SP67-44 - JAMES B. RICHMOND, RAY BERNEY, W. RUSS COREY

July 31, 1967

Mr. Earl M. Thacker
Agent for Lessees
2400 Kalakaua Avenue
Honolulu, Hawaii

Dear Mr. Thacker:

At its meeting on July 28, 1967, the Land Use Commission voted unanimously to defer consideration of a special permit application by James E. Richmond, et al, (SP67-44), to build and operate a resort hotel at Keawanui, Molokai, as requested by you.

We trust that you will keep us informed of any new development on the subject matter and that a disposition will be made in the near future.

Very truly yours,

RAMON DURAN
Executive Officer

cc: Maui Planning Commission

STATE OF HAWAII
LAND USE COMMISSION

Minutes of Meeting

Hale Halawai Cultural Center
Kona, Hawaii

July 28, 1967 - 1:00 p.m.

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

Commissioner Absent: Jim P. Ferry

Staff Present: Ramon Duran, Executive Officer
Roy Takeyama, Legal Counsel
Ah Sung Leong, Planner III
Dora Horikawa, Stenographer

ADOPTION OF MINUTES

The minutes of the meetings of March 31, 1967 and May 26, 1967 were approved as circulated.

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

HEARINGS

PETITION OF TOSHIO NAKAMOTO & IWAO JYO (A67-51) TO RECLASSIFY 3.2 ACRES OF LAND FROM AN AGRICULTURAL DISTRICT TO AN URBAN DISTRICT AT PAHOEHOE 1ST, NORTH KONA, HAWAII, TMK 7-7-08: 18

Mr. Ah Sung Leong presented the staff report recommending approval of the petition on the basis of the statements outlined therein (see copy of report on file).

Since there was no testimony from the petitioners, nor any questions from the Commissioners, the hearing was closed.

PETITION OF YASUO KUWAYE AND HIROMU YAMANAKA TO RECLASSIFY 33 ACRES FROM THE AGRICULTURAL TO THE URBAN DISTRICT, FOR LANDS LOCATED IN HILO, HAWAII, TMK 2-4-22: PARCELS 8, 9, 17 to 30 INCLUSIVE

Mr. Ramon Duran's staff report enumerated the reasons for recommending denial of the petition (see copy of report on file). It was pointed out that

SPECIAL PERMIT

SPECIAL PERMIT APPLICATION BY JAMES B. RICHMOND, ET AL (SP67-44) TO BUILD AND OPERATE A RESORT HOTEL AT KEAWANUI, MOLOKAI

The Executive Officer advised that subsequent to receiving a special permit application from the County of Maui in the name of James B. Richmond, et al, to build and operate a resort hotel in Molokai, staff had received a letter from the petitioner requesting deferral of action on the special permit until such time as they are able to arrange favorable financing for the project.

Commissioner Choi moved to defer action on the special permit as requested, seconded by Commissioner Wung, and the motion was passed unanimously.

SPECIAL PERMIT APPLICATION BY KNUI BROADCASTING COMPANY (SP67-45) TO CONSTRUCT AND OPERATE A STANDARD RADIO BROADCASTING TRANSMITTER ON A 5.74 ACRE PARCEL NEAR KEALIA POND, MAUI, TMK 3-8-05 PORTION OF 2

The reasons for recommending approval of the special permit request were outlined in the staff report by the Executive Officer (see copy of report on file).

The site for the construction of the proposed transmitter was pointed out on the map in relation to some of the major surrounding areas such as the Kihei Urban District, Kealia Pond, Malae Bay, Wailuku, Kahului, etc., by Mr. Duran.

Chairman Burns wondered about the Maui Planning Commission's stipulation "that the commercial broadcasting station shall not be located on the site". Mr. Duran explained that their concern was over the traffic that would be generated should the broadcasting station be located on the site to conduct its various programs.

Mr. Duran assured Commissioner Nishimura that there was a letter in the files from the Federal Aviation Agency indicating that they would have no objection to the construction of a 200-foot high transmitting tower on the subject site.

Commissioner Choi moved to approve the special permit application which was seconded by Commissioner Wung. The motion was approved by 6 affirmative votes with Commissioner Murakami abstaining due to conflict of interest.

SPECIAL PERMIT APPLICATION BY LAHAINA KAANAPALI & PACIFIC RAILROAD, LTD. (SP-47) TO CONSTRUCT AND OPERATE A PASSENGER RAILROAD BETWEEN LAHAINA AND KAANAPALI ON THE ISLAND OF MAUI

Staff recommended approval of the special permit request on the basis that it was reasonable and unusual, subject to the conditions the project conform substantially to the plans and method of operation as presented by the applicant and that construction be initiated within one year from the date of the approval (see copy of report on file).

DIAMOND J RANCH
ON THE ISLAND OF MOLOKAI

TELEPHONES • HONOLULU 938-725
MOLOKAI 44-447

JAMES E. RICHMOND • Owner
RAY E. ANDRADE • Manager

MAIL • 2400 KALAKAUA AVENUE
HONOLULU, HAWAII 96815

July 17, 1967

RECEIVED
JUL 18 1967
State of Hawaii
LAND USE COMMISSION

Mr. Ramon Duran
Executive Officer
Land Use Commission
426 Queen St.
Honolulu, Hawaii

Dear Mr. Duran:

Relative to your letter of July 13, 1967 to Mr. Earl M. Thacker, this is to confirm our telephone conversation of July 17 in which we requested that the application by James E. Richmond, et al, for a special permit (SP 67-44) be held in abeyance pending a further study of the developers' financial commitments in the proposed hotel site.

In view of this study, we find it unnecessary for you to have the application reviewed at your meeting to be held on July 28, 1967 at the Hale Halawai Cultural Center, Kona, Hawaii.

Many thanks for the fine cooperation you have given us thus far in helping us to secure this special permit.

Very sincerely,

Isma Hapai

ISMA M. HAPAI
Assistant to:
Mr. Thacker

cc: Richmond
Thacker

action by LUC be withheld until E.T. returns from the mainland. RD

Hapai sez Mr. Thacher is on the mainland rounding up some new developers for the Molokai project since Corey and Berney dropped out (Richmond is still OK) Earl won't be back til the 18th of Aug. Bishop Estate has extended the signing of the lease until September. Development will be more extensive than originally planned

Is another hearing required? What would be the status of this petition? County conditions: non transferable restricted to plans submitted

Call Hapai on 7-18 re: & he will write us a letter asking that

(1) Called Earl Thacker
& Osma Hagai
at 937666
on Jul 3 '67
regarding development
plans for SP67-44
Should be forthcoming
by Friday — None
(hopefully)

(2) Called again on Jul 10
11:45

(3) Called again on Jul 13
11:15

(over)

Put this draft in SP file

Mr. Robert Ohata

Subject: Special Permit Application from Earl Thacker for a Hotel Development at Keawanui, Molokai

Dear Bob:

As per your suggestion, we have contacted Mr. Thacker and requested a copy of the development plans which you did not transmit to this office with the relative material on the above-captioned subject. Mr. Thacker advised us that he has no additional copies but that because of recent developments, new plans are being prepared that involve a 300-room facility instead of the 160-unit hotel considered by your Commission.

It seems to me that unless we receive the exact material upon which your Commission based its recommendation, we cannot legally act upon the special permit. Should they change their plans at this time, it will require another public hearing and action by your Commission. Mr. Thacker indicated that we would receive the new plans the latter part of the week.

Inasmuch as the Commission is mandated to take action on this matter within 45 days after receipt of the County's decision and all pertinent records, we have no alternative but to ~~compute the pr~~ begin the computation of time upon receipt of the complete records.

For further clarification, Section 2.27 - Submission of records to the Land Use Commission of the State Land Use District Regulations in part requires that that Planning Director shall transmit all pertinent records "together with, but not limited to, the following records:

1. Formal petition
2. Intermediate rulings or motions rendered relative to said petition
3. Evidence received or considered, including oral testimony, exhibits, maps, and a statement of matters officially noticed
4. Staff report or memorandum presented at the hearing.
5. Findings of fact and reasons therein in support of the County

agency's ruling in approving said petition".

It seems as though we have the complete record on this matter except for the exhibits, maps or development plans upon which the Molokai Advisory Committee and the Maui Planning Commission based their approval.

I plan to attend your public hearing next Tuesday, July 11 on the Lahaina-Kaanapali Railroad special permit and look forward to your expert consultation.

Vty



A RESORT LODGE HOTEL, ON THE ISLAND MOLOKAI

BLDG "E"

BLDG "D"

BLDG "C"

BLDG "B"

BLDG "A"

+0.16

FOUNTAIN

P11

P10

LAGUNE

KEAWANUI FISH P

GROSS AREA 75.27 AC

KEAWANUI

July 13, 1967

Mr. Earl M. Thacker
Agent for Lessees
2400 Kalakaua Avenue
Honolulu, Hawaii

Dear Mr. Thacker:

The Land Use Commission next meets at 1:00 p.m. at the Hale Halawai Cultural Center, Kona, Hawaii, on July 28, 1967.

At that time, the application by James E. Richmond, et al, for a special permit (SP67-44) will be reviewed.

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

Very truly yours,

RAMON DURAN
Executive Officer

cc: Maui Planning Comm.

INDIVIDUAL CAPITAL PROJECT REQUEST 1968-73
SIX YEAR CAPITAL IMPROVEMENTS PROGRAM

Department of Transportation
Harbors Division

DOT 1-006
(PRO 9/66)

Project Title: Kaunakakai Harbor Improvements

Division Priority No.: Special 16

1. **Project Location:** Kaunakakai, Molokai

2. **Project Description:** Construction of deepwater entrance channel and breakwater; construction of bulkheads, deep-draft pier, paving, utilities and other improvements.

3. **Effect on Operating Budget of Agency:**

Total	Salaries	Other Exp.	Mtnce.
8,000	-	3,000	5,000

4. **Const. Period:**

5. **Status of Plans and Site:**

	Yes	No
Land Available		x
Preliminary Plans Completed		x
Detail Plans Completed (As of 12/31/66)		x

6. **Status of Utilities for Project:** (I — Insufficient. S — Sufficient)

(a) Water S
(b) Sewers I
(c) Power S
(d) Roads S

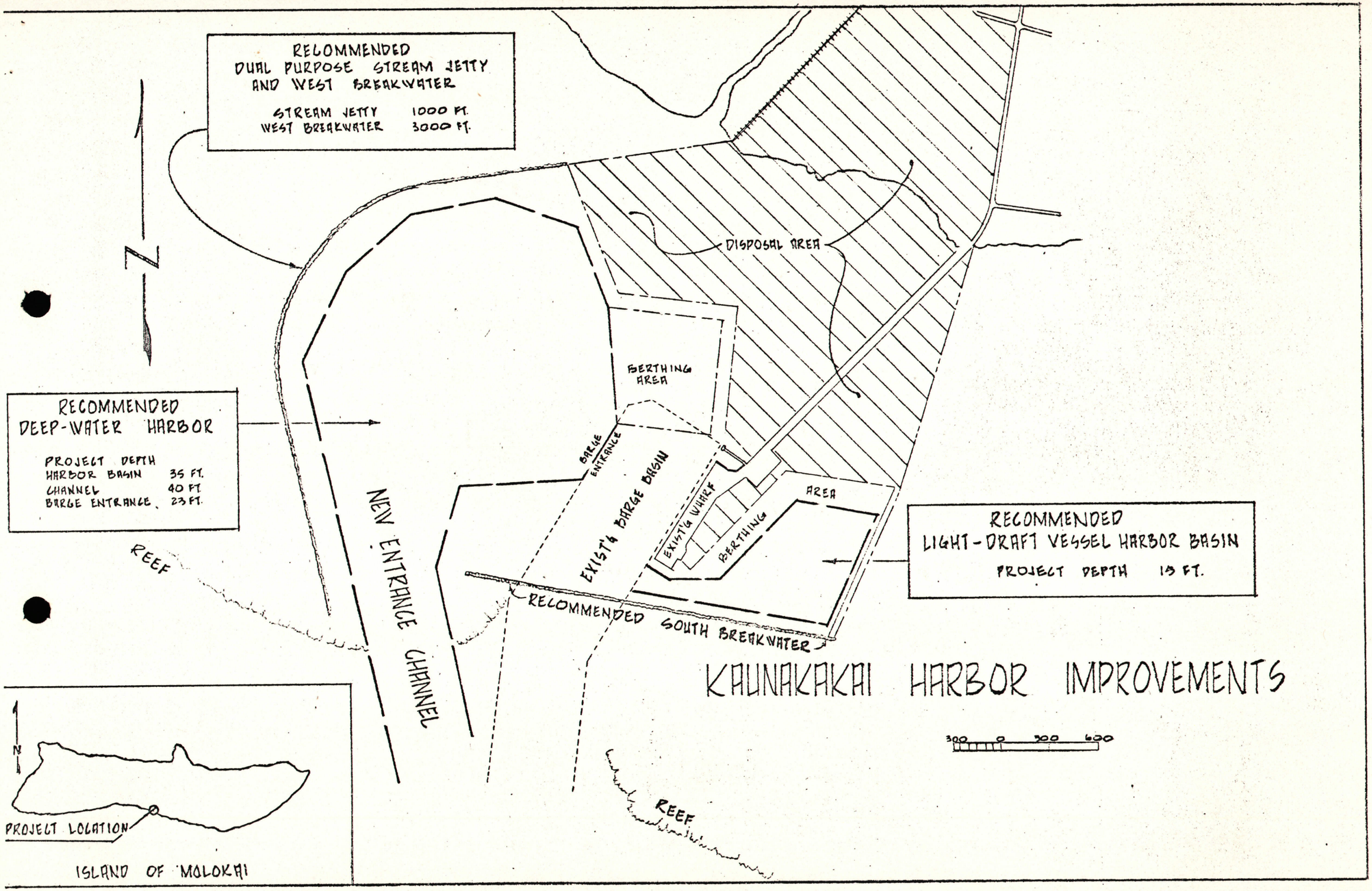
(All entries shown to nearest thousand dollars except where shown in Prior Approp. or Auth.)

