

SP74-182 - MOANA CORPORATION (KOLOA)

August 12, 1974

Moana Corporation
P. O. Box BB
Tahoe City, California 95730

Gentlemen:

The original of the attached letter approving a special permit to Moana Corporation (SP74-182) to construct a tennis center and supporting facilities on 10 acres of land situated in the Agricultural District at Poipu, Koloa, Kauai, identified as Tax Map Key 2-8-14: portion of 1; subject to the 5 conditions imposed by the Kauai County Planning Commission; is on file in the office of the Planning Department, County of Kauai, 3021 Umi Street, Lihue, Kauai.

Very truly yours,

TATSUO FUJIMOTO
Executive Officer

Encl.
cc: Kutaka, Portugal & Ibara, Inc.

Augustus F. Knudsen Trust
Eric A. Knudsen Trust - 1/2

345.098 acs.

(Grove Farm Co., Inc.) 1e.
(Poipu Ranch Co., Ltd.) sub-1e.

(184.868 acs.)

Augustus Knudsen
Eric A. Knudsen
(Poipu Ranch Co., Ltd.)



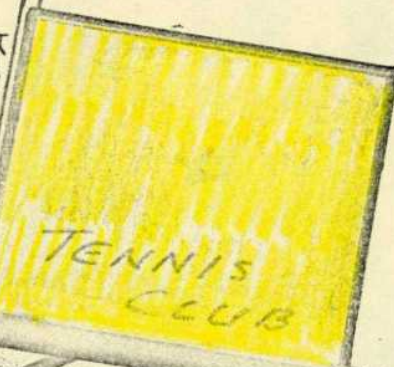
Augustus F. Knudsen Trust - 1/2
Eric A. Knudsen Trust - 1/2
(Moana Development Corp.) 1/2
14293 Ac.
(1221042)

PLANTATION GARDEN

SHERATON KAUAI HOTEL

MOANA-POIPU

POIPU BEACH HOTEL



WELIWELI HOUSELOTS SUBD'N

(58.293 Ac.)

TRUE NORTH
1" = 400'

SHORT

HAPA (POIPU)

(123)

LD.

ROE

HOUSELOTS

SUBD'N

WELIWELI

PLAT

PLAT

17

12

(12)

PLAT

16

13

(219)

(2713 AC.)

ESMT
(105 FT. WIDE)

(217)

PLAT

August 12, 1974

Kauai Planning Commission
P. O. Box 111
Lihue, Kauai 96766

Attention: Mr. Brian Nishimoto
Planning Director

Gentlemen:

At its meeting on August 10, 1974, the Land Use Commission voted to approve a special permit to Moana Corporation (SP74-182) to construct a tennis center and supporting facilities on 10 acres of land situated in the Agricultural District at Poipu, Koloa, Kauai, identified as Tax Map Key 2-8-14: portion of 1; subject to the 5 conditions imposed by the Kauai County Planning Commission.

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

Very truly yours,

TATSUO FUJIMOTO
Executive Officer

Encl.

cc: Moana Corporation
Kauai Tax Administrator
Property Technical Office, Dept. of Tax.
Tax Maps Administrator, Dept. of Tax.
Real Property Tax Assessor, Dept. of Tax.

STATE OF HAWAII
LAND USE COMMISSION

VOTE RECORD

ITEM SP74-182 - MOANA CORPORATION

DATE August 10, 1974

PLACE Capitol Auditorium
Honolulu, Hawaii

TIME 10:00 a.m.

NAME	YES	NO	ABSTAIN	ABSENT
CARRAS, JAMES	✓			
YANAI, EDWARD				✓
YAMAMURA, TANJI	✓			
KIDO, SUNAO				✓
MARK, SHELLEY				✓
NAPIER, ALEXANDER	✓			
OURA, MITSUO	✓			
SAKAHASHI, STANLEY	✓			
TANGEN, EDDIE	✓			

Comments:

Motion carried to approve based on staff report.

I move for staff recommendation which includes all county conditions.

August 8, 1974
11:00 a.m.

Called Mr. Portugal of Kutaka,
Portugal and Ibara, Inc.
(245-6749) in Kauai to advise
that SP74-182 will be acted on
in the Capitol Auditorium in
Honolulu on August 10, 1974
at 10:00 a.m.

DH

STATE OF HAWAII
LAND USE COMMISSION

MEMORANDUM

August 1, 1974
2:00 p.m.

TO: Land Use Commission

FROM: Staff

SUBJECT: SP74-182 - MOANA CORPORATION

Moana Corporation seeks a special permit to enlarge a tennis club facility located in the Agricultural District on 10 acres of land described as Tax Map Key 2-8-14: portion of 1, at Poipu, Kauai. The property is located on the northeast corner of the New Poipu Road-Hapa Road intersection.

