Action

Sept 15 to Oct 30

SP75-221 - AMEAC COMMUNICATIONS ON BEHALF OF PIONEER MILL COMPANY

October 20, 1975

Mr. Peter A. Sanborn
Amfac Communities, Hawaii
P. O. Box 696
Lahaina, Maui, HI 96761

Dear Mr. Sanborn:

The original of the attached letter is on file in the office of the Maui Planning Department, 200 South High Street, Wailuku, Maui.

Very truly yours,

AH SUNG LEONG
Acting Executive Officer

Encls.

October 20, 1975

Maui Planning Commission
200 South High Street
Wailuku, Maui 96793

Attention: Mr. Tosh Ishikawa
Planning Director

Gentlemen:

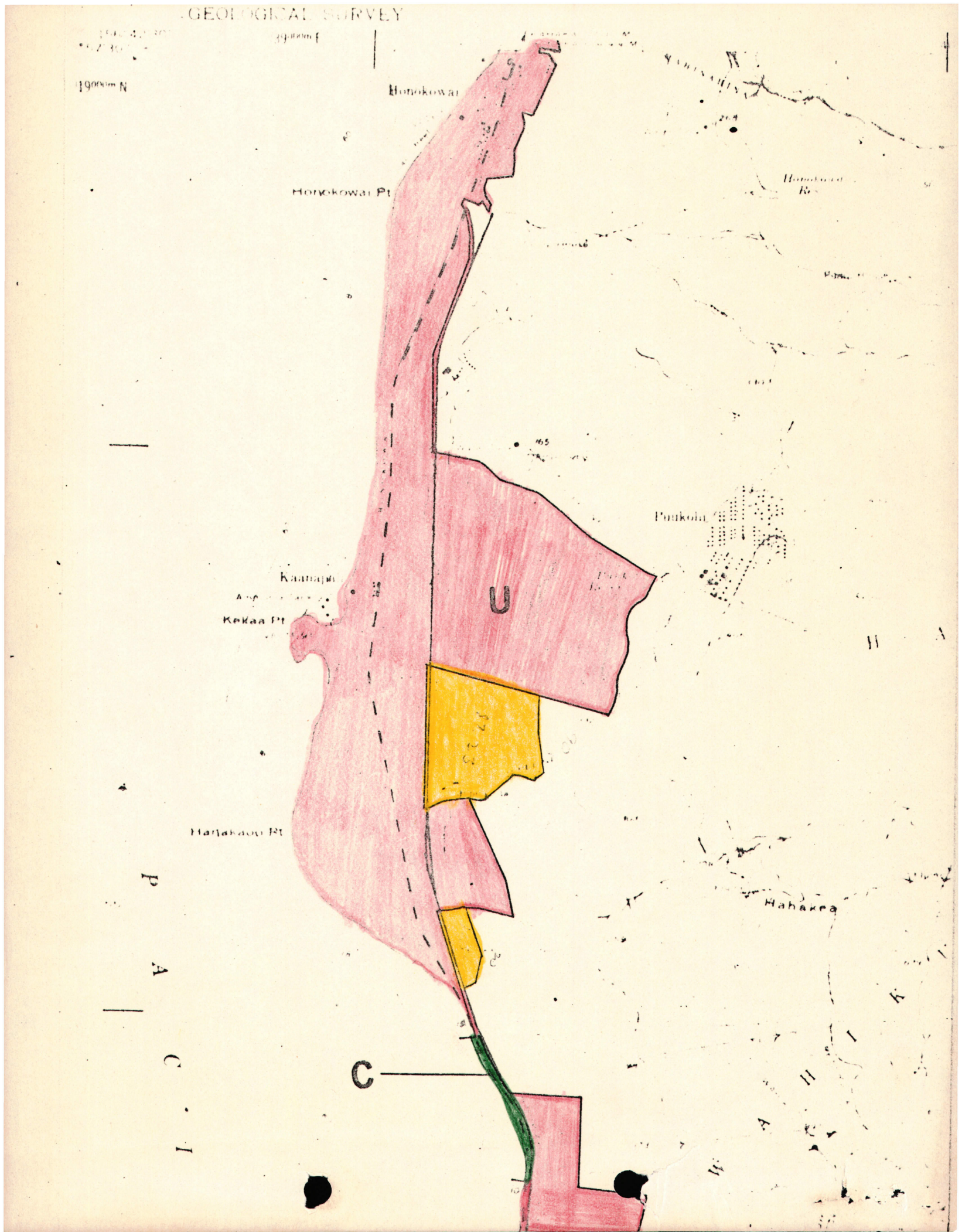
At its meeting on October 17, 1975, the Land Use Commission voted to approve a Special Permit to Amfac Communities, Hawaii (SP75-221) to expand the existing Kaanapali Kai Golf Course executive layout (Par 64) into a full Championship Course on approximately 110 acres of land situated within the State Land Use Agricultural District at Kaanapali, Lahaina, Maui, described as Tax Map Key 4-4-06: portion of 1; subject to the conditions imposed by the Maui County Planning Commission.

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

Very truly yours,

AH SUNG LEONG
Acting Executive Officer

Encls.
cc: Amfac Communities, Hawaii
Dept. of Taxation, Maui
Property Technical Office, Dept. of Tax.
Tax Maps Recorder, Dept. of Tax.
Real Property Tax Assessor, Dept. of Tax.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STATE OF HAWAII
LAND USE COMMISSION

VOTE RECORD

ITEM SP75-221 - AMFAC COMMUNITIES, HAWAII

DATE October 17, 1975

PLACE Conference Room 3
State Capitol, Honolulu, Hi.

TIME 10:00 a.m.

NAME	YES	NO	ABSTAIN	ABSENT
OURA, MITSUO	✓			
YANAI, EDWARD	✓			
YAMAMURA, TANJI	✓			
MACHADO, COLETTE	✓			
WHITESELL, CAROL	✓			
V. Ch. SAKAHASHI, STANLEY	✓			
DUKE, CHARLES				✓
CARRAS, JAMES	✓			
Ch. TANGEN, EDDIE	✓			

Comments:

App - Subject to County's Cond

I move that the special permit be approved, subject to the conditions imposed by the Maui County Planning Commission.

STATE OF HAWAII
LAND USE COMMISSION

Minutes of Meeting

October 17, 1975 - 10:00 a.m.

Approved

Conference Room 3, State Capitol
Honolulu, Hawaii

DEC 12 1975

COMMISSIONERS PRESENT: Eddie Tangen, Chairman
Stanely Sakahashi, Vice Chairman
James Carras
Colette Machado
Mitsuo Oura
Carol Whitesell
Tanji Yamamura
Edward Yanai

COMMISSIONER ABSENT: *Charles Duke

STAFF PRESENT: Ah Sung Leong, Acting Executive Officer
Gordan Furutani, Planner
Michael Marsh, Dep. Attorney General
Dora Horikawa, Clerk Reporter

Ray Russell, Court Reporter

*Commissioner Duke joined the proceedings at 5:45 p.m.

The meeting was called to order by Chairman Tangen. He announced that if there were no objections, items 1 and 2 on the agenda will be consolidated since they dealt with the same subject matter.

ACTION

APPLICATIONS BY GROSVENOR-INTERNATIONAL (HAWAII), LTD. (SP75-216 & SP75-217) FOR SPECIAL PERMITS TO CONSTRUCT AND OPERATE A PRIVATE SEWAGE TREATMENT SYSTEM AND A PRIVATE WATER SYSTEM, AT MALAEKAHANA, KAHUKU, OAHU

It was announced by Chairman Tangen that the requests being considered by the Commission today are for the construction of a sewage treatment system and a water system in the Agricultural District, although testimony will not be restricted solely to these two matters as the Commission was aware of the major issues and far-reaching ramifications of these proposed facilities. The Chair requested that the testimony be kept short. He emphasized that the issue before the Commission was not one of whether a park was more appropriate at Malaekahana, but rather one of whether the proposed facilities were reasonable and unusual uses within the Agricultural District.

the two Special Permits (see copy of report on file).

Since there were no objections from the Commissioners or the public, Chairman Tangen temporarily suspended the proceedings on SP75-216 and SP75-217 (Grosvenor-International) and departed from the agenda to consider SP75-221, Amfac Communities, Hawaii.

APPLICATION BY AMFAC COMMUNITIES, HAWAII (SP75-221) FOR A SPECIAL PERMIT TO EXPAND AN EXISTING GOLF COURSE IN THE AGRICULTURAL DISTRICT AT KAANAPALI, LAHAINA, MAUI

Mr. Gordan Furutani, staff planner, presented the staff memo pertinent to the subject Special Permit (see copy of report on file).

There was no discussion on the application. Commissioner Yamamura moved that the Special Permit be granted, subject to the County's 2 conditions. The motion was seconded by Commissioner Carras and unanimously carried.

****

CONTINUATION OF PROCEEDINGS ON SP75-216 AND SP75-217

The following people testified during this portion of the discussion on the Grosvenor Special Permit applications.

1. Richard Kimball - SCORE
2. Robert E. Gibson - Waimanalo Council of Community Organizations
3. Dianne Kiel - Sierra Club
4. Edith Keagle - We, The People
5. Alan Tyler - Friends of the Earth

Their testimonies are summarized below:

1. The purpose of the Land Use Law is not to expedite development but to conserve and protect agricultural lands.

2. Private development of beach front land is not in the best interest of the public. Once development is permitted, the area will be forever lost to the public as beach parks and open shoreline.

3. The proposed use will burden public agencies to provide roads, additional police and fire protection, school facilities.

4. 500 vacation homes cannot provide a high level of employment for local people.

