



[REDACTED], Planning Consultant

E-mail: [REDACTED]

2015 SEP 24 PM 3 56

PLANNING DEPARTMENT  
COUNTY OF HAWAII

September 24, 2015

• Planning • Variance • Zoning  
• Subdivision • Land Use Permits  
• Environmental Reports

Mr. Duane Kanuha, Director  
Planning Department  
COUNTY OF HAWAII  
101 Pauahi Street  
Hilo, HI 96720

Dear Mr. Kanuha:

**Subject: General Plan Update Request - Kona Country Club, Inc.  
Keauhou, North Kona, Hawai'i, TMK:7-8-010: 051, 077, and 082**

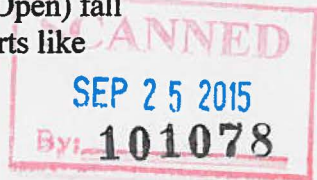
Beginning February 6, 2015, the Department officially commenced its mandatory 10-year comprehensive update of the County General Plan. Your website noted that the public had an opportunity to provide initial comments on this by June 6, 2015. The Department will review these comments and internal and/or consulted studies between June 6 to April 2017, after which public workshops will be held to review proposed recommendations. A revised draft of the recommendations is expected to be submitted to the Leeward and Windward Planning Commissions and County Council for further review and appropriate action between August 2017 to January 2018. During the course of this process, there will understandably be ample opportunity for further public input.

The subject properties is the site of the Kona Country Club *mauka* golf course, which consists of three (3) tax map key numbers (TMK: 7-8-010: 051, 077, and 082), with a combined area of 201.428 acres. **(Figure 1)**

Given your projected timetable as noted above and while belated with respect to the initial June 6 deadline, on behalf of the landowner (Kona Country Club, Inc.), we respectfully request your favorable consideration in having the subject properties re-designated on the General Plan Land Use Pattern Allocation Guide (LUPAG) map from **Open** to either **Urban Expansion** (which would be similar to much of the adjoining properties) or **Low Density Urban**.

The reasons for this request are:

1. Such a designation would make it generally consistent with other golf courses not in the "*Resort Node*." Currently, golf courses in a resort area (while zoned Open) fall within the *Resort Node* category of the LUPAG map. These include resorts like Mauna Kea, Mauna Lani, Waikoloa, Hualalai/Kuki'o, and Keauhou.



Mr. Duane Kanuha, Director  
September 24, 2015  
Page 2

For golf courses situated outside of a *Resort Node*, for the most part the LUPAG map designations are similar to the adjoining properties. For example, the Big Island Country Club golf course at Pu'uana'hulu is designated *Rural*, while the Makalei Country Club golf course is designated *Extensive Agriculture*. This concept also applies to golf courses proximate to and generally considered part of existing *Resort Nodes*. These include the Kuki'o/Nanea golf courses which are designated either *Medium* or *Low Density* and the *Extensive Agriculture* designation of the Hapuna Prince Golf Course, all of which are situated *mauka* of the Queen Ka'ahumanu Highway.

The Kona Country Club's *mauka* golf course is the only course within and/or proximate to a LUPAG map *Resort Node* that is designated *Open*. Following along the same principles, the course should thus be designated *Urban Expansion*, *Low Density*, or *Medium Density*.

2. Having such a designation enables the landowner to explore alternative uses of the property, uses that would be generally consistent with the surrounding area. One possible use could be the introduction of a few residences within the golf course to help financially sustain the operations of the golf course, a use that is currently not allowed because of the existing *Open* zoning. In either event, any change in use or modification of the existing golf course use will require ample public and government review vis a vis the rezoning and Special Management Area processes.

Again, we respectfully request your favorable consideration of Kona Country Club, Inc.'s request. Should you have any questions or wish further information on this matter, please feel free to contact me. Thank you very much!

