

STATE OF HAWAII
LAND USE COMMISSION

MEMORANDUM

TO: Land Use Commission DATE: December 9, 1980
FROM: Staff
SUBJECT: SP80-349 - Princeville at Hanalei

The petitioner, Princeville at Hanalei, a division of Consolidated Oil and Gas, Inc., is requesting a Special Permit to allow the development of a golf course on approximately 329.4 acres of land situated within the State Land Use Agricultural District at Princeville, Hanalei, Kauai, Tax Map Keys 5-3-01: portion of 2; and 5-3-06: portions of 14 and 17. The subject property is located in the area of the Princeville Resort on the northern coast of Kauai, approximately 6 miles east of Hanalei. (See attached Exhibit A - Plot Plan).

There is an existing 27-hole golf course at Princeville. This proposed 18-hole course would be the second to be developed. Related golf course improvements include a clubhouse, required parking areas, access roads for cars and golf carts, and a golf course irrigation system. (See Exhibit B - Preliminary Golf Course Layout attached).

In describing the proposed project, the applicant in part has stated the following:

"The phase two golf course will be developed as a recreational facility for the Princeville Resort area which is on the north coast of Kauai, approximately 6 miles east of Hanalei. Sixteen holes of the 18 hole golf course will be located makai of the existing Kauai Belt Road. The area is presently general planned and zoned by the County for Agricultural use on the existing pasture areas and open in the gulch areas. This portion of the course measures approximately 310.9 acres based on the metes and bounds description shown in Exhibit B. This is a larger area than is usually required for 16 holes of golf because of the wide clearances shown around each of the holes especially in the gulch areas. This was done to allow maximum flexibility in establishing the final course layout corrections in the field.

"The two holes mauka of the highway require 23.1 acres. 18.5 acres (Parcel B) are situated on agricultural land currently in pasture use. 4.6 acres (Parcel C) are in the conservation district.

"The course will be laid out on lands currently in cattle grazing and on natural undeveloped gulch areas. The terrain consists of pastures of 10-20% slopes incised by steep gulches and drainageways. The new clubhouse and driving range servicing the proposed golf course are situated in the center of the course allowing a return to the clubhouse after each nine holes of golf.

Climate

"The average annual rainfall is about 75 inches per year. The area is exposed to the prevailing northeasterly trade-winds with an average persistence of 90 percent in the summer and 50 percent in the winter, the trades are stronger in the afternoon than at night. The temperature range for the summer period is normally between 76 degrees and 80 degrees. The coolest months are January, February and March which have a range of sixty-eight degrees to seventy-two degrees.

Soils

"The soil conservation service classified the soils of the phase two golf course into two groups. The relatively flat grazing land consists of oxisols of the Makapili series. The gulch areas are classified as rough broken land.

"The Makapili soils are used for pasture, irrigated sugarcane, and woodland. The natural vegetation consists of Pangola Grass, Kikuyu grass, Kaimiclover, Sensitive plant, Guava and Java plum. The engineering characteristics of the Makapili soils are good with the exception of area slopes of 40 percent or more.

Historic Sites

"The portion of the golf course that is now in grazing was in the past actively cultivated for sugarcane and pineapple. It is highly improbable that any sites or artifacts of archaeological or historical value have survived. The gully areas are quite steep, and it is unlikely that the narrow gulches have archaeological significance. However, if required, an archaeological reconnaissance survey of the areas that were never under intensive cultivation will be conducted. The only recorded historic site in the area is Puu Pooku reported as a heiau by Bennett in 1928. This commanding promontory is two hundred yards mauka of the fourth hole; Puu Pooku is being preserved as open pasturage by the developer.

Drainage and Erosion Control

"All of the surface water runoff from the phase two golf course flows into the ocean either via the erosion gullies cut into the uplands or over a series of small waterfalls at the volcanic

coastal cliffs. The major drainage gully through phase two is Anini Stream. The existing natural drainageway will be maintained for surface runoff between land in pasture and land used for golf fairways is not considered significant. During the construction of the fairways, erosion control measures will be implemented based on grading plans submitted to the County of Kauai.

Access

"Access to the makai fairways and the clubhouse will be from the Kauai Belt Road. The entrance will form an intersection directly opposite the existing mauka Ranch Road.

