

Hung Jan
May 29 to July 28

A71-291 - UNITOURS, INC. (KEAWANUI, MOLOKAI)

XXXXXXXXXXXX
XXXXXXXXXXXX

June 25, 1971

Tatsuo Fujimoto
XXXXXXXXXXXX

Mr. Roy Y. Takeyama
Attorney for Unitours, Inc.
Suite 223, Bishop Insurance Bldg.
33 South King Street
Honolulu, Hawaii 96813

Dear Mr. Takeyama:

Pursuant to your letter of May 28, 1971 withdrawing the boundary amendment petition by Unitours, Inc., we are enclosing herewith State of Hawaii check #G212563 in the amount of \$50 as refund for the filing fee.

Very truly yours,

TATSUO FUJIMOTO
Executive Officer

Encl. - Check

DEPARTMENT OF PLANNING AND ECONOMIC DEVELOPMENT

Date June 21, 1971 State of Hawaii Due _____

To: 1 Caroline 3 _____ 4 _____ Subject:
5 _____ 6 _____ 7 _____ 8 _____

From: LUC (DH)

FYI _____ Comment _____ Report _____ Action _____ Signature _____
Draft _____ Approval _____ Return _____ Type _____ File _____
Xerox _____ copies Circulate as appropriate _____ Approved with changes noted _____
(INITIALS)

Message or Comments:

Please issue a refund check to Roy Takeyama for withdrawal
of petition as per copy of letter attached.

Thank you.

Dora

9640

ROY Y. TAKEYAMA

Attorney at Law

ASSOCIATES

KWAN HI LIM
KAZUO OYAMA
DONALD S. NISHIMURA

SUITE 223, BISHOP INSURANCE BUILDING
33 SO. KING STREET
HONOLULU, HAWAII 96813
PHONE: ~~508-284~~ 536-4972

CABLE ADDRESS
"KWANLIM"

May 28, 1971

RECEIVED

JUN 14 1971

State of Hawaii
LAND USE COMMISSION

Mr. Tatsuo Fujimoto
Executive Officer
State Land Use Commission
P. O. Box 2359
Honolulu, Hawaii 96804

Re: Petition for Amendment of Land
Use District Boundary on Molokai
submitted by Unitours, Inc.

Dear Tats:

Unitours, Inc, through its attorney, Roy Y. Takeyama,
requests that the Application to Amend the State Land Use
District Boundary Map on Molokai submitted to you on March
19, 1971 be withdrawn.

Please be informed that we have filed an application
for special permit with the Maui County Planning Commission.

Sincerely yours,



Roy Y. Takeyama
Attorney for Unitours, Inc.

RYT:ji

cc: John H. McAuliffe
Hitoshi Mogi

9641

OFFICE OF THE TRUSTEES
519 Halekauwila Street
P. O. Box 3466
Honolulu, Hawaii 96801
Telephone 531-1684
Cable: PAUAAH

KAMEHAMEHA SCHOOLS / BERNICE PAUAAHI BISHOP ESTATE

June 14, 1971

RECEIVED

JUN 15 1971

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

State of Hawaii
LAND USE COMMISSION

Gentlemen:


Proposed Development by Unitours, Inc. at Keawanui
and Kamalo, Molokai (Lease No. 16,500)

Please refer to our letter dated April 23, 1971.

Mr. John H. McAuliffe, Jr., Project Manager for Unitours, Inc. advises that it has withdrawn its request for urban reclassification in favor of a request for a special-use permit to permit its contemplated construction of the first phase of the Unitours Keawanui Hotel.

We had previously indicated this Estate's support of Unitours' petition for urban reclassification and take this opportunity to advise you of our continued support to permit the first phase of construction under a special-use permit.

