CERTIFIED MAIL

May 20, 1988

Mr. Ken Melrose
Director of Planning-Waikoloa
P. O. Box 3028
Waikoloa Village Station
Kamuela, HI 96743-3028

Dear Mr. Melrose:

Request to Amend Use Permit No. 57
Applicant: Transcontinental Development Co.
Tax Map Keys: 6-8-01:Por. of 35 and 6-8-22:Por. of 32

The Planning Commission at its duly held public hearing on May 17, 1988, voted to approve the above request to amend Use Permit No. 57 to allow the development of the entire 18-hole golf course, including the driving range and practice facility, clubhouse, and related improvements within the Unplanned District at the Waikoloa Beach Resort, Waikoloa, South Kohala, Hawaii.

Approval of this request is based on the following:

The expansion of a golf course, including the driving range and practice facility, clubhouse and related improvements will not be inconsistent with the general purpose of the Unplanned zoned district, the intent and purpose of the Zoning Code, and the General Plan.

The granting of this request does not militate against any of the findings of the original permit. This approval continues to complement the goals of the General Plan's Recreation and Land Use Elements which state:

"Provide a wide variety of recreational opportunities for the residents of the County.

"Provide a diversity of environments for active and passive pursuits.

"To provide for resort development that maximizes conveniences to its users.

"To ensure that resort developments maintain the social, economic, and physical environments of Hawaii and its people."

This approval will not be materially detrimental to the public welfare nor cause substantial adverse impact to the community's character or to surrounding properties. Since the affected lands have an overall productivity rating of poor by the Land Study Bureau, impacts to the agricultural resources of the island are negligible. The golf course expansion will provide open space and green belt areas adjacent to existing vacant lands and within the present Waikoloa Beach Resort.

The granting of the proposed use will not unreasonably burden public agencies to provide the necessary utilities and services. No objections were raised by public service agencies or utilities.

Any adverse impacts that might be generated from the expansion will be mitigated with the imposition of the original permit conditions. Thus, all conditions, including the submittal of an archaeological data recovery report and approval of a coastal and on-shore water quality monitoring program and contingency mitigation plan, would still be applicable for the expansion proposal.

Please feel free to contact the Planning Department if there are any questions on this matter.

Sincerely,

Thomas A. Krieger

Thomas A. Krieger
Chairman, Planning Commission

cc: Department of Public Works
Department of Water Supply
County Real Property Tax Division
Planning Office - Kona

bcc: Plan Approval Section