"An undercrossing is tentatively planned under the Kauai Belt Road to allow access to the holes 4 and 5 on the mauka side of the road.

Agriculture

"Of the 329.4 acres of land covered by this Agricultural Special Use Permit approximately 150 acres are currently used for grazing by the existing Princeville Ranch operation, Princeville Cattle Company. This is approximately 3% of the 5000 acres currently in cattle production. It is Princeville's intention to open more mauka land for grazing by a brush clearing and fertilization program (currently under way) to compensate for lands lost to the phase two golf course and other future phase two development.

Irrigation Water

"450,000 MGD will be required for supplemental irrigation of the proposed golf course. The supplementary irrigation water is available from the Princeville and the Kalihiwai Ditch Systems. The Princeville Ditch System is still in operation and the Kalihiwai Ditch System may be reopened in 1980. Supplemental irrigation water is also available from the Princeville domestic wells, operated by Princeville Water Systems.

Employment

"No loss in ranching employment is anticipated since there will be no net loss in grazing land. On the other hand, the second golf course is expected to add 50 jobs during construction and 35 permanent jobs to the North Shore's economy."

In support of the Special Permit request, the petitioner has in part stated the following:

"The primary reason for requesting the use of the Agricultural District land for the golf course is to accommodate the increased demand for golf that will result from the construction of a proposed 300 room hotel on Puu Poa Point. The increased increment of demand for golf facilities generated by a 300 room resort

facility is estimated at approximately 160 rounds per day. This works out to approximately 1 round of golf generated per 4 guests per day. Coincidentally, the average capacity of a resort 18-hole golf course works out to 160 rounds a day also. This would indicate that a fully occupied 300 room resort hotel would saturate an 18 hole course.

"The existing 27-hole golf course at Princeville averaged 130 rounds per day for the first 9 months of the year (1978) with average highs in February and March of 194 and 190. This play breaks down to 26% local (island people) 24% walk-in tourists and 50% house guests (in Princeville facilities). The present Princeville facilities consist of 530 apartment units and 100 single family units. An additional 70 apartments are under construction, and it is expected that a minimum of 200 units per year will be added to inventory.

"As Princeville continues to grow, it is anticipated that average play on the existing course will be approaching 250 rounds per day by 1981. Saturation of the existing golf facilities will coincide with the anticipated completion of the 300 room hotel in the fall of 1980, leaving a deficit of approximately 160 rounds per day with the hotel in operation.

"The construction of the additional 18-holes of golf is planned to commence in the summer of 1979 so that the course can be fully established and operational early in 1981.

"An Agricultural Special Use Permit is being sought now for the proposed course to enable construction to start by mid 1979. However, when the land use plans for the second phase of development for Princeville are finalized, a petition to remove portions of the proposed golf course contiguous to areas of Urban Development from the Agricultural District and place it in the Urban District will be submitted."

The petitioner has also submitted the following supplementary documents in support of this request:

1. Archaeological Reconnaissance Survey of Princeville Lands, prepared by Paul L. Cleghorn of the Department of Anthropology, B.P. Bishop Museum.
2. An Avifaunal and Bat Survey of the Phase II Development Project at Princeville, Kauai, prepared by Phillip Bruner, M.S., of Brigham Young University, Hawaii Campus; dated May 1, 1979.
3. A letter from the petitioner to the Planning Commission dated April 22, 1980, clarifying certain points and providing new information regarding community support and market demand.

4. A letter from Robert Trent Jones II dated April 18, 1980 explaining the strategic and aesthetic values that underlay his design of the proposed golf course.
5. Market Analysis for the Princeville Second Golf Course, prepared by Belt, Collins & Associates, Ltd. as part of a draft EIS.

Copies of these documents are attached for your information.

Pertinent comments from governmental agencies:

1. STATE DEPARTMENT OF HEALTH

In comments dated June 25, 1979, the Department of Health cited the following concerns:

- "1. There may be burial sites of cattles afflicted by anthrax on the property marked by silver oak trees. These sites when encountered shall be left undisturbed during grading or land clearing operations.
2. Sewage disposal for the proposed clubhouse shall be through the existing Princeville sewer system since the preliminary master plan of Phase II indicate that there will be a need for a sewer system.
3. The proposed clubhouse shall meet all applicable Public Health Regulations of the State of Hawaii.

