

Aug 26 - Oct 10

Oct 8
Molokai

SP71-113 - UNITOURS, INC. (KEAWANUI, MOI.)

RECEIVED

OCT 13 1972

State of Hawaii
LAND USE COMMISSION

October 11, 1972

Unitours Inc.
c/o Mr. John McAuliffe, Jr.
Room 577, Alexander Young Building
Honolulu, Hawaii 96813

Gentlemen:

Re: LUC Special Permit to permit hotel construction at
Keawanui, Molokai

On October 8, 1971, a special permit to Unitours Inc. was approved by the State Land Use Commission for resort development on approximately 20 acres at Keawanui, Molokai, TMK 5-6-06: portion of 24. The action of the State Land Use Commission included several conditions, one of which was that construction be initiated within one year from the date of final approval.

Inasmuch as this condition has not been met, you are hereby informed that the special permit shall be considered expired. Should the applicant desire to pursue this project at a later date appropriate approvals from both the County of Maui and the State Land Use Commission would be required.

Please contact our office should you have any questions.

Yours very truly,

HOWARD K. NAKAMURA
Planning Director

cc Mr. Tatsuo Fujimoto ✓
cc Mr. E. Loy Cluney
cc Mr. James Richmond
cc Mr. James Hughes

LUC-10-20-72

October 11, 1972

Mr. Sid Kent
Editor, Ka Molokai
P. O. Box 151
Kaunakakai, Molokai 96748

Dear Mr. Kent:

With respect to the proposed resort development at Keawanui Fishpond on Molokai, please be advised that:

1. The Land Use Commission, at its meeting on October 8, 1971, approved a Special Permit to Unitours, Inc. (SP71-113) to initiate a resort development on approximately 20 acres of land at Keawanui, Tax Map Key 5-6-06: portion of parcel 24, subject to the conditions imposed by the Maui County Planning Commission, with the further conditions that if the sewage treatment plant is to be sited at another location, approval of another special permit would be required. Further, approval by the Land Use Commission should not be construed to mean approval of any uses, recreational or otherwise, within the Keawanui Fishpond itself.

Since the use was approved under a Special Permit and not a Land Use District Boundary Amendment, the original district designation of Agriculture is retained. The pond area also remains within the original Conservation designation.

2. Since no conditions were imposed on change of ownership, change in ownership of this property will not affect the validity of this special permit.
3. One of the conditions stipulated by the Maui County Planning Commission states that "construction of the first phase shall commence within one year from the date of final approval". Since final approval was granted by the Land Use Commission on October 8, 1971, if construction is not initiated by October 7, 1972, the special permit will be null and void.

Mr. Sid Kent

-2-

October 11, 1972

4. With respect to your question about the petitioner meeting the deadline, it is our understanding that no construction has been started and, therefore, the applicant did not meet the above-stated condition. It is also our understanding that the applicant has been notified by the Maui Planning Commission of this failure to comply with the stipulated conditions.

I hope that the above statements have satisfactorily answered your questions on this matter.

Thank you for your interest and if there are any further questions on this, please do not hesitate to call on us.

Sincerely yours,

EDDIE TANGEN
Vice Chairman

cc: Howard Nakamura
Commissioners

RECEIVED

OCT 4 1972

State of Hawaii
LAND USE COMMISSION

30 September, 1972

Eddie Tangen
Member, State Land Use Commission
Honolulu, HI 96804

Mr. Tangen:

Last October the State LUC granted a zoning change from agricultural to urban for a 20 acre parcel adjacent to Keawanui Fish Pond on Molokai. This zoning change was granted to Unitours, Inc. for the construction of a low-density resort on the property. At that time Unitours and James Richmond were each 50% owners of the lease on the property from Bishop Estate.

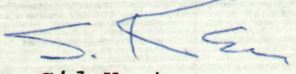
It is my understanding that in May of this year Richmond became sole owner of the lease, due to Unitours' decision to withdraw from the project. So I now wonder what the current status of the zoning of the parcel is, since it was specified last October that construction was to begin within one year.

So my questions are twofold:

- 1. Is the zoning still valid in light of the change in ownership?
- 2. Is the construction deadline going to be met?

I realize that you are quite busy, but would appreciate it if you could detail the above information to me as soon as possible.

Sincerely,



Sid Kent
Editor, Ka Molokai

LUC 10-11-72



P. O. Box 151 Kaunakakai, Molokai, Hawaii 96748 Telephone 553-5396

November 24, 1971

Mr. John H. McAuliffe, Jr.
Project Manager
Unitours, Inc.
Room 577, Alexander Young Bldg.
Honolulu, Hawaii 96813

Dear Mr. McAuliffe:

Pursuant to your telephone request of November 23, 1971, we are enclosing herewith a certified copy of our letter, dated October 12, 1971, to the Maui Planning Commission, indicating the approval of a special permit to Unitours, Inc. to initiate a resort development at Keawanui, Molokai.


Very truly yours,

TATSUO FUJIMOTO
Executive Officer

Encl.

This is to certify that this is a true and correct copy of the letter on file in the office of the State Land Use Commission.

Date 11/23/71

By 
TATSUO FUJIMOTO
Executive Officer

October 12, 1971 LAND USE COMMISSION

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

Attention: Mr. Howard Nakamura, Planning Director

Gentlemen:

At its meeting on October 8, 1971, the Land Use Commission voted to approve a special permit to Unitours, Inc. (SP71-113) to initiate a resort development on approximately 20 acres of land identified by Tax Map Key 5-6-05: portion of parcel 24 at Keawanui, Molokai, subject to the conditions imposed by the Maui County Planning Commission, with the further condition that if the sewage treatment plant is to be sited at another location, the petitioner be required to seek approval of another special permit. Further, approval of this special permit by the Land Use Commission should not be construed to mean approval of any uses, recreational or otherwise, within the Keawanui Fish Pond itself.

A copy of the staff report is enclosed for your information.

Very truly yours,

TATSUO FUJIMOTO
Executive Officer

Enclosures

cc: John H. McAuliffe, Jr.
Roy Takeyama
Maui Tax Administrator
Property Technical Office, Dept. of Taxation
Tax Maps Recorder, Dept. of Taxation
Real Property Tax Assessor, Dept. of Taxation

Molokai Land Use, Development *11-9-71 Maui News* Group Studying Hotel Projects

MOLOKAI — A committee to study proposed hotel developments on Molokai has made several recommendations that were approved by the Maui County Planning Commission during a public hearing held here last month.

The Land Use and Development Committee, formed on September 16, drew up the following recommendations on the Keawanui Development Project:

- 1—That a sanitation feasibility study be submitted to and approved by the State Department of Health.
- 2—That every effort be made to hire local people at prevailing wages or above.
- 3—That on the job training be provided to the able but inexperienced through collaboration with Maui Community College and the Manpower Development and Training Act.
- 4—That the Molokai Advisory Community and County Planning Department hold pub-

lic hearings prior to approving final site and location plans.

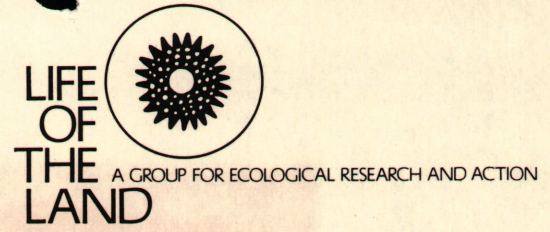
The LUDC also plans to pursue building height limitations and sponsor a review by Molokai citizens of the ten year old Molokai Land Use and Master Plan.

Further details are available from Mrs. Clara Sablas (phone 553-5836), Mrs. Mary Kalilikane (558-8240), and Mrs. Zellie Sherwood (558-8183).

RECEIVED

OCT 29 1971

State of Hawaii
LAND USE COMMISSION



October 29, 1971

Testimony for the L.U.C. public hearing, concerning
Keawanui fishpond on Molokai

My name is James Hughes and I am representing Life of the Land, a group for ecological research and action.

Our position on the Keawanui application by Unitours, Inc. is that the special permit be denied on the basis that the need for development does not justify the usage of an historic landmark.

Keawanui fishpond is one of 6 fishponds within a two mile radius. It is part of a long string of fishponds along the coast of Molokai. Precedent has already been set for development in this area for resort use. Pukoo and Puuhala within a few miles of Keawanui are being developed for resort use. We feel that there is already too much resort development in the area and by accepting this application the precedent will be reinforced.

We feel that this precedent must be stopped before our historical areas are destroyed.

We therefore request that L.U.C. to deny the special permit to Unitours.

James Hughes

Maximum Of 324 Rooms

LUC Grants Approval For Keawanui Resort

Maui News. 10-12-71

BY TERRY L. ROSS
(Staff Reporter)

MOLOKAI—Plans for a major hotel development near the Friendly Isle's historic Keawanui Fish Pond cleared their last hurdle Friday night at a meeting of the State Land Use Commission.

About 60 people attended the meeting at the Kaunakakai School to observe the unanimous approval—by the LUC—of a request from Unitours, Inc., to rezone 20 acres of agricultural land to urban.

Unitours, an international travel service company, plans to construct a low density, Polynesian type resort on the acreage with up to 324 rooms.

Also planned is restoration of Keawanui Fish Pond—believed to be one of the oldest in the State—and construction of commercial and dining facilities.

The developers plan to provide their own sewage treatment plant, as well as a beach area and parking for public use.

The property is located about 12 miles east of Kaunakakai and fronts on the makai side of Kamehameha V Highway.

The present occupant is the Diamond J Ranch, with most of the property vacant except for some stables, corrals and accessory structures near the highway.

A 71-year lease on the property, from the Bishop Estate, is held by Unitours and James E. Richmond, owner of the Diamond J Ranch.

The LUC action follows a recommendation in August from the Maui County Planning Commission that the rezoning request be approved.

Unitours had originally asked that a total of 207 acres of land around Keawanui be rezoned urban but later limited its special use permit request to 20 acres.

Representatives of the company have indicated, in the past, that they plan to eventually develop the entire 207 acres around the pond into a large resort area.

It was noted at the LUC meeting Friday that Unitours would not operate the hotel, and is presently negotiating with Island Holidays to run it after it is constructed.

A number of people testified at the hearing, most of them expressing very favorable

views of the proposal.

Maui County Planning Director Howard Nakamura told the Commissioners that the County "has long felt—and has indicated in the Molokai General Plan—that the Keawanui complex would probably be the most desirable resort development in the area."

He indicated that the only reservations held by the County involved insurance that the development would be in harmony with the relaxed character of Molokai and that the Keawanui Fish Pond would be preserved.

Nakamura said the County is satisfied these two conditions would be met under the restrictions which are being placed on the developers.

One of the conditions designed to protect the fish pond states that no restoration can be done without prior approval by the Molokai Advisory Committee, County Planning Commission, Bishop Museum and the State Office of Environmental Quality Control.

Final plans, including siting and location of all proposed buildings and structures, must be approved by the Molokai Advisory Committee and the County Planning Commission.

A minimum shoreline setback of 100 feet from the fish pond and 40 feet from the ocean shoreline was required, along with start of construction within one year.

The LUC noted that its approval of the special use permit for the 20-acre parcel "should not be construed to mean approval of any uses, recreational or otherwise, within the Keawanui Fish Pond itself."

October 26, 1971

GORO INABA

EDDIE TANGEN

TATSUO FUJIMOTO

Mrs. Lorraine Luuloo, Chairman
Molokai Hawaiians
P. O. Box 252
Kaunakakai, Molokai 96748

Dear Mrs. Luuloo:

This will respond to your request for a public hearing on Molokai for the purpose of reviewing the plans by Unitours, Inc. to develop the lands at Keawanui.

The special permit request by Unitours, Inc. was considered and approved by the Land Use Commission on October 8, 1971. One of the conditions for approval was that all final plans will be reviewed by the Molokai Advisory Committee and the Maui Planning Commission. Since the Land Use Commission will not review the final plans, your request should be submitted to either one of the reviewing agencies, the Molokai Advisory Committee or the Maui Planning Commission.

Please be informed that public hearings by the Land Use Commission are scheduled in accordance with statutory provisions involving publication of notice, time limitations, and upon receipt of petition for amendment of land use district boundaries or regulations.

Also, please be advised that the Chairman of the Land Use Commission is presently Mr. Goro Inaba of Kona.

Very truly yours,

TATSUO FUJIMOTO
Executive Officer

RECEIVED

OCT 22 1971

October 20, 1971

State of Hawaii
LAND USE COMMISSION

Mr. Wilbert H. S. Choi, Chairman
State Land Use Commission
State Capitol
Honolulu, Hawaii 96813

Dear Sir:

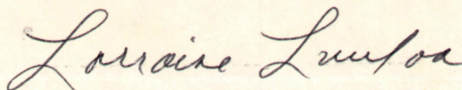
At the Land Use Commission meeting on Molokai, October 8, 1971, our organization requested that we be given a chance to review plans as submitted by Unitours Inc. for their Keawanui Development. We were told that this was possible and that we should submit a formal request.

We are hereby submitting to you our request for a Public Hearing to be held on Molokai by your Committee. This hearing to be for the purpose of informing Molokai residents as to all of the specifications of the plans submitted by Unitours Inc.

Please keep us informed as to the receipt of the said plans and your scheduling for hearing on Molokai.

Thank you for your cooperation.

Sincerely,



Lorraine Luuloa, Chairman
Molokai Hawaiians
P. O. Box 252
Kaunakakai, Molokai 96748

(For the Development Committee)

October 12, 1971

Mr. John H. McAuliffe, Jr.
Project Manager
Unitours, Inc.
Room 577, Alexander Young Building
Honolulu, Hawaii 96813

Dear Mr. McAuliffe:

The original of the attached letter approving the special permit request by Unitours, Inc. (SP71-113) to initiate a resort development on approximately 20 acres of land identified by Tax Map Key 5-6-06: portion of parcel 24 at Keawanui, Molokai, is on file in the office of the Maui Planning Department, Kahului, Maui.

Very truly yours,

TATSUO FUJIMOTO
Executive Officer

Enclosures

*Customer
Type-erase
ES/SCOTT'S AREA*

October 12, 1971

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

Attention: Mr. Howard Nakamura, Planning Director

Gentlemen:

At its meeting on October 8, 1971, the Land Use Commission voted to approve a special permit to Unitours, Inc. (SP71-113) to initiate a resort development on approximately 20 acres of land identified by Tax Map Key 5-6-06: portion of parcel 24 at Keawanui, Molokai, subject to the conditions imposed by the Maui County Planning Commission, with the further condition that if the sewage treatment plant is to be sited at another location, the petitioner be required to seek approval of another special permit. Further, approval of this special permit by the Land Use Commission should not be construed to mean approval of any uses, recreational or otherwise, within the Keawanui Fish Pond itself.

A copy of the staff report is enclosed for your information.

Very truly yours,

TATSUO FUJIMOTO
Executive Officer

Enclosures

cc: John H. McAuliffe, Jr.
Roy Takeyama
Maui Tax Administrator
Property Technical Office, Dept. of Taxation
Tax Maps Recorder, Dept. of Taxation
Real Property Tax Assessor, Dept. of Taxation

Left for Owners
109.014 Ac.

30

MANAWAI

c.t)

Pearl M. Friel - 1/3
Julia M. Meyer - 2/3

TRUE NORTH
1" = 1000'

12 11.9 acs.
Edmund G. Wond

Edmund G. Wond
7.687 Ac.

LCAW. 10109

LCAW. 4682:2

LCAW. 5193:2

LCAW. 4823

B.P. Bishop Est.
78.87 acs.

(James E. Richmond - 49%
UNITOURS, INC. - 51%
- T/C) 1e.

ONAHIKOKO
Old Fish Pond

P. Bishop Est.

KEAWA

State of Hawaii
36.5 acs. ±
Old Fish Pond

(James E. Richmond - 49%
UNITOURS, INC. - 51%
- T/C) 1e.
445.27 Ac.

Grant 830

B.P. Bishop Est.
73.59 acs.

KEAWANUI
(James E. Richmond - 49%
UNITOURS, INC. - 51%
- T/C) 1e.
L.C. Aw. 2715.2

KALAELOA

Loretta Martin
Rose Via
Rose Aping - Dowar

Grant 8207
33.0 Ac.

Solomon A. Halualani &
Clement L. Halualani - 1/4
23.44 acs L.C. Aw.
43979

Solomon A. Halualani &
Clement L. Halualani - 1/4
2.06 acs.

Old Fish Pond

The Thacker Corp.
210.745 Ac.

33
1.255 Ac.

KAINA OHE
Fish Pond

RECREATION

L.C. Aw.	240-X: 2
L.C. Aw.	240-Y: 3
L.C. Aw.	240-V: 2
L.C. Aw.	240-U: 3
L.C. Aw.	240-S: 2
L.C. Aw.	240-Y: 3
L.C. Aw.	240-W: 3
L.C. Aw.	240-T: 3

James E. Richmond - M.
Soloman
Hanakeawe Sr. Est.
0.23 ac.

L.C. Aw.
4018A

Antone R. Sylvia
Eromaline Sr. Est.

PLAT 05
SUBMERGED LAND

SP 71-113
TMK 5-6-06:24 P

State Board OKs Molokai Resort

SB. 10-11-71

By Robert McCabe

Maui Bureau Chief

KAUNAKAKAI, Molokai — The State Land Use Commission has given Unitours Inc., approval to develop a resort near Molokai's historic Keawanui Fishpond if certain conditions are met.

The unanimous approval for the project came at a public meeting Friday night during which Friendly Islanders strongly recommended that the plan be approved.

A number of persons testified and presented petitions signed by more than 300 Molokai residents urging the commission to approve the project.

Those testifying said the hotel would boost Molokai's economy, enhance the Keawanui area, make use of an otherwise "rocky, ugly swamp and kiawe site, and be important to all."

Even some who had pre-

viously objected to the project, particularly the Molokai Hawaiians organization, voiced approval.

The Molokai Hawaiians, the Community Development Corp. and a few other Molokai citizens had previously opposed the plan on the ground that the development would adversely affect the surrounding property, encourage trespassing, cause an increase in taxes and result in increased pollution. The opponents had also felt that there would be inadequate labor to staff the

hotel.

LORRAINE LUULO A, president of the Molokai Hawaiians, told the commission that her group had withdrawn its objections, provided that Unitours hire Molokaians and provide job training for them.

John McCauliffe, project manager of the proposed hotel, said Unitours could easily meet this stipulation. He said that Island Holidays would be contracted to run the hotel and said it is the hotel chain's traditional policy to hire local employees.

STATE OF HAWAII
LAND USE COMMISSION
HONOLULU, HAWAII

Minutes of Meeting

Kaunakakai School Cafeteria
Kaunakakai, Molokai

October 8, 1971 - 7 p.m.

*approved
as amended*
NOV 5 1971

Commissioners Present: Goro Inaba, Chairman
Eddie Tangen, Vice-Chairman
Tanji Yamamura
Alexander Napier
Leslie Wung
Stanley Sakahashi

Commissioners Absent: Sunao Kido
Shelley Mark

Staff Present: Tatsuo Fujimoto, Executive Officer
Ah Sung Leong, Planner
Walton Hong, Deputy Attorney Aeneral
Jean Soma, Stenographer

HEARING

PETITION BY DEPARTMENT OF ACCOUNTING & GENERAL SERVICES
(A71-298) TO RECLASSIFY APPROXIMATELY 36 ACRES FROM AGRICULTURAL
TO URBAN AT HOOLEHUA, MOLOKAI

Staff Planner, Mr. Leong, delivered the staff report
(see copy on file) and outlined the petitioned property on
the district map of the area.

Relative to Commissioner Wung's questioning, Mr. Leong
informed that the lands along Farrington Highway are owned
by the Hawaiian Homes Commission.

Mr. Howard Nakamura, Planning Director, Maui County
Planning Department, stated he had no testimony to present
but would answer any questions from the Commission.

LAND USE COMMISSION - MINUTES OF MEETING
October 8, 1971
Page 4

Commissioner Tangen moved that the request for deferral be granted, seconded by Commissioner Wung; and the motion was passed as follows:

Ayes: Commissioners Napier, Tangen, Wung, Sakahashi,
and Inaba.

Absent: Commissioners Kido and Mark.

Abstention: Commissioner Yamamura.

