A68-190 AMFAC, INC. (Kaanapali)

JOHN WAIHEE
GOVERNOR

ESTHER UEDA
EXECUTIVE OFFICER

STATE OF HAWAII
DEPARTMENT OF BUSINESS, ECONOMIC DEVELOPMENT & TOURISM
LAND USE COMMISSION
Room 104, Old Federal Building
335 Merchant Street
Honolulu, Hawaii 96813
Telephone: 587-3822

November 2, 1994

Mr. Douglas Ige
Ing, Ige and Horikawa
2145 Wells Street, Suite 204
Wailuku, Hawaii 96793

Dear Mr. Ige:

Subject: LUC Docket Nos. A68-190/AMFAC, Inc. and A90-658/AMFAC/JMB Hawaii, Inc.

As requested on October 21, 1994 and November 1, 1994, we are transmitting certified copies of the material you requested.

Please submit a check payable to the State of Hawaii for $81.75 to the State Land Use Commission.

Should you have any questions or require further assistance, please feel free to call me or Kathy Yonamine of our office at 587-3822.

Sincerely,

ESTHER UEDA
Executive Officer

EU:KY:th

September 16, 1968

Amfac, Inc.
P. O. Box 3230
Honolulu, Hawaii

Attention: Mr. Charles Farr

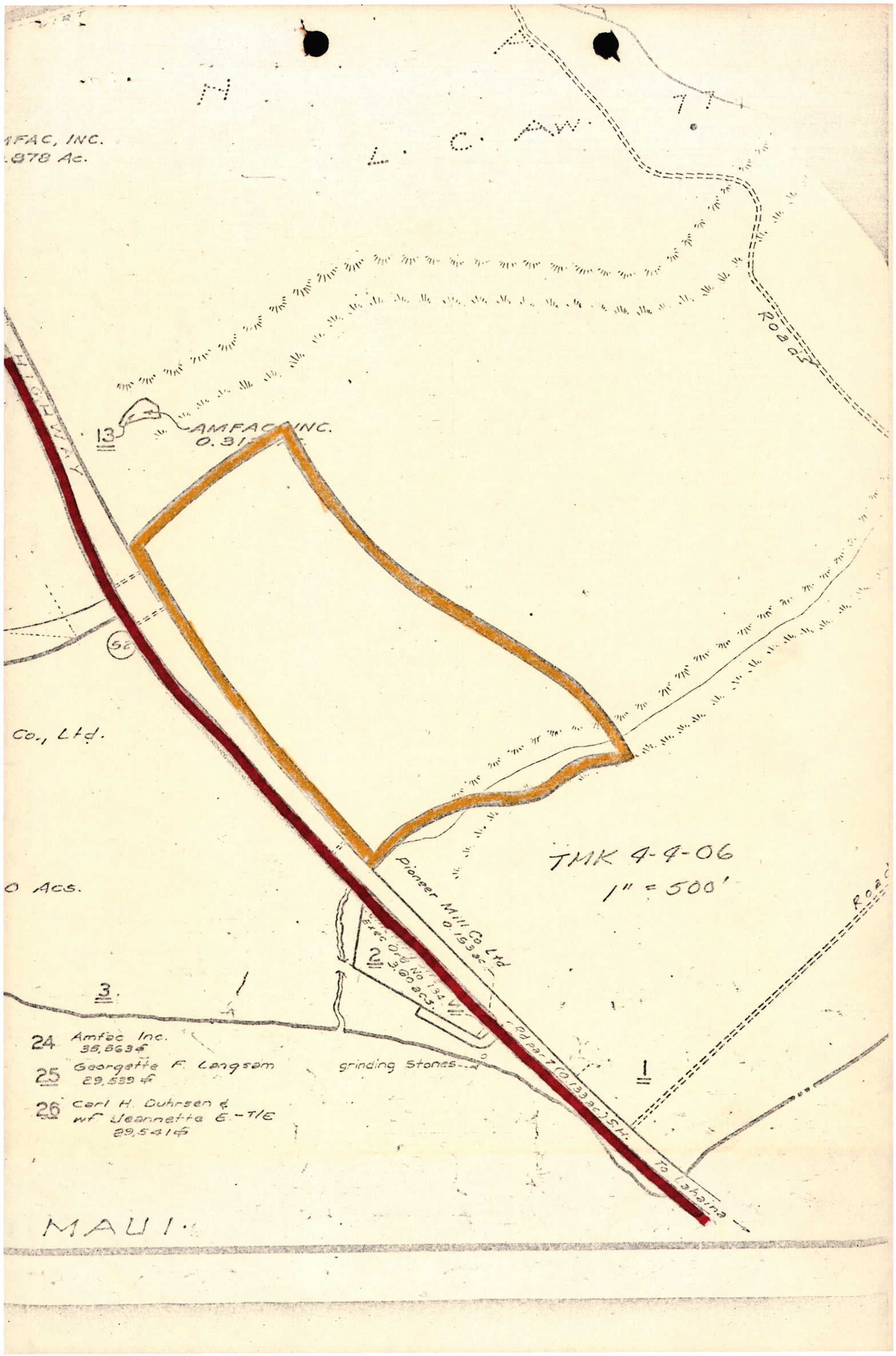
Gentlemen:

The petition by Amfac, Inc. (A68-190) to amend the land use district boundaries from an Agricultural District into an Urban District at Kaanapali, Maui, identifiable by Tax Map Key 4-4-06: 1, was approved by the Land Use Commission at its meeting on September 13, 1968.

Very truly yours,

RAMON DURAN
Executive Officer

cc: Planning Dept., Maui
Dept. of Taxation
Dept. of Land & Nat. Res.



MFAC, INC.
.878 Ac.
H
L. C. AW.
77
Road
HIGHWAY
13
AMFAC INC.
0.31
52
Co., Ltd.
0 Acs.
TMK 4-4-06
1" = 500'
Pioneer Mill Co Ltd
0.153 ac
Exec Ord No 134
3.60 acs.
2
3
Road
24 Amfac Inc.
35,563 ⌀
25 Georgette F. Langsam
29,539 ⌀
26 Carl H. Duhrsen &
wf Jeannette E. - T/E
29,541 ⌀
grinding Stones
Rd par 7 (0.133 ac) S.H.
1
To Lahaina
MAUI

State Capitol · Honolulu, Hawaii 96804
Land Use Commission

July 23, 1969

Mr. Charles Farr
Amfac, Inc.
P. O. Box 3230
Honolulu, Hawaii

Subject: Rezoning Application by Amfac, Inc.
A68-189: Tax Map Key 4-5-15: portion of 1
Lahaina, Maui
25.7 acres from Agricultural to Urban

A68-190: Rezoning Application by Amfac, Inc.
Tax Map Key 4-4-06: portion of 1
Kaanapali, Maui
48.2 acres from Agricultural to Urban

Dear Mr. Farr:

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

STATE OF HAWAII
LAND USE COMMISSION

Minutes of Meeting

Molokai Community Center
Kaunakakai, Moloaki

September 13, 1968 - 2:30 p.m.

