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David M. Raatz, Jr., Esq.

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Richelle K. Kawasaki, Esq.

COUNTY COUNCIL
COUNTY OF MAUI
200 S. HIGH STREET
WAILUKU, MAUI, HAWAII 96793
www.MauiCounty.us

May 30, 2024

Ms. Kate Blystone, Director
Department of Planning
County of Maui
Wailuku, Hawaii 96793

Dear Ms. Blystone:

**SUBJECT: BILL 23 (2024), BILL 24 (2024), AND BILL 25 (2024),
COMMUNITY PLAN AMENDMENT, CHANGE IN
ZONING (CONDITIONAL ZONING), AND PROJECT
DISTRICT AMENDMENT FOR PROPERTIES IN
LĀNA'I PROJECT DISTRICT 2 (KŌ'ELE), LĀNA'I
CITY, LĀNA'I (HLU-23))**

The Housing and Land Use Committee is in receipt of Bills 23, 24, and 25 (2024), relating to land use changes for Lāna'i Project District 2 (Kō'ele).

The three bills have been revised to incorporate various corrections for clarity, consistency, and style. For your ease of reference, an overview of some of the more significant changes follows:

Community Plan Amendment bill

- A column has been added to the table to identify the acreage being redesignated, with the total acreage identified in the bill's title (268.349 acres).
- The names of the Community Plan designations have been revised to conform with the land use designations in the Lāna'i Community Plan (e.g., Agriculture and Single-Family).
- The metes and bounds descriptions attached as Exhibit "A" have been replaced with metes and bounds descriptions that correlate with each of the requested properties seeking a Community Plan Amendment. The property descriptions were provided by Lāna'i Resorts, LLC. The original

Exhibit “A” was identical to the Exhibit “A” attached to the Change in Zoning bill, described a total of 582 acres, and apparently corresponded to the land use districts within Lāna‘i Project District 2 (e.g., Hotel District, Multi-Family Residential Districts, Residential Districts, Park Districts, Open Space District, Golf District, and Resort Commercial District).

- Two of the maps attached as Exhibit “B” were slightly modified (by 0.01 foot) when the metes and bounds descriptions were provided.

Change in Zoning bill

- A column has been added to the table to identify the acreage being rezoned, with the total acreage identified in the bill’s title (210.556 acres).
- The final Open Space District reference has been updated with “(OS-2)”.
- The unilateral agreement that will need to be attached as an exhibit to the bill has been referenced.
- The metes and bounds descriptions attached as Exhibit “A” have been replaced with metes and bounds descriptions that correlate with each of the requested properties seeking a Change in Zoning. The property descriptions were provided by Lāna‘i Resorts, LLC.
- Two of the maps attached as Exhibit “B” were slightly modified (by 0.01 foot) when the metes and bounds descriptions were provided.

Project District bill

- Various drafting conventions were applied (e.g., the table of section headings at the top of the chapter; attempts to enhance consistency in references, capitalization, use of serial commas, plain language, formatting, and readability; and other housekeeping revisions).
- Certain corrections were made, including adding in a missing phrase for day care nurseries serving eight or fewer children in section 19.71.030, changing the section reference in the last line of section 19.71.050(C) to 19.500.110, and correcting “areas” to “arenas” in section 19.71.070(A)(1)(k).
- Adding a new section 2 to the bill to incorporate, as an exhibit, the metes and bounds descriptions that were removed from the Community Plan Amendment bill and Change in Zoning bill to enable the location of each land use category within the Project District to be memorialized.

A copy of each revised bill is enclosed. The bills will be sent to the Department of the Corporation Counsel for review and approval as to form and legality upon receipt of your clarification on the following issues.

Change in Zoning bill:

1. Condition 9(a) requires Lāna‘i Resorts, LLC to build a bypass road that is similar in concept to the road shown in Exhibit “E” of the Lāna‘i Community Plan adopted in 1983. A more recent version of the Lāna‘i Community Plan was adopted in 2016. Is there an updated reference to this bypass road that can be used, and if not, is the Department satisfied with the reference to the document in the plan which has since been repealed? Please explain.

Project District bill:

1. Section 19.71.070, relating to the new Resort Commercial PD-L/2 District, identifies development standards under subsection C. The section currently states:
 4. Maximum height, two stories not to exceed thirty feet.
 - a. Maximum height, thirty-five feet, except that vent pipes, fans, chimneys, antennae, and equipment used for small-scale energy systems on roofs shall not exceed forty-five feet.

Is the maximum height thirty feet or thirty-five feet? Please provide language that clearly explains the maximum height and the exception to maximum height.

2. Section 19.71.050(A)(1)(n) states, “as conforming to the intent of this **chapter**”; Section 19.71.070(A)(1)(o) states, “as conforming to the intent of this **article**”; and Section 19.71.050(B) states, “conforms to the intent of this **district**”. The Project District is housed within Article IV of Title 19, relating to the Regulation of Miscellaneous Areas, so “article” seems misplaced. Would it be appropriate to replace each of these references with “section”? Further, the word “herein” has been replaced with “in this section” in an attempt to provide clarity in the revised Project District bill. Please advise if this revision is not what was intended and needs to be updated, and if so, what term should be used instead.

3. Section 19.71.090 provides for general standards of development that apply to any tract of land for which development is sought in the Project District. Subsection (A)(2)(b) requires a final grading plan with erosion control measures as follows:
 - b. Erosion control measures to prevent erosion and sedimentation into the adjoining natural drainageway during construction of the **home** and exterior improvements [shall] must be specified.

Because this requirement applies to any land in the Project District, should erosion control measures apply to construction of any development, as opposed to homes only? Please advise if “home” should be replaced with “development” or some other term.

4. Section 19.71.090(G)(2) states, “Provision [shall] must be made for continuing management of all recreational, community, and open space facilities to [insure] ensure proper maintenance and policing. Documents to said effect [shall be] are required.”

Please advise how the Department verifies this documentation, who is required to perform this management obligation, and how the requirement is enforced. Are the documents required to be provided to the Department? Please provide language to clarify this requirement.

Upon receipt of your response, further revisions will be incorporated into the bills as needed.

May I further request your written response by **June 14, 2024**. To ensure efficient processing, please include the relevant Committee item number in the subject line of your response.

Ms. Kate Blystone
May 30, 2024
Page 5

Should you have any questions, please contact me or the Committee staff (Paige Greco at ext. 7660, Carla Nakata at ext. 5519, or Pauline Martins at ext. 8039).

Sincerely,

A handwritten signature in black ink, appearing to read 'Tasha Kama', with a long horizontal flourish extending to the right.

TASHA KAMA, Chair
Housing and Land Use Committee

hlu:ltr:023apl01:cmn

Enclosures

cc: Mayor Richard T. Bissen, Jr.
Karlynn Fukuda, Munekiyo Hiraga
Keiki-Pua Dancil, Lānaʻi Resorts, LLC

ORDINANCE NO. _____

BILL NO. 23, CD1 (2024)

A BILL FOR AN ORDINANCE TO AMEND THE LĀNA‘I COMMUNITY PLAN FOR 268.349 ACRES LOCATED IN LĀNA‘I CITY, LĀNA‘I, HAWAI‘I, IDENTIFIED AS TAX MAP KEYS (2) 4-9-001:021, 024, 030; (2) 4-9-002:001 (POR.), 061 (PORS.); (2) 4-9-018:002 (PORS.), 003 (PORS.), 005; AND (2) 4-9-021:009 (LĀNA‘I PROJECT DISTRICT 2 (KŌ‘ELE))

BE IT ORDAINED BY THE PEOPLE OF THE COUNTY OF MAUI:

SECTION 1. Under Chapter 2.80B, Maui County Code, a Community Plan Amendment is granted for certain real properties situated in Lāna‘i City, Lāna‘i, Hawai‘i, comprising 268.349 acres, identified in Table 1, and more particularly described in the attached Exhibit “A” and in the Community Plan Maps attached as Exhibit “B.”

Table 1

TAX MAP KEY	Lāna‘i Community Plan Designation		MAP	ACRES
	FROM	TO		
(2) 4-9-001:021	Project District	Single-Family	CP-227	0.632
(2) 4-9-001:024	Project District	Single-Family	CP-228	12.553
(2) 4-9-001:030	Project District	Single-Family	CP-228	0.606
(2) 4-9-002:001 (por.)	Open Space	Project District	CP-229	11.544
(2) 4-9-002:061 (por.)	Agriculture	Project District	CP-230	54.908
(2) 4-9-002:061 (por.)	Rural	Project District	CP-231	6.004
(2) 4-9-018:002 (por.)	Project District	Open Space	CP-232	41.792
(2) 4-9-018:002 (por.)	Project District	Single-Family	CP-233	4.026
(2) 4-9-018:003 (por.)	Park/Golf Course	Project District	CP-234	65.888
(2) 4-9-018:003 (por.)	Project District	Open Space	CP-235	28.995
(2) 4-9-018:003 (por.)	Project District	Single-Family	CP-236	28.262
(2) 4-9-018:005	Project District	Single-Family	CP-236	1.312
(2) 4-9-021:009	Project District	Open Space	CP-237	11.827
			TOTAL	268.349

SECTION 2. This Ordinance takes effect on approval.

APPROVED AS TO FORM AND LEGALITY:

Department of the Corporation Counsel
County of Maui

hlu:misc:023acpabill01:pmg

INTRODUCED BY:

A handwritten signature in cursive script, appearing to read "Alice L. Lee".

ALICE L. LEE

Upon the request of the Mayor.

EXHIBIT "A"

**KOELE PROJECT DISTRICT
SINGLE-FAMILY**

Being all of Lot 185 (Map 22) of Land Court Application 862

Situated on the Island of Lanai, State of Hawaii

Beginning at the Northwest corner of this parcel of land, along the intersection of Puulani Place and Nininiwai Circle, same being Lots 213 and 215, respectively, as shown on Map 22 of Land Court Application 862, the coordinates referred to Government Survey Triangulation Station "POHOULA" being 6,385.94 feet South and 2,165.39 feet East and thence running by azimuths measured clockwise from true South:

1. Along Nininiwai Circle, same being Lot 215 (Map 22) of Ld. Ct. App. 862, on a curve to the right with a radius of 20.00 feet, chord azimuth and distance being:

200° 38' 28.28 feet;
2. 245° 38' 40.00 feet along Nininiwai Circle, same being Lot 215 (Map 22) of Ld. Ct. App. 862;
3. Thence along Nininiwai Circle, same being Lot 215 (Map 22) of Ld. Ct. App. 862, on a curve to the right with a radius of 100.00 feet, chord azimuth and distance being:

335° 38' 200.00 feet;
4. 65° 38' 40.00 feet along Nininiwai Circle, same being Lot 215 (Map 22) of Ld. Ct. App. 862;
5. Thence along Nininiwai Circle, same being Lot 215 (Map 22) of Ld. Ct. App. 862, on a curve to the right with a radius of 20.00 feet, chord azimuth and distance being:

110° 38' 28.28 feet;
6. 155° 38' 160.00 feet along Puulani Place, same being Lot 213 (Map 22) of Ld. Ct. App. 862 to the point of beginning and containing an area of 0.632 Acre.



R. M. TOWILL CORPORATION

Description Prepared by:



dcgonzales
Donna C. Gonzales Exp: 4/30/2026
Licensed Professional Land Surveyor
Certificate Number 20178

May 8, 2024

Notes:

Tax Map Key: (2) 4-9-001: 021

Community Plan Map No. CP-227

-2-

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**KOELE PROJECT DISTRICT
SINGLE-FAMILY**

Being all of Lots 184-B and 184-D (Map 53) of Land Court Application 862

Situated on the Island of Lanai, State of Hawaii

Beginning at the Northwest corner of this parcel of land, being the Northeast corner of Lot 606-A (Map 138) of Land Court Application 862 and along Sixth Street, same being Lot 218 (Map 22) of Land Court Application 862, the coordinates referred to Government Survey Triangulation Station "POHOULA" being 6,368.16 feet South and 1,402.53 feet East and thence running by azimuths measured clockwise from true South:

1. 301° 13' 183.02 feet along Sixth Street, same being Lot 218 (Map 22) of Ld. Ct. App. 862;
2. Thence along Sixth Street, same being Lot 218 (Map 22) of Ld. Ct. App. 862, on a curve to the left with a radius of 650.00 feet, chord azimuth and distance being:

293° 19' 30" 178.49 feet;
3. 285° 26' 111.01 feet along Sixth Street, same being Lot 218 (Map 22) of Ld. Ct. App. 862;
4. Thence along Sixth Street, same being Lot 218 (Map 22) of Ld. Ct. App. 862, on a curve to the right with a radius of 360.00 feet, chord azimuth and distance being:

290° 21' 30" 61.81 feet;
5. 295° 17' 440.59 feet along Sixth Street, same being Lot 218 (Map 22) of Ld. Ct. App. 862;

6. Thence along Sixth Street, same being Lot 218 (Map 22) of Ld. Ct. App. 862, on a curve to the right with a radius of 40.00 feet, chord azimuth and distance being:
315° 27' 30" 27.59 feet;
7. 335° 38' 772.72 feet along Puulani Place, same being Lot 213 (Map 22) of Ld. Ct. App. 862;
8. Thence along Puulani Place, same being Lot 213 (Map 22) of Ld. Ct. App. 862, on a curve to the left with a radius of 290.00 feet, chord azimuth and distance being:
325° 09' 30" 105.44 feet;
9. 314° 41' 98.16 feet along Puulani Place, same being Lot 213 (Map 22) of Ld. Ct. App. 862;
10. Thence along Puulani Place and Ninth Street, same being Lot 213 (Map 22) of Ld. Ct. App. 862, on a curve to the right with a radius of 65.00 feet, chord azimuth and distance being:
44° 41' 130.00 feet;
11. 134° 41' 175.18 feet along Ninth Street, same being Lot 213 (Map 22) of Ld. Ct. App. 862;
12. Thence along Ninth Street, same being Lot 213 (Map 22) of Ld. Ct. App. 862, on a curve to the left with a radius of 814.80 feet, chord azimuth and distance being:
127° 39' 199.54 feet;
13. 120° 37' 148.38 feet along Ninth Street, same being Lot 213 (Map 22) of Ld. Ct. App. 862;

14. Thence along Ninth Street, same being Lot 213 (Map 22) of Ld. Ct. App. 862, on a curve to the left with a radius of 982.60 feet, chord azimuth and distance being:
117° 22' 30" 111.13 feet;
15. 114° 08' 379.65 feet along Ninth Street, same being Lot 213 (Map 22) of Ld. Ct. App. 862;
16. 247° 00' 98.31 feet along Lot 184-C (Map 53) of Ld. Ct. App. 862;
17. Thence along Lot 184-C (Map 53) of Ld. Ct. App. 862, on a curve to the left with a radius of 35.00 feet, chord azimuth and distance being:
202° 00' 49.50 feet;
18. 157° 00' 125.00 feet along Lot 184-C (Map 53) of Ld. Ct. App. 862;
19. 67° 00' 167.00 feet along Lot 184-C (Map 53) of Ld. Ct. App. 862;
20. 157° 00' 158.00 feet along Queens Avenue, same being Lot 194 (Map 22) of Ld. Ct. App. 862;
21. 247° 00' 167.00 feet along Lot 184-A (Map 53) of Ld. Ct. App. 862;
22. 157° 00' 174.00 feet along Lot 184-A (Map 53) of Ld. Ct. App. 862;
23. 67° 00' 167.00 feet along Lot 184-A (Map 53) of Ld. Ct. App. 862;
24. 157° 00' 313.30 feet along Queens Avenue, same being Lot 194 (Map 22) of Ld. Ct. App. 862;
25. 153° 51' 30" 134.99 feet along Lots 606-B and 606-A (Map 138) of Ld. Ct. App. 862 to the point of beginning and containing an area of 13.159 Acres.



R. M. TOWILL CORPORATION

Description Prepared by:

dcgonzales

Donna C. Gonzales Exp: 4/30/2026
Licensed Professional Land Surveyor
Certificate Number 20178

May 8, 2024

Notes:

Tax Map Keys: (2) 4-9-001: 024 and 030
Community Plan Map No. CP-228

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KOELE PROJECT DISTRICT
PROJECT DISTRICT

Being a Portion of Lot 1 (Map 1) of Land Court Consolidation 189

Situated on the Island of Lanai, State of Hawaii

Beginning at the South corner of this piece of land, being the Northwest corner of Lot 1 (Map 1) of Land Court Consolidation 170 and along Keomuku Highway, same being Lot E-2-A-1-A-2 (Map 9) of Land Court Application 862, the coordinates referred to Government Survey Triangulation Station "POHOULA" being 2,892.92 feet South and 990.70 feet East and thence running by azimuths measured clockwise from true South:

- | | | | |
|----|--|----------|---|
| 1. | 162° 36' | 558.73 | feet along Keomuku Highway, same being Lot E-2-A-1-A-2 (Map 9) of Ld. Ct. App. 862; |
| 2. | Thence along Keomuku Highway, same being Lot E-2-A-1-A-2 (Map 9) of Ld. Ct. App. 862, on a curve to the left with a radius of 311.48 feet, chord azimuth and distance being: | | |
| | | 156° 48' | 62.95 feet; |
| 3. | 151° 00' | 354.00 | feet along Keomuku Highway, same being Lot E-2-A-1-A-2 (Map 9) of Ld. Ct. App. 862; |
| 4. | 241° 00' | 368.22 | feet; |
| 5. | 317° 00' | 986.93 | feet; |
| 6. | 60° 30' | 725.72 | feet along Lot 46-A (Map 34) and Lot 1 (Map 1) of Ld. Ct. Cons. 170 to the point of beginning and containing an area of 11.544 Acres. |

R. M. TOWILL CORPORATION

Description Prepared by:



dcgonzales
Donna C. Gonzales Exp: 4/30/2026
Licensed Professional Land Surveyor
Certificate Number 20178

May 8, 2024

Notes:

Tax Map Key: (2) 4-9-002: Por. 001
Community Plan Map No. CP-229

-2-

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**KOELE PROJECT DISTRICT
PROJECT DISTRICT**

Being a Portion of Lot 13-A-1-A (Map 15) of Land Court Consolidation 170

Situated on the Island of Lanai, State of Hawaii

Beginning at the North corner of this piece of land, being along Keomuku Highway, same being Lot E-2-A-1-A-2 (Map 9) of Land Court Application 862, the coordinates referred to Government Survey Triangulation Station "POHOULA" being 1,953.47 feet South and 548.52 feet East and thence running by azimuths measured clockwise from true South:

1. 331° 00' 426.09 feet along Keomuku Highway, same being Lot E-2-A-1-A-2 (Map 9) of Ld. Ct. App. 862;
2. Thence along Keomuku Highway, same being Lot E-2-A-1-A-2 (Map 9) of Ld. Ct. App. 862, on a curve to the right with a radius of 261.48 feet, chord azimuth and distance being:

336° 48' 52.85 feet;
3. 342° 36' 693.73 feet along Keomuku Highway, same being Lot E-2-A-1-A-2 (Map 9) of Ld. Ct. App. 862
4. Thence along Keomuku Highway, same being Lot E-2-A-1-A-2 (Map 9) of Ld. Ct. App. 862, on a curve to the right with a radius of 261.48 feet, chord azimuth and distance being:

353° 29' 30" 98.81 feet;
5. 4° 23' 492.29 feet along Keomuku Highway, same being Lot E-2-A-1-A-2 (Map 9) of Ld. Ct. App. 862
6. 59° 23' 1323.97 feet along Keomuku Highway, same being Lot E-2-A-1-A-2 (Map 9) of Ld. Ct. App. 862
7. 149° 23' 1507.44 feet;
8. 279° 58' 204.83 feet;



- | | | |
|-----|--------------|--|
| 9. | 230° 40' | 361.60 feet; |
| 10. | 328° 41' 11" | 260.11 feet; |
| 11. | 256° 35' 08" | 382.96 feet; |
| 12. | 231° 20' 58" | 265.77 feet; |
| 13. | 141° 33' 46" | 490.84 feet; |
| 14. | 234° 10' 03" | 748.91 feet to the point of beginning and containing a
SUBAREA of 52.817 Acres; and |

Beginning at the South corner of this piece of land, the coordinates referred to Government Survey Triangulation Station "POHOULA" being 2,808.98 feet South and 468.76 feet West and thence running by azimuths measured clockwise from true South:

- | | | |
|----|--------------|--|
| 1. | 148° 41' 11" | 435.16 feet; |
| 2. | 230° 40' | 199.02 feet; |
| 3. | 322° 31' 26" | 315.02 feet; |
| 4. | 15° 26' 48" | 54.76 feet; |
| 5. | 327° 59' 40" | 85.17 feet; |
| 6. | 50° 40' 02" | 193.93 feet to the point of beginning and containing a
SUBAREA of 2.091 Acres and a TOTAL AREA of
54.908 Acres |

-2-



R. M. TOWILL CORPORATION

Description Prepared by:

dcgonzales

Donna C. Gonzales Exp: 4/30/2026
Licensed Professional Land Surveyor
Certificate Number 20178

May 8, 2024

Notes:

Tax Map Key: (2) 4-9-002: Por. 061
Community Plan Map No. CP-230

-3-

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**KOELE PROJECT DISTRICT
PROJECT DISTRICT**

Being a Portion of Lot 13-A-1-A (Map 15) of Land Court Consolidation 170

Situated on the Island of Lanai, State of Hawaii

Beginning at the North corner of this piece of land, being along Keomuku Highway, same being Lot E-2-A-1-A-2 (Map 9) of Land Court Application 862, the coordinates referred to Government Survey Triangulation Station "POHOULA" being 1,585.27 feet South and 344.42 feet East and thence running by azimuths measured clockwise from true South:

- | | | | |
|----|--------------|--------|---|
| 1. | 331° 00' | 172.51 | feet along Keomuku Highway, same being Lot E-2-A-1-A-2 (Map 9) of Ld. Ct. App. 862; |
| 2. | 66° 06' 16" | 471.24 | feet; |
| 3. | 138° 48' 51" | 44.29 | feet; |
| 4. | 230° 40' | 486.61 | feet to the point of beginning and containing a SUBAREA of 1.177 Acres; and |

Beginning at the North corner of this piece of land, the coordinates referred to Government Survey Triangulation Station "POHOULA" being 2,437.21 feet South and 694.94 feet West and thence running by azimuths measured clockwise from true South:

- | | | | |
|----|--------------|--------|---|
| 1. | 328° 41' 11" | 435.16 | feet; |
| 2. | 50° 40' | 361.60 | feet; |
| 3. | 99° 58' | 204.83 | feet; |
| 4. | 149° 23' | 278.83 | feet; |
| 5. | 230° 40' | 513.62 | feet to the point of beginning and containing a SUBAREA of 4.827 Acres and a TOTAL AREA of 6.004 Acres. |

R. M. TOWILL CORPORATION

Description Prepared by:



d c gonzales

Donna C. Gonzales Exp: 4/30/2026
Licensed Professional Land Surveyor
Certificate Number 20178

May 8, 2024

Notes:

Tax Map Key: (2) 4-9-002: Por. 061
Community Plan Map No. CP-231

-2-

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**KOELE PROJECT DISTRICT
OPEN SPACE**

Being a Portion of Lot 45-A (Map 20) of Land Court Consolidation 170

Situated on the Island of Lanai, State of Hawaii

Beginning at the North corner of this piece of land, being the Southeast corner of Lot 42 (Map 8) of Land Court Consolidation 170 and along Lot 1 (Map 1) of Land Court Consolidation 189, the coordinates referred to Government Survey Triangulation Station "POHOULA" being 5,425.59 feet South and 4,398.84 feet East and thence running by azimuths measured clockwise from true South:

1. 332° 55' 548.63 feet along Lot 1 (Map 1) of Ld. Ct. Cons. 189;
2. 346° 55' 905.00 feet along Lot 1 (Map 1) of Ld. Ct. Cons. 189;
3. 326° 20' 487.00 feet along Lot 1 (Map 1) of Ld. Ct. Cons. 189;
4. 313° 25' 530.00 feet along Lot 1 (Map 1) of Ld. Ct. Cons. 189;
5. 336° 35' 180.00 feet along Lot 1 (Map 1) of Ld. Ct. Cons. 189;
6. 347° 50' 350.00 feet along Lot 1 (Map 1) of Ld. Ct. Cons. 189;
7. 311° 45' 240.40 feet along Lot 1 (Map 1) of Ld. Ct. Cons. 189;
8. 48° 49' 1244.54 feet along Lot 1 (Map 1) of Ld. Ct. Cons. 189;
9. Thence along Lot 1 (Map 1) of Ld. Ct. Cons. 189, on a curve to the right with a radius of 955.00 feet, chord azimuth and distance being:
63° 30' 30" 484.41 feet;
10. 78° 12' 315.00 feet along Lot 1 (Map 1) of Ld. Ct. Cons. 189;
11. Thence along Lot 1 (Map 1) of Ld. Ct. Cons. 189, on a curve to the left with a radius of 1015.00 feet, chord azimuth and distance being:
61° 45' 30" 574.57 feet;



12. Thence along Lot 1 (Map 1) of Ld. Ct. Cons. 189, on a curve to the right with a radius of 1100.00 feet, chord azimuth and distance being:

60° 35' 579.29 feet;
13. 75° 51' 497.20 feet along Lot 1 (Map 1) of Ld. Ct. Cons. 189;
14. 171° 32' 248.06 feet along Lot 1 (Map 1) of Ld. Ct. Cons. 189, Lot 768

(Map 78) and Lot 791 (Map 79) of Ld. Ct. App. 862;
15. 256° 57' 974.60 feet;
16. Thence on a curve to the left with a radius of 1006.00 feet, chord azimuth and distance being:

225° 37' 22" 10.75 feet;
17. Thence on a curve to the right with a radius of 1109.00 feet, chord azimuth and distance being:

234° 49' 38" 366.48 feet;
18. 247° 30' 445.60 feet;
19. 249° 55' 599.56 feet;
20. 223° 50' 404.14 feet;
21. Thence on a curve to the right with a radius of 250.00 feet, chord azimuth and distance being:

223° 50' 244.94 feet;
22. 223° 50' 246.20 feet;
23. 138° 10' 589.68 feet;
24. 150° 18' 1080.47 feet;
25. 165° 12' 142.59 feet;
26. 102° 26' 78.73 feet;
27. 165° 12' 513.00 feet;

-2-

28. Thence on a curve to the left with a radius of 1174.00 feet, chord azimuth and distance being:
162° 30' 110.61 feet;
29. 159° 48' 693.95 feet;
30. 242° 56' 14" 70.51 feet;
31. 249° 48' 18.53 feet along Lot 42 (Map 8) of Ld. Ct. Cons. 170;
32. Thence on a curve to the right with a radius of 200.00 feet, chord azimuth and distance being:
270° 53' 38" 143.96 feet;
33. 248° 25' 154.79 feet along Lot 42 (Map 8) of Ld. Ct. Cons. 170 to the point of beginning and containing an area of 41.792 Acres.



R. M. TOWILL CORPORATION

Description Prepared by:

dc gonzales

Donna C. Gonzales Exp: 4/30/2026
Licensed Professional Land Surveyor
Certificate Number 20178

May 8, 2024

Notes:

Tax Map Key: (2) 4-9-018: Por. 002
Community Plan Map No. CP-232

-3-



**KOELE PROJECT DISTRICT
SINGLE FAMILY**

Being a Portion of Lot 45-A (Map 20) of Land Court Consolidation 170

Situated on the Island of Lanai, State of Hawaii

Beginning at the Northwest corner of this piece of land, being the Northeast corner of Lot 687-C (Map 43) of Land Court Application 862, and along Ninth Street, same being Lot 213 (Map 22) of Land Court Application 862, the coordinates referred to Government Survey Triangulation Station "POHOULA" being 7,800.93 feet South and 2,686.88 feet East and thence running by azimuths measured clockwise from true South:

1. Along Ninth Street, same being Lot 214 (Map 22) of Ld. Ct. App. 862, on a curve to the left with a radius of 105.00 feet, chord azimuth and distance being:
260° 47' 48" 76.09 feet;
2. 239° 33' 08" 100.47 feet along Ninth Street, same being Lot 43 (Map 8) of Ld. Ct. Cons. 170;
3. Thence along Ninth Street, same being Lot 43 (Map 8) of Ld. Ct. Cons. 170, on a curve to the right with a radius of 376.00 feet, chord azimuth and distance being:
245° 16' 34" 75.00 feet;
4. 251° 00' 124.32 feet along Ninth Street, same being Lot 43 (Map 8) of Ld. Ct. Cons. 170;
5. Thence along Ninth Street, same being Lot 43 (Map 8) of Ld. Ct. Cons. 170, on a curve to the right with a radius of 30.00 feet, chord azimuth and distance being:
290° 27' 04" 38.13 feet;
6. 329° 54' 60.44 feet along Kaunaoa Drive, same being Lot 44 (Map 8) of Ld. Ct. Cons. 170;

7. Thence along Kaunaoa Drive, same being Lot 44 (Map 8) of Ld. Ct. Cons. 170, on a curve to the right with a radius of 256.00 feet, chord azimuth and distance being:
350° 44' 182.09 feet;
8. 11° 34' 94.44 feet along Kaunaoa Drive, same being Lot 44 (Map 8) of Ld. Ct. Cons. 170;
9. 57° 10' 149.03 feet;
10. Thence on a curve to the right with a radius of 265.00 feet, chord azimuth and distance being:
96° 03' 332.70 feet;
11. 134° 56' 142.10 feet along Konawai Place, same being Lot 212 (Map 22) of Ld. Ct. App. 862;
12. 224° 56' 182.28 feet along Lot 687-C (Map 43) of Ld. Ct. App. 862;
13. 192° 02' 28" 19.70 feet along Lot 687-C (Map 43) of Ld. Ct. App. 862 to the point of beginning and containing an area of 4.026 Acres.

R. M. TOWILL CORPORATION

Description Prepared by:



dcgonzales

Donna C. Gonzales Exp: 4/30/2026
Licensed Professional Land Surveyor
Certificate Number 20178

May 8, 2024

-2-

Notes:

Tax Map Key: (2) 4-9-018: Por. 002

Community Plan Map No. CP-233

-3-

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**KOELE PROJECT DISTRICT
PROJECT DISTRICT**

Being a Portion of Lot 46-A (Map 34) of Land Court Consolidation 170

Situated on the Island of Lanai, State of Hawaii

Beginning at the North corner of this piece of land, being the Southwest corner of Lot 1 (Map 1) of Land Court Consolidation 170 and along Keomuku Highway, same being Lot E-2-A-1-A-2 (Map 9) of Land Court Application 862, the coordinates referred to Government Survey Triangulation Station "POHOULA" being 3,679.22 feet South and 964.72 feet East and thence running by azimuths measured clockwise from true South:

- | | | | |
|----|----------|---------|---|
| 1. | 310° 14' | 464.19 | feet along Lot 1 (Map 1) of Ld. Ct. Cons. 170; |
| 2. | 240° 30' | 239.54 | feet along Lot 1 (Map 1) of Ld. Ct. Cons. 170; |
| 3. | 337° 00' | 1573.72 | feet; |
| 4. | 67° 00' | 1467.28 | feet along Fifth Street, same being Lots 191 and 190 (Map 22) of Ld. Ct. App. 862; |
| 5. | 157° 00' | 1004.00 | feet along Lots 411, 410, 409, 408, 407, 406, 405, 404, 403, 402, 401 and 400 (Map 24); 399-C, 399-B and 399-A (Map 132); and Lot 398 (Map 24) of Ld. Ct. App. 862; |
| 6. | 67° 00' | 250.00 | feet along Lot 398 (Map 24) of Ld. Ct. App. 862; Mahana Place, same being Lot 188 (Map 22) of Ld. Ct. App. 862; and Lot 388 (Map 24) of Ld. Ct. App. 862; |
| 7. | 157° 00' | 787.19 | feet along Lanai Avenue; |
| 8. | 239° 23' | 1281.53 | feet along Keomuku Highway, same being Lot E-2-A-1-A-2 (Map 9) of Ld. Ct. App. 862 to the point of beginning and containing an area of 65.888 Acres. |



R. M. TOWILL CORPORATION

Description Prepared by:

dcgonzales

Donna C. Gonzales Exp: 4/30/2026
Licensed Professional Land Surveyor
Certificate Number 20178

May 8, 2024

Notes:

Tax Map Key: (2) 4-9-018: Por. 003
Community Plan Map No. CP-234

-2-

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**KOELE PROJECT DISTRICT
OPEN SPACE**

Being a Portion of Lot 46-A (Map 34) of Land Court Consolidation 170

Situated on the Island of Lanai, State of Hawaii

Beginning at the Southwest corner of this piece of land, being the Northwest corner of Lot 42 (Map 8) of Land Court Consolidation 170, the coordinates referred to Government Survey Triangulation Station "POHOULA" being 4,124.96 feet South and 3,216.42 feet East and thence running by azimuths measured clockwise from true South:

1. 177° 00' 318.64 feet;
2. Thence on a curve to the left with a radius of 535.00 feet, chord azimuth and distance being:
235° 40' 38.5" 567.75 feet;
3. 295° 15' 352.51 feet;
4. Thence on a curve to the left with a radius of 164.12 feet, chord azimuth and distance being:
211° 15' 30" 326.44 feet;
5. 127° 16' 384.53 feet;
6. 249° 45' 905.99 feet;
7. Thence along Lot 1 (Map 1) of Ld. Ct. Cons. 189, on a curve to the right with a radius of 320.00 feet, chord azimuth and distance being:
357° 12' 45" 129.19 feet;
8. 8° 51' 30" 390.00 feet along Lot 1 (Map 1) of Ld. Ct. Cons. 189;
9. Thence along Lot 1 (Map 1) of Ld. Ct. Cons. 189, on a curve to the left with a radius of 470.00 feet, chord azimuth and distance being:
345° 43' 45" 369.24 feet;

10. 322° 36' 210.00 feet along Lot 1 (Map 1) of Ld. Ct. Cons. 189;
11. Thence along Lot 1 (Map 1) of Ld. Ct. Cons. 189, on a curve to the right with a radius of 305.00 feet, chord azimuth and distance being:
38° 22' 30" 591.30 feet;
12. 114° 09' 780.00 feet along Lot 1 (Map 1) of Ld. Ct. Cons. 189;
13. 77° 10' 585.00 feet along Lot 1 (Map 1) of Ld. Ct. Cons. 189 and Lot 42 (Map 8) of Ld. Ct. Cons. 170 to the point of beginning and containing an area of 28.995 Acres.



R. M. TOWILL CORPORATION

Description Prepared by:

dc gonzales

Donna C. Gonzales Exp: 4/30/2026
Licensed Professional Land Surveyor
Certificate Number 20178

May 8, 2024

Notes:

Tax Map Key: (2) 4-9-018: Por. 003
Community Plan Map No. CP-235

**KOELE PROJECT DISTRICT
SINGLE FAMILY**

Being all of Lot 46-B (Map 34) of Land Court Consolidation 170 and
a Portion of Lot 46-A (Map 34) of Land Court Consolidation 170

Situated on the Island of Lanai, State of Hawaii

Beginning at the Northwest corner of this piece of land, being the North corner of Alapo Street and Ninth Street, same being Lot 191 (Map 22) of Land Court Application 862, the coordinates referred to Government Survey Triangulation Station "POHOULA" being 5,773.61 feet South and 1,049.58 feet East and thence running by azimuths measured clockwise from true South:

- | | | |
|-----|--|--------------|
| 1. | 270° 45' | 122.14 feet; |
| 2. | 298° 00' | 283.17 feet; |
| 3. | 212° 00' | 69.86 feet; |
| 4. | 229° 45' | 64.62 feet; |
| 5. | 168° 00' | 146.46 feet; |
| 6. | 261° 32' | 854.39 feet; |
| 7. | 208° 41' | 96.30 feet; |
| 8. | 333° 00' | 158.16 feet; |
| 9. | 326° 05' | 124.81 feet; |
| 10. | 344° 05' | 941.81 feet; |
| 11. | Thence along Kaunaoa Drive, same being Lot 44 (Map 8) of Ld. Ct. Cons. 170, on a curve to the left with a radius of 404.00 feet, chord azimuth and distance being: | |
| | 2° 39' 30" | 297.55 feet; |

- 2-

23. Thence along Ohia Place, same being Lot 217 (Map 22) of Ld. Ct. App. 862, on a curve to the right with a radius of 20.00 feet, chord azimuth and distance being:
249° 49' 20" 24.50 feet;
24. 162° 14' 49.04 feet along Ohia Place, same being Lot 217 (Map 22) of Ld. Ct. App. 862;
25. 160° 00' 50" 341.88 feet along Lots 764 and 763 (Map 75) of Ld. Ct. App. 862;
26. 112° 22' 137.80 feet along Lot 685 (Map 25) of Ld. Ct. App. 862;
27. 202° 22' 21.74 feet along Hau Place, same being Lot 215 (Map 22) of Ld. Ct. App. 862;
28. 112° 22' 40.00 feet along Hau Place, same being Lot 215 (Map 22) of Ld. Ct. App. 862;
29. 22° 22' 8.27 feet along Hau Place, same being Lot 215 (Map 22) of Ld. Ct. App. 862;
30. 112° 22' 58.00 feet along Lot 686 (Map 25) of Ld. Ct. App. 862;
31. 65° 38' 99.92 feet along Lot 686 (Map 25) of Ld. Ct. App. 862;
32. 351° 35' 146.22 feet along Lot 686 (Map 25) of Ld. Ct. App. 862;
33. Thence along Nininiwai Circle, same being Lot 215 (Map 22) of Ld. Ct. App. 862, on a curve to the left with a radius of 140.00 feet, chord azimuth and distance being:
73° 36' 30" 38.85 feet;
34. 65° 38' 40.00 feet along Nininiwai Circle, same being Lot 215 (Map 22) of Ld. Ct. App. 862;

35. Thence along Nininiwai Circle, same being Lot 215 (Map 22) of Ld. Ct. App. 862, on a curve to the right with a radius of 20.00 feet, chord azimuth and distance being:
- 110° 38' 28.28 feet;
36. 155° 38' 199.00 feet along Puulani Place, same being Lot 213 (Map 22) of Ld. Ct. App. 862;
37. 65° 38' 40.00 feet along Puulani Place, same being Lot 213 (Map 22) of Ld. Ct. App. 862;
38. 335° 38' 95.07 feet along Puulani Place, same being Lot 213 (Map 22) of Ld. Ct. App. 862;
39. Thence along Lauhala Place, same being Lot 214 (Map 22) of Ld. Ct. App. 862, on a curve to the right with a radius of 20.00 feet, chord azimuth and distance being:
- 20° 35' 28.26 feet;
40. 65° 32' 209.89 feet along Lauhala Place, same being Lot 214 (Map 22) of Ld. Ct. App. 862;
41. Thence along Lauhala Place, same being Lot 214 (Map 22) of Ld. Ct. App. 862, on a curve to the right with a radius of 85.00 feet, chord azimuth and distance being:
- 102° 04' 30" 101.22 feet;
42. 138° 37' 157.43 feet along Lauhala Place, same being Lot 214 (Map 22) of Ld. Ct. App. 862
43. 65° 33' 31.36 feet along Lauhala Place, same being Lot 214 (Map 22) of Ld. Ct. App. 862;
44. 318° 37' 166.57 feet along Lauhala Place, same being Lot 214 (Map 22) of Ld. Ct. App. 862;

- 4 -

45. Thence along Lauhala Place, same being Lot 214 (Map 22) of Ld. Ct. App. 862, on a curve to the left with a radius of 115.00 feet, chord azimuth and distance being:
282° 04' 30" 136.94 feet;
46. 245° 32' 42.76 feet along Lauhala Place, same being Lot 214 (Map 22) of Ld. Ct. App. 862;
47. 327° 56' 10" 151.33 feet along Lot 445 (Map 24) of Ld. Ct. App. 862;
48. 245° 32' 125.00 feet along Lot 445 (Map 24) of Ld. Ct. App. 862;
49. 155° 32' 150.00 feet along Lot 445 (Map 24) of Ld. Ct. App. 862;
50. 245° 32' 22.00 feet along Lauhala Place, same being Lot 214 (Map 22) of Ld. Ct. App. 862;
51. Thence along Lauhala Place, same being Lot 214 (Map 22) of Ld. Ct. App. 862, on a curve to the right with a radius of 20.00 feet, chord azimuth and distance being:
290° 35' 28.31 feet;
52. 335° 38' 411.30 feet along Puulani Place, same being Lot 213 (Map 22) of Ld. Ct. App. 862;
53. Thence along Sixth Street, same being Lot 218 (Map 22) of Ld. Ct. App. 862, on a curve to the right with a radius of 20.00 feet, chord azimuth and distance being:
45° 27' 30" 37.55 feet;
54. 115° 17' 353.78 feet along Sixth Street, same being Lot 218 (Map 22) of Ld. Ct. App. 862;
55. Thence along Sixth Street, same being Lot 218 (Map 22) of Ld. Ct. App. 862, on a curve to the left with a radius of 400.00 feet, chord azimuth and distance being:
110° 21' 30" 68.68 feet;
- 5-

56. 105° 26' 111.01 feet along Sixth Street, same being Lot 218 (Map 22) of Ld. Ct. App. 862;
57. Thence along Sixth Street, same being Lot 218 (Map 22) of Ld. Ct. App. 862, on a curve to the right with a radius of 610.00 feet, chord azimuth and distance being:
113° 19' 30" 167.51 feet;
58. 121° 13' 183.02 feet along Sixth Street, same being Lot 218 (Map 22) of Ld. Ct. App. 862;
59. Thence along Sixth Street, same being Lot 218 (Map 22) of Ld. Ct. App. 862, on a curve to the left with a radius of 1130.00 feet, chord azimuth and distance being:
117° 18' 154.37 feet;
60. 113° 23' 30.30 feet along Sixth Street, same being Lot 218 (Map 22) of Ld. Ct. App. 862;
61. Thence along Sixth Street, same being Lot 218 (Map 22) of Ld. Ct. App. 862, on a curve to the right with a radius of 20.00 feet, chord azimuth and distance being:
135° 11' 30" 14.86 feet;
62. 157° 00' 507.30 feet along Lot 687-C (Map 43) of Ld. Ct. App. 862 to the point of beginning and containing a SUBAREA of 28.174 Acres; and

Beginning at the East corner of this piece of land, being the Northeast corner of Ninth Street, same being Lot 43 (Map 8) of Land Court Consolidation 170, the coordinates referred to Government Survey Triangulation Station "POHOULA" being 7,584.11 feet South and 3,014.80 feet East and thence running by azimuths measured clockwise from true South:

1. Along Ninth Street, same being Lot 43 (Map 8) of Ld. Ct. Cons. 170, on a curve to the right with a radius of 30.00 feet, chord azimuth and distance being:
20° 27' 46.33 feet;
2. 71° 00' 103.13 feet along Ninth Street, same being Lot 43 (Map 8) of Ld. Ct. Cons. 170;
3. Thence along Ninth Street, same being Lot 43 (Map 8) of Ld. Ct. Cons. 170, on a curve to the left with a radius of 424.00 feet, chord azimuth and distance being:
67° 20' 05" 54.21 feet;
4. Thence along Ninth Street, same being Lot 43 (Map 8) of Ld. Ct. Cons. 170, on a curve to the right with a radius of 30.00 feet, chord azimuth and distance being:
109° 05' 05" 42.73 feet;
5. 154° 30' 16.59 feet along Puulani Place, same being Lot 213 (Map 22) of Ld. Ct. App. 862;
6. Thence along Puulani Place, same being Lot 213 (Map 22) of Ld. Ct. App. 862, on a curve to the left with a radius of 105.00 feet, chord azimuth and distance being:
144° 35' 30" 36.14 feet;
7. 134° 41' 98.16 feet along Puulani Place, same being Lot 213 (Map 22) of Ld. Ct. App. 862;

- 7 -



8. Thence along Puulani Place, same being Lot 213 (Map 22) of Ld. Ct. App. 862, on a curve to the right with a radius of 250.00 feet, chord azimuth and distance being:
144° 35' 38" 86.06 feet;
9. Thence on a curve to the left with a radius of 230.00 feet, chord azimuth and distance being:
234° 12' 34" 288.72 feet;
10. 341° 03' 68.22 feet along Kaunaoa Drive, same being Lot 44 (Map 8) of Ld. Ct. Cons. 170
11. Thence along Kaunaoa Drive, same being Lot 44 (Map 8) of Ld. Ct. Cons. 170, on a curve to the left with a radius of 1044.00 feet, chord azimuth and distance being:
335° 28' 30" 202.85 feet;
12. 329° 54' 22.50 feet along Kaunaoa Drive, same being Lot 44 (Map 8) of Ld. Ct. Cons. 170 to the point of beginning and containing a SUBAREA of 1.400 Acres and a TOTAL AREA of 29.574 Acres.