5. This is the last of our precious beach parks and camping sites.

STATE OF HAWAII
LAND USE COMMISSION

MEMORANDUM

October 17, 1975
10:00 a.m.

TO: Land Use Commission

FROM: Staff

SUBJECT: SP75-221 - AMFAC COMMUNITIES, HAWAII

Mr. Peter Sanborn, project manager of Amfac Communities, Hawaii, in behalf of Pioneer Mill Company requests approval of a Special Permit to expand the existing Kaanapali Kai Golf Course executive layout (Par 64) into a full Championship Course on approximately 110 acres of land at Kaanapali, Lahaina, Maui. The subject property is described as Tax Map Key 4-4-06: 1 por. and situated within the State Land Use Agricultural District. Two separate areas are proposed to be utilized for the Golf Course expansion. The larger area consists of approximately 95 acres and is situated on the mauka side of Honoapiilani Highway between the existing Royal Kaanapali Championship Golf Course and the Kaanapali Vista Development. The smaller area includes approximately 15 acres of land and is situated just south of the Kaanapali Vista Development on the mauka side of Honoapiilani Highway. The properties are owned by Amfac, Inc.

In support of his request the applicant has submitted a development plan and the following statements:

1. "Expansion of the golf facilities within the Kaanapali Beach Resort area is vitally needed to meet the demand created by the ever expanding visitor industry."

2. "Further area under request is adjacent to and conforms in use to areas within the County General 701 Plan designated for expansion and future development of the existing facilities."

The applicant further advised that it will take approximately 14 to 16 months to have the course fully operational and that the course would be open to the public.

In a letter of May 13, 1975, to Mr. Howard Nakamura, Mr. Sanborn in part, stated that:

1. "It has become very apparent to us within the last two years that the single largest item that needed to be revised within the resort area was that of our golf related recreational facilities. Our golf staff has concluded that the existing Kaanapali Kai Par 64 Golf Course can no longer be looked at as an overflow course for the Royal Kaanapali Championship course because there are too many golfers demanding to play a championship layout. In 1974 our two courses reported approximately 92,000 rounds of

golf. In addition, we referred an estimated 10,000 - 15,000 rounds to A & B's Wailea Golf Course because we were unable to accommodate them on our two courses or the golfers wanted to play a championship layout instead of an executive course. Further, it has become increasingly expensive to run a split pro shop operation to accommodate both courses and we have had to increase golf fees in order to offset the rising expenses. Another important item which has been causing us additional concern is that as the load has increased, control of play on the courses has become more difficult. Thus, with all of these concerns and problems in mind, we asked our golf course architect and planners to create two championship golf courses, maintaining quality layouts, that could be run from a centralized golf shop and that would have both front nines ending at a common location in addition to the start of the back nines leaving from that same location. This central location could then become a control point with restrooms and eventually, a food service operation to accommodate the food and beverage needs of the golfer. The solution that met these needs is shown on the development plans that have been presented to your office."

2. "The development of the housing area in Lahaina in addition to expansion of the Kaanapali Kai Golf Course will account for an eventual loss of 104 acres of lands currently under cane cultivation by Pioneer Mill Company. We have worked very closely with Pioneer Mill Company in the development of these plans so that a minimum amount of cane lands will be lost to cultivation. In the Kaanapali area we have a Special Use Permit request for approximately 110 acres with only 62 acres to be devoted to golf course while the remaining 48 are to remain under cultivation in and around the golf course layout. Pioneer Mill Company at the same time is working diligently in all areas to reclaim new lands for cultivation within its base of operation and as is noted in their correspondence attached hereto as Exhibit "B", 186 (approximately) new acres will be brought into cane within the next 24 months to supplement those acres that will be lost for the Lahaina housing project and the Kaanapali golf course expansion program. Also, it would be interesting to note here as is shown on Exhibit "C", the net loss of sugar lands to Pioneer Mill over the last 19 years, being from 1955 to 1974 in light of all the development that has occurred within Lahaina and Kaanapali is only 145.6 acres. Amfac Communities and Pioneer Mill working together to preserve cane lands is in accord with Amfac Inc.'s overall corporation policy to retain the economic viability of both its land development and agricultural holdings within West Maui and throughout the state."

In addition to elaborating on the golf course expansion, Mr. Sanborn noted that the following AMFAC expansion and development plans are being projected for the Kaanapali Resort area:

1. Tennis Condominium Development

2. Hillside golf course oriented condominium project with related commercial facilities.

3. Designation of public beach access by way of easements to the County of Maui.

4. Support housing

5. Relocation of Pioneer Mill's lower cane haul road currently running through the resort area, to a new location on the mauka side of the proposed upper limit of the resort development.

6. Expansion of utility systems.

The subject property is currently under active cane cultivation. The West Maui Soil and Water Conservation District advises that the soil description of the subject area is Wahikuli stony and very stony silty clay and that the:

1. "Slope ranges from 5 to 15 percent and soil depth to bedrock is from 20 to 40 inches. There are sufficient stones to hinder cultivation and in some places occupy up to 3 percent of the surface. Many of the stones have been pushed into rock piles. Available water holding capacity is 1.4 inches per foot of soil."

2. "Besides sugar cane production approximately 50 percent of the area would be suitable for truck crops. Other alternative uses are orchard and pasture."

3. "Soil features which may affect golf course development is stoniness. The construction of drainage facilities may also be difficult because of soil depth."

The Maui Planning Commission staff also received the following comments:

DEPARTMENT OF WATER SUPPLY

"This Special Use Permit is for golf course expansion only. We assume that the water requirement for this request is for irrigation purposes only for the golf course and the water requirement for this will be from Amfac's private water system. Therefore, we have no requirements for the subject project."

DEPARTMENT OF TRANSPORTATION

"We have no comments or recommendations with regard to the land use planning aspects of subject request.

"If permission for the special usage is granted, we suggest that it be conditioned upon:

"1. Adequacy of the proposed drainage facilities. The Highways Division requires that any increase in storm runoff due to upslope diversions or less pervious development improvements be provided for by adequate drainageways. A drainage outlet

to the lagoon to accommodate runoff through the lower end of the STP gulch is recommended for serious considerations.

"2. Specific plan review and approval for all construction work contemplated to be performed within State highway rights-of-way."

Other cooperating agencies had no objection or comments on the subject request.

COUNTY RECOMMENDATION

The Maui County Planning Commission held a duly advertised hearing on the subject request on August 6, 1975, with the exception of the applicant, no one testified for or against the project at the hearing. On September 10, 1975 the Planning Commission unanimously voted to recommend approval of the Special Permit as it was found that:

"lands lost to sugar cane cultivation due to the golf course expansion will be replaced. Approximately 186 acres of land, part of which already under cultivation will be added to cane cultivation within 18 months. Also in conjunction with the golf course expansion new drainage channels will be constructed and domestic and irrigation water systems will be expanded.

"The Planning Commission concurred with the Planning staff that the subject request generally meets the following guidelines established by the Land Use Commission:

"1. The proposed use will not adversely affect surrounding property.

"2. The proposed use will not unreasonably burden public agencies to provide services.

"3. The proposed use will not substantially alter or change the essential character of the land."

The favorable recommendation was subject to the following conditions:

1. That the project be initiated within one year after final approval is granted.

2. That all State and County requirements be met.

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

October 8, 1975

Mr. Peter A. Sanborn
Amfac Communities - Hawaii
P. O. Box 696
Lahaina, Maui, HI 96761

Dear Mr. Sanborn:

The Land Use Commission next meets on October 17, 1975 at 10:00 a.m., in the State Capitol, Room #3

At that time the special permit application by Amfac Communities - Hawaii (SP75-221) to expand an existing golf course in the Agricultural District at Kaanapali, Lahaina, Maui will be considered.

Should you have any questions regarding this matter, please feel free to contact us.

Very truly yours

AH SUNG LEONG
Acting Executive Officer

Enclosures - Agenda

7206

PLANNING COMMISSION
Kazuo Kage, Chairman
George Murashige, Vice-Chairman
Shiro Hokama
Patrick Kawano
Charles Ota
Leo Polo, Jr.
Harlow Wright
Wayne Uemae, Ex-Officio
Shigeto Murayama, Ex-Officio

Elmer F. Cravalho
Mayor

Tosh Ishikawa
Planning Director

Yoshikazu "Zuke" Matsui
Deputy Planning Director

COUNTY OF MAUI
PLANNING DEPARTMENT
200 S. HIGH STREET
WAILUKU, MAUI, HAWAII 96793

September 15, 1975

RECEIVED
SEP 18 1975
State of Hawaii
LAND USE COMMISSION

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

Gentlemen:

Re: LUC Special Permit request by Peter Sanborn for 110 acres of land for the expansion of the existing Kaanapali Kai Golf Course

As requested, attached is a map showing the future development sites and golf course expansion for the Kaanapali Resort.

Please contact our office should you need further information.

Yours very truly,

TOSH ISHIKAWA
Planning Director

Encl.

PLANNING COMMISSION
Kazuo Kage, Chairman
George Murashige, Vice-Chairman
Shiro Hokama
Patrick Kawano
Charles Ota
Leo Polo, Jr.
Harlow Wright
Wayne Uemae, Ex-Officio
Shigeto Murayama, Ex-Officio

Elmer F. Cravalho
Mayor

Tosh Ishikawa
Planning Director

Yoshikazu "Zuke" Matsui
Deputy Planning Director

COUNTY OF MAUI
PLANNING DEPARTMENT
200 S. HIGH STREET
WAILUKU, MAUI, HAWAII 96793

145-294-7735
Jeff
Sept 20 - 10 days

September 11, 1975

SP75-221

RECEIVED
SEP 15 1975
State of Hawaii
LAND USE COMMISSION

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

Dear Mr. Fujimoto:

Re: LUC Special Permit request by Peter Sanborn of Amfac Communities Hawaii, on behalf of Pioneer Mill Company for approximately 110 acres of land within the State Agricultural District for the expansion of the existing Kaanapali Kai Golf Course.