Very truly yours,


A. K. Wood, Manager
Land Department

RVF:ga

RECEIVED

JUN 4 1971

State of Hawaii
LAND USE COMMISSION

June 2, 1971

Mr. John H. McAuliffe, Jr.
John H. McAuliffe, Jr. & Associates, Inc.
Room 577, Alexander Young Building
Honolulu, Hawaii 96813

Dear Mr. McAuliffe:

Re: Boundary Change Application filed on behalf of
Unitours, Keawanui, Molokai

The Maui Planning Commission at its meeting of June 1, 1971, received and filed your letter of May 28, 1971, withdrawing the request for boundary change at Keawanui. Your application for special permit has been received and a public hearing has been tentatively scheduled for the evening of June 28, 1971, on Molokai.

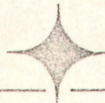
We will inform you as soon as arrangements for the hearing are finalized. If you have not already done so, I would suggest that you also communicate directly with the State Land Use Commission to formerly withdraw your request for boundary change.

Should you have any questions, please contact us at any time.

Yours very truly,

HOWARD K. NAKAMURA
Planning Director

cc Mr. Tatsuo Fujimoto, w/letter
cc Mr. Loy Cluney



John H. McAuliffe, Jr. & Associates, Inc.

Architects & Planners

ROOM 577, ALEXANDER YOUNG BUILDING • HONOLULU, HAWAII 96813 • PHONE 531-5391

John H. McAuliffe, Jr., AIA
PRESIDENT

Susumu Kato AIA
VICE-PRESIDENT

Richard K. Nagashima
PLANNER

May 28, 1971

County of Maui
Planning Department
P. O. Box 1487
Kahului, Maui, Hawaii 96732

Attention: Mr. Howard K. Nakamura
Planning Director

Subject: Unitours Hotel Project
Keawanui, Molokai

RECEIVED
MAY 28 1971

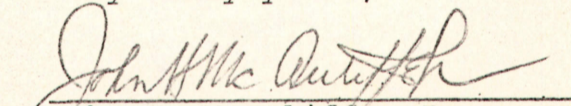
DEPT. OF PLANNING
COUNTY OF MAUI

Gentlemen:

Confirming verbal agreement at the Maui Planning Commission's meeting of 18 May, 1971, for consideration of a special permit vice rezoning for the Unitours Hotel Project at Keawanui, Molokai, we herewith withdraw our request for rezoning of the 207 acres of Bishop Estate land as originally presented, and in-place thereof submit an application for a Special Permit for the first Unitours Hotel Complex.

Although withdrawing our request for Rezoning to Urban and Conservation (Fish Pond Area), we respectfully request that the Master Plan, Development Criteria and supporting data be appended to the Special Permit Application to ensure conformance, in the implementation of any subsequent phases, to the basic Master Plan as approved by the Trustees of the B. P. Bishop Estate.

Very truly yours,


John H. McAuliffe, Jr.
for UNITOURS, INC.

JHM:var
Subm.

RECEIVED

MAY 26 1971

State of Hawaii
LAND USE COMMISSION

May 24, 1971

Mr. John H. McAuliffe, Jr.
Room 577, Alexander Young Building
Honolulu, Hawaii 96813

Dear Mr. McAuliffe:

The Maui Planning Commission at its meeting of May 18, 1971, voted to defer action on your request for change in district boundary from Agricultural to Urban for approximately 207 acres at Keawanui, Molokai. This action was taken in order for the applicant to determine whether the request for boundary change should be withdrawn and an application for special permit initiated.

Enclosed is a copy of the staff report dealing with this matter.

Should you have any questions, please contact us at any time.

Yours very truly,

HOWARD K. NAKAMURA
Planning Director

cc Mr. Tatsuo Fujimoto ✓
cc Mr. Loy Cluney

May 18, 1971

STAFF REPORT

TO: MAUI COUNTY PLANNING COMMISSION

SUBJECT: UNITOURS INC. represented by Mr. Roy Y. Takeyama, Attorney, is requesting amendment to the State Land Use District Boundaries on Molokai from Agriculture to Urban for approximately 207 acres of land in the vicinity of Keawanui Fish Pond.