PRIOR APPROP. OR AUTH. Act	PRIOR APPROP. OR AUTH. Amount	7. Estimated Cost	ESTIMATE OF TOTAL COST	ESTIMATED EXP. AS OF 6/30/67	TOTAL FOR 6 YEARS	EXPENDITURE SCHEDULE BY FISCAL YEAR 1967-68	1968-69	1969-70	1970-71	1971-72	1972-73	FUTURE (Not in 6 Yr. Total)
		A. Plans	220		120						120	100
		B. Land	223									223
		C. Construction	11,717									11,717
		D. Landscaping										
		TOTAL	12,160		120						120	12,040

8. Means of Financing	PRIOR APPROP. OR AUTH.	PRO-RATA COST	PRO-RATA EXPEND.	TOTAL 6 YR. APPROP.	APPROPRIATION OR AUTHORIZATION REQUEST BY FISCAL YEAR						FUTURE
A. Gen. Cash or Bond		4,000									4,000
B. Special Fund		430		430						430	
STATE TOTAL		4,430		430						430	4,000
C. Possible Federal Aid		7,730		120						120	7,610
TOTAL		12,160		550						550	11,610

9. **Justification:** The existing harbor at Kaunakakai is too small for use by deep-draft vessels, with the result that Molokai is the only large island in Hawaii without a Port capable of accommodating trans-pacific shipping. Engineering studies by the USED show that the proposed navigation improvements at Kaunakakai are economically justified.

This project was authorized by the Rivers and Harbors Act of 1962 for $7.7 million. No funds have been appropriated.


RECOMMENDED
DUAL PURPOSE STREAM JETTY
AND WEST BREAKWATER
STREAM JETTY 1000 FT.
WEST BREAKWATER 3000 FT.
N
DISPOSAL AREA
BERTHING AREA
RECOMMENDED
DEEP-WATER HARBOR
PROJECT DEPTH
HARBOR BASIN 35 FT.
CHANNEL 40 FT.
BARGE ENTRANCE 23 FT.
BARGE ENTRANCE
EXIST'G BARGE BASIN
EXIST'G WHARF
BERTHING AREA
NEW ENTRANCE CHANNEL
REEF
RECOMMENDED SOUTH BREAKWATER
RECOMMENDED
LIGHT-DRAFT VESSEL HARBOR BASIN
PROJECT DEPTH 15 FT.
KAUNAKAKAI HARBOR IMPROVEMENTS
300 0 300 600
N
PROJECT LOCATION
ISLAND OF MOLOKAI
REEF

INDIVIDUAL CAPITAL PROJECT REQUEST 1968-73
SIX YEAR CAPITAL IMPROVEMENTS PROGRAM

Department of Transportation
Harbors Division

DOT 1-006
(PRO 9/66)

Project Title: Kaunakakai Small Boat Harbor

Division Priority No.: SB 14

1. **Project Location:** Kaunakakai, Molokai

2. **Project Description:** Construction of a small boat harbor along the east side of existing mole.

Stage 1 - Dredging of main channel; construction of breakwater and providing accommodations for 105 boats (FY 1968-69 and FY 1969-70).
Stage 2 - Accommodations for 70 boats (FY 1970-71).
Stage 3 - Accommodations for 88 boats (Future).

3. **Effect on Operating Budget of Agency:**

Total	Salaries	Other Exp.	Mtnce.
11,000	6,000	3,000	2,000

4. **Const. Period:** Stage 1 - 12 Mos.
Stage 2 - 6 Mos.

5. **Status of Plans and Site:**

	Yes	No
Land Available	x	
Preliminary Plans Completed	x	
Detail Plans Completed (As of 12/31/66)		x

6. **Status of Utilities for Project:** (I — Insufficient. S — Sufficient)

(a) Water I
(b) Sewers I
(c) Power S
(d) Roads S

(All entries shown to nearest thousand dollars except where shown in Prior Approp. or Auth.)

PRIOR APPROP. OR AUTH. Act	PRIOR APPROP. OR AUTH. Amount	7. Estimated Cost	ESTIMATE OF TOTAL COST	ESTIMATED EXP. AS OF 6/30/67	TOTAL FOR 6 YEARS	EXPENDITURE SCHEDULE BY FISCAL YEAR 1967-68	1968-69	1969-70	1970-71	1971-72	1972-73	FUTURE (Not in 6 Yr. Total)
30/62 R&H Act of 1962	25,000 b	A. Plans	166	71	75	10		50	15			20
	46,000 f	B. Land										
		C. Construction	1,945		1,595			1,360	235			350
		D. Landscaping										
	71,000	TOTAL	2,111	71	1,670	10		1,410	250			370
8. Means of Financing		PRIOR APPROP. OR AUTH.	PRO-RATA COST	PRO-RATA EXPEND.	TOTAL 6 YR. APPROP.	APPROPRIATION OR AUTHORIZATION REQUEST BY FISCAL YEAR						FUTURE
A. Gen. Cash or Bond		25,000	1,719	25	1,324		297	777	250			370
B. Special Fund												
STATE TOTAL		25,000	1,719	25	1,324		297	777	250			370
C. Possible Federal Aid		46,000	392	46	346	10		336				
TOTAL		71,000	2,111	71	1,670	10	297	1,113	250			370

9. **Justification:** USED conducted feasibility and need study to determine need for a small boat harbor at Kaunakakai. In their Review Report on Survey for Navigation, Kaunakakai Harbor, submitted to Congress, the USED recommended the project as feasible and that federal aid be allowed. The absence of mooring and protective facilities for small craft at Kaunakakai has handicapped the growth and safety of fishing operations and recreational boating. This improvement will become an important unit in a needed chain of harbors for small vessels along the coasts of the Hawaiian Islands.

This project was authorized by the Rivers and Harbors Act of 1962. A pre-construction planning allotment of $46,000 has been made.

PROPOSED SMALL BOAT HARBOR
KAUNAKAKAI MOLOKAI

KAUNAKAKAI

KAUNAKAKAI STREAM FLOOD CONTROL LEVEE

SEE NOTE

STREAM JETTY

N

DEEP WATER HARBOR BASIN

SPOIL DISPOSAL AREA

BERTHING AREA

EXISTG PAVED MOLE

WEST BREAKWATER

EXISTING BARGE BASIN

EXISTG WHARF

PHASE

MAIN ACCESS CHANNEL

REVETMENT

F/S BREAKWATER

REEF

REEF

PACIFIC OCEAN

300 0 300 600
SCALE IN FEET

NOTE:
APPROXIMATELY 1 ACRE TO BE SET ASIDE FOR USE BY THE FEDERAL GOVERNMENT.

PHASE 1
PHASE 2
PHASE 3

F/S FEDERAL AND STATE PARTICIPATION

INDIVIDUAL CAPITAL PROJECT REQUEST 1968-73
SIX YEAR CAPITAL IMPROVEMENTS PROGRAM

Department of Transportation
Airports **Division**

DOT 1-006
(PRO 9/66)

Project Title: Terminal Building Covered Walkways - Molokai Airport

Division Priority No.: 6

1. **Project Location:** Molokai Airport, Hoolehua, Molokai

2. **Project Description:** Construction of covered passageway from terminal building to curbing and covered loading area at curbing.

3. **Effect on Operating Budget of Agency:**

Total	Salaries	Other Exp.	Mtnce.
None			

4. **Const. Period:** 5 Months.

5. **Status of Plans and Site:**

	Yes	No
Land Available	x	
Preliminary Plans Completed		x
Detail Plans Completed (As of 12/31/66)		x

6. **Status of Utilities for Project:** (I — Insufficient. S — Sufficient)

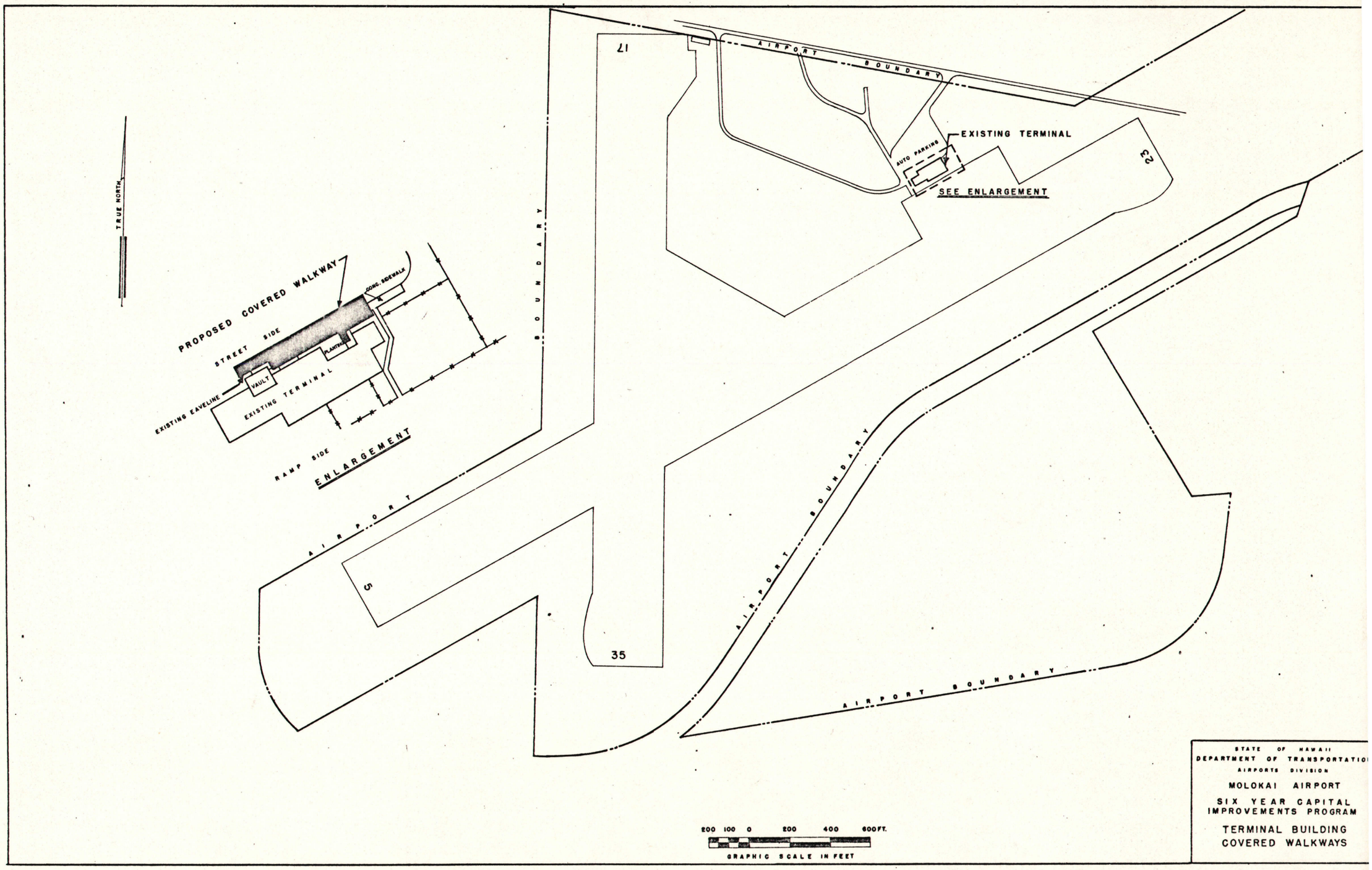
(a) Water S
(b) Sewers S
(c) Power S
(d) Roads S

(All entries shown to nearest thousand dollars except where shown in Prior Approp. or Auth.)