R. M. TOWILL CORPORATION

Description Prepared by:

dcgonzales

Donna C. Gonzales Exp: 4/30/2026
Licensed Professional Land Surveyor
Certificate Number 20178

May 8, 2024

-8-

Notes:

Tax Map Keys: (2) 4-9-018: 005 and Por. 003

Community Plan Map No. CP-236

-9-

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Construction Management

KOELE PROJECT DISTRICT
OPEN SPACE

Being all of Lot 42 (Map 8) of Land Court Consolidation 170

Situated on the Island of Lanai, State of Hawaii

Beginning at the South corner of this parcel of land, being along the North side of Lot 45-A (Map 20) of Land Court Consolidation 170, the coordinates referred to Government Survey Triangulation Station "POHOULA" being 5,486.68 feet South and 4,093.57 feet East and thence running by azimuths measured clockwise from true South:

1. 159° 48' 353.45 feet along Lot 45-A (Map 20) of Ld. Ct. Cons. 170;
2. Thence along Lot 45-A (Map 20) of Ld. Ct. Cons. 170, on a curve to the left with a radius of 454.00 feet, chord azimuth and distance being:
133° 47' 23" 398.19 feet;
3. Thence along Kaunaoa Drive, same being Lot 44 (Map 8) of Ld. Ct. Cons. 170, on a curve to the right with a radius of 30.00 feet, chord azimuth and distance being:
149° 48' 53" 40.18 feet;
4. 101° 51' 40.00 feet along Kaunaoa Drive, same being Lot 44 (Map 8) of Ld. Ct. Cons. 170;
5. 191° 51' 27.03 feet along Lot 46-A (Map 34) of Ld. Ct. Cons. 170;
6. Thence along Lot 46-A (Map 34) of Ld. Ct. Cons. 170, on a curve to the left with a radius of 200.00 feet, chord azimuth and distance being:
166° 09' 173.46 feet;
7. 140° 27' 439.28 feet along Lot 46-A (Map 34) of Ld. Ct. Cons. 170;
8. 152° 30' 200.60 feet along Lot 46-A (Map 34) of Ld. Ct. Cons. 170;
9. 257° 10' 330.00 feet along Lot 46-A (Map 34) of Ld. Ct. Cons. 170;



10. 330° 00' 155.00 feet along Lot 1 (Map 1) of Ld. Ct. Cons. 189;
11. 314° 55' 430.00 feet along Lot 1 (Map 1) of Ld. Ct. Cons. 189;
12. 332° 55' 1051.37 feet along Lot 1 (Map 1) of Ld. Ct. Cons. 189;
13. 68° 25' 154.79 feet along Lot 45-A (Map 20) of Ld. Ct. Cons. 170;
14. Thence along Lot 45-A (Map 20) of Ld. Ct. Cons. 170, on a curve to the left with a radius of 200.00 feet, chord azimuth and distance being:
90° 53' 38" 143.96 feet;
15. 69° 48' 18.53 feet along Lot 45-A (Map 20) of Ld. Ct. Cons. 170 to the point of beginning and containing an area of 11.827 Acres.



R. M. TOWILL CORPORATION

Description Prepared by:

dcgonzales

Donna C. Gonzales Exp: 4/30/2026
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Certificate Number 20178

May 8, 2024

Notes:

Tax Map Key: (2) 4-9-021: 009
Community Plan Map No. CP-237

-2-

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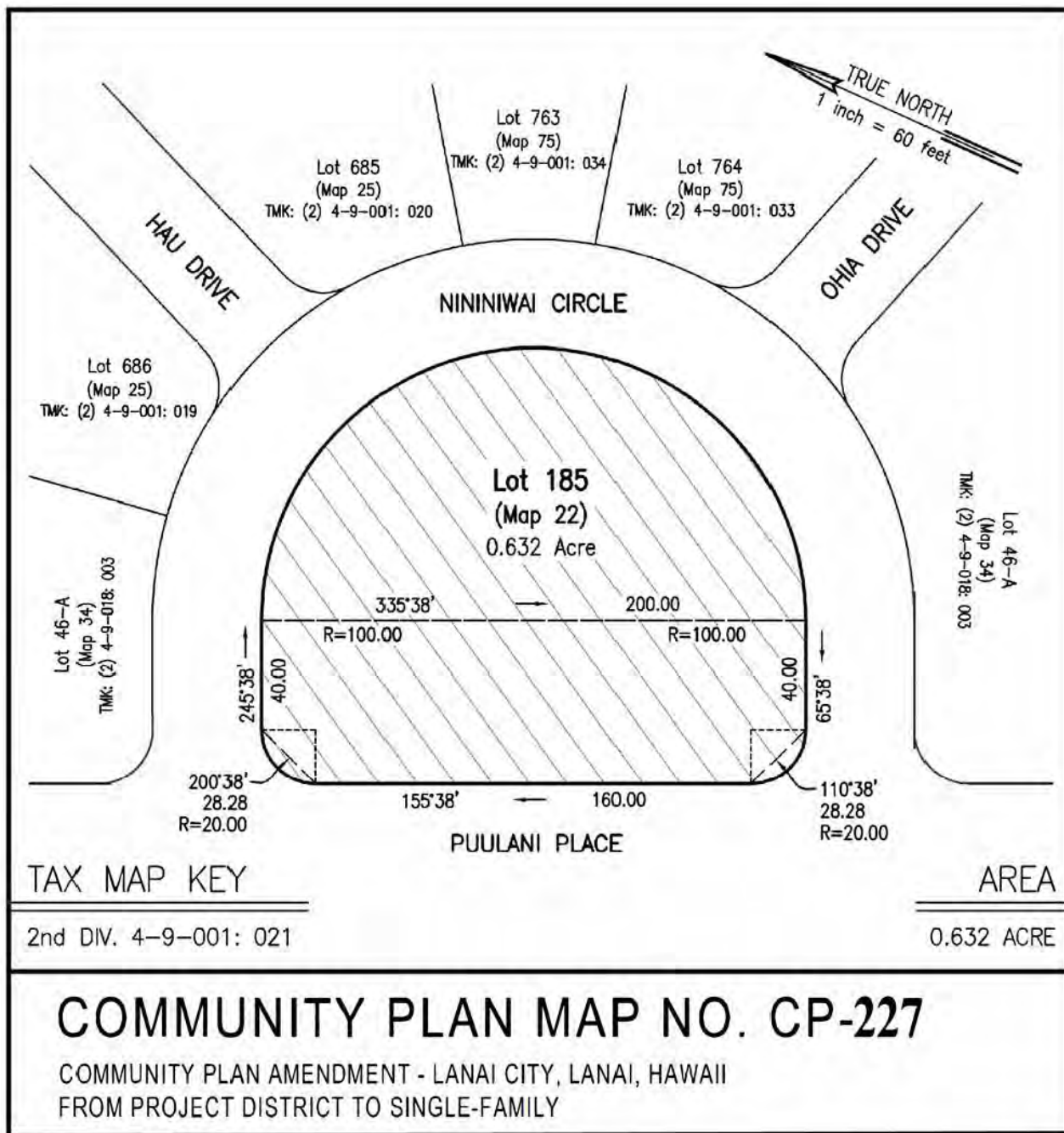


R. M. TOWILL CORPORATION
SINCE 1930

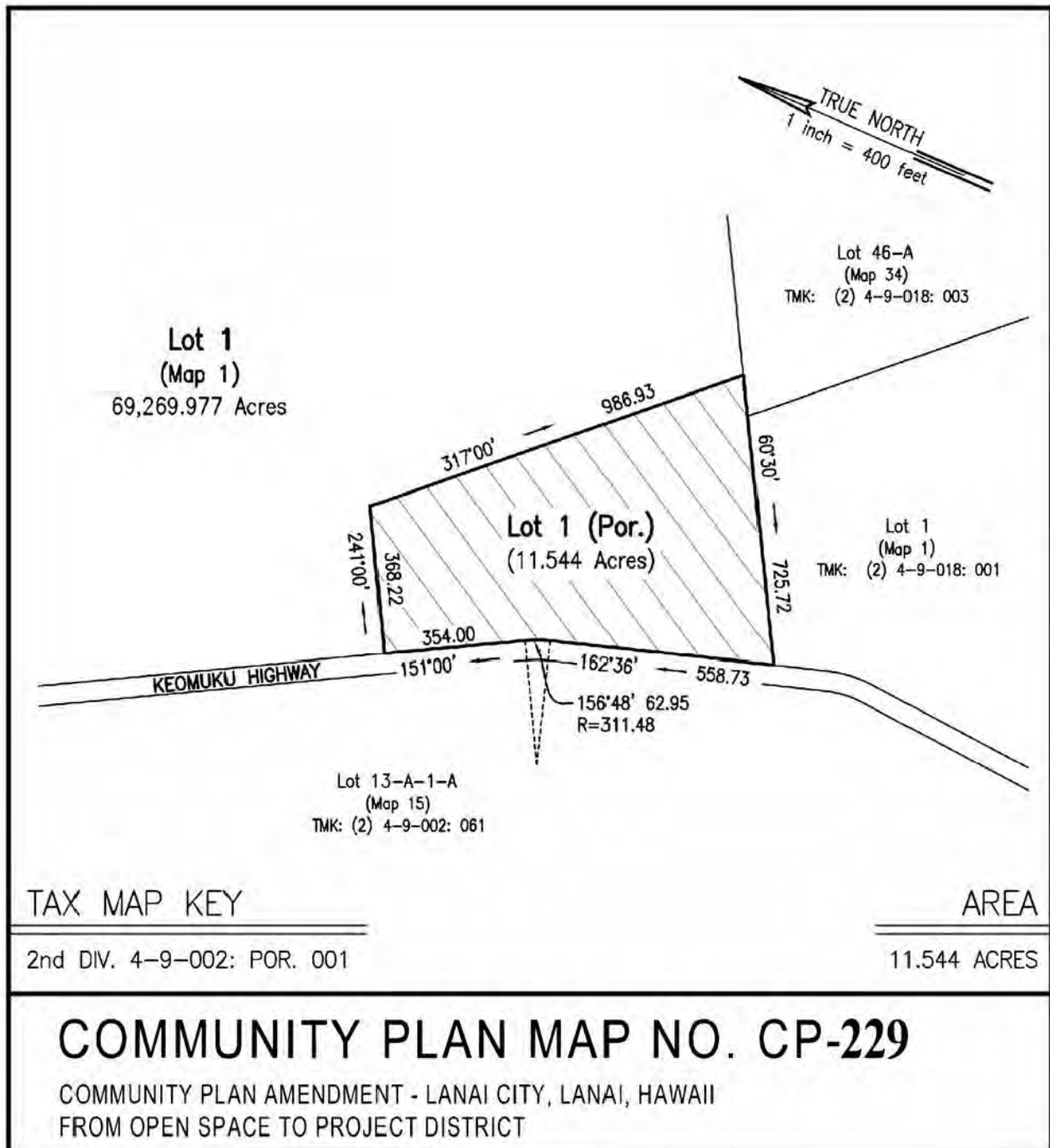
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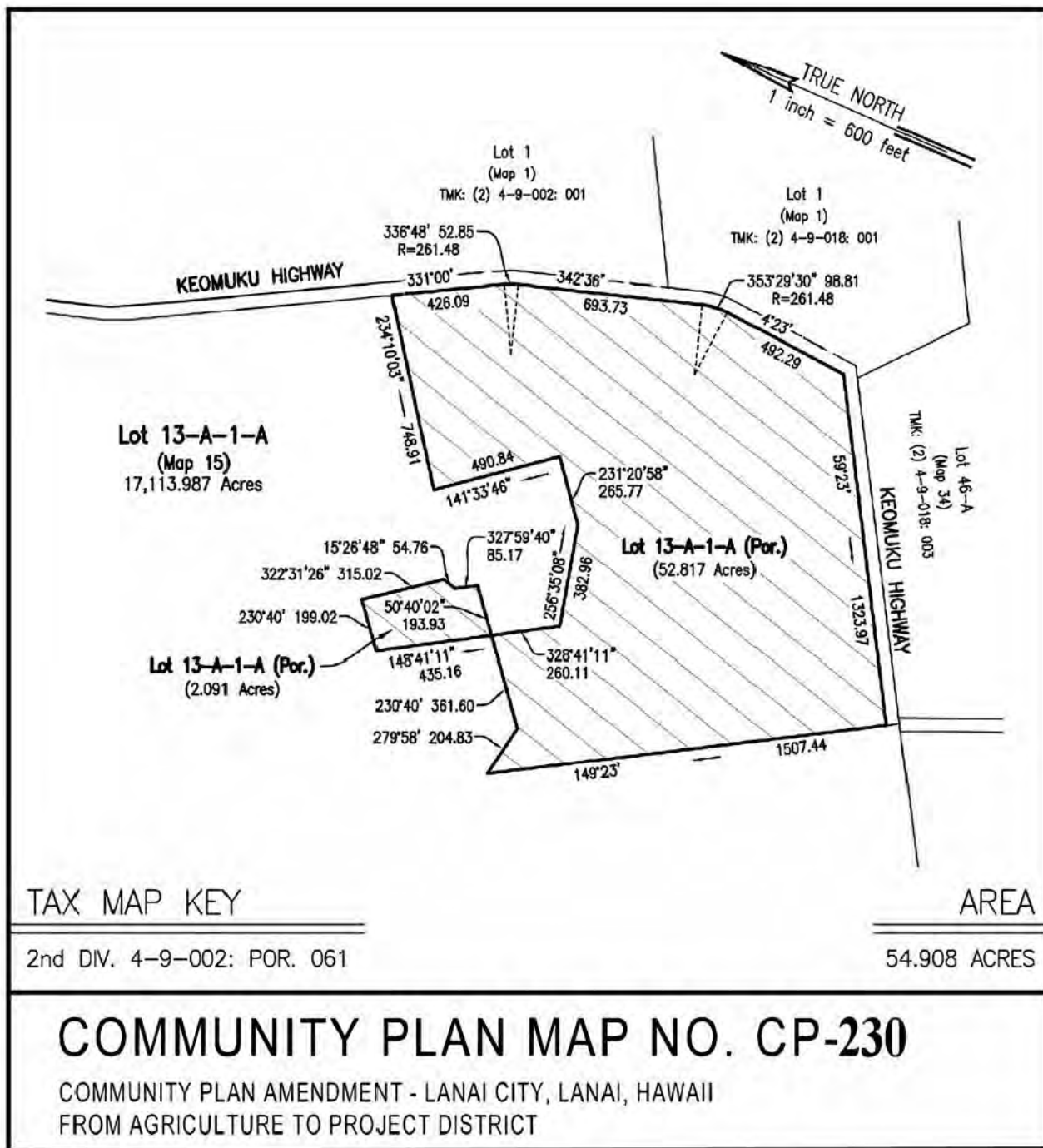
Planning
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Construction Management

EXHIBIT "B"