Presently the site contains 4 tennis courts which were constructed under a previous special permit approved by the Land Use Commission on February 2, 1973. Petitioner proposes to immediately construct 6 courts and an additional 12 courts in the future. Further, a clubhouse, swimming pool, restaurant, conference facility and associated roadways, parking and utilities are proposed. The facility will be available to the general public as well as guests in the nearby hotels. Petitioner notes that a minimum of 10 jobs will be created in peak periods, and that the facility will provide for a needed recreational facility in the area.

The subject site and the surrounding lands mauka of the Poipu Beach Road are within the Agricultural District and primarily undeveloped, rocky and overgrown. Lands on the makai side of the Poipu Beach Road are situated within the Poipu Urban District and contain several resort hotels. Koloa is located about 2 miles from the subject area.

According to the Land Study Bureau, the land classification of the subject property is "E", indicating that the subject land has "very poor" overall suitability for agriculture. The elevation of the property is approximately 20 feet above sea level and slopes are approximately 5%.

The Poipu Urban District is designated Hotel-Resort in the County General Plan and Comprehensive Zoning Ordinance. The subject site and the surrounding lands in the Agricultural District are designated as "Open" in the County General Plan. Electricity and water are available to the site in question.

COUNTY RECOMMENDATION

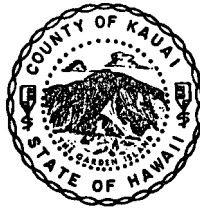
On July 10, 1974, the Kauai County Planning Commission voted to approve the special permit with the following conditions:

- "1. The natural drainage pattern of the portion of the parcel be maintained unless adequate drainage provisions protecting adjacent development are provided, to conform with County standards and regulations;
- "2. The interior roadway for the development be designed for a distance of not less than 150 feet from the intersection of Hapa and New Poipu Road, to conform with County standards;
- "3. The proposed development be hooked up to the operating subregional sewage system proposed for the Koloa-Poipu area;
- "4. Building plans conform to County standards and regulations; and
- "5. Substantial construction be commenced within two (2) years from date of approval."

Staff finds that the desired use would not adversely affect the surrounding property, nor unreasonably burden public agencies to provide needed services. The land is unsuited for the uses permitted within the Agricultural District as indicated by the soil classification by the Land Study Bureau. The proposed expansion of the facility will enhance the recreational potentials of Poipu. The existing facility is attractively landscaped and is a definite asset to the area.

Approval is recommended, subject to the County's 5 conditions.

FRANCIS M. F. CHING
MAYOR



6091
BRIAN K. NISHIMOTO
PLANNING DIRECTOR

COUNTY OF KAUAI
PLANNING DEPARTMENT
P. O. BOX 111
LIHUE, KAUAI, HAWAII 96766

RECEIVED
JUL 1 1974

State of Hawaii,
LAND USE COMMISSION

July 31, 1974

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

Subject: Application for Special Permit
Our File No. SP-74-9
Moana Corporation
TMK: 2-8-14:Por. 1 Koloa, Kauai

The Planning Commission's action and recommendation on the subject application was submitted to the State Land Use Commission on July 11, 1974.

Transmitted herewith is the transcript of the public hearing on the application taken from the minutes of the Commission's meeting on June 12, 1974.

This additional information will complete our files on this matter.

A handwritten signature in cursive script, appearing to read "Brian Nishimoto".

BRIAN NISHIMOTO
Planning Director

Enc.

RECEIVED

AUG 1 1974

-11-

State of Hawaii
LAND USE COMMISSION

The meeting was called to order after which Mr. Johnston moved to approve the application for a medical office with the stipulations that the problems of the Department of Health be corrected; also, if water flow is substandard in this area, to urge that this be a priority of the Water Department to be corrected. The motion was seconded by Mr. Louis and unanimously carried by the following roll call vote:

AYES: Tateishi, Johnston, Baptiste, Kageyama,
Louis, Albao

- 6

NOES: None

- 0

ABSENT, NOT VOTING: Nakamoto

- 1

JUN 12 1974

Comprehensive Zoning Ordinance No. 164, Use Permit U-37-74, Class IV Zoning Permit Z-IV-74-17 and Special Permit SP-74-9, Moana Corporation.

The rules were suspended and public hearing on the subject applications was opened by Chairman Albao at 4:50 p.m.

Mr. Curtiss Ako, Planning Intern, presented the findings (on file) on the proposal to construct a tennis complex on property located within the "Open District" of the CZO and the Agriculture District of the State Land Use Commission at Poipu.

The hearing was opened to the public and the following are statements, in effect, of the proceedings:

MR. JOEL SHOUSE; representing the applicant: This application was originally presented early in 1972 and a portion was approved in 1973. The first item had to do with the sewer facility in the area, and the second had to do with an overall master plan for the Poipu area. Both of the conditions have been or are in the process of being established.