PRIOR APPROP. OR AUTH. Act	PRIOR APPROP. OR AUTH. Amount	7. Estimated Cost	ESTIMATE OF TOTAL COST	ESTIMATED EXP. AS OF 6/30/67	TOTAL FOR 6 YEARS	EXPENDITURE SCHEDULE BY FISCAL YEAR 1967-68	1968-69	1969-70	1970-71	1971-72	1972-73	FUTURE (Not in 6 Yr. Total)
		A. Plans	2		2	2						
		B. Land										
		C. Construction	44		44	44						
		D. Landscaping										
		TOTAL	46		46	46						

8. Means of Financing	PRIOR APPROP. OR AUTH.	PRO-RATA COST	PRO-RATA EXPEND.	TOTAL 6 YR. APPROP.	APPROPRIATION OR AUTHORIZATION REQUEST BY FISCAL YEAR 1967-68	1968-69	1969-70	1970-71	1971-72	1972-73	FUTURE
A. Gen. Cash or Bond											
B. Special Fund		46		46	46						
STATE TOTAL		46		46	46						
C. Possible Federal Aid											
TOTAL		46		46	46						

9. **Justification:** The present building does not provide a protected area for passengers loading and unloading at the curb. A shelter is needed for protection during rainy weather from curb to terminal building.


TRUE NORTH
PROPOSED COVERED WALKWAY
STREET SIDE
CONC. SIDEWALK
PLANTER
VAULT
EXISTING EAVELINE
EXISTING TERMINAL
RAMP SIDE
ENLARGEMENT
AIRPORT BOUNDARY
17
AIRPORT BOUNDARY
EXISTING TERMINAL
AUTO PARKING
23
SEE ENLARGEMENT
AIRPORT BOUNDARY
AIRPORT BOUNDARY
5
35
AIRPORT BOUNDARY
200 100 0 200 400 600FT.
GRAPHIC SCALE IN FEET
STATE OF HAWAII
DEPARTMENT OF TRANSPORTATION
AIRPORTS DIVISION
MOLOKAI AIRPORT
SIX YEAR CAPITAL IMPROVEMENTS PROGRAM
TERMINAL BUILDING COVERED WALKWAYS

INDIVIDUAL CAPITAL PROJECT REQUEST 1968-73
SIX YEAR CAPITAL IMPROVEMENTS PROGRAM

Department of Transportation
Airports **Division**

DOT 1-006
(PRO 9/66)

Project Title: Molokai Airport Improvements

Division Priority No.: 12

1. **Project Location:** Hoolehua, Molokai

2. **Project Description:** Extension and widening of Runway 5-23 from 4,500' x 100' to 6,000' x 150'.

3. **Effect on Operating Budget of Agency:**

Total	Salaries	Other Exp.	Mtnce.
None			

4. **Const. Period:** 24 Months.

5. **Status of Plans and Site:**

	Yes	No
Land Available		x
Preliminary Plans Completed	x	
Detail Plans Completed (As of 12/31/66)		x

6. **Status of Utilities for Project:**
(I — Insufficient. S — Sufficient)

(a) Water S
(b) Sewers S
(c) Power S
(d) Roads S

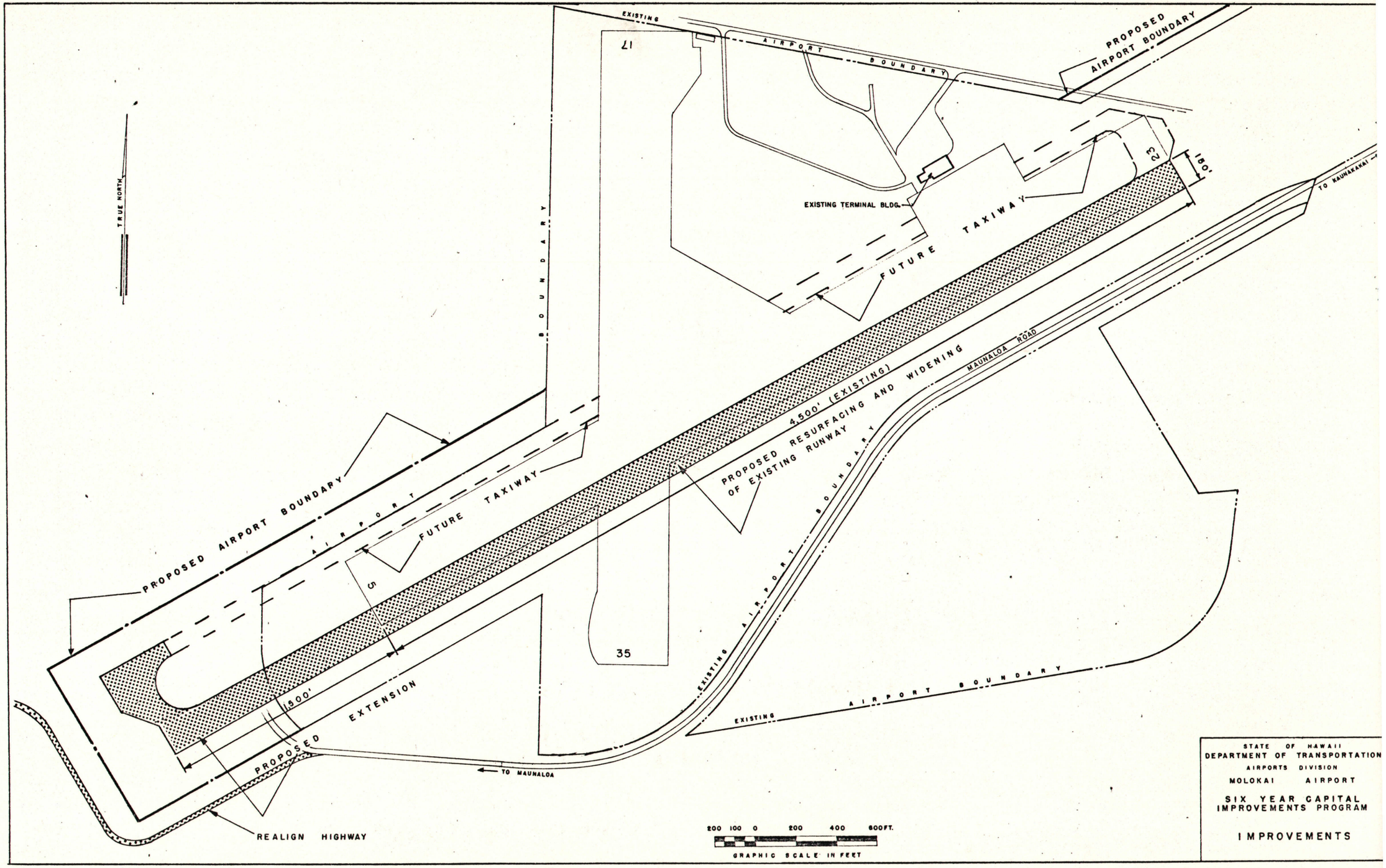
(All entries shown to nearest thousand dollars except where shown in Prior Approp. or Auth.)

PRIOR APPROP. OR AUTH. Act	PRIOR APPROP. OR AUTH. Amount	7. Estimated Cost	ESTIMATE OF TOTAL COST	ESTIMATED EXP. AS OF 6/30/67	TOTAL FOR 6 YEARS	EXPENDITURE SCHEDULE BY FISCAL YEAR 1967-68	1968-69	1969-70	1970-71	1971-72	1972-73	FUTURE (Not in 6 Yr. Total)
52/64	35,000 s ✓	A. Plans	120	35	85		85					
195/65	160,000 b ✓											
	150,000 f ×	B. Land	40		40		40*					
38/66	10,000 b ✓	C. Construction	2,947		2,947			2,947+				
		D. Landscaping										
	355,000	TOTAL	3,107	35	3,072		125	2,947				

8. Means of Financing	PRIOR APPROP. OR AUTH.	PRO-RATA COST	PRO-RATA EXPEND.	TOTAL 6 YR. APPROP.	APPROPRIATION OR AUTHORIZATION REQUEST BY FISCAL YEAR 1967-68	1968-69	1969-70	1970-71	1971-72	1972-73	FUTURE
A. Gen. Cash or Bond	170,000	1,573		1,403		115	1,288				
B. Special Fund	35,000	35	35								
STATE TOTAL	205,000	1,608	35	1,403		115	1,288				
C. Possible Federal Aid	150,000	1,499		1,349			1,349				
TOTAL	355,000	3,107	35	2,752		115	2,637				

9. **Justification:** Pavement requires reconstruction and new drainage system to meet heavy aircraft loadings. Existing 4,500' x 100' runway should be expanded to meet criteria for trunk airport.

* Includes $10,000 from prior appropriations.
\+ Includes $310,000 from prior appropriations.



STATE OF HAWAII
DEPARTMENT OF TRANSPORTATION
AIRPORTS DIVISION
MOLOKAI AIRPORT

SIX YEAR CAPITAL
IMPROVEMENTS PROGRAM

IMPROVEMENTS

2205

ROBERT O. OHATA
PLANNING DIRECTOR

EVA M. DUPONTE
ADMINISTRATIVE ASSISTANT

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

June 30, 1967

RECEIVED
JUL 3 1967
State of Hawaii
LAND USE COMMISSION

Mr. Ramon Duran
Executive Officer
Land Use Commission
State of Hawaii
426 Queen Street
Honolulu, Hawaii 96813

Dear Ram:

We have only one set of plans for Earl Thacker's special permit application. I would suggest that you contact Mr. Thacker and ask him for the information you desire.

Yours very truly,

ROBERT O. OHATA
Planning Director

June 28, 1967

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

Dear Bob:

In regard to the special permit application from Mr. Earl Thacker for a hotel development at Keawanui, Molokai, we have received copies of the staff report, the application and the hearing transcript from your office. However, copies of the plans that were submitted and referred to in item 3 of your letter dated June 21, 1967 were not enclosed.

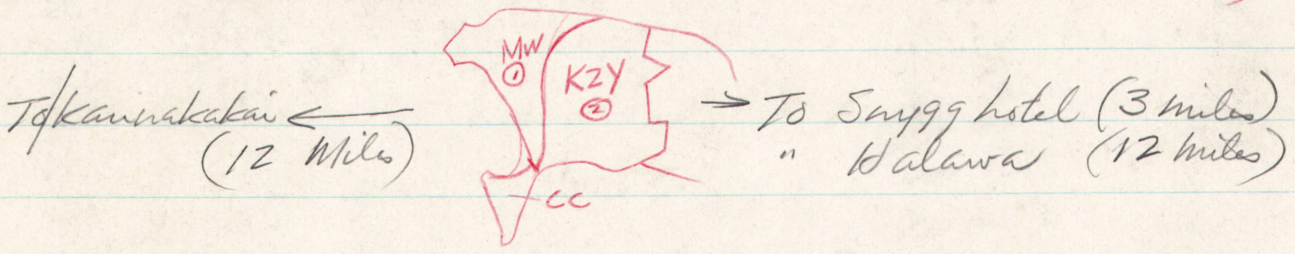
We would appreciate your looking into this matter at your earliest convenience in order that we may process the application within the prescribed 45 days.

Very truly yours,

RAMON DURAN
Executive Officer

SP67-44

Molokai 5-6-6:24 (78.87 Ac)



① MW Pg. 601 Mala silty clay
② KZy Pg. 593 Kawaihapai very stony clay loam

① 0 to 3% slopes; good water holding capacity and is easily irrigated; cane yields reportedly is high on Maui; where the soil is used for pasture, it has a thick stand of heavy fruiting algaroba On Molokai land is used for gardens, grazing and bee pasture - produces excellent forage when irrigated.

② 0 to 5% slopes; moderately fine textured; too stony for machinery; mostly used for grazing; supports stands of algaroba, pilligrass, bristly foxtail + some ilima; kable koa in some areas; brown or reddish brown in color

Rainfall:

Key # 542 Maunaleha (Pukoo) Elev. 20'
Median annual rainfall = 40.7"

7200

99

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.

~~Earl M. Thacker~~

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

SP67-44

June 21, 1967

RECEIVED
JUN 23 1967
State of Hawaii
LAND USE COMMISSION

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

Dear Mr. Duran:

Re: Special Use Permit Application No. 23 from Mr. Earl M. Thacker for Hotel Development at Keawanui, Molokai, Hawaii

The Maui Planning Commission at its meeting of June 20, 1967, voted unanimously to approve special use permit pursuant to the State Land Use Law to Mr. Earl M. Thacker, agent for James Richmond, Ray Berney, and W. Russ Corey, to build and operate a resort hotel at Keawenui, Molokai with the following stipulations:

1. That construction shall begin within 3 years from the date of final approval,

2. That the permit shall not be transferable,

3. That approval is based on plans submitted and any substantial changes shall be subject to approval by the Molokai Advisory Committee and the Maui Planning Commission,

4. That the applicant confer with the manager and chief engineer of the Board of Water Supply to conform with all requirements of said Board.

Enclosed herewith are copies of the staff report, the application and the transcript of the hearing.

