A67-148 CASTLE & COOKE, INC.

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

July 23, 1969

Mr. George Yim
Oceanic Properties
401 Kamakee Street
Honolulu, Hawaii 96814

Subject: Rezoning Application by Castle & Cooke, Inc.
A67-148: Tax Map Key 4-9-02: portion of 1
Lanai City, Lanai
16.2 acres from Agricultural to Urban

Dear Mr. Yim:

Act 187 of the 1961 Legislature, the State Land Use Law, provides for a mandatory periodic 5-year review of the State land use district boundaries as established by the Land Use Commission. Since the current boundaries were established in August of 1964, the Land Use Commission is in the process of re-establishing these district boundaries.

Since the above petitioner requested and received a reclassification of their lands from Agricultural to Urban after the establishment of the permanent district boundaries in 1964, the Commission requests that you submit a progress report on the development of this property and a tentative schedule of development for the next five years before it reclassifies the lands in the County of Maui in the appropriate district.

A meeting has been scheduled for August 1 at the Kahului Library at 7 p.m., Kahului, Maui, to consider and enact the Maui County district boundaries.

You may submit a written statement to the Commission, P. O. Box 2359, Honolulu, Hawaii 96804, or appear at the Land Use Commission meeting on August 1, at Kahului, Maui, and present a verbal status report.

Very truly yours,

RAMON DURAN
Executive Officer

June 21, 1967

Mr. George Yim
Land Department
Castle and Cooke, Inc.
401 Kamakee Street
Honolulu, Hawaii

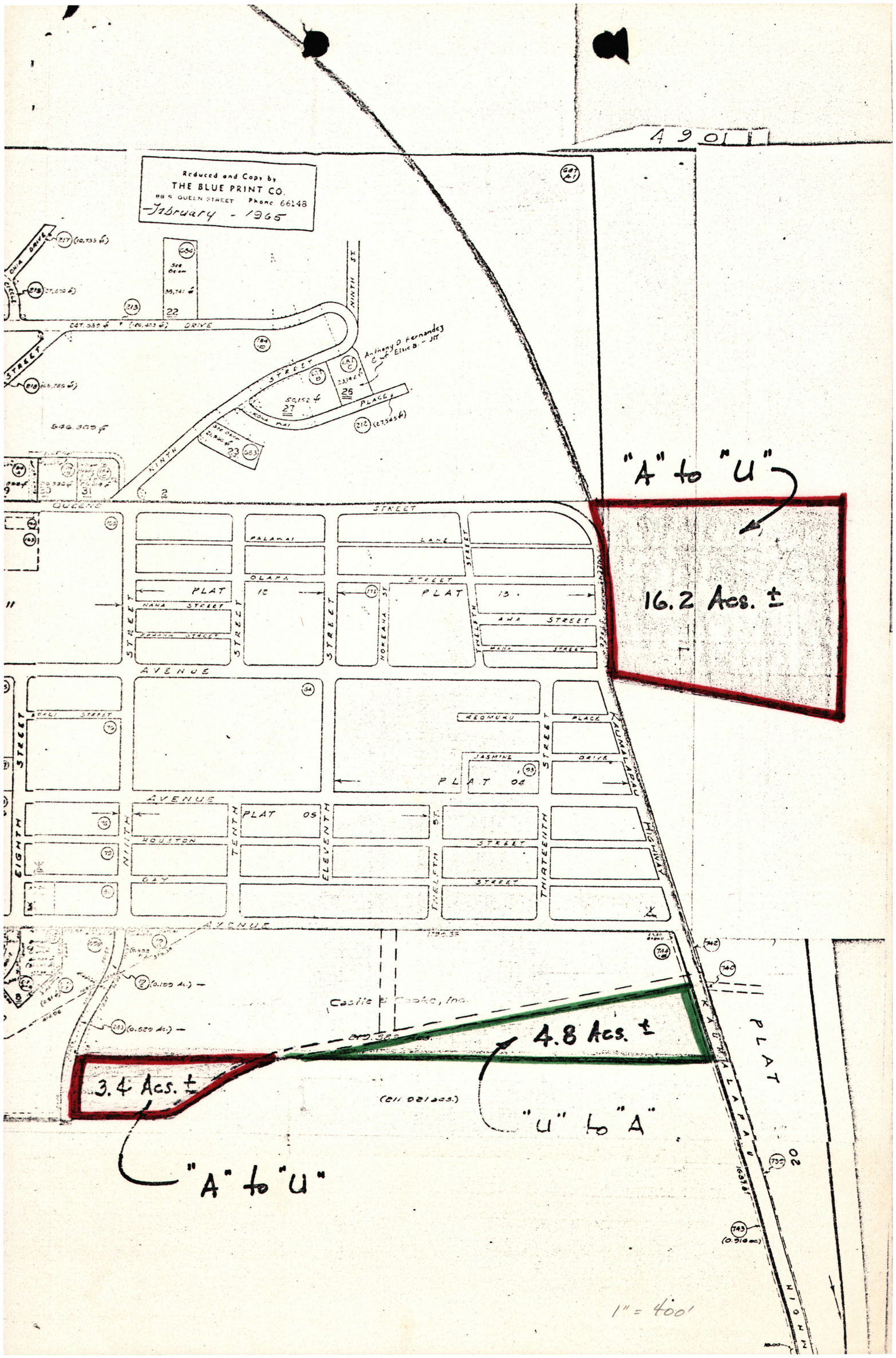
Dear Mr. Yim:

The petition by Castle and Cooke, Inc. (A67-148) to amend the land use district boundaries at Lanai City, Lanai, from an Agricultural District to an Urban District, identifiable by Tax Map Keys 4-9-02: portion of 1 and 4-9-14: portion of 1; and from an Urban District to an Agricultural District for lands identifiable by Tax Map Key 4-9-14: portion of 1; was approved by the Land Use Commission at its meeting on June 16, 1967.

Very truly yours,

RAMON DURAN
Executive Officer

Encl.
cc: Chairman Burns
Department of Taxation
Dept. of Land & Nat. Res.
Maui Planning Commission



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THE BLUE PRINT CO.
88 S QUEEN STREET Phone 66148
February - 1965
"A" to "U"
16.2 Acs. ±
4.8 Acs. ±
3.4 Acs. ±
"U" to "A"
"A" to "U"
Castle & Cooke, Inc.
PLAT 12
PLAT 13
PLAT 04
PLAT 05
PLAT 02
QUEENS STREET
AVENUE
NINTH ST.
NINTH STREET
TENTH STREET
ELEVENTH STREET
THIRTEENTH STREET
EIGHTH STREET
KAUMALAPAU HIGHWAY
1" = 400'

STATE OF HAWAII

LAND USE COMMISSION

VOTE RECORD

Item A67-148 - Castle & Cooke Date June 16, 1967

Place Honolulu, Hawaii Time

| Names | Yes | No | Abstain | Absent |
|---|---|---|---|---|
| WUNG, L. | ✓ | | | |
| INABA, G. | ✓ | | | |
| MURAKAMI, KEIGO ~~OTAXXX~~ | ✓ | | | |
| ~~XXXXXXXXXX~~ | | | | |
| BURNS, C.E.S. | ✓ | | | |
| NISHIMURA, S. | ✓ | | | |
| MARK, S. | ✓ | | | |
| FERRY, J. | ✓ | | | |
| ~~THOMPSON, M.~~ | | | | |

Comments: approve

STATE OF HAWAII
LAND USE COMMISSION

Minutes of Meeting

Land Use Commission Hearing Room
Honolulu, Hawaii

June 16, 1967 - 1:15 P. M.

| | |
|---|---|
| Commissioners Present: | C. E. S. Burns, Chairman<br>Leslie Wung<br>Shiro Nishimura<br>Keigo Murakami<br>Goro Inaba |
| Commissioners Absent: | Shelley M. Mark<br>Jim Ferry |
| Staff Present: | Ramon Duran, Executive Officer<br>Roy Takeyama, Legal Counsel<br>Ah Sung Leong, Planner II<br>Dora Horikawa, Stenographer |

ADOPTION OF MINUTES

It was moved by Commissioner Nishimura and seconded by Commissioner Inaba that the minutes of the meetings of December 16, 17, 1966 and February 17, 18, 1967 be approved as circulated. The motion was unanimously passed.