Commissioners Present: C. E. S. Burns, Jr., Chairman
Wilbert Choi
Shelley Mark
Alexander Napier
Goro Inaba
Leslie Wung
Shiro Nishimura
Keigo Murakami

Commissioners Absent: Sunao Kido

Staff Present: Ramon Duran, Executive Officer
Ah Sung Leong, Planner
George Pai, Legal Counsel
Dora Horikawa, Stenographer

Chairman Burns swore in persons planning to testify before the Commission.

HEARING

PETITION BY MOLOKAI RANCH, LTD. (A68-192) TO RECLASSIFY 6,800 ACRES FROM AGRICULTURAL TO URBAN AT THE WEST END OF MOLOKAI

Prior to the presentation of the staff report, Mr. Duran pointed out on the map the property under discussion and the other land uses on the Island of Molokai.

It was recommended by staff that an area sufficient to accommodate a 10-year growth, 1,460 acres, be rezoned to the Urban District. However, it was further recommended that the consultants be requested to review and comment on this application before final action is taken by the Commission. (See copy of report on file.)

Chairman Burns noted that the Maui Planning Commission had recommended approval of the petition and wondered what the County's responsibilities were in terms of supplying water, etc., to the project.

See pg. 7

Mr. Duran cautioned the Commission that a precedent might be set if the criteria for rezoning is based on the petition being supported by a financially sound institution. Thus, any petition for 5,000 or 10,000 acres may be reclassified when the justification is primarily financial backing. He further submitted that 6,800 acres represented a fantastic area to be developed in 10, 15 or even 20 years and that a realistic survey should be made and a timetable prepared for the Commission's review.

Chairman Burns concurred that the Executive Officer's point of view represented the Commission's thinking.

Since there was no further testimony, the hearing was closed.

ACTION

PETITION BY AMFAC, INC. (A68-189) TO RECLASSIFY 25.7 ACRES FROM AGRICULTURAL TO URBAN AT LAHAINA, MAUI

A recommendation for approval of the petition by staff was based on the need for additional urban lands for low-cost employee housing in Lahaina and the fact that the existing subdivision is 100% developed and sold. (See copy of report on file.) As additional information, Mr. Leong read a letter from Colonel Walter Winegar, Deputy Division Engineer of the Corps of Engineers, expressing doubt that the "development would have any appreciable effect on flood flows since the area of the development would be less than 1 percent of the total drainage area".

Commissioner Murakami moved for approval of the petition as recommended by staff, seconded by Commissioner Napier, and the motion was carried by the following votes:

Ayes: Commissioners Nishimura, Napier, Choi, Mark, Murakami, and Inaba

Nays: Commissioner Wung

Abstain: Chairman Burns

PETITION BY AMFAC, INC. (A68-190) TO RECLASSIFY 48.2 ACRES FROM AGRICULTURAL TO URBAN AT KAANAPALI, MAUI

Mr. Duran advised that the recommendation for approval had been made by staff since the area is part of the Kaanapali resort destination area, characterized by city-like concentrations of

people, close to urban amenities, free from floods, and abuts an Urban District. (See copy of report on file.)

It was brought out that petitioners' plan involved approximately 35 lots for residential homes with a density of 2 acres per dwelling unit. Furthermore, since a golf course was also being created in the area surrounding the subdivision, which is a permitted use in the Agricultural District, the area in question automatically will be taken out of agricultural use. In this respect, Mr. Duran raised the question of the reasonableness of permitting golf courses in an Agricultural District by the Land Use Commission regulations.

Commissioner Murakami moved to approve the petition as recommended by staff, which was seconded by Commissioner Choi. The Commissioners were polled as follows:

Ayes: Commissioners Choi, Napier, Mark, Inaba, Nishimura, and Murakami

Nays: Commissioner Wung

Abstain: Chairman Burns

The motion was carried.

APPLICATION BY HISAO AND MATSUI FUJII (SP68-57) FOR A SPECIAL PERMIT TO OPERATE A RESTAURANT AND BAR AT OLOWALU, LAHAINA, MAUI

Mr. Leong presented staff report recommending approval of the special permit as conditioned by the Maui County Planning Commission and also that the alterations be completed within one year. (See copy of report on file.)

Commissioner Wung moved to approve the special permit request, as recommended by staff, seconded by Commissioner Choi and the motion was carried by 7 ayes. Commissioner Napier voted Kanalua.

DECISION IN THE THIRD CIRCUIT COURT - ALLISON, ET AL VS. LAND USE COMMISSION

Mr. Duran adivsed that Mr. George Pai, legal counsel, received a court decision by the Third Circuit Court, Ralph Allison, et al versus the Land Use Commission, dated September 3, 1968, reversing the decision of the Commission.

STATE OF HAWAII

LAND USE COMMISSION

VOTE RECORD

ITEM A68-190 Amfac, Incorporated (Kaanapali) DATE September 13, 1968

PLACE Molokai Community Center TIME 2:30 p.m.

NAME	YES	NO	ABSTAIN	ABSENT
CHOI, WILBERT	✓			
NAPIER, ALEXANDER	✓			
MARK, SHELLEY	✓			
KIDO, SUNAO				✓
INABA, GORO	✓			
WUNG, LESLIE		✓		
NISHIMURA, SHIRO	✓			
MURAKAMI, KEIGO	✓			
BURNS, C. E. S.			✓	

COMMENTS:

Approved as carried

STATE OF HAWAII
LAND USE COMMISSION

MEMORANDUM

September 13, 1968

TO: LAND USE COMMISSION

FROM: STAFF

SUBJECT: A68-190 - AMFAC - KAANAPALI

A public hearing was held on July 26 at Lahaina, Maui, on this application to redistrict a 48.2-acre parcel situated at Kaanapali, Maui, from an Agricultural to an Urban classification. Approval of the request would allow the development of a cluster of residential single family homes for managerial employees on 10.8 acres of land to be surrounded by an executive golf course.

Approval of the petition was unanimously recommended by the Maui Planning Commission based on the findings that the land is needed for the construction of an 18 hole golf course together with parcels so designated on the makai side; the company will allocate marginal (peripheral) lands to sugar cane production; and the development conforms to the County's Master Plan.

The staff also recommended approval of the request since the area is part of the Kaanapali resort destination area and characterized by city-like concentrations of people, structures, streets and other land uses; it is in itself a center of employment and is in close proximity to the trading center of Lahaina; basic utilities are available; the topography is satisfactory for the proposed use; and since it abuts an Urban District, it would not contribute to scattered urban developments.