"We have no objections if this request is approved provided that the above concerns are made known to the applicant and resolved.

"We reserve the right to impose further environmental health restrictions on this project when more detailed plans are submitted."

2. COUNTY DEPARTMENT OF PUBLIC WORKS

Comments from the Public Works Department dated June 14, 1979 were as follows:

- "1. The subject development abuts Kuhio Highway both on the Mauka and Makai sides of the Highway. Being located on both sides of the highway will create a traffic hazard between golf cars/pedestrians crossing Kuhio Highway and vehicles traveling on Kuhio Highway. The potential traffic hazard (to/from holes #4 and #5) is compounded in that the golf cart/pedestrian crossing is located at the top of an

incline (approximate grade of road is 6%), which reduces the sight distance of drivers from seeing an object within the roadway. Provisions should be made to alleviate this potential traffic hazard.

- "2. The County's existing sanitary landfill is located within the proposed development. Further investigations showed that the number three hole (Fairway) traverses a portion of the existing landfill. The landfill site is leased from Princeville with the lease expiring on May 31, 1980. The County is developing plans for the construction of a refuse transfer station in the near future. The site of the transfer station has not been determined and it is unknown whether it will be located where the existing landfill is.

Available contour maps show that the proposed development will be located in the midst of various swales. It is suggested that the swales be preserved to maintain their natural drainage functions.

- "3. Due to a lack of information, no comments can be made at this time regarding access to and from the clubhouse and parking lot layout. We will comment on the above when more information is made available to us."

3. COUNTY WATER DEPARTMENT

Comments from the Water Department, dated June 7, 1979, were as follows:

"Existing Supply, Storage and Transmission Facilities: The County Anini Water System, located makai of the proposed golf course, is not able to serve this development. The nearby Princeville Water System, located mauka of Kuhio Highway, is capable of serving this project.

"Recommendation: We have no objections to this Zoning, Use, and Special Permit Application provided the building permit not be granted until the developer submits to the Department of Water for review and receives approval for detailed construction plans of the necessary water system facilities, connected to Princeville's water system, and constructs said facilities."

Other governmental agencies had no objections or comments concerning this request.

At the public hearing held by the Kauai Planning Commission on July 25, 1979, the Planning Department staff presented a report recommending approval of the request. Walton Hong, attorney for the

applicant, and Donn Carswell, representing the applicant, testified in support of the petition. Supportive testimony was also provided by Mr. Henry Gomez, a local senior citizen golfer, who cited the need of keeping available facilities ahead of demand so that the green fees would not escalate beyond the means of those on fixed incomes. Written comments were received from the North Shore Improvement Committee recommending denial because the North Shore Plan Review was not then completed, and the need for starting Phase II of Princeville development was not shown. Mr. Bill Kaipō Asing, saying that he spoke on behalf of a group of about 150 people, expressed concerns about safety and the growth-inducing effects of the proposal. No other persons testified and the matter was taken under advisement for further review. For the Commission's information, the minutes of the July 25, 1979 meeting are attached.

On August 7, 1979, the day before the county planning commission was to take action on the petition, the applicant requested a deferment to "submit additional information" relative to the need for an additional 18-hole golf course. The additional data was received on September 6, 1979, in the form of a market analysis that showed present and projected use at Princeville, and comparisons of the amount of golf play occurring at other similar resort areas.

Between September 1979 and October 1980, action on the Special Permit was deferred several more times to allow evaluation relative to the North Shore Plan Update and submittal of an environmental impact statement (EIS) for Phase II of Princeville.

At a special meeting on October 31, 1980, the Planning Commission staff presented an updated report which included, in part, the following pertinent conclusions:

"Staff concludes that the allowance of a golf course in the Agriculture District through a Use Permit could be compatible from a visual standpoint, but may generate other impacts such as increased land values of surrounding lands and encouraging urban development on its fringes. This cannot occur, however, unless the land use classification, General Plan and zoning are changed, and therefore, the golf course need not be viewed as a means of dictating future development. Staff further concludes that should full development of Phase I occur, including the Marriott Hotel, the existing 27-hole golf course would reach capacity, and an additional 18-hole course may be needed to absorb some of the demand. We believe, however, that there will be excess capacity should the 18-hole golf course be built. This situation, however, should not be used as an argument to gain approval for the development of Parcel 2 at time of General Plan and zone change. Staff further concludes that even if development of Parcel 2 is not approved, the golf course would be a

visual asset to the North Shore and would be compatible to its pastoral surroundings. We further conclude that no holes should be placed mauka of Kuhio Highway unless assurances in the form of recorded agreements are made restricting future urbanization or rezoning of mauka lands for development purposes. To maximize the use of agricultural lands, those areas not used by the golf course should be kept in pasture use.