The Maui Planning Commission at its meeting of September 10, 1975, voted unanimously to recommend approval of the subject special Permit request. The recommendation for approval is subject to the following conditions:

1. That the project be initiated within one year after final approval is granted.

2. That all State and County requirements be met.

The public hearing on the subject request was held on August 6, 1975. Except for the applicant no one testified for or against the project.

In recommending approval the Planning Commission noted that lands lost to sugar cane cultivation due to the golf course expansion will be replaced. Approximately 186 acres of land, part of which already under cultivation will be added to cane cultivation within 18 months. Also in conjunction with the golf course expansion new drainage channels will be constructed and domestic and irrigation water systems will be expanded.

The Planning Commission concurred with the Planning staff that the subject request generally meets the following guidelines established by the Land Use Commission:

1. The proposed use will not adversely affect surrounding property.

2. The proposed use will not unreasonably burden public agencies to provide services.

3. The proposed use will not substantially alter or change the essential character of the land.

Enclosed for your use are copies of the staff reports, minutes of the public hearing, application and other pertinent data.

Please contact our office should you have any questions.

Yours very truly,

TOSHI ISHIKAWA
Planning Director

Encl.

cc Mr. Sanborn

MAUI PLANNING COMMISSION
PUBLIC HEARING
August 6, 1975

The public hearing on the following request was called to order by Chairman Kazuo Kage, on Wednesday, August 6, 1975, in the 6th floor Conference Room, County Building, Wailuku, Maui.

PUBLIC HEARING

PETER SANBORN of Amfac Communities, Hawaii, on behalf of Pioneer Mill Co., Ltd. requesting approval of a State Land Use Commission Special Permit for an expansion of the Kaanapali Kai Golf Course located within the Kaanapali Beach Resort area, Kaanapali, Lahaina, Maui, TMK 4-4-06:1 (portion of). The subject area contains approximately 110 acres more or less.

The Director read the notice of public hearing published in the Maui News on July 17, 1975.

The letter of application was circulated and recorded as being read.

Mr. Masuda explained the request from the staff report.

Mr. Sanborn explained that actually there are three small parcels there and the golf course goes around the big section and the middle section will be in sugar cane.

Mr. Kage: You see this expansion that is going to go into golf course, is that Amfac land or Bishop Estate land?

Mr. Sanborn: All of the Kaanapali land is under Amfac ownership.

Mr. Kage: This new cane land that you are going to locate, where is that going to be?

Mr. Sanborn: There are three basic areas. Most of them on the mauka area. All of them are on existing Amfac land....They are all high level type land.

Mr.Kage: As I understand, the request is for golf course use. You mentioned something about residential. That is not in the request?

Mr. Masuda: No.

Mr. Ishikawa: As far as the golf course proposed expansion, what is the timetable in terms of being operational of the full new 18?

Mr. Sanborn: If the necessary approvals are obtained by the LUC in accordance with our timetable we hope to get under construction by approximately November 1 of this year. We estimate it will take 14 to 16 months to have the course fully operational.

Mr. Murashige: Would this be opened to the public.

Mr. Sanborn: Yes, as the existing is open, it will remain open to the public.

There were no letters of approval or protest.

The Chair opened the hearing to the public.

No one spoke for or against the request.

The Chair closed the public hearing, and informed the applicant that there is a 15 day waiting period before Commission can take action.

JEAN A. UEMAE
Private Secretary

September 10, 1975

STAFF REPORT

TO: Maui Planning Commission

FROM: Planning Staff

A. EXPLANATION OF REQUEST

1. Applicant: Peter Sanborn of Amfac Communities Hawaii, on behalf of Pioneer Mill Company.
2. Location: Kaanapali, Maui
3. TMK: 4-4-06:1 (portion of)
4. Area: Approximately 110 acres
5. Zoning: State Agricultural District
6. Request: The applicant requests a LUC Special Permit for approximately 110 acres of land for the expansion of the Kaanapali Kai Golf Course.

B. COMMENTS

1. The public hearing on the subject request was held by the Planning Commission on August 6, 1975. Except for the applicant no one testified for or against the subject request.

2. Of the 110 acres, the applicant proposes to use approximately 62 acres for golf course purposes. The remaining 48± acres will be left in sugar cane cultivation in and around the golf course. To off-set lands lost to cane cultivation, the applicant will bring under cultivation 186 additional acres of land, part of which are already under cultivation.

3. The proposed expansion of the Kaanapali Kai Golf Course will provide two championship golf courses for the Kaanapali Resort area.

4. A centralized golf shop is being planned to facilitate better control on both courses. The existing clubhouse site and adjacent parcels are proposed for golf course condominiums and other commercial activities.

5. In conjunction with the golf course expansion, the applicant will also provide new drainage channels and expand domestic and irrigation water systems.

6. At a future date the applicant proposes to subdivide out an 18 acre parcel from the existing Kaanapali Kai course for the eventual development of a tennis condominium project.

7. The subject requests generally meets the following guidelines established by the LUC in reviewing special permits.

a. The proposed use will not adversely affect surrounding property.

b. The proposed use will not unreasonably burden public agencies to provide services.

c. The proposed use will not substantially alter or change the essential character of the land.

C. RECOMMENDATION

Staff recommends approval of the subject special permit request with the following conditions:

1. That the project be initiated within one year after final approval is granted.

2. That all State and County requirements be met.

August 6, 1975

STAFF REPORT

TO: Maui Planning Commission

FROM: Planning Staff

A. EXPLANATION OF REQUEST

1. Applicant: Peter Sanborn of Amfac Communities Hawaii, on behalf of Pioneer Mill Company.
2. Location: Kaanapali, Maui
3. TMK: 4-4-06:1 (portion of)
4. Area: Approximately 110 acres
5. Zoning: State Agricultural District
6. Request: The applicant requests a LUC Special Permit for approximately 110 acres of land for the expansion of the Kaanapali Kai Golf course.

B. COMMENTS

1. The subject area is presently under sugar cane cultivation by Pioneer Mill Company.

2. Of the 110 acres the applicant proposes to use approximately 62 acres for golf course purposes. The remaining 48± acres will be left in cane cultivation in and around the golf course. To offset the 62 acres which will be lost to cane cultivation as well as the 60± acres loss in the proposed housing development along Lahainaluna Road, the applicant intends to bring under cultivation 186 additional acres of sugar cane.

3. In conjunction with the golf course expansion the applicant will also provide new drainage channels and expand domestic and irrigation water systems.

4. To meet some of the demand from golfers to play on a championship golf course layout the expansion of the Kaanapali Kai Course will provide two championship courses for the Kaanapali Resort area. A centralized golf shop is being planned to facilitate better control on both courses. The old clubhouse site and adjacent parcels is proposed for golf couse condominiums and other commercial activities.

5. At a future date the applicant proposes to subdivide out an 18 acre parcel from the Kaanapali Kai Golf Course for the eventual development of a residential condominium project. This project is proposed to be developed as a planned unit development.

6. Comments received from the various reviewing agencies will be forwarded to the applicant for appropriate action.

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:

DO NOT WRITE IN THIS SPACE	
Appl. & fee received	
Notice published	
Public hearing	
Recommendation to LUC	
Action by State LUC	
County & Appl. notified	

A. Description of Property: (1) Tax Map Key No. 4-4-06: Portion of 1

(2) Lot Area 110 Ac. ± (3) Location Kaanapali, Maui, Hawaii

B. Ownership: (1) Owner's name Pioneer Mill Company, Ltd. (Amfac, Inc.)

(2) Lessee's name _____ (3) Unexpired term ___ years

C. Request: (1) State request briefly and exactly: Allow use of the area under request for expansion of the existing Kaanapali Kai Golf Course executive layout to a full championship course. Expansion of the golf facilities within the Kaanapali Beach Resort area is vitally needed to meet the damand created by the ever expanding visitor industry. (See attached maps covering subject area).

(2) Reasons justifying granting of request: Provide area necessary for reasonable expansion of recreational facilities related to visitor destination resort area. Further area under request is adjacent to and conforms in use to areas within the County General 701 Plan designated for expansion and future development of the existing facilities.