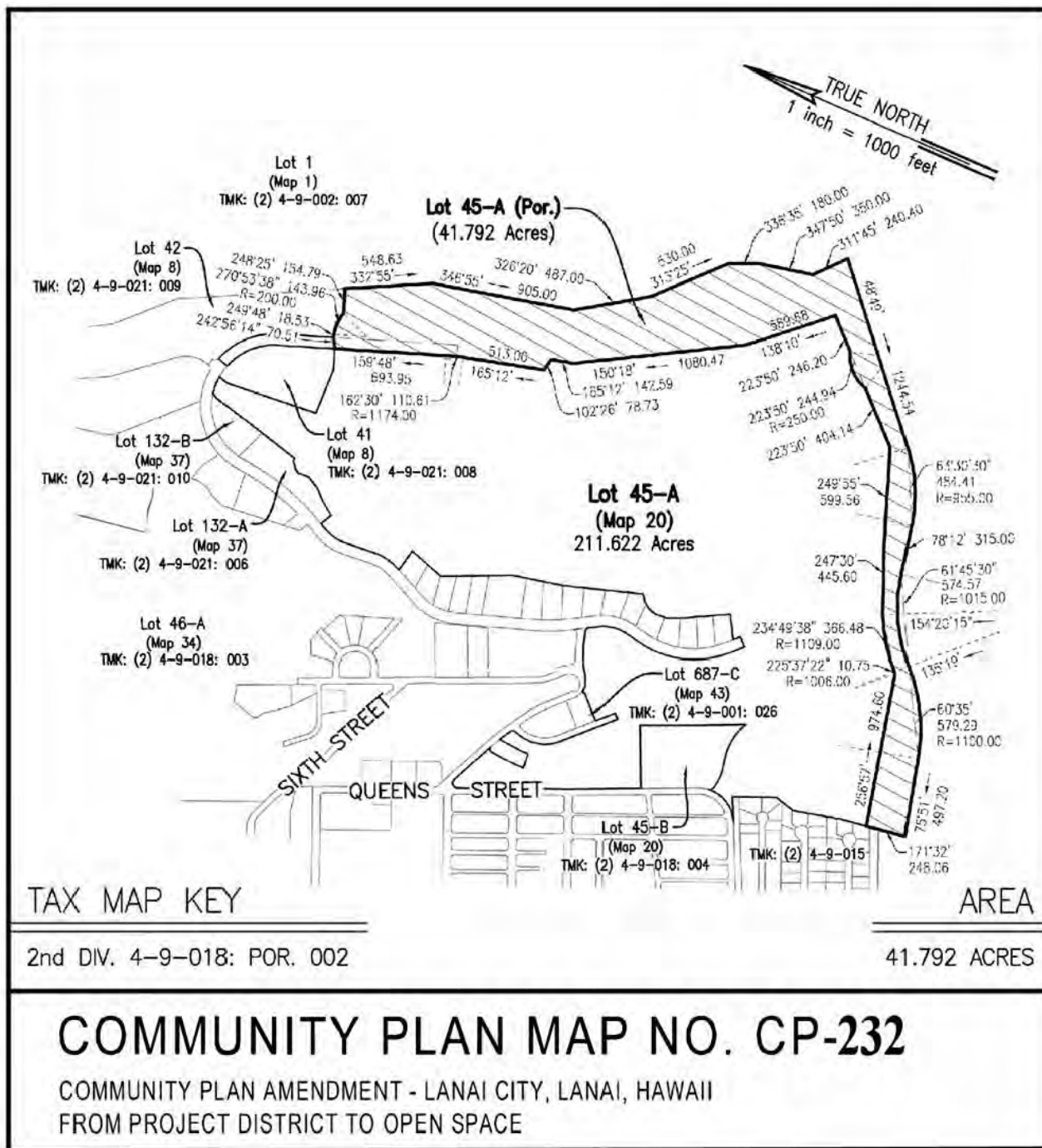


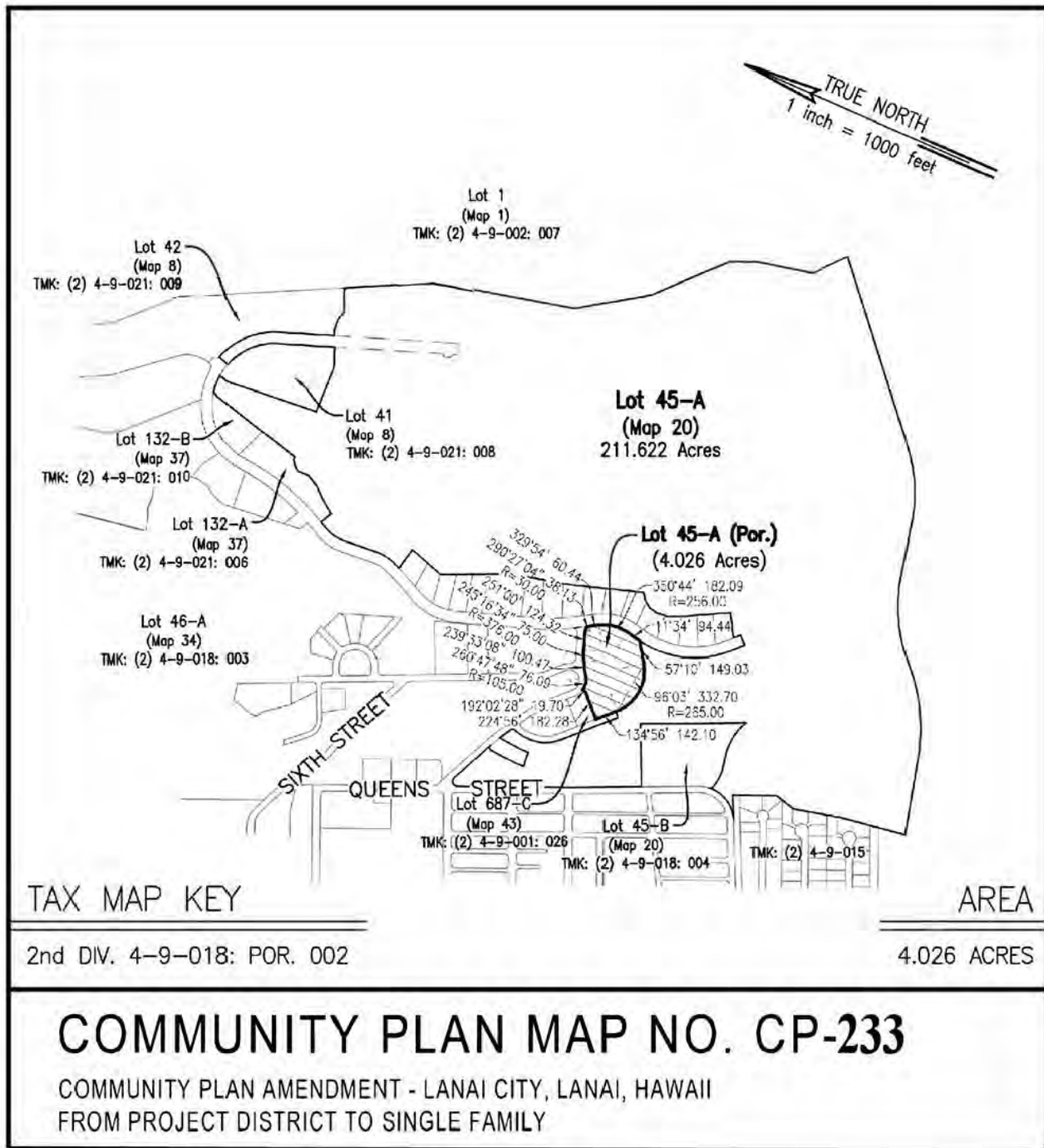


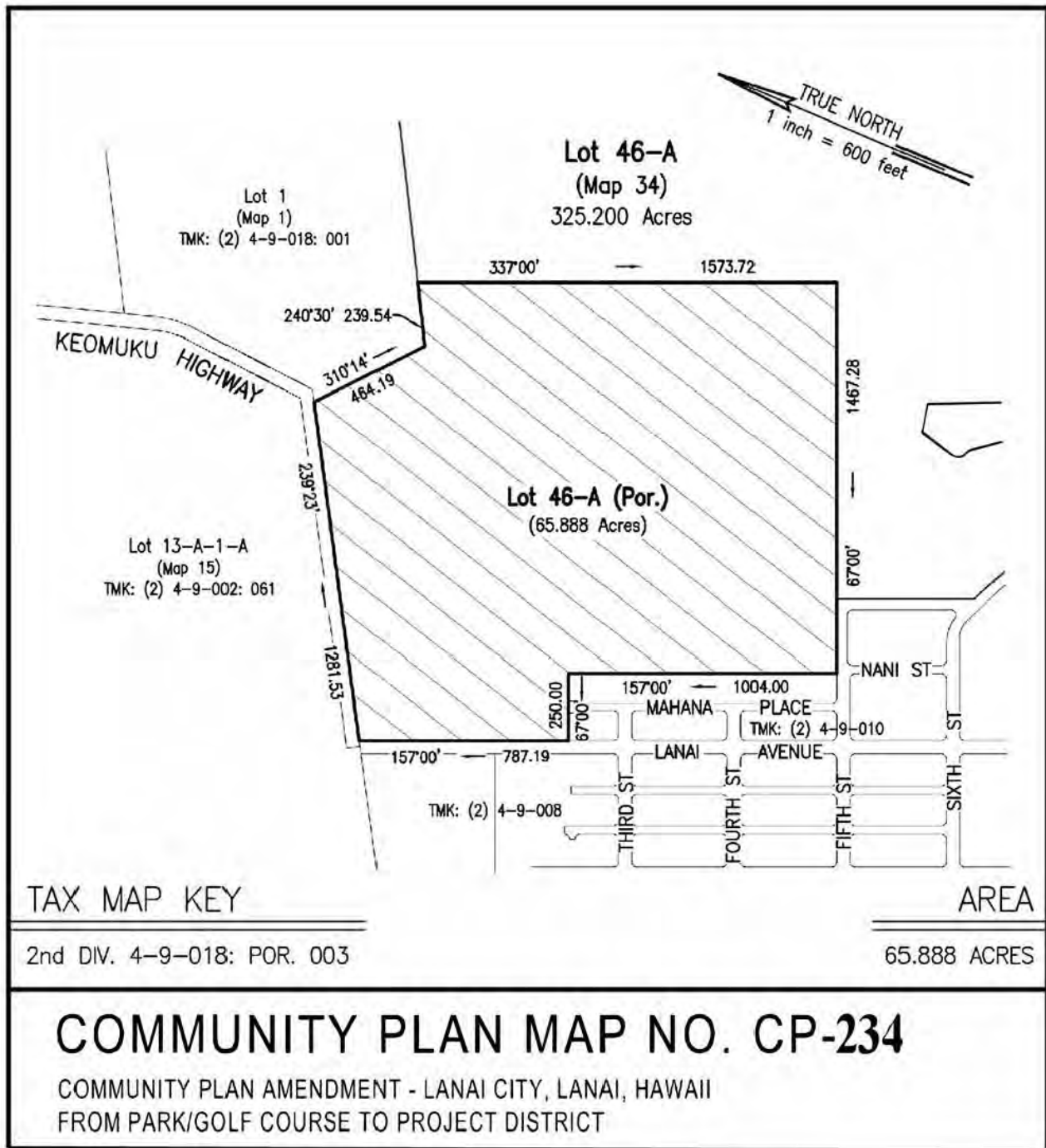




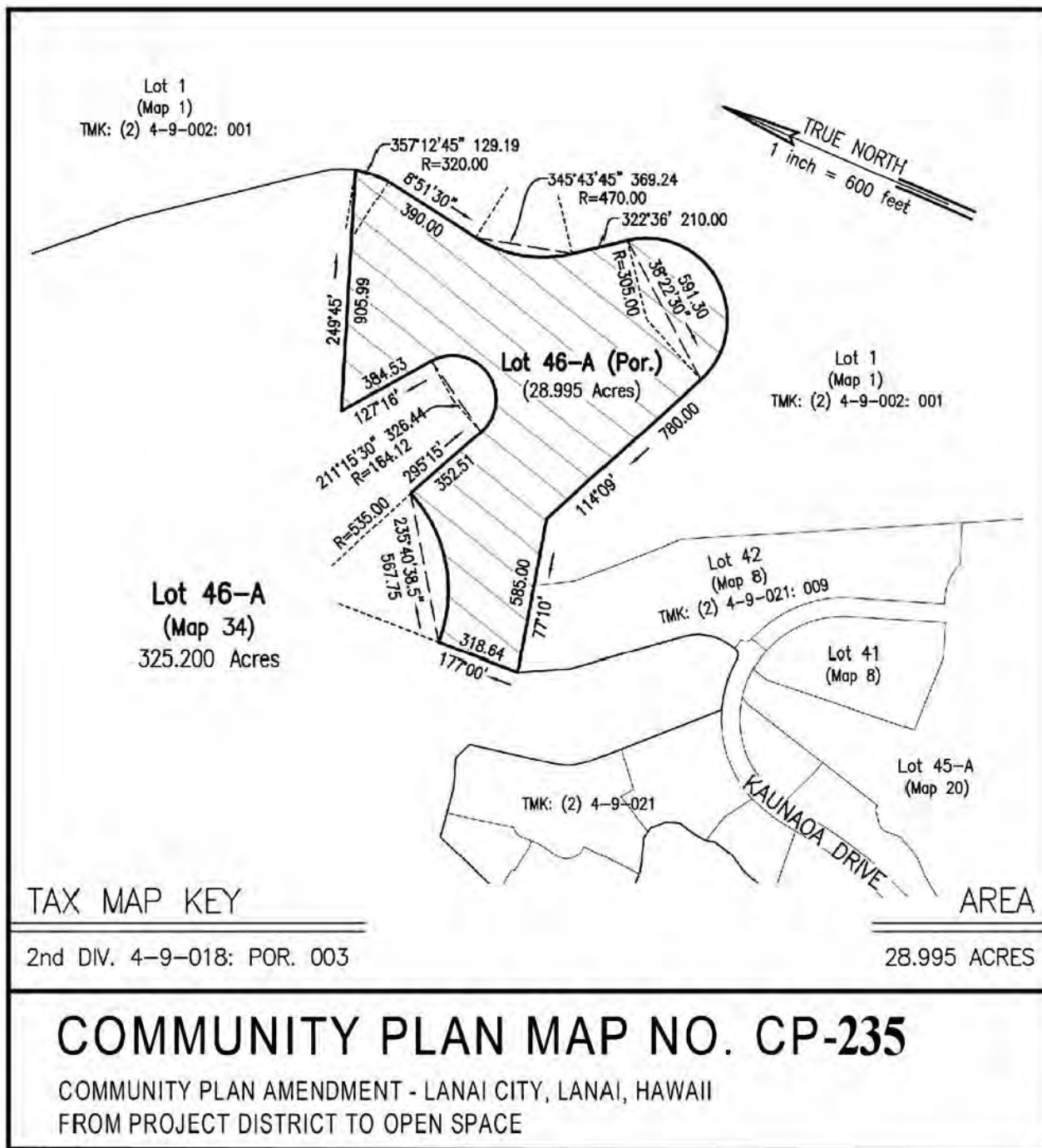








END OF





END OF EXHIBIT "B"

ORDINANCE NO. _____

BILL NO. 24, CD1 (2024)

A BILL FOR AN ORDINANCE TO CHANGE ZONING (CONDITIONAL ZONING) FOR 210.556 ACRES LOCATED IN LĀNAʻI CITY, LĀNAʻI, HAWAIʻI, TAX MAP KEYS (2) 4-9-001:021, 024, 030; (2) 4-9-002:001 (POR.), 061 (POR.); (2) 4-9-018:001 (POR.), 002 (PORS.), 003 (PORS.), 005; AND (2) 4-9-021:009 (LĀNAʻI PROJECT DISTRICT 2 (KŌʻELE))

BE IT ORDAINED BY THE PEOPLE OF THE COUNTY OF MAUI:

SECTION 1. Under Chapters 19.07, 19.08, 19.71, and 19.510, Maui County Code, a Change in Zoning (Conditional Zoning) is granted for certain real properties situated in Lānaʻi City, Lānaʻi, Hawaiʻi, comprising 210.556 acres, identified in Table 1, and more particularly described in the attached Exhibit “A” and in the Land Zoning Maps attached as Exhibit “B.”

Table 1

CHANGE IN ZONING				
TAX MAP KEY	FROM	TO	MAP	ACRES
(2) 4-9-001:021	PD-L/2 (Kōʻele)	Residential (R-3)	L-2623	0.632
(2) 4-9-001:024	PD-L/2 (Kōʻele)	Residential (R-3)	L-2624	12.553
(2) 4-9-001:030	PD-L/2 (Kōʻele)	Residential (R-3)	L-2624	0.606
(2) 4-9-002:001 (por.)	Interim	PD-L/2 (Kōʻele)	L-2625	11.544
(2) 4-9-002:061 (por.)	Agricultural	PD-L/2 (Kōʻele)	L-2626	60.912
(2) 4-9-018:001 (por.)	Interim	PD-L/2 (Kōʻele)	L-2627	3.057
(2) 4-9-018:003 (por.)	Interim	PD-L/2 (Kōʻele)	L-2627	5.687
(2) 4-9-018:002 (por.)	Agricultural	Open Space (OS-2)	L-2628	0.814
(2) 4-9-018:002 (por.)	PD-L/2 (Kōʻele)	Open Space (OS-2)	L-2629	39.912
(2) 4-9-018:002 (por.)	PD-L/2 (Kōʻele)	Residential (R-3)	L-2630	4.026
(2) 4-9-018:003 (por.)	PD-L/2 (Kōʻele)	Open Space (OS-2)	L-2631	28.995

(2) 4-9-018:003 (por.)	PD-L/2 (Kō‘ele)	Residential (R-3)	L-2632	28.679
(2) 4-9-018:005	PD-L/2 (Kō‘ele)	Residential (R-3)	L-2632	1.312
(2) 4-9-021:009	PD-L/2 (Kō‘ele)	Open Space (OS-2)	L-2633	11.827
			TOTAL	210.556

SECTION 2. Under Section 19.510.050, Maui County Code, the Change in Zoning granted by this Ordinance is subject to the conditions in Exhibit “C,” as attached, and the Unilateral Agreement and Declaration for Conditional Zoning, attached as Exhibit “D.”

SECTION 3. This Ordinance takes effect on approval.

APPROVED AS TO FORM AND LEGALITY:

Department of the Corporation Counsel
County of Maui

hlu:misc: 023acizbill01:pmg

INTRODUCED BY:

A handwritten signature in cursive script, appearing to read "Alice L. Lee".

ALICE L. LEE

Upon the request of the Mayor.

EXHIBIT "A"

LANAI PROJECT DISTRICT 2 (KOELE)

RESIDENTIAL (R-3)

Being all of Lot 185 (Map 22) of Land Court Application 862

Situated on the Island of Lanai, State of Hawaii

Beginning at the Northwest corner of this parcel of land, along the intersection of Puulani Place and Nininiwai Circle, same being Lots 213 and 215, respectively, as shown on Map 22 of Land Court Application 862, the coordinates referred to Government Survey Triangulation Station "POHOULA" being 6,385.94 feet South and 2,165.39 feet East and thence running by azimuths measured clockwise from true South:

1. Along Nininiwai Circle, same being Lot 215 (Map 22) of Ld. Ct. App. 862, on a curve to the right with a radius of 20.00 feet, chord azimuth and distance being:
200° 38' 28.28 feet;
2. 245° 38' 40.00 feet along Nininiwai Circle, same being Lot 215 (Map 22) of Ld. Ct. App. 862;
3. Thence along Nininiwai Circle, same being Lot 215 (Map 22) of Ld. Ct. App. 862, on a curve to the right with a radius of 100.00 feet, chord azimuth and distance being:
335° 38' 200.00 feet;
4. 65° 38' 40.00 feet along Nininiwai Circle, same being Lot 215 (Map 22) of Ld. Ct. App. 862;
5. Thence along Nininiwai Circle, same being Lot 215 (Map 22) of Ld. Ct. App. 862, on a curve to the right with a radius of 20.00 feet, chord azimuth and distance being:
110° 38' 28.28 feet;
6. 155° 38' 160.00 feet along Puulani Place, same being Lot 213 (Map 22) of Ld. Ct. App. 862 to the point of beginning and containing an area of 0.632 Acre.





R. M. TOWILL CORPORATION

Description Prepared by:

Donna C. Gonzales

Donna C. Gonzales Exp: 4/30/2026
Licensed Professional Land Surveyor
Certificate Number 20178

May 8, 2024

Notes:

Tax Map Key: (2) 4-9-001: 021

Land Zoning Map No. L-2623

-2-

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LANAI PROJECT DISTRICT 2 (KOELE)
RESIDENTIAL (R-3)

Being all of Lots 184-B and 184-D (Map 53) of Land Court Application 862

Situated on the Island of Lanai, State of Hawaii

Beginning at the Northwest corner of this parcel of land, being the Northeast corner of Lot 606-A (Map 138) of Land Court Application 862 and along Sixth Street, same being Lot 218 (Map 22) of Land Court Application 862, the coordinates referred to Government Survey Triangulation Station "POHOULA" being 6,368.16 feet South and 1,402.53 feet East and thence running by azimuths measured clockwise from true South:

1. 301° 13' 183.02 feet along Sixth Street, same being Lot 218 (Map 22) of Ld. Ct. App. 862;
2. Thence along Sixth Street, same being Lot 218 (Map 22) of Ld. Ct. App. 862, on a curve to the left with a radius of 650.00 feet, chord azimuth and distance being:

293° 19' 30" 178.49 feet;
3. 285° 26' 111.01 feet along Sixth Street, same being Lot 218 (Map 22) of Ld. Ct. App. 862;
4. Thence along Sixth Street, same being Lot 218 (Map 22) of Ld. Ct. App. 862, on a curve to the right with a radius of 360.00 feet, chord azimuth and distance being:

290° 21' 30" 61.81 feet;
5. 295° 17' 440.59 feet along Sixth Street, same being Lot 218 (Map 22) of Ld. Ct. App. 862;



6. Thence along Sixth Street, same being Lot 218 (Map 22) of Ld. Ct. App. 862, on a curve to the right with a radius of 40.00 feet, chord azimuth and distance being:
315° 27' 30" 27.59 feet;
7. 335° 38' 772.72 feet along Puulani Place, same being Lot 213 (Map 22) of Ld. Ct. App. 862;
8. Thence along Puulani Place, same being Lot 213 (Map 22) of Ld. Ct. App. 862, on a curve to the left with a radius of 290.00 feet, chord azimuth and distance being:
325° 09' 30" 105.44 feet;
9. 314° 41' 98.16 feet along Puulani Place, same being Lot 213 (Map 22) of Ld. Ct. App. 862;
10. Thence along Puulani Place and Ninth Street, same being Lot 213 (Map 22) of Ld. Ct. App. 862, on a curve to the right with a radius of 65.00 feet, chord azimuth and distance being:
44° 41' 130.00 feet;
11. 134° 41' 175.18 feet along Ninth Street, same being Lot 213 (Map 22) of Ld. Ct. App. 862;
12. Thence along Ninth Street, same being Lot 213 (Map 22) of Ld. Ct. App. 862, on a curve to the left with a radius of 814.80 feet, chord azimuth and distance being:
127° 39' 199.54 feet;
13. 120° 37' 148.38 feet along Ninth Street, same being Lot 213 (Map 22) of Ld. Ct. App. 862;

14. Thence along Ninth Street, same being Lot 213 (Map 22) of Ld. Ct. App. 862, on a curve to the left with a radius of 982.60 feet, chord azimuth and distance being:
117° 22' 30" 111.13 feet;
15. 114° 08' 379.65 feet along Ninth Street, same being Lot 213 (Map 22) of Ld. Ct. App. 862;
16. 247° 00' 98.31 feet along Lot 184-C (Map 53) of Ld. Ct. App. 862;
17. Thence along Lot 184-C (Map 53) of Ld. Ct. App. 862, on a curve to the left with a radius of 35.00 feet, chord azimuth and distance being:
202° 00' 49.50 feet;
18. 157° 00' 125.00 feet along Lot 184-C (Map 53) of Ld. Ct. App. 862;
19. 67° 00' 167.00 feet along Lot 184-C (Map 53) of Ld. Ct. App. 862;
20. 157° 00' 158.00 feet along Queens Avenue, same being Lot 194 (Map 22) of Ld. Ct. App. 862;
21. 247° 00' 167.00 feet along Lot 184-A (Map 53) of Ld. Ct. App. 862;
22. 157° 00' 174.00 feet along Lot 184-A (Map 53) of Ld. Ct. App. 862;
23. 67° 00' 167.00 feet along Lot 184-A (Map 53) of Ld. Ct. App. 862;
24. 157° 00' 313.30 feet along Queens Avenue, same being Lot 194 (Map 22) of Ld. Ct. App. 862;
25. 153° 51' 30" 134.99 feet along Lots 606-B and 606-A (Map 138) of Ld. Ct. App. 862 to the point of beginning and containing an area of 13.159 Acres.



R. M. TOWILL CORPORATION

Description Prepared by:

dc gonzales

Donna C. Gonzales Exp: 4/30/2026
Licensed Professional Land Surveyor
Certificate Number 20178

May 8, 2024

Notes:

Tax Map Keys: (2) 4-9-001: 024 and 030

Land Zoning Map No. L-2624

- 4 -

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LANAI PROJECT DISTRICT 2 (KOELE)

PD-L/2 PROJECT DISTRICT

Being a Portion of Lot 1 (Map 1) of Land Court Consolidation 189

Situated on the Island of Lanai, State of Hawaii

Beginning at the South corner of this piece of land, being the Northwest corner of Lot 1 (Map 1) of Land Court Consolidation 170 and along Keomuku Highway, same being Lot E-2-A-1-A-2 (Map 9) of Land Court Application 862, the coordinates referred to Government Survey Triangulation Station "POHOULA" being 2,892.92 feet South and 990.70 feet East and thence running by azimuths measured clockwise from true South:

1. 162° 36' 558.73 feet along Keomuku Highway, same being Lot E-2-A-1-A-2 (Map 9) of Ld. Ct. App. 862;
2. Thence along Keomuku Highway, same being Lot E-2-A-1-A-2 (Map 9) of Ld. Ct. App. 862, on a curve to the left with a radius of 311.48 feet, chord azimuth and distance being:
156° 48' 62.95 feet;
3. 151° 00' 354.00 feet along Keomuku Highway, same being Lot E-2-A-1-A-2 (Map 9) of Ld. Ct. App. 862;
4. 241° 00' 368.22 feet;
5. 317° 00' 986.93 feet;
6. 60° 30' 725.72 feet along Lot 46-A (Map 34) and Lot 1 (Map 1) of Ld. Ct. Cons. 170 to the point of beginning and containing an area of 11.544 Acres.





R. M. TOWILL CORPORATION

Description Prepared by:

dc gonzales

Donna C. Gonzales Exp: 4/30/2026
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May 8, 2024

Notes:

Tax Map Key: (2) 4-9-002: Por. 001
Land Zoning Map No. L-2625

-2-

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LANAI PROJECT DISTRICT 2 (KOELE)

PD-L/2 PROJECT DISTRICT

Being a Portion of Lot 13-A-1-A (Map 15) of Land Court Consolidation 170

Situated on the Island of Lanai, State of Hawaii

Beginning at the North corner of this piece of land, being along Keomuku Highway, same being Lot E-2-A-1-A-2 (Map 9) of Land Court Application 862, the coordinates referred to Government Survey Triangulation Station "POHOULA" being 1,953.47 feet South and 548.52 feet East and thence running by azimuths measured clockwise from true South:

1. 331° 00' 426.09 feet along Keomuku Highway, same being Lot E-2-A-1-A-2 (Map 9) of Ld. Ct. App. 862;
2. Thence along Keomuku Highway, same being Lot E-2-A-1-A-2 (Map 9) of Ld. Ct. App. 862, on a curve to the right with a radius of 261.48 feet, chord azimuth and distance being:
336° 48' 52.85 feet;
3. 342° 36' 693.73 feet along Keomuku Highway, same being Lot E-2-A-1-A-2 (Map 9) of Ld. Ct. App. 862
4. Thence along Keomuku Highway, same being Lot E-2-A-1-A-2 (Map 9) of Ld. Ct. App. 862, on a curve to the right with a radius of 261.48 feet, chord azimuth and distance being:
353° 29' 30" 98.81 feet;
5. 4° 23' 492.29 feet along Keomuku Highway, same being Lot E-2-A-1-A-2 (Map 9) of Ld. Ct. App. 862
6. 59° 23' 1323.97 feet along Keomuku Highway, same being Lot E-2-A-1-A-2 (Map 9) of Ld. Ct. App. 862
7. 149° 23' 1786.27 feet;
8. 230° 40' 712.64 feet;



- | | | |
|-----|--------------|--|
| 9. | 322° 31' 26" | 315.02 feet; |
| 10. | 15° 26' 48" | 54.76 feet; |
| 11. | 327° 59' 40" | 85.17 feet; |
| 12. | 50° 40' 02" | 193.93 feet |
| 13. | 328° 41' 11" | 260.11 feet; |
| 14. | 256° 35' 08" | 382.96 feet; |
| 15. | 231° 20' 58" | 265.77 feet; |
| 16. | 141° 33' 46" | 490.84 feet; |
| 17. | 234° 10' 03" | 748.91 feet to the point of beginning and containing a
SUBAREA of 59.735 Acres; and |

Beginning at the North corner of this piece of land, being along Keomuku Highway, same being Lot E-2-A-1-A-2 (Map 9) of Land Court Application 862, the coordinates referred to Government Survey Triangulation Station "POHOULA" being 1,585.27 feet South and 344.42 feet East and thence running by azimuths measured clockwise from true South;

- | | | |
|----|--------------|---|
| 1. | 331° 00' | 172.51 feet along Keomuku Highway, same being Lot E-2-A-1-A-2 (Map 9) of Ld. Ct. App. 862; |
| 2. | 66° 06' 16" | 471.24 feet; |
| 3. | 138° 48' 51" | 44.29 feet; |
| 4. | 230° 40' | 486.61 feet to the point of beginning and containing a
SUBAREA of 1.177 Acres and a TOTAL AREA of
60.912 Acres; |

-2-



R. M. TOWILL CORPORATION

Description Prepared by:

dc gonzales

Donna C. Gonzales Exp: 4/30/2026
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Certificate Number 20178

May 8, 2024

Notes:

Tax Map Key: (2) 4-9-002: Por. 061
Land Zoning Map No. L-2626

-3-

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LANAI PROJECT DISTRICT 2 (KOELE)

PD-L/2 PROJECT DISTRICT

Being Portions of Lot 1 (Map 1) and Lot 46-A (Map 34)
of Land Court Consolidation 170

Situated on the Island of Lanai, State of Hawaii

Beginning at the North corner of this piece of land, being the Northwest corner of Lot 1 (Map 1) of Land Court Consolidation 170, and along Keomuku Highway, same being Lot E-2-A-1-A-2 (Map 9) of Land Court Application 862, the coordinates referred to Government Survey Triangulation Station "POHOULA" being 2,892.92 feet South and 990.70 feet East and thence running by azimuths measured clockwise from true South:

1. 338° 25' 935.49 feet;
2. 64° 07' 1580.25 feet;
3. 157° 00' 131.20 feet along Lanai Avenue;
4. 239° 23' 1328.11 feet along Keomuku Highway, same being Lot E-2-A-1-A-2 (Map 9) of Ld. Ct. App. 862;
5. 184° 23' 518.32 feet along Keomuku Highway, same being Lot E-2-A-1-A-2 (Map 9) of Ld. Ct. App. 862;
6. Thence along Keomuku Highway, same being Lot E-2-A-1-A-2 (Map 9) of Ld. Ct. App. 862, on a curve to the left with a radius of 311.48 feet, chord azimuth and distance being:
173° 29' 30" 117.71 feet
7. 162° 36' 135.00 feet along Keomuku Highway, same being Lot E-2-A-1-A-2 (Map 9) of Ld. Ct. App. 862 to the point of beginning and containing an area of 8.744 Acres.