"In reviewing the tests for Special Permits, staff concludes the following:

1. The golf course use is not contrary to the objectives sought to be accomplished by the Land Use Law and Regulations. The existing Kauai Surf Golf Course is located within the Agriculture Land Use District;
2. The golf course use will not adversely affect surrounding property;
3. Will not unreasonably burden public agencies to provide infrastructure improvements;
4. Trends and needs have arisen since the establishment of the land use boundaries and regulations;
5. Although the lands on which the golf course will be located are still suitable for agriculture, the proposed use is still compatible, however, there will be a loss of some agriculture lands."

For the Commission's information, the County Planning staff report is attached.

The Planning Commission voted 5 to 0 to recommend approval of the Special Permit to the Land Use Commission subject to the following conditions:

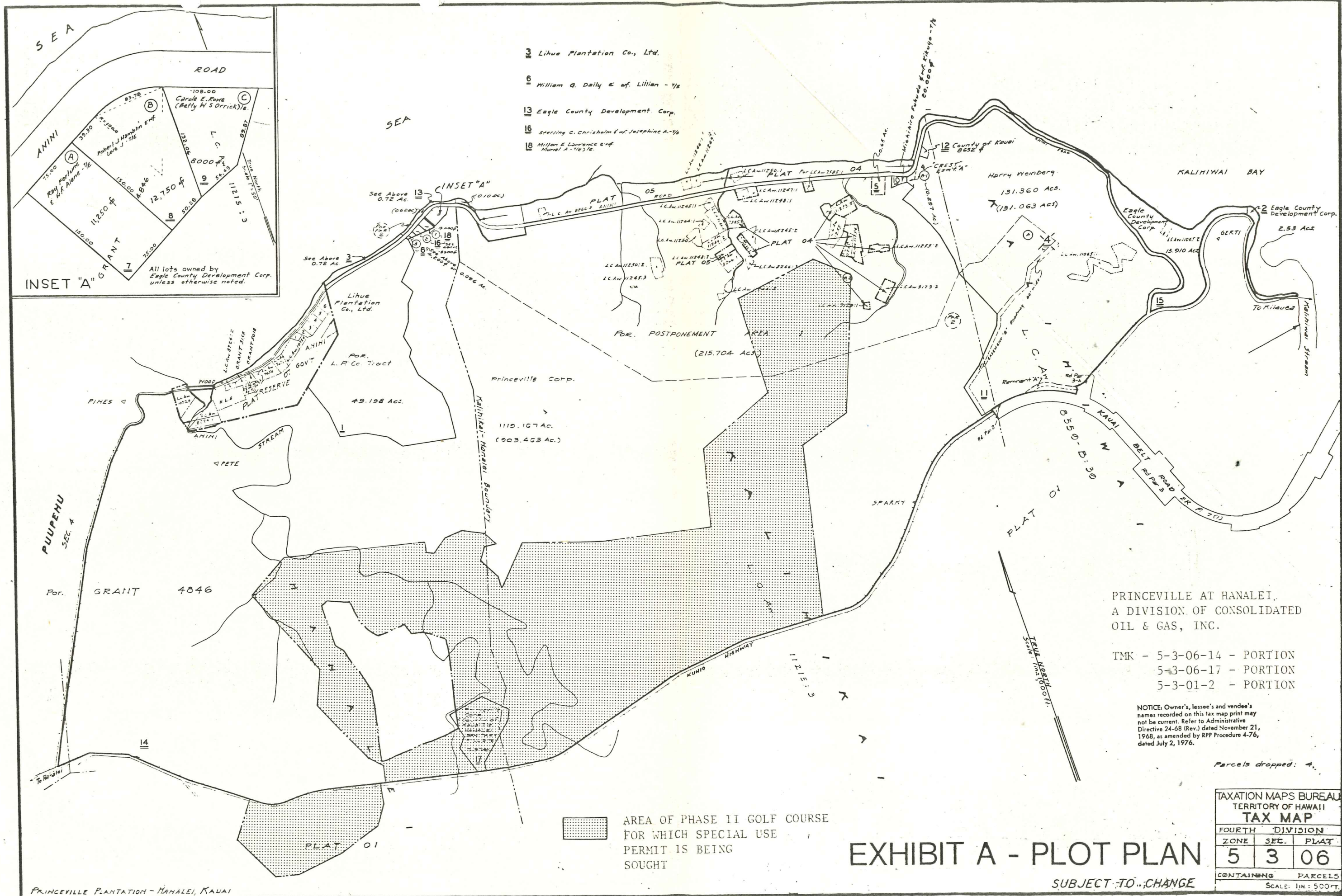
1. No holes mauka of Kuhio Highway shall be permitted, unless the applicant or their future purchasers sign a recorded agreement with the County that would prevent urbanization and any land use, General Plan and zoning amendments for the lands mauka of Kuhio Highway for a period to be mutually agreed upon by both parties.
2. Should this option be pursued, all golf cart crossings on Kuhio Highway shall be placed underground.
3. As requested by the County Engineer, the present landfill site lease agreement shall be extended to give the County additional time to acquire and