D. Applicant: (1) Name Amfac Communities - Hawaii - Agent for Pioneer Mill Company, Limited

(2) Address P. O. Box 696, Lahaina, Hi 96761 (3) Telephone 661-3671

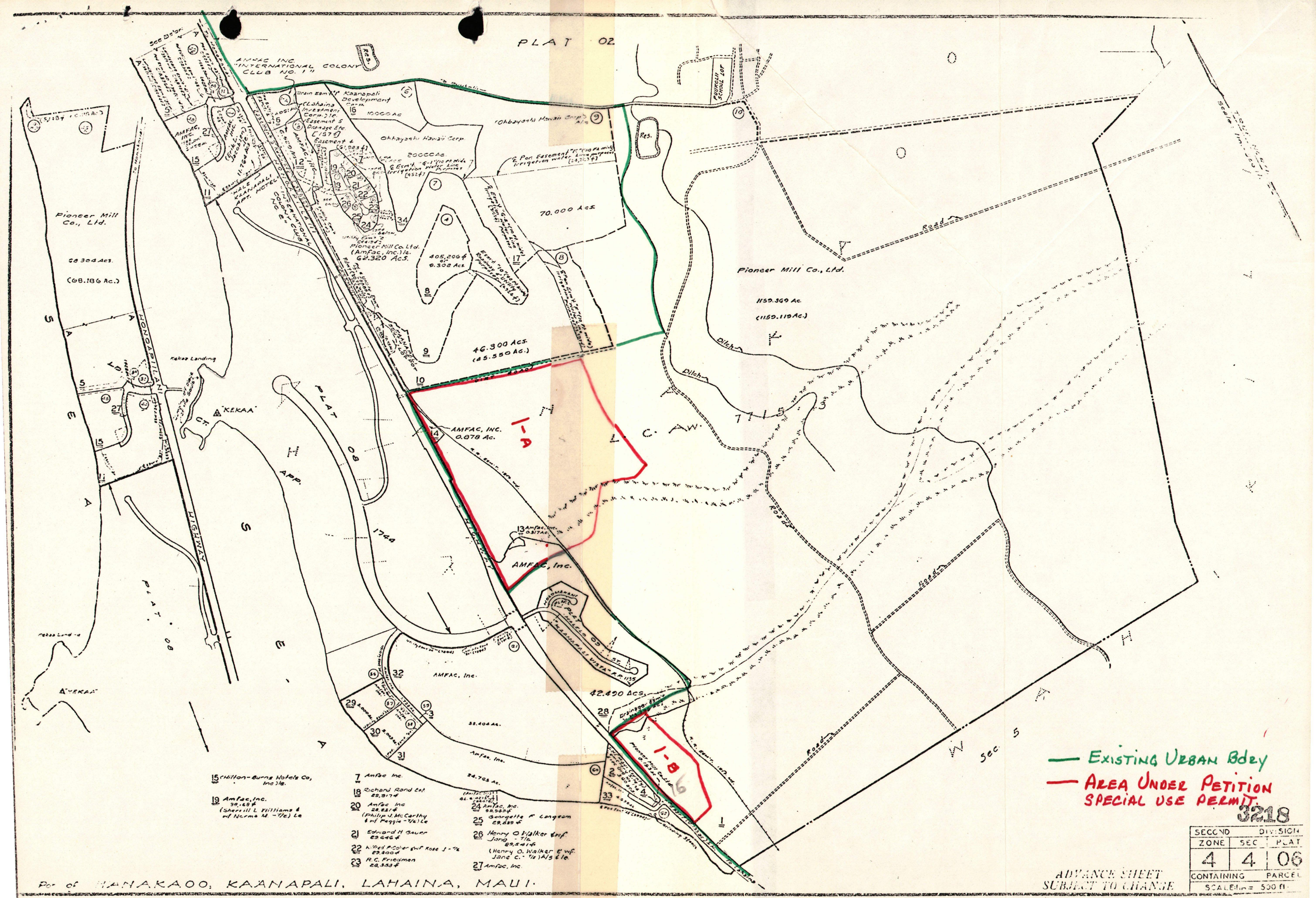
(4) Signature Peter A. Sanborn
Peter A. Sanborn

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

Reasons: _____

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

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


PLAT 02
AMFAC INC. "INTERNATIONAL COLONY CLUB NO. 1"
Kaanapali Development Corp.
10000 Ac
Ohbayashi Hawaii Corp.
20000 Ac.
70.000 Acs.
Pioneer Mill Co., Ltd.
68.304 Acs.
(68.186 Ac.)
Pioneer Mill Co. Ltd. (Amfac, Inc.) le. 62.320 Acs.
405.206 ¢ or 9.302 Acs.
46.300 Acs. (45.550 Ac.)
Pioneer Mill Co., Ltd.
1159.369 Ac.
(1159.119 Ac.)
Kekaa Landing
"KEKAA"
PLAT 08
HONOAPIILANI HIGHWAY
AMFAC, INC. 0.878 Ac.
1-A
AMFAC, Inc.
42.490 Acs.
1-B
Sec. 5
Road
Ditch
Existing Urban Bdry
Area Under Petition Special use Permit
15 (Hilton-Burns Hotels Co, Inc) le.
19 Amfac, Inc. 39,168 ¢ (Sherrill L Williams & wf Norma M. - T/E) Le
7 Amfac Inc.
18 Richard Rand Est. 23,917 ¢
20 Amfac Inc 28,231 ¢ (Philip J. McCarthy & wf Peggie - T/E) Le
21 Edward H Gauer 29,646 ¢
22 Wilfred P. Coker & wf Rose J - T/E 29,300 ¢
23 R.C. Friedman 28,353 ¢
24 Amfac, Inc. 29,568 ¢
25 Georgette F Langeam 29,839 ¢
26 Henry O Walker & wf Jane - T/E 29,541 ¢ (Henry O. Walker & wf Jane C. - T/E) A/S & le.
27 Amfac, Inc.
Por of HANAKAOO, KAANAPALI, LAHAINA, MAUI.
ADVANCE SHEET SUBJECT TO CHANGE
3218
SECOND DIVISION
ZONE 4
SEC 4
PLAT 06
CONTAINING PARCEL
SCALE 1 in = 500 ft
PRINTED

AMFAC COMMUNITIES INC.-HAWAII

AN Amfac COMPANY

P.O. BOX 696
LAHAINA, MAUI, HAWAII 96761
TELEPHONE 661-3671

RECEIVED
APR 11 1975
DEPT. OF PLANNING
COUNTY OF MAUI

April 9, 1975

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

Dear Mr. Nakamura:

Subject: Special Use Permit/Golf Course Expansion
Kaanapali Beach Resort, Maui, Hawaii

Following up our presentation of expansion plans for golf facilities in the Kaanapali Beach Resort area, we are transmitting herewith for your review and action in triplicate the following:

1. Application for Special Use Permit covering area needed to expand golf course facilities

2. Copies of appropriate maps indicating areas under request for Special Use Permit

3. Application fee in the amount of $35.00.

Also, as of this date, we are transmitting our Petition Request for Boundary Change to the State Land Use Commission for 60± acres in Lahaina to be used as support housing areas for expansion of the resort area. Further, specific correspondence and maps will be transmitted to your office formally requesting a subdivision of 18 acres from TMK 4-4-06:32 for the purposes of developing a planned unit development condominium project in addition to the designation and dedication of those parcels presented in today's meeting for public use and right of way to the Kaanapali Beach area.

It is respectfully requested that the above permit application be approved and transmitted to the State Land Use Commission for approval at your earliest convenience.

If any additional information is needed on this specific request, please don't hesitate to contact the undersigned.

Sincerely,

Peter A. Sanborn

Peter A. Sanborn
Project Manager

PAS/ar

Enclosures

cc: P. Cassiday
M. Gilliland

AFFIDAVIT OF PUBLICATION

STATE OF HAWAII, County of Maui. } ss.

Barbara Y. Iwaishi being duly sworn deposes and says, that he is Advertising Clerk of the Maui Publishing Co., Ltd., publishers of the MAUI NEWS, a newspaper published in Wailuku, County of Maui, State of Hawaii; that the ordered publication as to NOTICE OF PUBLIC HEARING LUC SPECIAL USE PERMIT

of which the annexed is a true and corrected printed notice, was published 1 times in the MAUI NEWS, aforesaid, commencing on the 17th day of July, 19 75, and ending on the day of , 19 , (both days inclusive), to-wit: on July 17, 1975

and that affiant is not a party to or in any way interested in the above entitled matter.

Barbara Y. Iwaishi

Subscribed and sworn to before me this 21 day of July A. D. 19 75

Notary Public, Second Judicial Circuit, State of Hawaii.

My commission expires August 31, 1975.

NOTICE OF PUBLIC HEARING
LUC SPECIAL USE PERMIT

NOTICE IS HEREBY given of a public hearing to be held by the Maui Planning Commission on Wednesday, August 6, 1975 at the County Building 6th Floor, Room 614, Wailuku, Maui, at 1:30 p.m. or as soon thereafter as those interested may be heard to consider the following request for SPECIAL USE PERMIT under provisions of SECTION 205-6 of the HAWAII REVISED STATUTES:

PETER A. SANBORN of AMFAC COMMUNITIES, HAWAII, on behalf of PIONEER MILL CO., LTD. requesting approval of a State Land Use Commission Special Permit for an expansion of the Kaanapali Kai Golf Course located within the Kaanapali Beach Resort area, Kaanapali, Lahaina, Maui, TMK 4-4-06:1 (portion of). The subject area contains approximately 110 acres more or less.

Information pertaining to the above request is on file in the office of the County of Maui Planning Department, 200 S. High Street, Wailuku, Maui, Hawaii, and is open to the public for inspection during office hours.

All testimony regarding the SPECIAL USE PERMIT should be filed in writing to the Planning Department, County of Maui, 200 S. High Street, Wailuku, Maui 96793, before the date of the Hearing or presented in person at the time of the hearing.

MAUI PLANNING DEPARTMENT
BY Howard K. Nakamura
County Planning Director

(MN: July 17, 1975)

RECEIVED
JUL 22 1975
DEPT. OF PLANNING
COUNTY OF MAUI

file

NOTICE OF PUBLIC HEARING
LUC SPECIAL USE PERMIT

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MAUI PLANNING DEPARTMENT
By Howard K. Nakamura
County Planning Director

(MN--July 17, 1975)

speedimemo

35871 TRIP

RECEIVED
JUL 8 1975
DEPT. OF PLANNING
COUNTY OF MAUI

TO Tosh Ishikawa, Planning Director
Attention: Mr. R. Masuda

AT 3rd Floor, County Building

SUBJECT LUC Special Permit Request by Amfac-Golf Course

DATE July 7, 1975

We have reviewed the subject submittals and have no comments to offer at this time.