✓ SPECIAL PERMIT APPLICATION BY UNITOURS, INC. (SP71-113) FOR
HOTEL DEVELOPMENT PLUS SUPPORTING FACILITIES AT KEAWANUI,
MOLOKAI

Following the presentation of the staff report (see copy on file) and orienting the Commission with the area under consideration, Mr. Fujimoto advised that a petition signed by 225 residents of Molokai has been received requesting the Land Use Commission to approve the subject special permit because:

- "1. The development will boost the economy of our island.
- "2. It will create job opportunities for our Molokai families.
- "3. It will beautify and enhance one of the 'ugliest' spots on the island.
- "4. This development has the approval of our Maui County Planning Commission, in whom we have a great deal of confidence."

In addition, letters have also been received from the following residents of Molokai requesting the Commission's favorable consideration with respect to subject application: Mrs. Henrietta Aki, Steven Petro, Mrs. Pearl Friel Petro, and Mrs. Julia M. Meyer.

LAND USE COMMISSION - MINUTES OF MEETING

October 8, 1971

Page 5

Mr. Fujimoto explained that any development involving Keawanui Fish Pond must be cleared through the Department of Land & Natural Resources. However, the fish pond itself is not involved in the special permit at hand.

In reply to Deputy Attorney General Walton Hong, Mr. Howard Nakamura, Maui County Planning Director, stated that Exhibit B, submitted by petitioner upon request of the Land Use Commission staff, substantially reflected the uses approved by the Maui County Planning Commission.

Mr. Roy Takeyama, attorney representing the petitioner, submitted written testimony (see copy on file), and stated the petitioner concurred with the staff report.

In response to Commissioner Sakahashi's inquiry, Mr. Takeyama informed that the 15 car minimum parking area and right-of-way for public access to the beach (conditions imposed by the Maui County Planning Commission) have not yet been delineated at this time. These will have to be established between the petitioner and County of Maui.

The meeting resumed after a five-minute recess, at which time Mr. John H. McAuliffe, Jr., Project Manager for Unitours, Inc., reported that petitioner intends to construct public restroom facilities, including showers, and possibly a snack shop on the peninsula, under the terms of the lease agreement between Bishop Estate and Richmond-Unitours, Inc. Access to the peninsula will be via an 8 foot wide paved area. General automotive vehicles will not be permitted in the beach recreation area, with the exception of a vehicle similar to a golf cart for service and maintenance of subject facilities. These facilities will be for general public as well as hotel clientele use.

Mr. Howard Nakamura, Maui Planning Director, commented that the position of the Maui County Planning Commission was well stated in the staff report presented by Mr. Fujimoto. In addition, the County of Maui has long felt, as indicated on the County General Plan (adopted approximately three years ago), that the proposed development at Keawanui would be the most desirable resort complex in terms of location and amenities on the east end of Molokai. In order to insure

LAND USE COMMISSION - MINUTES OF MEETING

October 8, 1971

Page 6

proper and orderly development of the area, the Maui County Planning Commission decided to recommend denial of the boundary change petition for 200+ acres and suggested that the petitioner (Unitours, Inc.) file a special permit, whereby conditions could be imposed to achieve this end.

Regarding Commissioner Yamamura's inquiry, Mr. Nakamura disclosed that the Board of Water Supply is presently in the process of installing a 12-inch waterline from the Ualapue source down to Puaahala. It is anticipated that this installation will be completed by January, 1972, prior to completion of construction of the hotel complex.

The following testified in favor of this special permit application:

1. Robert Kealor, President, Molokai Chamber of Commerce;
2. Eugene K. Duvauchelle, landowner;
3. Howard C. Geiger, Molokai International Development, Inc.; and
4. Mrs. Zelig D. Sherwood (submitted petition signed by 131 residents of Molokai in favor of the proposed development).

Mrs. Lorraine Luulua, Chairman of the Molokai Hawaiians, presented testimony regarding this special permit request stating that said organization supports the conditions imposed by the Maui County Planning Commission but recommended that additional conditions be met before final approval is granted by the Land Use Commission (see testimony on file).

In answering Commissioner Tangen's question with regard to the suggested additional conditions by the Molokai Hawaiians, specifically "that every effort be made to hire local people and at prevailing wages, or above;" and "provide on-the-job training and/or collaborate with Manpower Development Training Act and Maui Community College to qualify for jobs local people who have the capability but not the experience, or training", Mr. Takeyama answered in the affirmative--petitioner is of the intention to hire local Molokai residents as employees of the proposed hotel. He then assured the Commission that this commitment will be passed on to the operating agency of the hotel, whether it be Island Holidays Resorts or any other

LAND USE COMMISSION - MINUTES OF MEETING

October 8, 1971

Page 7

hotel-operating firm. In addition, Unitours, Inc. is presently working out an arrangement with Island Holidays Resorts for the management and operation of the hotel, as Unitours is not in the hotel-operating business.

Regarding condition #4 in Mrs. Luuloa's submittal ("that when final plans for siting and location of all buildings and structures are submitted for review for the Molokai Advisory Committee and the Maui County Planning Commission that these bodies hold public hearings on Molokai to allow citizen review of them before approval"), Deputy Attorney General Walton Hong advised that the Land Use Commission is not empowered to require other governmental agencies to hold public hearings. Therefore, he suggested to Mrs. Luuloa that the Molokai Advisory Committee and the Maui County Planning Comiission be contacted to this effect.

Since no one else wished to speak for or against this petition, Commissioner Wung moved that the 20.5 acre area as shown on Exhibit B be approved as recommended by the staff, subject to the conditions imposed by the Maui County Planning Commission; with the further condition that if the sewage treatment plant is to be sited at another location, the petitioner be required to seek approval of another special permit; and further that the approval of this request should not be construed to mean approval of any uses, recreational or otherwise, within the Keawanui Fish Pond itself. The motion was seconded by Commissioner Tangen and passed as follows:

Ayes: Commissioners Tangen, Napier, Yamamura, Sakahashi, Wung, and Inaba.

Absent: Commissioners Kido and Mark.

SPECIAL PERMIT APPLICATION BY FIRST HAWAIIAN BANK (SP71-114)
FOR PRIVATE RECREATION CAMP AT KEAAU, WAIANAЕ, OAHU

Presentation of the staff report was made by Mr. Leong, in which staff recommended that this request be approved subject to the City Planning Commission's conditions.

STATE OF HAWAII
LAND USE COMMISSION

VOTE RECORD

ITEM SP71-113 - UNITOURS, INC.

DATE October 8, 1971

PLACE Kaunakakai Elementary School
Kaunakakai, Molokai

TIME 7:00 p.m.

NAME	YES	NO	ABSTAIN	ABSENT
TANGEN, EDDIE	✓			
NAPIER, ALEXANDER	✓			
YAMAMURA, TANJI	✓			
KIDO, SUNAO				✓
MARK, SHELLEY				✓
SAKAHASHI, STAN	✓			
WUNG, LESLIE	✓			
INABA, GORO	✓			

Comments:

RECEIVED

OCT. 8 1971
OCT. 8 1971

State of Hawaii
LAND USE COMMISSION
LAND USE COMMISSION

Mr. Goro Inaba, Chairman
State Land Use Commission
P. O. Box 2359
Honolulu, Hawaii 96804

Re: Application of Unitours, Inc.
for Special Permit of lands
situate in Keawanui, Molokai

Dear Mr. Inaba:

By letter date March 19, 1971, Unitours, Inc., through its attorney, Roy Y. Takeyama, submitted a request to amend the State Land Use District Boundary Map on Molokai, comprising approximately 207 acres. Accordingly, your staff submitted our request to the Maui Planning Commission for its comments and recommendations. At the meeting held before the Maui Planning Commission, the Petitioner was requested to withdraw its application for a boundary change and pursue a special permit route instead. On May 20, 1971, Petitioner submitted a special permit request to utilize approximately 20 acres to construct a maximum of 324 hotel rooms plus accessory and support facilities.

On June 28, 1971, a hearing was held before the Molokai Advisory Committee. Said Committee unanimously recommended the approval of Petitioner's request subject to certain conditions. The Planning Director of the Maui County Planning Department also recommended approval of the special permit which was subsequently approved unanimously by the Maui County Planning Commission.

The special permit request with the conditions imposed is now before the State Land Use Commission.

Unitours, Inc. is engaged in wholesale and retail

10-8-71 Distributed to Comm. at meeting.

travel business. It has approximately 45 branch offices throughout the United States and in Hawaii. In addition, it owns Club Universe which started with a membership of 800 in 1968. It presently has a membership of approximately 60,000. Last year, 6,500 of its members visited Hawaii. This year approximately 13,000 will come to Hawaii.

The Petitioner intends to develop a comprehensive resort area at Keawanui, Molokai as a major destination area for its organized tour program. It proposes to build approximately 324 hotel rooms with support facilities. As its scenic attraction, it proposes to initiate restoration of the historical Keawanui Fish Pond. In doing this, it intends to preserve its historical and Hawaiian environment and have kept in close contact with Dr. Emory of Bishop Museum, foremost expert in Hawaiian culture.

As you are aware, presently Keawanui Fish Pond needs an uplift. It is filled with silt and mud with little scenic amenities. It is Petitioner's intent to perform initial work consistent with an eventual restoration of the Keawanui Fish Pond which has been formally designated as a National Historical Site and make it scenically attractive so that the tourists as well as the people of Hawaii can enjoy its beauties.

Adequate safeguards are imposed by Maui County in requiring the approval of Molokai Advisory Committee, Maui County Planning Commission, Bishop Museum and the State Office of Environment Quality Control before any work can be commenced to restore Keawanui Fish Pond. In addition, the

Petitioner must obtain the approval of the Department of Land Natural Resources since the pond is in a Conservation District.

One of the conditions imposed by Maui County Planning Commission is that construction must commence within one year from the date of final approval by this Commission. If the Petitioner fails to meet this deadline, the special permit lapses. The Petitioner agrees with this strict condition for it is sincere in its efforts to start the project. It has the financial resources and knowledge in the travel business to make this project become a reality.

We think that this project will boost the economy of Molokai for it will need approximately 1 employee per room to run the hotel. It will also generate a comparable number of jobs externally because of indirect service to the hotel.

Since it has a built-in clientele it is in a position to divert its tour member to this resort area. This will reasonably assure occupancy of these units.

In conclusion, we respectfully request the State Land Use Commission to approve the special permit for the following reasons:

a. The project is contiguous on the eastern boundary with existing Urban Land Use District Boundary and in the midst of the resort development area. Thus, it will not encourage scatterization.

b. Basic services such as water, telephone and electrical utilities are readily available. The developer

proposes to build a secondary sewage system plant that will meet the requirements of the Board of Health.

c. Schools and parks, police and fire protection are available so that the proposed development will not overtax the present facilities.

d. Soil is of very poor condition and is not suited for agricultural pursuits.

e. The area is master planned by Maui County as a major resort destination area.

f. That if the Petitioner fails to proceed with the development of its project within one year after final approval of the State Land Use Commission, the special permit lapses. This discourages speculation.

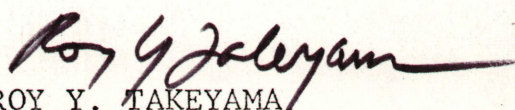
g. That the Petitioner has a natural built-in clientele for diverting tourists to Molokai so that the hotels would be assured of occupancy.

h. That the Keawanui Fish Pond will have its scenic beauty enhanced for the benefit of the tourists and for all the people of the State of Hawaii. Adequate safeguards are provided so that its historical significance and history would be preserved.

i. That the proposed development will be beneficial for the economic development of Molokai.

Based on the foregoing, the Petitioner requests that the State Land Use Commission approve the special permit with the conditions imposed by the Maui County Planning Commission.

Respectfully submitted,


ROY Y. TAKEYAMA
Attorney for Unitours, Inc.

RECEIVED

OCT 8 1971

State of Hawaii
LAND USE COMMISSION

We support the conditions imposed by the Maui County Planning Commission but would like to recommend that the following conditions be met before final approval is given by the State of Hawaii, Land Use Commission:

1. that the sanitation feasibility study, as required by the State of Hawaii, Department of Health, be submitted to, and be approved by, the Department of Health;
2. that every effort be made to hire local people and at prevailing wages, or above;
3. provide on-the-job training and/or collaborate with MDTA (Manpower Development Training Act) and Maui Community College to qualify for jobs local people who have the capability but not the experience, or training;
4. that when final plans for siting and location of all buildings and structures are submitted for review for the Molokai Advisory Community and the Maui County Planning Commission that these bodies hold public hearings on Molokai to allow citizen review of them before approval.

10-8-71 Distributed to Comm. at meeting.

2786

Aki Travel Agency

HENRIETTA F. AKI
Proprietor & Manager

P. O. BOX 498
KAUNAKAKAI, MOLOKAI
HAWAII 96748

PHONES:
BUSINESS: 553-5357
RESIDENCE: 553-5580

RECEIVED

OCT 6 1971

October 5, 1971

State of Hawaii
LAND USE COMMISSION

LAND USE COMMISSION
P.O. Box 2359
Honolulu, Hawaii 96804

RE: UNITOURS, INC., KEAWANUI HOTEL DEVELOPMENT

Gentlemen:

Although I cannot be considered a member of the "first families" of Molokai, I have been here long enough to consider myself a kamaaina of this Island. I formerly worked for Hawaiian Airlines as their agent shortly after they started here and ever since, I have been in business and participated in the social activities of the Island.

As owner of the Aki Travel Agency, I am cognizant that the construction of another hotel would certainly go a long way toward increasing my business prospects. However, in spite of this, I believe that the Island as a whole will also benefit by this development. New job opportunities leading to better social conditions, contacts with people from all over the world, generating new businesses, beautifying the area which it badly needs, making available new bathing beaches and their facilities, are a few of the beneficial aspects this development would create.

I am therefore respectfully requesting that you approve the special use permit which Unitours, Inc. is seeking to develop their lands in Keawanui, East Molokai.

Yours very sincerely,

Henrietta F. Aki
(Mrs.) HENRIETTA F. AKI



UNIVERSITY OF HAWAII

Land Study Bureau

October 4, 1971

RECEIVED

OCT 5 1971

State of Hawaii
LAND USE COMMISSION

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

Dear Mr. Fujimoto

The following comments are in response to your notification of boundary change application A71-298 and special permit applications SP71-113 and SP71-114:

A71-298 Dept. of Accounting & General Services
(Hoolehua, Molokai)

The soils in the area planned for expansion of the school are highly suited for crop production. They are deep, nonstony and well drained. Slope is less than 10 percent.

SP71-113 Unitours, Inc.

The area under consideration for the construction of a hotel consists of low lying salty and alluvial soils. The area closest to the Keawanui Fishpond is high in salinity and not suited for crop production. The area to the east is primarily of alluvial soils and better suited for crop production.

The land is nearly level.

SP71-114 First Hawaiian Bank

The area being considered for this permit is very stony with clayey soils. Unless water is available for irrigation, the annual rainfall is too low to sustain any crop for year-round production.

The clay soils may require a more carefully designed system for sewage disposal. The area is also subject to flooding during heavy rainstorms.

Sincerely

Harold L. Baker

Harold L. Baker

Director

JOHN A. BURNS
GOVERNOR



STATE OF HAWAII
DEPARTMENT OF TRANSPORTATION
869 PUNCHBOWL STREET
HONOLULU, HAWAII 96813

2775
FUJIO MATSUDA
DIRECTOR
E. ALVEY WRIGHT
DEPUTY DIRECTOR
LAWRENCE F. O. CHUN
DEPUTY DIRECTOR

IN REPLY REFER TO:

PMN 7.1441

September 30, 1971

RECEIVED

OCT 1 1971

State of Hawaii
LAND USE COMMISSION

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

Dear Mr. Fujimoto:

We have reviewed the following and have no comments
for or against them:

1. Notification of Boundary Change Application
A71-298 - Department of Accounting and
General Services
(Hoolehua, Molokai)
2. Notification of Special Permit Application
✓ SP71-113 - Unitours, Inc.
3. Notification of Special Permit Application
SP71-114 - First Hawaiian Bank

Very truly yours,

PAUL H. ARIZUMI
Property Management Officer

STATE OF HAWAII
LAND USE COMMISSION

Kaunakakai School Cafeteria
Kaunakakai, Molokai

October 8, 1971
7:00 p.m.

STAFF REPORT

SP71-113 - UNITOURS, INC.

The Maui County Planning Commission has forwarded the records of a special permit application by Mr. John H. McAuliffe, Jr., Project Manager of Unitours, Inc., to initiate a resort development on approximately 20 acres of land within the Agricultural District at Keawanui, Molokai. A lease with an unexpired term of 71 years is held by James E. Richmond and Unitours, Inc. from Bishop Estate, the landowner. The property is a portion of parcel 24, Tax Map Key 5-6-06.

The property under consideration lies approximately 12 miles east of Kaunakakai and fronts the makai side of Kam V Highway. It abuts the east boundary of the Keawanui Fish Pond and is located midway between the Ualapue Urban District and recently established Puaahala Urban District. Grazing and idle lands primarily characterize the land uses in the surrounding Agricultural District. Although dredging and filling operations were initiated in the Puaahala Urban District for a resort development, work on the project has come to a standstill and the area is still vacant. Within the Ualapue Urban District to the east, land uses are

characterized by vacant land, grazing and diversified agricultural activities and low density residential use. Kilohana School, with a current enrollment of 116 students ranging from Kindergarten to 6th grade, is situated at the core of the Ualapue Urban District.

The Diamond J. Ranch presently occupies the subject parcel. Stables, corrals and a few accessory structures are situated near the main highway. However, the major portion of the land is either vacant or in limited grazing use and is designated "E-28" by the Land Study Bureau. This classification indicates that the land is very poorly suited for overall crop use; poorly suited for machine cultivation; shallow to the water table; contains less than 10% slope; imperfectly to poorly drained; and has a median rainfall of between 10-35 inches annually.

As stated on the special permit application:

"Unitours, Inc. proposes to utilize approximately 20 acres of subject property to construct a maximum of 324 hotel rooms plus all supporting facilities, including, but not limited to: Administration Unit with Retail Shops; Employee Housing; Dining & Cocktail Facilities; Kitchen; Plant Nursery; Lagoon; Maintenance Shops and Storage Bldgs.; Recreational Facilities; Snack-Bar and Comfort Stations; Sewage Treatment Plant; 1st Increment Commercial Area; and all work required to initiate restoration of Keawanui Fish Pond all in accordance with Master Plan approved by Trustees of B. P. Bishop Estate."

In justification of his request, the petitioner states:

"Developer has a contractual obligation with the Bishop Estate to initiate construction of a first-class hotel with a minimum of 120 rooms, plus dining and cocktail facilities, plus related improvements, all suitably landscaped, by July 1, 1972. The Island of Molokai has an urgent need for this type of facility, wherein the Keawanui Fish Pond will be restored as an island-wide attraction as a National Historical Site."

COUNTY RECOMMENDATION

The Molokai Advisory Committee, at its meeting on June 28, 1971, voted unanimously to recommend approval of the request, subject to the following conditions:

- "1. All buildings and structures shall be subject to a three story maximum height limitation.
- "2. Parking shall be in accordance with Maui County requirements as per Ordinance No. 598.
- "3. A permanent dedicated easement including parking for public use i.e. (15 cars minimum) shall be provided in the form of a beach R.O.W. for public access to the beach recreation area south of Keawanui Fish Pond.
- "4. A 100 foot wide minimum shoreline setback shall be provided for Keawanui Fish Pond, and no work shall commence in the restoration of this historic feature prior to the review and approval of plans for same by the Molokai Advisory Committee, Maui County Planning Commission, the Bishop Museum, and the State Office of Environmental Quality Control.
- "5. Employee housing shall be provided as an integral part of this proposed first phase of development, and it shall be commensurate with the varying levels of income.
- "6. Final plans showing the siting and location of all proposed buildings and structures shall be submitted for review by the Molokai Advisory Committee and the Maui County Planning Commission."

