set aside to develop a second course in the future if economics and local demand make it a practical and reasonable investment.

"The granting of the special permit will allow the development of the course to run concurrently with the first increment of the subdivision (52 lots) which is awaiting final County approval."

The applicant further states that "the development of a golf course in this location cannot in any way prove injurious to anyone and, in fact, can add a great deal to the recreational use of the land and people. The property in question has never been used for agricultural purposes and consists of open meadows formerly used for grazing and raising of cattle. The development of a golf course would maintain this land in much the same configuration and open space use that it has previously enjoyed."

The following have been received in regard to the special permit request:

Department of Public Works - "safe golf cart crossings should be provided as a condition for the acceptance of the course within this residential area."

Department of Water Supply - "we have no water system in this area" (nearest 1-1/2 miles away). Subsequent communique reads: "Please be informed that funds for the extension of the Pahoa water system to the State Lava Tree Park have been appropriated to the State Parks Division."

At the public hearing held on January 21, 1971, communications supporting the special permit request were brought to the attention of the Commission. These communications were from the Nanawale Estate Company and from Donald G. Kendall.

Mr. Slim Holt, a resident of Kapoho, also spoke in favor of the request at the public hearing.

Mr. Jack Davis spoke against the request stating that the construction of the golf course would only increase the value of land and increase speculation.

The Chairman called for staff recommendation.

The Staff Planner recommended that the special permit request to allow the construction of a golf course complex be approved. Recommendation for approval is based on the following 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.

The staff further stated that the recommended conditions for approval include the following:

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.

Mr. Watt so made a motion to approve this application according to the staff's recommendation for a special permit and to refer this to the Land Use Commission. The motion was seconded by Mr. Veriato and passed unanimously.

PRELIMINARY HEARING
ZONING VARIANCE
JOHN L. ROSS
KEAUHOU, NORTH KONA

The members next discussed the application of John L. Ross for a variance to allow a 15-foot front building setback in lieu of the 25-foot requirement for the construction of a single-family dwelling on approxi-

mately 20,822 square foot parcel fronting on Kuakini and Middle Government Rd. Kauhau 1st, North Kona.

The Chairman called for staff presentation.

The Staff Planner reported that a request for a variance from the required front yard building setback is being requested by John L. Ross. The request is to allow a 15-foot setback, in lieu of the required 25-foot setback, for a proposed dwelling which is to be situated on a 20,822 square foot parcel. The subject parcel, located in Kauhau 1st, North Kona, is situated between the Kuakini Highway and the Middle Government Road, approximately 2.3 miles below the Kuakini-Mamalahoa junction (Honalo). The parcel is a narrow lot approximately 403 feet in length and with an average width of 51 feet (widest point is 90 feet - see circulated plan).

The applicant proposes to situate the dwelling in an area which is approximately 80 feet in width which would allow setbacks of 15 feet from both roadways.

The Ross property is zoned "Unplanned" and based on the 20,822 square foot area, the required setbacks are 25 feet front and rear and 15 feet side.

Surrounding land uses include a portion of the Kuakini Houselots Subdivision toward Kailua and on the mauka side of Kuakini. This subdivision is zoned RS-15 which required a front and rear setback of 20 feet. The dwellings in this subdivision comply with the required setback (mainly because of adequate length and width dimensions).

Mr. Kawasaki inquired what would be the front and rear setback requirement.

March 31, 1971

Mr. William J. Reigel
4991 Casa Drive
Tarzana, California 91356

Dear Mr. Reigel:

The Land Use Commission next meets at 7 p.m., in the County Council Room, 25 Aupuni Street, Hilo, Hawaii, on April 16, 1971.

At that time your application (SP71-95) to construct an 18-hole golf course with accompanying driving range and clubhouse at Puna, Hawaii, will be heard. If a deferral is necessary, notify the Land Use Commission any time before the matter is called for consideration by the Commission at the meeting. The Commission will evaluate the reasons and consider the request for a deferral.

Although there is no requirement for you to be present, should you wish to attend, please feel free to do so.

Very truly yours,

RAMON DURAN
Executive Officer

Enclosure - Agenda

6441-17
Type-Close
25% COTTON FINISH

7472
WILLIAM J. REIGEL

(213) 343-3033 • 4991 CASA DRIVE • TARZANA, CALIFORNIA 91356

March 27, 1971

RECEIVED

MAR 31 1971

Land Use Commission
P. O. Box 2359
Honolulu, Hawaii (96804)

State of Hawaii
LAND USE COMMISSION

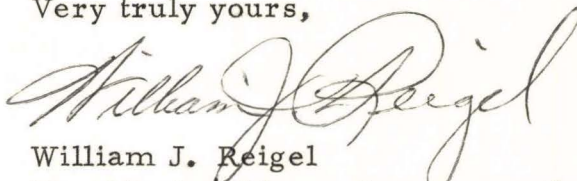
Department of Planning and Economic Development
Mr. Ah Sung Leong, Planner

Dear Sir:

In reference to your inquiry regarding my interest in the property at Haledamahina, Puna, Hawaii --where I wish to establish a golf course. TMK-1-4-01: Parcel 17 --Mauna Loa Properties (1,802.96 acres) is owned by me; I am President and sole stockholder. Parcel 68-Mr. Jack Wormser has given me authority to act on his behalf and be part of the Master Plan. All of the other people who own the other parcels --such as #69--Ernest A. Cerv and wife (40 acres) #71 Mrs. Beaulah Kendrick (40 acres); #72- George Wong, Jr. (81.85 acres), #73 -Frank R. Moskos and wife (40.01 acres); #74 Jules W. Stein (80.0 acres) and #75 Robert L. Detterman (40.15 acres) are part of the Master and have optioned the property to me and/or Mauna Loa Properties.

I hope this is satisfactory.

Very truly yours,



William J. Reigel
President of Mauna Loa Properties

94-71
WILLIAM J. REIGEL

(213) 343-3033 • 4991 CASA DRIVE • TARZANA, CALIFORNIA 91356

March 27, 1971

Land Use Commission
P. O. Box 2359
Honolulu, Hawaii 96804

RECEIVED
MAR 31 1971
State of Hawaii
LAND USE COMMISSION

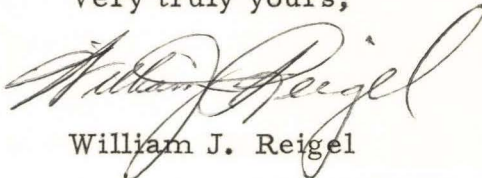
Subject: Hearing Extension
from 4-15-71 to 4-16-71

Attn: Mr. Ramon Duran, Executive Officer

Dear Sir:

I would appreciate extending our scheduled meeting from April 15, 1971 to April 16, 1971. Please advise me as to the time in Hilo, Hawaii on April 16, 1971 and I will be there on the matter of my special permit application (SP 71-95 Alohilani Meadows Development) to allow the construction of an 18-hole golf course within the State's Agricultural District, at Puna, Hawaii.

Very truly yours,


William J. Reigel

cc: Jasper S. Hawkins

9452

UNIVERSITY OF HAWAII

Land Study Bureau

March 22, 1971

RECEIVED

MAR 29 1971

State of Hawaii
LAND USE COMMISSION

Mr. Ramon Duran
Executive Officer
Land Use Commission
P. O. Box 2359
Honolulu, HI 96804

Dear Mr. Duran

The following comments are in response to your notifications of special permit application SP71-95 and boundary change applications A71-276 to A71-281, respectively:

✓ SP71-95 Alohilani Meadows Development
Halekamahina, Puna, Hawaii
Tax Map Key 1-4-01-17, 68, 69, 71, 72, 73, 74, 75

The entire area is classified as E in Overall Productivity Rating and consists of aa lava flows, pumice and pahoehoe lava. Although a large part of this parcel was once planted to a variety of orchard crops and grasses, the land conditions did not sustain their production.

The area is nearly level to gently sloping with inclusions of deep cracks in the lava and is located adjacent to past volcanic activities.

A71-276 Takeo Sakamoto
Waikapu, Maui
Tax Map Key 3-6-07-1, 48
Area: 23,749 sq. ft.

The lands in these parcels are classified as Class B in their Overall Productivity Rating primarily because of the stony conditions. Soils are primarily alluvial, deep, well drained and productive under irrigation.