NEXT MEETING DATE:

After a short ciscussion, the next meeting date was set for July 28, 1967 in Kona, Hawaii.

BOUNDARY INTERPRETATION ON KAMILONUI RIDGE

Mr. Duran presented a letter received from Mr. Mineo Okamoto of Wilson Okamoto and Associates dated June 8, 1967, requesting a conservation boundary interpretation on Kamilonui Ridge, Tax Map Key 3-9-19 (see copy of letter on file). The Kamilonui Farmers Cooperative was proposing an agricultural subdivision in this area and a small sliver of land within the subdivision had been placed in the Conservation District by the Land Use Commission. This had been determined by measuring the USGS 1"=2000' scale district map and transferring the information on the subdivision map. It was the Cooperative's contention that the existing coral road with ground slopes of 12% was a more logical urban-conservation boundary. They are proposing an agricultural subdivision in an Urban District on Bishop Estate lease lands. The average size of the lots ranged from 2 to 4 acres.

Mr. Duran advised that at the time the Land Use Commission initiates action to include the lands in between into the Urban District, the owners will be duly notified.

Commissioner Inaba moved that the petition be approved as recommended by staff, seconded by Commissioner Nishimura. The motion was carried unanimously.

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PETITION BY CASTLE & COOKE, INC. (A67-148) TO RECLASSIFY APPROXIMATELY 19.2 ACRES OF AGRICULTURAL LANDS TO URBAN LANDS; AND APPROXIMATELY 4.8 ACRES OF URBAN LANDS TO AGRICULTURAL LANDS IN LANAI

Following presentation of staff report recommending approval of the petition based on staff analysis by Mr. Duran (see copy of report on file) Commissioner Wung moved to approve the petition, which was seconded by Commissioner Mark, and passed unanimously.

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APPLICATION FOR SPECIAL PERMIT BY GILLIARD AND RICHARD SMART (SP67-43) TO CONSTRUCT 40 SINGLE-FAMILY DWELLINGS, ETC. IN AN AGRICULTURAL DISTRICT AT KOHALA, HAWAII

Mr. Duran read the staff report recommending denial of the request on the basis of staff's analysis, discussion and field investigation (see copy of report on file).

A detailed report of existing uses such as the race track, airport, highways, etc., surrounding the subject area, plus a site plan of the proposed use, was also presented by the Executive Officer.

At the request of Commissioner Ferry who felt that there was an attempt here to duplicate the facilities at Mokuleia on Oahu, the staff determined that the Mokuleia development was in an Urban District on the makai side of the highway and agricultural throughout the surrounding area.

Mr. Duran advised that the Lalamilo farm lots across from the proposed development were zoned for minimum 5-acre lots under the proposed county zoning presently under consideration, and that the subject parcel fell within the 40-acre minimum Agricultural District. He added that both the General Plan and the proposed zoning designated this area as Agricultural A-40.

Commissioner Nishimura expressed concern that the special permit was proposing a high-density residential development in an Agricultural District which would result in spot zoning. This would also lead other landowners in the surrounding area to speculate and request reclassification.

Mr. Duran advised that there were two avenues open to the petitioner--a boundary change request or a special permit because the request was not a permitted use in the Agricultural District.

Mr. Takeyama, legal counsel, agreed with Commissioner Nishimura and added that perhaps this request was more appropriately for a boundary change rather

STATE OF HAWAII
LAND USE COMMISSION

MEMORANDUM June 16, 1967

TO: LAND USE COMMISSION

FROM: STAFF

SUBJECT: A67-148 - CASTLE & COOKE, INC. (LANAI CITY)

A public hearing was held on April 28, 1967 on this petition to change the Land Use district designation for lands located on the southwestern periphery of Lanai City. The request involves the following changes:

1. From Agricultural to Urban - Approximately 16 acres of pineapple lands south of Lanai City which are proposed for a residential subdivision of 18 lots.
2. From Agricultural to Urban - Approximately 3.2 acres west of Lanai City presently occupied by an industrial building.
3. From Urban to Agricultural - Approximately 4.8 acres at the southwest end of Lanai City presently in pine cultivation.

The Lanai Planning Advisory Committee and the Maui Planning Commission recommended approval of the petition. The LUC staff also recommended favorably since the 16-acre subdivision would alleviate the present need for fee simple house lots by Lanai residents; the requested urban area is in close proximity to public facilities and services; and the development conforms with the recently completed Lanai City General Plan. It was also noted that the other two changes involved in the petition are reasonable and appropriate because of the existing uses. Your staff further recommended that when the LUC reviews the boundaries in 1969, it favorably consider reducing the Urban District east of Lanai City so that urban expansion would be shifted to the southern end of the city in conformance with the Lanai City General Plan.

Since no new developments have taken place since the hearing to alter the staff's original evaluation, the recommendation of approval of this petition is maintained.

June 6, 1967

Mr. George Yim
Land Department
Castle and Cooke, Inc.
401 Kamakee Street
Honolulu, Hawaii

Dear Mr. Yim:

The Land Use Commission next meets at 1:00 p.m. on June 16, 1967 in the Land Use Commission Hearing Room, 426 South Queen Street, Honolulu, Hawaii.

On or about that time a decision on the petition by Castle and Cooke, Inc. (A67-148) will be rendered.

There is no requirement for you to be present. However, should you wish to attend, please feel free to do so.

Very truly yours,

RAMON DURAN
Executive Officer

STATE OF HAWAII
LAND USE COMMISSION

KAHULUI LIBRARY
KAHULUI, MAUI

1:30 p.m.
April 28, 1967

STAFF REPORT

A67-148 - CASTLE AND COOKE, INC.

Background Data

The petitioners are requesting that an area of approximately 16 acres of pineapple land at the southern end of Lanai City be removed from the Agricultural District and placed in the Urban District, and that an area of approximately 3.2 acres at the west end of Lanai City presently occupied by an industrial building be removed from the Agricultural District and included in the Urban District. They are also requesting that an area of approximately 4.8 acres at the southwest end of the city in pineapple cultivation be removed from the Urban District and placed in the Agricultural District.

The 16-acre parcel proposed for single-family residential development is in the Lahaina silty clay soils series with a maximum slope of 10%. These red soils have few or no stones and are principally used for pineapple production. There are no restrictions on the use of heavy machinery on this soil. The two areas on the west and southwest side of the city are in the Hoolehua clay series with maximum slopes of 5%. This dark, reddish brown clay is also suitable for the growing of pineapple crops or grazing. The median annual rainfall for Lanai City is 35.2 inches. The elevation is approximately 1,600 feet above sea level.

A General Plan for the City of Lanai was recently prepared for Lanai City by Belt, Collins and Associates, Ltd., which is presently being reviewed by the Maui Planning Commission. The Lanai Planning Advisory Committee

unanimously recommended approval of this request to the Maui County Planning Commission, who in turn recommend approval of the petition by the Land Use Commission because the change conforms to the General Plan.

Water is available to the site and all public facilities such as water lines, sewer lines and paved streets would be constructed within the subdivision at the expense of the developer. All utilities are to be underground.

The developers propose a 61-lot subdivision in 3 increments, the first unit to contain 18 lots. The petitioner reports a shortage of residential units in Lanai City and to alleviate the shortage 18 house lots are proposed to meet the immediate demand for purchase in fee simple for residents of Lanai only.

The Land Use Commission, when it established the permanent boundaries for Lanai City, included almost all of the developed land as well as a substantial area in pineapple cultivation on the east end of the city for future expansion. At the present time, there are approximately 480 acres contained within the Urban District, including roads, etc. of which 270 acres are developed for urban purposes, 50 acres used for golf course purposes, 90 acres in pineapple, and 70 acres vacant, most of which are industrial areas or steep, forested open space.