PLEASE REPLY TO →

SIGNED Stanley S. Goshi
STANLEY S. GOSHI, Administrator
Land Use & Codes Administration

DATE

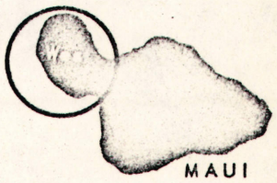
SIGNED

4S 474 Rediform ®
Poly Pak (50 sets) 4P474

SEND PARTS 1 AND 3 WITH CARBONS INTACT - PART 3 WILL BE RETURNED WITH REPLY

West Maui Soil and Water Conservation District

P. O. BOX 1170
WAILUKU, HAWAII 96793



July 3, 1975

RECEIVED
JUL 7 1975
DEPT. OF PLANNING
COUNTY OF MAUI

Director Tosh Ishikawa
Maui Planning Department
201 High Street
Wailuku, Hawaii 96793

Dear Tosh:

Re: Special Use Permit for Golf Course Expansion - Kaanapali Beach Resort Area - Tax Key 4-4-06: Portion of 1, ± 101 Acres
Applicant: Amfac Inc.

The following is a brief soil description of the area which is presently in sugarcane production.

Wahikuli stony and very stony silty clay

Slope ranges from 5 to 15 percent and soil depth to bedrock is from 20 to 40 inches. There are sufficient stones to hinder cultivation and in some places occupy up to 3 percent of the surface. Many of the stones have been pushed into rock piles. Available water holding capacity is 1.4 inches per foot of soil.

Agricultural Use

Besides sugarcane production approximately 50 percent of the area would be suitable for truck crops. Cultivation would be slightly difficult because of stoniness. Approximate water required for truck crop production is about 8,000 gallons per acre per day.

Other alternative uses are orchard and pasture. Water requirement for orchard varies depending on the type of irrigation system and orchard crops.

Estimated carrying capacity for pasture under improved conditions is 5 acres per animal unit during April to October and 2 acres per animal unit during November to March. Water requirement is about 10 to 12 gallons per animal unit per day.

Golf Course

Soil features which may affect golf course development is stoniness. The construction of drainage facilities may also be difficult because of soil depth.

Sincerely,

David Nobriga, Chairman
West Maui Soil and Water
Conservation District

GEORGE R. ARIYOSHI
GOVERNOR

E. ALVEY WRIGHT
DIRECTOR

DEPUTY DIRECTORS
DOUGLAS S. SAKAMOTO
WALLACE AOKI

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

650 Palapala Drive
Kahului, Hi 96732

IN REPLY REFER TO:
HWY-M 2.15935

July 8, 1975

RECEIVED
JUL 10 1975
DEPT. OF PLANNING
COUNTY OF MAUI

County of Maui
Planning Department
200 S. High Street
Wailuku, Hawaii 96793

Attention: Mr. Ralph Masuda

Gentlemen:

Subject: Your referral of Amfac Communities
Request for Special Use - Golf Course
Expansion - Approx. 110 Acres
Portion 4-4-06:01

We have no comments or recommendations wih regard to the land use planning aspects of subject request.

If permission for the special usage is granted, we suggest that it be conditioned upon:

1. Adequacy of the proposed drainage facilities. The Highways Division requires that any increase in storm runoff due to upslope diversions or less pervious development improvements be provided for by adequate drainageways. A drainage outlet to the lagoon to accommodate runoff through the lower end of the STP gulch is recommended for serious consideration.

2. Specific plan review and approval for all construction work contemplated to be performed within State highway rights-of-way.

Very truly yours,

Harris S Suyama

HARRIS S. SUYAMA
District Engineer, Maui

FC:f

DEPARTMENT OF WATER SUPPLY
COUNTY OF MAUI
P. O. BOX 1109
WAILUKU, MAUI, HAWAII 96793

RECEIVED
JUN 13 1975
DEPT. OF PLANNING
COUNTY OF MAUI

June 10, 1975

Planning Department
3rd Floor, Kalana O Maui Bldg.
Wailuku, Hi 96793

Attn: Mr. Ralph Masuda

Gentlemen:

Subject: LUC Special Permit Request by Amfac for Golf Course Expansion
TMK: 4-4-06:por of 1

This special use permit is for a golf course expansion only. We assume that the water requirement for this request is for irrigation purposes only for the golf course and the water requirement for this will be from Amfac's private water system.

Therefore, we have no requirements for the subject project.

Sincerely,

S Murayama

Shigeto Murayama, Director

TI/CK/ao

cc: CO
K. Simon
Engr.

"By Water All Things Find Life"

PLANNING COMMISSION
Yoshikazu Matsui, Chairman
G. Alan Freeland, Vice-Chairman
Louis Hao
Shiro Hokama
Kazuo Kage
George Murashige
Leo Polo, Jr.
Stanley Goshi, Ex-Officio
Carl Kalama, Ex-Officio

Elmer F. Cravalho
Mayor

BOARD OF ADJUSTMENT
& APPEALS
Young Whee Chun, Chairman
George mura, Vice-Chairman
William Hong
Norman Muranaka
Herbert Vierra

Howard K. Nakamura
Planning Director

Tosh Ishikawa
Deputy Planning Director

COUNTY OF MAUI
PLANNING DEPARTMENT
200 S. HIGH STREET
WAILUKU, MAUI, HAWAII 96793

TO: Stanley Goshi
Harris Suyama
Shigeto Murayama
David Nobriga
file ✓

DATE: June 5, 1975

SUBJECT: LUC Special Permit request by Amfac for Golf Course Expansion
TMK 4-4-06:por. of 1
Approximately 110 acres.

Gentlemen:

Transmitted to you are the following:

1. Applicant's letter and application.
2. Map showing area of request.

These are transmitted as checked below:

- [ ] For your information
- [x] For your review and comments/recommendations
- [ ] For your approval
- [ ] For your signature
- [ ] For your action
- [ ] As requested

Please submit your comments/recommendations by July 7, 1975.

Remarks: The public hearing on the subject request will be held by the Planning Commission on July 16, 1975.

Signed Ralph Masuda

AMFAC COMMUNITIES INC.-HAWAII

AN Amfac COMPANY

P.O. BOX 696
LAHAINA, MAUI, HAWAII 96761
TELEPHONE 661-3671

May 13,1975

RECEIVED
MAY 14 1975
DEPT. OF PLANNING
COUNTY OF MAUI

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

Dear Howard:

Subject: Kaanapali Beach Resort Proposed Expansion Plans

Subsequent to my letter of April 9 and our meeting in your office on the afternoon of April 22, I am providing herein the additional information that you requested concerning the overall development plan concept and proposed expansion program for the Kaanapali Beach Resort area during the next three years.

By way of background information, the last time Amfac reviewed the overall master plan for the Kaanapali Resort area was in 1966 through 1969 which was then tied to the development of the West Maui 701 General Plan. Needless to say, during the last eight years a number of changes have occurred within the expanding visitor industry and resort development real estate market that have resulted in our again reviewing the entire resort area. During the last six to eight months we have analyzed where we have been, where we are now and where we think we are going in the future as it relates to the development of all our lands in West Maui which are directly affected by the Kaanapali Beach Resort area and its relationship to the visitor industry market on the Island of Maui.

Amfac's development concept for Kaanapali has always been one of controlled growth to meet the current demand be it for hotel rooms, condominium units, golf courses, support housing, and other related items necessary to meet the needs of not only the local community but the desires of the visitors to our shores. It has become very apparent to us within the last two years that the single largest item that needed to be revised within the resort area was that of our golf related recreational facilities.

Our golf staff has concluded that the existing Kaanapali Kai Par 64 Golf Course can no longer be looked at as an overflow course for the Royal Kaanapali Championship course because there are too many golfers demanding to play on a championship layout. In 1974 our two courses reported approximately 92,000 rounds of golf. In addition, we referred an estimated 10,000 - 15,000 rounds to A & B's Wailea Golf Course because we were unable to accommodate them on our two courses or the golfers wanted to play a championship layout instead of an executive course. Further, it has become increasingly expensive to run a split pro shop operation to accommodate both courses and we have had to increase golf fees in order to offset the rising expenses. Another important item which, has been causing us additional concern is that as the load has increased, control of play on the courses has become more difficult. Thus, with all of these concerns and problems in mind, we asked our golf course architect and planners to create two championship golf courses, maintaining quality layouts, that could be run from a centralized golf shop and that would have both front nines ending at a common location in addition to the start of the back nines leaving from that same location. This central location could then become a control point with restrooms and eventually, a food service operation to accommodate the food and beverage needs of the golfer. The solution that met these needs is shown on the development plans that have been presented to your office.

The new golf course layout also met another stipulation that we had put forth and that is allowing for the availability of at least 15-18 acres of land in the South Kaanapali area to be surrounded by golf course green open space to house a tennis condominium development. The South Kaanapali area was chosen as the best location within the resort area for such a project as it has minimal wind conditions which we have found to be somewhat of a problem at the existing Royal Lahaina Tennis Ranch project. Consequently, the 18 acres shown on the development plan labeled "proposed tennis condominium project" were created for the development of this type of project to meet the tremendous demand for this recreational activity from visitors to West Maui. We are proposing a subdivision of this 18 acres out of a larger parcel of land containing 53.4 acres, being TMK 4-4-06:32 and subsequent upzoning from its existing R-3 to an R-1 designation and development of the project under the planned unit development section of the Maui County Comprehensive Zoning Ordinances.