At its meeting of August 4, 1971, the Maui County

Planning Commission voted unanimously to recommend approval of the special permit, subject to the following conditions:

- "1. Approval of the application for Special Permit shall not be construed as approval of the PLAN FOR THE KEAWANUI COMPREHENSIVE RESORT DEVELOPMENT by HITOSHI MOGI & ASSOCIATES as transmitted to this office by the State Land Use Commission and received on April 2, 1971. The proposed plan is not in strict compliance with the Molokai General Plan and, therefore, is subject to future refinement and coordination.
- "2. The total land area under Special Use Permit shall not exceed 20.5 acres and may accommodate the following uses:
 - a) Not more than 324 rooms to be provided in two low rise (3-story maximum) buildings including the following integrated accessory uses:
 - ADMINISTRATIVE UNIT
 - KITCHEN, DINING, COCKTAIL AND SNACK BAR FACILITIES
 - COMMERCIAL FACILITIES, I.E. (RETAIL SHOPS)
 - PRIVATE RECREATIONAL FACILITIES
 - b) Employee housing as required
 - c) Community Recreational Facilities, i.e. (Lagoon, ocean beach, etc.)
 - d) Maintenance shops and storage buildings
 - e) Sewage treatment plant
 - f) Plant nursery (for use during the period of development)
- "3. Shoreline setback - The natural shoreline boundary for the proposed project shall be verified by the State Board of Land and Natural Resources and the following setbacks delineated:

- a) KEAWANUI FISHPOND - No buildings or enclosures shall be constructed within 100 feet of the shoreline boundary, and no walls, stairs, signs, paving or other construction shall be permitted within 40 feet of the shoreline boundary.
 - b) Other shoreline areas - No buildings, enclosures, walls, stairs, signs, paving, or other construction shall be permitted within 40 feet of the shoreline boundary.
- "4. No work shall commence in the restoration of historic Keawanui Fish Pond prior to the review and approval of plans for same by the Molokai Advisory Committee, Maui County Planning Commission, the Bishop Museum, and the State Office of Environmental Quality Control.
- "5. A permanent dedicated easement including parking for public use (15 cars minimum) shall be provided in the form of a beach R.O.W. for public access to the beach recreation area south of Keawanui Fish Pond.
- "6. Final plans including the siting and location of all proposed buildings and structures shall be submitted for review by the Molokai Advisory Committee and the Maui County Planning Commission, and shall include the following:
- a) A detailed development master plan, at a minimum scale of 1" = 200', showing the integration of the 20 acre first phase with future plans for the total project.
 - b) Drawings showing the physical character (including architectural style, use of materials, graphics, lighting and landscape treatment of the project).
 - c) An open space master plan showing the use and treatment of all common and public areas, i.e. (HIGHWAY PLANTING, DEVELOPMENT OF RECREATION FACILITIES, ETC.).

d) All internal systems, i.e. (circulation, parking, underground electricity, water, sanitation, etc.) in strict compliance with County and State requirements.

"7. Construction of the first phase shall commence within one year from the date of final approval."

At the public hearing held by the Molokai Advisory Committee on June 28, 1971, it was indicated by the petitioner that:

- "1. Initial development will be 324 rooms, built in two low-rise (three story buildings).
- "2. All construction will be set back at least 100 feet from Keawanui Fishpond. Nothing will be done in or to the fishpond without the approval of Dr. Emory (Bishop Museum).
- "3. Public rights-of-way will be provided to the 'island' both along the restored fishpond wall and the causeway.
- "4. The developers would provide their own sewage treatment facilities (secondary treatment).
- "5. This is the first phase only, and should be under construction within six months from final approval.
- "6. Housing for key employees will be provided (about 6 units). Subsequent housing would depend on whether FHA financing (235 or 236) can be obtained."

Those favoring the project felt that the development would be an asset to the east end of Molokai; that it would be an improvement over the swamps and kiawe trees; and that the project is well planned with sufficient controls.

Those opposed felt that the development would adversely affect surrounding property; trespassing would be encouraged;

taxes would be increased; pollution would result; and that there would be inadequate labor to staff the hotel.

At the Maui County Planning Commission meeting on August 4, 1971, letters from the following were received:

Favoring: Mrs. Roberta Friel
Edward K. & Raymond P. Goodhue
James D. Crane
Vera B. Dunbar
Miriam N. Davis
Zelie D. Sherwood
Anna D. Goodhue
Petition with 99 signatures

Protesting: The Concerned Citizens of East Molokai
The Molokai Hawaiians Organization
Community Development Corporation
Other Interested Citizens of Molokai
Petition with 69 signatures

Doubtful: Thomas J. Tizard

It was also clarified at the August 4th meeting that:

1. As the need arises for employee housing, it would be the developer's responsibility to provide such.
2. No construction will be allowed within the 40 foot shoreline setback; however, walkways and stone walls of less than 3 feet in height will be allowed in the area between 40 and 100 feet.
3. The plant nursery is only a temporary requirement.
4. Depending on foundation problems, the first phase may be kept to two stories instead of the 3-story limitation.

ANALYSIS

On March 30, 1971, the Land Use Commission received a boundary change petition submitted by the petitioner to rezone a total of 207 acres from Agricultural to Urban for resort development. However, in accordance with the County's suggestion, and upon a recommendation for denial of the boundary amendment by the County, the petition was withdrawn on May 28, 1971 in favor of the special permit petition now being considered.

Within the past 3 years, the Land Use Commission considered a total of 6 proposals for resort development on the island of Molokai as follows:

<u>Petition</u>	<u>Action</u>	<u>Acres Requested</u>	<u>Acres Approved</u>
1. A68-192, Molokai Ranch	11/29/68	6,800	3,305
2. A69-216, Puaahala	8/14/69	800	183
3. A69-242, Pukoo Properties	6/12/70	39	39
4. SP67-41, Palmer Snygg	3/31/67	8	8
5. SP67-44, Richmond, et al	6/23/67	79	W/D
6. SP70-75, Aileen Ah Ping	5/8/70	5.7	5.7

The wisdom and advantages of a special permit approach have been demonstrated in previous instances along this same coastline. SP67-44 was approved by Maui County in mid '67 but was never acted on by the Land Use Commission, apparently because the project encountered financial problems. SP67-41 was approved by the County and the Land Use Commission in March, 1967, but because of apparent lack of financing, the

developer failed to initiate construction within the 3-year time limitation and the special permit was subsequently voided.

A total of 5,261 persons (including 172 persons in Kalawao County) resided on the island of Molokai in 1970. Besides pineapple and cattle raising, fostering the development of a third major industry--tourism--will have a significant and desirable impact on the total economy of Molokai.

Presently, tourist accommodations are limited on this island. Hotel Molokai has approximately 56 units and has plans to double that number in the near future. The Pau Hana Inn (formerly Seaside Inn) contains approximately 20 units of less than resort quality. However, 12 new hotel units will be completed shortly as well as a bar-restaurant facility.

Of the 62 fish ponds on Molokai, the most important, from a historical standpoint, is Keawanui Pond. Reportedly, it was constructed before 1500 A.D. and has been used "continuously" since. Its sea wall extends a distance of over 2,000 feet and contains a pond area in excess of 54 acres.

Mrs. Catherine C. Summers, Research Associate in Anthropology at the Bishop Museum, has previously indicated the following regarding Molokai's fishponds:

- "1. Some of Molokai's ponds are the best example of a type of fishpond which was not built anywhere else in Polynesia.
- "2. Some of the Molokai ponds were in use before Columbus discovered America, and one of these ponds, Keawanui Pond, is still being used.
- "3. Throughout the history of Hawaii, Molokai has been noted for its superior fishponds. In the early 1500s they were of such importance that the King of Maui traveled to Molokai to oversee the repair of their walls. Fish from Molokai ponds supplied Kahekili's army in 1785 when he invaded Oahu. In the early 1800s, fish from Molokai ponds were the major source of Lahaina's fish supply.

"Some of the fishponds on Molokai are of such historic value that should they be destroyed, it would be a tragic loss to future generations and to an important visitor attraction. Not only are fishponds attractive to look at, they are also fine examples of the early Hawaiian engineering ability.

"Listed below are the fishponds on Molokai which I believe should be preserved. The criteria used in choosing these ponds were: 1. Condition of the pond; 2. Example of a specific type of pond; 3. Historical importance; 4. Minimum amount of maintenance.

a. Keawanui Pond, land of Keawanui.

One of the few ponds for which we have historical information. It was built before 1500 A.D. and has been in continual use since that time. Because of its location, it has not suffered as much damage from the elements as most ponds have, and therefore much of its wall is probably in its original condition. This pond should definitely be saved.

b. Kupeke Pond, land of Kupeke.

When in good condition, this is the best working pond on Molokai.

c. Ualapue Pond, land of Ualapue.

Owned by the State of Hawaii

d. Kaluaapuhi Pond, land of Naiwa 1.

Due to its location, it would require a minimum amount of maintenance.

e. Pakanaka Pond, land of Iloli.

Although this pond is in poor condition, it is the only one of its type in Hawaii which has survived. Something should be done about preserving it."

It is noted that any restoration project within the Keawanui Pond would come under the purview of the Department of Land and Natural Resources because of its designation within the Conservation District. In addition, Maui County's condition #4 stipulates prior review and approval by the Maui County Planning Commission, the Molokai Advisory Committee, the Bishop Museum, and the State Office of Environmental Quality Control before any restoration work is initiated.

Under the various conditions established by the Maui County Planning Commission to properly control the development, the staff finds that this special permit request substantially meets the guidelines for determining an "unusual and reasonable" use within the Agricultural District.

However, there are two areas which should be clarified before a decision is rendered.

The 20.5 acre area recommended for approval by the County of Maui Planning Commission is shown on Exhibit A. Apparently, there are no provisions for the siting of the sewage treatment plant and the recreational area at the "island" on the map reflecting the approval of these uses by the County agency. Based on inquiries by the Land Use Commission staff, the petitioner has prepared and submitted a modified plan marked Exhibit B which incorporates the uses approved by the County as follows:

Hotel development area	-	15.0 acres
Recreation area	-	5.0 acres
Sewage treatment plant site	-	<u>0.5</u> acre
Total		20.5 acres

RECOMMENDATION

It is therefore recommended that the 20.5 acre area as shown on Exhibit B be approved, subject to the conditions imposed by the Maui County Planning Commission, with the further condition that if the sewage treatment plant is to be sited at another location, the petitioner be required to seek approval of another special permit.

Further, approval of this special permit by the Land Use Commission should not be construed to mean approval of any uses, recreational or otherwise, within the Keawanui Fish Pond itself.

2789

RECEIVED

OCT 7 1971

State of Hawaii
LAND USE COMMISSION

October 4, 1971

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

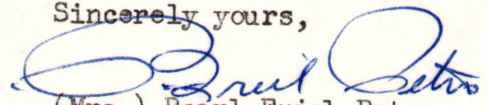
Re: Rezoning Keawanui lands, Molokai

Gentlemen:

This is to advise you that I fully concur with the favorable action taken by the Molokai Advisory Committee and the Maui Planning Commission in recommending approval of the special use application by Unitours, Inc. to develop the Keawanui area around the old fishpond. I am convinced that it was done after careful study and consideration. Uppermost in their minds was the benefits to Molokai as a result of such a development.

It is my hope that you too will consider and accept the Unitours Inc. application in the same spirit and favorable manner as the other two commissions.

Sincerely yours,


(Mrs.) Pearl Friel Petro

RECEIVED

OCT 7 1971

State of Hawaii
LAND USE COMMISSION

October 5, 1971

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

Re: Unitours Keawanui Development

Gentlemen:

As a resident of Molokai for many years, and also a land owner, I strongly recommend that you give favorable consideration to the Unitours, Inc. rezoning application.

As it now stands, the land lies desolate, undeveloped and an eye sore, not only to the residents of the Island but to the many visitors to our Friendly Isle.

Sincerely yours,

Stephen Petro
Stephen Petro

2787

RECEIVED

OCT 7 1971

State of Hawaii
LAND USE COMMISSION
October 4, 1971

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

Re: Keawanui Development

Gentlemen:

As a land owner adjacent to the Keawanui development by Unitours, Inc., I would like to take this opportunity to say that I am strongly in favor of this project.

Sincerely,

Julia M. Meyer
(Mrs.) Julia M. Meyer

P E T I T I O N

We, the undersigned, residents of the Island of MOLOKAI, request the Land Use Commission to approve the petition of James E. Richmond and Unitours, Inc., for a special permit allowing the development of 20 acres within the Keawanui Fish Pond area, for the following reasons:

1. The development will boost the economy of our island.
2. It will create job opportunities for our Molokai families.
3. It will beautify and enhance one of the "ugliest" spots on the island.
4. This development has the approval of our Maui County Planning Commission, in whom we have a great deal of confidence.

RECEIVED

OCT 7 1971

State of Hawaii
LAND USE COMMISSION

SIGNATURE

RESIDENCE

<u>Stephen Petis</u>	<u>East End Molokai</u>
<u>Mary A. Inouye</u>	<u>Kamalo, Molokai</u>
<u>John Apunani J.</u>	<u>Hoolehua, Molokai</u>
<u>Lily F. Young</u>	<u>Kaunakakai</u>
<u>James S. Nakagawa</u>	<u>Kaunakakai</u>
<u>Alfred K. Opana</u>	<u>Kaunakakai</u>
<u>Bernie Blayn</u>	<u>Kai</u>
<u>Lynn K. Kabelewai</u>	<u>Kaunakakai</u>
<u>Elsie H. Urauchi</u>	<u>Kaunakakai</u>
<u>Wilma K. Grambusch</u>	<u>Kawela, Molokai</u>
<u>Charles A. Hart</u>	<u>Kaunakakai</u>
<u>Kenneth Hip</u>	<u>Kaunakakai</u>
<u>Olivia Chung</u>	<u>Kaunakakai</u>
<u>Lawn A. Opana</u>	<u>Kaunakakai</u>
<u>Ethel Opana</u>	<u>Kaunakakai</u>
<u>Glynnel Corbett</u>	<u>Kaunakakai</u>
<u>M. Opana</u>	<u>Kaunakakai</u>
<u>Louise Ideue</u>	<u>Kaunakakai</u>
<u>Thomas Ideue</u>	<u>Kaunakakai</u>
<u>Gene Frail Petis</u>	<u>Maunaloa</u>

P E T I T I O N

We, the undersigned, residents of the Island of MOLOKAI, request the Land Use Commission to approve the petition of James E. Richmond and Unitours, Inc., for a special permit allowing the development of 20 acres within the Keawanui Fish Pond area, for the following reasons:

1. The development will boost the economy of our island.
2. It will create job opportunities for our Molokai families.
3. It will beautify and enhance one of the "ugliest" spots on the island.
4. This development has the approval of our Maui County Planning Commission, in whom we have a great deal of confidence.

SIGNATURE

RESIDENCE

<u>Samuel Pitta</u>	<u>Halapue, Mol. 96748</u>
<u>Pauline Costanzo</u>	<u>Star Route Halapue</u>
<u>Wm H. King</u>	<u>Halapue Mol.</u>
<u>Kathryn Apina</u>	<u>Halapue, Molokai</u>
<u>James L. Fui</u>	<u>Kaluaha "</u>
<u>Edwina H. Fui</u>	<u>" "</u>
<u>my & mass of Aka vaka</u>	<u>Kaluaha, Molokai</u>
<u>James Alessi</u>	<u>Mapulehu Molokai</u>
<u>Christina Bealibi</u>	<u>Mapulehu Molokai</u>
<u>Thomas W. King</u>	<u>Pukoo Molokai</u>
<u>Ruth Matayoshi</u>	<u>Pukoo Molokai</u>
<u>Paul M. Matayoshi</u>	<u>PUKOO MOLOKAI</u>
<u>Lucy P. Kauliti</u>	<u>Kainaha "</u>
<u>W. H. S. K. Kauliti</u>	<u>" "</u>
<u>Modesto N. Zuniones</u>	<u>Pukoo, Molokai</u>
<u>Louisa Carpinano</u>	<u>" "</u>
<u>Edix Bealibi</u>	<u>" "</u>
<u>Jean Gomez</u>	<u>" "</u>

P E T I T I O N

We, the undersigned, residents of the Island of MOLOKAI, request the Land Use Commission to approve the petition of James E. Richmond and Unitours, Inc., for a special permit allowing the development of 20 acres within the Keawanui Fish Pond area, for the following reasons:

1. The development will boost the economy of our island.
2. It will create job opportunities for our Molokai families.
3. It will beautify and enhance one of the "ugliest" spots on the island.
4. This development has the approval of our Maui County Planning Commission, in whom we have a great deal of confidence.

SIGNATURE

RESIDENCE

<u>Anna Lee</u>	<u>Kaunakakai Mol.</u>
<u>Charlotte L Meyer</u>	<u>Kaunakakai, Molokai</u>
<u>Delta M. Kaupu</u>	<u>Moorea, Molokai</u>
<u>not legible</u>	<u>Moorea, Molokai</u>
<u>Joseph Wagoner</u>	<u>Kaunakakai, Molokai</u>
<u>Lajo Kaawa</u>	<u>Kaunakakai, Molokai</u>
<u>London Ocampo</u>	<u>Kaunakakai, Molokai</u>
<u>Sharon Dubois</u>	<u>Star Route Molokai</u>
<u>Lajo Kaupu</u>	<u>Kaunakakai, Molokai</u>
<u>Rachel Lindsey</u>	<u>" "</u>
<u>James F. Lindsey III</u>	<u>" "</u>
<u>Rudolph K. Raro</u>	<u>Molokai</u>
<u>George E. Dubois</u>	<u>H. Kai Molokai</u>
<u>Anna L. Dubois</u>	<u>" " "</u>
<u>Val Newsome</u>	<u>K'Kai, HI 96748</u>
<u>Griselda W. Newsome</u>	<u>K'Kai, HI 96748</u>
<u>William Kaupu Jr.</u>	<u>K'Kai Hawaii</u>
<u>Kahuna Pisotii</u>	<u>" "</u>

P E T I T I O N

We, the undersigned, residents of the Island of MOLOKAI, request the Land Use Commission to approve the petition of James E. Richmond and Unitours, Inc., for a special permit allowing the development of 20 acres within the Keawanui Fish Pond area, for the following reasons:

1. The development will boost the economy of our island.
2. It will create job opportunities for our Molokai families.
3. It will beautify and enhance one of the "ugliest" spots on the island.
4. This development has the approval of our Maui County Planning Commission, in whom we have a great deal of confidence.

SIGNATURE

RESIDENCE

<u>Patricia S. Kijali</u>	<u>Kaupakakai, Hi</u>
<u>Robert R. Kelly</u>	<u>Kualapuu</u>
<u>Julianne M. Kehler</u>	<u>Kualapuu</u>
<u>Robert M. McCloskey</u>	<u>Kualapuu</u>
<u>Alfred Deyard</u>	<u>Hoolahua, Hi</u>
<u>Henry Clark</u>	<u>Hoolahua, Hi</u>
<u>Agnes F. K. Yuen</u>	<u>Hoolahua, Hi</u>
<u>Paul Cooper</u>	<u>Kauluwai, Molokai</u>
<u>Pat Cooke</u>	<u>Kauluwai, Molokai</u>
<u>Elizabeth K. McCloskey</u>	<u>Kualapuu</u>
<u>Lon Kubit</u>	<u>Pukoo</u>
<u>Mary E. Kula</u>	<u>Pukoo -</u>
<u>Rufina R. Kula</u>	<u>Pukoo</u>
<u>Zelia D. Sherwood</u>	<u>Pukoo</u>
<u>Raymond G. Goodhue</u>	<u>Pukoo</u>
<u>John D. Goodhue, Jr.</u>	<u>Pukoo</u>
<u>Edward K. Goodhue</u>	<u>Pukoo</u>
<u>Anwa D. Goodhue</u>	<u>Pukoo</u>

P E T I T I O N

We, the undersigned, residents of the Island of MOLOKAI, request the Land Use Commission to approve the petition of James E. Richmond and Unitours, Inc., for a special permit allowing the development of 20 acres within the Keawanui Fish Pond area, for the following reasons:

1. The development will boost the economy of our island.
2. It will create job opportunities for our Molokai families.
3. It will beautify and enhance one of the "ugliest" spots on the island.
4. This development has the approval of our Maui County Planning Commission, in whom we have a great deal of confidence.