Yours very truly,

Robert O. Ohata

ROBERT O. OHATA
Planning Director

Encl.
cc Molokai Advisory Committee
cc Mr. Earl Thacker

MAUI PLANNING COMMISSION
PUBLIC HEARING
SPECIAL USE PERMIT, ACT 205, S.L.H. 1963
Tuesday, May 23, 1967

APPLICATION NO. 23
(Earl M. Thacker)

The public hearing on the following request for SPECIAL USE PERMIT under provisions of SECTION 98H-6, R.L.H. 1955, 1961 SUPPLEMENT AS AMENDED BY ACT 205, S.L.H. 1963 was held on Tuesday, May 23, 1967, at the Kaunakakai Courthouse, Kaunakakai, Molokai, Hawaii.

KEAWANUI, MOLOKAI

To permit the construction and operation of a hotel, restaurant, coffee shop, cocktail lounge and such other accessory uses as may be required on the south (makai) side of Kamehameha V Highway, just east of the Keawanui Fish Pond, Tax Map Key 5-6-06, Parcel 24.

Applicant: Earl M. Thacker, Agent for James Richmond, Ray Berney, W. Russ Corey
Area: 78.87 acres

The public hearing was opened informally by Planner Howard K. Nakamura at 1:00 p.m. Mr. Nakamura explained briefly why a Special Use Permit was required, and the procedures involved in obtaining it. He pointed out that evidence must be presented which would show that the proposed use was "unusual and reasonable."

The public hearing was formally opened at 1:10 p.m. by Mr. Soon Oak Lee, Molokai Member of the Board of Supervisors and Chairman of the Molokai Advisory Committee to the Planning Commission.

Planner Howard K. Nakamura read the NOTICE OF PUBLIC HEARING, a copy of which is hereto annexed and made a part hereof, with AFFIDAVIT OF PUBLICATION, published in the Maui News, a newspaper published and circulated in the County of Maui, being the County in which said Committee and Commission are located, on April 26, 1967, as required by Section 98H-6 of Act 205, S.L.H. 1963.

Mr. Nakamura then read the APPLICATION FOR SPECIAL USE PERMIT, and pointed out the parcel on a map of the Keawanui area. He explained that: 1) the parcel is currently in the State Land Use Commission Agricultural District 2) in the Molokai Land Use and Master Plan prepared by Community Planning, Inc., the subject parcel was proposed for hotel use, and that the Keawanui area was proposed as the primary resort area for Molokai.

There were no letters of approval or protest as of 1:00 p.m. this date.

The public hearing was then opened to the public for testimony.

MR. RAY BERNEY, Partner in the proposed development: "I represent James Richmond, Russ Corey and myself. We have been working together for quite sometime. We chose Molokai primarily because Molokai was an island most of the people would like to come to. People we talked to in Honolulu say Honolulu is getting crowded. They want to see some of the native lands. They want something

people here would like to have and people on the mainland would like. We came up with a two story plan. We want to develop the island and make a resort for outdoor water skiing, swimming and golfing. People would have something to do for four or five days instead of overnight." (Mr. Berney circulated a picture of his plans to the audience).

PLANNER NAKAMURA: "You showed development on only a small portion of the land involved. Do you have any particular plan for the rest of the area?"

MR. BERNEY: "Not yet. We would like to go up to 160 units. We thought we'd start at 80 units. We plan a pitch-and-putt golf course in front of the hotel between the fish ponds. We would like to put the hotel near the water, but we might have to move it back."

MR. HARRISON COOKE: "Could you give us a little of your background in connection with this hotel?"

MR. BERNEY: "I started in the hotel business in Seattle. I ran the hotel for five years. After that, in 1953, I started in the motel and hotel business and I built 32 motels from Seattle to California. At the present time, we have 28. We also have a professional management group who manage the hotels in California. We are very well experienced in management and building."

PLANNER NAKAMURA: "What is your timetable?"

MR. BERNEY: "If we do get a permit, we feel we would like to start building sometime in July, if possible, and we know it will take six months to complete."

PLANNER NAKAMURA: "Your plan calls for two stories. Is this your general concept of how hotel development on Molokai should occur?"

MR. BERNEY: "I think it should be kept within one or two stories. It will spoil it if it will go up to four or five stories."

PLANNER NAKAMURA: "How about water?"

MR. BERNEY: "We have checked the water and the electricity, and they approve it."

MR. COOKE: "Will the financing come out of Marco Polo?"

MR. BERNEY: "No. We will finance it ourselves."

PLANNER NAKAMURA: "How about the restaurant, coffee shop and cocktail lounge?"

MR. BERNEY: "We have a restaurant that will seat 200. The bar will seat 65-100 people. We will also have a gift shop, barbershop, and other accessory uses."

PLANNER NAKAMURA: "Do you think that it would be reasonable to place a time limitation on the special use permit? For the development in Pukoo, we placed a three-year limit."

MR. BERNEY: "We would have no objection to it."

PLANNER NAKAMURA: "We also made restrictions on height and density. I assume you have no objection."

MR. BERNEY: "No objection."

MR. COOKE: "I would like to go on record saying that I am thoroughly in favor of it. It is the greatest thing for Molokai. It would be very remiss on our part not to grant it."

MR. BERNEY: "This will bring quite a few jobs for the people."

PLANNER NAKAMURA: "What is the ratio in terms of employment to hotel units."

MR. BERNEY: "I think we would employ about 40 people."

MR. GEORGE TAMURA: "I represent a group of people concerned about planned growth for Molokai. What we have discussed and what we are discussing in the area of tourism, I think the plans and what was mentioned by Mr. Berney conforms to our thinking. Molokai's assets lie in the general quiet life and we would like to keep serenity as much as possible. We do hope tourism will blend with that particular area. We certainly have no objection to development in that area."

MRS. PEARL FRIEL: "I would like to go on record being in favor of this development. I am the owner of some lands there, and I certainly am in favor of it."

MR. ISMA HAPAI: "I am the assistant to Earl Thacker of Earl Thacker Company, who owns a strip of land adjacent to the proposed development. We would also like to say that Mr. Thacker is thoroughly in favor of the project."

No one else spoke for the granting of the Special Use Permit.

No one spoke against the granting of the Special Use Permit.

The hearing was adjourned at 1:25 p.m.

Ayako Ishikawa
AYAKO ISHIKAWA
Stenographer

RECORD OF ATTENDANCE:

MOLOKAI ADVISORY COMMITTEE

Present:	Soon Oak Lee, Chairman Harrison Cooke Wilfred Imamura (late)
Excused:	Koichi Tamanaha
In Attendance:	Howard K. Nakamura, Planner Mr. Ray Berney Mr. George Tamura Mrs. Pearl Friel Mr. Isma Hapai
General Public:	Approximately 10 people

NOTICE OF PUBLIC HEARING
SPECIAL USE PERMIT

NOTICE IS HEREBY GIVEN of public hearings to be held by the County of Maui Planning Commission to consider the following requestsfor SPECIAL USE PERMIT under provisions of SECTION 98H-6, REVISED LAWS OF HAWAII 1955, 1961 SUPPLEMENT, AS AMENDED BY ACT 205, SESSION LAWS OF HAWAII 1963:

1. KEAWANUI, MOLOKAI
   Construction and operation of a hotel, restaurant, coffee shop, cocktail lounge and such other accessory uses as may be required. The location is on the south (makai) side of Kamehameha V Highway, just east of the Keawanui Fish Pond, Tax Map Key 5-6-06, parcel 24.
   Applicant: Earl M. Thacker, Agent for James Richmond, Ray Berney, W. Russ Corey
   Area: 78.87 acres
   Date of Hearing: May 23, 1967
   Place of Hearing: Kaunakakai Courthouse, Kaunakakai, Molokai
   Time: 1:00 p.m. or soon thereafter

2. KIHEI, MAUI
   Construction and operation of a standard broadcast transmitter to be situated on the westerly side (Maalaea side) of Mokulele Highway, in the vicinity of Kealia Pond, Tax Map Key 3-8-05, portion of parcel 2.
   Applicant: KNUI Broadcasting Company, a Division of Qualitron Aero, Inc.
   Area: 5.74 acres
   Date of Hearing: May 23, 1967
   Place of Hearing: Board of Supervisors Chambers, County Building, Wailuku, Hawaii
   Time: 1:30 p.m. or soon thereafter

Sketches showing the general locations are on file in the office of the County of Maui Planning and Traffic Commission at Naska, Kahului, Maui, Hawaii, and is open to the public for inspection during office hours.

All protests against the SPECIAL USE PERMIT should be filed in writing to said Commission, P. O. Box 1487, Kahului, Maui, Hawaii, before the date of the public hearing or presented in person at the time of the public hearing.

MAUI PLANNING COMMISSION
JOSEPH S. MEDEIROS, Chairman
By Robert O. Ohata
County Planning Director

(MN--April 26, 1967)

cc: Land Use Commission
Board of Supervisors
Mr. Earl Thacker
KNUI Broadcasting Company
A & B Land Department

5 6 06

UNLOCATED KULEANAS					
Parcel	Owner	Area	L C Award	Ap	Location
29	Charlotte Gendall	4.0 ac	5135	2	Manawai
31	William Mahuai	0.18 ac	101:D		Kaamola

Owners of Parcel 182.0 ac
State of Hawaii
Harris Fountain, et al
Harriet K. Kama
Edward H. Dwight
Eliza Fountain, Kam
Henry N. Nainoahole et al
Caroline K. Te
Buggy T. Okazaki, et al

State of Hawaii
28 0.828 ac.
(County of Maui)
Ualapue Tank Site
Par. Exec. Ord. 906

State of Hawaii
379.36 Ac.
G.L. 2769

State of Hawaii
2.068 ac.
(County of Maui)
Par. Exec. Ord. 533
Ualapue Cemetery

State of Hawaii
194.06 ac
(164.0 ac)

(30.0 ac)

(15.0 ac)

Louise P. Maurlott Est.
L.C. Aw 4056

A Por. G.L. 2769

See Left for Owners
182.0 ac
(167.0 ac.)

(S. Cornwell Friel & mf. Pearl M. Friel
(182.5 ac ±)

Julia M. Meyer
508 Pac. ±

Pearl M. Friel - ½
Julia M. Meyer - ½

(F.R. 325.53 ac)

Jushiu Shibuya
Hanna Smith - ½
L.C. Aw 4090:3

Terr. of Haw.
56.66 ac.

Charlotte Wond
L.C. Aw 7687 Ap 2

State of Hawaii
220 ac.

Edmund Wond - ½
Samuel Pedro - ½

327 Ac.

(155.0 ac ±)

B. P. Bishop Trust Est.
443.15 ac.

(F.R. 172 ac.)

B. P. Bishop Trust Est.
192.0 ac.

(FR 33 ac.)

Ross A. K. Aping
718.69 Ac.
L.C. Aw 7715:2

(539.85 ac ±)

Edith Austin Trust Estate - ½
John P. Austin, Jr. - ¼
Liana M. Feiberts - ⅛
James M. Austin - ⅛
Dorothy A. Austin - ⅛

1680 Ac

(FR 923 ac.)

(159.0 ac ±)

B. P. Bishop Tr. Est
78.87 ac

State of Hawaii
36.5 ac ±
Old Fish Pond

B. P. Bishop Tr. Est
73.59 ac

KEAWANUI

KALAELOA

Fish Pond

Solomon A. Haluaiani - ½
Clement L. Haluaiani - ½
2.00 ac

Francis A. Kilpo Est. - 35.0 Ac
Solomon A. Haluaiani - ½
Clement L. Haluaiani - ½
2344 ac L.C. Aw 4397

The Thacker Corp.
210.745 Ac.
(1141)

Herman B. McGuire
et ux Rachael K.
1255 Ac.

Old Fish Pond

KAINAONE
Fish Pond

PAIALOA
Fish Pond

Old Fish Pond

MANAWAI

PLAT 03

PLAT 07

PLAT 08

PLAT 10

Kamalo Wharf

Kamehameha V Road

Grant 8331

Grant K

Grant 2719:1

Kaluaaha Ahupuaa

Pelekunu Ahupuaa

Kamalo Ahupuaa

Kalae Ahupuaa

Kaluaaha Ahupuaa

Pukoo Ahupuaa

Kamiloloa Ahupuaa

Kaamola Ahupuaa

Kaunakakai Ahupuaa

Kamalo Ahupuaa

SEC 9

SEC 5

MOLOKAI

INSET

Charlotte Wond - ½
Solomon Hanakeawe Sr. Est. - ½
0.23 ac
L.C. Aw 2918

Antone R. Sylva - ½
Emmaline S. Kapu - ½
0.50 ac
L.C. Aw 11045:1

Toshio Suzuki
1.42 ac.

KEAWANUI FISH POND
L.C. Aw 2715:2

L.C. Aw 4090

Julia Meyer
15.0 ac
L.C. Aw 3902
20

L.C. Aw 4187C

Dwg No. 2096
By P.K. July
Source Taxation Map

Drawing and Tracing by
THE BLUE PRINT CO
Honolulu
Phone 1353

SCALE IN FEET
1000 500 0 1000 2000 3000 4000

ADVANCE SHEET
SUBJECT TO CHANGE

UALAPUE - KAPUALEI, MOLOKAI.