Basically, referring to the facility itself, we feel it's a needed facility in the Poipu area. The initial four courts are being used by the hotel guests of Kiahuna and the general public of the area. The facilities you're looking at today would be used in the same fashion. Of importance is that the ultimate development will create probably 12 to 15 jobs in the area. I would like to ask for your approval on this application. We feel the staff report is very complete and well done.

MR. TATEISHI: Is Hapa Road a County road?

MR. SHOUSE: Hapa Road, according to the Public Works Department, is a County road and we are treating and respecting it as such. It's shown on the master plan a bicycle trail would be the best use of the road.

MR. TATEISHI: Then this road will not be developed so that your development will tie-in to this road?

MR. SHOUSE: That's correct. We have tied-in to Hapa Road only where it enters onto the Poipu parkway. It was the recommendation of the Planning staff that rather than having two points of

ingress and egress onto the parkway, it would be good to combine the two together; so we have joined it together approximately 40 ft. from the road. The staff's recommendation is that perhaps the connection should be further away from the parkway to improve the safety aspect, and we would concur.

MR. TATEISHI: Do you intend to utilize the present drainage culverts within that area?

MR. SHOUSE: Yes. The drainage plan submitted approximately two years ago did speak to this issue. We're at the base of the drainage area and the Poipu parkway itself acts as a terminus of that drainage area (described drainage pattern).

MR. TATEISHI: With the increase in density by the development, has it been considered at anytime to take the drainage to Waikomo Stream?

MR. SHOUSE: That is a part of the overall master plan that Belt, Collins prepared for Knudsen Trusts--to utilize the old railroad grade, which crosses above the property, and in turn to use that as a means for diverting the flows (described diversion channel).

MR. LOUIS: Do you understand the comments from the Health Department on the proposed sewage treatment plant?

MR. SHOUSE: Yes; we are a major part of the subregional sewage effort taking place in this area and this facility will be served by that plant.

No one spoke against the applications and there were no letters of protest as of this date.

The staff presented the conclusion and recommendation (on file). It was recommended that the Use Permit and Class IV Zoning Permit be approved with certain conditions; further, that action to approve the Special Permit be taken 15 days after this hearing.

The hearing was closed at 5:09 p.m.

The meeting was called to order after which Mr. Louis moved to accept the staff's recommendation; seconded by Mr. Tateishi and unanimously carried by the following roll call vote:

AYES: Tateishi, Johnston, Baptiste, Kageyama,
Louis, Albao
NOES: None
ABSENT, NOT VOTING: Nakamoto

- 6
- 0
- 1

RECEIVED

AUG 1 1974

-11-

State of Hawaii
LAND USE COMMISSION

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Basically, referring to the facility itself, we feel it's a needed facility in the Poipu area. The initial four courts are being used by the hotel guests of Kiahuna and the general public of the area. The facilities you're looking at today would be used in the same fashion. Of importance is that the ultimate development will create probably 12 to 15 jobs in the area. I would like to ask for your approval on this application. We feel the staff report is very complete and well done.

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The meeting was called to order after which Mr. Louis moved to accept the staff's recommendation; seconded by Mr. Tateishi and unanimously carried by the following roll call vote:

AYES: Tateishi, Johnston, Baptiste, Kageyama,
Louis, Albao

NOES: None

ABSENT, NOT VOTING: Nakamoto

- 6
- 0
- 1

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

July 15, 1974

Moana Corporation
P. O. Box BB
Tahoe City, California 95730

Gentlemen:

The Land Use Commission next meets on August 1, 1974
at 2:00 p.m., in the Wilcox Elementary School Cafetorium,
4319 Hardy Street, Lihue, Kauai

At that time the special permit application by Moana Corporation
(SP 74-182) to construct a tennis
center and supporting facilities on 10 acres of land
in the Agricultural District at Polpu, Koloa, Kauai
will be considered.

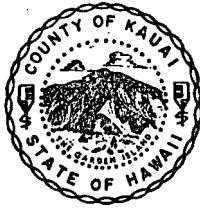
Should you have any questions regarding this matter, please
feel free to contact us.

Very truly yours,

TATSUO FUJIMOTO
Executive Officer

Enclosure - Agenda
cc: Kutaka, Portugal & Ibara, Inc.

FRANCIS M. F. CHING
MAYOR



6028
BRIAN K. NISHIMOTO
PLANNING DIRECTOR

COUNTY OF KAUAI
PLANNING DEPARTMENT
P. O. BOX 111
LIHUE, KAUAI, HAWAII 96766

RECEIVED

JUL 15 1974

State of Hawaii
LAND USE COMMISSION

July 11, 1974

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

SP74-182

Subject: Application for Special Permit
Our File No. SP-74-9
Moana Corporation
TMK: 2-8-14:Por. 1 Koloa, Kauai

The Planning Commission at its regular meeting on July 10, 1974, approved the subject application with the following conditions, as recommended by the staff:

1. The natural drainage pattern of the portion of the parcel be maintained unless adequate drainage provisions protecting adjacent development are provided, to conform with County standards and regulations;
2. The interior roadway for the development be designed for a distance of not less than 150 feet from the intersection of Hapa and New Poipu Road, to conform with County standards;
3. The proposed development be hooked up to the operating subregional sewage system proposed for the Koloa-Poipu area;

Page 2
July 11, 1974

4. Building plans conform to County standards and regulations; and
5. Substantial construction be commenced within two (2) years from date of approval.