Slope of the land is gentle, averaging less than 10 per cent.

Signed by Harold Baker

STATE OF HAWAII
LAND USE COMMISSION
P. O. BOX 2359
HONOLULU, HAWAII 96804

March 12, 1971

NOTIFICATION OF SPECIAL PERMIT APPLICATION

SP71-95 - Alohilani Meadows Development

Please be advised that a special permit application has been filed with the Land Use Commission to construct an 18-hole golf course with accompanying driving range and clubhouse on TMK 1-4-01: parcels 17, 68, 69, 71, 72, 73, 74, and 75. This property is generally located within the Alohilani Subdivision north of the Pahoa-Pohoiki-Kapoho junction at Halekamahina, Puna, Hawaii. The Hawaii County Planning Commission approved this request on February 18, 1971.

An action meeting on this application is tentatively scheduled for April 16, 1971, in Hilo, Hawaii.

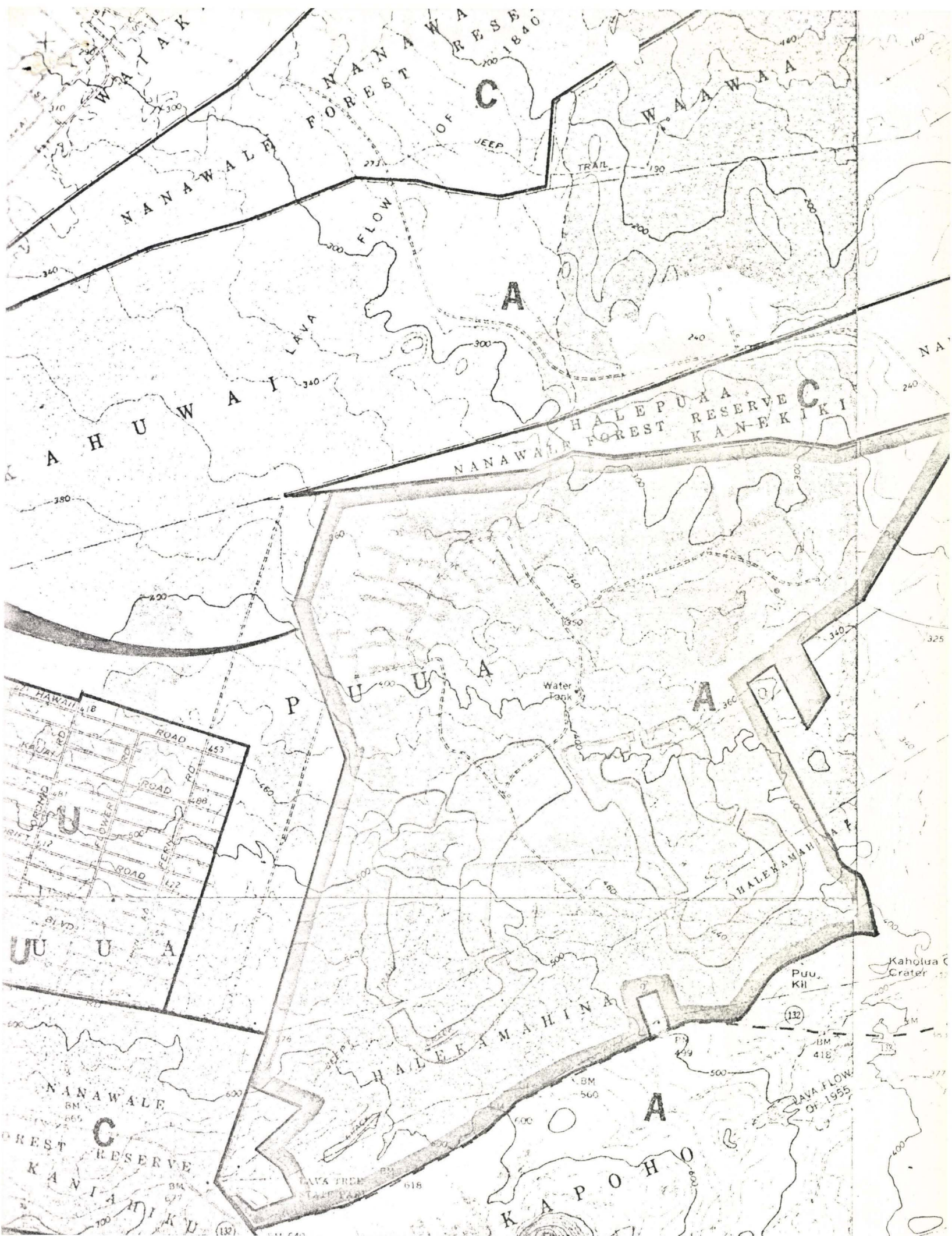
We would appreciate any written comments for or against this request, or you or your agent may appear at the meeting. Please do not hesitate to call this matter to the attention of other interested parties.

Should you desire additional information, feel free to contact this office.

Very truly yours,

Ramon Duran
(je)
RAMON DURAN
Executive Officer

Enclosure - Map



STATE OF HAWAII
LAND USE COMMISSION
P. O. BOX 2359
HONOLULU, HAWAII 96804

March 12, 1971

NOTIFICATION OF SPECIAL PERMIT APPLICATION

SP71-95 - Alohilani Meadows Development

Please be advised that a special permit application has been filed with the Land Use Commission to construct an 18-hole golf course with accompanying driving range and clubhouse on TMK 1-4-01: parcels 17, 68, 69, 71, 72, 73, 74, and 75. This property is generally located within the Alohilani Subdivision north of the Pahoa-Pohoiki-Kapoho junction at Halekamahina, Puna, Hawaii. The Hawaii County Planning Commission approved this request on February 18, 1971.

An action meeting on this application is tentatively scheduled for April 16, 1971, in Hilo, Hawaii.

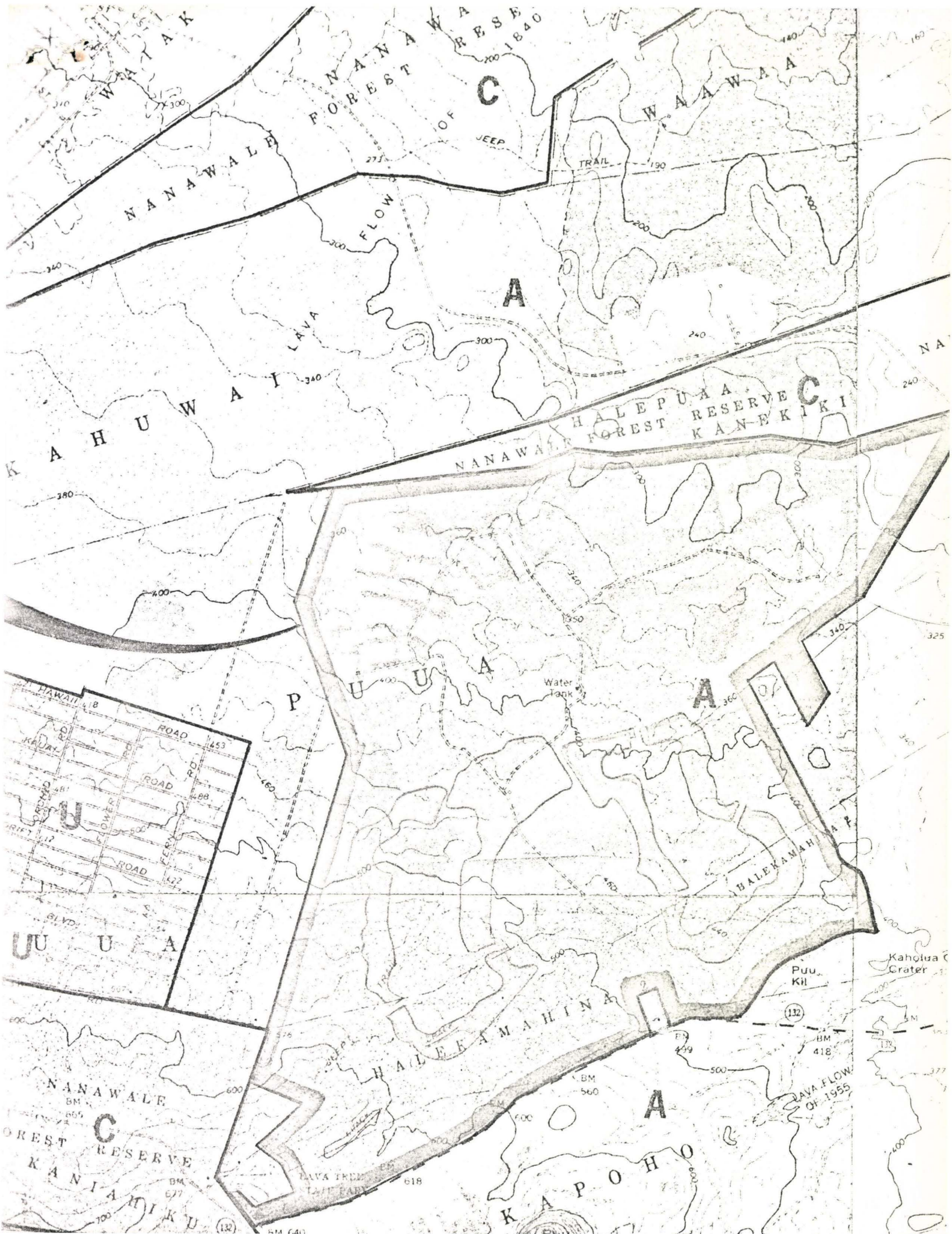
We would appreciate any written comments for or against this request, or you or your agent may appear at the meeting. Please do not hesitate to call this matter to the attention of other interested parties.

