

**CITY AND COUNTY OF HONOLULU  
DEPARTMENT OF PLANNING AND PERMITTING (DPP)**

**Plan Review Use (PRU)  
Golf Course**

Application Instructions

*This document is intended to assist you in preparing a complete application, and should be read in conjunction with the Land Use Ordinance (LUO).*

I. Overview.

- A. Applicability. This permit is required for proposed golf courses<sup>1</sup> if, following rezoning of land planned for golf course use to P-2 General Preservation District, either:
1. A grading permit is not obtained for the golf course within two years of the rezoning; or
  2. A grading permit that was obtained within two years of the rezoning expires due to suspension or abandonment of work, or is revoked.
- B. City Council. Processing of this application by the DPP and preparation of the Director's Report is the first step in obtaining a PRU. The Director's Report and Recommendation must be reviewed and approved by the City Council. (See LUO Section 21-2.70.)
- C. Time Frame. The maximum time for processing a PRU application by the DPP is 90 days from acceptance of the completed application; however, the time limit may be extended under certain circumstances.

II. Pre-application Procedures.

- A. Pre-application Meeting. You are encouraged to schedule a pre-application meeting with DPP staff to discuss the application and processing requirements. Please call 768-8014 to schedule a meeting if you feel it would be beneficial.
- B. Presentation to Neighborhood Board. Prior to submitting the application, the applicant must **present** the project to the neighborhood board of the district where the site is located, or if no such neighborhood board exists,

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<sup>1</sup> A State Special Use Permit (SUP) may be required prior to applying for a PRU if the site is located within a State Agricultural District with a soil class rating of A or B.

then to an appropriate community association. The applicant must provide written notice of the presentation to all adjoining property owners; and, the application must include adequate documentation that the requisite notice was provided, including a signed and notarized affidavit.

This requirement will be deemed to have been satisfied if either:

1. The neighborhood board (or community association if applicable) fails to provide an opportunity to present the proposed project at a meeting held within 60 days of the date of the written request to make a presentation; **or**
2. The neighborhood board (or community association if applicable) submits a letter confirming that a presentation was made and describing the position of the Board, or stating that such a presentation is not necessary.

In the event that the neighborhood board does not submit a letter, the applicant may submit a copy of the Board's minutes which documents that the presentation was made.

Please contact the Neighborhood Commission at 768-3710 for information concerning the appropriate neighborhood board and contact person for the project.

### III. Application Requirements

- A. DPP Master Application. Complete and submit the DPP Land Use Permits Division Master Application Form. Provide all requested information.
- B. Fees. Submit the appropriate fees calculated as follows: \$600 base fee, plus an additional \$300 per acre, or major fraction thereof, of the project site, up to a maximum of \$10,000. Fees should be made payable to the City and County of Honolulu and are nonrefundable.

*Note: When an Applicant applies for a PRU after being cited for taking action without having obtained necessary approvals, the application fee set forth above **shall be doubled**. The payment of the fee required by this section shall not relieve the applicant from compliance with the LUO or from penalties imposed there under.*

- C. Affidavit. Submit a notarized affidavit confirming that adjoining property owners were sent written notification of the required neighborhood presentation.

- D. Written Statement. Your application package must include two copies of the following material. (If the submittal is a multi-permit application, please submit two copies for each permit.)

Upon completion of the initial review of the submittal by the DPP, you will be notified of the number of ADDITIONAL copies required for agency and community review and comment.

The written statement must address the following issues:

1. Project Site. A description of the project site, including:
  - a. Topography;
  - b. Soil conditions;
  - c. Identification of natural features, such as wetlands, streams, rock outcroppings, etc.;
  - d. Archaeological survey; and
  - e. Abutting uses and relevant history of the use of the land, including the present use of the site.
2. Master Plan. A 5-year master plan which covers future expansions, including new uses as well as physical development. The master plan should address the following:
  - a. Details on proposed golf course operations and activities:
    - i. Membership policy, availability for public play;
    - ii. Fee structure;
    - iii. Hours of operation; and
    - iv. Accessory uses, including maintenance facilities, driving range, clubhouse, other recreational facilities (tennis courts, swimming pool, etc.)
  - b. Details on existing and proposed structures and physical alterations to the project site, grading and landscaping, and information on future development including proposed heights, density, bulk concepts, site expansion, landscaping, setbacks, and buffering from adjoining parcels.