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

PRINTED

INSTRUCTIONS:

1. To be filed in triplicate.
2. Use black ink or typewriter with black ribbon.
3. Use additional sheets if necessary.

MAUI PLANNING & TRAFFIC COMMISSION
P.O. BOX 1487, KAHULUI, HAWAII

APPLICATION FOR SPECIAL PERMIT
Special Permit is hereby requested:

DO NOT WRITE IN THIS SPACE

Appl. & fee received	4/17/67
Notice published	4/26/67
Public hearing	5/23/67
Recommendation to LUC	6/20/67
Action by State LUC	
County & Appl. notified	

A. Description of Property: (1) Tax Map Key No. 2nd Division - 5-6-06-24

(2) Lot Area 78.87 Acres (3) Location Keawanui, Molokai

B. Ownership: (1) Owner's name Bernice P. Bishop Estate

(2) Lessee's name James E. Richmond, Ray Berney, W. Russ Corey (3) Unexpired term 67 years

C. Request: (1) State request briefly and exactly:

There is an option now held by James E. Richmond, et al, from the Bishop Estate Trustees for a sixty seven (67) year lease commencing July 1, 1967 lease to be executed by James Richmond, Ray Berney, and W. Russ Corey, who will jointly own one-third (1/3) interest each in the venture.

(2) Reasons justifying granting of request:

To erect a one-million dollar ($1,000,000.00) 80 - 100 room resort hotel by Ray Berney Enterprises of San Diego, California. Plans and renditions are submitted herewith together with necessary application fee.

D. Applicant: (1) Name James Richmond, Ray Berney, W. Russ Corey

(2) Address 2400 Kalakaua Avenue (3) Telephone 937-666

(4) Signature Earl M. Thacker
by: EARL M. THACKER, Agent for Lessees

E. Planning Commission action: _____ Date _____ Vote: ____ ayes ____ noes

Reasons:

F. State Land Use Commission's action: _____ Date: _____

G. Copies to: State LUC___ Supervisors___ Applicant___ Owner & Lessee_

May 26, 1967

Maui Planning Commission
P. O. Box 1487
Kahului, Hawaii 96732

Gentlemen:

In accordance with the authority vested in us, the Molokai Advisory Committee to the Planning Commission conducted a public hearing on May 23, 1967, on an application from Mr. Earl M. Thacker, agent for James Richmond, Ray Berney, and W. Russ Corey, for a LUC Special Use Permit to build and operate a hotel at Keawanui, Molokai.

At the public hearing, which was attended by approximately ten Molokai residents, Mr. Ray Berney represented the applicants and explained the proposed development. Mr. George Tamura and Mrs. Pearl Friel, Molokai residents, spoke in favor of granting the Special Use Permit, as did Mr. Isma Hapai, representing Mr. Thacker as an adjoining property owner. There was no testimony against granting the request.

Upon due consideration of the facts presented at the public hearing, the Molokai Advisory Committee strongly recommends approval of the request. The Committee feels that the proposed site is ideal for resort development, and will be a definite asset to the Island of Molokai.

In keeping with our prior actions, the Committee would also like to recommend that a three-year time limit be made a condition of approval. In addition, the favorable recommendation is based upon the plans as presented at the hearing, and any substantial changes should be re-submitted for approval.

Very truly yours,

Soon Oak Lee

Soon Oak Lee, Chairman
Molokai Advisory Committee

cc: Mr. Earl M. Thacker

May 26, 1967

Maui Planning Commission
P. O. Box 1487
Kahului, Hawaii 96732

Gentlemen:

In accordance with the authority vested in us, the Molokai Advisory Committee to the Planning Commission conducted a public hearing on May 23, 1967, on an application from Mr. Earl M. Thacker, agent for James Richmond, Ray Berney, and W. Russ Corey, for a LUC Special Use Permit to build and operate a hotel at Keawanui, Molokai.

At the public hearing, which was attended by approximately ten Molokai residents, Mr. Ray Berney represented the applicants and explained the proposed development. Mr. George Tamura and Mrs. Pearl Friel, Molokai residents, spoke in favor of granting the Special Use Permit, as did Mr. Isma Hapai, representing Mr. Thacker as an adjoining property owner. There was no testimony against granting the request.

Upon due consideration of the facts presented at the public hearing, the Molokai Advisory Committee strongly recommends approval of the request. The Committee feels that the proposed site is ideal for resort development, and will be a definite asset to the Island of Molokai.

In keeping with our prior actions, the Committee would also like to recommend that a three-year time limit be made a condition of approval. In addition, the favorable recommendation is based upon the plans as presented at the hearing, and any substantial changes should be re-submitted for approval.

Very truly yours,

Soon Oak Lee

Soon Oak Lee, Chairman
Molokai Advisory Committee

cc: Mr. Earl M. Thacker

June 2, 1967

TO: MAUI PLANNING COMMISSION

FROM: PLANNING DEPARTMENT

SUBJECT: SPECIAL USE PERMIT APPLICATION #23, EARL M. THACKER, FOR HOTEL DEVELOPMENT AT KEAWANUI, MOLOKAI.

Mr. Earl M. Thacker, agent for James Richmond, Ray Berney, and W. Russ Corey, is applying for a State Land Use Commission Special Permit to build and operate an 80-unit resort hotel at Keawanui, Molokai. The total area of the parcel is 78.87 acres and is located within the State Agricultural District.

LOCATION - The land is located on the south (makai) side of Kamehameha V Highway, just east of the Keawanui Fishpond. It is owned by the Bishop Estate, and the applicants have an option to execute a long-term (67 year) lease on the property, and the adjoining Keawanui Fishpond.

EXISTING USE - The land is presently used primarily for grazing. There is a ranchhouse on the premises, which was part of the old Diamond 5 Bar Ranch (Norman B. Maguire). The ranchhouse is currently being used to serve Unitour Company luncheons about 5 days a week.

ADJACENT USE - The major land use of the surrounding area is agriculture, primarily grazing. There are scattered residences, located primarily upon large parcels of land. The Ualapue Urban District begins a few hundred feet east of the subject property, and includes the Kilohana Elementary School.

PROPOSED USE - The developers of the property intend to build an 80-unit resort hotel at the present time, with possible expansion to 160 units at a later date. Accessory uses would include restaurant, bar, coffee shop, gift shops and miscellaneous uses. Outdoor recreational activities would be emphasized, with water sports to take advantage of Keawanui Fish pond.

MASTER PLAN - In 1961, the "Molokai Land Use and Master Plan" was prepared for the Planning Commission by Community Planning, Inc. Although it has not been officially adopted, this plan proposed that Keawanui be Molokai's primary resort area. Speci-

fically, the parcel in question was proposed for hotel-apartment use. At the present time, the Planning Commission, in conjunction with the Molokai Citizens Advisory Committee, is in the process of reviewing the original master plan concepts. Preliminary discussions indicate that the idea of developing Keawanui as a prime tourist facility is still highly desirable.

MOLOKAI ADVISORY COMMITTEE - A public hearing was held regarding this application on May 23, 1967, in Kaunakakai, conducted by the Molokai Advisory Committee to the Planning Commission. At that time, Mr. Ray Berney, representing himself and his two partners, explained the request. Mr. George Tamura and Mrs. Pearl Friel, Molokai residents, spoke in favor of granting the request, as did Mr. Isma Hapai, representing the Earl Thacker Corporation, a neighboring landowner. There was no testimony against granting the request. The recommendation of the Molokai Advisory Committee was for approval and is attached herewith.

RECOMMENDATION - The staff concurs with the Molokai Advisory Committee, and recommends approval of the request for special permit, based upon the following:

a. The area is ideally suited for resort and hotel development, as originally proposed in the Molokai Master plan. Keawanui Fishpond can be utilized for water sports and water-oriented recreation, and could ultimately be developed as a small boat harbor. Keawanui is separated from the Kaanapali area by a relatively short stretch of generally calm water. The two destination areas could be eventually linked by air or sea, with one complementing the other by developing different types of visitor attractions. In addition, the surrounding area has many sites of historical value, which could be developed.

b. The tourist industry on Molokai has been increasing markedly within the past year, following the development of the Hotel Molokai. The growth of this industry, however, may be retarded by limited accommodations. Establishment of the Keawanui resort area would provide a boost to Molokai's tourist potential, provide additional employment, and generally stimulate the island's economy.

c. There would not be any detrimental effect to adjoining properties, due to the low density of development. The existing land use would not be markedly changed.

It is recommended that approval of the request be made subject to the following conditions:

1) That construction shall begin within three (3) years from the date of final approval

2) That the special use permit shall not be transferable

3) That approval is recommended based upon the plans as submitted, and that any substantial changes (particularly in regard to height of buildings, density, number of units, size of buildings) be approved by the Molokai Advisory Committee and the Planning Commission; and that in any event, final plans shall be subject to review by the Molokai Advisory Committee

4) That the applicant confer with the Manager and Chief Engineer of the Board of Water Supply, and conform to all requirements of the Board.

The staff would like to re-affirm its feeling that resort development on Molokai should complement and emphasize the quiet tranquility of the island.

It is felt that the development, as presently envisioned, will be an attractive addition to the Island of Molokai.

June 2, 1967

TO: MAUI PLANNING COMMISSION

FROM: PLANNING DEPARTMENT

SUBJECT: SPECIAL USE PERMIT APPLICATION #23, EARL M. THACKER, FOR HOTEL DEVELOPMENT AT KEAWANUI, MOLOKAI.

Mr. Earl M. Thacker, agent for James Richmond, Ray Berney, and W. Russ Corey, is applying for a State Land Use Commission Special Permit to build and operate an 80-unit resort hotel at Keawanui, Molokai. The total area of the parcel is 78.87 acres and is located within the State Agricultural District.

LOCATION - The land is located on the south (makai) side of Kamehameha V Highway, just east of the Keawanui Fishpond. It is owned by the Bishop Estate, and the applicants have an option to execute a long-term (67 year) lease on the property, and the adjoining Keawanui Fishpond.

EXISTING USE - The land is presently used primarily for grazing. There is a ranchhouse on the premises, which was part of the old Diamond 5 Bar Ranch (Norman B. Maguire). The ranchhouse is currently being used to serve Unitour Company luncheons about 5 days a week.

ADJACENT USE - The major land use of the surrounding area is agriculture, primarily grazing. There are scattered residences, located primarily upon large parcels of land. The Ualapue Urban District begins a few hundred feet east of the subject property, and includes the Kilohana Elementary School.

PROPOSED USE - The developers of the property intend to build an 80-unit resort hotel at the present time, with possible expansion to 160 units at a later date. Accessory uses would include restaurant, bar, coffee shop, gift shops and miscellaneous uses. Outdoor recreational activities would be emphasized, with water sports to take advantage of Keawanui Fish pond.

MASTER PLAN - In 1961, the "Molokai Land Use and Master Plan" was prepared for the Planning Commission by Community Planning, Inc. Although it has not been officially adopted, this plan proposed that Keawanui be Molokai's primary resort area. Speci-

fically, the parcel in question was proposed for hotel-apartment use. At the present time, the Planning Commission, in conjunction with the Molokai Citizens Advisory Committee, is in the process of reviewing the original master plan concepts. Preliminary discussions indicate that the idea of developing Keawanui as a prime tourist facility is still highly desirable.

MOLOKAI ADVISORY COMMITTEE - A public hearing was held regarding this application on May 23, 1967, in Kaunakakai, conducted by the Molokai Advisory Committee to the Planning Commission. At that time, Mr. Ray Berney, representing himself and his two partners, explained the request. Mr. George Tamura and Mrs. Pearl Friel, Molokai residents, spoke in favor of granting the request, as did Mr. Isma Hapai, representing the Earl Thacker Corporation, a neighboring landowner. There was no testimony against granting the request. The recommendation of the Molokai Advisory Committee was for approval and is attached herewith.

RECOMMENDATION - The staff concurs with the Molokai Advisory Committee, and recommends approval of the request for special permit, based upon the following:

a. The area is ideally suited for resort and hotel development, as originally proposed in the Molokai Master plan. Keawanui Fishpond can be utilized for water sports and water-oriented recreation, and could ultimately be developed as a small boat harbor. Keawanui is separated from the Kaanapali area by a relatively short stretch of generally calm water. The two destination areas could be eventually linked by air or sea, with one complementing the other by developing different types of visitor attractions. In addition, the surrounding area has many sites of historical value, which could be developed.

b. The tourist industry on Molokai has been increasing markedly within the past year, following the development of the Hotel Molokai. The growth of this industry, however, may be retarded by limited accommodations. Establishment of the Keawanui resort area would provide a boost to Molokai's tourist potential, provide additional employment, and generally stimulate the island's economy.

c. There would not be any detrimental effect to adjoining properties, due to the low density of development. The existing land use would not be markedly changed.