At the hearing the following points were discussed:

1. That golf courses are a permitted use in the LUC's Agricultural District and that the subject area has already been cleared for this purpose.

2. That the County's 701 Plan reflects the pattern of land use proposed by the petitioner. In addition, a significant portion of the surrounding area is proposed for residential use under this plan.

3. That the petitioners have conducted 18 economic feasibility studies for the Kaanapali area indicating that all of the urban lands will be developed in the next 10 years. Their overall plan will be reviewed in the next few months to determine the desirability of shifting the development pattern to the general vicinity of the area under petition.

4. That population densities in the Kaanapali Urban District is something that the County must determine since many different zoning classifications are involved which would directly influence densities.

Regarding the last item, the staff finds that there are approximately 110 acres designated for residential use in the 701 Plan which are vacant out of a total of approximately 800 acres districted Urban at Kaanapali. Depending on the density of residential development, this area could accommodate a population of between 770 (2 units/acre) to 2,300 (6 units/acre) persons. The undeveloped areas are located in the area to be reviewed shortly by Amfac.

In a letter dated September 4, 1968, Mr. Earl Stoner, Jr., Administrative Assistant to the President of Amfac Properties, states that residentail densities vary from 2 to 6 units per acre depending on the County's zoning. Hotel and apartment densities average approximately 25 units per acre on developed lots. He submits that residential development of the approximately 11 acres was proposed since there was surplus land within the boundaries of the 48 acres under petition which would not be satisfactory for continued agricultural use. It would allow excellent views because of its elevation and would allow the green open areas of the golf course to parallel the highway which would be an aesthetically pleasing and well planned gateway to the resort development.

Therefore, since no additional evidence for or against the petition has been introduced since the hearing, the original recommendation for approval of this petition is maintained.

2514
File

amfac properties

745 Fort Street
Telephone 58-511
MAILING ADDRESS:
P.O. Box 3230
Honolulu, Hawaii 96801

RECEIVED
SEP 6 1968
State of Hawaii
LAND USE COMMISSION

September 4, 1968

Land Use Commission
426 Queen Street
Honolulu, Hawaii

Attention: Mr. Rom Duran

Gentlemen:

Petition for Amendment to the Land Use District Boundary, Lahaina, Maui, 25.7 Acre, TMK 4-5-15:1 and Kaanapali, Maui, 48.2 Acres, TMK 4-4-06:1

This letter is submitted as requested by Commissioner Choi and others at the Land Use Commission meeting on July 26, 1968 in the Lahaina District Court. Our Petition for Amendment to the boundaries was submitted on April 29, 1968 for the above parcels of land in Lahaina and Kaanapali. During the Commission meeting on July 26 several questions were asked which we will attempt to clarify herein.

Item I - Lahaina, 25.7 Acre Parcel:

A letter has been forwarded from our Consulting Engineer, Mr. Norman Saito, regarding the drainage problem questioned by Commissioner Choi during the meeting. We hope this will clarify the small addition of flood waters to the Kahoma Stream flood plain under extreme storm conditions. In the past we have attempted in the development of mauka lands in Lahaina, to satisfactorily control flood water run off so as not to cause additional problems to the lower lying makai lands. We will attempt in all future development mauka of the existing developed town area to continue this practice so that flood water run off is minimized until satisfactory major storm drainage structures are completed for the Lahaina region.

As indicated in our Petition, the areas proposed for the development of employee housing is a continuation of an adjacent project known as Paunau Terrace, wherein 64 fee simple lots and residences were developed and sold to Pioneer Mill employees. The purpose of this employee subdivision program is to consolidate employee housing in or near the Lahaina town area to allow easy access to the Lahaina commercial community by employees and to consolidate employee living areas so that existing sub-standard camp housing may be removed and returned to agricultural uses.

The employee housing development is being planned in cooperation with the local and state offices of the I.L.W.U. and to date has received excellent acceptance from purchasers. The land proposed for development will allow economic engineering development of all utilities which are readily available to the site and will allow us to maintain house and lot prices similar to those of Paunau Terrace which ranged from $16,000 - $21,000 and were financed in most cases by the Farmer's Home Administration. The cost of the development of this land is considerably less than that of lower lands which are zoned Urban and will allow expansion of the employee support housing area adjacent to other properties already developed for this use. Development of this area will complete more than two thirds of the present demand for housing for our employees in the Lahaina area.

Item II - Kaanapali, 48.2 Acre Parcel:

In answer to Commissioner Nishimura regarding the density of the Kaanapali area, it varies depending on zoning; however, residential developments either existing or planned for immediate construction in the future, vary from 2.0 units to 6.0 units per acre. These include a luxury residential area of half acre lots within the existing Royal Kaanapali Golf Course; the International Colony Club; a four unit per acre residential condominium of single family detached dwellings; and a proposed residential subdivision of single family and cluster units to be developed mauka of the Royal Kaanapali Golf Course of 6.0 units per acre. Hotel and apartment densities have not yet approached allowable densities under the zoning ordinance and they average approximately 25 units per acre on lots which have been developed to date.

In no cases do any of the existing developments exceed 30 units per acre at this time.

The residential area proposed within this 48.2 acre parcel is approximately 11 acres in area and will include 35 residential house lots of approximately 10,000 square feet each. It has been proposed for development within the golf course on the mauka side of the roadway for two reasons: First, there was surplus land between the existing cane haul road and Honoapiilani Highway within the boundaries of this 48.2 acre parcel which would not be satisfactory for continued agricultural development upon the completion of development of six golf course fairways. It was determined that this area would be best for residential development considering good planning techniques in that it would allow good view lines because of its elevation. This would not be possible from locations immediately adjacent to the highway and immediately mauka or makai thereof. The proposed location will allow green space golf course areas to parallel the highway for approximately 1,500 lineal feet at the main entry way to Kaanapali which we feel will be an aesthetically pleasing and well planned gateway to the resort development.

I am sorry that I was unable to attend the meeting of July 26, 1968, however, business required that I be in San Francisco at the time. I will be available at your meeting of September 13, 1968 to answer any other questions the Commission may have regarding these two proposals. Please advise me if there is any further action in which I may assist you or the Commission prior to that meeting.

Sincerely yours,

C. Earl Stoner, Jr.
Administrative Assistant
to the President
Amfac Properties
(A Division of Amfac, Inc.)

em

September 4, 1968

Amfac, Inc.
P. O. Box 3230
Honolulu, Hawaii

Attention: Mr. Charles Farr

Gentlemen:

The Land Use Commission next meets at 2:30 p.m. at the Molokai Community Center, Kaunakakai, Molokai, on September 13, 1968.