R. M. TOWILL CORPORATION

Description Prepared by:

dcgonzales

Donna C. Gonzales Exp: 4/30/2026
Licensed Professional Land Surveyor
Certificate Number 20178

May 8, 2024

Notes:

Tax Map Keys: (2) 4-9-018: Por. 001 and 003

Land Zoning Map No. L-2627

-2-

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LANAI PROJECT DISTRICT 2 (KOELE)

OPEN SPACE (OS-2)

Being a Portion of Lot 45-A (Map 20) of Land Court Consolidation 170

Situated on the Island of Lanai, State of Hawaii

Beginning at the Northwest corner of this piece of land, being the East corner of Lot 768 (Map 78) of Land Court Application 862, the coordinates referred to Government Survey Triangulation Station "POHOULA" being 9,841.97 feet South and 2,636.58 feet East and thence running by azimuths measured clockwise from true South:

1. 278° 45' 435.63 feet;
2. 75° 51' 418.16 feet along Lot 1 (Map 1) of Ld. Ct. Cons. 189;
3. 171° 32' 170.35 feet along Lot 1 (Map 1) of Ld. Ct. Cons. 189 to the point of beginning and containing an area of 0.814 Acre.



R. M. TOWILL CORPORATION

Description Prepared by:

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May 8, 2024

Notes:

Tax Map Key: (2) 4-9-018: Por. 002
Land Zoning Map No. L-2628

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LANAI PROJECT DISTRICT 2 (KOELE)

OPEN SPACE (OS-2)

Being a Portion of Lot 45-A (Map 20) of Land Court Consolidation 170

Situated on the Island of Lanai, State of Hawaii

Beginning at the North corner of this piece of land, being the Southeast corner of Lot 42 (Map 8) of Land Court Consolidation 170 and along Lot 1 (Map 1) of Land Court Consolidation 189, the coordinates referred to Government Survey Triangulation Station "POHOULA" being 5,425.59 feet South and 4,398.84 feet East and thence running by azimuths measured clockwise from true South:

1. 332° 55' 548.63 feet along Lot 1 (Map 1) of Ld. Ct. Cons. 189;
2. 346° 55' 905.00 feet along Lot 1 (Map 1) of Ld. Ct. Cons. 189;
3. 326° 20' 487.00 feet along Lot 1 (Map 1) of Ld. Ct. Cons. 189;
4. 313° 25' 530.00 feet along Lot 1 (Map 1) of Ld. Ct. Cons. 189;
5. 336° 35' 180.00 feet along Lot 1 (Map 1) of Ld. Ct. Cons. 189;
6. 347° 50' 350.00 feet along Lot 1 (Map 1) of Ld. Ct. Cons. 189;
7. 311° 45' 240.40 feet along Lot 1 (Map 1) of Ld. Ct. Cons. 189;
8. 48° 49' 1244.54 feet along Lot 1 (Map 1) of Ld. Ct. Cons. 189;
9. Thence along Lot 1 (Map 1) of Ld. Ct. Cons. 189, on a curve to the right with a radius of 955.00 feet, chord azimuth and distance being:
63° 30' 30" 484.41 feet;
10. 78° 12' 315.00 feet along Lot 1 (Map 1) of Ld. Ct. Cons. 189;
11. Thence along Lot 1 (Map 1) of Ld. Ct. Cons. 189, on a curve to the left with a radius of 1015.00 feet, chord azimuth and distance being:
61° 45' 30" 574.57 feet;



12. Thence along Lot 1 (Map 1) of Ld. Ct. Cons. 189, on a curve to the right with a radius of 1100.00 feet, chord azimuth and distance being:
60° 35' 579.29 feet;
13. 75° 51' 79.04 feet along Lot 1 (Map 1) of Ld. Ct. Cons. 189;
14. 98° 45' 435.63 feet;
15. 171° 32' 77.71 feet along Lot 768 (Map 78) and Lot 791 (Map 79) of Ld. Ct. App. 862;
16. 256° 57' 974.60 feet;
17. Thence on a curve to the left with a radius of 1006.00 feet, chord azimuth and distance being:
225° 37' 22" 10.75 feet;
18. Thence on a curve to the right with a radius of 1109.00 feet, chord azimuth and distance being:
234° 49' 38" 366.48 feet;
19. 247° 30' 445.60 feet;
20. 249° 55' 599.56 feet;
21. 223° 50' 404.14 feet;
22. Thence on a curve to the right with a radius of 250.00 feet, chord azimuth and distance being:
223° 50' 244.94 feet;
23. 223° 50' 246.20 feet;
24. 138° 10' 589.68 feet;
25. Thence on a curve to the left with a radius of 600.00 feet, chord azimuth and distance being:
157° 22' 40" 258.59 feet;
26. 144° 56' 340.68 feet;

-2-

27. 150° 18' 467.95 feet;
28. 165° 12' 142.59 feet;
29. 102° 26' 40.92 feet;
30. Thence on a curve to the right with a radius of 1400.00 feet, chord azimuth and distance being:
165° 10' 56" 129.51 feet;
31. 167° 50' 383.24 feet;
32. Thence on a curve to the left with a radius of 500.00 feet, chord azimuth and distance being:
160° 07' 30" 134.13 feet;
33. 152° 25' 348.78 feet;
34. 159° 48' 347.12 feet;
35. 242° 56' 14" 70.51 feet;
36. 249° 48' 18.53 feet along Lot 42 (Map 8) of Ld. Ct. Cons. 170;
37. Thence on a curve to the right with a radius of 200.00 feet, chord azimuth and distance being:
270° 53' 38" 143.96 feet;
38. 248° 25' 154.79 feet along Lot 42 (Map 8) of Ld. Ct. Cons. 170 to the point of beginning and containing an area of 39.912 Acres.



R. M. TOWILL CORPORATION

Description Prepared by:

dcgonzales

Donna C. Gonzales Exp: 4/30/2026
Licensed Professional Land Surveyor
Certificate Number 20178

May 8, 2024

Notes:

Tax Map Key: (2) 4-9-018: Por. 002
Land Zoning Map No. L-2629

- 4 -

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LANAI PROJECT DISTRICT 2 (KOELE)
RESIDENTIAL (R-3)

Being a Portion of Lot 45-A (Map 20) of Land Court Consolidation 170

Situated on the Island of Lanai, State of Hawaii

Beginning at the Northwest corner of this piece of land, being the Northeast corner of Lot 687-C (Map 43) of Land Court Application 862, and along Ninth Street, same being Lot 213 (Map 22) of Land Court Application 862, the coordinates referred to Government Survey Triangulation Station "POHOULA" being 7,800.93 feet South and 2,686.88 feet East and thence running by azimuths measured clockwise from true South:

1. Along Ninth Street, same being Lot 214 (Map 22) of Ld. Ct. App. 862, on a curve to the left with a radius of 105.00 feet, chord azimuth and distance being:
260° 47' 48" 76.09 feet;
2. 239° 33' 08" 100.47 feet along Ninth Street, same being Lot 43 (Map 8) of Ld. Ct. Cons. 170;
3. Thence along Ninth Street, same being Lot 43 (Map 8) of Ld. Ct. Cons. 170, on a curve to the right with a radius of 376.00 feet, chord azimuth and distance being:
245° 16' 34" 75.00 feet;
4. 251° 00' 124.32 feet along Ninth Street, same being Lot 43 (Map 8) of Ld. Ct. Cons. 170;
5. Thence along Ninth Street, same being Lot 43 (Map 8) of Ld. Ct. Cons. 170, on a curve to the right with a radius of 30.00 feet, chord azimuth and distance being:
290° 27' 04" 38.13 feet;
6. 329° 54' 60.44 feet along Kaunaoa Drive, same being Lot 44 (Map 8) of Ld. Ct. Cons. 170;



7. Thence along Kaunaoa Drive, same being Lot 44 (Map 8) of Ld. Ct. Cons. 170, on a curve to the right with a radius of 256.00 feet, chord azimuth and distance being:
350° 44' 182.09 feet;
8. 11° 34' 94.44 feet along Kaunaoa Drive, same being Lot 44 (Map 8) of Ld. Ct. Cons. 170;
9. 57° 10' 149.03 feet;
10. Thence on a curve to the right with a radius of 265.00 feet, chord azimuth and distance being:
96° 03' 332.70 feet;
11. 134° 56' 142.10 feet along Konawai Place, same being Lot 212 (Map 22) of Ld. Ct. App. 862;
12. 224° 56' 182.28 feet along Lot 687-C (Map 43) of Ld. Ct. App. 862;
13. 192° 02' 28" 19.70 feet along Lot 687-C (Map 43) of Ld. Ct. App. 862 to the point of beginning and containing an area of 4.026 Acres.

R. M. TOWILL CORPORATION

Description Prepared by:



Donna C. Gonzales
Donna C. Gonzales Exp: 4/30/2026
Licensed Professional Land Surveyor
Certificate Number 20178

May 8, 2024

-2-

Notes:

Tax Map Key: (2) 4-9-018: Por. 002

Land Zoning Map No. L-2630

-3-

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LANAI PROJECT DISTRICT 2 (KOELE)

OPEN SPACE (OS-2)

Being a Portion of Lot 46-A (Map 34) of Land Court Consolidation 170

Situated on the Island of Lanai, State of Hawaii

Beginning at the Southwest corner of this piece of land, being the Northwest corner of Lot 42 (Map 8) of Land Court Consolidation 170, the coordinates referred to Government Survey Triangulation Station "POHOULA" being 4,124.96 feet South and 3,216.42 feet East and thence running by azimuths measured clockwise from true South:

1. 177° 00' 318.64 feet;
2. Thence on a curve to the left with a radius of 535.00 feet, chord azimuth and distance being:
235° 40' 38.5" 567.75 feet;
3. 295° 15' 352.51 feet;
4. Thence on a curve to the left with a radius of 164.12 feet, chord azimuth and distance being:
211° 15' 30" 326.44 feet;
5. 127° 16' 384.53 feet;
6. 249° 45' 905.99 feet;
7. Thence along Lot 1 (Map 1) of Ld. Ct. Cons. 189, on a curve to the right with a radius of 320.00 feet, chord azimuth and distance being:
357° 12' 45" 129.19 feet;
8. 8° 51' 30" 390.00 feet along Lot 1 (Map 1) of Ld. Ct. Cons. 189;
9. Thence along Lot 1 (Map 1) of Ld. Ct. Cons. 189, on a curve to the left with a radius of 470.00 feet, chord azimuth and distance being:
345° 43' 45" 369.24 feet;



10. 322° 36' 210.00 feet along Lot 1 (Map 1) of Ld. Ct. Cons. 189;
11. Thence along Lot 1 (Map 1) of Ld. Ct. Cons. 189, on a curve to the right with a radius of 305.00 feet, chord azimuth and distance being:
38° 22' 30" 591.30 feet;
12. 114° 09' 780.00 feet along Lot 1 (Map 1) of Ld. Ct. Cons. 189;
13. 77° 10' 585.00 feet along Lot 1 (Map 1) of Ld. Ct. Cons. 189 and Lot 42 (Map 8) of Ld. Ct. Cons. 170 to the point of beginning and containing an area of 28.995 Acres.



R. M. TOWILL CORPORATION

Description Prepared by:

dc gonz

Donna C. Gonzales Exp: 4/30/2026
Licensed Professional Land Surveyor
Certificate Number 20178

May 8, 2024

Notes:

Tax Map Key: (2) 4-9-018: Por. 003
Land Zoning Map No. L-2631

LANAI PROJECT DISTRICT 2 (KOELE)

RESIDENTIAL (R-3)

Being all of Lot 46-B (Map 34) of Land Court Consolidation 170 and
a Portion of Lot 46-A (Map 34) of Land Court Consolidation 170

Situated on the Island of Lanai, State of Hawaii

Beginning at the Northwest corner of this piece of land, being the North corner of Alapo Street and Ninth Street, same being Lot 191 (Map 22) of Land Court Application 862, the coordinates referred to Government Survey Triangulation Station "POHOULA" being 5,773.61 feet South and 1,049.58 feet East and thence running by azimuths measured clockwise from true South:

- | | | |
|-----|--|--------------|
| 1. | 270° 45' | 122.14 feet; |
| 2. | 298° 00' | 283.17 feet; |
| 3. | 212° 00' | 69.86 feet; |
| 4. | 229° 45' | 64.62 feet; |
| 5. | 168° 00' | 146.46 feet; |
| 6. | 261° 32' | 854.39 feet; |
| 7. | 208° 41' | 96.30 feet; |
| 8. | 333° 00' | 158.16 feet; |
| 9. | 326° 05' | 124.81 feet; |
| 10. | 344° 05' | 941.81 feet; |
| 11. | Thence along Kaunaoa Drive, same being Lot 44 (Map 8) of Ld. Ct. Cons. 170, on a curve to the left with a radius of 404.00 feet, chord azimuth and distance being: | |
| | 2° 39' 30" | 297.55 feet; |



12. 341° 03' 506.51 feet along Kaunaoa Drive, same being Lot 44 (Map 8) of Ld. Ct. Cons. 170;
13. Thence along Kaunaoa Drive, same being Lot 44 (Map 8) of Ld. Ct. Cons. 170, on a curve to the left with a radius of 1044.00 feet, chord azimuth and distance being:
335° 28' 30" 202.85 feet;
14. 329° 54' 22.50 feet along Kaunaoa Drive, same being Lot 44 (Map 8) of Ld. Ct. Cons. 170;
15. Thence along Ninth Street, same being Lot 43 (Map 8) of Ld. Ct. Cons. 170, on a curve to the right with a radius of 30.00 feet, chord azimuth and distance being:
20° 27' 46.33 feet;
16. 71° 00' 103.13 feet along Ninth Street, same being Lot 43 (Map 8) of Ld. Ct. Cons. 170;
17. Thence along Ninth Street, same being Lot 43 (Map 8) of Ld. Ct. Cons. 170, on a curve to the left with a radius of 424.00 feet, chord azimuth and distance being:
67° 20' 05" 54.21 feet;
18. Thence along Ninth Street, same being Lot 43 (Map 8) of Ld. Ct. Cons. 170, on a curve to the right with a radius of 30.00 feet, chord azimuth and distance being:
109° 05' 05" 42.73 feet;
19. 154° 30' 16.59 feet along Puulani Place, same being Lot 213 (Map 22) of Ld. Ct. App. 862;



20. Thence along Puulani Place, same being Lot 213 (Map 22) of Ld. Ct. App. 862, on a curve to the left with a radius of 105.00 feet, chord azimuth and distance being:
144° 35' 30" 36.14 feet;
21. 134° 41' 98.16 feet along Puulani Place, same being Lot 213 (Map 22) of Ld. Ct. App. 862;
22. Thence along Puulani Place, same being Lot 213 (Map 22) of Ld. Ct. App. 862, on a curve to the right with a radius of 250.00 feet, chord azimuth and distance being:
144° 35' 38" 86.06 feet;
23. 155° 38' 228.58 feet along Puulani Place, same being Lot 213 (Map 22) of Ld. Ct. App. 862;
24. 245° 38' 296.48 feet along Lot 684 (Map 25) of Ld. Ct. App. 862;
25. 162° 14' 336.71 feet along Lot 684 (Map 25) and Lot 753 (Map 66) of Ld. Ct. App. 862;
26. 65° 38' 335.18 feet along Lot 753 (Map 66) of Ld. Ct. App. 862;
27. 155° 38' 337.92 feet along Puulani Place, same being Lot 213 (Map 22) of Ld. Ct. App. 862;
28. Thence along Nininiwai Circle, same being Lot 215 (Map 22) of Ld. Ct. App. 862, on a curve to the right with a radius of 20.00 feet, chord azimuth and distance being:
300° 38' 28.28 feet;
29. 245° 38' 40.00 feet along Nininiwai Circle, same being Lot 215 (Map 22) of Ld. Ct. App. 862;

30. Thence along Nininiwai Circle, same being Lot 215 (Map 22) of Ld. Ct. App. 862, on a curve to the left with a radius of 140.00 feet, chord azimuth and distance being:
228° 50' 50" 80.86 feet;
31. Thence along Ohia Place, same being Lot 217 (Map 22) of Ld. Ct. App. 862, on a curve to the right with a radius of 20.00 feet, chord azimuth and distance being:
249° 49' 20" 24.50 feet;
32. 162° 14' 49.04 feet along Ohia Place, same being Lot 217 (Map 22) of Ld. Ct. App. 862;
33. 160° 00' 50" 341.88 feet along Lots 764 and 763 (Map 75) of Ld. Ct. App. 862;
34. 112° 22' 137.80 feet along Lot 685 (Map 25) of Ld. Ct. App. 862;
35. 202° 22' 21.74 feet along Hau Place, same being Lot 215 (Map 22) of Ld. Ct. App. 862;
36. 112° 22' 40.00 feet along Hau Place, same being Lot 215 (Map 22) of Ld. Ct. App. 862;
37. 22° 22' 8.27 feet along Hau Place, same being Lot 215 (Map 22) of Ld. Ct. App. 862;
38. 112° 22' 58.00 feet along Lot 686 (Map 25) of Ld. Ct. App. 862;
39. 65° 38' 99.92 feet along Lot 686 (Map 25) of Ld. Ct. App. 862;
40. 351° 35' 146.22 feet along Lot 686 (Map 25) of Ld. Ct. App. 862;
41. Thence along Nininiwai Circle, same being Lot 215 (Map 22) of Ld. Ct. App. 862, on a curve to the left with a radius of 140.00 feet, chord azimuth and distance being:
73° 36' 30" 38.85 feet;

- 4 -

42. 65° 38' 40.00 feet along Nininiwai Circle, same being Lot 215 (Map 22) of Ld. Ct. App. 862;
43. Thence along Nininiwai Circle, same being Lot 215 (Map 22) of Ld. Ct. App. 862, on a curve to the right with a radius of 20.00 feet, chord azimuth and distance being:
110° 38' 28.28 feet;
44. 155° 38' 199.00 feet along Puulani Place, same being Lot 213 (Map 22) of Ld. Ct. App. 862;
45. 65° 38' 40.00 feet along Puulani Place, same being Lot 213 (Map 22) of Ld. Ct. App. 862;
46. 335° 38' 95.07 feet along Puulani Place, same being Lot 213 (Map 22) of Ld. Ct. App. 862;
47. Thence along Lauhala Place, same being Lot 214 (Map 22) of Ld. Ct. App. 862, on a curve to the right with a radius of 20.00 feet, chord azimuth and distance being:
20° 35' 28.26 feet;
48. 65° 32' 209.89 feet along Lauhala Place, same being Lot 214 (Map 22) of Ld. Ct. App. 862;
49. Thence along Lauhala Place, same being Lot 214 (Map 22) of Ld. Ct. App. 862, on a curve to the right with a radius of 85.00 feet, chord azimuth and distance being:
102° 04' 30" 101.22 feet;
50. 138° 37' 157.43 feet along Lauhala Place, same being Lot 214 (Map 22) of Ld. Ct. App. 862
51. 65° 33' 31.36 feet along Lauhala Place, same being Lot 214 (Map 22) of Ld. Ct. App. 862;

-5-

52. 318° 37' 166.57 feet along Lauhala Place, same being Lot 214 (Map 22) of Ld. Ct. App. 862;
53. Thence along Lauhala Place, same being Lot 214 (Map 22) of Ld. Ct. App. 862, on a curve to the left with a radius of 115.00 feet, chord azimuth and distance being:
282° 04' 30" 136.94 feet;
54. 245° 32' 42.76 feet along Lauhala Place, same being Lot 214 (Map 22) of Ld. Ct. App. 862;
55. 327° 56' 10" 151.33 feet along Lot 445 (Map 24) of Ld. Ct. App. 862;
56. 245° 32' 125.00 feet along Lot 445 (Map 24) of Ld. Ct. App. 862;
57. 155° 32' 150.00 feet along Lot 445 (Map 24) of Ld. Ct. App. 862;
58. 245° 32' 22.00 feet along Lauhala Place, same being Lot 214 (Map 22) of Ld. Ct. App. 862;
59. Thence along Lauhala Place, same being Lot 214 (Map 22) of Ld. Ct. App. 862, on a curve to the right with a radius of 20.00 feet, chord azimuth and distance being:
290° 35' 28.31 feet;
60. 335° 38' 411.30 feet along Puulani Place, same being Lot 213 (Map 22) of Ld. Ct. App. 862;
61. Thence along Sixth Street, same being Lot 218 (Map 22) of Ld. Ct. App. 862, on a curve to the right with a radius of 20.00 feet, chord azimuth and distance being:
45° 27' 30" 37.55 feet;
62. 115° 17' 353.78 feet along Sixth Street, same being Lot 218 (Map 22) of Ld. Ct. App. 862;

- 6 -



63. Thence along Sixth Street, same being Lot 218 (Map 22) of Ld. Ct. App. 862, on a curve to the left with a radius of 400.00 feet, chord azimuth and distance being:
110° 21' 30" 68.68 feet;
64. 105° 26' 111.01 feet along Sixth Street, same being Lot 218 (Map 22) of Ld. Ct. App. 862;
65. Thence along Sixth Street, same being Lot 218 (Map 22) of Ld. Ct. App. 862, on a curve to the right with a radius of 610.00 feet, chord azimuth and distance being:
113° 19' 30" 167.51 feet;
66. 121° 13' 183.02 feet along Sixth Street, same being Lot 218 (Map 22) of Ld. Ct. App. 862;
67. Thence along Sixth Street, same being Lot 218 (Map 22) of Ld. Ct. App. 862, on a curve to the left with a radius of 1130.00 feet, chord azimuth and distance being:
117° 18' 154.37 feet;
68. 113° 23' 30.30 feet along Sixth Street, same being Lot 218 (Map 22) of Ld. Ct. App. 862;
69. Thence along Sixth Street, same being Lot 218 (Map 22) of Ld. Ct. App. 862, on a curve to the right with a radius of 20.00 feet, chord azimuth and distance being:
135° 11' 30" 14.86 feet;
70. 157° 00' 507.30 feet along Lot 687-C (Map 43) of Ld. Ct. App. 862 to the point of beginning and containing an area of 29.991 Acres.