The areas requested for urban districting are adjacent to expansions of the existing Urban District of Lanai City. The area requested for agricultural districting is an expansion of the existing Agricultural District.

The requested urban area is in close proximity to schools, playgrounds, police and fire protection, and to commercial areas and employment facilities. Recent significant CIP projects include $200,000 for a Lanai High and Elementary School Physical Education Building, $65,000 for a new general hospital which is currently under construction, $33,000 for re-routing the drainage

ditch at Manele Bay Small Boat Harbor, and $300,000 for Lanai Airport improvements.

Analysis

The land use boundaries were adopted prior to any consideration of a General Plan for the City. A city plan has now been prepared and has met the approval of the Lanai Advisory Committee and is presently under consideration by the Maui Planning Commission. The proposed boundary amendments correspond to the recommendations of the proposed General Plan. It seems appropriate that the Land Use Commission boundaries are in need of re-evaluation and revision so that the area anticipated for future urban expansion can be shifted from the east end of Lanai City to the southern end. This would result in a substantial decrease in the Urban District and an increase in the Agricultural District on the west end of the city in an area presently used for pineapple, and an increase in the urban area at the south of the city indicated for future residential development on the General Plan and contained in the present petition.

Recommendation

On the basis of the background data, analysis and field investigation, it is recommended that the petition be approved and that the Commission favorably consider reducing the amount of Urban District on the east end of Lanai City when the LUC boundaries are reviewed in 1968-1969 as provided in the Land Use Act.

# LANAI

| Act | Item No. | Project Titles | Appropriation | |
|---|---|---|---|---|
| | | SCHOOLS - PUBLIC | | |
| 30/62 | C8a | Lanai | 100,000 | AA 109 (-2,456.79) C8a (65-66) |
| 201/63 | C7g | Lanai High & Elem. School | 25,000 | |
| 52/64 | C8d | Lanai High & Elem. School | 196,000b | AA 23 - 196,000<br>AA 70 (41,436.03) C8a (65-66)<br>AA 33 (-51,000) C8e (65-66) |
| 195/65 | C-52 | Lanai High and Elementary School--Physical Education Building. | 200,000 | AA 167 - 134,384 |

Lanai Population

July 1965 = 2,975

projected 1985 = 3,987

for a 17.29% increase

of 500± people

LANAI

| Act | Item No. | Project Titles | Appropriation | |
|---|---|---|---|---|
| | | HOSPITALS AND SANATORIUMS | | |
| 224/59 | 3aB(4) | Lanai Hospital Subsidy | 56,500 | |
| 30/62 | C81 | Lanai Hospital Subsidy | 45,000 | |
| 195/65 | R1 | Lanai General Hospital--Plans and Construction of a new general hospital including equipment. | 240,000 | AA 166 - 50,000 |
| 38/66 | IIIF14 | Lanai General Hospital--to supplement funds appropriated by Act 195, S.L.H. 1965. | 65,000 | |

LANAI

| Act | Item No. | Project Titles | Appropriation | |
|---|---|---|---|---|
| | HIGHWAYS | | | |
| 195/65 | D 46 | Lanai Base Yard-- Construction of equipment storage shed. | 4,000s | AA 8 - 1,000<br>AA 50 - 3,000 |

# LANAI

| Act | Item No. | Project Titles | Appropriation |
|---|---|---|---|
| | HARBORS | | |
| 150/57 | 82m | Lanai Small Boat Harbor | 70,000 |
| 224/59 | 1a2B(2) | Lanai Small Boat Harbor | 70,000 |
| 195/61 | CII2 | Lanai Small Boat Harbor | 150,000c |
| 30/62 | C3d | Lanai Small Boat Harbor | 50,000 |
| 201/63 | C2d | Lanai Small Boat Harbor, Manele Bay. | 165,000<br>200,000f |
| 195/65 | E20 | Diversion Ditch, Lanai Small Boat Harbor, Manele Bay, Lanai | 50,000 |
| 38/66 | IIIB6 | Improvements to Lanai Small Boat Harbor, Manele Bay -- Incremental improvements to Lanai Small Boat Harbor including re-routing of existing drainage ditch. | 33,000 |

LANAI

| Act | Item No. | Project Titles | Appropriation |
|---|---|---|---|
| | AIRPORTS | | |
| ? | 82s | Lanai Air Terminal. | 50,000 |
| 195/61 | CIII1 | Lanai Airport. | 35,000b |
| 30/62 | C3c | Lanai Airport. | 100,000s |
| 201/63 | C2c | Lanai Airport Expansion. | 25,000 |
| 52/64 | C2b | Lanai Airport. | 243,000b<br>60,000s |

AA 803 - ~~43,000~~ 30,000
AA 8 - 60,000s

April 19, 1967

Mr. George Yim
Land Department
Castle and Cooke, Inc.
401 Kamakee Street
Honolulu, Hawaii

Dear Mr. Yim:

The Land Use Commission next meets on April 28, 1967 at 1:30 p.m., at the Kahului Library, Kahului, Maui. At that time, the application of the Castle and Cooke, Inc. (A67-148) to amend the land use district boundaries on Lanai will be heard.

Very truly yours,

RAMON DURAN
Executive Officer

Lanai City A 67-148

U to A = TMK 4-9-14: por. of 1
→ 6 Ac ±

A to U = TMK
- 4-9-01: por. of 2 — 500 ± Ac
- 4-9-02: por. of 1 — 16 Ac ±
- 4-9-14: por. of 1 — 3.7 Ac ±

→ Approx. 20 Ac

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Lanai City Total U (including roads, etc) = 482 Ac ±

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Approx. acres in Ag. = 90 Ac
" Golf Crs = 47 Ac
" Vacant = 72 Ac

209

---

Approx acres in U. use = 273

482

2149 LSL FILE

JOSEPH S. MEDEIROS, JR., CHAIRMAN
KAZUO KAGE, VICE-CHAIRMAN
G. ALAN FREELAND, MEMBER
WILLIAM HONG, MEMBER
YOSHIKAZU MATSUI, MEMBER
PETER MATSUOKA, MEMBER
MOTOHISA UNEMORI, MEMBER

KOICHI HAMADA, EX-OFFICIO
HIDEO HAYASHI, EX-OFFICIO
JEAN R. LANE, EX-OFFICIO
MASAO SONE, EX-OFFICIO
ROBERT O. OHATA, PLANNING DIRECTOR
MRS. EVA M. DUPONTE, ADM. ASST.

**PLANNING & TRAFFIC COMMISSION**
**COUNTY OF MAUI**
POST OFFICE BOX 1487
KAHULUI, MAUI, HAWAII 96732

RECEIVED
MAR 24 1967
State of Hawaii
LAND USE COMMISSION

March 22, 1967

Mr. Myron B. Thompson
Chairman
Land Use Commission
State of Hawaii
Honolulu, Hawaii

Dear Mr. Thompson:

The Maui Planning Commission at its meeting of March 21, 1967, voted unanimously to recommend approval of the petition for the change of district boundaries in Lanai, as contained in the petition.

The change of district boundaries conforms with the proposed general plan for Lanai presently being reviewed by the Maui Planning Commission. The Lanai Advisory Committee to the Planning Commission unanimously recommended its approval to this Commission.

Yours very truly,

Robert O. Ohata

ROBERT O. OHATA
Planning Director

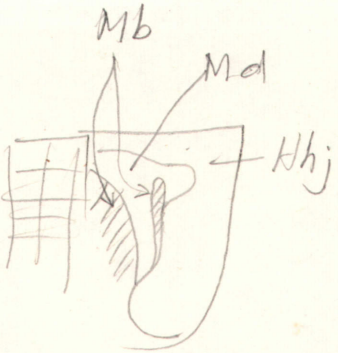
cc: Mr. Goro Hokama
Chairman, Lanai Advisory Committee

Castle + Cooke Petition

(1) Soil Survey

LD (Pg. 239)

Hhh (Pg 294)




(2) Median Annual Rainfall = 35.2"
(Lanai City) Eq. 1620

(3) Aerial Photo = EKQ 1CC-27
28

January 9, 1967

Mr. Robert O. Ohata, Director
Planning and Traffic Commission
P. O. Box 1487
Kahului, Maui

Dear Mr. Ohata:

Pursuant to Section 98H-4, RLH 1955, as amended, and Act 32/SLH 1965, a copy of a petition for amendment to the land use district boundaries, submitted by Castle and Cooke, Inc. through their attorney, Mr. George Yim, together with maps and supporting data, is forwarded to you for your comments and recommendations.