On or about that time a decision on the following petitions by Amfac, Inc. will be rendered:

A68-189 - TMK 4-5-15: portion of 1, Lahaina, Maui

A68-190 - TMK 4-4-06: portion of 1, Kaanapali, Maui

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

Minutes of Meeting

Lahaina District Court
Lahaina, Maui

July 26, 1968 - 2:00 p.m.

Commissioners Present: Wilbert Choi, Chairman pro tempore
Shelley M. Mark
Leslie Wung
Goro Inaba
Shiro Nishimura
Keigo Murakami

Commissioners Absent: C. E. S. Burns
Alexander Napier

Staff Present: Ramon Duran, Executive Officer
Ah Sung Leong, Planner IV
George Pai, Legal Counsel
Dora Horikawa, Stenographer

Chairman Choi swore in persons wishing to testify before the Commission today.

ADOPTION OF MINUTES

The minutes of April 5, 1968, and May 17, 1968, were approved as circulated.

HEARINGS

PETITION BY FRANK L. JAMES (A68-186) TO RECLASSIFY 1.8 ACRES FROM AGRICULTURAL TO URBAN AT HAMAKUAPOKO, MAKAWAO, MAUI

A detailed description of the surrounding areas and their uses in relation to the subject parcel was presented by Mr. Duran.

Based on the criteria and standards established for the Agricultural District, the question of "spot zoning" and the lack of utilities and poor access, it was the staff's recommendation that the petition be denied (see staff report on file).

low-cost housing for employees living in old plantation camps as well as employees of the tourist industry working in Lahaina and Kaanapali had been d[illegible]ed (see copy of report on file).

Commissioner Kido wondered what effect the development of this property would have on the flood control problem. Mr. Duran replied that this would be investigated and reported back to the Commission.

In response to Commissioner Nishimura's question, Mr. Farr explained that the lands in the Urban District presently planted in cane was designated for school under the 701 plan. Furthermore, the area was subject to flooding and there was not sufficient area here to economically develop employee housing.

The need to widen Lahainaluna Road to accommodate the traffic that would be created by the proposed development plus the present on-going subdivision project was pointed out by Commissioner Murakami.

Mr. Farr advised that the employees will be given the first opportunity to buy into the proposed subdivision and that it would be open to the general public thereafter.

The hearing was closed since there was no further testimony.

PETITION BY AMFAC INCORPORATED (A68-190) TO RECLASSIFY 48.2 ACRES FROM AGRICULTURAL TO URBAN AT KAANAPALI, MAUI

Staff recommendation was for approval of the petition since the area was characterized by city-like concentrations of people, etc., was in close proximity to the trading center of Lahaina, basic public services were available and would not contribute to scattered urban developments. (See copy of report on file.)

Commissioner Kido suggested the possibility of rezoning only the 10 acres for the residential development and keeping the proposed golf course in agriculture inasmuch as this was a permitted use within an Agricultural District.

Mr. Duran questioned permitting golf courses within an Agricultural District and commented that this should be explored by our consultants during the boundary and regulations review.

Commissioner Murakami questioned the wisdom of staff recommending a pocket of residential development within a golf course.

Since the proposed development would be completely surrounded by the golf course, Mr. Duran stated that the area would never be usable for growing sugar cane. The unused land within the urban area was also programmed for residential development, and it was the belief of the petitioners that all of this area will be in use within the next 10 years. Mr. Duran commented that all of the plans and programs for development of this area will be re-evaluated by the Commission and the consultants.

Mr. Charles Farr, representing the petitioner, submitted that the mauka area abutting the existing highway would be a less desirable location due to the noise factor and also because these would be managerial-type homes in the $30,000 to $40,000 bracket.

Mr. Farr explained that the project was designed to minimize the hazards of flying golf balls from the course and other similar developments had presented no problems.

Commissioner Murakami wondered why petitioner could not utilize the now zoned urban area for the residential development. He added that the lands surrounding the golf course would increase 3 to 4 times in value if rezoning is granted.

Mr. Duran reported that he was advised by Amfac that several economic feasibility studies had been made for the area under discussion to program their development; and as nearly as they could project, they felt that the land would be developed within the next 10 years. Furthermore, the entire plan will be reviewed again within the next few months; and the petitioner will discuss the general pattern best suited for the area with the Commissioners, staff, and consultants. Regarding density of development in the urban area, Mr. Duran advised that this was the jurisdiction of the County.

The hearing was closed thereafter.

ACTION

PETITION OF FRANCIS H. I. BROWN (A68-175) TO RECLASSIFY 170 ACRES FROM CONSERVATION TO URBAN AT KALAHUIPUAA, SOUTH KOHALA, HAWAII

Mr. Duran presented a memo advising that the Commission

LUC MEETING - JULY 26, 1968 - LAHAINA DISTRICT COURT

QUESTIONS THAT NEED TO BE ANSWERED

Amfac - Lahaina - A68-189

1. With the development of that area, can they compound the flooding control problem further makai of _____ (inaudible).

   RD - We can investigate that.

2. Commissioner Choi - Would this subdivision cause further flooding and whether or not you were planning to drain the water into the stream. Could you work on that with the staff?

3. Commissioner Inaba - Why are you getting into prime agricultural lands for a low-cost housing development?

Amfac - Kaanapali - A68-190

1. Commissioner Nishimura - What is the density in the Kaanapali area?

   RD - County must determine that.

STATE OF HAWAII
LAND USE COMMISSION

Lahaina District Court
Lahaina, Maui

July 26, 1968
2:00 p.m.

STAFF REPORT

A68-190 - AMFAC - KAANAPALI

The petitioners are requesting that a 48.2-acre area identified as TMK 4-4-06: 1 be reclassified from Agricultural to Urban at Kaanapali, Maui, for the purpose of developing part of a golf course and a small cluster of residential single-family homes.

Background

The property in question is located on the mauka side of Honoapiilani Highway opposite the main entrance to the Kaanapali resort center. The area in question has undergone extensive grading in preparation for the construction of the golf course as has the area on the makai side of the highway which will also be used for golf course purposes. Resort sites are proposed along the beach. The first State General Plan advocated that a resort destination area be developed at Kaanapali. Over the past five years, significant strides have been realized toward this State objective. Millions of dollars of private, Federal, State, and County funds have been expended in this area to promote the Kaanapali tourist destination area. Today 5 major hotels have been developed providing approximately 1,022 units and construction continues on additions to these hotel sites as well as new construction for condominium apartments. There is also a championship golf course in play which is considered to be one of the best in the world.