RECEIVED

MAY 26 1971

State of Hawaii
LAND USE COMMISSION

DATA:

1. LOCATION: Keawanui, Molokai, Hawaii
TMK 5-6-06:24
2. ZONE: State Agriculture
3. MASTER PLAN: Urban Uses i.e.(Residential, Apartment, Hotel, Business) with land set aside for recreation and open space uses.
4. PROPOSED USE: Resort Development i.e.(The above-mentioned urban uses)
5. TOTAL AREA: Approximately 207 acres

COMMENTS:

1. The following areas have been rezoned for urban usage in close proximity to this proposed resort complex:
 - a. PUKOO - 38.4 Acres (H.M. HOTEL) located 2.6 miles + East of Keawanui. (Date 9-16-70)
 - b. PUUNALA - Approximately 183 acres (R-2 & R-3 Residential, A-1 & A-2 Apartment, B-1 Business & H-M Hotel) located 3,000 feet + West of Keawanui. (Date 10-3-69)
 - c. Special Permit to Mrs. Eileen McCorrison Ah Ping for approximately 150 hotel units near Pukoo Fishpond (5/8/70)

Additionally, approximately 3,305 acres on Molokai's west end were designated Urban by the State Land Use Commission in 1968. The first increment has been zoned for hotel, apartment and residential use by the County. None of the projects mentioned have initiated construction to date.

In late 1970, the Planning Commission recommended denial of a request initiated by the LUC to rezone some 200 acres in the vicinity of Pukoo to Urban. The primary basis was that this action would be premature. The Land Use Commission ultimately concurred with this action.

Application by the Hotel Molokai to expand its facilities from 57 units to 111 units has been conditionally approved by the Commission, and is awaiting Council action.

2. The proposed plan for development is not in strict compliance with the adopted Master Plan for the Keawanui area.

3. As indicated in the developer's PLAN FOR THE KEAWANUI COMPREHENSIVE RESORT DEVELOPMENT, the agricultural capabilities, are in fact poor, with certain areas having minimum potential for forage or grazing uses.

4. AVAILABILITY OF UTILITIES:

- a. ELECTRIC POWER - Available
 - b. SEWAGE - The developer has indicated that a self-contained system will be provided according to County and State requirements. (Much of the land east of Keawanui Fish Pond is low and swampy in nature, therefore, of the off-shore areas may be subject to pollution)
 - c. WATER - Construction of a 12-inch waterline will begin this year.
5. The developer has emphasized that the proposed project will be polynesian in character and of a low density (H-M Hotel Medium) and that the existing historical features will be preserved and incorporated into the development.
6. In the submitted PLAN FOR THE KEAWANUI COMPREHENSIVE RESORT DEVELOPMENT, the developer has indicated the following:
1. "Because of lease commitment with the land owner, Bishop Estate, the Petitioner will have to construct facilities within 5 years after July 1, 1967 or it will be in default."

Therefore, the first increment of this proposed project will have to be initiated prior to July 1, 1972 (within one year).

DEVELOPER: "proposes to build 162 units with service facilities immediately after approval is granted."

RECOMMENDATION:

The staff finds that there are ample lands in the area already zoned, which can satisfy projected visitor needs. Therefore, it is recommended that the Commission act to deny the request as submitted. However, it is further suggested that the developers submit a request for Special Permit to initiate the first Unitours Hotel. This would provide that sufficient controls can be placed on the project to limit speculation and to preserve the historic features of the area.

OFFICE OF THE TRUSTEES

April 23, 1971

State of Hawaii
 Land Use Commission
 P. O. Box 2359
 Honolulu, HI 96804

RECEIVED

APR 26 1971

State of Hawaii
LAND USE COMMISSION

Gentlemen:

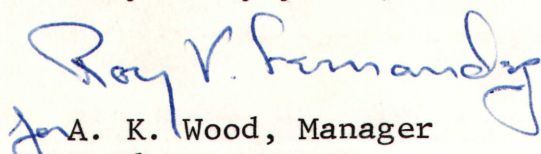
Proposed Development by Unitours, Inc. of
 Approximately 207 Acres at Keawanui and Kaamola
Molokai

Please be advised that this Estate has entered into a long-term development lease with Unitours, Inc. and James Richmond for the proposed development of their lands at Keawanui and Kaamola, Molokai, subject to its securing appropriate reclassification and zoning to permit such development.