develop a refuse transfer site to replace the landfill. The terms of the extension can be resolved with the County Engineer.

4. The applicant is advised that prior to and/or during construction and use, additional governmental agency conditions may be imposed. It shall be the applicant's responsibility to resolve those conditions with the respective agency(ies).

LIST OF ATTACHMENTS

1. Exhibit A - Plot Plan
2. Exhibit B - Preliminary Parcel Two
Golf Course Layout (August 25, 1978).
3. County Exhibit 1 - Minutes of the Kauai Planning
Commission Public Hearing, July 25,
1979.
4. County Exhibit 2 - Text of the Planning Staff Report.
5. Archaeological Reconnaissance Survey of Princeville
Lands, prepared by Paul L. Cleghorn of the Department
of Anthropology, B.P. Bishop Museum.
6. An Avifaunal and Bat Survey of the Phase II Development
Project at Princeville, Kauai, prepared by Phillip Bruner,
M.S., of Brigham Young University - Hawaii Campus, dated
May 1, 1979.
7. A letter from the Petitioner to the Planning Commission
dated April 22, 1980, clarifying certain points and
providing new information regarding community support and
market demand.
8. A letter from Robert Trent Jones II dated April 18, 1980
explaining the strategic and aesthetic values that
underlay his design of the proposed golf course.
9. Market Analysis for the Princeville Second Golf Course,
prepared by Belt, Collins & Associates, Ltd. as part of
a draft EIS.



- 3 Lihue Plantation Co., Ltd.
- 6 William G. Daily & wf. Lillian - 7/8
- 13 Eagle County Development Corp.
- 16 Sterling C. Christman & wf. Josephine A. - 7/8
- 18 Milton E. Lawrence & wf. Muriel A. - 7/8

INSET "A"
All lots owned by Eagle County Development Corp. unless otherwise noted.

PRINCEVILLE AT HANALEI,
A DIVISION OF CONSOLIDATED
OIL & GAS, INC.

TMK - 5-3-06-14 - PORTION
5-3-06-17 - PORTION
5-3-01-2 - PORTION

NOTICE: Owner's, lessee's and vendee's names recorded on this tax map print may not be current. Refer to Administrative Directive 24-68 (Rev.) dated November 21, 1968, as amended by RPP Procedure 4-76, dated July 2, 1976.