Should you desire additional information, feel free to contact this office.

Very truly yours,

Ramon Duran
(je)
RAMON DURAN
Executive Officer

Enclosure - Map



D R A F T

ASL ✓

STATE OF HAWAII
LAND USE COMMISSION
P. O. BOX 2359
HONOLULU, HAWAII 96804

NOTIFICATION OF SPECIAL PERMIT APPLICATION

SP71-95 - Alohilani Meadows Development

Please be advised that a special permit application has been filed with the Land Use Commission to construct an 18-hole golf course with accompanying driving range and clubhouse on TMK 1-4-01: parcels 17, 54, 64 through 72. This property is generally located within the Alohilani Subdivision north of the Pahoa-Pohoiki-Kapoho junction at Halekamahina, Puna, Hawaii. The Hawaii County Planning Commission approved this request on February 18, 1971.

An action meeting on this application is tentatively scheduled for April 16, 1971, in Hilo, Hawaii.

We would appreciate any written comments for or against this request, or you or your agent may appear at the meeting. Please do not hesitate to call this matter to the attention of other interested parties.

Should you desire additional information, feel free to contact this office.

Very truly yours,

RAMON DURAN
Executive Officer

Enclosure - Map

TMK- 1-4-01: 17 Manna Loa Prop. (1802.96 Ac)
68 Jack Wormser Fam. Trust (40Ac)
69 Ernest A. Cerv & wf (40Ac)
71 Bantaf Kendrick (40Ac)
72 George Wang Jr. (81.85Ac)
73 Frank R. Moskos & wf. 74 Jules W. Stein (80.0 Ac)
40.01 Ac 75 Robert L. Dettlerman (40.15Ac)

*subdivided in July '13/70
reopened*

March 10, 1971

Mr. William Reigel
4991 Casa Drive
Tarzana, California 91356

Dear Mr. Reigel:

In regard to your special permit request to establish a golf course complex at Halekamahina, Puna, Hawaii, your application states that you are the owner of the subject property. However, we note that your proposed development extends into the following parcels which, according to records at the State Tax Office, are not owned by you:

TMK 1-4-01:

- parcel 17 - Mauna Loa Properties (1,802.96 acres)
- 68 - Jack Wormser Fam. Trust (40 acres)
- 69 - Ernest A. Cerv & wf. (40 acres)
- 71 - Beulah Kenohick (40 acres)
- 72 - George Wong, Jr. (81.85 acres)
- 73 - Frank R. Moskos & wf. (40.01 acres)
- 74 - Jules W. Stein (80.0 acres)
- 75 - Robert L. Detterman (40.15 acres)

Therefore, we would appreciate a letter of clarification from you indicating whether you are the authorized representative of the property owners shown above or your interest in the above properties, if any.

Should you have any questions, please feel free to contact this office.

Very truly yours,

AH SUNG LEONG
Planner

cc: Jasper S. Hawkins
Planning Dept., County of Hawaii

March 8, 1971

Mr. William Reigel
c/o Jasper S. Hawkins
Hawkins and Lindsey Architects
401 Silverlake Boulevard
Los Angeles, California 90026

Dear Mr. Reigel:

Pursuant to your special permit application (SP71-95 - Alohilani Meadows Development) to allow the construction of an 18-hole golf course within the State's Agricultural District, at Puna, Hawaii, we would appreciate receiving a letter from you agreeing to a one-day extension for action on your application, from April 15, 1971, the expiration date for action on your request, to April 16, 1971, when a Land Use Commission meeting is scheduled in Hilo, Hawaii.

We will advise you of the exact date, time, and place of this meeting when they are determined.

Very truly yours,

Eagle
RAMON DURAN
Executive Officer

cc: Hawaii Planning Department

TYPE - C-1000
25% COTTON FIBER

STATE OF HAWAII
LAND USE COMMISSION

VOTE RECORD

ITEM SP71-95 - Alohilani Meadows

DATE March 5, 1971

PLACE Maui Community College

TIME 1 p.m.

NAME	YES	NO	ABSTAIN	ABSENT
WUNG, LESLIE	✓			
SAKAHASHI, STANLEY	✓			
YAMAMURA, TANJI	✓			
KIDO, SUNAO	✓			
MARK, SHELLEY	✓			
NAPIER, ALEXANDER				✓
TANGEN, EDDIE	✓			
INABA, GORO	✓			

COMMENTS:

defer action - ask for one day extension

from April 15 to April 16, 1971.

in these particular increments, especially in the first before the second increment would be automatically approved.

The Chairman asked whether he was suggesting that there be a raising of the percentages of work done before the second increment is approved.

Mr. Veriato answered yes and added that on a percentage basis, certain development could be implemented throughout very fast - the quality and quantity of course to be affected would be determined. He expressed his concern that if the two increments were agreed upon, the 15 per cent and the 25 per cent would be contradictory because the time limits as specified here would mean nothing. He felt that a larger percentage or a time limit for certain number of years could be implemented also in this development before the second increment would be approved and not automatically as soon as the 15 per cent or the 25 per cent of the improvements would be accomplished.

Mrs. Kahumoku added that the area she should like to see developed be rezoned Resort; and after a period of years, if it is not built on that it refer back to its original state .

The Chairman summarized that the suggestions would be to stipulate a condition and that those areas which are rezoned Resort should be developed within a certain period of time or it will revert back to Open zoning.

Mrs. Kahumoku specified that it could be in any area of rezoning.

Mr. Watt commented that there seems to be a little conflict in the thinking here. Basically, the members feel that there are too many hotel rooms and too fast a buildup as far as for the tourists; so, to push a project like this too rapidly by Commission's action wouldn't seem quite right. He felt that the stipulation here seems to be fair so at least some action is taken to know that this project is going to go ahead; but he didn't think any of them would want 3,000 hotel rooms too rapidly.

It was then moved by Mr. Watt to recommend approval of this rezoning on the basis of the staff's recommendation. The motion died for lack of a second.

Mrs. Kahumoku moved to defer any action today to be fair to Boise Cascade and to themselves; and for a good planning, she felt that there should be more negotiations in reference to the 15 per cent and the 25 per cent and the idea of building so many hotel rooms which does not agree with all of the members.

The motion was seconded by Mr. Watt and approved.

2-21-71 - meeting - Hawaii Planning Commission

LAND USE COMMISSION
SPECIAL PERMIT
ALOHILANI MEADOWS DEV.
HALEKAMAHINA, PUNA

A public hearing was held earlier today on the application of Alohilani Meadows Development for a special permit to allow the construction of an 18-hole golf course within the State Land Use Commission Agricultural

District. The golf course is to be a part of the Alohilani Subdivision located north of the Pahoa-Pohoiki-Kapoho junction, Halekamahina, Puna.

The action was deferred until the next month's meeting because the State Land Use Commission regulations prohibits decision on such a petition earlier than 15 days after the public hearing.