In accordance with provisions under Section 205-6 of HRS, we herewith transmit for your consideration the foregoing application. Transcript of the proceedings will be forthcoming.



BRIAN NISHIMOTO
Planning Director

Enc.

cc: Applicant
Mayor
Water Dept.
Health Dept.
Public Works Dept.
Taxation Br.

COUNTY OF KAUAI
PLANNING DEPARTMENT
LIHUE, KAUAI

ZONING PERMIT APPLICATION (X)
USE PERMIT APPLICATION (X)
VARIANCE APPLICATION ()

For Planning Department Use Only

Application No. 4-37-74
Zoning Permit Class 2-4-74-17
Date Received 1 May 74
Date Approved _____ By _____
Date Rejected _____ By _____
Date Deferred _____ By _____
Reason _____

Plans By _____

APPLICANT Moana CorporationADDRESS Post Office Box BBTahoe City, California 95730PHONE NO. (916) 583-3791 TAX MAP KEY 2-8-14-01 LOT NO. _____ LOT AREA 10 acres ±ZONING DISTRICT OPEN EXISTING LAND USE Cattle Grazing
C.B.

APPLICANT IS: (check one) _____

- A. Owner of property _____
B. Lessee of property X *Number of Years Leased 77 From 4/15/72 To 4/15/2050
C. Authorized agent _____

NOTE: *Lessee must have an unexpired and recorded lease of five (5) years or more from date of filing this application.

DESCRIPTION OF PROPOSED USE, IMPROVEMENT, ALTERATION AND/OR CONSTRUCTION: (specify exact use, number of units, etc.) Tennis Club consisting of 22 tennis courts (4 existing, 6 planned for immediate construction, and 12 future courts), Clubhouse, Swimming Pool, Restaurant, Conference Facility, and associated roadways, parking and utilities.

FOR VARIANCE OR USE PERMITS ONLY

CONDITIONS JUSTIFYING VARIANCE OR USE PERMIT APPLICATION: (use additional sheets as required)

The Tennis Club would be available for use by guests of resorts in the area,
and the general public, thus providing a needed recreational facility in the
Poipu area. Additionally the club will create a minimum of ten jobs during periods
of peak operation.

Local Agent- Kutaka, Portugal & Ibara, Inc.

245-6749

Signature

(Owner/Applicant)

Permit Fee \$ 150.00Received By AFDate 3 May 74

KAUAI PLANNING COMMISSION
LIHUE, KAUAI

STAFF REPORT

TO: Planning Commission

RE: Use Permit U-37-74
Class IV Zoning Permit Z-IV-74-17
Special Permit SP-74-9

APPLICANT: Moana Corporation

FINDINGS:

The subject property is situated on the corner bounded to the south by New Poipu Road and to the west by Hapa Road, identified as Tax Map Key: 2-8-14: Por. 1, and contains an area of 435,600 sq. ft. 18A C

In compliance with Section 2.23 (Special Permits) of the State Land Use Commission Rules and Regulations, and with the provisions of Ordinance No. 164 (CZO) Section 3.063 (Open District: Uses and Structures for Which a Use Permit is Required) and a Class IV Zoning Permit, respectively, Moana Corporation is applying for development of a tennis club consisting of 22 tennis courts (4 existing, 6 planned for immediate construction, and 12 future courts), clubhouse, swimming pool, restaurant, conference facility, and associated roadways, parking and utilities. The subject portion of the parcel is located in the "Open District" of the CZO and the Agriculture District of the State Land Use Commission.

On February 2, 1973, the Land Use Commission voted to approve a special permit to Moana Corporation for the development of four (4) tennis courts and 10 parking spaces. Four (4) tennis courts exist on the subject property. At that time, the Public Works Department noted that although the land was not subject to adverse flooding, changes in land use would result in greater runoff, constituting a potential hazard to lower lands. The property was noted to be within potential tsunami inundation limits. The State Health Department noted a need for concurrent programming of public facilities for sewage collection, treatment and disposal. In support of the special permit request, the petitioner stated that the tennis club would provide for a needed recreational facility in the Poipu area, open to residents and visitors.

When the Planning Commission approved the first phase of the tennis club on December 6, 1972, they expressly made known that a master plan and development plan to integrate all utility systems, circulation pattern and land use elements in the Poipu area was needed before future land use approvals were granted. Since then Knudsen Trust has submitted generalized development plans for said areas.

D-4

If petition for special permit is approved, the Planning Commission shall forward the petition to the State Land Use Commission for its action as provided by Section 2.23 (Petition Before County Planning Commission) of the State Land Use District Regulations.