It is recommended that approval of the request be made subject to the following conditions:

1) That construction shall begin within three (3) years from the date of final approval

2) That the special use permit shall not be transferable

3) That approval is recommended based upon the plans as submitted, and that any substantial changes (particularly in regard to height of buildings, density, number of units, size of buildings) be approved by the Molokai Advisory Committee and the Planning Commission; and that in any event, final plans shall be subject to review by the Molokai Advisory Committee

4) That the applicant confer with the Manager and Chief Engineer of the Board of Water Supply, and conform to all requirements of the Board.

The staff would like to re-affirm its feeling that resort development on Molokai should complement and emphasize the quiet tranquility of the island.

It is felt that the development, as presently envisioned, will be an attractive addition to the Island of Molokai.

5 6 05

CORRECTED
FEB 6 1934
FEB 1939
FEB 9 1939
FEB 1 -
NOV 20 1939
APR 1 1946
MAY 1 1946
1947
SEP 1 1950
DEC 1 1950

True North
1" = 200'

Grant 1141

Owners of Parcel 24:
Magoon Est., Ltd.,
William K. Lukela, & } M/C

William, Alfred, & Hannah Iokama, & Gabriel K., Minerva, Elizabeth, Robert, Alvin, Winona, & Barbara J. Kalaluhi, & Rachael Puailihau, Edith K. Wong, & Grace Maliikapu - 1/4 - M/C

Annie Miriam, Mary P.
Mary K. & George Aola, Jr. - 1/4 - M/C

PLAT 06

11	L.C.Aw. 240 X. Ap. 2		Solomon Hennessey	8.39 Acs.
10	L.C.Aw. 3991 Ap. 3		Hattie K. Mason	10.13acs
9	L.C.Aw. 240 V. Ap. 2	Annie, Miriam, Mary P., Mary K. & George Aola Jr. - 1/4 - M/C	The Thacker Corp. - M/C Magoon Est. Ltd. - M/C	11.35acs.
8	Abigail K. Alu, Dennis K. Kaloi, Cyrill B. M. Kaloi, Helene K. Muddy, Frederick J. K. Kaloi, David K. Kaloi - C/O L.C.Aw. 240 U Ap. 3		K. Daniel Kaloi - 3/C	9.73 Acs.
7	L.C.Aw. 240 S Ap. 2		Kekahuna Est.	8.32acs.
6	L.C.Aw. 240 Y Ap. 3		Moses Holani Edith K. Swan Mary K. Rodrigues T/C	9.16 Acs.
5	L.C.Aw. 240 W Ap. 3	Annie, Miriam, Mary P. Mary K. & George Aola, Jr. - 1/4 - M/C	The Thacker Corp. - M/C Magoon Est. Ltd. - M/C	11.41acs.
4	L.C.Aw. 240 T Ap. 3		Charles R. Dement 4/1 Betsy Dement Rdm.	11.44acs.

Ld. Ct. App. 278

Abbie Welch Estate - 3/4
Elizabeth Kalaluhi Est. - 1/16
Rachel W. Puilihau - 1/16
Edith K. Papalimu - 1/16
Grace H. Papalimu - 1/16

3	L.C.Aw. 146:8 Ap. 3			7.97 acs.
	Ld. Ct. App. 278		PLAT 06	
2	L.C.Aw. 4609 Ap. 3		Loretta Martin Rose via Rose Aping - Dower	1644 acs. (8.1 acs.)
1	L.C.Aw. 4924 Ap. 3			(8.34 acs.)

PLAT 06

Gr. 1141 — The Thacker Corp. 0.37ac.
33 / 32 — L.C.Aw. 4820 0.32ac. — The Thacker Corp. 17.2 Acs ± — 22 — Grant 1141
31 — Bernice Holaokalani Est. — Gr. 1141 — The Thacker Corp. 0.15 Ac ±
L.C.Aw. 2931:1 — Hattie K. Mason 0.325 Ac.
30 — same as Par. 8 — Kainaohe Fish Pond
0.42ac. L.C.Aw. 240-D Ap. 1 — 29
0.12ac. Kekahuna Est. — L.C.Aw. 240-I Ap. 1 — 28 — L.C.Aw. 240-J Ap. 1 — Solomon Hennessey 0.17 Ac. — 27
The Thacker Corp. 0.6 Ac ± — Gr. 1141 — 26 — (Moses Holani, Edith K. Swan, Mary K. Rodrigues 0.19 ac. T/C) — 25
0.31 ac. L.C.Aw. 240-V Ap. 1 — 24 — See Above for owners — 34 — Annie, Miriam, Mary P., Mary K. & George Aola, Jr. - 1/4 - M/C; Magoon Est. Ltd. - M/C; The Thacker Corp. - M/C; William K. Lukela - M/C
The Thacker Corp. 2.35 Ac ± — Gr. 1141 — L.C.Aw. 240-W Ap. 3 0.23ac. — 19 0.25ac. — Charles R Dement - 4/1, Betsy Dement Rdm.; Hattie K. Mason 0.11 Ac.
L.C.Aw. 240-H — 18 — same as Par. 8 — 17 — 21 — Charles R. Dement - 4/1, Betsy Dement - Rdm.
20 0.13ac. — Gr. 1141 — L.C.Aw. 240-U Ap. 4 — 16 — L.C.Aw. 4737 Ap. 3 — Josephine Mersberg - decd - M/C, John K. Pereira & Wf. Margaret K. 1/2 - M/C. 0.65 ac. — 15
Magoon Est. Ltd. - M/C; William K. Lukela - M/C; Annie, Miriam, Mary P., Mary K. & George Aola, Jr. - 1/4 - M/C; Josephine Kalilikane; Sam Kalilikane; James K. Kalilikane; Sarah M. Kalilikane; William K. Kalilikane; John I. Kalilikane; Ronald K. Kalilikane; Eleanor T. Kalilikane — M/C
0.25ac. — Kalaamala 0.08ac. L.C.Aw. 146-B:1 — 14 — Abbie Welch Estate - 3/4
Rose A.K. Aping — (Ld. Ct. App. 278 (11.56 Acs ±) (35.5 Acs ± R) 47.06 acs Net.) — Kalaamala 1a-0.46ac. L.C.Aw. 146-B:2 — 13 — William, Alfred, & Hannah Iokama, & Gabriel K., Minerva, Elizabeth, Robert, Alvin, Winona & Barbara J. Kalaluhi, & Rachael Puilihau, Edith K. Wong, & Grace Maliikapu — 1/4
Gov't. Main Road
Paialoa Fish Pond (Ld. Ct. App. 278) (35.5acs ±)
12
Parcels Dropped: 2,5
All in "A" except areas below high water mark
L.C.Aw. 4924:1
L.C.Aw. 4609:1
L.C.Aw. 5026-B:1
SEA

KAAMOLA, MOLOKAI

SECOND DIVISION		
ZONE	SEC.	PLAT
5	6	05
CONTAINING		PARCELS
SCALE: 1in. = 200ft.		

PRINTED JUN 28 1967

ADVANCE SHEET SUBJECT TO CHANGE

7481

Dwg No.: 2099
By: W.C.H. 6/1934
Source: Tax Maps Bureau
Revised to:

CORRECTED
FEB 8 1939
SEP 2 3 1940
NOV 1 1 1940
SEP 2 8 1945
FEB 2 7 1947

PLAT 02

MOLOKAI HOSPITAL LOT C

MANANALO 1567.1'-N 316.9'-E

UALAPUE PARK

To Pukoo

GOVERNMENT MAIN ROAD

To Kaunakakai

KAMEHAMEHA V HIGHWAY

PLAT 04

PLAT 01

Iona Kawahamana (H.L. 55) 0.88 Ac.

(.05 Ac.)

(0.80Ac)

Sarah K. Smythe
Apolonia K. Paa, decd
Charles K. Keahi, decd
Peter K. Keahi
0.88 Ac.
L. C. Aw. 4069:2
(0.81 Ac.)

(0.35 Ac.)
L. C. Aw. 4078:2

(.03 Ac.)

John Kaheaku
0.27 Ac.

L. C. Aw. 8105:2

Iona Kawahamana
.06 Ac.
H. L. 55

Loko

State of Hawaii
0.34 Ac

Patrick Silva Estate
0.25 Ac

L. C. Aw. 6514:2

Sarah K. Smythe
Apolonia K. Paa, decd
Charles K. Keahi, decd
Peter K. Keahi
0.17 Ac.
L. C. Aw. 4069
Ap. 1

Grant 3799:1

Helene W. Yim
L. C. Aw. 6516:3
0.11 Ac.

Patrick Silva Est
0.08 Ac

0.32 ac.
L. C. Aw. 3940:2
Abbie Welch Estate

0.37 ac ±

Abigail K. Aiu -1/6
Dennis K. Kaloi -1/6
Cyril B. M. Kaloi -1/6
K. Daniel Kaloi -3/6
Helene K. Huddy -1/6
Frederick J. K. Kaloi -1/6
David K. Kaloi -1/6

William M. Akutagawa & wf.
Katherine - T/E
0.81 ac ±
Gr.

Panila Kapuni & wf
Cecelia L. T/E
0.77 Ac.
Gr. 8447:1

Kenneth K. Tsukano & wf Hemaka - 1/6 - 6/8
Jacob Keahi, decd etal - 1/8
Charles Gasper - 1/8
Gr. 10316
0.31 Ac.

Frederico D. Bicoy & wf
Evelyn T. T/E

Stanley C. Friel & wf. Pearl M. - T/E

Stanley C. Friel & wf. Pearl M. - T/E
Sybil K. A. Johnson
1.29 Acs.

L. C. Aw. 4175

842

45,980 sf

1.10 Acs.

0.79 Ac.

Elsie H. Ching

Gr. 680

1.644 acs.

Accretion to Gr. 680

Kuhihewa Keahi
John Alapai
Henry Alapai
Lei Alapai
Willie Alapai
0.72 Ac.
L. C. Aw. 10505
R. P. 4025

Solomon A. Kong
0.25 Ac
L. C. Aw. 3915 Ap. 2

Makakoa Kaauwai Est.
0.23 Ac
L. C. Aw. 3916:2

Joseph Kapuni
0.35 Ac.
Gr. 8421

Heirs of Mrs. Kaluna Kamakana
0.54 Ac.
L. C. Aw. 3666:1

Panila Kapuni & wf Cecelia L. T/E
0.15 Ac.
Gr. 8447:2

Terr. of Haw.
0.11 Ac.

State of Hawaii
3.30 acs.
Old Loko

(0.13 Ac)
Gr. 3092

State of Hawaii
1.018 Acs.

L. C. Aw. 8157
John K. Kadowaki & wf Elizabeth K. - Jt
0.935 Ac.

Stream

State of Hawaii (A)
(Gloriana Sagarie)
Rev. Prnt 301
0.338 ac.

L. C. Aw. 4186

Por. L. C. Aw. 4186

Emily Hapeapea

0.38 Ac (±)

L. C. Aw. 236:4

Por. L. C. Aw. 4186

Swamp

State of Hawaii
0.401 Ac.

Accretion to L. C. Aw. 5147
(0.09 ac.)

State of 612 ft Hawaii

L. C. Aw. 4762:2

Edward S. T. Ching & wf Elsie H. - Tr
53,706 sf

Accretion to L. C. Aw. 4762:2

842

Mapaxa Kalaimamoi Bdy.

Accretion to Gr. 680

True North
1" = 60'

SEA

Unlocated Parcel:
36 Unlocated in Ualapue
John Alapai, Henry Alapai, Lei Alapai & Willie Alapai
R.P. 4025 L.C.Aw. 10505
4.89 Acs.