Thank you for your cooperation.

Very truly yours,

GEORGE S. MORIGUCHI
Executive Officer

Enc. (Petition, maps, etc.)

January 9, 1967

Mr. George Yim
Land Department
Castle and Cooke, Inc.
401 Kamakee Street
Honolulu, Hawaii

Dear Mr. Yim:

This is to acknowledge receipt of Check No. 09033, Castle and Cooke, Inc., in the amount of $50 for an application by Castle and Cooke, Inc. to amend the land use district boundaries as shown on Tax Map Keys 4-9-01, 4-9-02, 4-9-14 respecting Lanai City, Lanai, Hawaii.

In accordance with Section 98H-4, RLH 1955, as amended, and Act 32, SLH 1965, this Commission must schedule a public hearing on your petition no sooner than 60 days and no more than 120 days. After 45 but within 90 days following the public hearing, the Land Use Commission is obliged to render a decision on your petition.

A hearing schedule will be determined at a later date to consider the several pending petitions, including yours, in the County of Maui. We will inform you of the date of the hearing as soon as it is determined.

Should any questions develop in the meantime, we will contact you. If you should have any questions, please feel free to contact us.

Very truly yours,

GEORGE S. MORIGUCHI
Executive Officer

cc: Chairman Thompson

State Form B14

# STATE OF HAWAII

OFFICIAL RECEIPT No. 165

Department of Planning and Economic Development
Department, Bureau or Commission

Jan. 11 19 67

RECEIVED from Castle & Cooke, Inc.

Fifty and no/100 DOLLARS

LUC: Dole Co. Petition for Change of Urban Dist Boundary Land

$ 50.00

Jean H. Kamilons
Public Accountant

State Form B14

# STATE OF HAWAII

OFFICIAL RECEIPT No. 162

Land Use Commission
Department, Bureau or Commission

January 6 1967

RECEIVED from Castle & Cooke, Inc.

Fifty & no/100 DOLLARS

Petition for Boundary Change

$50.00

Don G Hoskins
Public Accountant

STATE OF HAWAII
LAND USE COMMISSION

426 Queen Street
Honolulu, Hawaii

RECEIVED
JAN 6 1967
State of Hawaii
LAND USE COMMISSION

This space for LUC use

Date Petition and Fee received by LUC _____

Date forwarded to County for recommendation _____

Date Petition, and County recommendation received by LUC _____

A67-148

PETITION FOR AMENDMENT TO THE LAND USE COMMISSION DISTRICT BOUNDARY

Comes now, CASTLE & COOKE, INC., Petitioner herein, and hereby submits a Petition for Amendment to the Land Use Commission District Boundary respecting Lanai City, Island of Lanai, County of Maui, State of Hawaii, to revise the district designation of the following described properties from its present classification of agricultural district to urban district, and urban district to agricultural district and more particularly shown on Exhibit A which is attached hereto and made a part hereof:

Description of Property:

Tax Map Key: 4-9-01
4-9-02
4-9-14

Petitioner's Interest in Subject Property:

Petitioner is the owner in fee simple of the subject property.

Petitioner's reasons for requesting boundary revision:

See Tax Map for areas & TMK involved

1. Petitioner requests boundary changes to place areas of approximately 19.6 acres, marked in yellow on Exhibit A, presently designated as agricultural district into urban district designation, and the area marked in green, of approximately 4.8 acres presently designated as urban district into agricultural district designation.

ASL

2. Also enclosed are copies of (1) general plan and (2) map of Present Land Use for Lanai prepared by consultants, Belt, Collins and Associates, Ltd. The areas affected are outlined in the same colors. This petition for amendment is in conformity with the development plans.

3. There being a shortage of residential units in Lanai City, Dole Company, an operating division of the Petitioner, plans to alleviate this shortage by making available eighteen (18) houselots within the area shown in yellow on Exhibit A. The location of these eighteen (18) proposed houselots is more specifically shown as Unit I on Exhibit B, which is attached hereto and made a part hereof. The remainder of the area (units II and III), being changed from agricultural to urban use, is included in this request to avoid repetitive submissions and should take care of additional demand for the immediate future.

4. The area being changed to urban use is ideal for residential construction since it is relatively flat and can be developed feasibly and aesthetically. There are no problems in providing sewerage or drainage facilities.

5. It is contemplated that these lots will be offered for purchase in fee to residents of Lanai only, as building sites for single family residential units, it being the aim of Petitioner to make such lots available at the lowest possible price. The development by Petitioner is being undertaken at the request of and in response to requests for houselots by a number of residents of Lanai.

6. The area marked in green, containing an approximate area of 4.8 acres, presently designated urban is contiguous to

agricultural uses and is presently under pineapple cultivation. The present urban boundary on tax map 4-9-14, from Kaumalapau Highway to Ninth Street, is the original boundary and apparently was not delineated with regard to existing or proposed uses. In essence, the requested change from urban to agricultural use will relocate the agricultural boundary to conform to existing uses which are well established on the ground.

CASTLE & COOKE, INC.

By _____
George Yim
Land Department

Address: 401 Kamakee Street

Telephone: 587-011

# A67-148 CASTLE & COOKE, INC.

(10.00 Acs.)
La Ct App. 1900

Hawaiian Telephone Co. Bldg. &c.

160.000 Ac
(140.823 Acs)

NININIWAI DRIVE
847,335 sf (20,403 sf)

LAUHALA PLACE
KOWA WAI PLACE
NINTH STREET
SIXTH STREET
FIFTH STREET
QUEENS STREET
ALAPA STREET
NANI STREET
LANAI AVENUE
KEOLE PL.
JACARANDA PL.
ILIMA PLACE
HOUSTON PLACE
GAY PLACE
KEOLE STREET
JACARANDA STREET
ILIMA STREET
HOUSTON STREET
GAY STREET
FRASER AVENUE
KOALI STREET
HOUSTON STREET
GAY STREET
KEOMUKU PLACE
JASMINE DRIVE
KAUMALAPAU HIGHWAY
PALAWAI STREET
OLAPA STREET
LANE
NAHA STREET
KAHANA STREET
AHA STREET
MAHA STREET
HOKEANA ST.
TWELFTH ST.
THIRTEENTH ST.
ELEVENTH ST.
TENTH ST.
EIGHTH STREET
SEVENTH STREET
AWALUA AVENUE
EHUNANI CIRCLE
CALDWELL PL.
HALUA PLACE

PLAT 10
PLAT 11
PLAT 12
PLAT 13
PLAT 08
PLAT 07
PLAT 06
PLAT 05
PLAT 04
PLAT 09
PLAT 02

Anthony D. Fernandez & wf. Elsie B. J/T
2.314 Ac.

State of Hawaii
(Dept. of Public Instruction)
10.372 Acs.
Exec. Ord. No. 1263
LANAI CITY INTERMEDIATE SCHOOL

State of Hawaii
(County of Maui)
Exec. Ord. No. 1378
0.125 Ac.
ADD'N TO LANAI HIGH AND GRAMMAR SCHOOL

Roman Catholic Church
40,948 sf (30,830 sf)

Castle & Cooke, Inc.
219.383 Acs.
(211.021 acs.)

County of Maui
8.017 Acs.
(7.279 Acs.)

LANAI COMMUNITY WELFARE ASSN.