ADJOURNMENT

It was moved by Mr. Veriato, seconded by Mrs. Kahumoku and passed that the meeting be closed. The Chairman adjourned the meeting at 4:20 p.m.

Respectfully submitted,

Lei A. Tsuji

Lei A. Tsuji, Secretary

A T T E S T :

O. W. Efurd, Chairman
Planning Commission

County of Hawaii
County Planning Commission

RECEIVED
MAR 1 1971

State of Hawaii
LAND USE COMMISSION SPECIAL PERMIT

Applicant Alohilani Meadows Development
Date of Public Hearing January 21, 1971
Date of Decision February 18, 1971
Meeting Place Council Rm., County Bldg.
Date Decision and Findings Forwarded
to LUC FEB 25 '71

SP71-95

The Planning Commission of the County of Hawaii pursuant to consideration required by the provisions of Act 204, SLH 1963, hereby transmits the decision and findings of the above special permit request to use the following described property:

Approximately 248 acres of land within Alohilani Subdivision located north of the Pahoa-Pohoiki-Kapoho junction, Halekamahina, Puna, Hawaii, TMK 1-4-01:17, 54, 64 through 72.
for the following purpose(s):

To construct an 18-hole golf course with accompanying driving range and clubhouse.

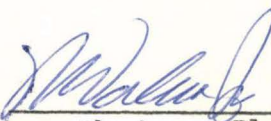
The Commission decided to: Recommend approval of this special permit request on the basis of the following findings:

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.

(Signed)



Vice Chairman, Planning Commission
For. O. W. Efurd, Jr., Chairman

cc William J. Reigel
Masanori Kushi
Hawkins & Lindsey Architects

PLANNING COMMISSION

Planning Department
County of Hawaii

January 21, 1971

A regularly advertised public hearing, on the application of Alohilani Meadows Development, was called to order at 3:43 p.m., in the County Council Room, County Building, by Chairman O. W. Efurd.

PRESENT: O. W. Efurd
Clara K. Kahumoku
Shigeji Kawasaki
Mauricio Valera, Jr.
Anthony C. Veriato
Ed C. Watt
Skippy T. Yasutake
Philip I. Yoshimura
Glenn T. Miyao

ABSENT: Masayuki Kai
Roy H. Nagata
Akira Fujimoto, Ex-officio
Member
Edward Harada, Ex-officio
Member

Albert Jeremiah, Jr., Deputy Corp. Counsel
Arthur Isemoto, Public Works
William Sewake, Water Supply

and approximately 16 persons in public attendance

NOTICE OF A PUBLIC HEARING

Special Permit: Halekamahina, Puna

NOTICE IS HEREBY GIVEN of a public hearing to be held in the County Council Room, County Building, Hilo, Hawaii, State of Hawaii, at 3:30 p.m., January 21, 1971 to consider the application of Alohilani Meadows Development, owner, for a Special Permit within the County of Hawaii in accordance with the provision of Section 98H-6, Revised Laws of Hawaii 1955, as amended.

The Special Permit is for the purpose of allowing the construction of an 18-hole golf course within the State Land Use 'Agriculture' District. The golf course is to be part of the Alohilani Subdivision located north of the Pahoa-Pohoiki-Kapoho junction, Halekamahina, Puna, Hawaii, Tax Map Key 1-4-01:17, 54, 64-72.

Maps showing the area under consideration for Special Permit and the rules and regulations governing the application for Special Permit are on file in the office of the Planning Department in the County Building at 25 Aupuni Street and are open to inspection during office hours.

All written protests or comments regarding the above Special Permit application may be filed with the Planning Commission before the date of the public hearing or submitted in person at the public hearing or no later than fifteen (15) days following the public hearing.

PLANNING COMMISSION
OF THE COUNTY OF HAWAII
O. W. EFURD, CHAIRMAN
By: Raymond H. Suefuji, Director

(Hawaii Tribune-Herald: January 11 and 19, 1971)

CHAIRMAN: Since the time has past 3:30 and we have another public hearing, we will move on to that. This is a public hearing for a special permit. (The Chairman read the public hearing notice in its entirety.)

The staff will now give the background.

MIYAO: Mr. Chairman and Commissioners. A special permit to construct an 18-hole golf course with accompanying driving range and clubhouse within the State Land Use Agricultural District has been requested by Alohilani Meadows Development. The golf course complex is to be a part of the proposed Alohilani Subdivision located north of the Pahoa-Pohoiki-Kapoho junction Halekamahina, Puna.

The Alohilani Subdivision is to be comprised of 846 one-acre parcels, 197 three-acre parcels, 277 acres of open space, and the subject golf course which is to comprise 248 acres.

This general area is located approximately 2-1/2 miles outside of Pahoa in the vicinity of the Pahoa-Pohoiki-Kapoho junction. Surrounding land uses includes the Nanawale Estates Subdivision consisting of 3,414 lots and the Lava Tree Park which is located near the proposed entrance to the Alohilani Subdivision.

The overall soil productivity rating of the area is "very poor." Parent material is "aa," slope range is 0-35 per cent and the mean annual rainfall is 60 to 80 inches.

In support of the special permit application, the following has been submitted:

"Due to the size of the property and the master plan of the proposed development, the golf course becomes a very integral part of the total environment of the community. The course encompasses some 248 acres of land and will provide both recreation and open space for the development and the community as a whole. The entire development is golf-oriented and other properties have been set aside to develop a second course in the future if economics and local demand make it a practical and reasonable investment.

"The granting of the special permit will allow the development of the course to run concurrently with the first increment of the subdivision which is awaiting final County approval."

The applicant further states that "the development of a golf course in this location cannot in any way prove injurious to anyone and, in fact, can add a great deal to the recreational use of the land and people. The property in question has never been used for agricultural purposes and consists of open meadows formerly used for grazing and raising of cattle. The development of a golf course would maintain this land in much the same configuration and open space use that it has previously enjoyed."

The following have been received in regard to the special permit request:

Department of Public Works - "safe golf cart crossings should be provided as a condition for the acceptance of the course within this residential area."

Department of Water Supply - "we have no water system in this area."

Notices regarding the special permit request were also sent to adjoining property owners. The following were received:

"January 13, 1971

"Planning Department

"Attention: Mr. Raymond H. Suefuji, Director

Re: Construction of Golf Course

"Nanawale Estates Company wishes to go on record as definitely approving the granting of the special permit for the construction of the golf course.

"The Puna District is growing rapidly and it can use recreational facilities such as a golf course. There are new residents going in Nanawale Estates and with the increasing population these facilities will have extensive use both by residents of the area and visitors. Due to the fine weather conditions in the Puna area the course will undoubtedly draw many players from Hilo."

/s/ DONALD G. KENDALL

The following was also received from Donald Kendall:

"January 13, 1971

"Planning Department

"Attention: Mr. Raymond H. Suefuji, Director

"Re: Construction of Golf Course

"I have received notice of the special permit request and hearing in the above matter.

"I wish to go on record as heartily favoring the granting of the special permit for the construction of the golf course. I feel the Puna District has the greatest potential on the Big Island for both permanent residents and visitors. Any recreational facilities such as a golf course certainly enhances the value of the area. The Pahoa is a natural site for a golf course as its rainfall is mostly at night and it has beautiful sunny days for golfing."

/s/ DONALD G. KENDALL

Thank you.

CHAIRMAN: All right. You heard the background information from the staff. Do the Commissioners have any questions of the staff?

If not, is there a representative of the applicant here who would like to give a testimony.

MASANORI KUSHI: Mr. Chairman and Members. My name is Masanori Kushi of Kushi and Kubota representing the applicant. I would like to introduce the applicant, Mr. Reigel from Tarzana, California. Would you stand up. This architect and land planner, Mr. Jerry Hawkins of California. We are present. We are ready to answer any questions Mr. Chairman.

CHAIRMAN: Do the Commissioners have any questions of the applicant?

VERIATO: Mr. Chairman.

CHAIRMAN: Mr. Veriato.

VERIATO: I would assume that when the building permits are issued for this subdivision that the amenities will be provided - roads, water and so forth within the area.

CHAIRMAN: With regard to that, I believe the correspondence received from the Department of Water Supply stated they have no water in the area. How do you plan to provide for this water?