In addition to the consolidation of our golf facilities and the creation of a site on which to develop a tennis project, our revised plan now allows for better utilization of the old clubhouse site and adjacent parcels for the future development of a hillside golf course oriented condominium project with related commercial facilities that could be accommodated within the current zoning of those lands. The three lots that would be a part of this development are noted as 5a, b, and c on the master plan map. Further down the road - at least four to six years off - the new golf course layout and expansion plans accommodate some additional hillside, low rise development sites that could provide for projects similar to the International Colony Club and Kaanapali Plantation condominiums or single family detached residential lots similar to that of Kaanapali Vista Subdivision.

Interrelated with the development sites and golf course expansion plans as mentioned above and noted on the revised master plan map, is the subject of public access to and use of the beaches that the Kaanapali Beach Resort fronts upon by the public. Now that our master plan is firm in its direction, Amfac is prepared as a part of this revised plan and related requests to designate and document by way of easements to the County of Maui, three beach access rights of way as noted on the maps presented. Easement documents with appropriate exhibits and maps are currently being prepared by our legal and engineering staffs and will be forthcoming in draft form for your review and comments in the very near future. Further, in regard to these beach rights of ways, Amfac will see to it that parking requirements will be met to serve these designated areas as development of the lands immediately adjacent to them is completed. We will work closely with the developers and planners on those lots so that we may integrate the parking requirements with their parking requirements, thus allowing, in our opinion, better utilization of lands and consolidation of parking areas, adequate to satisfy both parties. Also, much needed maintenance of these areas will be Amfac's or our lessees' responsibility. We will also commit to designate a fourth major beach right of way with appropriate parking as mentioned above, in the north Kaanapali sector across the lands now occupied by sugar cane and the Kaanapali Airport terminal in an area as approximately shown on the maps presented but we will not define the area exactly until such time as we get closer to the development of these lands. We estimate this development to be at least seven to ten years away. When development plans become finalized, and the area plans for improvement are completed, we will provide the necessary maps and

documents to designate said public beach access right of way.

One additional item in regard to public rights of way and use of beach areas adjacent to Amfac land ownership, we are prepared to make available to the County of Maui for public use a parcel containing 4.689 acres being TMK 4-4-06:33 abutting Hahakea Stream, being the present southern boundary of the improved Kaanapali Beach Resort development. In the lease and/or dedication of said lands for public use, however, Amfac would like the County to reserve a portion of said lands, being Lot A as shown on the maps attached hereto marked Exhibit "A", for permanent use as a cultural activity area relating to the preservation of our Hawaiian heritage. Plans on a specific cultural use are being prepared and Amfac would like to reserve the right to approve any plans in regard to the cultural activity that will be housed on these lands both now and in the future. The balance of said parcel, being Area B, will be for public use as designated by the County of Maui. Appropriate documents and Land Court Maps regarding this transaction will be prepared by our engineering and legal staffs and will be forthcoming in draft form for your comments and approval in the near future. With mutual agreement on the rights of ways noted and this park area, it is assumed that all the present County requirements will be satisfied.

Yet another very important factor involved in the development of our expansion plans for Kaanapali is that of support housing to meet the growing need for single family residential units within the West Maui area. Thus, Amfac has petitioned to the State Land Use Commission for reclassification of a 60± acre parcel within Lahaina town, being a portion of TMK 4-5-15:01 from agricultural to urban, thus allowing one of the few remaining Amfac owned parcels contained within the urban boundaries of the West Maui General 701 Plan to be developed for single family residential dwelling units. A preliminary master plan layout of the total 60 acre parcel indicates 144 lots to handle single family detached dwellings and 104 lots to house duplex units and a three acre parcel for public park use. The total development is estimated to take five to six years to complete in three phases with the first phase of approximately 20 acres to commence as soon as engineering working drawings can be completed after obtaining appropriate approvals on the land reclassification from the State Land Use Commission and satisfactory approval of the zoning and subdivision requirements set forth under current county ordinances.

A copy of our total general plan layout showing the above has previously been submitted to your office during our meeting of April 22. Further detailed plans on the first phase and general plans on the remaining areas are under way and will be provided to your office upon request.

The development of the housing area in Lahaina in addition to expansion of the Kaanapali Kai Golf Course will account for an eventual loss of 104 acres of lands currently under cane cultivation by Pioneer Mill Company. We have worked very closely with Pioneer Mill Company in the development of these plans so that a minimum amount of cane lands will be lost to cultivation. In the Kaanapali area we have a Special Use Permit request for approximately 110 acres with only 62 acres to be devoted to golf course while the remaining 48 are to remain under cultivation in and around the golf course layout. Pioneer Mill Company at the same time is working diligently in all areas to reclaim new lands for cultivation within its base of operation and as is noted in their correspondence attached hereto as Exhibit "B", 186 (approximately) new acres will be brought into cane within the next 24 months to supplement those acres that will be lost for the Lahaina housing project and the Kaanapali golf course expansion program. Also, it would be interesting to note here as is shown on Exhibit "C", the net loss of sugar lands to Pioneer Mill over the last 19 years, being from 1955 to 1974 in light of all the development that has occurred within Lahaina and Kaanapali is only 145.6 acres. Amfac Communities and Pioneer Mill working together to preserve cane lands is in accord with Amfac Inc.'s overall corporation policy to retain the economic viability of both its land development and agricultural holdings within West Maui and throughout the state.

The last major item and a very vital one to the plans proposed is that of expanding our utility systems within Kaanapali to accommodate the new development projects and golf course expansion. Necessary monies have been appropriated to expand both our domestic and irrigation water systems to service our planned expansion. Likewise, the addition of electrical conduits and transformers will be installed to serve the new project sites. In the area of drainage, a whole new plan of drainage channels has been designed and will be constructed to accommodate the increased run off from golf course lands versus cultivated cane lands and those new channels tie into existing natural water run off areas such as Hahakea Stream and already constructed manmade flood control measures within Kaanapali such as the lagoon system currently running through both golf courses.

In the area of sewerage new sewer lift stations, transmission lines and expansion of our existing sewer treatment plant facility will take place as required to accommodate the flows generaged from the projects noted herein and on our plans. It is currently our intent to modify our treatment facilities, if necessary, to accommodate flows generated from the time our projects are completed until such time as the proposed West Maui Wastewater Sewage Treatment Plant facility is constructed and operational at which time we are optomistic that arrangements can be made with the County government to allow sewage from the Kaanapali Beach Resort area to be treated in that public facility. Further, it is our intent to retain a portion of the sewage flow out of the Kaanapali Resort area into our existing plant so that we are able to produce a sufficient quality of good, effluent to be utilized in the irrigation of our golf courses.

Another major item that will be accomplished as a part of our overall plans is the relocation of Pioneer Mill's lower haul cane road currently running through the resort area, to a new location immediately mauka of the proposed upper limit of the ultimate resort development as established in the West Maui General 701 Master Plan. This relocation, although a costly one, we feel will now adequately separate the cane operation from the resort area, thus making the overall resort even more aesthetically and environmentally pleasing to the residents and visitors alike that enjoy the use of our facilities.

In summary, with the construction and installation of the items discussed herein, Amfac Communities feels that it will have now set the stage for continued controlled, timely and logical systematic development of the Kaanapali Beach Resort area for the next five to ten years. It is our intent to continue to expand at a rate very similar to that in the past which gives us great flexibility to meet the demands of the market in both real estate and visitor accommodations in addition to preserving the economic viability of all of our existing operators within Kaanapali Beach Resort and of our sister company, Pioneer Mill, in the cultivation of its sugar lands. The Kaanapali Beach Resort area will never become another Waikiki as many permanent vistas or view planes along with great acreages of open green space have been designed into the overall master plan for Kaanapali.

We, as developers and owners, plan to pursue to its end the ultimate development of Kaanapali Beach Resort with these sound planning principles and guidelines foremost in our minds.

This plan as presented is a total and complete package to stimulate and enhance the economic growth within the resort area and Lahaina town. It is respectfully requested that your blessings be cast upon our total concept and that approval be granted on our specific requests, some of which have already been submitted to both your department and the State Land Use Commission and others which will be forthcoming in the very near future. Should you have any questions on any of the material contained herein or on the maps previously submitted, please feel free to contact our office and I will review them with you at your convenience.

Very truly yours,

Peter A. Sanborn

Peter A. Sanborn
Project Manager

Enclosures

PIONEER MILL COMPANY, LIMITED

Growers of sugar cane and producers of raw sugar

P. O. Box 727
Lahaina, Hawaii 96761

May 6, 1975

TO: Pete Sanborn

FROM: Garvie Hall

SUBJECT: Caneland Expansion Plans

Dear Pete:

Pioneer Mill presently plans to take the following area into cane during 1975 and 1976. This is land which is not presently in cane.