Easement 4 — Maui Sewer Easement
Easement 3 — Sewer & Road Easement

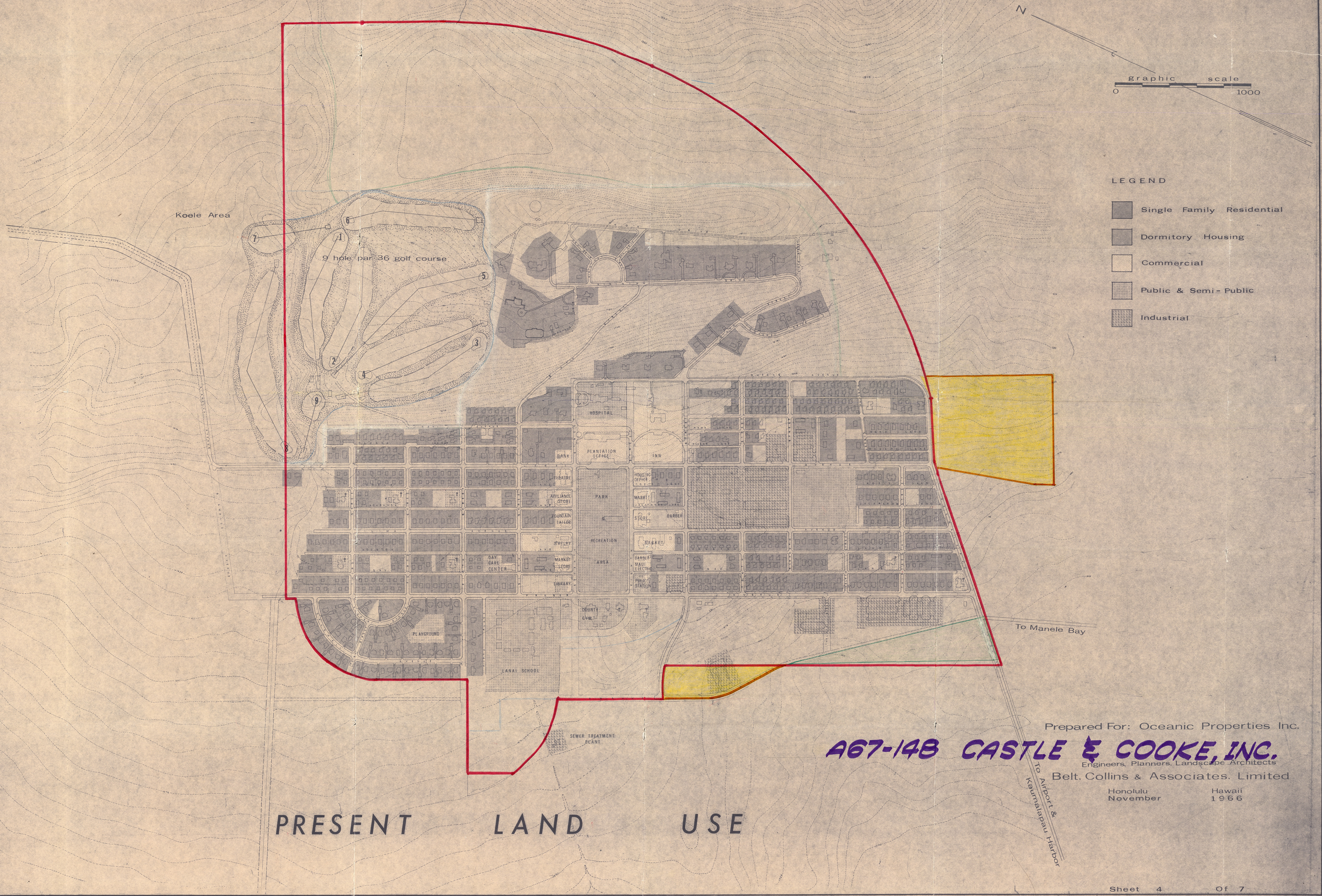
(0.705 Ac.)
(0.100 Ac.)
(0.520 Ac.)
(0.738 Ac.)
(0.516 ac.)
(1.494 Acs.)
(1.067 Ac.)
(4.140 Acs.)

5702.70
1730.35
651.23
2017.81
1283.39
937.87

1" = 200'

7602

# LANAI CITY LAND USE STUDY




## PRESENT LAND USE

Prepared For: Oceanic Properties Inc.

A67-148 CASTLE & COOKE, INC.


Engineers, Planners, Landscape Architects

Belt, Collins & Associates, Limited

Honolulu Hawaii

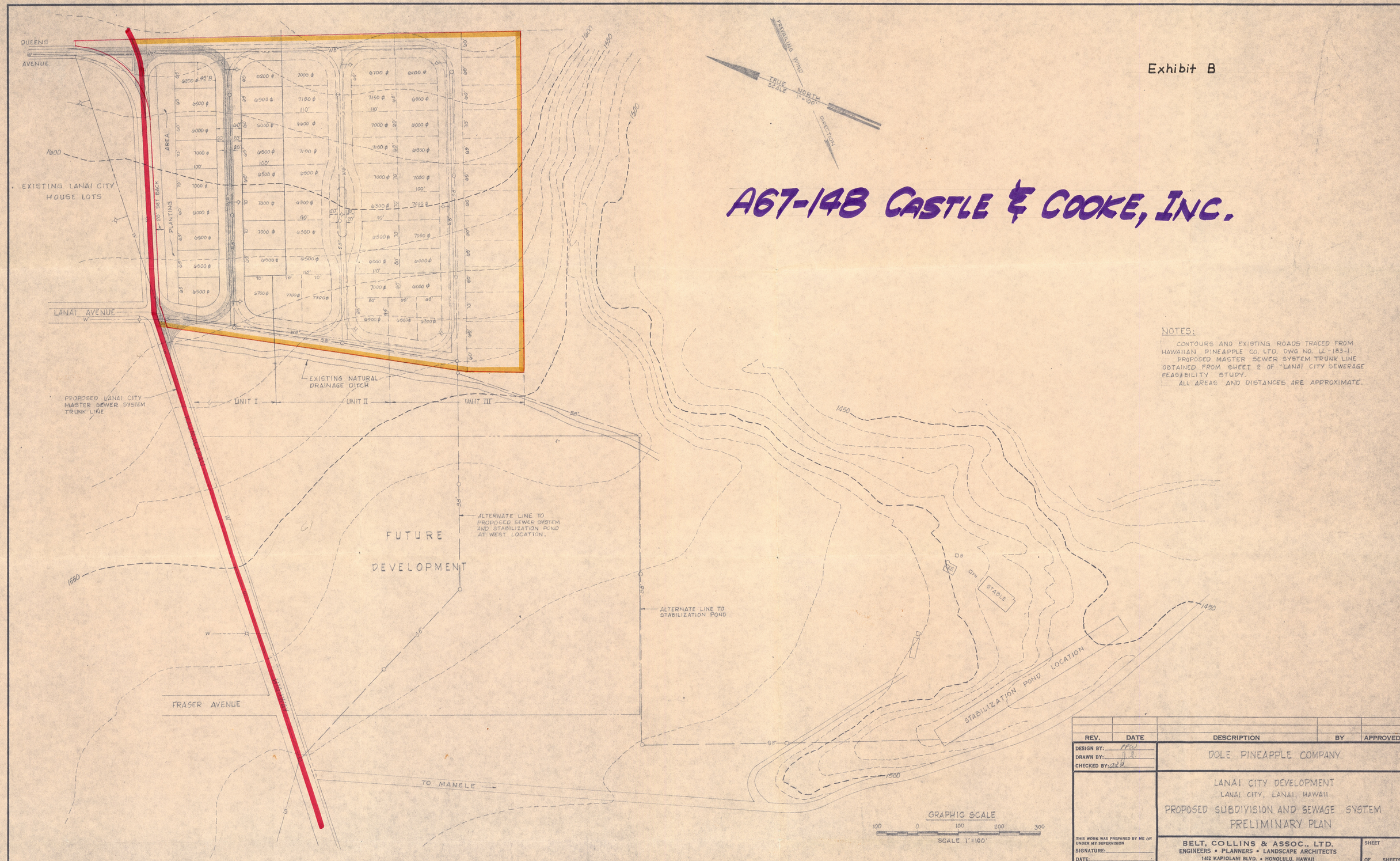

November 1966



7603

Exhibit B

# A67-148 CASTLE & COOKE, INC.




NOTES:

CONTOURS AND EXISTING ROADS TRACED FROM HAWAIIAN PINEAPPLE CO. LTD. DWG NO. LL-183-1.
PROPOSED MASTER SEWER SYSTEM TRUNK LINE OBTAINED FROM SHEET 2 OF "LANAI CITY SEWERAGE FEASIBILITY STUDY.
ALL AREAS AND DISTANCES ARE APPROXIMATE.

| REV. | DATE | DESCRIPTION | BY | APPROVED |
|---|---|---|---|---|

DESIGN BY: PPW
DRAWN BY: J.L.
CHECKED BY: [illegible]

DOLE PINEAPPLE COMPANY

LANAI CITY DEVELOPMENT
LANAI CITY, LANAI, HAWAII
PROPOSED SUBDIVISION AND SEWAGE SYSTEM
PRELIMINARY PLAN

THIS WORK WAS PREPARED BY ME OR UNDER MY SUPERVISION
SIGNATURE:
DATE:

BELT, COLLINS & ASSOC., LTD.
ENGINEERS • PLANNERS • LANDSCAPE ARCHITECTS
1402 KAPIOLANI BLVD. • HONOLULU, HAWAII

SHEET
OF SHEETS

| FILE | POCKET | FOLDER | NO. |
|---|---|---|---|

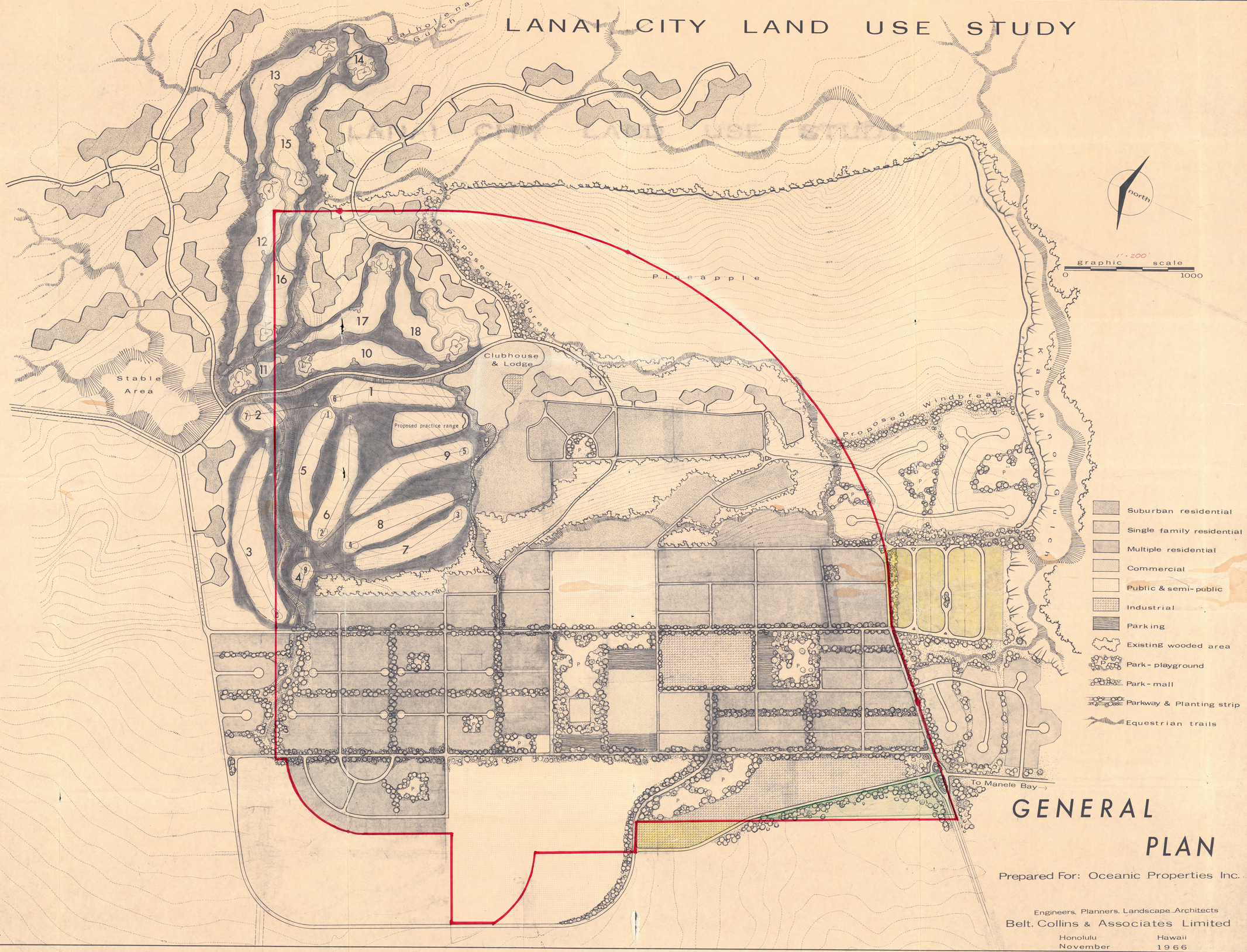
7604

RECEIVED
JAN 6 1967
State of Hawaii
LAND USE COMMISSION

Exhibit B

7605

# LANAI CITY LAND USE STUDY




## GENERAL PLAN

Prepared For: Oceanic Properties Inc.


Engineers, Planners, Landscape Architects

Belt, Collins & Associates Limited

Honolulu Hawaii


November 1966

Sheet 2 Of 7

7606

KALOHI CHANNEL

PACIFIC OCEAN

KAUAI CHANNEL

THE HAWAIIAN ISLANDS

KAUAI

OAHU

MOLOKAI

LANAI

MAUI

HAWAII

# KAUMALAPAU

UNITED STATES
DEPARTMENT OF THE INTERIOR
GEOLOGICAL SURVEY

## TOPOGRAPHIC MAP
OF THE

# ISLAND OF LANAI
MAUI COUNTY, HAWAII

SURVEYED BY THE U. S. GEOLOGICAL SURVEY
IN COOPERATION WITH THE
TERRITORY OF HAWAII
REPRESENTED BY THE
COMMISSIONER OF PUBLIC LANDS

Scale 1/62500

1 mile = 5000 feet = 1.5 kilometers

Contour interval 50 feet
*Datum is mean sea level*

A. O. Burkland, Topographic Engineer in charge
Topography by Kostka Mudd, J. F. McCook, and H. B. Smith
Control in part by U. S. Coast and Geodetic Survey and Hawaiian Territorial Survey
Surveyed in 1923

Edition of 1925
reprinted 1940

PRESENT DUMP

AIRPORT

PINE

LAHAINA DISTRICT

MAHANA

OMAOMA

KAANAPALI

KAHAKUAPUU

KAOHAI

KEALAIKAHIKI CHANNEL

Lanai City

Keomuku P.O.