WILLIAM J. REIGEL: A Bill has been passed by the Senate authorizing the pipe line from the Lava Tree Park and funds have been provided to the Department. I will check on it tomorrow and submit the details to the proper Departments.

CHAIRMAN: Okay. Any further questions?

KAWASAKI: Is this to be a public or a private course?

REIGEL: It is going to be a public course.

KAWASAKI: Public course.

KUSHI: I think what he really means is this course will be in private ownership but open to the public.

CHAIRMAN: Do the Commissioners have any further questions to the applicant?

All right. Is there anyone else present who would like to give testimony in favor of this application? If not, is there anyone present who would like to give testimony in opposition to this application? Yes Sir.

JACK DAVIS: My name is Jack Davis. I have several questions. First - on this map, are we rezoning only the golf course or the whole development scheme?

MIYAO: The request today is for a special permit to allow the construction of the golf course within the State Land Use Agricultural District. The applicant has already obtained rezoning to Agricultural 1 Acre designation back in 1969. So, the request today is for the golf course.

DAVIS: Okay. So the land is still Agricultural right now.

MIYAO: The land remains in Agricultural District.

DAVIS: This area is where all of these undeveloped lots are now existing. In Nanawale Estates, as far as I know has one house built on it of the whole development. And here we are right next to the one, the very development, we are starting another development with no assurance that anybody is ever going to build a house there. We all know that the reason those lots were sold in Nanawale Estates in that area are that those people expect a more than honest return on their investment. In other words, they are speculators. The same thing is probably going to happen on this particular development here. There is no reason, no same reason why this land should be cut up into small pieces and sold to people who never intend to come here and build a house.

CHAIRMAN: Sir, as the staff has presented, the rezoning for lots and so forth have already been obtained; so, could we confine the testimony to the golf course.

DAVIS: In regard to the golf course, they stated that this golf course would benefit the people from Hilo. Hilo already has two courses and another one under construction. There is a golf course in Volcano. How many golf courses do the people in Hilo need? This is an unsound reasoning for rezoning this agricultural land; and of course, this is not I think a natural site for a golf course any more than any other part of this island is. And those two reasons were not particularly good reason for building a golf course there. The only reason for building a golf course there was to increase the value of the land. We all understand that, so I think these other two reasons should be deleted.

He stated also that the golf course is not injurious to the area. Well, certainly not. It is not injurious except cutting down more trees; but it also is not particularly helpful to the people of Hawaii either. It is going to benefit the people who own the land in the area and that's about all.

Would anyone like to comment on this objectives?

CHAIRMAN: I take it that you are testifying as being in opposition to this permit.

DAVIS: Yes.

KUSHI: Well, we do have two courses here in Hilo Mr. Chairman and one in Volcano and I suppose what they call a golf course in Honokaa; but I think the fact remains that it's so rainy in Hilo so many times and there is another one being constructed over here and then certain conditions are so different, Kapoho and Hilo itself, and I think this golf course is contrary to this man's opinion. I think it will be very beneficial to the entire island, especially those who live in Hilo.

CHAIRMAN: Thank you. Is there any other person wishing to give testimony concerning this? Yes Sir.

SLIM HOLT: Mr. Chairman, my name is Slim Holt. I live in Kapoho. I am talking in favor of the golf course. Excellent idea - excellent! With the growth of the Puna District, I think it would enhance the papaya, the flower and other businesses. So, I think the golf course is a good thing!

CHAIRMAN: Thank you Sir. Anyone else wishing to give testimony concerning this application for a special permit to develop a golf course?

There being then no further testimony and since this is a public hearing for a special permit, and under the regulations, we cannot take action until 15 days after the public hearing, I will entertain a motion that the public hearing be closed.

VALERA: I so move.

KAWASAKI: Second.

CHAIRMAN: Okay. Motion by Mr. Valera, second by Mr. Kawasaki that the public hearing be closed. All those in favor, would you signify by saying aye.

MEMBERS: Aye.

CHAIRMAN: And oppose, would you say no. None.

The public hearing was adjourned at 3:58 p.m.

Respectfully submitted,

Lei A. Tsuji
Lei A. Tsuji, Secretary

A T T E S T :

O. W. Efurd
O. W. Efurd, Chairman
Planning Commission

DECEMBER 8, 1970

401 Silverlake Boulevard,
Los Angeles, California 90028
387-1371

HAWKINS AND LINDSEY ARCHITECTS A.I.A. AND ASSOCIATES



JAMES SLOAN BURNS
ARCHITECT, ASSOCIATE

MR. RAYMOND H. SUEFUJI, DIRECTOR
COUNTY OF HAWAII
PLANNING DEPARTMENT
25 AUPUNI STREET
HILO, HAWAII 96720

DEAR MR. SUEFUJI,

WE OFFER THE FOLLOWING COMMENTS IN BEHALF OF MR. WILLIAM REIGEL'S PETITION FOR A SPECIAL USE PERMIT TO CONSTRUCT AN 18-HOLE GOLF COURSE AS DEPICTED IN THE ACCOMPANYING MASTER PLAN. UPON RECEIVING APPROVAL (APRIL, 1969) OF THE MASTER PLAN, WE WERE MISTAKEN THAT THE GOLF COURSE WAS AUTOMATICALLY APPROVED. THEREFORE, WE DID NOT APPLY FOR A SPECIAL PERMIT UNTIL NOW.

DUE TO THE SIZE OF THE PROPERTY AND THE MASTER PLAN OF PROPOSED DEVELOPMENT (SEE ATTACHED MAP), THE GOLF COURSE BECOMES A VERY INTEGRAL PART OF THE TOTAL ENVIRONMENT OF THE COMMUNITY. THE COURSE ENCOMPASSES SOME 248 ACRES OF LAND AND WILL PROVIDE BOTH RECREATION AND OPEN SPACE FOR THE DEVELOPMENT AND THE COMMUNITY AS A WHOLE. THE ENTIRE DEVELOPMENT IS GOLF-ORIENTED, AND OTHER PROPERTIES HAVE BEEN SET ASIDE TO DEVELOP A SECOND COURSE IN THE FUTURE, IF ECONOMICS AND LOCAL DEMAND MAKE IT A PRACTICAL AND REASONABLE INVESTMENT.

THE GRANTING OF THIS SPECIAL PERMIT WILL ALLOW MR. REIGEL TO GO FORWARD WITH THE DEVELOPMENT OF THE COURSE CONCURRENTLY WITH THE FIRST INCREMENT OF SUBDIVISION FOR WHICH THE CONSTRUCTION DRAWINGS HAVE BEEN COMPLETED AND ARE AWAITING FINAL COUNTY APPROVAL.

THE EMINENT GOLF COURSE ARCHITECT, MR. JACK SNYDER OF PHOENIX, HAS ALREADY COMPLETED THE PRELIMINARY PLAN, WHICH IS DEPICTED ON OUR MASTER PLAN, AND THE CENTERLINE ALIGNMENT OF THE FIRST NINE HOLES HAS BEEN CLEARED AND WALKED BY MR. SNYDER FOR FINAL ON-THE-GROUND APPROVAL OF THE TERRAIN.

MR. RAYMOND H. SUEFUJI, DIRECTOR
COUNTY OF HAWAII - PLANNING DEPARTMENT
DECEMBER 8, 1970 - PAGE 2

IN OUR OPINION, THE DEVELOPMENT OF A GOLF COURSE IN THIS LOCATION CANNOT IN ANY WAY PROVE INJURIOUS TO ANYONE AND, IN FACT, CAN ADD A GREAT DEAL TO THE RECREATIONAL USE OF THE LAND AND THE PEOPLE. THE PROPERTY IN QUESTION, TO OUR KNOWLEDGE, HAS NEVER BEEN USED FOR AGRICULTURAL PURPOSES AND CONSISTS OF OPEN MEADOWS FORMERLY USED FOR GRAZING AND THE RAISING OF CATTLE. THE DEVELOPMENT OF A GOLF COURSE WOULD MAINTAIN THIS LAND IN MUCH THE SAME CONFIGURATION AND OPEN SPACE USE THAT IT HAS ENJOYED HISTORICALLY.

IF THE COMMENTS OFFERED HERE ARE NOT SATISFACTORY OR ARE INCOMPLETE IN ANYWAY, PLEASE LET ME KNOW, AND I WILL BE VERY HAPPY TO PROVIDE ANY ADDITIONAL INFORMATION THAT I CAN.