SIGNATURE

RESIDENCE

Geo. A. Wilson

Kainala Molokai

Bernice B. Will

Kainalu Molokai

Elie Will

Kalae, Molokai

George A. Dreyfus

Kalae, Molokai

J. B. ...

Kaiwala, Molokai

Dea B. Dunbar

Kainalu, Molokai

David P. Smith

Kaiwala, Molokai

George Davis (Jr.)

Kainalu Molokai

Arthur H. Sewell

Kainalu Molokai

Wallace Hahn

Wahapue, Mol.

Elizabeth Kadonaki

Wahapue, Mol.

John Kadonaki, Sr.

Wahapue, Mol.

John Kadonaki, Jr.

Wahapue, Mol.

Elizabeth L. Dwight

Maunaloa

Samuel M. Dwight

Maunaloa

Catherine H. Espinosa

Kamalo Molokai

Raymond Ahijee

Kamalo Molokai

Bernard Quahuly

Kamalo Molokai

P E T I T I O N

We, the undersigned, residents of the Island of MOLOKAI, request the Land Use Commission to approve the petition of James E. Richmond and Unitours, Inc., for a special permit allowing the development of 20 acres within the Keawanui Fish Pond area, for the following reasons:

1. The development will boost the economy of our island.
2. It will create job opportunities for our Molokai families.
3. It will beautify and enhance one of the "ugliest" spots on the island.
4. This development has the approval of our Maui County Planning Commission, in whom we have a great deal of confidence.

SIGNATURE

RESIDENCE

<u>David Robins</u>	<u>Kaunakakai, Molokai</u>
<u>Lucy S. Borden</u>	<u>Halehewa Molokai</u>
<u>Lyndle E. Whitman</u>	<u>Star Lante (Waialua)</u>
<u>Sale F. Takase</u>	<u>Kipuu Molokai</u>
<u>Blynn K. Nohikei</u>	<u>Kaunakakai Molokai</u>
<u>Irene Jancaep</u>	<u>Kaunakakai Molokai</u>
<u>Lucy K. Haver</u>	<u>Kaunakakai Molokai</u>
<u>Vernette K. Malua</u>	<u>Kaunakakai, Molokai</u>
<u>Ann K. Dudoit</u>	<u>" "</u>
<u>Graham Dudoit</u>	<u>" "</u>
<u>Reginald Smith</u>	<u>Kaimalu Molokai</u>
<u>Alexander Keahi</u>	<u>Kakaia Mol.</u>
<u>George E. Dudoit</u>	<u>K. Kai Wi</u>
<u>Leinuala Bregler</u>	<u>" "</u>
<u>Joseph E. Nahoapi</u>	<u>Kaunakakai, Molokai</u>
<u>Lucy E. Nahoapi</u>	<u>Kaunakakai</u>
<u>Wilekuna Nahoapi</u>	<u>Kaunakakai Molokai</u>
<u>Jennie Clark</u>	<u>(Kaunakakai) Molokai</u>

31
people

P E T I T I O N

We, the undersigned, residents of the Island of MOLOKAI, request the Land Use Commission to approve the petition of James E. Richmond and Unitours, Inc., for a special permit allowing the development of 20 acres within the Keawanui Fish Pond area, for the following reasons:

1. The development will boost the economy of our island.
2. It will create job opportunities for our Molokai families.
3. It will beautify and enhance one of the "ugliest" spots on the island.
4. This development has the approval of our Maui County Planning Commission, in whom we have a great deal of confidence.

SIGNATURE

RESIDENCE

<u>Walter Spencer</u>	<u>Molokai</u>
<u>John E. Spencer</u>	<u>Molokai</u>
<u>J. Fletcher</u>	<u>Kaunakakai</u>
<u>James K. McPherson</u>	<u>Kaunakakai</u>
<u>William K. Long Jr.</u>	<u>Koolaha</u>
<u>Frank Kaahana</u>	<u>Hoolaha Molokai</u>
<u>Paula</u>	<u>Hoolaha Molokai</u>
<u>Mary Ann Makani</u>	<u>Hoolaha, Molokai</u>
<u>Samuel K. Makani</u>	<u>Hoolaha, Molokai</u>
<u>Kare Adolpho</u>	<u>Hoolaha Molokai</u>
<u>Victoria Adolpho</u>	<u>Hoolaha Mol.</u>
<u>Art K. Kahan Jr.</u>	<u>Hoolaha Molokai</u>
<u>John K. K.</u>	" "
<u>Alexander A. Puck</u>	" "
<u>Mrs. & Mrs. M. Makani</u>	<u>Hoolaha Molokai</u>
<u>Mrs. & Mrs. H. Lunoa</u>	<u>Hoolaha, Molokai</u>
<u>Mrs. & Mrs. D. Dunbar</u>	<u>Hoolaha, Molokai</u>
<u>Walter G. Adolpho</u>	" "

P E T I T I O N

We, the undersigned, residents of the Island of MOLOKAI, request the Land Use Commission to approve the petition of James E. Richmond and Unitours, Inc., for a special permit allowing the development of 20 acres within the Keawanui Fish Pond area, for the following reasons:

1. The development will boost the economy of our island.
2. It will create job opportunities for our Molokai families.
3. It will beautify and enhance one of the "ugliest" spots on the island.
4. This development has the approval of our Maui County Planning Commission, in whom we have a great deal of confidence.

SIGNATURE

RESIDENCE

<u>A. H. Meyer</u>	<u>Molokai</u>
<u>Shayne R. Smith</u>	<u>Kapaemahu, Molokai</u>
<u>Joyce Rudolph</u>	<u>K'kai Molokai</u>
<u>Dandale R. Rudolph Sr.</u>	<u>" "</u>
<u>Sheila M. Manawa</u>	<u>" "</u>
<u>Kiyoshi Matanabe</u>	<u>" "</u>
<u>Mal Flanagan</u>	<u>Kalapua, Molokai</u>
<u>Eddie Olor Kyz</u>	<u>Honohono, Molokai</u>
<u>Nickelle M. Smith</u>	<u>K'kai, Molokai</u>
<u>Ameie Domingo</u>	<u>" "</u>
<u>Nobel Blanchard</u>	<u>" "</u>
<u>Alicia Hirose</u>	<u>" "</u>
<u>Mary K. Ocampo</u>	<u>" "</u>
<u>Lourdes Fujimoto</u>	<u>" "</u>
<u>Alfred King</u>	<u>Pohaku Oye</u>
<u>Bye Victoria</u>	<u>Kaunakakai Molokai</u>
<u>Bertha Adachi</u>	<u>Kualapua, Molokai</u>
<u>Helen Nakagawa</u>	<u>Kaunakakai Molokai</u>

P E T I T I O N

22
People

We, the undersigned, residents of the Island of MOLOKAI, request the Land Use Commission to approve the petition of James E. Richmond and Unitours, Inc., for a special permit allowing the development of 20 acres within the Keawanui Fish Pond area, for the following reasons:

1. The development will boost the economy of our island.
2. It will create job opportunities for our Molokai families.
3. It will beautify and enhance one of the "ugliest" spots on the island.
4. This development has the approval of our Maui County Planning Commission, in whom we have a great deal of confidence.

SIGNATURE

RESIDENCE

Mr. & Mrs. P. Neville	Kalamoula
Mr & Mrs. James P. [unclear]	Kalamoula
Mrs & Mrs. Charles Kana'i	
Albert L. Kaloopi	
Theodora Takikei	Kalamoula
Agnes Ne	Kalamoula
Ones Lee Ann Kapele	"
Louise Rye	Kalamoula
John Peleka	Kalamoula
Harnet K. Smith	"
Wm. Solomon Wahi	"
Mr & Mrs. Isaac L. [unclear]	"
Henry Tanya	Kanakakai
[unclear]	[unclear]
Judy Potokoy	
Rayde Kauerhu	Kanakakai
Mildred M. Kanuhira	Kanakakai
Henrietta E. Deermann	Kanakakai

P E T I T I O N

We, the undersigned, residents of the Island of MOLOKAI, request the Land Use Commission to approve the petition of James E. Richmond and Unitours, Inc., for a special permit allowing the development of 20 acres within the Keawanui Fish Pond area, for the following reasons:

1. The development will boost the economy of our island.
2. It will create job opportunities for our Molokai families.
3. It will beautify and enhance one of the "ugliest" spots on the island.
4. This development has the approval of our Maui County Planning Commission, in whom we have a great deal of confidence.

SIGNATURE

RESIDENCE

<u>Edmund Espiritu Sr.</u>	<u>Kamalo, Molokai</u>
<u>Theodore K. Kaunoi Sr.</u>	<u>Kamalo, Molokai</u>
<u>Johanna Ah Yee</u>	<u>Kamalo, Molokai</u>
<u>Wm K. Keenoo</u>	<u>" "</u>
<u>Theodore K. Kaunoi Jr.</u>	<u>" "</u>
<u>Eugenio Lagazo</u>	<u>" "</u>
<u>Dick Garner</u>	<u>" "</u>
X <u>Mary Lagazo</u>	<u>" "</u>
<u>William Ah Yee</u>	<u>" "</u>
<u>Santiago Culahayo</u>	<u>" "</u>
<u>Wm Akutagawa Sr.</u>	<u>" "</u>
<u>Roberta M. Friel</u>	<u>Kalaheala, Molokai</u>
<u>Francis H. Foster</u>	<u>Makalea - "</u>
<u>Daphne M. Foster</u>	<u>" "</u>
<u>Arthur M. Foster</u>	<u>Kamalo, "</u>
<u>Donald L. Lusk</u>	<u>" "</u>
<u>Michael P. O'Keefe</u>	<u>Kaunakakai, HI</u>
<u>James L. O'Keefe</u>	<u>" "</u>

P E T I T I O N

We, the undersigned, residents of the Island of MOLOKAI, request the Land Use Commission to approve the petition of James E. Richmond and Unitours, Inc., for a special permit allowing the development of 20 acres within the Keawanui Fish Pond area, for the following reasons:

1. The development will boost the economy of our island.
2. It will create job opportunities for our Molokai families.
3. It will beautify and enhance one of the "ugliest" spots on the island.
4. This development has the approval of our Maui County Planning Commission, in whom we have a great deal of confidence.

<u>SIGNATURE</u>	<u>RESIDENCE</u>
<u>[Signature]</u>	<u>_____</u>
<u>[Signature]</u>	<u>_____</u>
<u>Mr. Robert L. Keliher</u>	<u>Kaunakakai Molokai</u>
<u>Mr. Murray P. Goodhue Sr.</u>	<u>_____</u>
<u>[Signature]</u>	<u>_____</u>
<u>Blenda Rozit</u>	<u>Star Route Mol</u>
<u>[Signature]</u>	<u>Shains</u>
<u>Manuel Kahakamika</u>	<u>Star Route</u>
<u>Jerry Guier</u>	<u>Star Route</u>
<u>Asther H. Dudoit</u>	<u>Kainalu Molo</u>
<u>John R. Heenan</u>	<u>Kaunakakai Molokai</u>
<u>Paul Auwaichell</u>	<u>45-176 Kahelani Ceord Star Route K/Car</u>
<u>Caroline V. Auwaichell</u>	<u>" " " "</u>
<u>Joseph H. Wright</u>	<u>Star Route K'ia He</u>
<u>Johnny F. Karmak</u>	<u>Waialua Molokai</u>
<u>Anarita Kanahale</u>	<u>Kamalo Molokai</u>
<u>Elizabeth L. Tollepen</u>	<u>Waialua Molokai</u>
<u>Donald Deelan</u>	<u>_____</u>

P E T I T I O N

25
people

We, the undersigned, residents of the Island of MOLOKAI, request the Land Use Commission to approve the petition of James E. Richmond and Unitours, Inc., for a special permit allowing the development of 20 acres within the Keawanui Fish Pond area, for the following reasons:

1. The development will boost the economy of our island.
2. It will create job opportunities for our Molokai families.
3. It will beautify and enhance one of the "ugliest" spots on the island.
4. This development has the approval of our Maui County Planning Commission, in whom we have a great deal of confidence.

SIGNATURE

RESIDENCE

<u>James Linds</u>	<u>Hoolahua</u>
<u>Jonathan Linds</u>	<u>Hoolahua</u>
<u>Elwin Linds</u>	<u>Hoolahua</u>
<u>John MacLean</u>	<u>Hoolahua</u>
<u>Harry Kerr</u>	<u>Hoolahua</u>
<u>Mr. & Mrs. Geo. M. Perry</u>	<u>Hoolahua, Molokai</u>
<u>Mr. & Mrs. Carl Brown</u>	<u>Hoolahua, Molokai</u>
<u>Mr. & Mrs. Fred Swank</u>	<u>Hoolahua, Molokai</u>
<u>Mr. & Mrs. Eddie Borden</u>	<u>" "</u>
<u>Mr. & Mrs. Joseph Borden</u>	<u>" "</u>
<u>Mr. & Mrs. Morris S. Borden</u>	<u>Hoolahua, Molokai</u>
<u>Mr. & Mrs. William Buchanan</u>	<u>" "</u>
<u>Mr. & Mrs. C. Tanaka</u>	<u>" "</u>
<u>Mr. & Mrs. Jacob Ne</u>	<u>Kalamaula, Molokai</u>
<u>Harriette M. Senie</u>	<u>Kalamaula, Molokai</u>
<u>Mr. & Mrs. Geo. T. Nishimura</u>	<u>Kalamaula, Molokai</u>
<u>Saduo Epuka</u>	<u>Kai Molokai</u>
<u>Walter S. Wilson</u>	<u>Kai Molokai</u>

John H. McAuliffe, Jr. & Associates, Inc.
 577 Alexander Young Building
 HONOLULU, HAWAII 96813

LETTER OF TRANSMITTAL

Phone (808) 531-5391

DATE	Oct. 5, 1971	JOB NO.	70-14
ATTENTION			
RE: Unitours Keawanui Hotel			

TO Mr. Tatsuo Fujimoto
Land Use Commission
Trustco Building, 7th Floor

GENTLEMEN:

- WE ARE SENDING YOU Attached Under separate cover via _____ the following items:
- Shop drawings Prints Plans Samples Specifications
- Copy of letter Change order _____

COPIES	DATE	NO.	DESCRIPTION
1	10/4/71		Revised Site Plan for subject project. (Defining boundaries of Recreation Area)

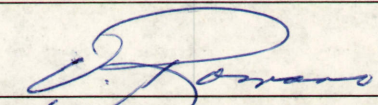
RECEIVED
 OCT 5 1971
 State of Hawaii
 LAND USE COMMISSION

THESE ARE TRANSMITTED as checked below:

- For approval Approved as submitted Resubmit _____ copies for approval
- For your use Approved as noted Submit _____ copies for distribution
- As requested Returned for corrections Return _____ corrected prints
- For review and comment _____
- FOR BIDS DUE _____ 19 _____ PRINTS RETURNED AFTER LOAN TO US

REMARKS _____

COPY TO _____

SIGNED: 
 John H. McAuliffe, Jr.

MEMORANDUM

*Submitted
by McAuliffe*

REPORT NO. _____

DATE September 30, 1971

JOB Unitours Keawanui Hotel

TO Files

FROM H. P. McGuire, Jr.

RE _____

Last year 6,500 visited Hawaii. This year an estimated 12-13,000 (twice as many as last year and will double by end-of-the year).

60,000 members - Club Universe.

Last year's gross - \$37,000,000.00

This year to date - grossed \$43,000,000.00

Recently opened two (2) more offices in Dallas, Texas.

Current bank account in excess of \$7,300,000.00

324 Rooms) 300 jobs in Hotel
) 300 jobs off-site

Maids - 1/12 Rooms

Waitresses - 1/18 people

Two (2) complete shifts - required

Waikiki - large conventions and cheap tours

- outer islands have chance

Halekulani - Coco Palms (one of the most successful)

- employment of local people

- supplementary income

- tax base generated will force new roads, adequate schools, service

- community will be created requiring better airport, harbor - Kam School graduates have nothing to return to

- can't stop economic development

- develop Molokai in a manner keeping with present charms and gain a progressive economic base.

GORO INABA

EDDIE TANGEN

TATSUO FUJIMOTO

September 30, 1971

Mr. John H. McAuliffe, Jr.
Project Manager
Unitours, Inc.
Room 577, Alexander Young Bldg.
Honolulu, Hawaii 96813

Dear Mr. McAuliffe:

The Land Use Commission next meets at 7:00 p.m.
at the Kaunakakai School Cafeteria, Kaunakakai,
Molokai on October 8, 1971.

At that time, the application by Unitours, Inc.
(SP71-113) for a hotel development plus supporting
facilities at Keawanui, Molokai, will be heard.

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

Very truly yours,

TATSUO FUJIMOTO
Executive Officer

Encl. - Agenda

cc: Mr. Roy Takeyama, Attorney

STATE OF HAWAII
LAND USE COMMISSION
P. O. BOX 2359
HONOLULU, HAWAII 96804

September 27, 1971

NOTIFICATION OF SPECIAL PERMIT APPLICATION

SP71-113 - Unitours, Inc.

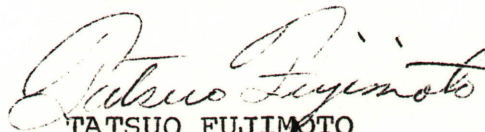
Please be advised that a special permit application has been filed with the Land Use Commission to construct a hotel development, plus supporting facilities on approximately 20 acres of land described by Tax Map Key 5-6-06: portion of parcel 24. This property is generally located within the Agricultural District at Keawanui, Molokai. The Maui County Planning Commission approved this request on August 4, 1971.

An action meeting on this application is scheduled for October 8, 1971*.

We would appreciate any written comments for or against this request, or you or your agent may appear at the meeting. Please do not hesitate to call this matter to the attention of other interested parties.

Should you desire additional information, feel free to contact this office.

Very truly yours,



TATSUO FUJIMOTO
Executive Officer

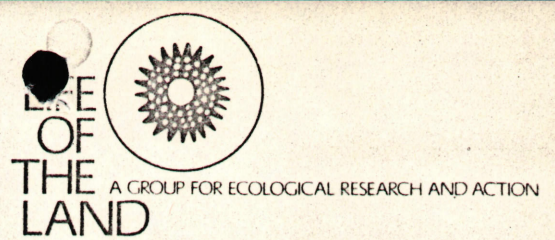
*See enclosed agenda

RECEIVED

SEP 27 1971

State of Hawaii
LAND USE COMMISSION

Maui County Planning Commission
P.O. Box 1478
Kahalui, Maui



July 27, 1971

RECEIVED

JUL 29 1971

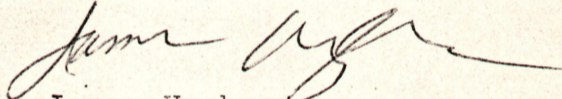
DEPT. OF PLANNING
COUNTY OF MAUI

Dear Sir:

I am interested in the Unitours Inc. development plan near Keawanui fishpond. I have looked at their plan that is filed with the Land Use Commission, but I have heard that the developers have withdrawn their application with the Land Use Commission and instead will be trying to get some sort of special permission from Maui County. The Land is presently zoned as Agricultural, and I would like to know your Agency's procedures for granting such a special permission. I would greatly appreciate it if you could inform me of the present status of their project in regards to governmental approval. I would also appreciate, if possible, a copy of their application they have filed with the County, assuming they have filed one.

You can write back to me at the Life of the Land Office in Honolulu.

Sincerely yours,


James Hughes

JH/sw

RECEIVED

JUL 19 1971

DEPT. OF PLANNING
COUNTY OF MAUI

F O
Star Route
Kaunakakai
Hi. 96748
July 12, 1971

Mr. Howard Nakamura, Director
Maui County Planning Commission
Wailuku, Maui

Dear Mr. Nakamura:

I understand Mrs. Lorraine Luuloa said she represented "The Hawaiians" when she spoke against the Keawanui development project at a public hearing on this matter. Since I was unable to attend the hearing to speak in my own behalf, I wish to state at this time that I am very much in favor of this development. I am a member of the organization "The Hawaiians", and I was not aware that Mrs. Luuloa was supposed to represent the members at the hearing.

As proof of my support of the Keawanui Fish Pond project, I am signing the petition urging its approval.