The following are comments from the various public agencies:

WATER DEPARTMENT:

We have no objections to this application.

STATE HEALTH DEPARTMENT:

Previously, a similar development of this nature was recommended for denial by this office due to inadequate sewage disposal facilities.

Since then, a subregional sewage disposal system to service developments in this area has been proposed and presently in the process of becoming a reality. In the light of these happenings we have no objection to said request provided proposed development be hooked up to proposed sewer system for the Koloa-Poipu area. In the event that proposed sewer system is not yet completed and in operation prior to completion of facilities for proposed development, there should be no use of said facilities.

FIRE DEPARTMENT: No objections.

PUBLIC WORKS DEPARTMENT:

Presently, there is a series of 5 - 66" corrugated metal pipe culverts that is located approx. 200 feet East of the Kaihuna/Waiohai entry roadway. According to a land study made by Belt, Collins & Associates, Ltd. on February, 1973, there is a drainage watershed area of approx. 450 acres which is funneled to the culvert by the natural ground contours. The same report indicates that the tennis court development will most probably be within the natural drainage swales. If this is the situation, the existing drainage pattern must not be altered by development unless adequate drainage provisions which protects adjacent development are stipulated and provided. Furthermore, the development of the dining, conference center and clubhouse in the major floodway area should be avoided to minimize property losses and hazards to life.

There are no public sewage facilities available at the present time.

The interior roadway for the development is located approximately 40 feet from the intersection of the existing Poipu Parkway and Hapa Road. As such, traffic hazards and danger will be presented. It may be prudent to locate the intersection of the roadway for the development at a distance of approximately 150 feet from said intersection on Hapa or Poipu Road. Furthermore, being that Hapa Road has a limited R/W of 25 feet width and is unimproved, it may be desirable to provide improvements according to County standards for Hapa Road if it will be used as the access facility.

CONCLUSION:

Based on the foregoing findings and evaluation, it is concluded that the proposed development and use are consistent with the objectives of the General Plan and CZO. The proposed use and development are important to the overall structure and organization of the Poipu area and provide an accessible and usable resource for recreational purposes. Development in the Open District should proceed with the minimum effects on the natural drainage pattern characteristics of the portion of the parcel, unless adequate drainage provisions protecting adjacent development in lower areas are provided. It would be prudent to locate the interior roadway for the development at a distance of approximately 150 feet from the intersection of Hapa and New Poipu Road. If Hapa Road is to be used for access, improvements should be made on Hapa Road according to County standards. The proposed development should be hooked up to the proposed subregional sewage system for the Koloa-Poipu area and building plans should conform to County standards.

RECOMMENDATION:

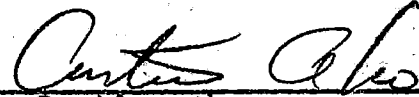
Based on the foregoing findings, evaluation and conclusion, it is hereby recommended that the Use and Class IV Zoning Permits under the provisions of Ordinance No. 164 (CZO) for development and use of a tennis club be approved subject to the following conditions:

- 1) The natural drainage pattern of the portion of the parcel be maintained unless adequate drainage provisions protecting adjacent development are provided, to conform with County standards and regulations;
- 2) The interior roadway for the development be designed for a distance of not less than 150 feet from the intersection of Hapa and New Poipu Road, to conform with County standards;
- 3) The proposed development be hooked up to the operating subregional sewage system proposed for the Koloa-Poipu area;

- 4) Building plans conform to County standards and regulations;
and
- 5) Substantial construction be commenced within two (2) years
from date of approval.

It is further recommended that Special Permit SP-74-9 be recommended for approval to the State Land Use Commission subject to the same conditions. Action on this recommendation can be taken by this Commission after 15 days from date of this hearing.

By



Curtiss Ako
Planning Intern

Approved & Recommended to Commission:



Brian Nishimoto
Planning Director

6/5/74

COUNTY OF KAUAI
PLANNING DEPARTMENT
LIHUE, KAUAI

ZONING PERMIT APPLICATION (X)
USE PERMIT APPLICATION (X)
VARIANCE APPLICATION ()

For Planning Department Use Only

Application No. 4-37-74
Zoning Permit Class 2-14-74-17
Date Received 1 May 74
Date Approved _____ By _____
Date Rejected _____ By _____
Date Deferred _____ By _____
Reason _____

Plans By _____

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C.A.

APPLICANT IS: (check one) _____

- A. Owner of property _____
B. Lessee of property X *Number of Years Leased 77 From 4/15/72 To 4/15/2050
C. Authorized agent _____

NOTE: *Lessee must have an unexpired and recorded lease of five (5) years or more from date of filing this application.

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The Tennis Club would be available for use by guests of resorts in the area,
and the general public, thus providing a needed recreational facility in the
Poipu area. Additionally the club will create a minimum of ten jobs during periods
of peak operation.