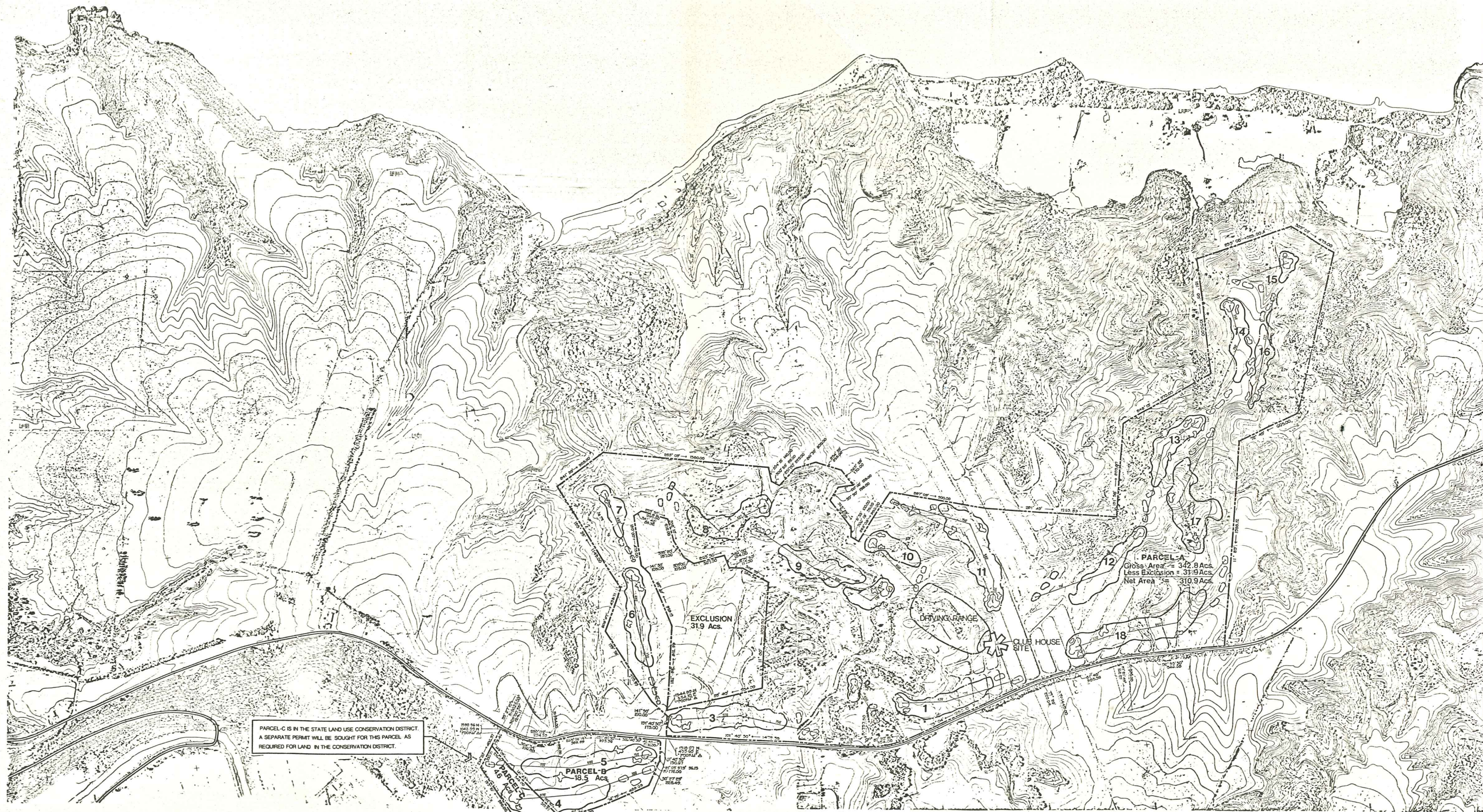
Parcels dropped: 4.

AREA OF PHASE II GOLF COURSE FOR WHICH SPECIAL USE PERMIT IS BEING SOUGHT

EXHIBIT A - PLOT PLAN

SUBJECT TO CHANGE

TAXATION MAPS BUREAU		
TERRITORY OF HAWAII		
TAX MAP		
FOURTH DIVISION		
ZONE	SEC.	PLAT
5	3	06
CONTAINING PARCELS		
SCALE: 1 IN. = 500 FT.		



PARCEL C IS IN THE STATE LAND USE CONSERVATION DISTRICT.
A SEPARATE PERMIT WILL BE SOUGHT FOR THIS PARCEL AS
REQUIRED FOR LAND IN THE CONSERVATION DISTRICT.

PARCEL A
Gross Area = 342.8 Acs.
Less Exclusion = 31.9 Acs.
Net Area = 310.9 Acs.

PARCEL B
18.5 Acs.

PRELIMINARY PARCEL TWO GOLF COURSE LAYOUT

Princeville at Hanalei

Exhibit B