There is substantial vacant land within the Kaanapali Urban District. Most of it is on the makai side of the highway and designated for resort-oriented development. Long range plans for Kaanapali envision residential development and a golf course on the mauka side of the highway. There are

approximately 220 acres within the Urban District on the mauka side of the highway. Approximately 100 acres of this area have been developed for a golf course and residential purposes. Thirty acres are under a development agreement with Kaanapali Development Corporation and residential construction in this area is anticipated in the near future. The remaining approximately 100 acres, generally in the mauka section of the Urban District, are planted in sugar cane similar to the surrounding lands in the Agricultural District. As the demand warrants further residential development, cane lands as they are harvested will be developed for residential purposes also. It is anticipated that all this Urban area will be developed within the next 10 years.

The area in question has been graded for a golf course and the proposed residential subdivision. The subdivision will amount to an area of less than 11 acres. The golf course is a permitted use within the Agricultural District.

The soil classifications designated by the Land Study Bureau range from "very good" to "very poor." About one-fourth of the area has a classification of "very good" indicating the soil to be well suited for machinery, non-stony, deep, and with a less than 10% slope. Soils classified "good" represent approximately one-third of the area and which is moderately suited for machine tillage. It is stony, deep, and has a less than 10% slope. The remainder of the area is classified "very poor" and is not suited for machinery. It is rocky and slopes vary between 0 and 35% and in some instances as much as 80%. The mean elevation of the property is approximately 50 feet above sea level, and the average annual rainfall is 17.0 inches. Public facilities and utilities are available to the site.

County Recommendation

The Maui County Planning Commission at its meeting of May 31 voted unanimously to recommend approval of the change in district boundaries because

the land is needed for the construction of an 18 hole golf course together with the parcel so designated on the makai side; the Company will allocate marginal lands to sugar cane production, and the plan conforms to the Master Plan for the Kaanapali area.

Since the golf course is a permitted use within the Agricultural District, the approval of the rezoning request would allow residential development on the 10.8 acres rather than a pocket of wasteland as it would be unsuitable for cane production upon completion of the golf course.

Analysis

Of the total 48.2 acres in question in this petition, 37.4 acres will be used as part of the new golf course containing 6 of the proposed 18 hole golf course. Only 10.8 acres will be used for a residential subdivision containing 35 lots. This area is a part of the Kaanapali resort destination area which has long been promoted by the State and the County. The area is characterized by city-like concentrations of people, structures, streets, and other related land uses and is in itself a center for employment and in close proximity to the trading center of Lahaina. Basic public services are available to the site. This area will be entirely developed so that the existing vacant area within the Urban District will serve to accommodate the anticipated urban growth based on the next 10 years projection. The area in question is not subject to floods, and the topography and drainage are satisfactory to the proposed uses. Also, the area in question will not contribute to scattered urban developments as it abuts the existing Kaanapali Urban District.

Recommendation

It is therefore recommended on the basis of the above information and analysis that this request be approved.

July 16, 1968

Amfac, Inc.
P. O. Box 3230
Honolulu, Hawaii

Attention: Mr. Charles Farr

Gentlemen:

This is to advise you that the Land Use Commission will meet on July 26, 1968 at 2:00 p.m., at the Lahaina District Court, Lahaina, Maui. At that time, the following petitions by Amfac, Inc. to amend the land use district boundaries will be heard:

A68-189 - TMK 4-5-15: portion of 1, Lahaina, Maui

A68-190 - TMK 4-4-06: portion of 1, Kaanapali, Maui

Very ;truly yours,

RAMON DURAN
Executive Officer

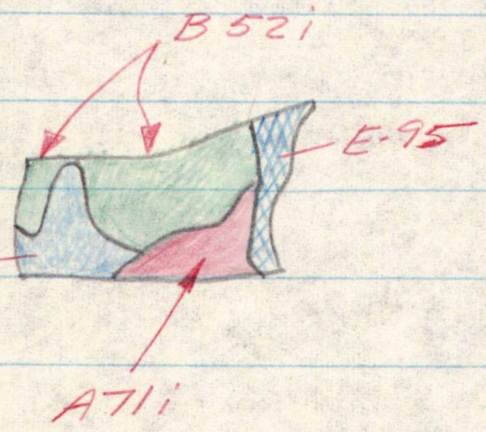
Hotels

Hilton Hale	200	
Royal Lahaina	188	
Sheraton Maui	230	200
Kaanapali	160	
	778	
Apt Hotels	200	
	978	
International Colony Club	44	
	978	
	44	
	1022	

#3, 61

A68-190 Amfac (Kaanapali)

① Soils



Overall Suitability Ratings

A = Very good
B = Good
C = Fair
D = Poor
E = Very Poor

A71i = well suited for machinery; non-stony; deep; 0-10% slopes; moderately fine, well drained; 10-30" rainfall, now mostly in sugarcane, grazing.

B52i = moderately suited for machinery; stony; deep; 0-10%; fine textured, well drained; 15-25" rainfall; now mostly in sugarcane & recreation use

E73 = not suited for machine; rocky; 0-35%; now mostly in grazing, forest

E95 = not suited for machinery; non-stony to rocky, 36 to 80% slopes; grazing & forest

② Rainfall = Key # 454 (Elev = 50')
median annual = 16.8"

③ Elev = approx. 50' elev.

2414

ROBERT O. OHATA
PLANNING DIRECTOR

EVA M. DUPONTE
ADMINISTRATIVE ASSISTANT

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

RECEIVED
MAY 24 1968
State of Hawaii
LAND USE COMMISSION

May 22, 1968

Mr. Ramon Duran, Director
State Land Use Commission
426 Queen Street
Honolulu, Hawaii 96813

Dear Mr. Duran:

The Maui Planning Commission at its meeting of May 21, 1968, voted unanimously to recommend approval of a change in district boundary request from Amfac, Inc., for 48.2 acres at Kaanapali. The approval is on the basis that:

1. The land is needed for the construction of an eighteen hole golf course together with parcels so designated on the makai side.

? !! → 2. The company will allocate marginal lands to sugar cane production.

3. The plan conforms with the master plan for the Kaanapali area.

Very truly yours,

Robert O. Ohata

ROBERT O. OHATA
Planning Director

cc: Amfac, Inc.

Lahaina Judicial District

CIP items since 1957

Act/Yr	Project	Approp.	Allotted
195/65	Lahaina General Aviation Airport feasibility studies & plans	22,500	
23/60	Lahaina S.B. Harbor	60,000	60,000
195/65	" " "	43,000	5,000
38/66	" " "	182,000	128,000
195/65	Kahoma Stream Flood Control	20,000	
38/66	" " " "	163,000	
195/65	Kaanapali Storm Drainage & Flood Control	150,000	
40/68	Kahoma Stream Flood Control	40,000	
195/65	Lahaina Sewer System	90,000	40,000
40/68	" " "	25,000	
150/57	Lahaina - Convention Dome Auditorium	200,000	
217/67	Maalaea - Kaanapali State Parkway	140,000	140,000

also: a whole list of Lahaina Historical Restoration Projects.