Local Agent- Kutaka, Portugal & Ibara, Inc.

Signature _____

(Owner/Applicant)

Permit Fee \$ 150.00Received By ASDate 3 May 74

KAUAI PLANNING COMMISSION
LIHUE, KAUAI

STAFF REPORT

TO: Planning Commission

RE: Use Permit U-37-74
Class IV Zoning Permit Z-IV-74-17
Special Permit SP-74-9

APPLICANT: Moana Corporation

FINDINGS:

The subject property is situated on the corner bounded to the south by New Poipu Road and to the west by Hapa Road, identified as Tax Map Key: 2-8-14: Por. 1, and contains an area of 435,600 sq. ft.

In compliance with Section 2.23 (Special Permits) of the State Land Use Commission Rules and Regulations, and with the provisions of Ordinance No. 164 (CZO) Section 3.063 (Open District: Uses and Structures for Which a Use Permit is Required) and a Class IV Zoning Permit, respectively, Moana Corporation is applying for development of a tennis club consisting of 22 tennis courts (4 existing, 6 planned for immediate construction, and 12 future courts), clubhouse, swimming pool, restaurant, conference facility, and associated roadways, parking and utilities. The subject portion of the parcel is located in the "Open District" of the CZO and the Agriculture District of the State Land Use Commission.

On February 2, 1973, the Land Use Commission voted to approve a special permit to Moana Corporation for the development of four (4) tennis courts and 10 parking spaces. Four (4) tennis courts exist on the subject property. At that time, the Public Works Department noted that although the land was not subject to adverse flooding, changes in land use would result in greater runoff, constituting a potential hazard to lower lands. The property was noted to be within potential tsunami inundation limits. The State Health Department noted a need for concurrent programming of public facilities for sewage collection, treatment and disposal. In support of the special permit request, the petitioner stated that the tennis club would provide for a needed recreational facility in the Poipu area, open to residents and visitors.

When the Planning Commission approved the first phase of the tennis club on December 6, 1972, they expressly made known that a master plan and development plan to integrate all utility systems, circulation pattern and land use elements in the Poipu area was needed before future land use approvals were granted. Since then Knudsen Trust has submitted generalized development plans for said areas.

D-4

If petition for special permit is approved, the Planning Commission shall forward the petition to the State Land Use Commission for its action as provided by Section 2.23 (Petition Before County Planning Commission) of the State Land Use District Regulations.

The following are comments from the various public agencies:

WATER DEPARTMENT:

We have no objections to this application.

STATE HEALTH DEPARTMENT:

Previously, a similar development of this nature was recommended for denial by this office due to inadequate sewage disposal facilities.

Since then, a subregional sewage disposal system to service developments in this area has been proposed and presently in the process of becoming a reality. In the light of these happenings we have no objection to said request provided proposed development be hooked up to proposed sewer system for the Koloa-Poipu area. In the event that proposed sewer system is not yet completed and in operation prior to completion of facilities for proposed development, there should be no use of said facilities.

FIRE DEPARTMENT: No objections.

PUBLIC WORKS DEPARTMENT:

Presently, there is a series of 5 - 66" corrugated metal pipe culverts that is located approx. 200 feet East of the Kaihuna/Waiohai entry roadway. According to a land study made by Belt, Collins & Associates, Ltd. on February, 1973, there is a drainage watershed area of approx. 450 acres which is funneled to the culvert by the natural ground contours. The same report indicates that the tennis court development will most probably be within the natural drainage swales. If this is the situation, the existing drainage pattern must not be altered by development unless adequate drainage provisions which protects adjacent development are stipulated and provided. Furthermore, the development of the dining, conference center and clubhouse in the major floodway area should be avoided to minimize property losses and hazards to life.

There are no public sewage facilities available at the present time.

The interior roadway for the development is located approximately 40 feet from the intersection of the existing Poipu Parkway and Hapa Road. As such, traffic hazards and danger will be presented. It may be prudent to locate the intersection of the roadway for the development at a distance of approximately 150 feet from said intersection on Hapa or Poipu Road. Furthermore, being that Hapa Road has a limited R/W of 25 feet width and is unimproved, it may be desirable to provide improvements according to County standards for Hapa Road if it will be used as the access facility.

CONCLUSION:

Based on the foregoing findings and evaluation, it is concluded that the proposed development and use are consistent with the objectives of the General Plan and CZO. The proposed use and development are important to the overall structure and organization of the Poipu area and provide an accessible and usable resource for recreational purposes. Development in the Open District should proceed with the minimum effects on the natural drainage pattern characteristics of the portion of the parcel, unless adequate drainage provisions protecting adjacent development in lower areas are provided. It would be prudent to locate the interior roadway for the development at a distance of approximately 150 feet from the intersection of Hapa and New Poipu Road. If Hapa Road is to be used for access, improvements should be made on Hapa Road according to County standards. The proposed development should be hooked up to the proposed subregional sewage system for the Koloa-Poipu area and building plans should conform to County standards.