THANK YOU FOR YOUR CONSIDERATION IN THIS MATTER.

SINCERELY,



JASPER S. HAWKINS
VICE PRESIDENT

JSH/DW

ENCLOSURES

CC/MR. WILLIAM REIGEL

COUNTY OF HAWAII

COUNTY PLANNING DEPARTMENT

FOR OFFICIAL USE ONLY

Date petition and fee received by
Commission _____

Date petition is scheduled for public
hearing _____

Date Commission took action and its
ruling _____

APPLICATION FOR SPECIAL PERMIT

(I) (We) hereby request approval for a Special Permit to use certain property located at SEE ATTACHED MAP in accordance with provisions of Section 98H-6, Act 205, SLH 1963 for the following described purpose.

Description of Property: SEE ATTACHED MAP. SUBJECT LAND USE SHOWN IN GREEN.

Petitioner's interest in subject property:

OWNER 2.

Petitioner's reason(s) for requesting Special Permit:

NOTE: The applicant must show that all of the following conditions exist: 1) that there are unusual or exceptional circumstances applying to the subject property, building or use which do not generally apply to surrounding property or improvements in the same zone district; 2) that the unusual or exceptional circumstances which apply to the subject property, building or use are reasonable and proper and will not be materially detrimental to public health, safety, morals, and general welfare; nor will it be injurious to improvements or property rights related to property in the surrounding area; 3) that the strict enforcement of the zoning regulation would result in practical difficulties and unnecessary hardship inconsistent with the intent and purpose of Act 205; and 4) that the granting of a special permit will not be contrary to the objectives of the Master Plan or Plans of the State and/or County Government.

SEE ATTACHED LETTER.

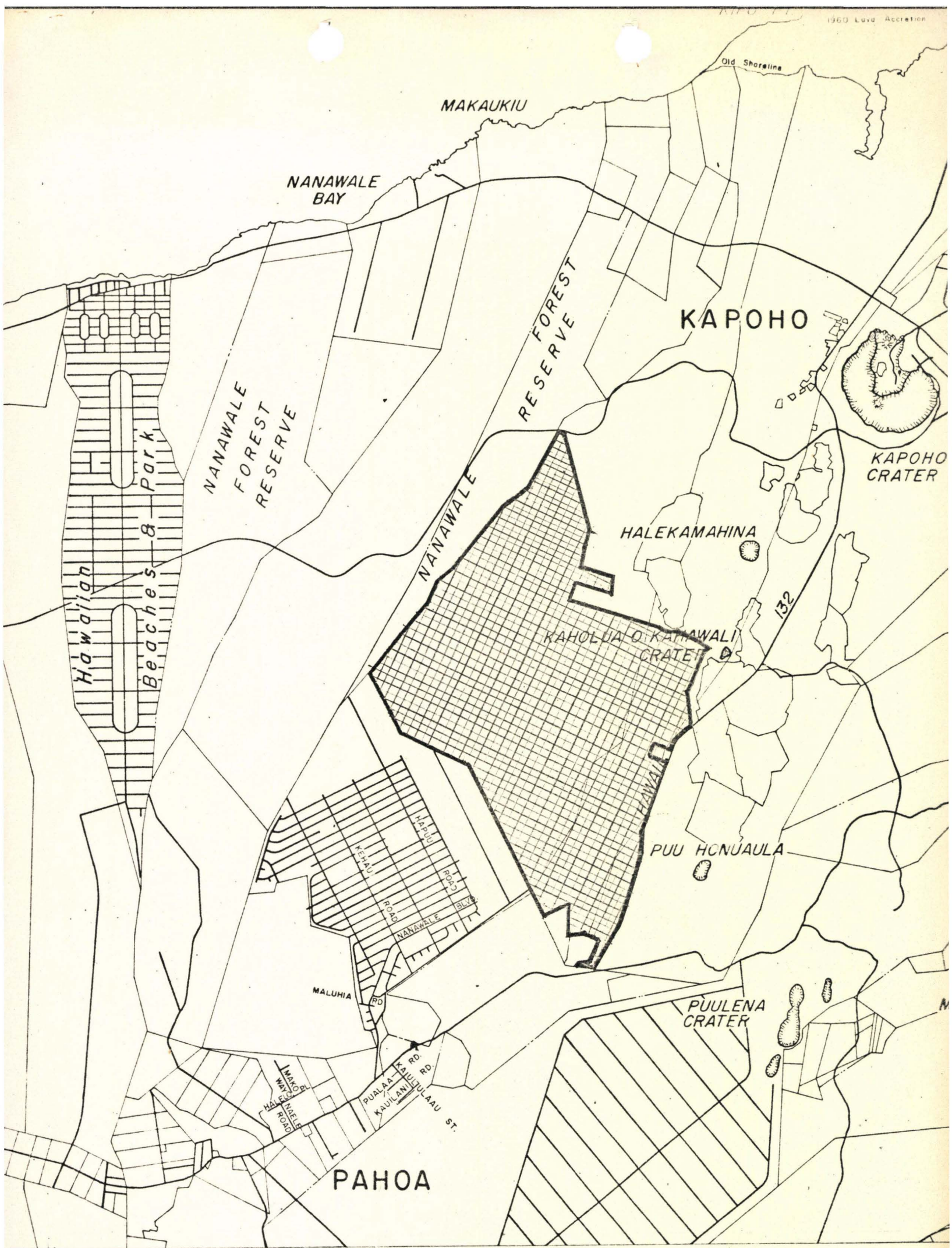
The application will be accompanied with a deposit of \$ 100.00 to cover publication and administrative costs and a map of the area proposed for change.

Signature William J. Pencil
Address 4991 Casa Dr. Torrance, Calif 91356
Telephone 213-343-3633

This space for official use

The property is situated in a(n) _____ District.

REMARKS:



SPECIAL PERMIT SITE

CONSTRUCTION OF A GOLF
COURSE WITHIN THE STATE
LAND USE 'AGRICULTURE'
DISTRICT

Mauna Loa Properties, Inc.
1902.3683 AC.

TRUE NORTH
1:2,1000.

21 101 hikouu
Notamuna &
W. F. Fusaie-112
17.729 ACs.
53 Kalamani
Chang
20.716 ACs.

Robert Chon,
William Chon,
Walter Chon,
William Chon Trust
20.404 ACs.

AW.

William R. C. Chon
W. F. Harriet L. TIE
5.040 ACs.

Beulah
Kendrick
20.009 ACs.

Robert L.
Dettmerman
20.1501 ACs.

George
Wong, Jr.
21.552 ACs.
(21.842 ACs.)

Jules W.
Stein
(40.000 ACs.)

80.000 ACs.
73 (40.000 ACs.)

Jack Norman
Family Trust
40.020 ACs.

Ernest A.
Cerv & W.
E. Roberts
VIT
40.020 ACs.

END PROOF NO A-132-01-205
END PROOF NO A-132-01-206

William J.
Reigel
40.003 ACs.

William J.
Reigel
40.004 ACs.

William J.
Reigel
40.004 ACs.

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RESERVE

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Mauna Loa Properties, Inc.
1802.3693 Ac.