Sincerely,

Mrs. Roberta Friel

(Mrs.) Roberta Friel

P. O. Box 941
Kaunakakai
Hi. 96748
July 1, 1971

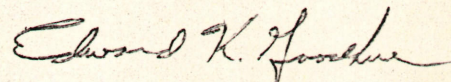
To: Maui County Planning Commission
Re: Keawanui Fish Pond Development

My name is Edward Goodhue, and my two brothers and I are members of the CDC organization, of which William Kalipi is chariman. We want to go on record as being in favor of the Keawanui development, which William Kalipi spoke against. I don't know what CDC members he spoke for but he sure didn't speak for us.

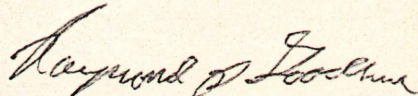
This development is needed in our area, because jobs are lacking in East Molokai. My brothers and I would more than welcome such a project.

My brother Raymond and I are signing the petition favoring this project, and I speak for my brother John also, although he is not here to sign the petition for himself, as I know he would.

Very truly yours,



Edward K. Goodhue



Raymond P. Goodhue

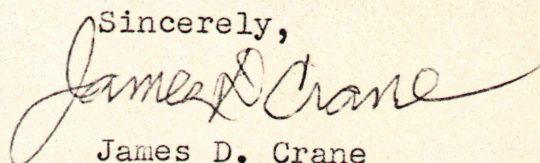
P. O. Box 87
Kaunakakai, Hi.
July 1, 1971

Maui County Planning Commission
Wailuku, Maui

Dear Sirs:

I spoke against the Keawanui project at the public hearing because I thought the property owners' right-of-way would be jeopardized. But I found out I was wrong, so I would like to withdraw my objection, and sign the petition in favor of this project.

Sincerely,



James D. Crane

RECEIVED
JUL 9 1971

DEPT. OF PLANNING

July 20, 1971.

Mr. Howard Nakamura
Director of Maui Planning,
Haleakala, Maui, HI.

Approval

Dear Mr. Nakamura:

At our last meeting in Kaunakakai you said we could write if we are for or against the proposed Hotel at Kawenee and it would go on record. Mr. Drubar and I definitely are in favor of the hotel.

I'm presuming that it is alright to mention in this letter that we are wholeheartedly against any trailer court as was requested for Kalahele.

Sincerely,

Vera B. Drubar
(Mrs. William Drubar)
Kaunakakai, Maui, HI.

7-7-71

Dear Mr. Nakamura

Since I was unable to attend the recent hearing in Kaunakakai I would like to tell you how I feel about the proposals which were discussed.

It would seem that the proposal for the Keawenui area is a good one. If the fish pond is restored + any historical areas preserved, the property would be improved. At best it is an arid wily area now + can only be improved.

~~Ecological~~
~~W.B.T.H.~~
I wish to register a very strong protest against allowing any such development as that proposed by the "Ecological Habitat Group" on land across from the Jones fish-pond. Any such development would downgrade that area + reduce property values as well as being a nuisance + dangerous because of

the very poor narrow road. We can only trust in the wisdom of the planning commission to prevent an unsuitable development in this area.

Maha'alo Nui Loa for considering my views.

Sincerely
(Miss) Miriam N. Davis

Bukoo, Molokai
Via Star Route
Kaunakakai, Hawaii 96748

July 12, 1971

RECEIVED
JUL 15 1971

Maui County Planning Commission
Wailuku, Maui, Hawaii 96793

Attention: Mr. Howard Nakamura, Director

DEPT. OF PLANNING
COUNTY OF MAUI

Dear Mr. Nakamura:

I wish to elaborate further and to add to what I said on the Keawanui Development project at the hearing on this matter held in Kaunakakai, Molokai, on June 29, 1971.

Keawanui can be one of the most beautiful sites on Molokai and should be improved and developed so that more people may see it and enjoy it.

It has one of the nicest natural harbors in the State of Hawaii.

At present, the land on the mauka side of the existing road is rocky and overgrown with unsightly trees. The beauty of the harbor and the rest of the location makai is hidden by dense growth and swampy land.

The area is isolated and spacious and far from any homes which makes it an ideal location for a Resort Area.

The proposal made by Richmond and Uni-Tours will improve and enhance the place and all Molokai will benefit by it.

In addition to beautifying this section, the development has other beneficial advantages.

It will make available jobs for the jobless on Molokai during construction as well as after its completion.

This will alleviate the State Welfare Department the burden of paying out money to those who are not able at present to find employment.

It will furnish the residents of Molokai, as well as the tourists, a place of amusement and relaxation.

In the original master plan of the Island of Molokai about the year 1957 or 1958, Keawanui was already shown as a resort area. This indicates that plans were made for Keawanui long before any other plans for development on Molokai.

In view of this, I feel that the Keawanui Development Project deserves the whole hearted support of all the people of Molokai. It will be a credit to the whole Island.

I hope that you will decide favorably on this matter.

Very truly yours,

Zelie D. Sherwood

(Mrs.) Zelie D. Sherwood

c. c. to Advisory Committee

P. O. Box 87
Kaunakakai, Hi. 96748
June 29, 1971

RECEIVED
JUL 2 1971

Mr. Howard Nakamura, Director
Maui County Planning Commission
Wailuku, Maui, Hi. 96793

DEPT. OF PLANNING
COUNTY OF MAUI

Dear Mr. Nakamura:

I attended the recent hearing on the proposed Keawanui development, and had spoken briefly in favor of the project. There were a lot more favorable aspects I wished to dwell on, which time did not permit; hence this follow-up letter.

East Molokai has been my home for more than fifty years, and I have always been active in our County and community affairs. I have watched this community progress slowly, very slowly, at a snail's pace in fact. I have attended many sessions involving the development of East Molokai, and I can honestly state that development in this area has been well controlled, and I foresee no real threat of over-development.

In my opinion, Keawanui in its present state is the most unattractive area in East Molokai. Any development in this area would be most welcome. I was very favorably impressed at the action of the planning commission in whittling down the plan of this particular development to one tenth of the actual plan submitted. I am confident that the members of the Maui County Planning Commission are very much aware of the problems created by would-be developers, and are therefore prepared to enforce regulations designed to protect the public.

As for the objectors at this meeting, all of whom I know personally, none of them have been on Molokai for as long as I have. Besides, their reasons for objecting didn't ring true somehow. For instance, take the gentleman who objected for personal reasons. He wanted to protect his property he said, but he was only concerned about his own property. A purely selfish reason. A woman objected for reasons of pollution she said. That family operates more than one automobile daily. She contributes to pollution more than the developer. As for the gentleman who protested that taxes would be raised, this particular gentleman is forever yelling for bigger and better roads, more public parks for the kids, better water system, etc., etc. These improvements will do more to raise taxes than any one development.

These same people have been complaining for years that Molokai hasn't been getting its fair share from Maui. Yet, given this opportunity to boost the economy of our island they reject it, and will no doubt continue to harass Maui for their so called fair share.

Keawanui was the first area on East Molokai originally designated for development; thus, an application for such a permit at this time is actually in conformity to the over-all master plan for this area. So in view of all the facts which I have stated, I am whole heartedly in support of the Keawanui development project.

Very truly yours,

Anna D. Goodhue

Anna D. Goodhue
P.O. Box 87
Kaunakakai 96748

RECEIVED

JUL 9 1971

P E T I T I O N

DEPT. OF PLANNING
COUNTY OF MAUI

We, the undersigned, residents of East Molokai, respectfully request the Maui County Planning Commission to approve the petition of James E. Richmond and Unitours, Inc., for a special permit allowing the development of the Keawanui Fish Pond area.

This development will benefit our community because:

99

1. It will create many job opportunities for our people.
2. The estate is ideally located in its secluded and spacious surroundings.
3. The proposed landscaping would enhance an otherwise unattractive site.
4. The County of Maui has studied this area thoroughly, and after many meetings and public hearings with the people of Molokai, it was designated a hotel resort area in the County Master Plan.

SIGNATURE:

RESIDENCE:

<u>Belie D. Sherwood</u>	<u>Pukoo, Molokai</u>
<u>Anna D. Goodhue</u>	<u>Pukoo, Molokai</u>
<u>John J. Goodhue</u>	<u>" "</u>
<u>Mona D. Smith</u>	<u>Moanui, Molokai</u>
<u>Theodore K. Kaanooi</u>	<u>Kamalo "</u>
<u>Theodore K. Kaanooi Jr.</u>	<u>" "</u>
<u>William Ahfee</u>	<u>" "</u>
<u>Wm K. Kekina</u>	<u>" "</u>
<u>Johanna M. Ahfee</u>	<u>" "</u>
<u>Don P. Van Zandt</u>	<u>" "</u>
<u>Elaine Williams</u>	<u>Ohia Molokai</u>
<u>Charlotte Wood</u>	<u>Ohia Molokai</u>
<u>Maurice Kuan</u>	<u>Moanui Molokai</u>
<u>Strohan T. Malaka</u>	<u>Ohia, Molokai</u>
<u>Harriet S. Quelit</u>	<u>Kainalu, Molokai</u>
<u>Rebecca E. Kamahoeana</u>	<u>Halapue, Molokai</u>
<u>William A. Kamahoeana</u>	<u>" "</u>
<u>Cheryl Ottenberg</u>	<u>Kelohana, Molokai</u>
<u>Margie K. Place</u>	<u>Halapue Molokai</u>
<u>George K. Lindley</u>	<u>91-1025 Hantakahi St. (Property)</u>
<u>James Connor</u>	<u>Ena Beach Hawaii (Carter)</u>
	<u>Molokai</u>

SIGNATURE:

RESIDENCE:

Amey Durruchalle	Pukoo Molokai
Damen & Glau S	Alalopue Molokai
Margaret Mary Cook Okuku	Mapulehu, Molokai
Milton Dean	Pukoo, Molokai
George E. Dudoit	Honolulu, Molokai
Isid O. Will	Kainalu, Molokai
Rufina R. Kula	Pukoo, Molokai
Explosion. Duwaulley	
Maika Kaupu	Alalopue, Molokai
Roberta M. Fried	Kalaheha, Molo.
Mary Jones	Kaunakakai, Molokai
Mrs Mary T. Mendonca	Pukoo, Molokai
Theresa Esmondson	
John Dudoit Jr.	Kainalu, Molokai
Joseph K. Kauli	Pukoo, Star Route
Ethel A. Kauli	Pukoo Star Route
Elizabeth Kaupu	Pukoo, Star Route
Margaret D. Stevy	Pukoo, Star Route
Raymond P. Dudoit	Pukoo Molokai
Edna K. Goodhue	Pukoo, Molokai
Philip Steiny Jr.	Pukoo, Hawaii
Jeanette Akiona	Pukoo, Molokai
Lily Dudoit	Kainalu, "
Peter C. Dudoit	" "
Lupat. Dudoit	" "
Lucy P. Kaulili	" "
Whitton K. Kaulili, sr.	" "
Mrs Esther Lei Kee	
Leana Lei Kee	
Lynette Whitman	Star Route
Henry C. Whitman Jr.	Star Route
William Low Kee	Kaunakakai
Racisa Laumanns	Wai'alea, Molokai
Joe Laumanns	" "
Prescarup	Pukoo, Molokai

SIGNATURE:

RESIDENCE:

Severin N. Liu Kee
 Fleurdelite C. Liu Kee
 Haripal, Naeber
 Daniel N. Naki
 Florence N. Naki
 Jennie Hart
 Lucretia C. Hart
 Minnie N. Lima
 William K. Lima
 Lillian N. Longeek
 John Longeek
 Raymond W. Longeek
 August K. Duwansille
 Katharine Abotagawa
 William Abotagawa Sr.
 Dorothy L. Kong
 Stephen C. Kong
 Joseph K. Medeiros
 Joseph Abotagawa
 Lucretia Medeiros
 Manuel de Bruchman
 Mary A. Bruchman
 Nevin de Faveaga
 D. A. de Faveaga
 Lusy L. Duda
 Thomas K. Duda
 William P. Nakoppin Sr.
 Mrs. B. Duda
 George A. Will Sr.
 Manuel Kahakauwela
 Manuel Castro
 Jojo Kaava

Tliaki Place
 Tliaki Place
 Tliaki Place
 Kainulu
 Kainulu
 Kainakaka
 Kainakaka
 Kapeke
 Kapeke
 Kapeke
 Kapeke
 " "
 Pukoo
 Ualapue
 " "
 Kalaauaka Molokai
 Kalaauaka Molokai
 Kalaauaka Molokai
 Kamao
 Pukoo Molokai
 Kapeke, Molokai
 Kamalo, Molokai
 Pukoo, Molokai
 Pukoo, Molokai
 " "
 Kainulu, Molokai
 Kainulu, Molokai
 Kainulu, Molokai
 Kainulu, Molokai
 " "
 " "
 Pukoo, Molokai
 " "
 Kalaauaka Mol
 Waitua, Molokai

SIGNATURE:

RESIDENCE:

Shigechi Inouye

Kamalo, Molokai

James Inouye

Kamalo, Molokai

Blair Sigurdson

Kamalo, Molokai

Victoria Sigurdson

" "

Costwood

" "

Ronald E. Kula

Pukoo, Molokai

Edmund Lima

Star Point, Molokai

Barbara Lima

" " "

SIGNATURE:

RESIDENCE:

102

Wayne Bryson
1000 N. 1st St.
Ogden, Utah

Mariani, Melkai
L. G. Baker, N. 1st St.
Mariani, Melkai

7/9/71

Protest

June 29, 1971

RECEIVED
JUL 9 1971

DEPT. OF PLANNING
COUNTY OF MAUI

Molokai Advisory Committee
Kaunakakai, Molokai, Hawaii 96748

Dear Molokai Advisory Committee:

We are putting in writing the disapproval of the proposed Keawanui (fishpond) Hotel Development (20 acres) that the Representative of "Unitour and Richmond" had presented on June 28, 1971 at the Public Hearing on Molokai at the MCC Hall.

The presentation of Unitour and Richmond Estate by their Representative was very vague and poorly presented. They had no guarantee to Molokais' local employment and no guarantee of what's going to happen to the National Keawanui Historical Fishpond site. His remarks were only in terms such as probably, maybe, if, I think, and I don't know. The presentation did not have any valid facts. This is a very important issue and it would be more appropriate to be very specific than just to elude the citizens of benefits in their community.

It had been stated by a citizen that we cannot stop progress and that this is a good proposal.

At this time we would want to say that people have put progress and economy to be first priority and the voices of the American Citizen second. We were brought up in a democratic system where we may have a fair hearing and voice our opinion, for or against. The majority rules, for the people, of the people, and by the people. We truthfully hope that the committee (appointed or otherwise) is not weighing their decision by economy or progress first, but should weigh the voice of the people and look on the effect of progress, if it's just.

What we are really saying is that the majority of the people surrounding this proposed site are people who have been born and raised in their homes; who have established grass roots to their land and their culture that surrounds them. Many of them are poor but are happy in their way of life. What is progress without happiness? Some of them are retired persons who have only pensions to survive on. If this proposal should be accepted, we feel that the land taxes will be automatically raised. Eventually we will be forced out of our land by either not keeping up with our taxes or by selling the blood and sweat that we have put into our land for our children's future.

June 29, 1971

We don't want the committee to think that we are against progress. By all means No. But we must be very careful in the planning that will effect our lives as well as our children's in the future. We also would appreciate time to sit and plan together with the Committee in our respective district the plan of our future.

Therefore, we disapprove of granting the requested permit on the grounds that:

- a. The project will adversely affect surrounding property.*
- b. The project will not make the highest and best use of land involved for the Public Welfare.*

*SEE: State of Hawaii, Land Use Commission Part II
State Land Use District Regulations Sub-Parte. 2.24

Sincerely,

The Concerned Citizens of East Molokai
The Molokai Hawaiians Organization
Community Development Corporation
Other Interested Citizens of Molokai

RECEIVED

AUG 1 1971

DEPT. OF PLANNING
Star Route COUNTY OF MAUI
Kaunakakai, Hi.

July 29, 1971

Mr. Howard Nakamura
Maui Co. Planning Commission

Dear Sir:

Enclosed are the originals of the petition registering opposition to the Keawanui Hotel development which I referred to in an earlier letter to you. I believe the said letter stated the reasons for this opposition clearly. If there are any questions about this, please get in touch with me immediately.

We trust that all due consideration will be given to our position. We ask that, should the permit be granted over our objections, the Chairman of the Commission correspond with each signatory to this petition, giving the reasons for the Commission action.

Thank you for your co-operation.

Sincerely,

William Kalipi
William Kalipi (per TT)

cc:

WE, as concerned citizens of East Molokai strongly urge that you do not accept the proposed Keawanui (fishpond) Hotel Development for reasons stated therein.

NAME

ADDRESS

- 1) Samuel Puaa Hoolekua Molokai
- 2) Wilhelmina Puaa Hoolekua Molokai
- 3) Judith Napoleon Kamalo, Molokai
- 4) Milham Kalipi Ohia Molokai
- 5) Pauline Kalipi Ohia Molokai
- 6) Leona B. Igvas Kaunakakai, Molokai
- 7) Cull E. Igvas Oloa, Molokai
- 8) Fay Lawline Kaunakakai, Molokai
- 9) Ellsworth Place Kaunakakai Molokai
- 10) William Burruss East End
- 11) Evangelina Burruss " "
- 12) Maile Shaw Walker " "
- 13) Frank Jones Kaunakakai Molokai
- 14) Mami Rin East End
- 15) James & Crane East End
- 16) Abraham Keoloha Keawanui
- 17) Charlotte Keoloha "
- 18) Margaret P. Paaluhé "
- 19) Betty Kalipi Ohia
- 20) Walfred T. Kalipi Ohia

WE, as concerned citizens of East Molokai strongly urge that you do not accept the proposed Keawanui (fishpond) Hotel Development for reasons stated therein.

	NAME	ADDRESS
21	Elizabeth Kadonaki	Ualapue.
22	John Kadonaki, Sr.	" "
23	John K. Kalonaki, Jr.	" "
24	Carlia Apuni	
25	Milton Blau	K. Kai Molokai
26	John P. Cockett	
27	Mary Heion	Onahala
28	J. Steur	Onahala
29	Maile Ah Yee	Kamalo
30	Ma Ma Ah Yee	Kamalo
31	Mary Kalebikane	Ualapue
32	Ulrian Anna	Ki Kai
33	Robert Nakahi, Jr.	KALAMAULA
34	Francis Sogomo	Ualapue
35	Frieda Sogomo	Ualapue
36	Judy Caparida	Ki Kai
37	Cappy Caparida	
38	Miriam K. Kaauwai	Ualapue
39	Charles L. Kaauwai	" "
40	Isabella K. Kaauwai	" "
41	Robert M. Kaauwai Sr.	

WE, as concerned citizens of East Molokai strongly urge that you do not accept the proposed Keawanui (fishpond) Hotel Development for reasons stated therein.

	NAMES	ADDRESS
42	James Turo	Kipu
43	Gladys Turo	Kipu
43	Ronald R. Luoha	
44	David F. Jara	Ualapue
45	Pauline L. Ozel	Kainalu
46	Nicholas Ozel	Kainalu
47	Maria L. Oualua	Kamalo
48	Mr. Mrs. R. Smith	Kainalu
49	William F.K. Mahii	Kamalo
50	Agnes Naki	Waialua
51	Walter Naki	Waialua
52	Victoria Brady	Honomani
53	Floriana Lagaris	Ualapue
54	Marie Place	Ualapue
55	Robert K. Kaunoi Jr.	Hoolua
56	Emmaline F. Kaunoi	Hoolua
57	David Hoopai	K. Kai.

WE, as concerned citizens of East Molokai strongly urge that you do not accept the proposed Keawanui (fishpond) Hotel Development for reasons stated therein.

NAME

ADDRESS

- 58 Peter Dudot
- 59 Ronald B. Agario
- 60 Regina Dagario
- 61 Louis R. Victorino
- 62 Alice Kalina Kaluaaha
- 63 Paul Kalina "
- 64 Jack W. Lee Ualapue, Molokai
- 65 Frances Ahai Akoni Kamaha
- 66 Samuel K. Akoi
- 67 Thayer F. Tizard S.M.R. RT. KAUNAKAKAI (KAINALI)
- 68 Mr. Philip Kalipi Ualapue, Molokai
- 69 Mrs. Zaidanue Kalipi Ualapue, Molokai
- 70
- 71

DOUBTFUL

Star Route
Kaunakakai, Hi.