Sincerely,

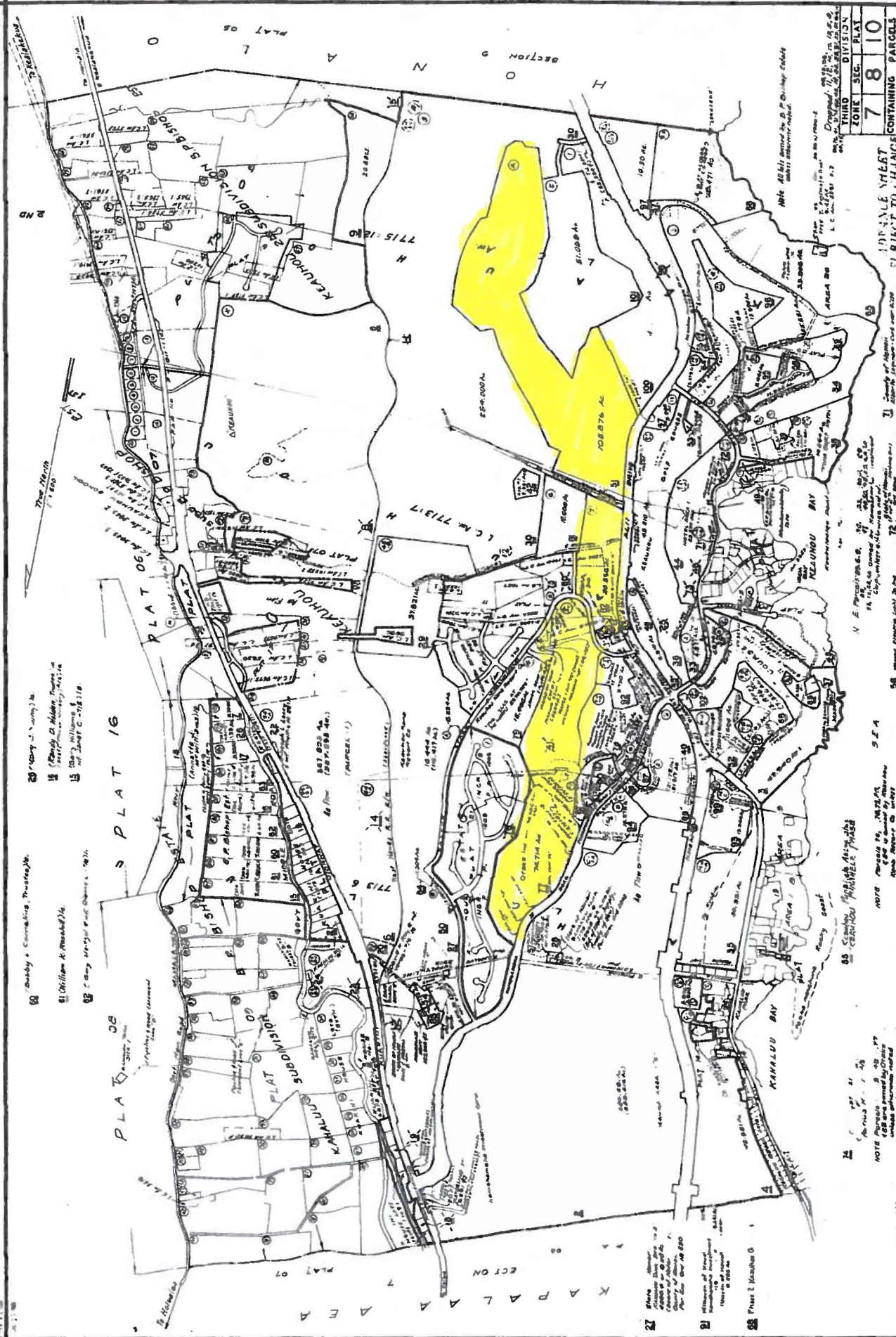
A black rectangular box redacting the signature of the Planning Consultant.

Planning Consultant

Enclosure

Copy – Kona Country Club, Inc. w/ enclosure via email

7 8 10



PLAT 08  
PLAT 16  
PLAT 05  
PLAT 07  
KANEHOU BAY  
SECTION 9  
SECTION 10  
KANEHOU - KANEHOU 1st, NORTH KONA, HAWAII

| ZONE | SEG | PLAT |
|------|-----|------|
| 7    | 8   | 10   |

CONTAINING PARCELS  
SUBJECT TO CHARGE  
SCALE 1 IN. = 100 FT.

NOTE: All lots shown on this map are subject to the provisions of the Hawaiian Land Commission Act, Chapter 218, Hawaii Revised Statutes, and the rules and regulations of the Hawaiian Land Commission.

NOTE: The area shown in yellow on this map is the same as the area shown in yellow on the map of the same area, dated 1950, and is the same as the area shown in yellow on the map of the same area, dated 1950.

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