Mininiwahiu Hill

Kaumalapau Harbor

Manele Bay

Hulopoo Bay

Kaiahaa Bay

Awehi

Kapoho

Naha

Kamaiki Pt

Makole

Kaena Pt

Keanapapa Pt

Kalaeahole

Pohakuloa Pt

Honopu

Honopu Bay

Keone Bay

Kaal Bay

Nanahoa Pt

Paopao Pt

Honusupe Pt

Kukui Pt

Poniwa

Halulu

Kahokunui

Maunalei

Lae Hi

Waiakapuaa

Kalaksia

Hauola

Kaikena

Nahoko

Haua

Keomuku

Waiopae

Kahea

Halepalaoa Landing

Makaiwa

Puu Nane

Lopa

Kikoa Pt

Mauna o Umi

Kahemano

Kapue

Puumakani

Puu Mahanalua

Kalaeokahano

Leinohaunui Pali

Puupehe

Poopoo

Anapuka

Mamaki

Paleaa Pt

Moku Naio

Kalokolo Cave

Kaneapua

Naupaka

Anapuka

Kalamaku

Kalamanui Gulch

Kaumalapau

Puu Koa

Puu-Naha-Hawaii

Puu Ulaula

Uwala Hill

Papaiohuhu Hill

Miki

Kapano

Hii Flats

Kaluanui Flats

Lanaipale

Puu Alii

Puu Nene

Puu Kiles

Kaapahu

Kaeotii

Wawaeku

Maleu

Kakaalani

Leinukalahua

Puulala

Pohoula

Puualaalea

Kanepuu

Kapukaloa

Keonehaehae

Puu Kawelo

Puu Mahana

Kaupiki

Kaapahu

Hoopapalahi Hill

Pulehuloa

Kaenae

Puu Mana

Puu Kole

Kaalelepaakai Puhielelu Ridge

Kaena Ridge

Kaiholena Ridge

Kaiakamenalo Ridge

Kaiakahinalii Ridge

Kaiakapapa Ridge

Kaiakamalo Ridge

Kaiakahaka Ridge

Kaiakaiwa Ridge

Kaiakahaka Ridge

Kaiakapuhi

4 9 02

PLAT 03

Gr 3033:2
LCAw 6825:1

LCAw 6827:2 (2.08 ac)

LCAw 6827:1 (9.08 ac)
& LCAw 6824:2 Dupl 10030

LCAw 6824:1 Dupl 10030
LCAw 6825:2

LCAw 10058:2 (3.816 ac)
LCAw 6823 (7.83 ac)

(Por LCAw 10058:1 (12.46 ac))
LCAw 10058:1 (8.67 ac)

LCAw 10052:1 (0.820 ac)
(1.107 ac)

(0.322 ac)

(0.254 ac)

(0.175 ac)

Por Gr 3030 (30.05 ac)
Gr 1928 (35.02 ac)

Note: The following Lot Nos. are from Ld. Ct. App. 1590: 2, 5, 8, 20, 21, 22, 23-B, 24, 25, 26, 27, 28, 29-A, 30-A, 30-C, 31, & 32-B.

(Map 56)

Castle & Cooke, Inc.

88291.0756 Acs.

LCAw 3298:1 (1.00 ac)

LCAw 3298:2 (1.461 ac)

Loko Lopaa (A)
PLAT 03
28

Ld Ct App 843
PLAT 03
2

LCAw 6053:3 (3.86 ac)

Note: The following Lot Nos. are from Ld. Ct. App. 1590: 13, 15 & 19.

20 ft Govt. road

LCAw 6053 1.29 ac.
42 See right
LCAw 6810:2 (3.13 ac.)

Owners of Parcel 42
Sarah S. Kashinoki - 3/12

William M. Smythe - 1/12
William Mountcastle - 1/3
James Lei Smythe - 1/16
Mabel Makuakane 1/16
Elizabeth N. Saffery 1/16
Alfred Smythe 1/16
Samuel Smythe 1/16

Lot 1 Ahupuaa
Lot 2 Ahupuaa
Lot 3 Ahupuaa
Lot 4 Ahupuaa
Lot 5 Ahupuaa
Lot 6 Ahupuaa
Lot 7 Ahupuaa
Lot 8 Ahupuaa

Kaumalapau Highway (Route 440)

LAE WAHIE

Ld Ct App 786

TRUE NORTH
Scale: 1in = 2000ft

For Ld Ct Apn 562 (Map 48)

| | |
|---|---|
| 706 | (0.430 Ac.) |
| 707 | (16.880 Ac.) |
| 708 | (7.784 Acs.) |
| 709 | (11.784 Acs.) |
| 710 | (5.017 Acs.) |
| 711 | (0.838 Ac.) |
| 712 | (5.617 Acs.) |
| 713 | (0.058 Ac.) |
| 721 | (4.719 Acs.) |
| 722 | (0.430 Ac.) |
| 723 | (3.086 Acs.) |
| 724 | (7.384 Acs.) |
| 725 | (26.934 Acs.) |
| 733 | (2.102 Acs.) |
| 734 | (1.044 Acs.) |
| 737 | (6.280 Acs.) |
| 738 | (3.955 Acs.) |
| 739 | (0.838 Ac.) |
| 742 | (0.092 Ac.) |

Ld. Ct. Apn 530 (Map 26)

| | |
|---|---|
| 1-A-1 | 93.045 Acs. |
| 1-A-2 | 0.555 Ac. |
| 1-A-3 | 0.553 Ac. |
| 1-A-4 | 0.955 Ac. |
| 1-A-5 | 0.323 Ac. |
| 1-A-6 | 3.430 Acs. |
| 1-B-1-A | 0.622 Ac. |
| 1-B-1-B | 8.391 Acs. |
| 1-B-1-C | 0.611 Ac. |

Ld. Ct. Apn 535 (Map 5)

| | |
|---|---|
| B-1-A | (160.07 Acs.) |
| B-1-B | (0.038 Ac.) |
| B-1-C | (0.037 Ac.) |
| B-3-A | (0.055 Ac.) |
| B-3-B | (5.608 Ac.) |
| B-3-C | (3.023 Ac.) |
| B-3-D | (0.100 Ac.) |

KAUMALAPAU HARBOR

Ld Ct App 530

Ld Ct App 535

ENLARGEMENT
Scale: 1" = 2000'

AWALUA HARBOR

10 ft Govt. path

Trail

Government Road (20 ft wide)

Eleharrge decd. T H to H P Co Ltd. Dated Nov 27 1939 Liber 1535 Page 17 Por Ld Ct App 1590

(22.044 acs)

WAWAEKU

(87,483.835 Ac.)

LCAw 6844 Dupl 10027:1 (0.458 ac.)
LCAw 6844 Dupl 10027:2 (0.398 ac.)
LCAw 8588:1 M:1 & LCAw 9000:2 (0.285 ac.)
LCAw 8588:3 (0.284 ac.)
LCAw 6053:2 (0.028 ac.)
LCAw 6053:5 (0.102 ac.)
LCAw 6840:1 (0.246 ac.)
LCAw 6053:4 (0.012 ac.)
LCAw 10816 (3.364 acs.)

Note: The following Lot Nos. are from Ld. Ct. App. 1590: 1, 3, 4, 6, 7, 9, 10, 11, 12, 14, 16, 17, 18 & 33.

45 County of Maui (1.681 acs. & 40 ft. Road)

PUU ALII

PONOULA

PLAT 03 35
For Ld Ct App 1590
36

LCAw 6831:1 M:2 (2.51 ac.)
LCAw 6831:1 M:1 (4.98 ac.)

SEE PLAT 01 LANAI CITY

For LCAw 6815:1 (0.595 ac.)
(0.052 ac.)
(0.0005 ac.)
(0.840 Ac.)

Por Gr 2971
Por Gr 3031
PLAT 03
32 For LCAw 11216

PUU MANU

Ld Ct App 862

Government Road (20 ft wide)

Trail

Lahaina City Road (50 ft wide)

(5.931 ac.)

State of Hawaii (Dep't. of Transportation) Exec. Ord. 2141 SMALL BOAT MARINA & APURTENANT FACILITIES 8.525 Acs.

MANELE HARBOR
44

PUU PEHE
PLAT 03
37

Cargo Bldg See Airport Schedule Book 24006
47

Pass Terminal Bldg See Airport Schedule Book 17506
46

Lot B-2-A-1-A (0.232 ac.) (Map 9)

State of Hawaii
50.744 Acs.
LANAI AIRPORT
(Dep't. of Transportation, Airports Div)
Exec. Ord. 1248 & 1271
Exec. Ord. 2211 (Add'n. to Lanai Airport)
41

SEE ENLARGEMENT

Kaumalapau Highway (Route 440)

Coast Trail

NANAHOA
PLAT 03
38

INSET
Scale: 1" = 100'

KEAHAPAPA ISSUE
Scale: 1 in = 3000 ft.