R. M. TOWILL CORPORATION

Description Prepared by:

dc gonzales

Donna C. Gonzales Exp: 4/30/2026
Licensed Professional Land Surveyor
Certificate Number 20178

May 8, 2024

Notes:

Tax Map Keys: (2) 4-9-018: 005 and Por. 003
Land Zoning Map No. L-2632

LANAI PROJECT DISTRICT 2 (KOELE)

OPEN SPACE (OS-2)

Being all of Lot 42 (Map 8) of Land Court Consolidation 170

Situated on the Island of Lanai, State of Hawaii

Beginning at the South corner of this parcel of land, being along the North side of Lot 45-A (Map 20) of Land Court Consolidation 170, the coordinates referred to Government Survey Triangulation Station "POHOULA" being 5,486.68 feet South and 4,093.57 feet East and thence running by azimuths measured clockwise from true South:

1. 159° 48' 353.45 feet along Lot 45-A (Map 20) of Ld. Ct. Cons. 170;
2. Thence along Lot 45-A (Map 20) of Ld. Ct. Cons. 170, on a curve to the left with a radius of 454.00 feet, chord azimuth and distance being:
133° 47' 23" 398.19 feet;
3. Thence along Kaunaoa Drive, same being Lot 44 (Map 8) of Ld. Ct. Cons. 170, on a curve to the right with a radius of 30.00 feet, chord azimuth and distance being:
149° 48' 53" 40.18 feet;
4. 101° 51' 40.00 feet along Kaunaoa Drive, same being Lot 44 (Map 8) of Ld. Ct. Cons. 170;
5. 191° 51' 27.03 feet along Lot 46-A (Map 34) of Ld. Ct. Cons. 170;
6. Thence along Lot 46-A (Map 34) of Ld. Ct. Cons. 170, on a curve to the left with a radius of 200.00 feet, chord azimuth and distance being:
166° 09' 173.46 feet;
7. 140° 27' 439.28 feet along Lot 46-A (Map 34) of Ld. Ct. Cons. 170;
8. 152° 30' 200.60 feet along Lot 46-A (Map 34) of Ld. Ct. Cons. 170;
9. 257° 10' 330.00 feet along Lot 46-A (Map 34) of Ld. Ct. Cons. 170;



10. 330° 00' 155.00 feet along Lot 1 (Map 1) of Ld. Ct. Cons. 189;
11. 314° 55' 430.00 feet along Lot 1 (Map 1) of Ld. Ct. Cons. 189;
12. 332° 55' 1051.37 feet along Lot 1 (Map 1) of Ld. Ct. Cons. 189;
13. 68° 25' 154.79 feet along Lot 45-A (Map 20) of Ld. Ct. Cons. 170;
14. Thence along Lot 45-A (Map 20) of Ld. Ct. Cons. 170, on a curve to the left with a radius of 200.00 feet, chord azimuth and distance being:
90° 53' 38" 143.96 feet;
15. 69° 48' 18.53 feet along Lot 45-A (Map 20) of Ld. Ct. Cons. 170 to the point of beginning and containing an area of 11.827 Acres.



R. M. TOWILL CORPORATION

Description Prepared by:

Donna C. Gonzales

Donna C. Gonzales Exp: 4/30/2026
Licensed Professional Land Surveyor
Certificate Number 20178

May 8, 2024

Notes:

Tax Map Key: (2) 4-9-021: 009
Land Zoning Map No. L-2633

-2-

2024 North King Street,
Suite 200
Honolulu, HI 96819-3470
Telephone 808 842-1133
Fax 808 842-1937
eMail rmtowill@rmtowill.com

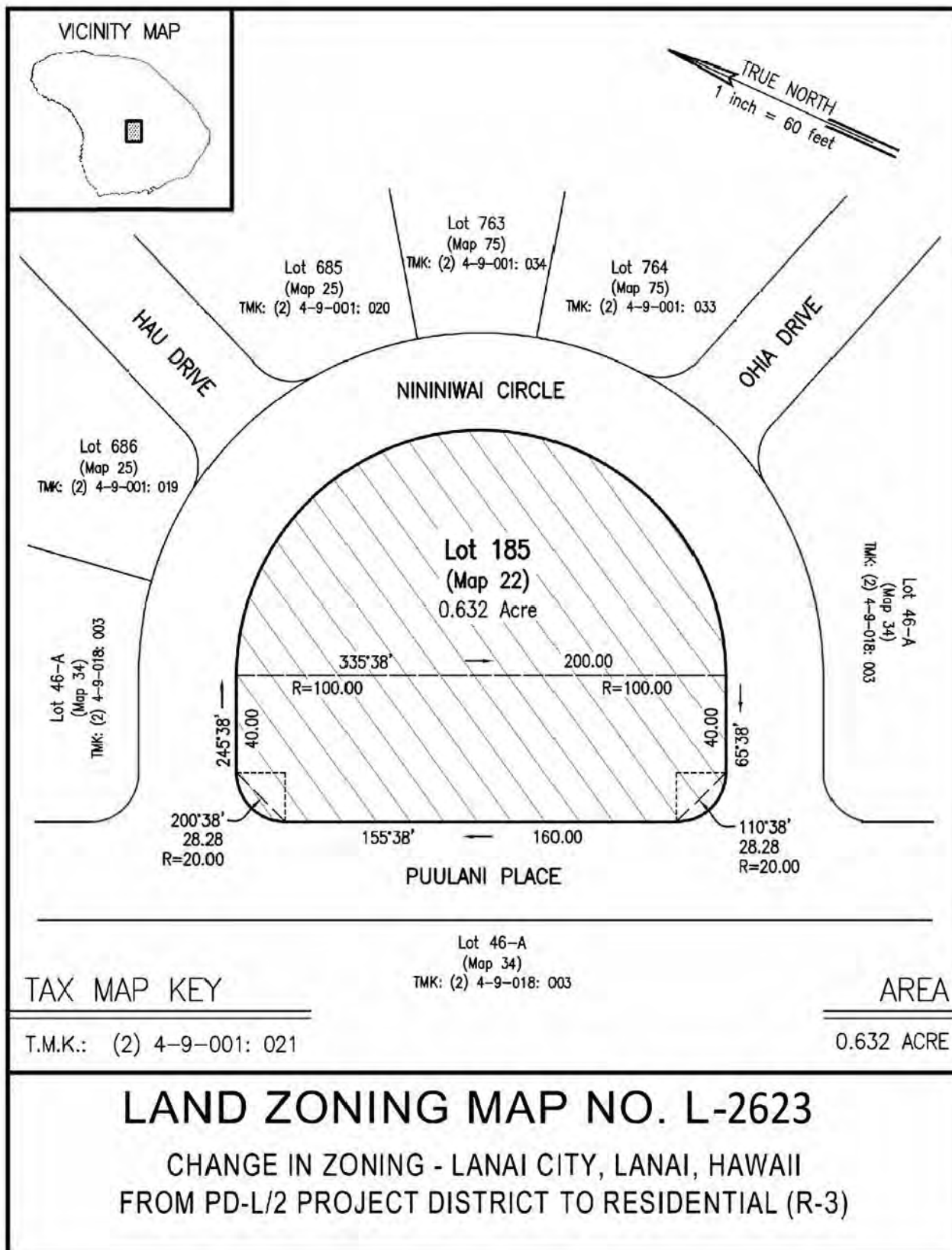


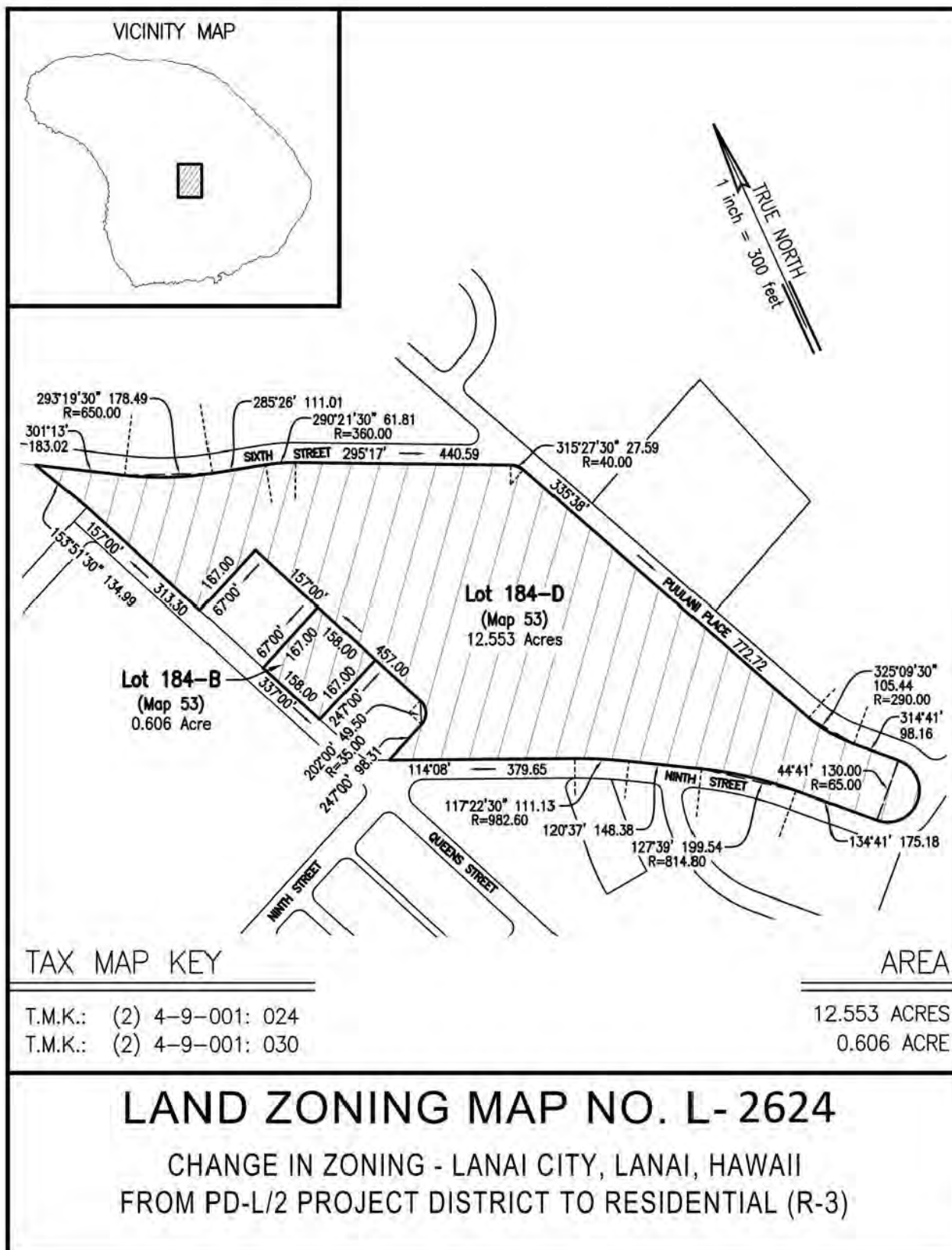
R. M. TOWILL CORPORATION
SINCE 1938

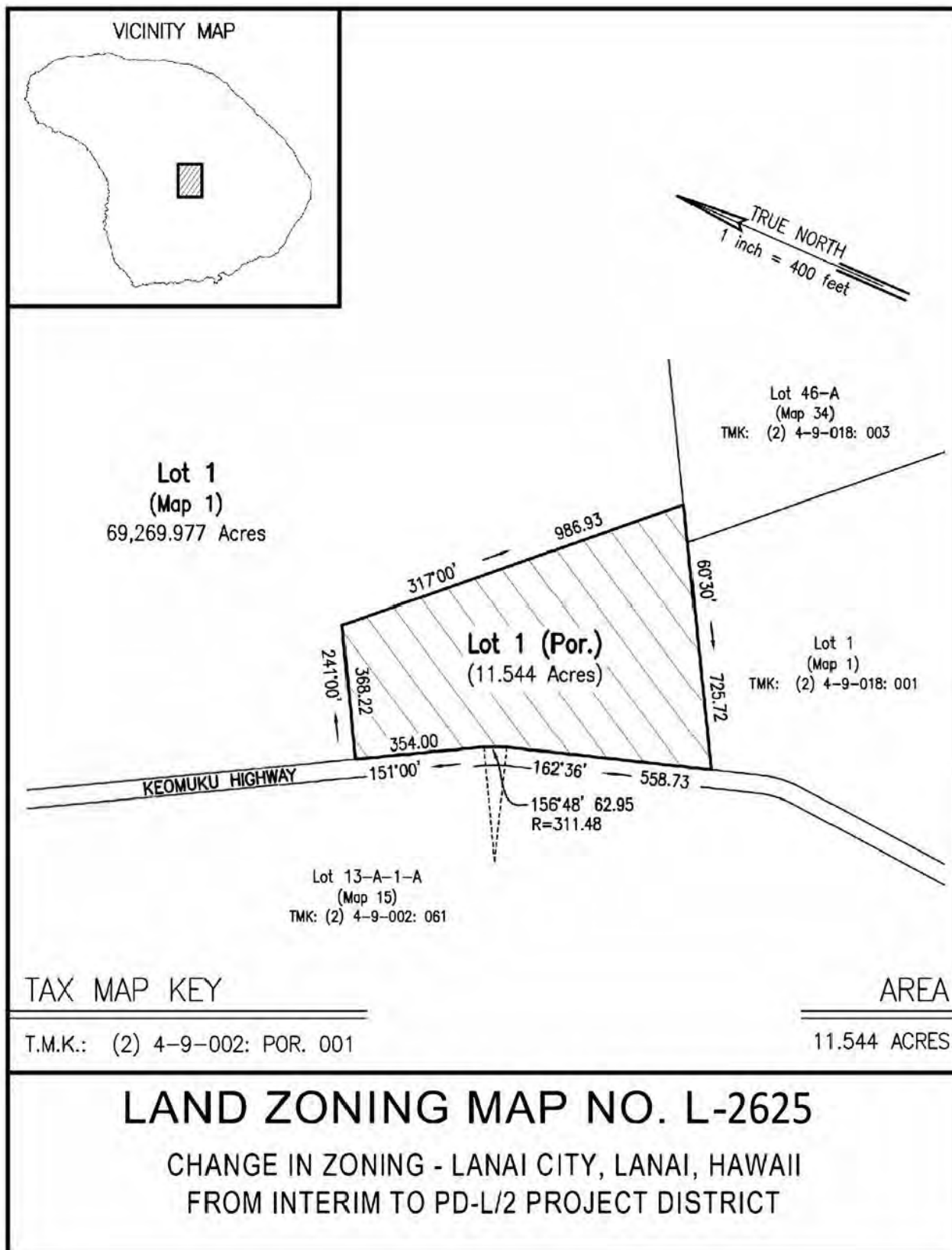
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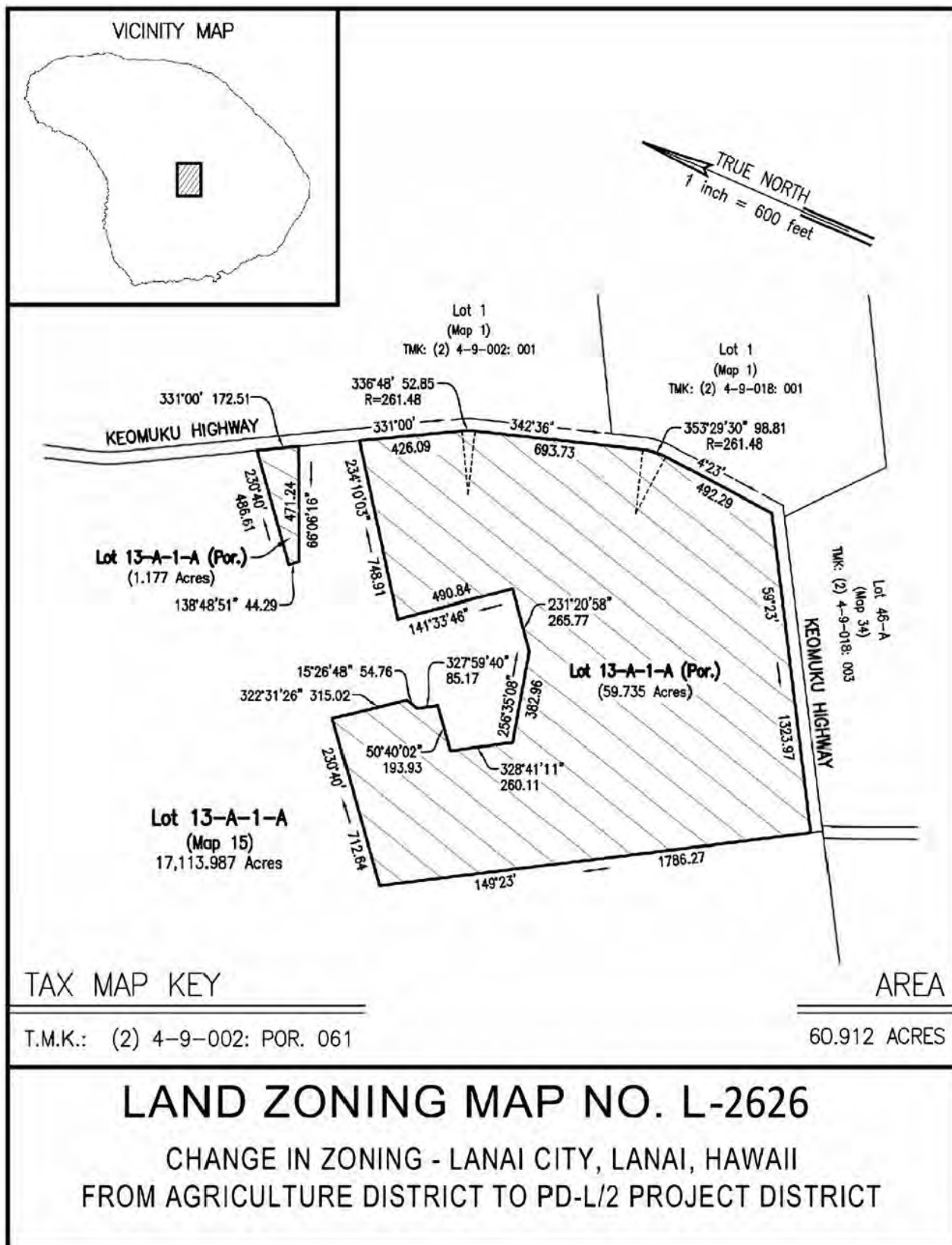
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Engineering
Environmental Services
Photogrammetry
Surveying
Construction Management