Note: It's pretty difficult to say whether some of the above projects bear directly on resort development but I listed them for your selection anyhow.

~~38/66~~

May 6, 1968

Amfac, Inc.
P. O. Box 3230
Honolulu, Hawaii

Attention: Mr. Charles Farr

Gentlemen:

This will acknowledge receipt of your check in the amount of $100.00 and two petitions by Amfac, Inc. to amend the land use district boundaries as indicated below:

A68-189 - TMK 4-5-15: portion of 1, from Agricultural to Urban at Lahaina, Maui

A68-190 - TMK 4-4-06: portion of 1, from Agricultural to Urban at Kaanapali, Maui

In accordance with Section 98H-4, RLH 1955, as amended, and Act 32 SLH 1965, this Commission must schedule public hearings on these petitions 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 these petitions.

The hearings will be determined at a later date to consider the several pending petitions, including yours, in the County of Maui.

Should you have any questions, please feel free to contact us. In the meantime, if we have any questions we will contact you.

Very truly yours,

RAMON DURAN
Executive Officer

cc: Maui Planning Commission

May 6, 1968

Planning Commission
County of Maui
P. O. Box 1487
Kahului, Maui

Attention: Mr. Robert Ohata, Director

Gentlemen:

Pursuant to Section 98H-4, RLH 1955, as amended, and Act 32 SLH 1965, we are enclosing copies of 2 petitions for amendment to the land use district boundaries submitted by Amfac, Inc., together with supporting data and maps.

Act 32 provides that within 45 days after receipt of a petition, the Commission of the County wherein the land is located shall forward its comments and recommendations to the Land Use Commission. It also provides that upon written request by the County Planning Commission, the Land Use Commission may grant an extension of not more than 15 days for the receipt of such comments and recommendations.

Very truly yours,

RAMON DURAN
Executive Officer

Encls.

STATE OF HAWAII
LAND USE COMMISSION

426 Queen Street
Honolulu, Hawaii

RECEIVED
MAY 3
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 _____

A68-190

PETITION FOR AMENDMENT TO THE LAND USE COMMISSION DISTRICT BOUNDARY

(I) (We) hereby request an amendment to the Land Use Commission District Boundary respecting the County of Maui, Island of Maui, map number and/or name M-2 - Lahaina Quadrangle (Kaanapali) to change the district designation of the following described property from its present classification in a(n) Agricultural district into a(n) Urban district.

Description of property: (See attached map)

Cane and waste land mauka of Kaanapali Access Road
TMK 4-4-06: portion of 1 (48.2 Ac±)
Pioneer Mill Co Ltd.

Petitioner's interest in subject property:

Fee simple ownership

Petitioner's reason(s) for requesting boundary change:

(see attached sheet)

(1) The petitioner will attach evidence in support of the following statement:

The subject property is needed for a use other than that for which the district in which it is located is classified.

(2) The petitioner will attach evidence in support of either of the following statements (cross out one):

(a) The land is usable and adaptable for the use it is proposed to be classified.

(b) Conditions and trends of development have so changed since adoption of the present classification, that the proposed classification is reasonable.

Signature(s) Charles Fan

AMFAC, INC.
P. O. Box 3230
Address: Honolulu, Hawaii
Telephone: 58511

Petitioner's Reason(s) for Requesting Boundary Change:

This request is being made to allow the development of a thirty-five lot, approximately 11 acre residential subdivision within six fairways of the proposed new eighteen hole golf course which is immediately south of the existing Royal Kaanapali Golf Course within the Kaanapali Resort area. The area above the highway totaling 48.2 acres upon which this golf course and subdivision will be located was necessary to allow the development of a total eighteen hole layout as satisfactory property for this purpose would not exist in proper quantities below the highway.

A configuration of this property is in complete accord with the Lahaina 701 Land Use Plan which was approved by the Board of Supervisors of the County of Maui on Tuesday, April 30, 1968 with the total usage of the property being requested to be broken down as follows:

10.8 acres - R-3 Residential Subdivision
37.4 acres - Golf Course to be developed under the proposed new County of Maui Ordinance covering permanent recreational green space uses

The change to urban zoning for the 10.8 acres proposed for Residential Subdivision will allow residential development in an area that would otherwise become waste land in that it would be unsuitable for cane production upon completion of the development of the proposed golf course.

The land is deemed excellent for residential use and lends itself naturally to environmental development. It will be served with complete underground utilities and will have good access to existing major transportation routes within the Kaanapali Resort area.



10304-2-P
R.M. TOWILL CORPORATION
233 MERCHANT STREET
HONOLULU, HAWAII

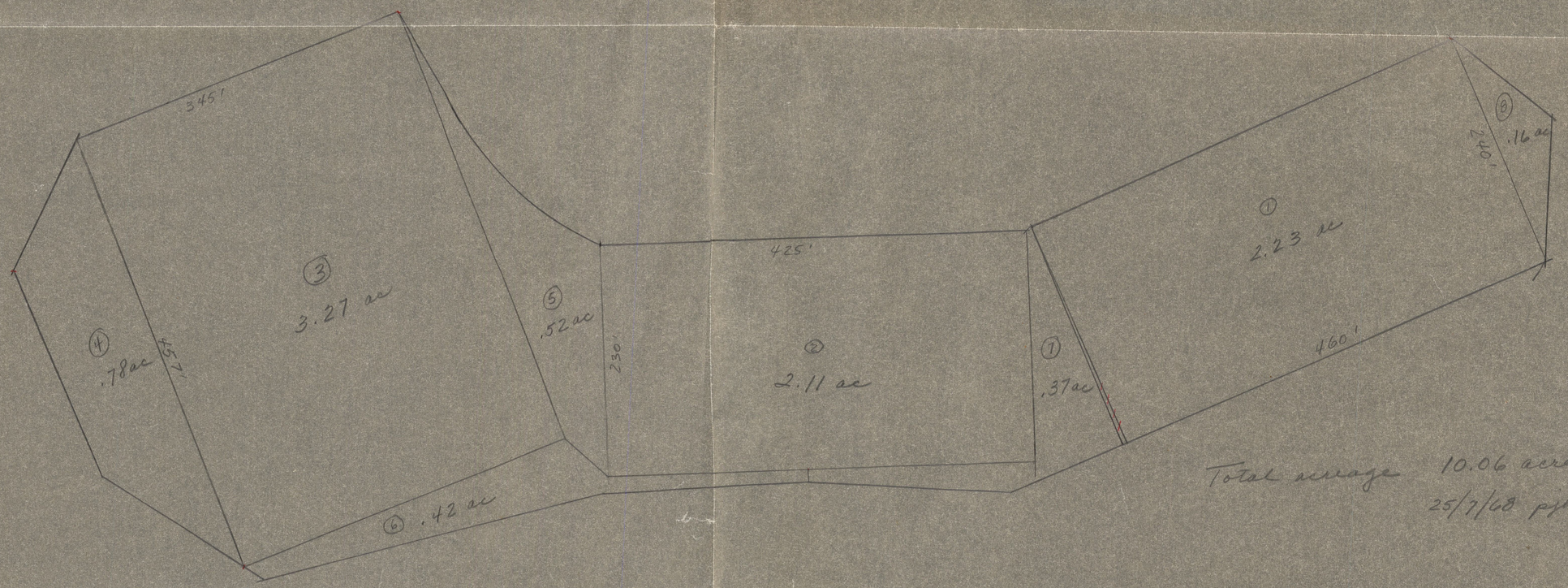
PHOTO MAP
OF
LANDS IN THE VICINITY OF KAANAPALI
HANAKAOO, MAUI, HAWAII

SCALE: 1" = 400'
DATE OF PHOTOGRAPHY 8-31-66

7517

A68-190 AMFAC

1" = 100'