The Trustees of this Estate have reviewed the proposed plans for development and hope that your honorable commission will also find that this project has certain unique features, is well planned and represents an excellent concept of land use.

In view of the above and by this means, we wish to advise you of this Estate's support of its petition for urban reclassification and request your favorable consideration therefor.

Very truly yours,


 Roy V. Fernandez
 A. K. Wood, Manager
 Land Department

RVF:cs

cc: Mr. Eugene Berchin
 Mr. James E. Richmond
 Mr. Michael Alford
 Mr. Roy Takeyama
 John H. McAuliffe, Jr. & Associates, Inc.
 Mr. Norman K. Carlson

State Form B14

STATE OF HAWAII

Department of Planning
and Economic Development

Department, Bureau or Commission

OFFICIAL
RECEIPT

No. 282

April 8, 1971

RECEIVED from

Roy Y. Takeyama
Fifty + 20/100

DOLLARS

LUC - Petitioners Fee

\$ 50.00

Coraline Okuda

Public Accountant

March 31, 1971

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

Attention: Mr. Howard Nakamura, Planning Director

Gentlemen:

Pursuant to Section 205-4, Hawaii Revised Statutes, we are enclosing a copy of petition for amendment to the land use district boundaries, together with supporting data and maps, submitted by Unitours, Inc.

Act 32 provides that within 45 days after receipt of the 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 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.

March 31, 1971

Mr. Roy Y. Takeyama
Attorney for Unitours, Inc.
Suite 223, Bishop Insurance Bldg.
33 South King Street
Honolulu, Hawaii 96813

Dear Mr. Takeyama:

This will acknowledge the receipt of your check in the amount of \$50.00 and a petition by Unitours, Inc. to amend the land use district boundaries at Keawanui, Molokai.

In accordance with Section 205-4, Hawaii Revised Statutes, this Commission must schedule a public hearing on this 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 this petition.

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

RAMON DURAN
Executive Officer

Encl.
cc: Maui Planning Comm.

State Form B14

STATE OF HAWAII

OFFICIAL
RECEIPT

No.

282

Land Use Commission

Department, Bureau or Commission

March 31

1971

RECEIVED from

Roy Takeyama

Fifty + 00/100

DOLLARS

Petition for Boundary Change - Unitours, Inc.