July 20, 1971

Mr. Howard Nakamura, chief Planner
Maui County Planning Commission, N
Naska, (Maui) Hawaii

RECEIVED
JUL 30 1971

DEPT. OF PLANNING
COUNTY OF MAUI

Dear Mr. Nakamura:

I am addressing this letter to you as I do not know the person currently acting as Chairman of the Commission. I trust that you will see that he receives it.

I am writing in regard to the "Public Hearing" held on on Molokai by the Molokai Advisory Committee (to the Commission) on June 28, on the application by Unitours, Inc. for a special permit.

As you could see from the expressions at the meeting, many of us on Molokai have grave questions about the proposed construction...few of which were adequately addressed that evening. Many of us who feel that there is some positive gain to be gotten from such development were much less enthusiastic after the evasive and studiedly uninformed presentation by Mr. McAuliffe. These questions remain with us:

1. Has a contract actually been signed, or any black-and white agreement reached with the Bishop Museum re the use of the fishpond? McAuliffe referred to "Conversations."
2. I saw in the submitted material no solid commitment to public accesses...not only should this be tied down, but such accesses dedicated to the county, so that they may not be withdrawn from public use at the whim of the developer.
3. Sewage treatment...McAuliffe knew little of the subject, claimed that you could drink secondary-treated sewage.
 - a. How much water thus produced can you use for watering less than 20 acres in a very wet area?
 - b. The developer owns approximately .25 acre of the large area shown on the sketches as designated for sewage-plant construction. Has this been checked out, or adjoining landowners advised?
4. The usual promises were made about employing, "hopefully", Molokai residents in the development. Is this in black and white? If, as I suspect, it is not possible to secure such commitments, it should not be allowed in a such a presentation.

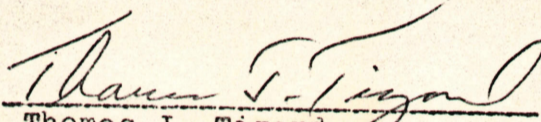
Finally. let me say that it definitely worked to Unitours' disadvantage to make such a sloppy, uninformed, and inadequate presentation to the public. We on Molokai are past the point where our intelligence can be insulted by a person seeking our permission for his projects. It also my belief that the Maui County Planning Commission bears some responsibility for advising the developer that full, factual and honest material only will be allowed to be presented.

It should go without saying that at least the conduct of the meeting should be such as to obtain full data and allow all present adequate opportunity to present views and questions. As you noticed, Mr. Cluney seemed to have had an "off night" and did not conduct the meeting in line with this principle.

5. One item I neglected to mention was that Mr. McAuliffe seemed not to be aware of the other developments which have already been granted approval, and that the new water source now in the works would not adequately serve all 3 develop-ments. This is a crucial matter, as the supply is now barely adequate for residential use on the East End.

I hope that these questions will be given careful con-sideration before the Commission takes action on this request. We on Molokai have much to lose should your actions be hasty.

Sincerely,


Thomas J. Tizard

cc: State of Hawaii, Land Use Commission

RECEIVED

JUL 30 1971

State of Hawaii
LAND USE COMMISSION

Star Route
Kaunakakai, Hi.

July 20, 1971

Mr. Howard Nakamura, chief Planner
Maui County Planning Commission, N
Naska, (Maui) Hawaii

Dear Mr. Nakamura:

I am addressing this letter to you as I do not know the person currently acting as Chairman of the Commission. I trust that you will see that he receives it.

I am writing in regard to the "Public Hearing" held on Molokai by the Molokai Advisory Committee (to the Commission) on June 28, on the application by Unitours, Inc. for a special permit.

As you could see from the expressions at the meeting, many of us on Molokai have grave questions about the proposed construction...few of which were adequately addressed that evening. Many of us who feel that there is some positive gain to be gotten from such development were much less enthusiastic after the evasive and studiedly uninformed presentation by Mr. McAuliffe. These questions remain with us:

1. Has a contract actually been signed, or any black-and white agreement reached with the Bishop Museum re the use of the fishpond? McAuliffe referred to "Conversations."
2. I saw in the submitted material no solid commitment to public accesses,...not only should this be tied down, but such accesses dedicated to the county, so that they may not be withdrawn from public use at the whim of the developer.
3. Sewage treatment...McAuliffe knew little of the subject, claimed that you could drink secondary-treated sewage.
 - a. How much water thus produced can you use for watering less than 20 acres in a very wet area?
 - b. The developer owns approximately .25 acre of the large area shown on the sketches as designated for sewage-plant construction. Has this been checked out, or adjoining landowners advised?
4. The usual promises were made about employing, "hopefully", Molokai residents in the development. Is this in black and white? If, as I suspect, it is not possible to secure such commitments, it should not be allowed in a such a presentation.

8-7-71 Commissioners

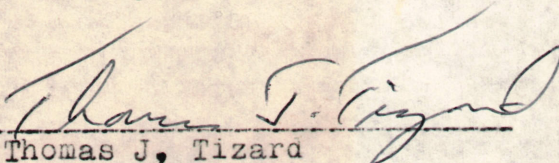
Finally. let me say that it definitely worked to Unitours' disadvantage to make such a sloppy, uninformed, and inadequate presentation to the public. We on Molokai are past the point where our intelligence can be insulted by a person seeking our permission for his projects. It also my belief that the Maui County Planning Commission bears some responsibility for advising the developer that full, factual and honest material only will be allowed to be presented.

It should go without saying that at least the conduct of the meeting should be such as to obtain full data and allow all present adequate opportunity to present views and questions. As you noticed, Mr. Cluney seemed to have had an "off night" and did not conduct the meeting in line with this principle.

5. One item I neglected to mention was that Mr. McAuliffe seemed not to be aware of the other developments which have already been granted approval, and that the new water source now in the works would not adequately serve all 3 developments. This is a crucial matter, as the supply is now barely adequate for residential use on the East End.

I hope that these questions will be given careful consideration before the Commission takes action on this request. We on Molokai have much to lose should your actions be hasty.

Sincerely,


Thomas J. Tizard

cc: State of Hawaii, Land Use Commission

firm plans resort at Molokai pond

WAILUKU — Unitours, Inc., plans to develop a 207-acre tourist resort on Molokai's Keawanui fishpond and has asked the State Land Use Commission to rezone the site from agricultural to urban.

The company told the Maui Planning Commission yesterday it intends to restore the fishpond as a tourist attraction. The Maui commission will make a recommendation to the Land Use Commission.

THE REZONING application, however, is expected to be withdrawn in favor of one for a set of special use permits that would allow the development but at the same time insure preservation of the fishpond.

Roy Y. Takeyama, Unitours attorney, said the site has been leased from the Bishop Estate by Unitours and Jim Richmond.

A company spokesman told the Maui commission Unitours has agreed with Bishop Estate, as a condition of its lease, to restore the fishpond "according to

instructions from Dr. Emory (Dr. Kenneth P. Emory, anthropologist of the Bishop Museum)."

Maui planning director Howard Nakamura said the Keawanui fishpond "is one of the most significant historic sites on Molokai."

He recommended the company apply for special permits instead of rezoning.

The company said it had no objection to the changed procedure and was as anxious as the State to restore and protect the fishpond. The spokesman said, "Frankly, this is the only way you're going to get your historic site fixed up."

Near Keawanui Fish Pond

Maui News; August 12, 1971

Planners Recommend Molokai Hotel Approval

The County Planning Commission has recommended—to the State Land Use Commission—that Unitours, Inc., be allowed to construct a hotel in the vicinity of Keawanui Fish pond on Molokai.

The LUC will make the final decision on the Unitours request for a special use permit for 20 acres of agricultural land.

Unitours, an international tourist service company, plans to eventually develop 207 acres near Keawanui, considered one of the most historic fish ponds in the State.

The company had originally asked the Planning Commission to approve rezoning of the entire 207 acres to urban. However, at the urging of the Commission, it withdrew this request and instead submitted a request for a special use permit for 20 acres.

This 20 acres is destined to become the initial resort development and could involve up to 324 hotel rooms.

John McAuliff, architect for the project, said some foundation problems near the pond may keep the resort complex at two stories rather than the three stories authorized.

He estimated that there may be as few as 260 rooms involved in the initial development. There will also be an administrative unit, kitchen, dining, cocktail and snack bar, as well as retail shops and private recreational facilities.

Community recreational facilities—such as a lagoon and ocean beach—are part of the proposal. One of the conditions which the Commission recommended be imposed was that parking and public access to the beach area be provided.

Among other facilities contemplated for the initial development are maintenance shops, storage buildings, a sewage treatment plant, a plant nursery and, possibly, employee housing.

The resort will be of Polynesian style with a low density. The company also plans to restore Keawanui fish pond and preserve other historic sites.

At the original presentation of the proposal, McAuliff said that the intent is to "preserve the true Hawaiian atmosphere."

The Planning Commission approval was based on a staff report from the Planning Department and recommendations from the Molokai Advisory Committee. This committee unanimously approved the hotel, subject to some conditions, which the Planning Commission incorporated into its recommendation to the LUC.

It was pointed out that approval of this permit did not

mean the entire 207-acre resort plan was being accepted.

According to the staff report from the Planning Department, the comprehensive plan "is not in strict compliance with the Molokai General Plan and, therefore, is subject to future refinement and coordination."

A minimum shoreline setback of 100 feet from Keawanui fish pond and 40 feet from the ocean shoreline on the remainder of the property was recommended.

Other requirements recommended were:

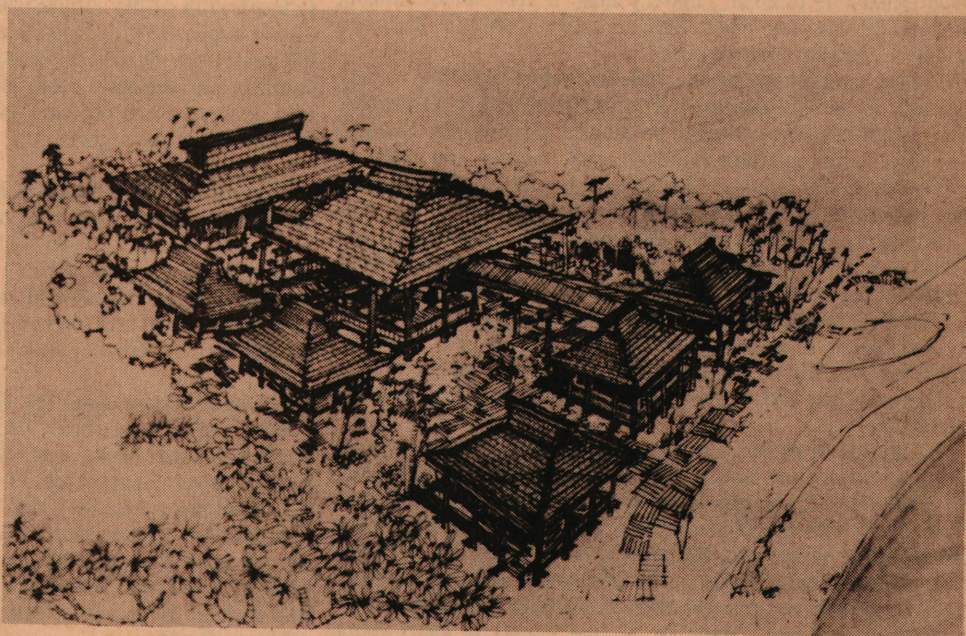
Detailed final plans show-

ing the integration of the first phase with future development, the physical character of the resort, and open space concepts.

Construction of the first phase commence prior to July 1, 1972.

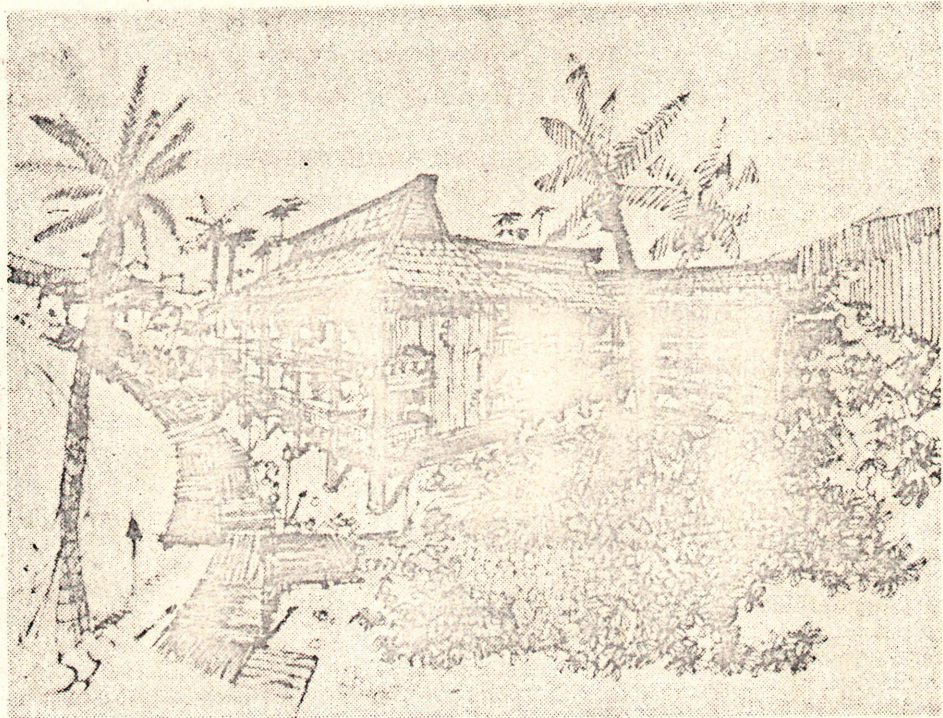
No restoration of Keawanui fish pond would take place without prior approval by the Molokai Advisory Committee, County Planning Commission, Bishop Museum, and State Office of Environmental Quality Control.

Employee housing for varying levels of income would be provided.



Architect's drawing of the Polynesian character of the Keawanui development.

D-14 Honolulu Star-Bulletin Thurs., August 12, 1971 •



PLANS FOR MOLOKAI — Unitours Inc. has been given approval by the Maui Planning Commission to apply for a special permit application from the Land Use Commission to construct a 324-room hotel complex on 20 acres of land near Molokai's historic Keawanui fishpond. Architect John H. McAuliffe shows one of three U-shaped units the developers hope to construct. The Unitours hotel will have Polynesian characteristics. The developers will also repair the pond's crumbling stone walls and develop a beach area at the pond for recreational purposes.

ADV. 8-6-71

Molokai pond resort project start wins OK

WAILUKU—A 20-acre first increment of the Keawanui fishpond resort planned on Molokai by Unitours has been approved by the Maui County Planning Commission.

The approval, if it is ratified by the State Land Use Commission, will give Unitours permission to construct up to 324 resort units at Keawanui.

The company also intends to restore the fishpond as a recreational asset, subject to supervision by County and State agencies and the Bishop Museum. The pond is an official historic site.

The Maui planning commission action was based on the site having been designated for resort use for about 10 years, and on the

recommendation for approval of the Molokai Planning Advisory Committee.

The Committee and the Commission considered petitions and letters from Molokai residents.

The balance was in favor of it to create jobs for Molo-

kai residents and to improve the Island's economy.

It also was pointed out that the fishpond area has been badly overgrown and neglected and that the proposed project will beautify and restore the area to public as well as private use.

planners OK power plant for Maui

WAILUKU—Maui Electric Co.'s plans for a small diesel power plant near Kealia Pond have been approved by the Maui County Planning Commission.

Tyson Benson, company engineer, said the first diesel unit is scheduled to be in operation by November or December to meet expected peak power demands in those months.

He said a second diesel unit is to be in operation by mid-1972 and a third by the end of next year. The company also may install gas turbine generation facilities on the site with the conditional approval it recently was given by the State Land Use Commission.

THE DIESEL UNITS, approved Wednesday, will use only about two of the five acres so far approved for power plant use.

The company originally asked for more than 30 acres, enough for eventual construction of a major steam generation plant.

The steam plant was denied by County and State agencies pending a year-long study on its impact on the ecology and environment of Maalaea Bay and the Maalaea-Kihei Coast.

Planning commissioners yesterday were assured the diesel units will not be visible from the highways, except possibly for some equipment that will project from the roof of the temporary switching station to be erected.

County Planners OK

Honolulu Star-Bulletin; Aug. 5 '71

New Hotel on Molokai

WAILUKU, Maui — The Planning Commission yesterday approved a request from Unitours Inc. to build a 324-room hotel resort near Molokai's historical Heawani Fishpond.

Unitours, represented by architect John A. McAuliffe, project manager, and Hitoshi Mogi, project designer, is seeking a special use permit from the land use commission for utilization of 20 acres in the agricultural district bordering the pond.

The approval is subject to several conditions that require the developer to provide employe housing, a sewage treatment plant, community recreation facilities, a plant nursery, storage buildings, maintenance shops and a 100-foot setback from the pond.

IN ADDITION, the developers will be prohibited from building more than two low-rise buildings, at a maximum height of three stories.

They also are required to commence construction of the first phase prior to July 1, 1972.

Approval of the project was on the recommendation of the planning department and the Molokai Advisory

Committee.

The endorsement came despite an attempt by 69 Molokai residents who urged in a petition that the project be disallowed. Their chief complaint was that the planned hotel would "not make the best use of land involved for the public welfare." The objectors also claimed the project would adversely affect the surrounding property.

To counter the protesters, however, the commission was told that a petition signed by 99 persons urged adoption of the plan because "it will benefit, beautify and enhance Molokai."

Unitours Resort Plan Is Argued on Molokai

S. B.
6-30-71

KAUNAKAKAI, Molokai — Friendly Isle residents are debating a proposal by Unitours Inc. to develop a 20-acre area around Keawanui Fishpond into a resort complex.

The 324-room hotel project was discussed at a public hearing here Monday night. But despite appeals that "anything will be an improvement" by some Molokaians, the majority of those at the hearing said they do not like it.

The hearing was arranged by the Molokai Advisory Committee of the County Planning Commission.

It is one of the procedures

resulting from Unitours' application for a special permit to use Bishop Estate property for the resort. Unitours has a 71-year lease on the property.

BILLY KALIPI, chairman of Molokai's Community Development Corp., and Lorraine Luuloa, leader of the Molokai chapter of The Hawaiians, led those opposing the plan.

Kalipi warned that the resort would "crack open the door for urbanization."

MRS. LUULOA said "the people who will use it will bring pollution to the area."

Mrs. Judy Napoleon asserted that the resort will in-

crease land costs and taxes.

But George Will said the resort could turn into "one of the best assets" for Molokai's east end. "We should get behind it and push it," he said.

Mrs. Ellie Sherwood, who described Keawanui as "nothing but swamp, kiawe and rocks," urged its acceptance, saying "anything would be an improvement."

Mrs. Anna Goodhue responded in the same vein.

John H. McAuliffe, project manager and architect for the proposed resort, said the complex would provide many advantages, including employment and housing for residents.

He said development plans envisage restoration of the pond "to its Hawaiian days."

KEAWANUI IS believed to be more than 1,000 years old and one of the oldest fishponds in Hawaii.

Restoration would involve cleaning out heavy siltation that has decreased the pond's depth and repairing the ancient stone walls.

After repair of the pond's makai wall, McAuliffe said, the developers would provide an access route to a beach at the tip of a point that juts from the pond into the sea.

The beach, described as the best available on the almost beachless island, is hard to reach now. Under the development scheme, Unitours would provide two access routes to the area and would erect a snack bar and washroom facilities at the beach.

The Lahaina Sun
5-26-71

Fishpond Proposal

Unitours

The Maui Planning Commission is taking a cautious approach to a developer's plans for hotels near the shore of a 500-year-old fishpond on the island of Molokai.

The Commission deferred action on a request from Unitours Inc. for rezoning of property at Keawanui, in eastern Molokai, from agriculture to urban.

The Commission suggested that the developer ask for a special permit to build its first hotel. The special permit, Commission Chairman Zuke Matsui pointed out, would allow the county to put restrictions on the project and keep a close watch on it.