Total acreage 10.06 acres

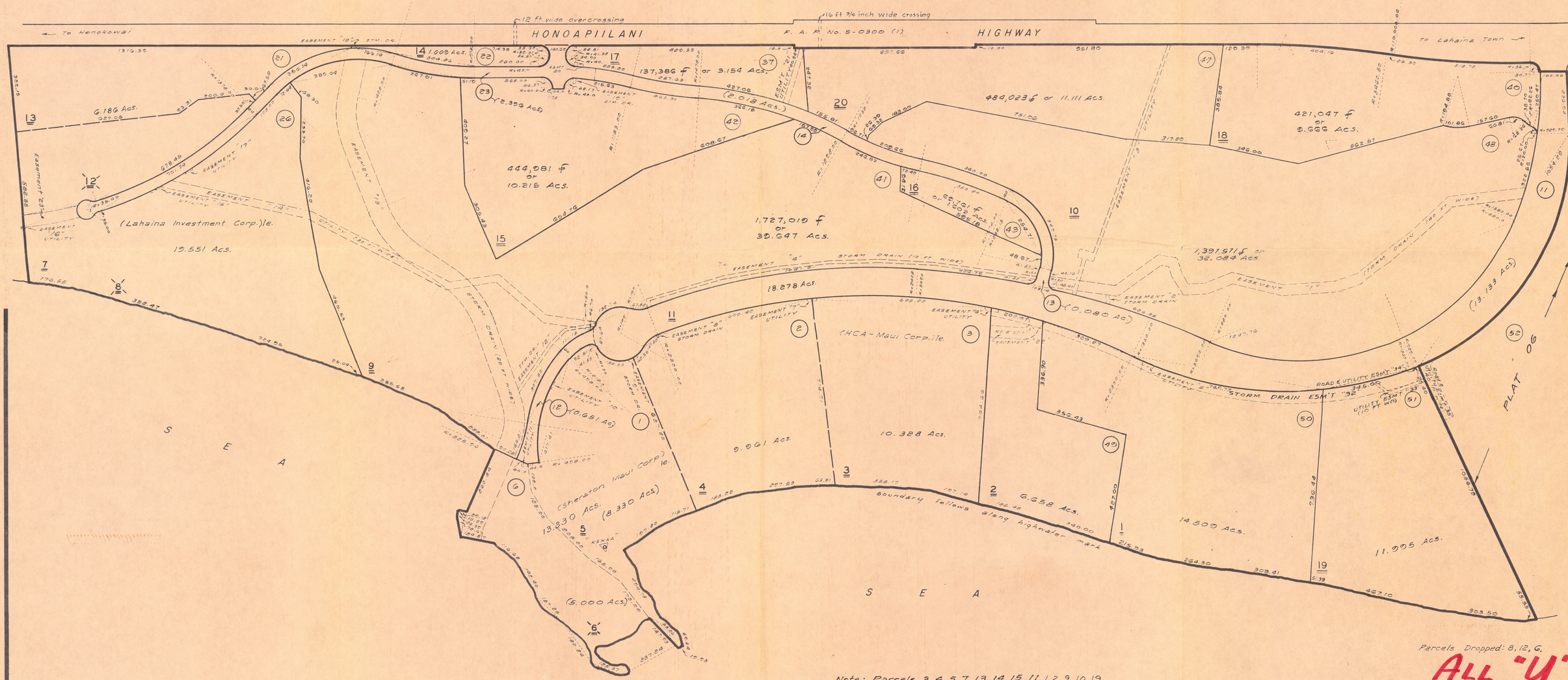
25/7/68 pjf

7518

TRUE NORTH
Scale: 1 in. = 200 ft.

L. C. Aw. 7715 : 3 Pt. 1

PLAT 06



DWG. NO. 5001 (DIRECT TRACING)
SOURCE L.D. CT. APP. 1744 (MAP 2)
BY P.K./Y.K. DATE MAY 8, 1961

Note: Parcels 3, 4, 5, 7, 13, 14, 15, 11, 1, 2, 9, 10, 19, 16, 17, & 18 owned by AMFAC, INC. unless otherwise noted & leased as shown.

Parcels Dropped: 8, 12, 6,
ALL "U"

DEPARTMENT OF TAXATION
TAXATION MAPS BUREAU
STATE OF HAWAII
TAX MAP
SECOND TAXATION DIVISION

ZONE	SEC.	PLAT
4	4	08

SCALE: 1 IN. 200 FT

Por. HANAKAOO, HONOKOWAI, KAANAPALI, LAHAINA, MAUI. LD. CT. APP. 1744 (Formerly por. 4-4-06)

FOR REAL PROPERTY TAXATION PURPOSES
SUBJECT TO CHANGE

JUL 8 1968

7519

18-HOLE AMFAC

INDUSTRIAL HIGHWAY

4 — 140 YDS. - PAR 3

3 — 340 YDS. - PAR 4

2 — 270 YDS. - PAR 4

5 — 160 YDS. - PAR 3

6 — 350 YDS. - PAR 4

7 — 130 YDS. - PAR 3

HONOAPIILANI HIGHWAY

1. — 480 YDS. - PAR 5

8 — 100 YDS. - PAR 3

9 — 320 YDS. - PAR 4

CARTS

PRO SHOP

PRACTICE GREEN

PARKING

10 — 120 YDS. - PAR 3

12 — 290 YDS. - PAR 4

13 — 130 YDS. - PAR 3

18 — 110 YDS. - PAR 3

WELL

11 — 140 YDS. PAR 3

LAGOON

No. 3

LAGOON

No. 4

ROYAL KAANAPALI G.C.