1975	106 acres
1976	80 acres

Garvie Hall

W. Garvie Hall
President and Manager

ms

cc: K. H. Berg
P. R. Cassiday

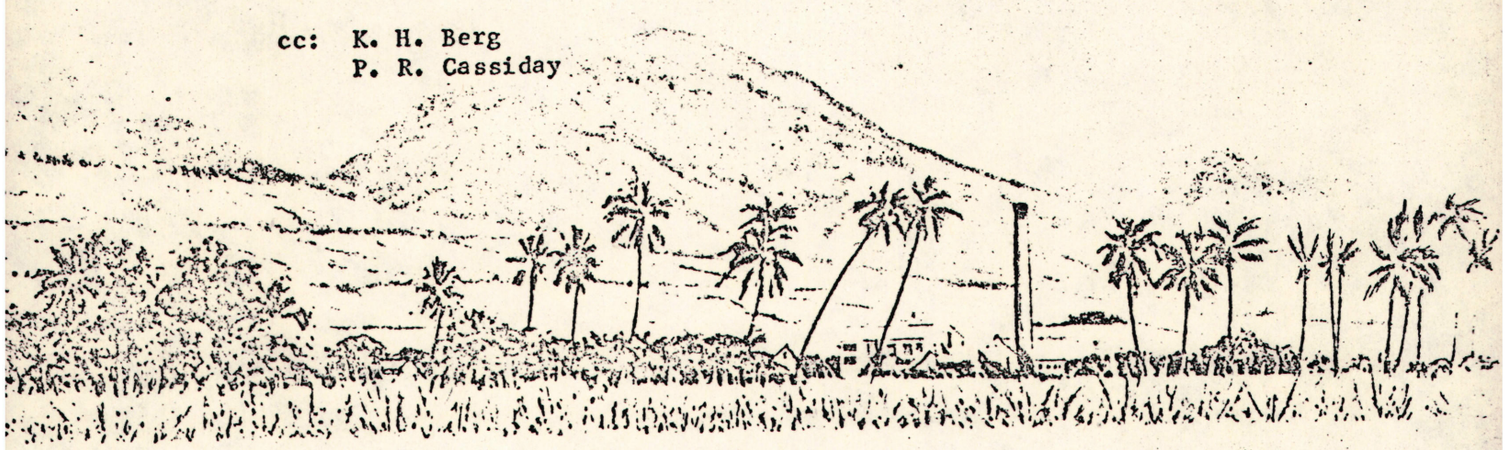


EXHIBIT "B"

PIONEER MILL COMPANY, LIMITED

Growers of sugar cane and producers of raw sugar

P. O. Box 727
Lahaina, Hawaii 96761

YEAR	AREA LOST	AREA GAINED	CULTIVATED AREA IN CANE
1955			9490.6 Ac.
1956	22.8	33.7	9501.5
1957	1.4	40.3	9540.4
1958	53.0	22.8	9510.2
1959	11.1	10.9	9510.0
1960	225.2	79.2	9364.0
1961	12.5	99.8	9451.3
1962	18.1	9.3	9442.5
1963	13.9	30.4	9459.0
1964	15.4	8.4	9452.0
1965	21.3	15.0	9445.7
1966	60.0	29.8	9415.5
1967	90.5	73.9	9398.9
1968	52.0	28.3	9375.2
1969	76.8	14.0	9312.4
1970	37.8	60.4	9335.0
1971	45.6	16.5	9305.9
1972	5.5	19.1	9319.5
1973	15.5	33.2	9337.2
1974	11.2	19.0	9345.0

Net loss during
19 year period:
145.6 Acres



EXHIBIT "C"

AMFAC COMMUNITIES INC.-HAWAII

AN Amfac COMPANY

P.O. BOX 696
LAHAINA, MAUI, HAWAII 96761
TELEPHONE 661-3671

RECEIVED
MAY 6 1975
DEPT. OF PLANNING
COUNTY OF MAUI

May 2, 1975

Mr. Toshio Ishikawa
Planning Department
County of Maui
Wailuku, Maui, Hi 96761

Dear Toshio:

Subject: Kaanapali Master Plan Revisions

Following up your specific request at our meeting of April 22 I am enclosing herewith five copies of our engineering improvement plans to be utilized in the review of our Special Use Request by the Land Use and Codes Administration that relates to our expansion plans for Kaanapali Beach Resort. One map in particular outlines a new drainage channel and the drainage area that the channel will serve that relates directly to the golf course expansion area. Should you or Mr. Goshi have any specific questions during my absence from the island between now and May 13, please contact my Resident Engineer, Frank Morse, and he will be more than glad to answer any questions you may have.

Sincerely,

PAS

Peter A. Sanborn
Project Manager

PAS/ar

Enclosures

April 15, 1975

Mr. Peter Sanborn
Amfac Communities - Hawaii
P.O. Box 696
Lahaina, Maui 96761

Dear Mr. Sanborn:

Re: LUC Special Permit for Expansion of Kaanapali Kai Golf Course, Kaanapali, Maui.

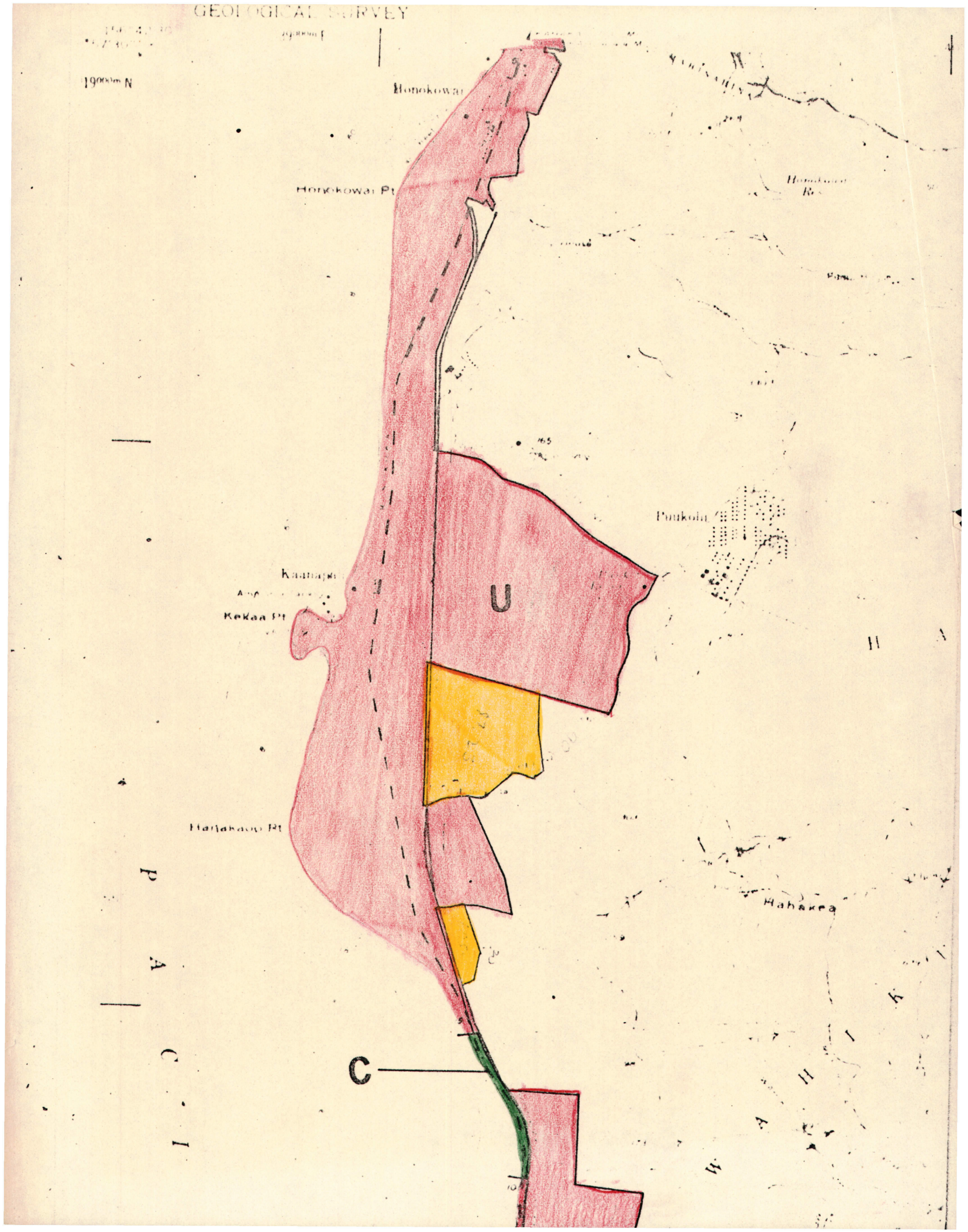
This will acknowledge receipt of the application for a Land Use Commission Special Permit for the above project.

To assist our office in the evaluation of the said application, we respectfully request four copies of the overall development plan for the Kaanapali Beach Resort area.

Please contact our office should you have any questions.