DROPPED PARCELS: 36, 11, 18
All in U except area below high water mark

SECOND DIVISION		
ZONE	SEC.	PLAT
5	6	03

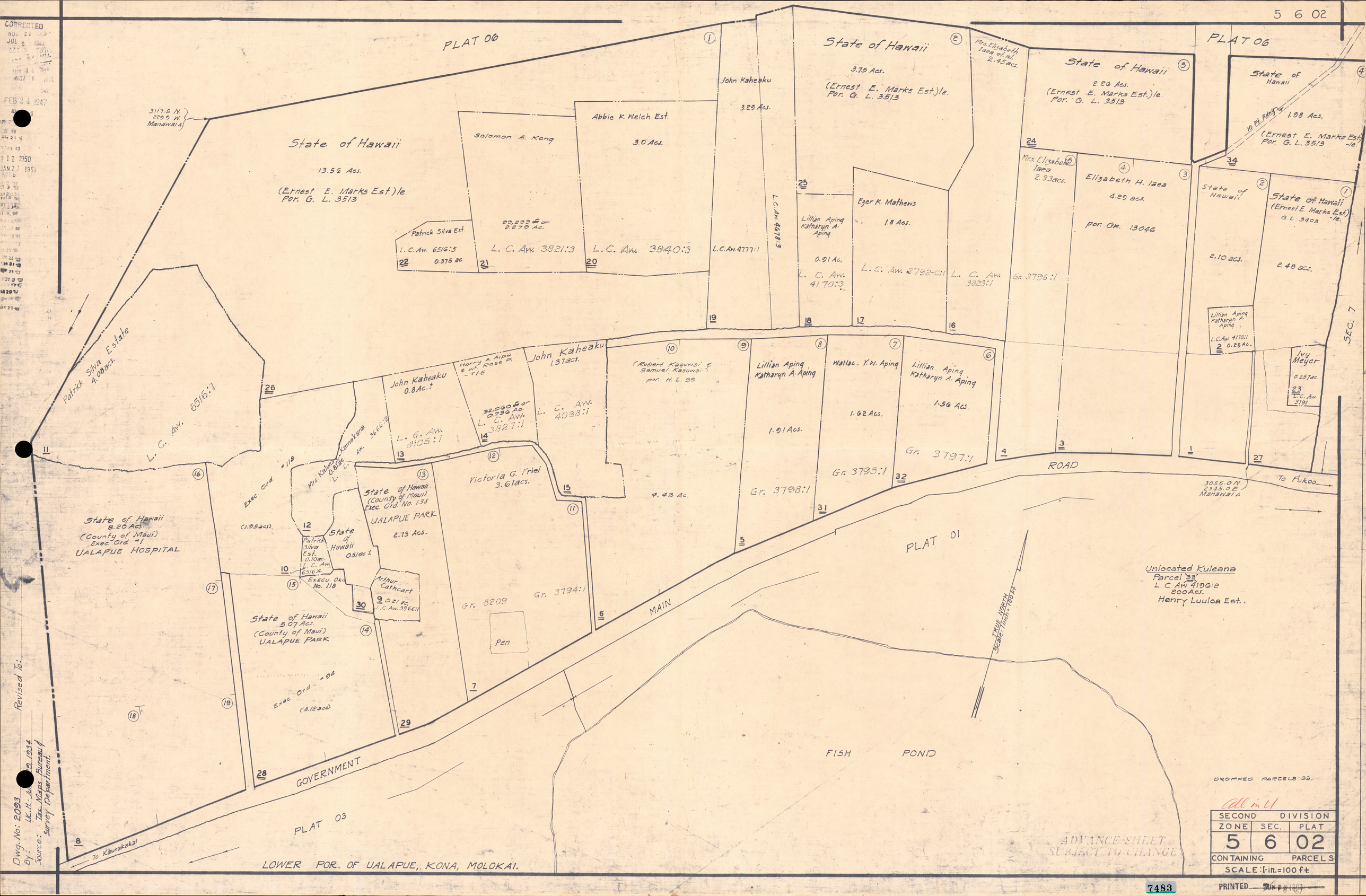
CONTAINING PARCELS
SCALE: 1 in = 60 ft.
PRINTED JUN 2 8 1967

ADVANCE SHEET SUBJECT TO CHANGE

Por. UALAPUE ~ KAPUALEI, MOLOKAI, (UALAPUE, LOTS)

Dwg No. 2297
By: J.A.K. & H.N. July 6, 1934
Source: Tax Maps Bureau
Revised to:

7482


5 6 02
PLAT 06
PLAT 06
State of Hawaii
13.56 Acs.
(Ernest E. Marks Est.) le.
Por. G. L. 3513
3117.5 N.
229.9 W.
Manawai Δ
Solomon A. Kong
99,293 ☐ or
2.279 Ac.
L. C. Aw. 3821:3
Abbie K. Welch Est.
3.0 Acs.
L. C. Aw. 3840:3
Patrick Silva Est.
L. C. Aw. 6516:5
0.375 ac.
John Kaheaku
3.29 Acs.
L. C. Aw. 4777:1
L. C. Aw. 4678:3
State of Hawaii
3.75 Acs.
(Ernest E. Marks Est.) le.
Por. G. L. 3513
Lillian Aping
Katharyn A. Aping
0.91 Ac.
L. C. Aw. 4170:3
Ezer K. Mathews
1.8 Acs.
L. C. Aw. 3792-C:1
Mrs. Elizabeth Iaea et. al.
2.45 acs.
L. C. Aw. 3823:1
State of Hawaii
2.26 Acs.
(Ernest E. Marks Est.) le.
Por. G. L. 3513
Mrs. Elizabeth Iaea
2.33 acs.
Gr. 3795:1
Elizabeth H. Iaea
4.29 acs.
por. Gr. 13046
State of Hawaii
1.98 Acs.
(Ernest E. Marks Est.) -le.
Por. G. L. 3513
10 Ft. Rdwy.
State of Hawaii
(Ernest E. Marks Est.) -le.
G. L. 3403
2.10 acs.
2.48 acs.
Lillian Aping
Katharyn A. Aping
L. C. Aw. 4170:1
0.25 Ac.
Ivy Meyer
0.257 ac.
L. C. Aw. 3791
SEC. 7
Patrick Silva Estate
4.08 acs.
L. C. Aw. 6516:1
John Kaheaku
0.8 Ac.±
L. C. Aw. 8105:1
Harry A. Aipe & wf. Rose P. -T/E
32,060 ☐ or
0.736 Ac.
L. C. Aw. 3827:1
John Kaheaku
1.37 acs.
L. C. Aw. 4098:1
(Robert Kaauwai & Samuel Kaauwai)
por. H. L. 59
4.43 Ac.
Lillian Aping
Katharyn A. Aping
1.91 Acs.
Gr. 3798:1
Wallace Y. W. Aping
1.62 Acs.
Gr. 3795:1
Lillian Aping
Katharyn A. Aping
1.56 Acs.
Gr. 3797:1
ROAD
To Pukoo
3055.0 N
2345.0 E
Manawai Δ
Mrs. Kaluna Kamakana
0.81 ac.
L. C. Aw. 3666:2
Exec. Ord. #118
(1.95 acs.)
State of Hawaii
8.20 Acs.
(County of Maui)
Exec. Ord. #1
UALAPUE HOSPITAL
State of Hawaii
(County of Maui)
Exec. Ord. No. 138
UALAPUE PARK
2.13 Acs.
Victoria G. Friel
3.61 acs.
Gr. 8209
Gr. 3794:1
Pen
Patrick Silva Est.
0.10 ac.
L. C. Aw. 6516:4
Execu. Ord. No. 118
State of Hawaii
0.51 ac ±
Arthur Cathcart
0.21 ac.
L. C. Aw. 3966:1
State of Hawaii
5.07 Acs.
(County of Maui)
UALAPUE PARK
Exec. Ord. #94
(3.12 acs.)
PLAT 01
MAIN
GOVERNMENT
PLAT 03
To Kaunakakai
FISH POND
TRUE NORTH
Scale: 1 inch = 100 Ft.
Unlocated Kuleana
Parcel 33
L. C. Aw. 4196:2
200 Acs.
Henry Luuloa Est.
DROPPED PARCELS 33.
All in 4
ADVANCE SHEET
SUBJECT TO CHANGE
LOWER POR. OF UALAPUE, KONA, MOLOKAI.
SECOND DIVISION
ZONE 5
SEC. 6
PLAT 02
CONTAINING PARCELS
SCALE: 1-in. = 100 ft.
Dwg. No: 2093
By: I.K.H. Jun 29, 1934
Source: Tax Maps Bureau & Survey Department.
Revised To:
7483
PRINTED JUN 28 1967

5 6 01

CORRECTED
MAR 8 1939
MAR 1939
JUL 1945
FEB 1947
JAN 27 1955

Dwg. No: 2098
By: J.A.K.f I.K.H. July 1934.
Source: Tax Maps Bureau of Survey Department.

PARCEL 36: (Robert Kaauwai & Samuel Kaauwai) por. H.L. 53

PLAT 02

ROAD

MAIN

True North 1"= 60'

PLAT 02

GOVERNMENT

To Kaunakakai

To Pukoo

Robert Kaauwai 0.68ac. (H.L.64)

Daniel Pahupu 0.20ac. L.C. Aw. 9102:1

Panila Kapuni & Wf. Cecelia 1/2 0.11ac. Gr. 8447:3

Harry Abe & Wf. Grace - Jt. L.C. Aw. 5147:2

Makakoa K. Kaauwai Est. 0.44ac.±

Solomon A. Kong

0.45 Ac.

L.C. Aw. 3821:2

L.C. Aw. 3916:1

Robert Kaauwai 0.20ac. (H.L.64)

Mary Hanakaewe Estate 0.19ac. R.P. 2962 L.C. Aw. 3792-C:1

State of Hawaii 0.05ac.

State of Hawaii 0.18ac

State of Hawaii 0.37ac.

Gr. 3793:2

Mary Hanakaewe 0.11ac.

R.P. 2962 L.C. Aw. 3792:2

John Kaheaku 0.09ac. L.C. Aw. 4177:2

Harold K. Franklin & wf. Kay 0.28 Ac. L.C. Aw. 5184:1

0.02 Ac.

see Abele

State of Hawaii 0.2ac.

(Robert Kaauwai & Samuel Kaauwai) por. H.L. 53

0.32 Ac.

Theodore L. Bush & Noralyn K. Bush, minor J/t

0.561ac.

L.C. Aw. 4177:3

0.52 Ac

L.C. Aw. 3840:1

State of Hawaii 0.25ac.

(0.08 Ac.) L.C. Aw. 4618:2

Harold K. Franklin & wf. Kay - J/t 0.06 Ac. L.C. Aw. 5184:2

Egeer K. Mathews

L.C. Aw. 4618:1

0.48 Ac.

L.C. Aw. 4170

Lillian Aping Katharyn A. Aping 0.42 Ac. Gr. 3798:2

State of Hawaii 0.20ac.

Egeer K. Mathews 0.25ac.

R.P. 8078 L.C. Aw. 3792-C:1

(Robert Kaauwai & Samuel Kaauwai) por. H.L. 53

Egeer K. Mathews 0.09ac.

R.P. 8078 L.C. Aw. 3792-C:2

0.14 Ac.

L.C. Aw. 3792-B:3

L.C. Aw. 3793:2

L.C. Aw. 3823:2

See below for owners 0.21 ac. L.C. Aw. 4209:1

Damien K. Place 0.35ac. OR. 3797:2

Lillian Aping & Katharyn A. Aping Wife Solomon A. Kong Gr. 3795:2 0.23 Ac.

Patrick Silva Est. 0.34ac.

Mrs. Elizabeth Iaea 0.32ac.

Patrick Silva Est. 0.10ac. L.C. Aw. 4194:2

Mary Hanakaewe Est. .15ac. L.C. Aw. 4138:3

S.H. 0.08ac

S.H. 0.04ac. John Kaheaku 0.36ac.

Edward K. Kaupu Est. 0.48ac.

Grant 8190

Elizabeth Iaea 0.14 Ac. Gr. 3798:2

Elizabeth H. Iaea 0.53 Ac. por. Gr. 13046

Theodore K. Kaanoi, Sr.
Louis K. Kaanoi
Theodore K. Kaanoi, Jr.
Catherine K. Espiritu
Mary K. Kaleo
Charles K. Kaanoi
Isaac D. Iaea

0.44 ac. L.C. Aw. 3792-D:1

Samuel Kalelkoa Puelihau - 3/8 und Mary E. Kane - 1/8 und James Nw. (Kalelkoa Est - 1/8 und Kaaliau Kalelkoa Est - 1/8 und

0.55 ac.

Grant 9239

10 Ft Rd. Easement in Gr.

State of Hawaii (Theresia S. Meneghetti) Por. Front S. 0.35 ac. Gr. 3947

Solomon A. Kong 0.30ac. L.C. Aw. 3975:1 see below for owners 0.27 ac. L.C. Aw. 4209:2 Patrick Silva Est. Mrs. Kamaeli Hilo 0.42 ac. L.C. Aw. 3837:1 John Kaheaku 0.14ac. L.C. Aw. 4804:1 L.C. Aw. 3982:1 Arthur Cathcart 0.12ac. L.C. Aw. 3966:2 John Kaheaku 0.30ac. L.C. Aw. 4192:1 See below for owners 0.29 ac. L.C. Aw. 3878:2 See below for owners 0.15 Ac. See below for owners 0.15 ac.

State of Hawaii (Ernest E. Marks Est.) Par. G.L. 3403 L.C. Aw. 3878:1 0.15ac.

Theodore K. Kaanoi Sr. 0.40ac. 3792-D:2

State of Hawaii (Ernest E. Marks Est.) Par. G.L. 3403 0.06 ac.

State of Hawaii (Ernest E. Marks Est.) Par. G.L. 3403 0.05 ac.

Henry Luuloa Estate 0.66ac. L.C. Aw. 4196:1

OR. 3794:2

State of Hawaii 22.25acs.

UALAPUE FISH POND

PLAT 03

Stonewall

UALAPUE, MOLOKAI.

Owners of Parcels: 7, 11, 14, 45, 58, & 61.
Theodore K. Kaanoi, Sr. - 1/11
Louis K. Kaanoi - 1/5
Theodore K. Kaanoi, Jr. - 1/5
Catherine K. Espiritu - 1/5
Mary K. Kaleo - 1/5
Charles K. Kaanoi - 1/5
} Rdm.