KAANAPALI PARKWAY

17 — 160 YDS. - PAR 3

14 — 500 YDS. - PAR 5

15 — 170 YDS. - PAR 3

16 — 330 YDS. - PAR 4

5 ACRES

BEACH

5 ACRES

LAGOON

4 ACRES

PACIFIC OCEAN

5.5 ACRES

8 ACRES

7 ACRES

N

THE CARD

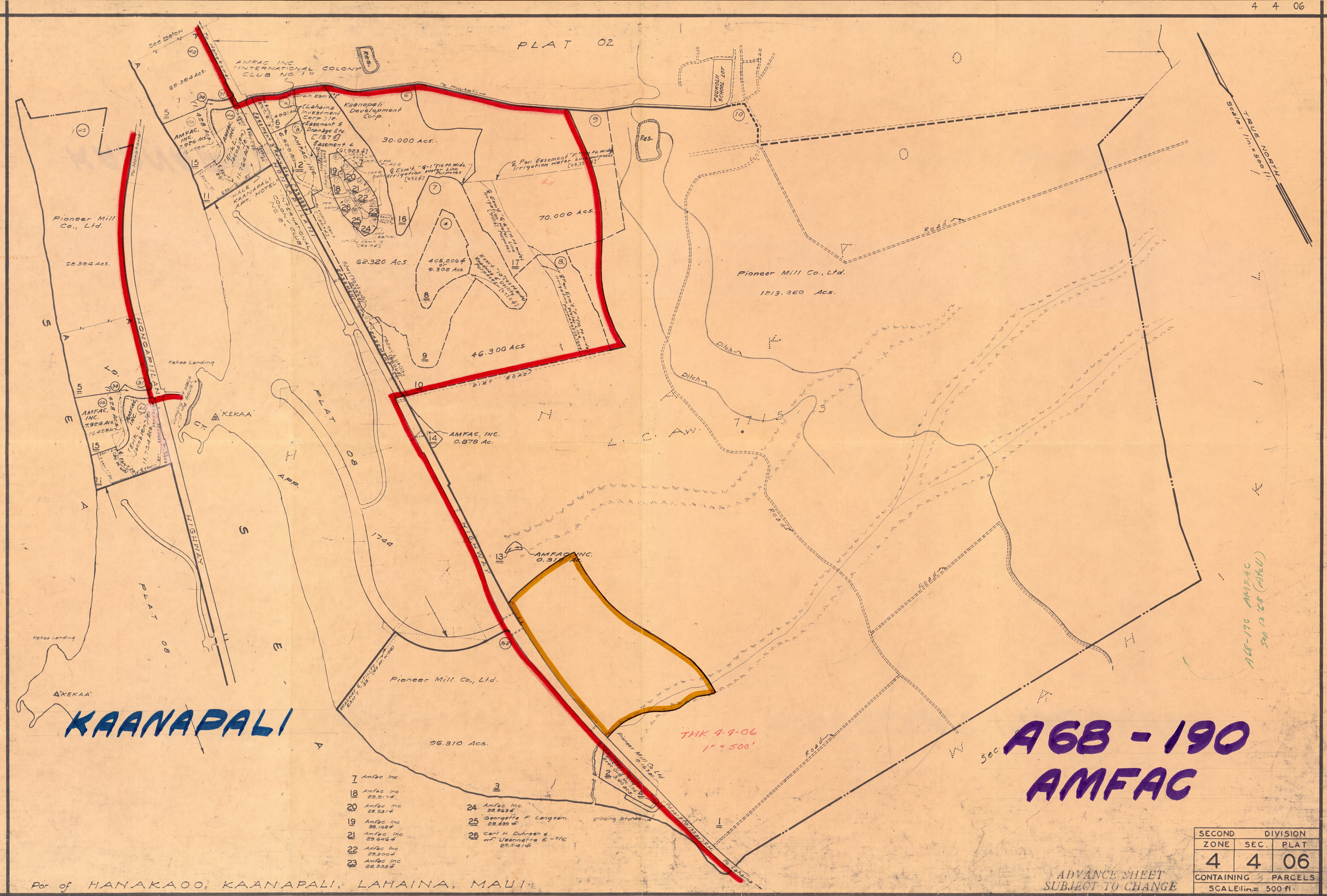
HOLE · YARDS · PAR	HOLE · YARDS · PAR
1 · 480 · 5	10 · 120 · 3
2 · 270 · 4	11 · 140 · 3
3 · 340 · 4	12 · 290 · 4
4 · 140 · 3	13 · 130 · 3
5 · 160 · 3	14 · 500 · 5
6 · 350 · 4	15 · 170 · 3
7 · 130 · 3	16 · 330 · 4
8 · 100 · 3	17 · 160 · 3
9 · 320 · 4	18 · 110 · 3
OUT · 2290 · 33	IN · 1950 · 31

TOTALS: 4240 YARDS
PAR 64

Executive Golf Course
Amfac Properties, Inc. - Maui, Hawaii

Scale: 1" = 100' April 2, 1968

Arthur Jack Snyder, A.S.G.C.A.
Golf Course Architect
Lahaina, Maui, Hawaii — Scottsdale, Arizona



PLAT 02
AMFAC INC. "INTERNATIONAL COLONY CLUB NO. 1"
Kaanapali Development Corp.
30.000 Acs.
70.000 Acs.
62.320 Acs.
46.300 Acs.
Pioneer Mill Co., Ltd.
68.304 Acs.
Pioneer Mill Co., Ltd.
1213.360 Acs.
AMFAC, INC. 0.878 Ac.
AMFAC, INC. 0.317 Ac.
Pioneer Mill Co., Ltd.
96.310 Acs.
HONOAPIILANI HIGHWAY
PLAT 08
PLAT 08
KEKAA
Kekaa Landing
Kekaa Landing
"KEKAA"
DIRT ROAD
Road
Ditch
Ditch
Road
Road
Road
TRUE NORTH
Scale: 1in.=500 ft.
TMK 4-4-06
1" = 500'
KAANAPALI
A68 - 190
AMFAC
Sec.
7 Amfac Inc.
18 Amfac Inc. 29,917 ft
20 Amfac Inc. 28,231 ft
19 Amfac Inc. 38,168 ft
21 Amfac Inc. 29,646 ft
22 Amfac Inc. 29,300 ft
23 Amfac Inc. 28,353 ft
24 Amfac Inc. 38,863 ft
25 Georgette F. Langsam 29,539 ft
26 Carl H. Duhrsen & wf. Jeannette E. T/E 29,541 ft
grinding Stones
Por. of HANAKAOO, KAANAPALI, LAHAINA, MAUI.
ADVANCE SHEET
SUBJECT TO CHANGE
SECOND DIVISION
ZONE 4
SEC. 4
PLAT 06
CONTAINING 3 PARCELS
SCALE: 1in.= 500 ft.
PRINTED JUN 4 1968
Dwg. No: 61
By: N.A. D.S.C.
Source: Tax Maps Bureau