The large rockwalled Keawanui fishpond is believed to have been built around the year 1500. The pond, which has been designated a national historic landmark, is considered one of the most significant historic sites on Molokai.

A Unitours representative said his company intends to restore and maintain the fishpond as part of its overall development plans. He said the company would like to build 324 hotel units, in two separate buildings. Construction would start within six months of the time approval is received from the Planning Commission and the State Land Use Commission, he said.

In asking a cautious approach to the project, the Planning Commission staff pointed out that several areas of Molokai recently have been rezoned urban. No actual construction has yet begun on these sites, the staff noted.

The staff said that requiring the developers to work under a special permit would help insure "that sufficient controls can be placed on the project to limit speculation and to preserve the historic features of the area."

MAUI PLANNING COMMISSION
REGULAR MEETING
AUGUST 17, 1971

The regular meeting of the Maui Planning Commission was called to order by Chairman Yoshikazu Matsui, at 1:30 p.m. on Tuesday, August 17, 1971, in the Chambers of the Council, County Building, Wailuku, Maui, Hawaii.

A quorum of the Commission was in attendance. (See record of attendance).

A. MINUTES OF THE REGULAR MEETING OF AUGUST 4, 1971, were approved as circulated.

B. COMMUNICATIONS

1. SUNAO KIDO, Chairman and Member, State Board of Land and Natural Resources, transmitting request from the State Department of Transportation to extend marginal wharf facilities at the Maalaea Small Boat Harbor. The proposed project is located within the State Conservation District.

The Director called on Mr. Ishikawa to further explain the request.

Mr. Ishikawa explained that the proposed extension will extend the wharf about 105 feet towards the Wailuku side. Additional parking will be provided. Mr. Ishikawa also showed the location of the concrete revetment. The existing 42" culvert that presently goes under the road will be extended. The large Kiawe tree (shown on the plan) will be retained. There is a problem regarding the minor intersection immediately adjacent to the parking area which may cause some difficulty but assuming that there won't be too much traffic it would not be a major problem.

Captain Lily pointed out that between the old and new parking area there will be a rise of about four feet so the only access will be through the road.

It was moved by Mr. Hussey, seconded by Mr. Chun and unanimously

VOTED: to recommend to the Department of Land and Natural Resources approval of the request to extend the marginal wharf facilities at the Maalaea Small Boat Harbor.

2. GORO INABA, Chairman, State Land Use Commission, extending an invitation for the 1971 Hawaii Congress of Planning Officials to be held in Honolulu on September 23-25, 1971.

The following members indicated that they would not be able to attend the Planning Congress:

Joseph Franco
Adrian Hussey
Yoshikazu Matsui

C. DIRECTOR'S REPORT

1. Report on computation of floor area/lot area ratio.

The Director explained that at the last Planning Commission meeting the Commission requested the staff to review the procedures for computing floor area in Hotel, Apartment and Business Districts. A copy of the memorandum is attached hereto and made a part hereof.

Minutes, meeting of August 17, 1971 - 2
Maui Planning Commission

Mr. Nakamura pointed out that the only significant change made is Item No. 7 which would increase the permitted density in apartment and hotel projects.

It was moved by Mr. Franco, seconded by Mr. Hussey and unanimously

VOTED: to adopt the report on computation of floor area/lot area ratio to be effective immediately.

2. The Special Use Permit by the County of Maui for construction of teacher's and policemen's cottages in Hana was approved by the Land Use Commission.

3. Interim Height Ordinance for Wailuku-Kahului was approved by the Council and Mayor.

4. Monthly construction report for the month of July was circulated.

D. OLD BUSINESS

1. Clarification of conditions for LUC Special Permit from Unitours, Inc., to construct resort complex at Keawanui, Molokai

The Director explained that the staff reviewed the conditions with the applicant and they have pointed out one area of difficulty which the staff concurs with. At the last meeting the staff recommended and Commission approved the condition that the construction begin by July 1972. In looking over the schedule it was noted that the request would not be considered by the LUC until October or November. The Director stated that the time limit for a complex this size is unreasonable and recommended that the Commission amend its action regarding timelimit to one year after the date of final approval from Land Use Commission.

It was moved by Mr. Chun, seconded by Mr. Hussey and unanimously

VOTED: to amend the timelimit for construction as recommended by the Director.

E. NEW BUSINESS

1. Recommendation regarding deletion of general aviation airport located in the vicinity of existing Puukoli Village from the Lahaina General Plan. (Transmitted for recommendation by the County Council).

The Director showed the location of the proposed airport from the Lahaina 701 Plan. He told commissioners that there are certain amount of sentiment requesting that the airport be removed from the General Plan. The Director suggested that inasmuch as there are different organizations and people involved that the matter be referred to the Master Plan Committee.

Mr. Matsui also suggested that interested persons should be invited to the Master Plan Committee meetings on this matter.

Mr. Chun: What are some of the major points for or against?

Mr. Nakamura: 1) The Pioneer Mill Company objected because land is in sugar cane; 2) Concern was expressed by the residents that although it is a small plane airfield there would be problems from noise and danger from aircraft.

By common consent the matter was referred to the Master Plan Committee.

Change reflected in Howards letter of Aug 24 '71

Minutes, meeting of August 17, 1971 - 3
Maui Planning Commission

Mr. Nakamura: If it is to be deferred to the Master Plan Committee we will have to appoint a new committee.

The Chair appointed the following members:

Mr. Alan Freeland, Chairman
Mr. Adrian Hussey
Mr. Joseph Franco

Mr. Matsui suggested that the other members of the Commission be invited to the Master Plan Committee meetings.

ADJOURNMENT: There being no further business to come before the Commission the meeting was adjourned at 1:55 p.m.

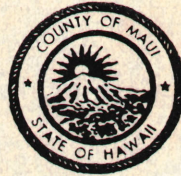
Respectfully submitted,

JEAN A. UEMAE
Private Secretary

RECORD OF ATTENDANCE

Present:	Y. Matsui, Chairman A. Hussey, Vice Chairman J. Franco Y. W. Chun C. Kaiama
Excused:	G. Murashige K. Kage G. A. Freeland S. Goshi
Others:	H. Nakamura T. Ishikawa J. McAuliffe Captain Lily Terry Ross Buck Quayle

PLANNING COMMISSION
Yoshikazu Matsui, Chairman
Adrian Hussey, Vice-Chairman
Young Whee Chun
Joseph Franco
G. Alan Freeland
Kazuo Kage
George Murashige
Stanley Goshi, Ex-Officio
Carl Kaiama, Ex-Officio



Elmer F. Cravalho
Mayor

BOARD OF ADJUSTMENT
& APPEALS
Joseph S. Medeiros, Jr., Chairman
Peter Matsuoka, Vice-Chairman
William Hong
George Tamura
Thomas Yagi

Howard Nakamura
Planning Director

COUNTY OF MAUI
PLANNING DEPARTMENT

P. O. BOX 1487

KAHULUI, MAUI, HAWAII 96732

August 24, 1971

RECEIVED

AUG 26 1971

State of Hawaii
LAND USE COMMISSION

Mr. Goro Inaba, Chairman
State Land Use Commission
State of Hawaii
P.O. Box 2359
Honolulu, Hawaii

Dear Mr. Inaba:

The Maui Planning Commission has voted unanimously to recommend approval of a request filed by Unitours Inc. for a Special Permit to develop approximately 20 acres of land within the State Agricultural District in the vicinity of Keawanui Fish Pond on the island of Molokai for resort and accessory shops subject to the following conditions:

1. Approval of the application for Special Permit shall not be construed as approval of the PLAN FOR THE KEAWANUI COMPREHENSIVE RESORT DEVELOPMENT by HITOSHI MOGI & ASSOCIATES as transmitted to this office by the State Land Use Commission and received on April 2, 1971. The proposed plan is not in strict compliance with the Molokai General Plan and, therefore, is subject to future refinement and coordination.

2. The total land area under Special Use Permit shall not exceed 20.5 acres and may accommodate the following uses:

a) Not more than 324 rooms to be provided in two low rise (3-story maximum) buildings including the following integrated accessory uses:

- ADMINISTRATIVE UNIT
- KITCHEN, DINING, COCKTAIL AND SNACK BAR FACILITIES
- COMMERCIAL FACILITIES I.E. (RETAIL SHOPS)
- PRIVATE RECREATIONAL FACILITIES

b) Employee housing as required.

c) Community Recreational Facilities i.e. (Lagoon, ocean beach, etc.)

d) Maintenance shops and storage buildings.

Mr. Goro Inaba - 2
August 24, 1971

- e) Sewage treatment plant.
- f) Plant nursery (for use during the period of development).

3) Shoreline setback - The natural shoreline boundary for the proposed project shall be verified by the State Board of Land and Natural Resources and the following setbacks delineated:

- a) KEAWANUI FISHPOND - No buildings or enclosures shall be constructed within 100 feet of the shoreline boundary, and no walls, stairs, signs, paving or other construction shall be permitted within 40 feet of the shoreline boundary.
- b) Other shoreline areas - No buildings, enclosures, walls, stairs, signs, paving, or other construction shall be permitted within 40 feet of the shoreline boundary.

4. No work shall commence in the restoration of historic Keawanui Fish Pond prior to the review and approval of plans for same by the Molokai Advisory Committee, Maui County Planning Commission, the Bishop Museum, and the State Office of Environmental Quality Control.

5. A permanent dedicated easement including parking for public use (15 cars minimum) shall be provided in the form of a beach R.O.W. for public access to the beach recreation area south of Keawanui Fish Pond.

6. Final plans including the siting and location of all proposed buildings and structures shall be submitted for review by the Molokai Advisory Committee and the Maui County Planning Commission, and shall include the following:

- a) A detailed development master plan, at a minimum scale of 1" = 200', showing the integration of the 20 acre first phase with future plans for the total project.
- b) Drawings showing the physical character (including architectural style, use of materials, graphics, lighting and landscape treatment of the project).
- c) An open space master plan showing the use and treatment of all common and public areas i.e. (HIGHWAY PLANTING, DEVELOPMENT OF RECREATION FACILITIES, ETC.)
- d) All internal systems i.e. (circulation, parking, underground electricity, water, sanitation, etc.) in strict compliance with County and State requirements.

Mr. Goro Inaba - 3
August 24, 1971

7. Construction of the first phase shall commence within one year from the date of final approval.

Seven letters supporting the project were received by the Planning Commission together with a petition containing 99 signatures. Two letters of opposition were received by the Commission together with a petition containing 69 signatures. These communications and petitions are in addition to the testimony received at the public hearing.

Attached for your information are the following:

1. Application.
2. Notice of Public Hearing.
3. Summary of Testimony.
4. Staff Report.

Should you have any questions, please contact our office at any time.

Yours very truly,



HOWARD K. NAKAMURA
Planning Director

Encls.

cc Mr. McAuliffe
cc Mr. Cluney

MAUI PLANNING COMMISSION
REGULAR MEETING
WEDNESDAY, AUGUST 4, 1971

The regular meeting of the Maui County Planning Commission was called to order by Chairman Yoshikazu Matsui at 1:30 p.m., August 4, 1971, in the Chambers of the County Council, County Building, Wailuku, Maui.

A quorum of the Commission was in attendance (see record of attendance).

A. PUBLIC HEARING

1. PUKALANI, MAUI

From County Interim to R-1, R-2 and R-3 Residential Districts; D-1 Duplex District; A-1 Apartment District; H-1 Hotel District; B-2 Community Business District and Open Space District for parcels of land situated on the southerly side of Haleakala Highway adjacent and in close proximity to the existing Pukalani Terrace Subdivision. The subject parcels are part of the following:
TMK 2-3-08, 2-3-09, 2-3-10, 2-3-48 and 2-3-49.
Area: Approximately 699 acres
Applicant: Land and Construction Col, Ltd. by Frank Munoz and Donald H. Tokunaga

Transcript of the proceeding is on file under Change in Zoning.

B. MINUTES OF THE REGULAR MEETING OF JULY 20, 1971, were approved as circulated.

C. COMMUNICATIONS

1. MAUI ELECTRIC COMPANY, requesting approval of plans for diesel generator at Kealia Pond.

Maui Electric Company is requesting approval of plans for a diesel generator for their plant which will be built at Kealia Pond, and which was recently granted approval by the State Land Use Commission. They are submitting plans for approval prior to any construction on the site in accordance with one of the conditions for approval that was recommended to the Land Use Commission by the Planning Commission.

The Land Use Commission limited the first phase of the electric generation plant to 5 acres, and Mr. Ishikawa showed the 5 acres in question. He explained that Maui Electric Co. have submitted plans for development of 2+ acres which would include an access road. Three diesel generators, storage water tanks, switching station, control house and power poles will be located in this area. Access to the site is proposed to be at the northerly boundary from Kihei Road.

Mr. Ishikawa pointed out that assurance from the company will be needed that the existing trees remain intact for the area outside of the proposed site installation, and if extensive removal of trees would have to be made, that some landscaped plantings be provided to protect the natural environment.

He also pointed out that the exterior of the buildings, fence and gate be finished with colors that will blend with the surrounding areas.

Also, there will be slopes around the site, and it is staff's feeling that some consideration should be given to protect slopes from possible erosion either by gunite treatment or plantings, or that the slope ratio should be changed.

From staff's review, it was felt that no sign should be permitted for this particular installation.

Also, it was noted that the intersection at the entrance to the site be redesigned in order to provide better line of sight for traffic on Kihei Road.

Mr. Ishikawa showed where the buildings and facilities will be located.

Mr. Matsui: "Mr. Benson, you looked over the stipulations that staff recommended, is it agreeable with you?"

Mr. Benson: "I think that the comments are satisfactory with us...I would like to see a small sign to say 'Private Road, Maui Electric Co. Power Plant'. We will have people, and I think it would be helpful if they know where to turn in at. We do not want a public traffic in there... The comment that we made about the entrance there, we'd be very happy to redesign that if the staff would like to show us what they feel would be the most desirable thing. The lines as we have mentioned before are to go mauka...into the canefields to the waste line. There would be nothing on the highway. These are the first two lines; at a later date, around that land just at the edge of the canefields and the keawe trees going into the Wailea District...I would like to just mention to you that we are really pressed. Tentative schedule that we have set up at the present time is to try earth work, fill work compaction by September 15. We have issued out already invitations for construction bids..."

It was indicated that the highest structure will be the switching station, which will be approximately 48 ft. high. It will be a temporary wooden structure, which will be relocated at a later date. Mr. Benson was questioned whether there is a possibility to reduce the height of the switching station, and Mr. Benson replied that he will have the engineers review the plans and see if they will be able to reduce the height of said switching station.

Mr. Benson indicated that only power lines and the top of the poles of switching station would be in public view. The poles will be a cello type pole and not a black pole.

It was moved by Mr. Franco, seconded by Mr. Freeland, and unanimously

VOTED: to approve the plans submitted by Maui Electric Co. for construction of a diesel generator and accessory facilities at Kealia Pond, subject to the following:

1. That removal of existing vegetation be kept to a minimum subject to approval by the Planning staff. Should extensive removal of vegetation be necessary, landscaped plantings will be provided along the site.
2. All exterior surfaces of buildings and facilities shall be finished in such a manner as to blend in with the surrounding area. These facilities include the chain-link fence and gate, control house and transmission tower. The staff will be consulted regarding this matter.
3. That the slopes be stabilized by plantings or other treatment to prevent possible erosion.
4. A small identification sign will be permitted subject to approval of the Planning staff.

5. The company shall attempt to minimize the height of the switching station. Final plans for this structure should be submitted to the Planning staff for review prior to construction.
6. That the intersection at the entrance to the site will be redesigned in order to provide better line of sight for traffic on Kihei Road.

It is requested of the company that the proposed power line location be submitted for approval.

2. HAWAIIAN TELEPHONE COMPANY, requesting approval to construct an addition to the existing Napili Communications Equipment Building, TMK 4-3-03:55.

Mr. Hart showed the location of the communications equipment building at Napili. The lot area is 6,578 sq. ft. The zoning of this area is State Urban. Interim lot size is 6,000 sq. ft., and the County R-3 Residential minimum lot size is 10,000 sq. ft.

Mr. Hart pointed out that the existing site development is poorly maintained and unkempt in appearance. The existing structure is located 32 ft. from existing pavement. The proposed addition would be located in the rear of the existing structure, and the height would be approximately 13 ft. 3 inches which is approximately 2 ft. higher than the existing structure. Also, a redwood fence will be added, and the fenced area will be paved with a.c. Also, in conjunction with this proposal, Hawaiian Telephone Co. is proposing to add lava rocks on the front fascia which would be an improvement. Mr. Hart stated that Hawaiian Telephone Co. gave assurance that there would be no new poles or overhead wires.

Mr. Matsui: "As I understand it, the addition is just as big as the present building."

Mr. Hart: "Larger. The proposed plan does comply as far as all setbacks."

Mr. Matsui: "What about noise? Is there any noise?"

Mr. Frank Chang (Representative from Hawaiian Telephone Co., Engineering Department): "There are no noise. It is self contained in the building. We have on the side of the lava rock wall the air conditioner unit. That is for better operational reasons. As far as I can see, that may be the only disturbing noise."

Mr. Nakamura: "This proposed expansion, how long does the company anticipate that is going to serve the area without need for additional construction? What is the projection, 1980? 1990?"

Mr. Chang: "Based on the forecast, we feel that that small addition should be adequate to handle the use of the community a good ten years..."

When queried by Mr. Nakamura whether there will be any towers or antennas, Mr. Chang replied that they do not anticipate towers or micro systems for that area.

Mr. Freeland: "Looking at that sketch up there, it shows the new addition quite abrupt. You mentioned something about the old one...the lava rock would be used which shows on there. My impression of the addition that this building would be behind coming from Lahaina to Honolua. The plan is only to construct lava rocks on the old one? Is there any consideration to blend in?..."

Mr. Hart: "As part of the recommendation, as the staff recommended, that the color of the building be changed so that it would be darker brown..."

Mr. Chang: "...This is the existing structure, we intend to paint this higher structure back here and also landscape here in front. We are receptive to any proposals that the Commission may have as far as color selection. We have not finalized our plans. If Commissioners feel that this area should somehow blend in with surrounding area, we're all with it..."

Mr. Chun: "That building, the lines should be that sever? Could it be softer?"

Mr. Chang: "I suppose it could be. We could have our people take another look at it. Maybe Calvin Uyeda of our Building section could comment on that."

Mr. Chun: (to Mr. Uyeda) "My comment was the lines on the building could look sever. I wonder, architecturally, could it be more compatible aesthetically?"

Mr. Uyeda: "Right now we have a tentative proposal for color. We're open for colors. We thought of light Vermont Brown, a light brown, and these grooves would be to actually accentuate the roof. This beam would be dark brown...in conjunction with the fascia here, we can still convert to Moss Brown, which is a lighter brown, which would prefer a Moss Brown rather than a dark brown Puna rock."

It was indicated that the landscaping would go in simultaneously with the new construction.

Mr. Hart: "...As far as some minor additions to the planning plant. I think we would work with them in resolving this. Actually, it's shown on the photograph there is a hedge, a connecting growth 10 ft. in height. It could be a pretty sizeable height. Also propose the addition of one large shade tree. Possibly, some shades on the bank. Also recommend a complete irrigation system be installed with regular weekly maintenance to the ground as needed. Also the cement-plaster exterior walls of both existing building and proposed building be painted a darker color with a redwood fenced enclosure and rock wall and other refinements."

It was moved by Mr. Freeland, seconded by Mr. Chun, and unanimously

VOTED: to approve Hawaiian Telephone Company's request for permission to construct an addition to the existing Napili Communications Equipment Building, TMK 4-3-03:55, subject to the following conditions:

1. That a final plan for landscape development and a revised perspective drawing be submitted to the Planning Department for staff approval.
2. That a complete irrigation system be installed, and a program involving regular weekly maintenance of the grounds be initiated.
3. That the cement-plaster exterior walls of the completed building should be painted a darker beige color (subject to staff approval), in order to harmonize with the proposed redwood fenced enclosure and lava rock wall.
4. That there will be no new poles and overhead wires to be installed in conjunction with the building complex.

D. DIRECTOR'S REPORT

1. The change in zoning request from Honolulu Plantation to R-1 was approved by the County.

Final plans on their planned unit development will be reviewed at the next meeting.