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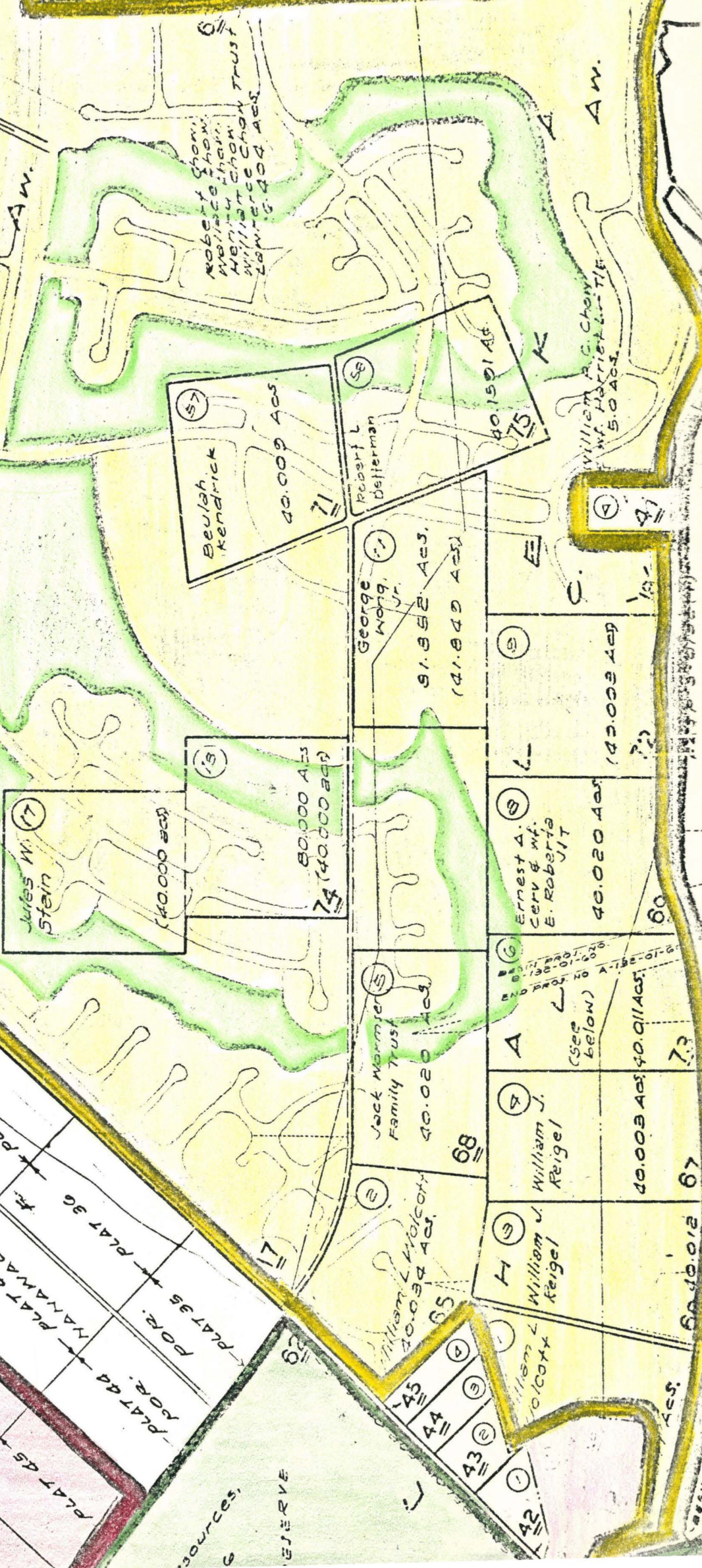
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10.514221
Nakamura &
Wf. Fusae-Tie
17.729 ACS.
53
Kaleonani &
Chang
20.716 ACS.



Mauwa 102 Properties, Inc.
1802.3633 AC.

TRUE NORTH
1" = 1000'

21 Toshikazu Nakamura & W. FUSEE-716 17.729 ACs.
53 Kaleomani S. Chang 20.716 ACs.

Robert Chon.
Wenice Chon.
Wen-hu Chon.
William Chon Trust
Lawrence Chon
6.404 ACs.

AW.

William P.C. Chon
W. F. Harriet L. Fie
5.0 ACs.

Beulah Kendrick
40.009 ACs

Robert L. Betterman
40.1501 ACs

George Wong, Jr.
91.852 ACs.
(41.842 ACs)

Jules W. Stein
(40.000 ACs)

80.000 ACs
(40.000 ACs)

Ernest A. Cerv & W. F. E. Roberts, Jr.
40.020 ACs

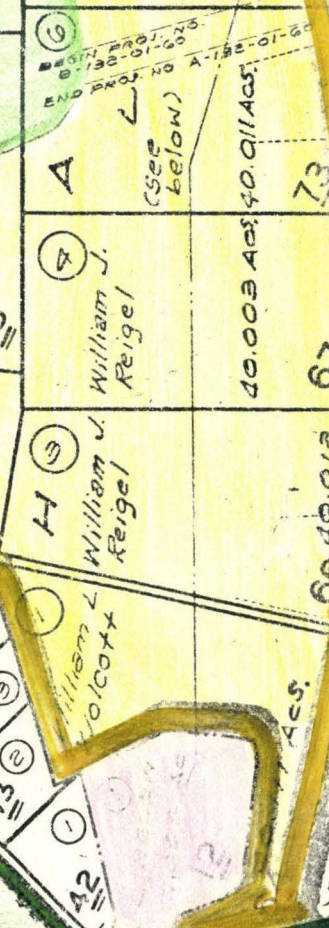
Jack Warmser Family Trust
40.020 ACs

William J. Reigel
40.003 ACs

William J. Reigel
40.003 ACs

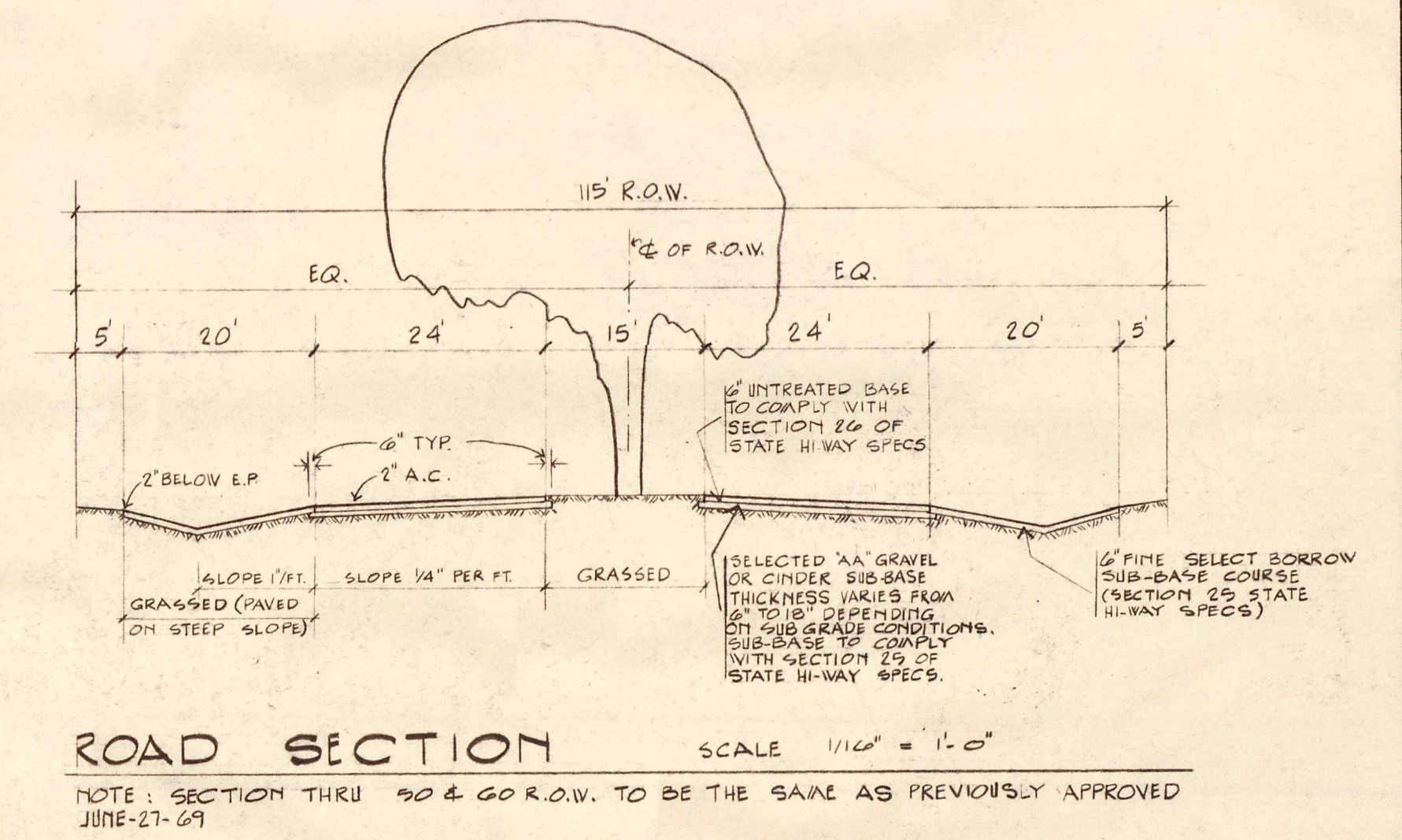
William L. Wolcott
40.034 ACs

William L. Wolcott
40.034 ACs



LAVA TREE PARK

SP71-95 ALOHILANI MEADOWS



ALOHIHANI SUBDIVISION
BEING PORTION OF R.P. 4497 AND L.P. 8177,
L.C. AWARD 8559, APANA 5 TO KAHAINA,
PORTION OF R.P. 7483, APANA 2 L.C.
AWARD 4452, APANA 1 TO H. KALAWA
AND A PORTION OF R.P. 7785, L.C. AWARD
8452, APANA 15 TO A. KEOHOKALOLI,
KAPOHU, HALEKAMAHINA PUNA, PUNA HAWAII