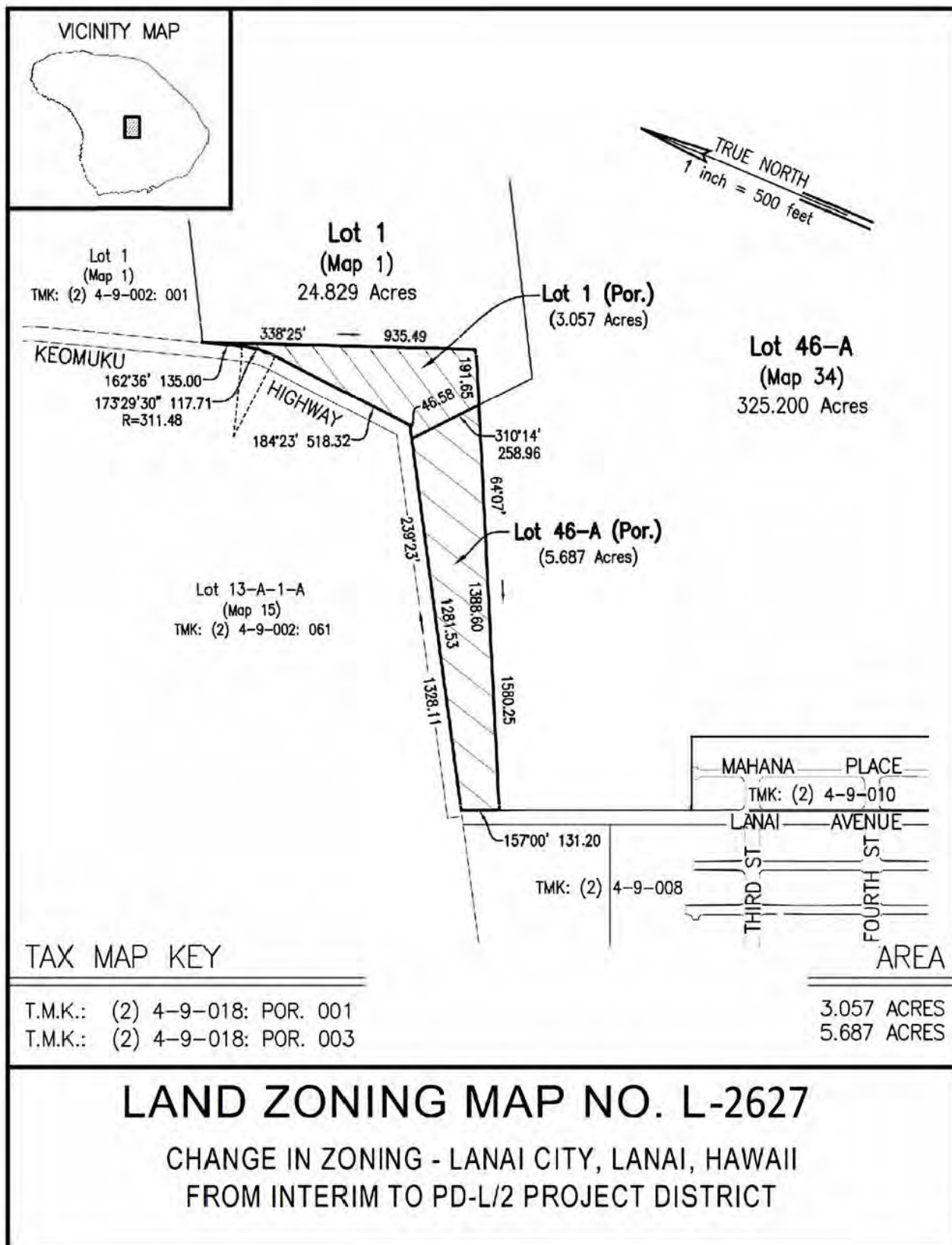
EXHIBIT "B"



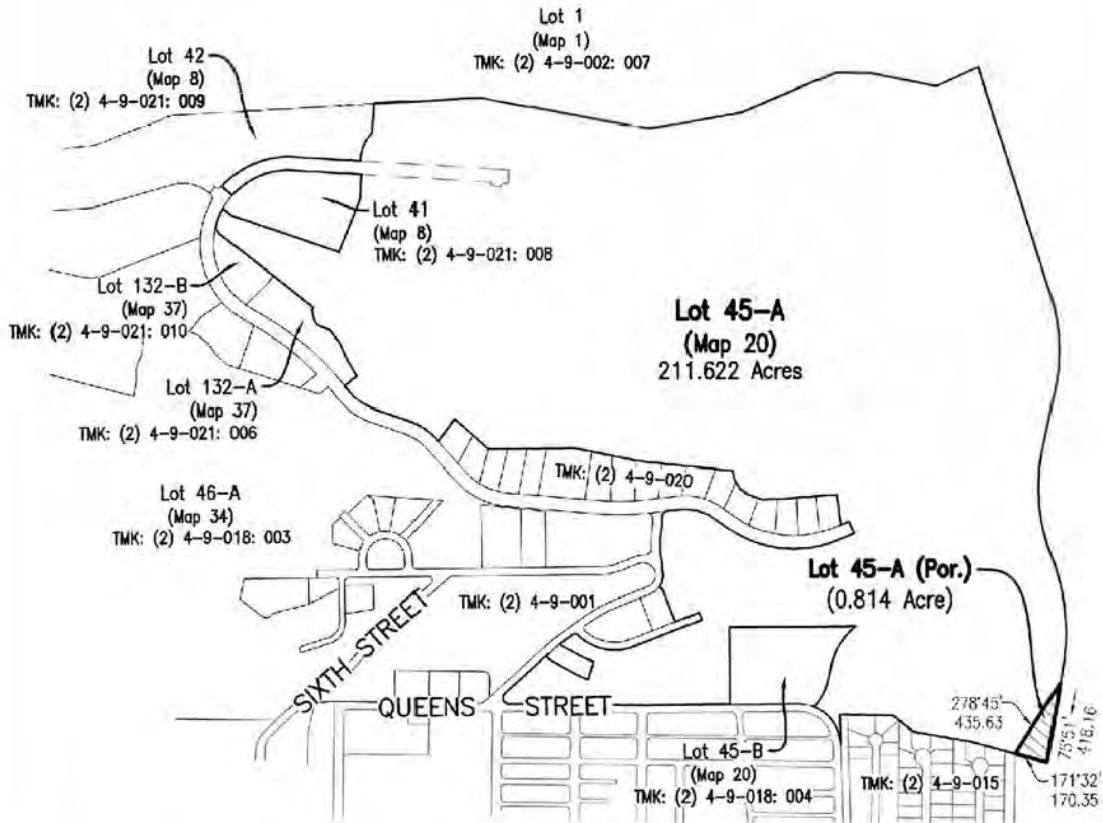
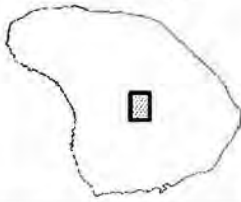








VICINITY MAP



TAX MAP KEY

T.M.K.: (2) 4-9-018: POR. 002

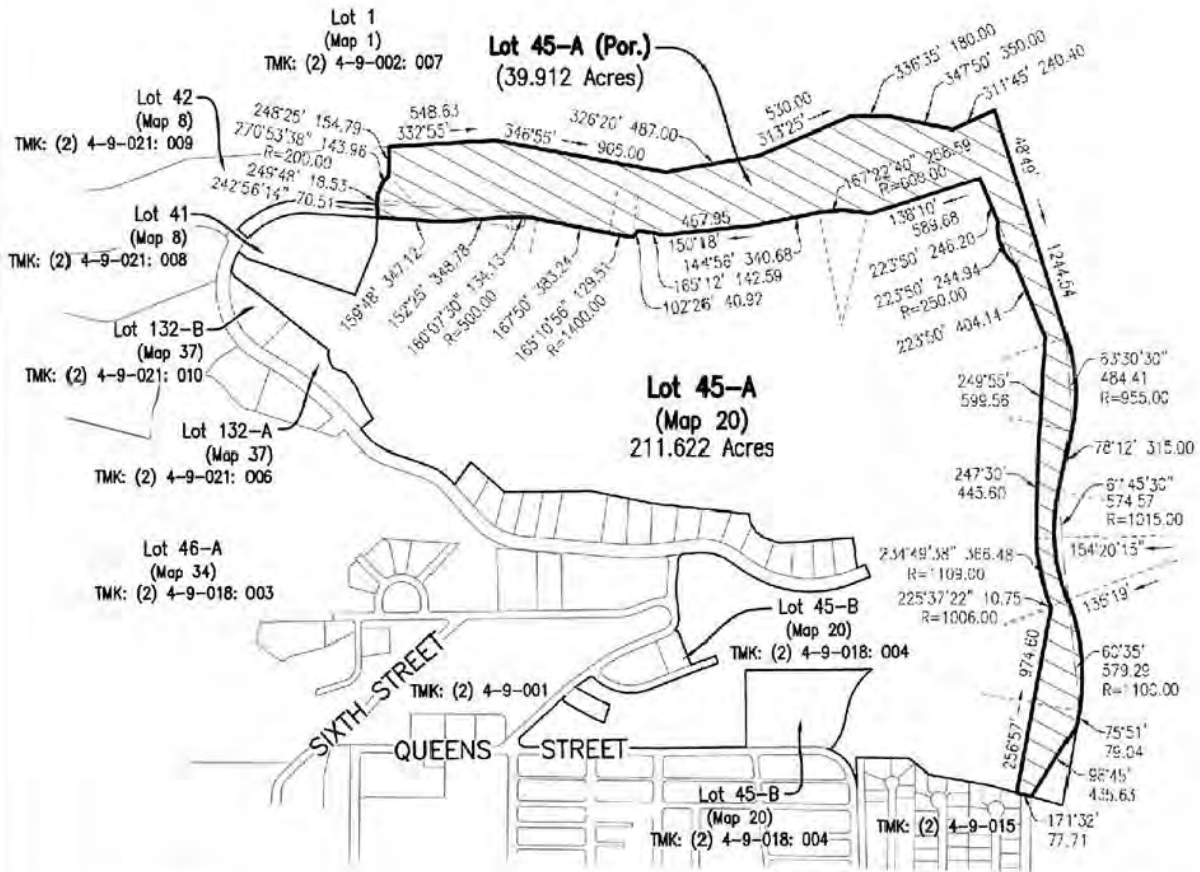
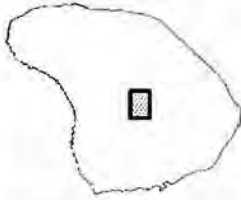
AREA

0.814 ACRE

LAND ZONING MAP NO. L-2628

CHANGE IN ZONING - LANAI CITY, LANAI, HAWAII
FROM AGRICULTURE DISTRICT TO OPEN SPACE (OS-2)

VICINITY MAP



TAX MAP KEY

T.M.K.: (2) 4-9-018: POR. 002

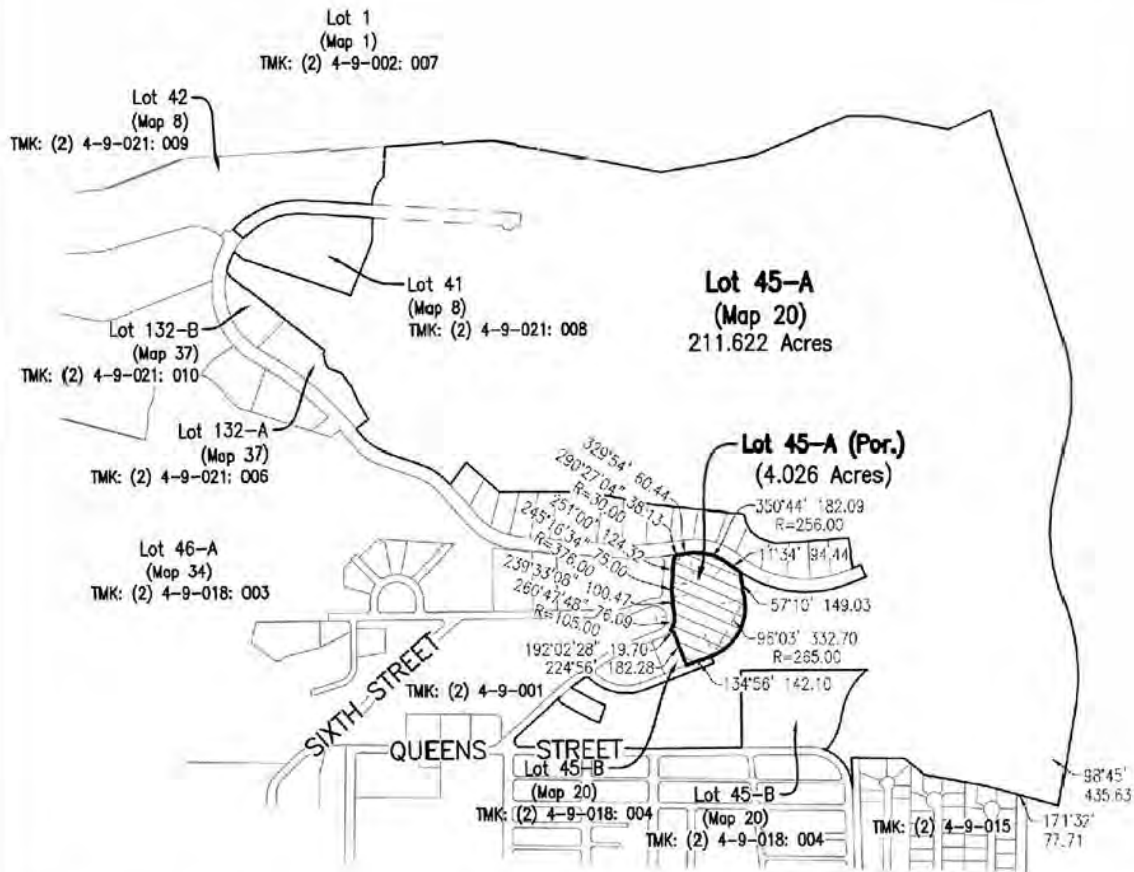
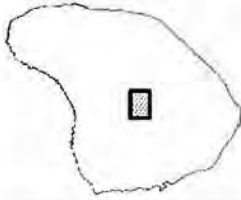
AREA

39.912 ACRES

LAND ZONING MAP NO. L-2629

CHANGE IN ZONING -LANAI CITY LANAI, HAWAII
FROM PD-L/2 PROJECT DISTRICT TO OPEN SPACE (OS-2)

VICINITY MAP



TAX MAP KEY

T.M.K.: (2) 4-9-018: POR. 002

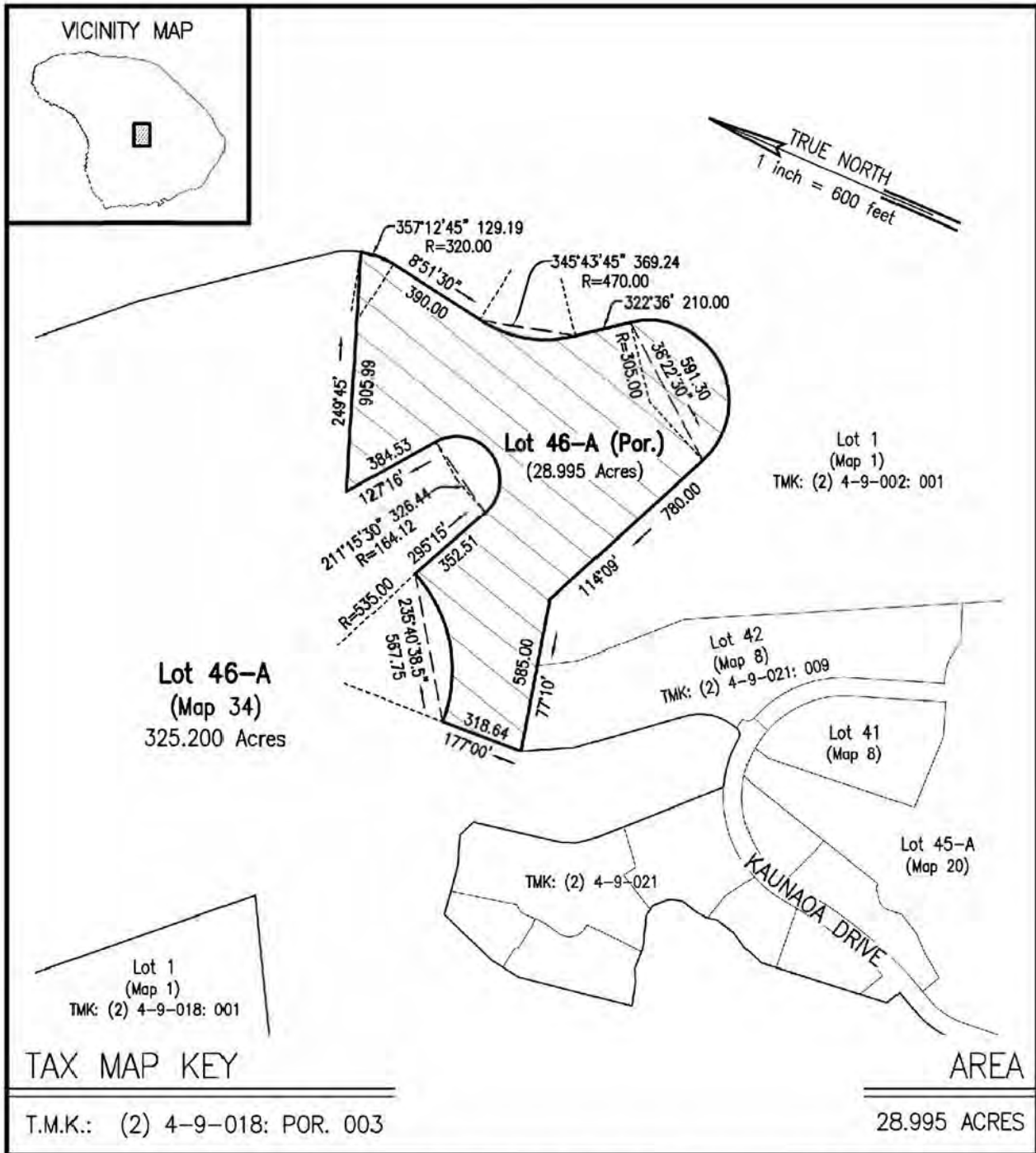
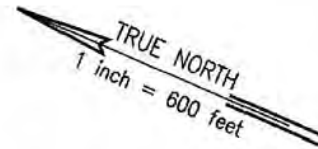
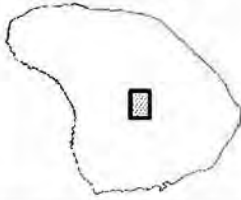
AREA

4.026 ACRES

LAND ZONING MAP NO. L-2630

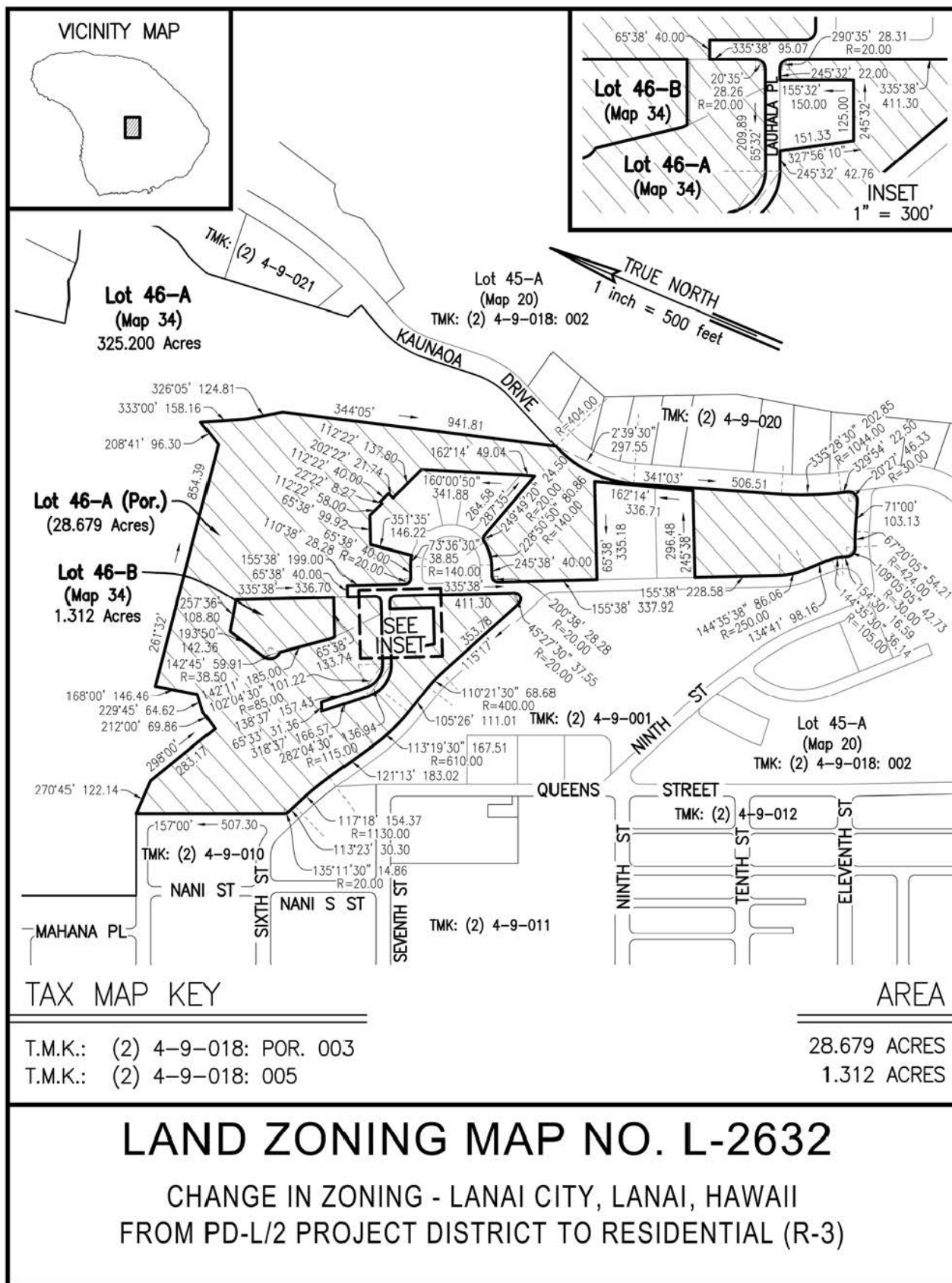
CHANGE IN ZONING -LANAI CITY LANAI, HAWAII
FROM PD-L/2 PROJECT DISTRICT TO RESIDENTIAL (R-3)

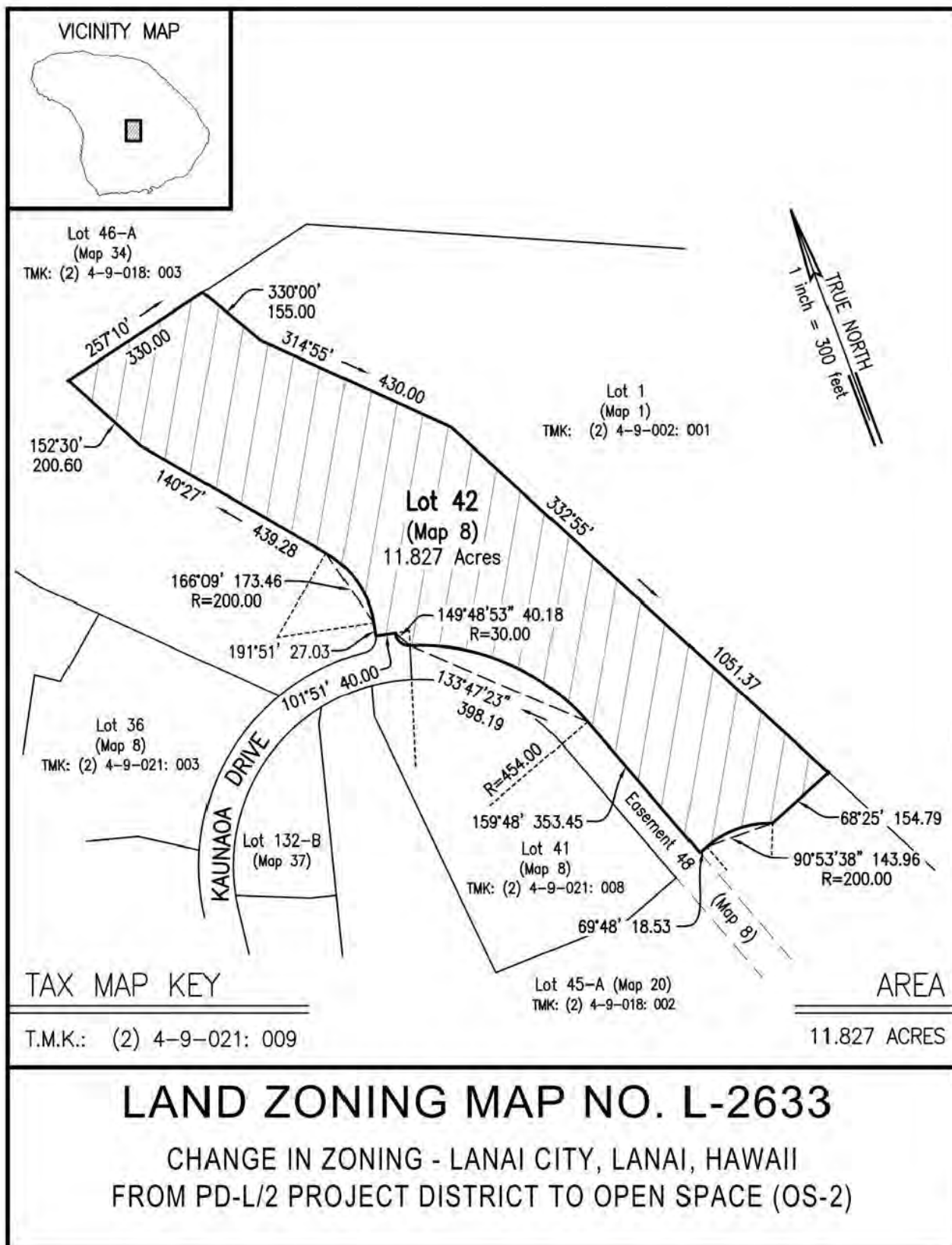
VICINITY MAP



LAND ZONING MAP NO. L-2631

CHANGE IN ZONING - LANAI CITY, LANAI, HAWAII
FROM PD-L/2 PROJECT DISTRICT TO OPEN SPACE (OS-2)





END OF EXHBIT "B"

EXHIBIT “C”
CONDITIONS OF ZONING

As it relates to the following conditions, “Applicant” means Lāna‘i Resorts, LLC, a Hawai‘i limited liability company, doing business as Pūlama Lāna‘i.