2. Change in zoning application by Wadsworth Yee was approved by the County.
3. Interim height regulations for Wailuku-Kahului which the Commission recommended to the Council passed first reading.

E. OLD BUSINESS

F. NEW BUSINESS

The Commission requested that the Director make a study on computation of density and report back at the next meeting.

G. ACTION ON REQUESTS

1. LUC Special Use Permit from County of Maui requesting approval to establish housing complex for teachers and policemen in Hana.

It was moved by Mr. Freeland, seconded by Mr. Franco, and unanimously

VOTED: to recommend approval to the Land Use Commission of Maui County's request for permission to establish housing complex for teachers and policemen in Hana, subject to the conditions that:

1. Construction be initiated within one year from the date of final approval.
2. The applicant will construct additional water storage facilities in accordance with the requirements of the County Department of Water Supply.

2. LUC Special Use Permit from Unitours for construction of 324 hotel rooms and accessory facilities on Molokai within the State Agricultural District in the vicinity of Keawanui Fish Pond.

Mr. Hart gave the location of the property in question from General Plan Map No. 4 for Molokai, which property is located in Keawanui, Molokai, TMK 5-6-06:24. The zoning is State Agricultural and the master plan designation is State Urban. The proposed use is resort development. The area of the request for special use permit is approximately 20 acres.

Mr. Hart read the Staff Report on this matter, a copy of which is attached hereto and made a part hereof.

Mr. Hart read the letters and petitions favoring and protesting the request by Unitours from the following:

Favoring: Mrs. Roberta Friel
Edward K & Raymond P. Goodhue
James D. Crane
Vera B. Dunbar
Miriam N. Davis
Mrs. Zelig D. Sherwood
Anna D. Goodhue
Petition with 99 signatures

Protesting: The Concerned Citizens of East Molokai
The Molokai Hawaiians Organization
Community Development Corporation
Other Interested Citizens of Molokai
Petition with 69 signatures

Doubtful: Thomas J. Tizard

Mr. McAuliffe indicated that in the first increment of the development at Keawanui, possibly 260 rooms will be built, and based on foundation problems, the first phase of the development may have to be kept at two stories.

He also indicated that when the first phase of the development is in operation, and it indicates that additional employee housing is required, he feels that some action would be taken to provide housing for the employees that would be needed to operate the hotel.

Mr. Hart, from the Staff Report, read the conditions of approval for the special permit.

Mr. McAuliffe: "I would like maybe some interpretation of housing."

Mr. Nakamura: "I think that the employee housing, I think our intent is that if the need arise in the next phase, it should be the responsibility of the developer to take care of."

Mr. McAuliffe: "...an interpretation of what you mean of 100 ft."

Mr. Nakamura: "Within the 40 ft. shoreline setback, no construction of any kind permitted. Within the 40 and 100 ft., perhaps what we would say is that this would be the building setback and things like walkways and stone walls less than 3 ft. in height would be allowed."

Mr. McAuliffe: "Plant nurseries, is that a permanent thing?"

Mr. Nakamura: "That's a temporary requirement."

Mr. McAuliffe: "We're going to have an easement anyway for additional hotels in that area. We will have to figure out some way to dedicate easements. Even people from around hotels would have to get an easement. We will work it out...Other than that I see no other problems."

Mr. Matsui: "So you would agree to all this?"

Mr. McAuliffe: "A maximum of 324..."

Mr. Matsui: "You agree to the height, maximum 3 stories?"

Mr. McAuliffe: "Yes"

It was moved by Mr. Franco, seconded by Mr. Freeland, and unanimously

VOTED: to recommend approval to the State Land Use Commission of the request by Unitours, Inc., to construct a resort complex at Keawanui, Molokai, subject to the conditions as noted in the Staff Report.

Minutes, August 4, 1971
Maui Planning Commission - 7

3. Change in zoning application from Land and Construction Co. -
Pukalani Terrace and Country Club.

It was moved by Mr. Franco, seconded by Mr. Freeland, and unanimously

VOTED: to recommend incremental approval of Land and Construction Company's request for change in zoning to permit development of the Pukalani Terrace & Country Club at Pukalani, Maui, upon determination by the Planning Department, the Department of Water Supply, and the applicant as to the actual boundaries of the first increment.

The applicant will legally put in writing that the permitted height in the proposed B-2 Business District will not exceed two stories.

ADJOURNMENT: There being no further business to come before the Commission, the meeting adjourned at 3:25 p.m.

Respectfully submitted,

JUNE S. MURAKAMI
Clerk-Stenographer III

RECORD OF ATTENDANCE:

Present: Y. Matsui
J. Franco
G. Murashige
G. A. Freeland
Y. W. Chun
S. Goshi
C. Kaiama

Excused: A. Hussey
K. Kage

Others: H. Nakamura
T. Ishikawa
C. Hart
D. Tokunaga
F. Munoz
D. Sodetani
R. Ohata
T. Benson
T. Sato
F. Chang
C. Uyeda
W. Chong
J. McAuliffe
H. Mogi
J. Richmond
T. Ross
B. Johnson
R. McCabe
B. Quayle

SUMMARY OF TESTIMONY
PUBLIC HEARING - 6/28/71

LUC SPECIAL PERMIT APPLICATION - UNITOURS, INC.

IN FAVOR

1. Mr. Jack McAuliffe (representing applicant)

- a. Initial development will be 324 rooms, built in two low-rise (three story buildings).
- b. All construction will be set back at least 100 feet from Keawanui Fishpond. Nothing will be done in or to the fishpond without the approval of Dr. Emory (Bishop Museum).
- c. Public rights-of-way will be provided to the "island" both along the restored fishpond wall and the causeway.
- d. The developers would provide their own sewage treatment facilities (secondary treatment).
- e. This is the first phase only, and should be under construction within six months from final approval.
- f. Housing for key employees will be provided (about 6 units). Subsequent housing would depend on whether FHA financing (235 or 236) can be obtained.

2. George Wills, Sr.

Pointed out that progress is going to come, and that the project would be a big asset to the east end.

3. Mrs. Zelig Sherwood

Felt that the project would be an improvement over the swamps and Kiawe trees presently on the property.

4. Mrs. Anna Goodhue

Satisfied that the proposed development is well-planned, and that sufficient controls exist to insure a good project. Felt that it would be an improvement to the area.

5. Mr. Francis Burroughs

Spoke in favor of the project.

OPPOSED

1. Mr. Abraham Kealoha (representing Mrs. Maggie Paaluhi)

Felt that the project would adversely affect his property, and that those persons testifying in favor did not live in the immediate area.

Summary of Testimony - 2
Public Hearing -6/28/71

2. Mr. James Crane

Stated that a problem would arise because of the proposed beach rights-of-way, which would encourage trespassing over private property.

3. Mrs. Judy Napoleon

The project would encourage development of additional hotels in the area, and the small property owners would have their taxes go up as a result.

4. Mr. William Kalipi (representing the Molokai Community) Development Corporation)

- a. Felt that there would not be adequate labor to staff the hotel.
- b. There are unanswered questions, such as
 - 1) Nature of jobs
 - 2) Duration
 - 3) Pay scale
- c. There should first be established a vocational training program for the local people.

5. Mr. William Kalipi (for himself)

The project represents the beginning of urbanization in the area, which will be accompanied by a rise in taxes. Stated that we cannot stop progress, but we should guide it.

6. Mr. Mani Sundaesan

Felt that it would pollute the island to impose the number of visitors discussed onto a small island, with a population of only about 6,000.

7. Mrs. Lorraine Luuloa (representing the Hawaiians, Molokai Chapter)

Opposed the project because of possible pollution.

STAFF REPORT

TO: Maui County Planning Commission

SUBJECT: UNITOURS INC. represented by Mr. John H. McAuliff, Jr. Architect, is requesting approval of a State Land Use Special Permit to develop approximately 20 acres of agricultural land in the vicinity of Keawanui Fish Pond on the island of Molokai.

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. Area of Request: Approximately 20 acres.

COMMENTS:

1. The Commission at its regular meeting of May 18, 1971 unanimously voted to deny a request transmitted by the State Land Use Commission to rezone approximately 207 acres from Agriculture to Urban in favor of a reapplication under Special Permit for use of only that acreage necessary to develop the 1st increment.
2. The developers have acted in good faith and have cooperated with the staff in the resolution of the Commission's requests.
3. The Molokai Advisory Committee at its meeting on June 28, 1971 voted unanimously to recommend approval subject to conditions.

RECOMMENDATION:

Staff recommends approval of the request for Special Permit as presented subject to the following conditions:

A. MAUI COUNTY PLANNING DEPARTMENT:

1. Approval of the application for Special Permit shall not be construed as approval of the PLAN FOR THE KEAWANUI COMPREHENSIVE RESORT DEVELOPMENT by HITOSHI MOGI & ASSOCIATES PLANNING & RESEARCH as transmitted to this office by the State Land Use Commission and received on April 2, 1971. The proposed plan is not in strict compliance with the Molokai General Plan and, therefore, is subject to future refinement and coordination.
2. The total land area under Special Use Permit shall not exceed 20.5 acres accommodating the following uses:

Staff Report - 2
Maui County Planning Commission

- a) 324 hotel rooms to be provided in two low rise (3-story maximum) buildings including the following integrated accessory uses:
 - ADMINISTRATIVE UNIT
 - KITCHEN, DINING, COCKTAIL AND SNACK BAR FACILITIES
 - COMMERCIAL FACILITIES I.E.(RETAIL SHOPS)
 - PRIVATE RECREATIONAL FACILITIES
 - b) Employee housing commensurate with the various income levels.
 - c) Community Recreational Facilities i.e. (Lagoon, ocean beach, etc.)
 - d) Maintenance shops and storage buildings
 - e) Sewage treatment plant
 - f) Plant nursery.
3. The shoreline setback mauka of Keawanui Fish Pond shall be delineated at 100 feet with 40 feet being the minimum delineated setback for the remainder of the shoreline property.
4. Final plans shall include, among other requirements, the following:
- a). A detailed development master plan, at a minimum scale of 1" = 200', showing the integration of the 20 acre first phase with future plans for the total project.
 - b) Drawings showing the physical character including (architectural style, use of materials, graphics, lighting and landscape treatment).
 - c) An open space master plan showing the use and treatment of all common and public areas i.e. (HIGHWAY PLANTING, DEVELOPMENT OF RECREATION FACILITIES, ETC.)
 - d) All internal systems i.e. (circulation, parking, underground electricity, water, sanitation, etc.) in strict compliance with County and State requirements.
5. Construction of the first phase shall commence prior to July 1, 1972.

B. MOLOKAI ADVISORY COMMITTEE:

1. All buildings and structures shall be subject to a three story maximum height limitation.
2. Parking shall be in accordance with Maui County requirements as per Ordinance No. 598.
3. A permanent dedicated easement including parking for public use i.e. (15 cars Minimum) shall be provided in the form of a beach R.O.W. for public access to the beach recreation area south of Keawanui Fish Pond.

Staff Report - 3
Maui County Planning Commission

4. A 100 foot wide minimum shoreline setback shall be provided for Keawanui Fish Pond, and no work shall commence in the restoration of this historic feature prior to the review and approval of plans for same by the Molokai Advisory Committee, Maui County Planning Commission, the Bishop Museum, and the State Office of Environmental Quality Control.
5. Employee housing shall be provided as an integral part of this proposed first phase of development, and it shall be commensurate with the varying levels of income.
6. Final plans showing the siting and location of all proposed buildings and structures shall be submitted for review by the Molokai Advisory Committee and the Maui County Planning Commission.

NOTICE OF PUBLIC HEARING
SPECIAL USE PERMIT
Maui Planning Commission

NOTICE IS HEREBY GIVEN of a public hearing to be held by the Molokai Advisory Committee on Monday, June 28, 1971 at 7:30 p.m. in the Conference Room of the Molokai Community Center, Kaunakakai, Molokai, or as soon thereafter as those interested may be heard to consider the following requests for 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. KALUAAHA, MOLOKAI
Development of a recreational facility that will be operated as a private campground within the State Rural District in the vicinity of Niaupala Fish Pond, TMK 5-7-11:1
Applicant: Ecological Habitat, Inc.
Area: Approximately 2 acres
2. KEAWANUI, MOLOKAI
Construction of approximately 324 hotel rooms and accessory facilities including but not limited to bar, restaurant, retail shops, employee housing and sewerage treatment plant within the State Agricultural District in the vicinity of Keawanui Fish Pond, TMK 5-6-06: 23, 24, 25
Applicant: James E. Richmond & Unitours, Inc.
Area: Approximately 20 acres

Sketches showing the general location are on file in the office of the County of Maui Planning Department at Naska, Kahului, Maui, Hawaii, and are 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 public hearing.

MAUI PLANNING DEPARTMENT
By Howard K. Nakamura
Planning Director

(DN--June 5, 1971)

cc Ecological Habitat, Inc.
cc Mr. John MacAuliffe
cc Mr. E. Loy Cluney
cc Mr. George Tamura
cc Molokai Chamber of Commerce
cc Mr. Fred Bicoy
cc Mrs. Luuloa
cc Bishop Estate
cc Bishop Museum
cc Mr. Ed Shima
cc Mayor Cravalho
cc Members, Molokai Advisory Committee

INSTRUCTIONS:

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

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

APPLICATION FOR SPECIAL PERMIT
 Special Permit is hereby requested:

SP71-113

DO NOT WRITE IN THIS SPACE

Appl. & fee received	<u>6/1/71</u>
Notice published	<u>6/5/71</u>
Public hearing	<u>6/28/71</u>
Recommendation to LUC	<u>8/24/71</u>
Action by State LUC	_____
County & Appl. notified	_____

A. Description of Property: (1) Tax Map Key No. 5-6-06: 8,23,24,25
 (2) Lot Area 597.73 acres (3) Location Keawanui, Molokai, Hawaii

B. Ownership: (1) Owner's name B. P. Bishop Trust Estate
James E. Richmond &
 (2) Lessee's name Unitours, Inc. (3) Unexpired term 71 years

C. Request: (1) State request briefly and exactly: Unitours, Inc. proposes to utilize approximately 20 acres of subject property to construct a maximum of 324 hotel rooms plus all supporting facilities, including, but not limited to: Administration Unit with Retail Shops; Employee Housing; Dining & Cocktail Facilities; Kitchen; Plant Nursery; Lagoon; Maintenance Shops and Storage Bldgs.; Recreational Facilities; Snack-Bar and Comfort Stations; Sewage Treatment Plant; 1st Increment Commercial Area; and all work required to initiate restoration of Keawanui Fish Pond all in accordance with Master Plan approved by Trustees of B. P. Bishop Estate.

(2) Reasons justifying granting of request: Developer has a contractual obligation with the Bishop Estate to initiate construction of a first-class hotel with a minimum of 120 rooms, plus dining and cocktail facilities, plus related improvements, all suitably landscaped, by July 1, 1972. The Island of Molokai has an urgent need for this type of facility, wherein the Keawanui Fish Pond will be restored as an island-wide attraction as a National Historical Site.

D. Applicant: (1) Name Unitours, Inc. by John H. McAuliffe, Jr., Project Manager
 (2) Address Alexander Young Bldg., Rm. 577 Honolulu, Hawaii 96813 (3) Telephone 531-5391
 (4) Signature *John H. McAuliffe, Jr.*

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

Reasons: _____

RECEIVED

AUG 26 1971

State of Hawaii
 LAND USE COMMISSION

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

G. Copies to: State LUC _____ Supervisors _____ Applicant _____ Owner & Lessee _____

Mr. Goro Inaba, Chairman
State Land Use Commission
P. O. Box 2359
Honolulu, Hawaii 96804

Re: Application of Unitours, Inc.
for Special Permit of lands
situate in Keawanui, Molokai

Dear Mr. Inaba:

By letter date March 19, 1971, Unitours, Inc., through its attorney, Roy Y. Takeyama, submitted a request to amend the State Land Use District Boundary Map on Molokai, comprising approximately 207 acres. Accordingly, your staff submitted our request to the Maui Planning Commission for its comments and recommendations. At the meeting held before the Maui Planning Commission, the Petitioner was requested to withdraw its application for a boundary change and pursue a special permit route instead. On May 20, 1971, Petitioner submitted a special permit request to utilize approximately 20 acres to construct a maximum of 324 hotel rooms plus accessory and support facilities.

On June 28, 1971, a hearing was held before the Molokai Advisory Committee. Said Committee unanimously recommended the approval of Petitioner's request subject to certain conditions. The Planning Director of the Maui County Planning Department also recommended approval of the special permit which was subsequently approved unanimously by the Maui County Planning Commission.

The special permit request with the conditions imposed is now before the State Land Use Commission.

Unitours, Inc. is engaged in wholesale and retail

travel business. It has approximately 45 branch offices throughout the United States and in Hawaii. In addition, it owns Club Universe which started with a membership of 800 in 1968. It presently has a membership of approximately 60,000. Last year, 6,500 of its members visited Hawaii. This year approximately 13,000 will come to Hawaii.

The Petitioner intends to develop a comprehensive resort area at Keawanui, Molokai as a major destination area for its organized tour program. It proposes to build approximately 324 hotel rooms with support facilities. As its scenic attraction, it proposes to initiate restoration of the historical Keawanui Fish Pond. In doing this, it intends to preserve its historical and Hawaiian environment and have kept in close contact with Dr. Emory of Bishop Museum, foremost expert in Hawaiian culture.

As you are aware, presently Keawanui Fish Pond needs an uplift. It is filled with silt and mud with little scenic amenities. It is Petitioner's intent to perform initial work consistent with an eventual restoration of the Keawanui Fish Pond which has been formally designated as a National Historical Site and make it scenically attractive so that the tourists as well as the people of Hawaii can enjoy its beauties.

Adequate safeguards are imposed by Maui County in requiring the approval of Molokai Advisory Committee, Maui County Planning Commission, Bishop Museum and the State Office of Environment Quality Control before any work can be commenced to restore Keawanui Fish Pond. In addition, the

Petitioner must obtain the approval of the Department of Land Natural Resources since the pond is in a Conservation District.

One of the conditions imposed by Maui County Planning Commission is that construction must commence within one year from the date of final approval by this Commission. If the Petitioner fails to meet this deadline, the special permit lapses. The Petitioner agrees with this strict condition for it is sincere in its efforts to start the project. It has the financial resources and knowledge in the travel business to make this project become a reality.

We think that this project will boost the economy of Molokai for it will need approximately 1 employee per room to run the hotel. It will also generate a comparable number of jobs externally because of indirect service to the hotel.

Since it has a built-in clientele it is in a position to divert its tour member to this resort area. This will reasonably assure occupancy of these units.

In conclusion, we respectfully request the State Land Use Commission to approve the special permit for the following reasons:

a. The project is contiguous on the eastern boundary with existing Urban Land Use District Boundary and in the midst of the resort development area. Thus, it will not encourage scatterization.

b. Basic services such as water, telephone and electrical utilities are readily available. The developer

proposes to build a secondary sewage system plant that will meet the requirements of the Board of Health.

c. Schools and parks, police and fire protection are available so that the proposed development will not overtax the present facilities.

d. Soil is of very poor condition and is not suited for agricultural pursuits.

e. The area is master planned by Maui County as a major resort destination area.

f. That if the Petitioner fails to proceed with the development of its project within one year after final approval of the State Land Use Commission, the special permit lapses. This discourages speculation.

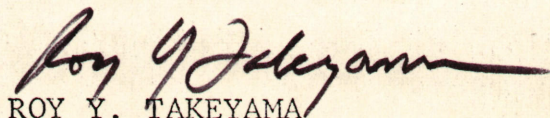
g. That the Petitioner has a natural built-in clientele for diverting tourists to Molokai so that the hotels would be assured of occupancy.

h. That the Keawanui Fish Pond will have its scenic beauty enhanced for the benefit of the tourists and for all the people of the State of Hawaii. Adequate safeguards are provided so that its historical significance and history would be preserved.

i. That the proposed development will be beneficial for the economic development of Molokai.

Based on the foregoing, the Petitioner requests that the State Land Use Commission approve the special permit with the conditions imposed by the Maui County Planning Commission.

Respectfully submitted,



ROY Y. TAKEYAMA
Attorney for Unitours, Inc.