- c. Number of required and proposed parking and loading stalls.
- d. Master signage and exterior lighting plans.

*(NOTE: Approval of a PRU by the City Council includes approval of this master plan. Therefore, the master plan must cover all lots for which the PRU is to be approved. No uses or structures, other than the uses and structures in the approved master plan, will be permitted on the lot or lots.)*

3. Infrastructure. Description of infrastructure requirements for the project, including the following if applicable (preliminary checks with the appropriate agency are encouraged):

- a. Wastewater disposal;

*Note: Contact DPP Wastewater Branch at 768-8197 or State Department of Health at 586-4294.*

- b. Water facilities, including proposed use of potable and/or non-potable water or proposed private wells for irrigation;

*Note: Contact DPP Civil Engineering Branch at 768-8102.*

- c. Traffic and parking;

*Note: A traffic impact analysis may be required. Contact the DPP Traffic Review Branch at 768-8077 and/or State Department of Transportation, Highways Division for details.*

*Furthermore, if access to the site is from a private roadway or easement, then the Applicant **must** provide documentation that they have access rights to the roadway or easement at the time of application. And, if off-site access improvements involving a private roadway are likely or even possible, then the Applicant **must** include with the application written permission from **all** of the roadway owners stating that the Applicant is authorized to make any roadway improvements that are determined to be necessary and appropriate.*

- d. Drainage;

*Note: If any alteration of existing drainage patterns is proposed, written comments from the DPP Civil Engineering Branch will be required.*

4. Neighborhood Board. Describe all issues or causes of concern relating to the project raised at the presentation to the neighborhood board or community association. Describe the measures, if any, taken to mitigate such issues or concerns.
5. Other Impacts. Describe any other expected project impacts and proposed mitigative measures to address such impacts including the following, if applicable:
  - a. Public Services, including:
    - i. Refuse collection;
    - ii. Fire protection;
    - iii. Police; and
    - iv. Schools.
  - b. Physical environment, including:
    - i. Natural land forms;
    - ii. Public views;
    - iii. Natural habitats;
    - iv. Historic sites; and
    - v. Flood hazards.
  - c. Housing and population;
  - d. Employment;
  - e. Parks and recreation;
  - f. Community concerns; and
  - g. Other impacts, including relocation of tenants, if any, and anticipated safety concerns, such as errant golf balls.
6. Justification. Justification of any requests to exceed the minimum development standards of the underlying zoning.

- E. Drawings/Plans. Submit the following fully dimensioned drawings and/or plans applicable to the project. All drawings/plans must be black line prints, drawn to scale and prepared by a draftsman, architect, engineer, or similar professional. For document imaging purposes, one (1) set of drawings shall be a maximum size of 11" x 17" and the second should not exceed 24" x 36". DPP staff may request additional copies after acceptance of the application.
1. Site Plan. Two (2) sets of a site plan reflecting the proposed 5-year master plan, showing existing and proposed structures, including fences and walls. The site plan should also:
    - a. Delineate the boundaries of the site covered by the master plan;
    - b. Identify any existing structures to be removed and/or modified;
    - c. Show on-site traffic circulation patterns and access; and
    - d. Provide details of off-street parking and loading areas, including stall dimensions and maneuvering areas.
  2. Topographical Survey Map. Topographical Survey Map including preliminary grading plans. Rare or exceptional trees and plants, and trees with trunks more than 6 inches in diameter must be identified on the topographic survey map.
  3. Conceptual Plan. Conceptual plans for all new structures indicating the following:
    - a. Building elevations and section drawings which show finish and existing grades, and setbacks from property lines; and
    - b. Floor plans including the dimensions of rooms/habitable areas and activity areas.
  4. Landscape Plans. Landscape plans indicating the following:
    - a. Sizes, locations and quantities of existing and proposed landscaping, including plantings to be removed;
    - b. Plant material by typical name; and
    - c. Details of irrigation system.