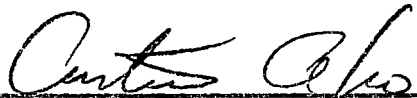
RECOMMENDATION:

Based on the foregoing findings, evaluation and conclusion, it is hereby recommended that the Use and Class IV Zoning Permits under the provisions of Ordinance No. 164 (CZO) for development and use of a tennis club be approved subject to the following conditions:

- 1) The natural drainage pattern of the portion of the parcel be maintained unless adequate drainage provisions protecting adjacent development are provided, to conform with County standards and regulations;
- 2) The interior roadway for the development be designed for a distance of not less than 150 feet from the intersection of Hapa and New Poipu Road, to conform with County standards;
- 3) The proposed development be hooked up to the operating subregional sewage system proposed for the Koloa-Poipu area;

- 4) Building plans conform to County standards and regulations;
and
- 5) Substantial construction be commenced within two (2) years
from date of approval.

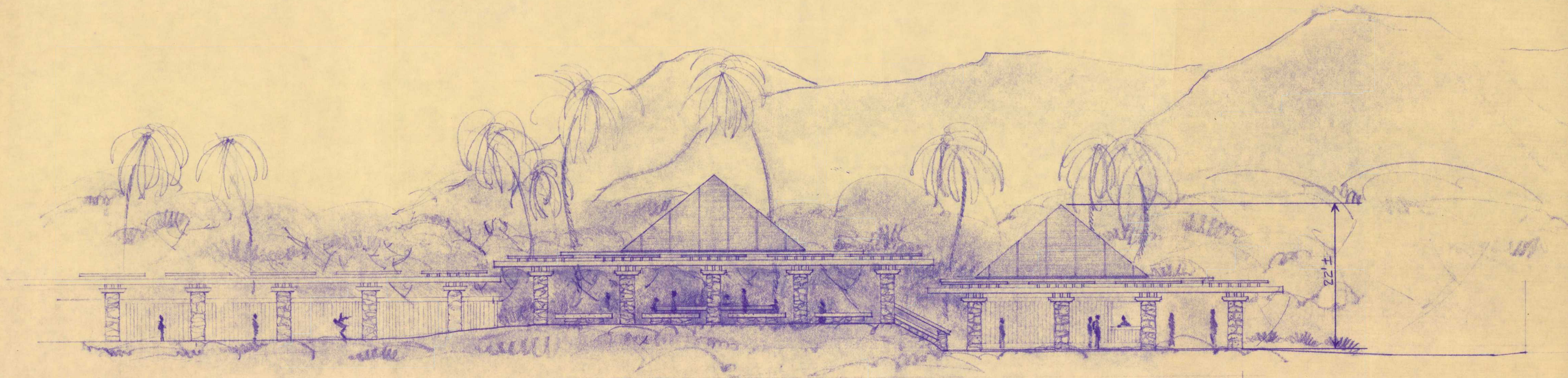
It is further recommended that Special Permit SP-74-9 be recommended for approval to the State Land Use Commission subject to the same conditions. Action on this recommendation can be taken by this Commission after 15 days from date of this hearing.

By 
Curtiss Ako
Planning Intern

Approved & Recommended to Commission:


Brian Nishimoto
Planning Director

6/5/74

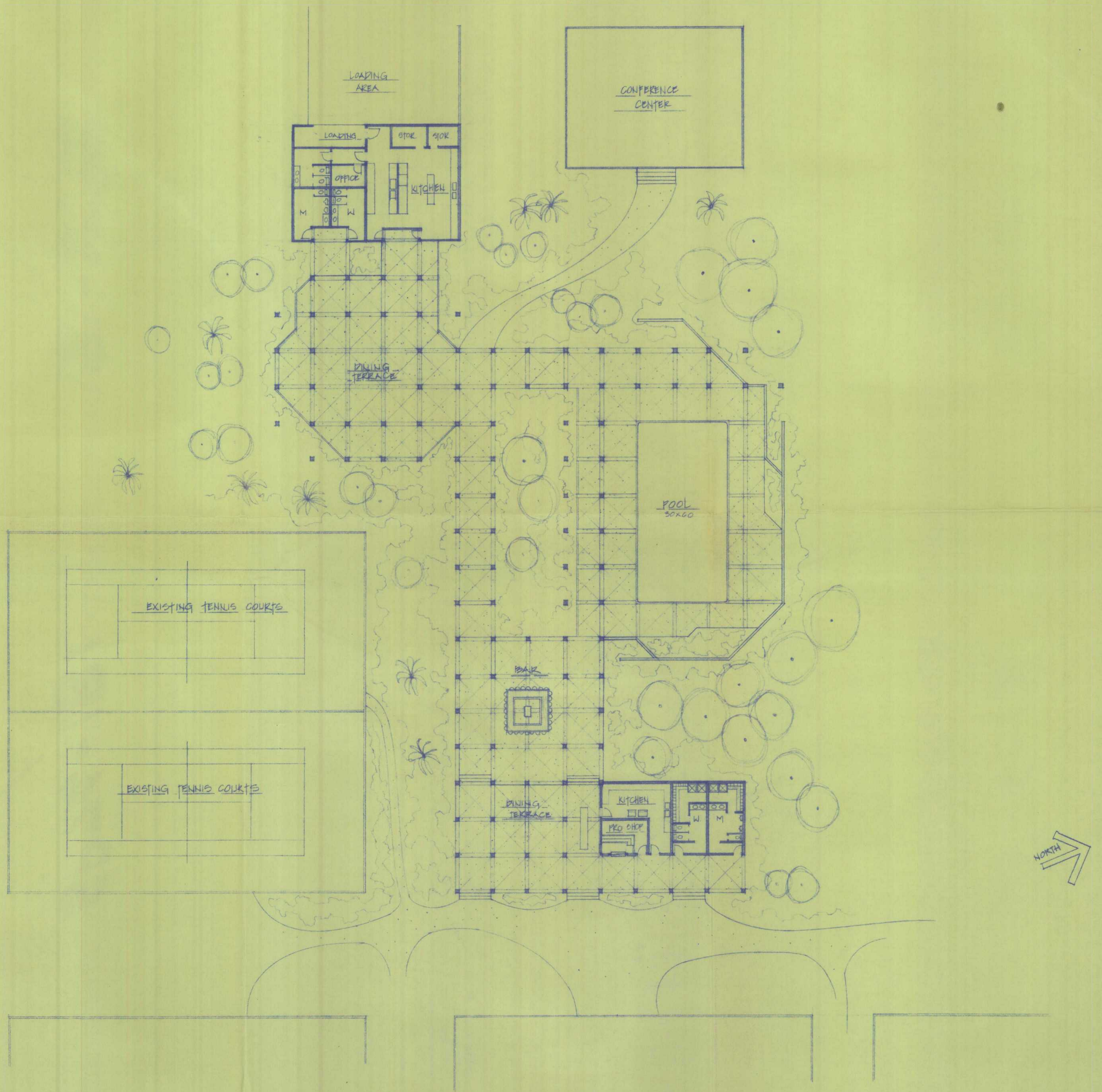


TENNIS CLUB ELEVATION FROM SOUTH OF POIPU ROAD

$\frac{1}{8}'' = 1'-0''$

MATERIALS & MATERIAL COLORS TO BE USED TO BE SIMILAR TO
THOSE AT THE EXISTING KIA HUNA UNITS.

SP74-182

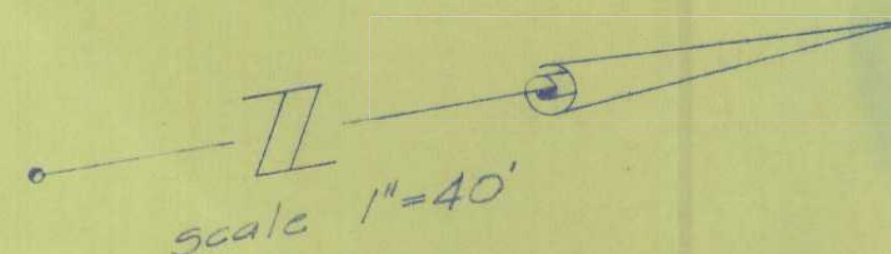


KIAHUNA TENNIS CLUB
SITE PLAN APRIL 17, 1974

SP74-182

SCALE 1"=20'-0"

MOANA CORP



REVISION	DATE	DESCRIPTION	BY	APPROVED
<u>KIAHUNA TENNIS CENTER</u> <u>Poipu Beach</u>				
Moana Corporation Tax Map Key 2-8-14... Ptn. 1 Scale 1"=40' April 18, 1974				
APPROVED:			DESIGNED BY:	
			DRAWN BY: Vance	
			CHECKED BY: JWH	
MOANA CORPORATION P.O. BOX 518 TANOE CITY, CA. 95760			SHEET OF 3 SHEETS	

Dropped Parcel/s: 11, 14, 10,
9 12, 16, 17.

TAXATION MAPS BUREAU
TERRITORY OF HAWAII

TAX MAP

FOURTH		DIVISION	
ZONE	SEC.	PLAT	

 $\frac{1}{2}$

CONTAINING	PARCELS
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SCALE: 1 in. = 400 ft.

PRINTED JAN 1972

SUBJECT TO CHANGE

FOR. of KOLOA, KOLOA, KAUAI.

SP74-181 KNU DSEN

SP74 - 182

MOANA CORP

By
Source
DWG. No.

5031
Ld. Ct. App.
D.S.C. 6

Oct. 1936.