\$50⁰⁰

Don G. Hankins

Public Accountant

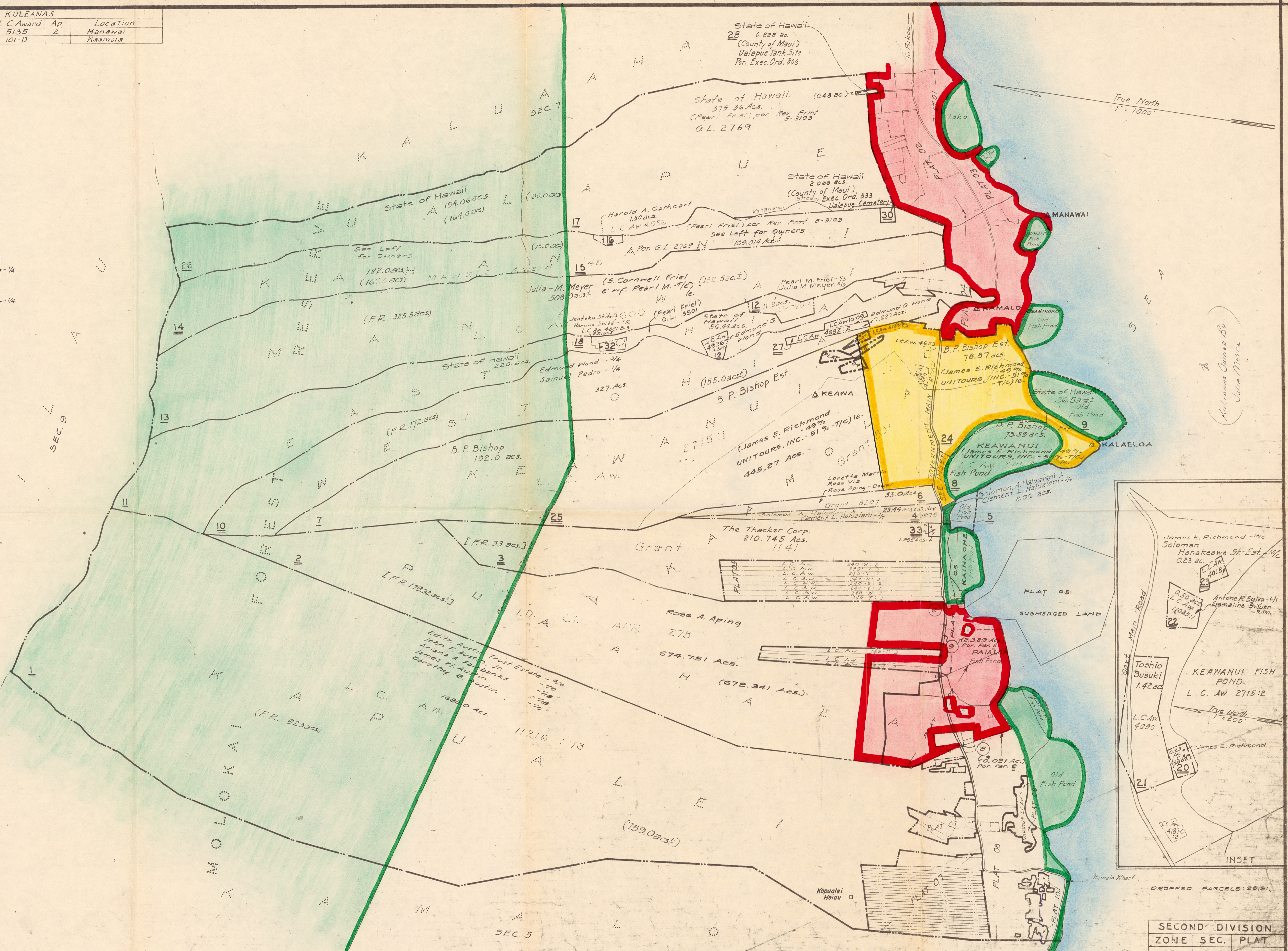
CORRECTED - FEB 8 1939
FEB 9 1939
APR 25 1939

Parcel	Owner	Area	L.C. Award	Ap	Location
29	Charlotte Gandall	4.0 ac.	5135	2	Manawai
31	William Maikai	0.8 ac.	101-D	2	Kaamola

14 & 15
 State of Hawaii - 1/2
 Hattie Fountain - 1/4
 Harriet K. Kaina - 1/3
 Eli Fountain - 1/3
 Martha K. Turner - 1/3
 Martha K. Duda - 1/3
 Henry H. Matsuka & wife
 Dorothy A. - 1/6
 Buzzy T. Okazaki & wife
 May - 1/6
 William Kamakana

A71-291 UNITOURS, INC.

Dwg. No. 20
By P.K. July 1934
Source Taxation Maps & Survey Dept.



UALAPUE - KAPUALEI, MOLOKAI.

SECOND DIVISION		
ZONE	SEC.	PLAT
5	6	06
CONTAINING PARCELS		
Scale: 1 in = 1000 ft		

PRINTED APR 5 1971

7288



A71-291 UNITOURS, INC.