TABULATIONS			
NO. 1 AC. PARCELS	846	=	846 ACRES
NO. 3 AC. PARCELS	197	=	591 ACRES
AREA OF OPEN SPACE		=	211 ACRES
AREA OF GOLF COURSE		=	243 ACRES
MILES OF 50' R.O.W.	30.0	=	180 ACRES
MILES OF 60' R.O.W.	5.7	=	40 ACRES
MILES OF 115' R.O.W.	0.9	=	13 ACRES
AREA OF FUTURE DEVELOPMENT		=	15 ACRES
TOTAL AREA OF SUBDIVISION		=	2348 ACRES

KEY	
[Green Box]	OPEN SPACE FOR RECREATIONAL DEVELOPMENT
[Blue Box]	GOLF COURSE
[Yellow Box]	FUTURE DEVELOPMENT
[Orange Box]	3 AC. ZONE
[Pink Box]	1 AC. ZONE

DEVELOPMENTAL INCREMENTS			
1	52	PARCELS	1970
2	216	PARCELS	1971
3	194	PARCELS	1971
4	222	PARCELS	1971
5	200	PARCELS	1972
6	159	PARCELS	1972
	1043	TOTAL PARCELS	

NOTE: FINAL LAYOUT TO DEPEND ON FIELD
CONDITION
ALL ROADS R.O.W. TO BE 50' WIDE UNLESS OTHER-
WISE NOTED

TO KAPOHU →

CONSULTANTS
S.I.A. ENGINEERS INC.
ARTHUR JACK SNYDER

70 KEA ST. HILO HAWAII 96720
GOLF COURSE ARCHITECT LAHAINA MAUI HAWAII 96761
3421 N. 45TH PLACE PHOENIX ARIZONA 85018

401 Silverlake Boulevard, Los Angeles, California 90028 DUNKIRK 71371

ALOHIHANI MEADOWS DEVELOPMENT
SOUTH POHOA DISTRICT - COUNTY OF HAWAII — STATE OF HAWAII

MASTER SITE DEVELOPMENT PLAN
SCALE 1" = 500'-0"

HAWKINS AND LINDSEY ARCHITECTS A.I.A. AND ASSOCIATES

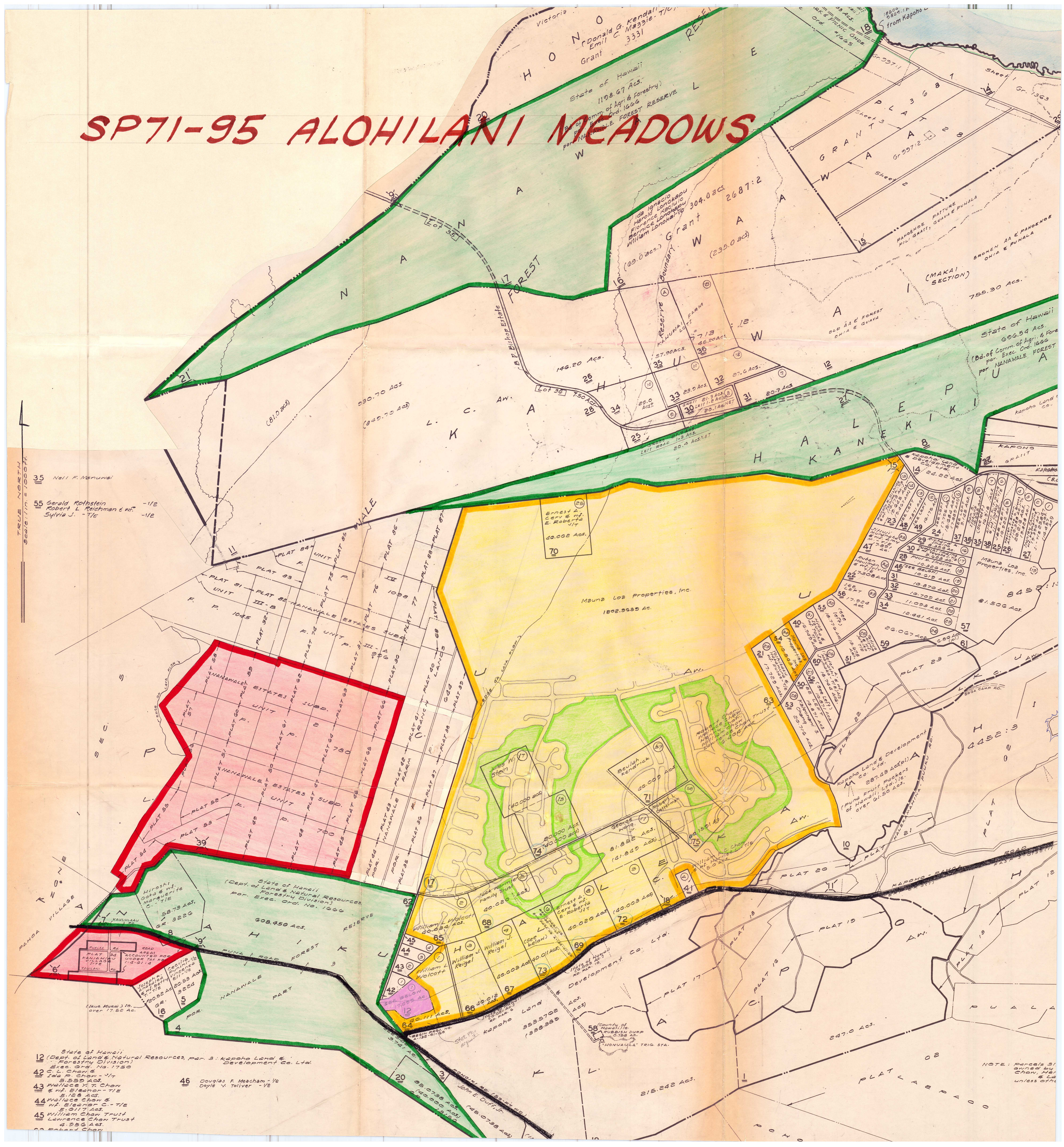


JAMES BLOAN BURNS, ARCHITECT, ASSOCIATE

DATE	REVISIONS	SHEET NO.
1-28-70	1. SUBDIVISION ACCORDING TO EXISTING ZONE 1-23-70	1
JOB NO. 6944	2. ADJUSTMENT OF INTERSECTIONS & LENGTH OF CURVE 5-12-70	
	3. MODIFICATION OF ACREAGE TABULATIONS 10-6-70	
DRAWN M.K.		OF 1 SHEETS

PRELIMINARY

SP71-95 ALOHILANI MEADOWS



TRUE NORTH
Scale 1 in = 1000 ft.

35 Nell F. Nenunsi

55 Gerald Rothstein - 1/2
Robert L. Reichman & Wf.
Sylvia J. - 1/2

State of Hawaii
12 (Dept. of Land and Natural Resources, per. S.: Kapaeha Land &
Forestry Division) Development Co. Ltd.
Exes. Order No. 1750
42 C. Chow - 1/4
Isle B. Chow - 1/4
5.550 Acs.
43 Wallace Y. T. Chow Douglas F. Meacham - 1/2
& Wf. Eleanor - 1/2 Doyle Y. Toliver - 1/2
5.160 Acs.
44 Wallace Chow & Wf. Eleanor C. - 1/2
5.017 Acs.
45 William Chow Trust
Lawrence Chow Trust
& 550 Acs.
46 Robert Chow

NOTE: Parcels 31,
owned by
Chow, Her
& Lo
unless othe