61 Unlocated in Ualapue L.C.Aw. 4209:3 See above for owners 1.66 ac.

DROPPED PARCELS: 61, all in H except area below high water mark

ADVANCE SHEET SUBJECT TO CHANGE

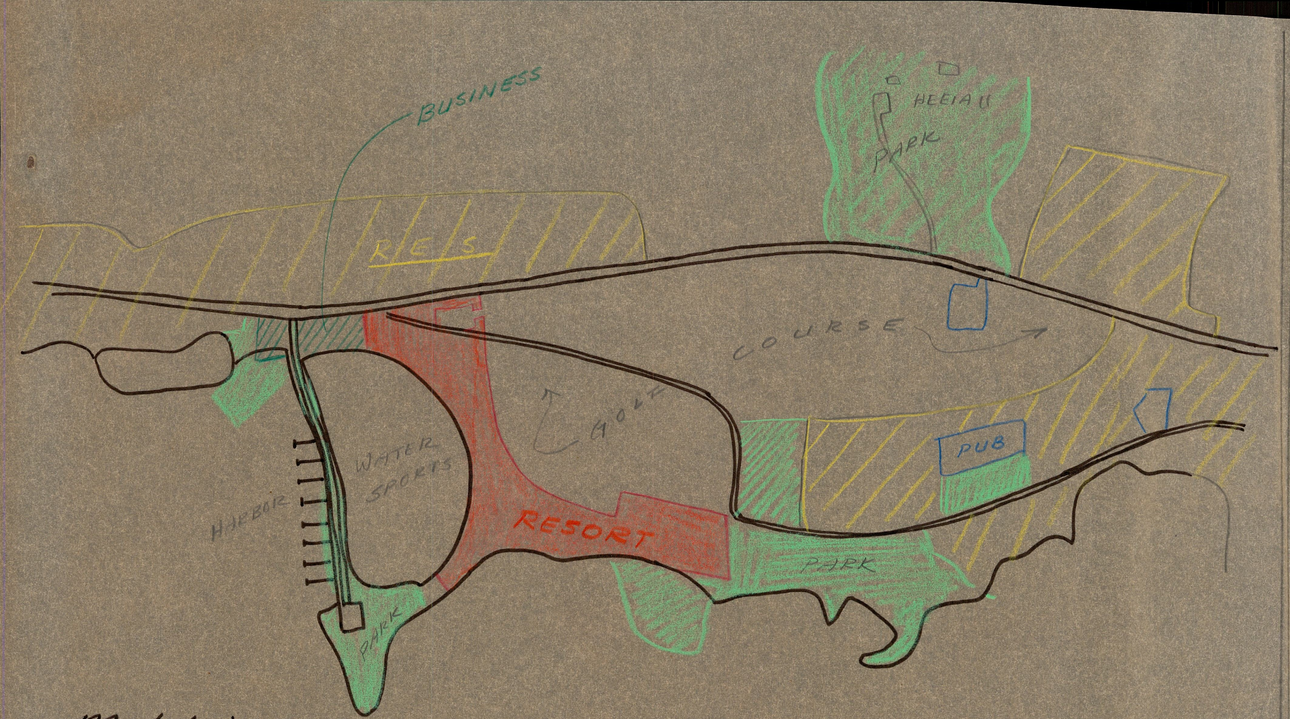
SECOND DIVISION		
ZONE	SEC.	PLAT
5	6	01

CONTAINING PARCELS

SCALE: 1 in. = 60 ft.

7484

PRINTED JUN 26 1967



Molokai Land Use + Master Plan
Houghtailing - Comm. Planning 1961

Kaanapali General Plan



T ROAD

BLDG "D"

BLDG "E"

BLDG "C"

BLDG "B"

BLDG "A"

FOUNTAIN

P 10

P 11

P 12

P 13

LAGUNE

KEAWANUI FISH POND

GROSS AREA 75.27 AC.

SAND PENINSULA

L.C.A

K A

A 12

7486

UNITED STATES
DEPARTMENT OF THE INTERIOR
GEOLOGICAL SURVEY

DISTRICT MAP	STATE OF HAWAII	DISTRICTS
Mo-4	LAND USE COMMISSION DEPT. OF PLANNING & ECONOMIC DEVELOPMENT EFFECTIVE DATE: AUG 23, 1964	U = URBAN R = RURAL A = AGRICULTURAL C = CONSERVATION

KAMALO QUADRANGLE
HAWAII
ISLAND OF MOLOKAI
7.5' x 8.5', (TOPOGRAPHIC)

UNITED STATES
DEPARTMENT OF THE INTERIOR
GEOLOGICAL SURVEY

DISTRICT MAP	STATE OF HAWAII	DISTRICTS
Mo-5	LAND USE COMMISSION DEPT. OF PLANNING & ECONOMIC DEVELOPMENT EFFECTIVE DATE: AUG 23, 1964	U = URBAN R = RURAL A = AGRICULTURAL C = CONSERVATION

HALAWA QUADRANGLE
HAWAII-MAUI COUNTY
ISLAND AND DISTRICT OF MOLOKAI
7.5 MINUTE SERIES (TOPOGRAPHIC)

SP67-44 RICHMOND, BERNEY, COREY

PACIFIC OCEAN

MOLOKAI

HALAWA BAY

CAPE HALAWA

WAIALUA

PUKOO

PALMER SNYGG

UALAPUE

FOREST RESERVE

Mapped, edited, and published by the Geological Survey
Control by USGS, USC&GS, and Hawaiian Territorial Survey
Topography from aerial photographs by multiplex methods
Aerial photographs taken 1950. Field check 1952
Hydrography compiled from USC&GS Charts 4121, and 4130
Polyconic projection. Old Hawaiian datum
10,000-foot grid based on Hawaiian coordinate system, zone 2
Checked elevations are shown in brown

SCALE 1:24000

CONTOUR INTERVAL 50 FEET
DATUM IS MEAN SEA LEVEL
DEPTH CURVES IN FEET—DATUM IS MEAN LOWER LOW WATER
SHORELINE SHOWN REPRESENTS THE APPROXIMATE LINE OF MEAN HIGH WATER
THE AVERAGE RANGE OF TIDE IS APPROXIMATELY 2 FEET

APPROXIMATE MEAN DECLINATION, 1952

ROAD CLASSIFICATION
Heavy-duty — 4 LANE / 2 LANE
Medium-duty — 4 LANE / 2 LANE
Light-duty
Unimproved dirt

Mo-5
HALAWA, HAWAII
N2103.75—W15642/7.5
1952

7487

FOR SALE BY U.S. GEOLOGICAL SURVEY, FEDERAL CENTER, DENVER, COLORADO OR WASHINGTON 25, D. C.
A FOLDER DESCRIBING TOPOGRAPHIC MAPS AND SYMBOLS IS AVAILABLE ON REQUEST

SP67-44 RICHMOND, ET AL

Por. of KEAWANUI - KAHANAUI Moloka'i

KEAWA - (N. 8031.0', E. 1003.8') Kamalo 6

Parcel 20: Stanley C. Friel & M.F. Pearl (S. Connell Friel & Julia M. Meyer & Bro. M. -76') 1e.

TRUE NORTH 1" = 200'

Julia M. Meyer 3.87 acs. (2.47 acs.) L C Aw 3824

Julia M. Meyer 2.39 acs. 11085:2 L C Aw

Julia M. Meyer 10 acs. L C Aw 4821:2

L C Aw (Grants 3902, 2

L C Aw (Por. Spring Est. map 3468)

Plat 06

dry stream

VACANT

To Kaunakakai

Plat 02

Plat 03

Julia M. Meyers - 1/2 Mahina Keahi Pues Est. - 1/2 2.72 acs. 32 Gr. 1139

Julia M. Meyer 1/2 Mahina Keahi Pues Est. - 1/2 1.10 ac.

Samuel Lemomi 1.88 ac. 49 L C Aw 5793:2

Samuel Kapio C. Ulu (1.40 acs.) L C Aw 10101 (Fe Maalaihia)

Samuel Kapio C. Ulu (3.51 acs.) L C Aw 5021:3 (Fe Namakaelua)

Julia M. Meyer 2.33 acs. (1.70 acs.) L C Aw 5136:1

Julia M. Meyer 1244 acs (6.9 acs.) (S Connell Friel E-MF Pearl M-76') 1e

Julia M. Meyer 29.18 Acs.

Stanley C. Friel & M.F. Pearl M-76' (2.54 acs.) L C Aw 9102

Stanley C. Friel & M.F. Pearl M-76' Gr. 16.15 Acs. 2613

Hall of Mokuhanai

4600 State of Haw.

Antone Quanchette Trustees 5772 6890 Quanchette Trustees 5772 1.50 acs.

Mrs. Mary Ann Quanchette 1.4 ac.

Dominic Valentino Est. C. Aw 3920 0.32 ac.

(30 acs.) 2111:1 Gr. A

See Right

(5 Connell Friel E-MF Pearl M-76') 1.35 Ac L C Aw 4176

Kaunakakai Wharf

Kaunakakai Jct.

Hospital

Mahi'ai Cemetery

Kaunakakai Gulch

Julia M. Meyer 29.18 Acs.

Joseph W. Kumukoa Trustee 1.29 ac. L C Aw 4808:1 EXCLUSION-4

Mary K. Maahia 0.85 ac. L C Aw 6187 EXCLUSION-5

Mary K. Poohu - 1/2 Paiaka A. Williams 1/2 L C Aw 6187 0.11 ac. EXCLUSION-1

Joseph W. Kumukoa Trustee 0.83 ac. L C Aw 4808:1 EXCLUSION-2

Mary K. Maahia 0.85 ac. L C Aw 6187 EXCLUSION-3

Joseph W. Kumukoa Trustee 1.29 ac. L C Aw 4808:1 EXCLUSION-4

Julia M. Meyer 1.50 Ac.

Julia M. Meyer 2.37 Ac.

William Plate & M. Paiaohi 1.65 Ac. L C Aw 1309:2

Maggie Paiaohi - 1/2 Robert L. Paiaohi - Devisee 0.23 Ac.

Por. L C Aw 8791:1

Wm. Plate & M. Paiaohi 1.16 ac. L C Aw 1381:2

Wallace Kaeha C. Mahi G. 1/2 3.41 ac.

Mariano Martin & Mahina G. 1/2 1.29 ac. L C Aw 3194:1

The Wendel Corporation - 1/2 Phillips - 1/2 18.16 acs.

Owners of Parcels 23 & 24 Kaunakakai Evangelical Association Congregational Christian Churches (Hawaiian Telephone Co.) 1e

Owners of Parcel 15 - Etc. Hanna K. Kukea

Owners of Parcels 14, 36 & 40. Blaise A. Williams Philip K. Kealoha Winifred H. Kealoha William H. Kealoha Cheyenne A. Kealoha

Joseph W. Kumukoa Trustee 1/2 Mary K. Maahia 1/2

Mary K. Maahia 1/2 Joseph W. Kumukoa Trustee 1/2

Stanley C. Friel & M.F. Pearl M-76' 1/2 Julia M. Meyer 1/2

Julia M. Meyer 1/2 Stanley C. Friel & M.F. Pearl M-76' 1/2

Julia M. Meyer 1/2 Mary K. Maahia 1/2

Mary K. Maahia 1/2 Julia M. Meyer 1/2

Joseph W. Kumukoa Trustee 1/2 Julia M. Meyer 1/2

Julia M. Meyer 1/2 Joseph W. Kumukoa Trustee 1/2

Laverne R. Fernandez 1/6 John R. Fernandez 1/6

Laverne R. Fernandez 1/6 John R. Fernandez 1/6

John R. Fernandez 1/6

UNLOCATED PARCELS IN KAUNAKAKAI

L C Aw	Ap	Owners	Ap	Area
6962	2	Ned Palmer, Jr.	3/6	0.594 Ac.
7175 C	2	Joseph W. Kumukoa, William Kaeha'ulani	1/6	0.018 Ac.
7175 C	3	Joseph W. Kumukoa, William Kaeha'ulani	1/6	0.835 Ac.

KEAWANUI POND

BISHOP EST. 73.59 Ac.

B.P. BISHOP TR. EST. (N.B. McGUIRE TR. EST.) 1e. (J.B. RICHMOND) A/S 1e. 78.87 Ac.

STATE OF HAWAII 36.5 Ac.

ONAHIKOKO FISH POND

PUHALOA Fish Pond

MANAWAI

APP 1262

1683.00

INSET

TMK 5-6-06

7488

5 6 04

Dwg. No. 2[illegible] Revised to:
By: P.K. July 1934
Source: Taxation Maps & Survey Dept.

SP67-44 RICHMOND, ET AL

UNLOCATED KULEANAS

Parcel	Owner	Area	L.C. Award	Ap	Location
29	Charlotte Gandall	4.0 ac.	5135	2	Manawai
31	William Maniai	0.18 ac.	101-D		Kaamola



UALAPUE - KAPUALEI, MOLOKAI

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

PRINTED JUN 28 1967

7489

5 6 06