- F. Photos. Submit photos of the project site showing the following
1. Street access (ingress and egress) to the project site;
  2. Uses on adjoining properties; and
  3. Building setbacks from property lines, distances to neighboring buildings, parking areas, and other uses, on the site.

*(Note: all photos should be labeled and keyed to a general site map.)*

- G. Environmental Assessment. If the project is subject to the requirements of Chapter 343, Hawaii Revised Statutes (HRS), the Environmental Impact Statement (EIS) law, then provide documentation of compliance.

1. If the project involves an exempt class of action, pursuant to Section 11-200-8, Hawaii Administrative Rules (HAR), then provide written documentation of such exemption from the appropriate proposing and/or approving agency (for projects subject to HRS Chapter 343, only); or
2. Submit two (2) copies of the Finding of No Significant Impact (FONSI) or EIS for the project.

*Note: If the project requires an Environmental Assessment (EA) or EIS, then this must be processed before the PRU application will normally be accepted for processing.*

3. If the project is not an exempt class of action, but is associated with a prior FONSI or EIS, then a determination must be made that a Supplemental EA or EIS is not necessary before the PRU application will be accepted for processing. Therefore, provide detailed written justifications why the proposal does not require the preparation of a Supplemental EA or EIS.

*Note: If the project has substantially changed in size, scope, intensity, use, location, timing, or other means since the time the FONSI was issued or the EIS was accepted, and the project will involve significant effects, then the applicant must prepare a supplemental assessment prior to submitting the application for the PRU. The supplemental assessment will be processed in the same manner as the EA or EIS (see Subchapter 10 of Chapter 200, Title 11, HAR, for details).*

Note Regarding Public Notification. Within ten (10) working days of the acceptance of the application by the DPP, the Applicant must also comply with

*the notification requirements of LUO Section 21-2.40-2(c)(3), which requires the notification of owners of property within 300 feet of the site.*

- IV. Electronic Document Submittals. The submittal of electronic documents, either in whole or in part of this application, is encouraged; and, shall be at the sole discretion of the Applicant. Electronic document submittals shall adhere to the following specified formats: PDF (Adobe Reader 9 or earlier), JPEG, or Word (2003 or earlier). Electronic documents **must** be submitted on either CD or DVD. No individual electronic document shall exceed 15 megabytes in size; any electronic document involving a larger size **must** be broken down into smaller size files. ALL maps, drawings and /or plans **must** be drawn to an appropriate scale, and **must** include a graphic ("bar") scale accurately representing the applicable scale of the document.

*For further assistance or information on how to complete the application,  
please call the DPP at 768-8014.*

**PLAN REVIEW USE (PRU)  
GOLF COURSE**

**APPLICATION CHECK LIST**

1.	Pre-application meeting with DPP (optional)	
2.	Neighborhood Board (NB) Presentation (letter or meeting minutes attached; or copy of applicant's request to NB if no presentation opportunity provided)	
3.	Master Application Form	
4.	Fees	
5.	Affidavit (confirming Notification of Adjoining Property Owners of NB Presentation, and list of those notified)	
6.	Written Statement (2 copies)	
7.	Drawings/Plans - 2 sets drawn to scale, 1 set max. 11" x 17" and 2 <sup>nd</sup> set max. 24" x 36"	
	Site Plans	
	Topographical Survey Map	
	Conceptual Plans	
	Landscape Plans	
8.	Photos (labeled and keyed to a general site map)	

\*Note: This list is intended as a general reference for applicants. Please refer to the attached permit instruction sheets for **complete** application requirements.

The adequacy/completeness of application submittals for acceptance will be determined by the DPP within 10 working days of application submittal.