KAUMALAPAU HARBOR

Ld. Ct. App. 590

Lot: B-1-B
SEE INSET

PLAT 03
34

PALAOA POINT
PLAT 03 33

LANAI ISLAND, DISTRICT OF LAHAINA, MAUI

Dropped parcels 2 to 40 incl.
43,

SUBJECT TO CHANGE

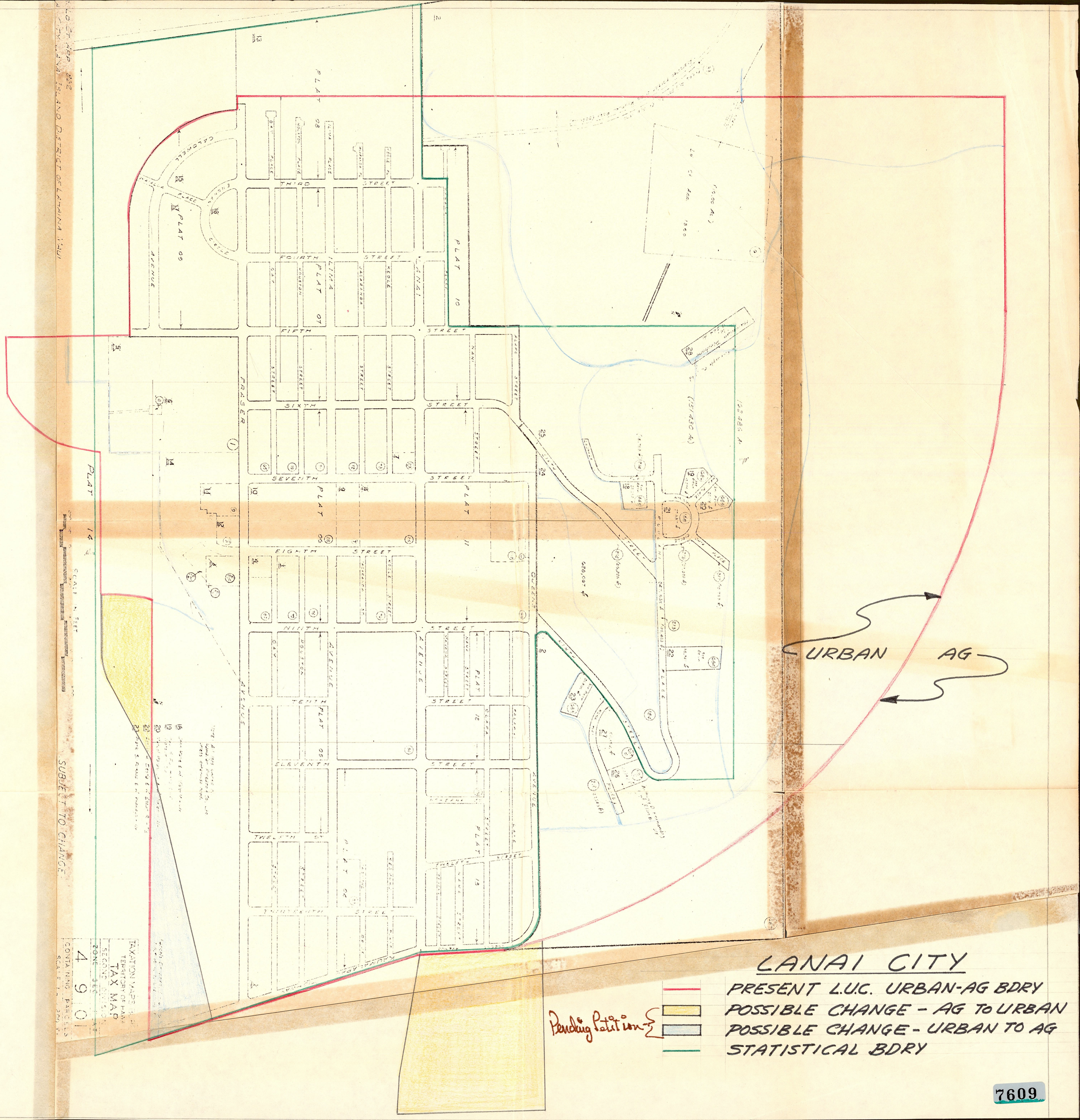
TAXATION MAPS BUREAU
TERRITORY OF HAWAII
TAX MAP
SECOND DIVISION

| ZONE | SEC. | PLAT |
|---|---|---|
| 4 | 9 | 02 |

CONTAINING PARCELS
SCALE: 1in. = 3000 ft.

Dwg. No. 3005
Source: Ld. Ct. App. 862
By: HN Jan. 1946

7608



LANAI CITY
PRESENT L.U.C. URBAN-AG BDRY
POSSIBLE CHANGE - AG TO URBAN
POSSIBLE CHANGE - URBAN TO AG
STATISTICAL BDRY
Pending Petition
URBAN
AG
THIRD STREET
FOURTH STREET
FIFTH STREET
SIXTH STREET
SEVENTH STREET
EIGHTH STREET
NINTH STREET
TENTH STREET
ELEVENTH STREET
TWELFTH ST
THIRTEENTH STREET
FRASER AVENUE
PLAT 08
PLAT 09
PLAT 10
PLAT 07
PLAT 11
PLAT 12
PLAT 13
PLAT 14
PLAT 05
PLAT 04
SUBJECT TO CHANGE
TAXATION MAPS
TERRITORY OF HAWAII
TAX MAP
SECOND DIVISION
ZONE SEC PLAT
4 9 0
CONTAINING PARCELS


7609

4-9-02

# Exhibit A

4901

Reduced and Copy by
THE BLUE PRINT CO.
88 S. QUEEN STREET Phone 66148
February - 1965

R = 3650'

(10.00 Acs.)
Ld. Ct. App. 1800

TRUE NORTH
11° 4' 300 ft.

Hawaiian Telephone Co. to Stand No. 28

162.485 Acs.

(151.429 Ac)

Anthony D. Fernandez & Wf. Elsie B. — 317

"A" to "U"

16.2 Acs. ±

PLAT 10 · PLAT 11 · PLAT 12 · PLAT 13 · PLAT 08 · PLAT 07 · PLAT 06 · PLAT 05 · PLAT 04 · PLAT 09 · PLAT 02

State of Hawaii
(Dept. of Public Instruction)
10.372 Acs.
Exec. Ord. No. 1263
LANAI CITY INTERMEDIATE SCHOOL

State of Hawaii
(County of Maui)
Exec. Ord. No. 1578
0.125 Ac.
ADD'N TO LANAI HIGH AND GRAMMAR SCHOOL

County of Maui
8.017 Acs.
(7.279 Acs.)

County of Maui
6608 sf

Castle & Cooke, Inc.

3.4 Acs. ±

4.8 Acs. ±

"A" to "U"

"U" to "A"

Urban District Boundary
Land Use Commission
State of Hawaii
Revised: Nov. 1965

SCALE IN FEET
200 100 0 200 400 600 800

SUBJECT TO CHANGE

DEPARTMENT OF THE TAX COMMISSIONER
TAXATION MAPS BUREAU
TERRITORY OF HAWAII
TAX MAP

| ZONE | SEC. | PLAT |
|---|---|---|
| 4 | 9 | 14 |

CONTAINING PARCELS
SCALE: 1 IN. 200 FT.

6. (County of Maui) 1e.
7. (The Board of Hawaiian Evangelical Ass'n) 1e 21,849 sf 0.644 Acs.
9. Castle & Cooke, Inc.

LANAI CITY, LANAI, 3 H. LD. CT. APP. 862 MAP 23 (Formerly pors. 4-9-01 & 4-9-08)

7610

RECEIVED
JAN 1967
State of Hawaii
LAND USE COMMISSION

7611