Yours very truly,

TOSH ISHIKAWA
Deputy Planning Director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Kekaa Pt
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Hanakaoo Pt
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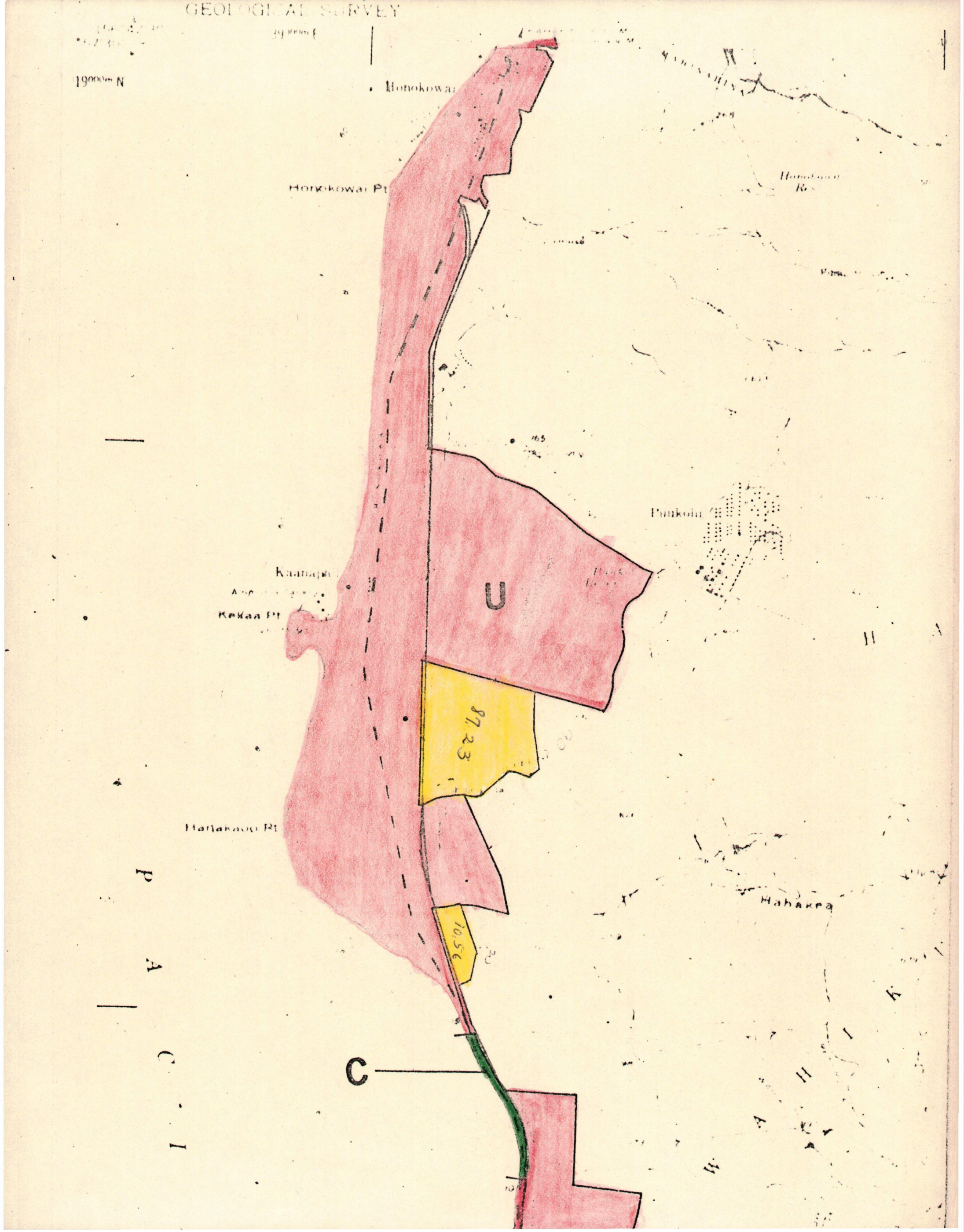
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Kekaa Pt
Hanakaoo Pt
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W A H I K I

Phase
1
2
3
4

Kaanapali Plantation

Royal Kaanapali Estates

Royal Kaanapali Golf

Proposed County STP

International Colony Club

Proposed Transportation Center

Train Depot

Honoapiilani Highway

Maui Eldorado 5b

Proposed Clubhouse Condominium 5a

New Club House and Driving Range

STP

Kaanapali Vista

Cane Haul Road

To Lahaina

Club House

Kaanapali Kai Golf Course

Proposed Tennis Condominium

Royal Kaanapali 5c Golf Course

Royal Lahaina Hotel

Sheraton Maui Hotel

Proposed Kaanapali Beach Club

Maui Surf Resort

Whalers Village

The Whaler

Kaanapali Beach Hotel

PROPOSED PUBLIC USE

PROPOSED ZONING CHANGE R-3 TO R-1 FOR P.U.D. TENNIS CONDOMINIUM

AREA UNDER SPECIAL USE PERMIT REQUEST FOR GOLF COURSE EXPANSION

RECEIVED
SEP 18 1975
State of Hawaii
LAND USE COMMISSION

Future Development Sites and Golf Course Expansion A

Kaanapali Beach Resort

AN Amfac DEVELOPMENT ON THE ISLAND OF MAUI

LAND USE DISTRICT BOUNDARIES

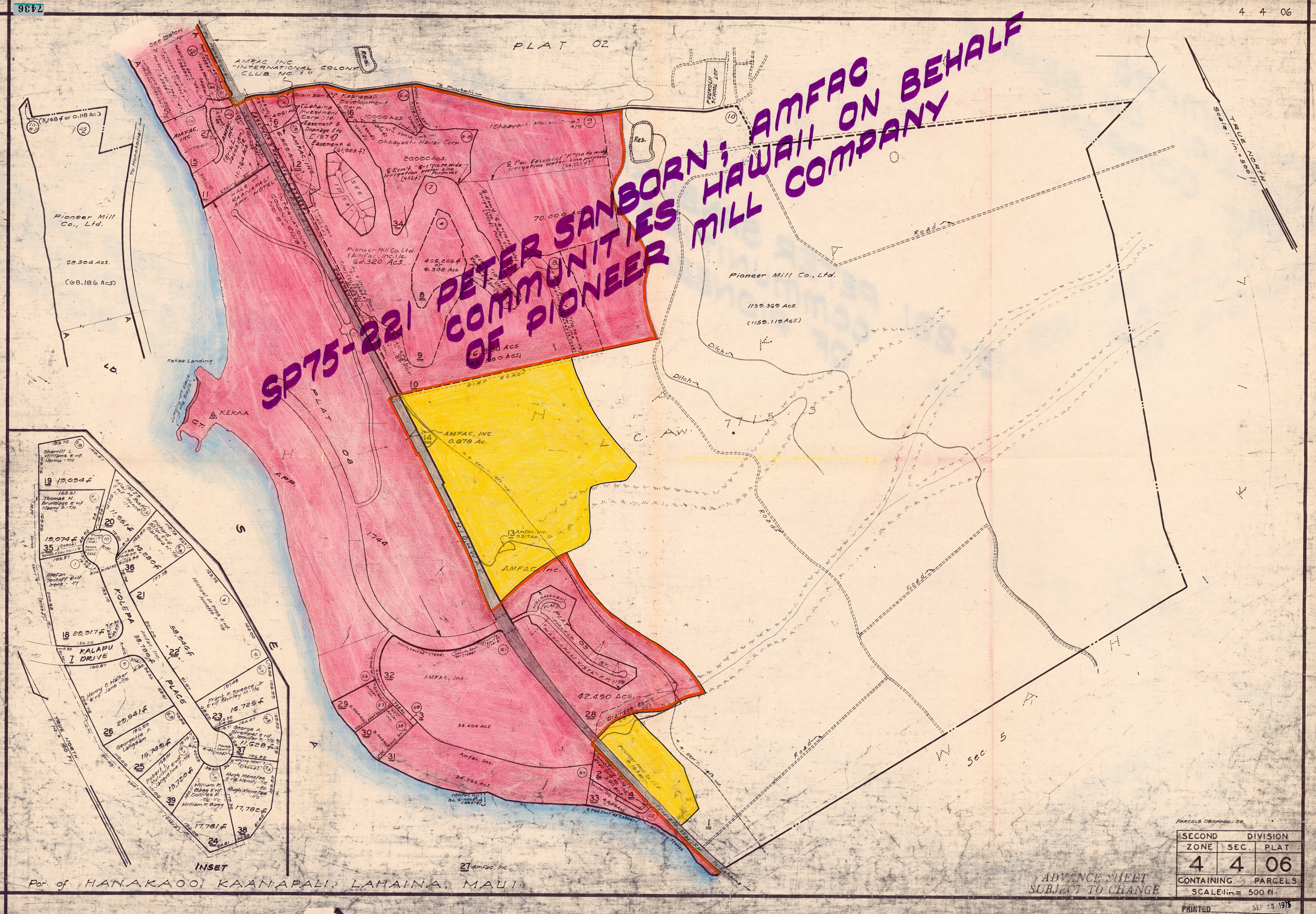
DISTRICT MAP	STATE OF HAWAII	DISTRICTS
M-2	LAND USE COMMISSION DEPT. OF PLANNING & ECONOMIC DEVELOPMENT EFFECTIVE DATE: DEC 20 1974	U = URBAN R = RURAL A = AGRICULTURAL C = CONSERVATION

UNITED STATES
DEPARTMENT OF THE INTERIOR
GEOLOGICAL SURVEY

LAHAINA QUADRANGLE
HAWAII ISLAND AND COUNTY OF MAUI
7.5 MINUTE SERIES (TOPOGRAPHIC)

SP75-221 PETER SANBORN; AMFAC COMMUNITIES HAWAII ON BEHALF OF PIONEER MILL COMPANY

7435



SP75-221 PETER SANBORN; AMFAC COMMUNITIES HAWAII ON BEHALF OF PIONEER MILL COMPANY
PLAT 02
AMFAC INC. "INTERNATIONAL COLONY CLUB NO. 1"
Pioneer Mill Co., Ltd.
68.304 Acs.
(68.186 Acs)
Pioneer Mill Co., Ltd.
1159.369 Acs.
(1159.119 Acs.)
Pioneer Mill Co. Ltd. (Amfac, Inc.) le. 62.320 Acs.
Ohbayashi Hawaii Corp.
20000 Acs.
10000 Acs.
70.000 Acs.
AMFAC, INC. 0.878 Ac.
AMFAC, Inc.
42.490 Acs.
33.404 Acs.
24.765 Acs.
Kekaa Landing
KEKAA
DIRT ROAD
HIGHWAY
PLAT 08
KOLEPA PLACE
KALAPU DRIVE
INSET
Sec. 5
TRUE NORTH
Scale: 1in.=500 ft.
Por. of HANAKAOO, KAANAPALI, LAHAINA, MAUI
PARCELS DROPPED: 22
SECOND DIVISION
ZONE 4
SEC. 4
PLAT 06
CONTAINING 3 PARCELS
SCALE: 1in.= 500 ft.
ADVANCE SHEET SUBJECT TO CHANGE
PRINTED SEP 23 1975