1. The Applicant must preserve in perpetuity the tradition of permitting free play on the Cavendish golf course for Lāna‘i residents and continue to maintain the golf course.
2. Full compliance with all applicable governmental requirements must be rendered.
3. The Applicant must develop the property in substantial compliance with the representations made to the Lāna‘i Planning Commission in obtaining the Change of Zoning.
4. The generation of outputs and impacts, and consumption of resources and services must not exceed those disclosed and analyzed by this Change in Zoning application and associated submittals.
5. The Applicant must develop the property in compliance with Project District processing requirements outlined in Chapter 19.45, Maui County Code. Review of proposed construction in the Phase II process must be accompanied by agency review, including reviews of water, wastewater, solid waste, archaeological and cultural resources, and traffic.
6. All exterior illumination must consist of fully-shielded downward lighting, as applicable by law.
7. If subsurface historic resources, including human skeletal remains, structural remains, cultural deposits, artifacts, native sand deposits, or sink holes are identified during demolition or construction work, the Applicant must cease work in the immediate vicinity of the find, protect the find from additional disturbance, and contact the State Department of Land and Natural Resources State Historic Preservation Division.
8. The Applicant must provide the Lāna‘i Planning Commission with quarterly water usage reports for Lāna‘i Project District 2 (Kō‘ele) and each district within the Project District, including quantities of potable drinking water, brackish water, nonpotable water, and R-1 water use. These water usage numbers must comply with the monthly billing cycle once approved by the Public Utilities Commission.

9. The Applicant must:

- a. Build a bypass road, similar in concept to the road shown in the Lānaʻi Community Plan, Exhibit “E,” adopted April 5, 1983, in compliance with County standards, as approved by the Director of Public Works.
- b. Dedicate the bypass road to the County in fee simple absolute, free and clear of all mortgage and lien encumbrances and at no cost to the County, within 2 years of the date that an occupancy rate of 50 percent of the total number of single-family and multifamily units in Lānaʻi Project District 2 (Kōʻele) is reached, except that this condition may be removed by the Maui County Council by resolution if a traffic engineer provides a report showing that the roadway system then existing within 2 years of reaching 50 percent occupancy in and around Lānaʻi City is determined not to be operationally substandard under the level of rating criteria of the American Association of State Highways and Transportation Officials (original Condition 9 from Ordinance 2140 Bill No. 37 (1992)).

10. The Applicant must use R-1 water for the purposes of, but not limited to, irrigation and dust control to the extent available and practicable.

END OF EXHIBIT “C”

ORDINANCE NO. _____

BILL NO. 25, CD1 (2024)

A BILL FOR AN ORDINANCE AMENDING CHAPTER 19.71,
MAUI COUNTY CODE, RELATING TO LĀNA‘I PROJECT DISTRICT 2 (KŌ‘ELE)

BE IT ORDAINED BY THE PEOPLE OF THE COUNTY OF MAUI:

SECTION 1. Chapter 19.71, Maui County Code, is amended to read as follows:

“Chapter 19.71

[LANAI] LĀNA‘I PROJECT DISTRICT 2 [(KOELE)] (KŌ‘ELE)

Sections:

- 19.71.010 Purpose and intent.**
- 19.71.020 Residential PD-L/2.**
- 19.71.030 Multifamily PD-L/2.**
- 19.71.040 Hotel PD-L/2.**
- 19.71.050 Park PD-L/2.**
- 19.71.055 Golf course PD-L/2.**
- 19.71.060 Open space PD-L/2.**
- 19.71.070 [Public] Resort commercial PD-L/2.**
- 19.71.080 Land use categories and acreages.**
- 19.71.090 General standards of development.**
- [19.71.100 Required agreements.]**

19.71.010 Purpose and intent. A. The purpose and intent of [project district 2 at Koele, Lanai,] Lāna‘i Project District 2 (Kō‘ele), comprising 582 acres, is to provide for a flexible and creative approach to development which considers physical, environmental, social, and economic factors in a comprehensive manner.

B. The purpose and intent of [project district 2 at Koele] Lāna‘i Project District 2 (Kō‘ele) is to establish a low-density primarily residential and recreational development with hotel facilities in an upland rural setting.

C. This project district is to be complementary and supportive of services offered in [Lanai city] Lānaʻi City and will provide housing and recreational opportunities to island residents. Uses include single-family residential, multifamily residential, hotel, open space, park, [and public.] resort commercial, and golf course.

19.71.020 Residential PD-L/2. A. Permitted [Uses.] uses. Within the residential districts, the following uses [shall be] are permitted:

1. Principal uses:
 - a. Single-family detached dwellings[;].
 - b. Greenhouses, flower and truck gardens, and nurseries, except no retailing or transacting is allowed on the premises.
 - c. Parks and playgrounds.
2. Accessory uses and structures[;]:
 - a. Daycare nurseries, kindergartens, nursery schools, child care homes, day care homes, day care centers, nurseries, preschool kindergartens, babysitting services, learning pods, home schools, and other like facilities located in private homes used for child care and learning services. These facilities must serve six or fewer children at any one time on lot sizes of less than seven thousand five hundred square feet, eight or fewer children at any one time on lot sizes of seven thousand five hundred or more square feet but less than ten thousand square feet, or twelve or fewer children at any one time on lot sizes of ten thousand or more square feet.
 - b. Trash enclosures.
 - c. Garages.
 - d. Accessory dwelling for a lot with .5 acre or more, subject to the provisions of chapter 19.35.
 - e. Subordinate uses and structures that are determined by the planning director to be clearly incidental and customary to the permitted uses listed in this section.
- [3. Special accessory uses:
 - a. Green houses,
 - b. Accessory dwelling for a lot with .5 acre or more, subject to the provisions of chapter 19.35.]

B. Development standards for residential districts [shall be:] are:

1. Minimum lot area, six thousand square feet[;].
2. Minimum lot width, sixty feet[;].
3. Minimum building setback:

- a. Front yard, fifteen feet[;].
- b. Side yard, six feet, ten feet for the second story of a structure[;].
- c. Rear yard, six feet, ten feet for the second story of a structure[;].
- 4. Maximum overall net density, two and one-half units per acre[;].
- 5. Maximum height, two stories not to exceed thirty feet.

19.71.030 Multifamily PD-L/2. A. Permitted [Uses.] uses.
Within multifamily districts, the following uses [shall be] are
permitted:

- 1. Principal uses:
 - a. Single-family detached buildings[;].
 - b. Apartment houses[;].
 - c. Duplexes[;].
- 2. Accessory uses and structures.
 - a. Day care nurseries, kindergartens, nursery schools, child care homes, day care homes, day care centers, nurseries, preschool kindergartens, babysitting services, learning pods, home schools, and other like facilities located in private homes used for child care and learning services. These facilities must serve six or fewer children at any one time on lot sizes of less than seven thousand five hundred square feet, eight or fewer children at any one time on lot sizes of seven thousand five hundred or more square feet but less than ten thousand square feet, or twelve or fewer children at any one time on lot sizes of ten thousand or more square feet.
 - b. Trash enclosures.
 - c. Garages.
 - d. Subordinate uses and structures that are determined by the planning director to be clearly incidental and customary to the permitted uses listed in this section.

B. Development standards for multifamily districts [shall be:] are:

- 1. Minimum lot area, one acre[;].
- 2. Minimum lot width, one hundred ten feet[;].
- 3. Minimum building setback:
 - a. Front yard, fifteen feet[;].
 - b. Side yard, ten feet, fifteen feet for two stories[;].
 - c. Rear yard, ten feet, fifteen feet for two stories[;].

4. Maximum overall net density, six units per acre[;].
5. Maximum floor area ratio, 0.5[;].
6. Maximum height, two stories not to exceed thirty feet.

19.71.040 Hotel PD-L/2. A. Permitted [Uses.] uses. Within hotel districts, the following uses [shall be] are permitted:

1. Principal uses:
 - a. Hotel[;].
 - b. Automobile parking lots and buildings.
 - c. Historical buildings, structures, or sites.
2. Accessory uses and structures[;]:
 - a. Trash enclosures.
 - b. Ground signs.
 - c. Boundary walls and fences.
 - d. The following uses must be operated as an adjunct to, and as part of, a hotel with the hotel having at least twenty-five rooms. These uses must be operated primarily as a service to, and for the convenience of, the tenants and occupants of the hotel on which premises the services are located. The shops and businesses may be constructed as separate buildings. Entrances to shops and businesses must not front on a street.
 - i. Activities/information center.
 - ii. Bars, nightclubs.
 - iii. Fitness centers.
 - iv. Flower shops.
 - v. Eating and drinking establishments.
 - vi. Outdoor recreation.
 - vii. Recreational facilities, including tennis and other playing courts, horse riding stables, and equestrian trails.
 - viii. Spa facilities and support services.
 - ix. Sundry shops.
 - x. Swimming pools.
 - xi. Theater/auditoriums.
 - xii. Ticket agencies.
 - xiii. Other accessory business or service establishments that furnish goods or perform services primarily for hotel guests.
 - e. Subordinate uses and structures which are determined by the planning director to be incidental and customary to the permitted uses listed in this section.
- [3. Special accessory uses:

a. The following uses shall be operated as an adjunct to, and as part of, a hotel with said hotel having at least twenty-five rooms. Furthermore, these uses shall be operated primarily as a service to, and for the convenience of, the tenants and occupants of the hotel on which premises such services are located.

- i. Activities/information center,
- ii. Bars, nightclubs,
- iii. Flower shops,
- iv. Eating establishments,
- v. Recreational facilities including horse riding stables, and equestrian trails,
- vi. Sundry shops,
- vii. Theater/auditoriums,
- viii. Ticket agencies;

b. The shops and businesses may be constructed as separate buildings. However, entrances to shops and businesses shall not front on a street.]

B. Special [Uses. The following are declared special uses in hotel districts, and approval of the commission shall be obtained:] uses. Other uses of similar accessory retail character may be approved by the Lānaʻi planning commission subject to the provisions of section 19.510.070.

[1. Other uses of similar accessory retail character.]

C. Development standards for hotel districts [shall be:] are:

1. Minimum lot area, one acre[;].
2. Minimum lot width, one hundred ten feet[;].
3. Minimum building setback:
 - a. Front yard, twenty feet[,].
 - b. Side yard, ten feet[,].
 - c. Rear yard, fifteen feet[;].
4. Maximum floor area ratio, 0.8[;].
5. Maximum lot coverage, [forty] 40 percent[;].
6. Maximum height, two stories not to exceed thirty feet, except that the planning director may approve a greater height limitation for a structure where the planning director determines that the increased height will enhance the appeal and architectural integrity of the structure, [provided that] if the additional area created by the excess height [shall] is not [be] used for habitation [nor] or storage[;].
7. Maximum overall net density, twelve units per acre.

19.71.050 Park PD-L/2. A. Permitted [Uses.] uses. Within park districts, the following uses [shall be] are permitted:

1. Principal uses:

- a. [Noncommercial parks] Parks and playgrounds[;].
 - b. Cultural and performing arts facilities.
 - c. Fitness courses.
 - d. Historical buildings, structures, and sites, and sites or areas of scenic interest.
 - e. Maintenance areas and structures.
 - f. Outdoor recreation and recreational activities.
 - g. Picnicking.
 - h. Playing courts and playfields.
 - i. Public utilities.
 - j. Recreational and educational centers and facilities.
 - k. Sculpture gardens.
 - l. Trail activities.
 - m. Zipline recreational activities.
 - n. Other similar commercial or noncommercial enterprises or activities that are not detrimental to the welfare of the surrounding area if the uses are approved by the planning director as conforming to the intent of this chapter.
2. Accessory uses and structures.
- a. Energy systems, small-scale, except the use must not cause a detrimental effect on or create a nuisance for neighboring properties.
 - b. Light fixtures and light poles; provided lighting or lamp posts and lighting controls are full cut-off luminaries to lessen possible sea bird strikes.
 - c. Park furniture, including benches, picnic tables, and fountains.
 - d. Botanical gardens.
 - e. Bazaars, fairs, food, wine, film, or other festivals that are special events and temporary in nature. "Temporary" for the purposes of this section means that each festival or event may be held for no more than thirty days in a calendar year.
 - f. Restaurants and gift shops.
 - g. Pavilions.
 - h. Comfort and shelter stations.
 - i. Clubhouses for recreational uses, including restrooms, check-in counters or kiosks, and other ancillary facilities.
 - j. Parking lot, loading and unloading area.
 - k. Maintenance facilities.

1. Subordinate uses and structures that are determined by the planning director to be incidental and customary to the permitted uses listed in this section.

B. Development standards for park districts [shall be:] are:

1. Minimum lot area, two acres[;].
2. Minimum lot width, one hundred fifty feet[;].
3. Minimum structure setback:
 - a. Front yard, fifteen feet[;].
 - b. Side yard, fifteen feet[;].
 - c. Rear yard, fifteen feet[;].
- [4. Maximum lot coverage, five percent;]
- [5.] 4. Maximum height, one story not to exceed twenty feet.

C. Brackish or recycled water must be used for irrigation to the extent available. Notwithstanding anything to the contrary under chapter 20.30, high-level aquifer groundwater may be used for irrigation in areas where sufficient brackish or recycled water is not available. Areas in park districts that have continually and lawfully used high-level aquifer groundwater for maintenance and irrigation are permitted to continue the use, subject to the provisions of section 19.500.110.

19.71.055 Golf course PD-L/2. A. Permitted [Uses.] uses. Within the golf course district, the following uses [shall be] are permitted:

1. Principal uses:
 - a. Golf courses except for miniature golf courses[;].
 - b. Historical buildings, structures, or sites[;].
2. Accessory [Uses] uses and [Structures.] structures. Accessory uses and structures which include[, but which are not limited to,] the following:
 - a. One caretaker's dwelling unit[;].
 - b. Cart barns and other equipment, storage, and maintenance facilities[;].
 - c. One clubhouse with one snack bar, one restaurant, and a pro shop for the sale and service of golf equipment and materials used for golfing purposes[;].
 - d. Comfort and shelter stations[;].
 - e. Golf and driving range, including instructional and practice facilities[;].
 - f. Greenhouses to maintain landscaping on the zoning lot[;].

g. Indoor and outdoor playing courts, swimming pools, and meeting rooms, [provided] except that no major meeting places such as convention halls and athletic complexes [such as], including tennis centers, or other permanent spectator accommodations [shall be] are permitted[.].

h. Off-street parking and loading[.].

i. Park furniture[.].

j. [Weight, massage, sauna, and locker rooms,] Public utility.

k. [Other accessory uses for which a special use permit has been obtained in accordance with chapter 205 of the Hawaii Revised Statutes.] Weight, massage, sauna, and locker rooms.

l. Bazaars, fair food, wine, film, or other festivals that are special events and temporary in nature. "Temporary" for purposes of this section means that each festival or event may be held for no more than thirty days in a calendar year.

m. Subordinate uses and structures that are determined by the planning director to be incidental and customary to the permitted uses listed in this section.

[C] B. Development standards for the golf course district [shall be:] are:

1. Minimum lot area, fifty acres for par three or nine hole[; or one hundred ten acres for eighteen hole;].

2. Minimum building setback, all yards, fifty feet[;].

3. Maximum height, thirty-five feet; provided that ten feet of additional height may be permitted if a cart barn is located in the basement level of the structure, and provided further that minor utility facilities, vent pipes, fans, chimneys, and [energy-savings] energy-saving devices [shall be] are permitted additional height if the item is mounted on the roof of a facility; except that [in no event shall] this additional height cannot exceed five feet above the governing height limit.

[D. Irrigation. No high level aquifer groundwater will be used for golf course maintenance or operation (other than as water for human consumption) and that all irrigation of the golf course shall be through alternative nonpotable water sources, except as may be allowed from time to time as follows:

1. The director of the department of public works and waste management, after notification of the chairperson and deputy director of the commission on water resources management, the chair of the Maui County council, the Lanai representative on the Maui County council, any appropriate

subcommittee established under one of the Maui County council's standing committees to review water related issues on Lanai, the chair of the Lanai planning commission, and other state and/or county officials as appropriate, may authorize the use of potable groundwater from the high level aquifer if the director finds, in writing, there is an occurrence of an unanticipated event, including but not limited to:

a. Chemical contamination of a nonpotable source by chemicals not approved for application to golf courses in accordance with Golf Course Superintendents Association of American standards; or

b. Chemical contamination of a nonpotable source resulting in chemical concentrations not approved for golf course application by the Golf Course Superintendents Association of America, excluding, however, naturally occurring concentrations of chemicals or minerals; or

c. A water transmission line break resulting in the interruption in the delivery of nonpotable water for golf course irrigation; or

d. Failure of the pumping system used to pump nonpotable water; or

e. A failure in the sewage reclamation systems which provide irrigation water for the golf course; or

f. Draw-down of various lakes or reservoirs due to use of that water to fight fires or other similar emergencies; or

g. Due to the failure of the main electrical power feed to facilities used to irrigate the golf course with nonpotable water; and

h. Under to circumstances shall drought be deemed an unanticipated event such that a permit may be issued.

2. Prior to the director approving the use of potable high level aquifer groundwater for golf course irrigation the golf course owner shall have provided to the director:

a. Materials, reports and other supporting documents setting forth the facts and/or circumstances which gave rise to the immediate need for golf course irrigation with potable high level aquifer groundwater;

b. A plan showing that no continuous physical connection will be made between the potable and nonpotable water systems;

c. A remedial plan to restore the use of nonpotable water in as short a time as possible, and

shall include manufacturing and/or shipping times of various items needed for the restoration, as appropriate, and shall further indicate those items will be obtained and/or shipped by the most expeditious means available; and

d. A plan detailing how the following uses will be accommodated, including all sources from which water will be obtained (specifically addressing the use of existing reservoirs and lake water) and a watering/distribution plan, with the priority of uses as follows, such uses being based on a daily average of the historical record of use over the prior twelve month period immediately preceding the unanticipated event:

- i. Residential/domestic consumption (excluding irrigation uses),
- ii. Commercial, business and resort consumption where potable water is necessarily used,
- iii. Agricultural consumption, and
- iv. Irrigation (including residential and large scale uses such as the golf course). This part of the plan shall address the order in which portions of the golf course shall cease to be watered as the situation continues.

3. The permit issued by the director shall:

a. Be issued only one time for any single unanticipated event and shall be valid for a period not to exceed thirty calendar days. The director may propose a longer period to the council and the council, by resolution, may indicate its concurrence with the director's determination that the permit should be issued for a period greater than thirty days. If the council does not so concur, the permit shall be valid for a period not to exceed thirty days. The golf course owner is prohibited from applying for a new permit for the same unanticipated event where the original permit has expired and the remedial action has not been completed, and the director is prohibited from issuing any further permits for the same unanticipated event where the original permit has expired and the remedial action has not been completed;

b. Require the golf course owner to submit weekly reports to the director and the council regarding the status of the situation, efforts made to address the situation, and the amount of potable groundwater used

from the high level aquifer for that week. Meter readings shall be physically verified of public works and waste management;

c. Include any conditions or restrictions appropriate and reasonably related to the circumstances surrounding the use of high level aquifer potable groundwater and the remedial work to be done, and also including the authority to impose a cap on the use of such water based on the historical monthly average of use of nonpotable water, in an amount not to exceed two hundred fifty thousand gallons per day.

4. A copy of the permit shall be transmitted to all persons notified pursuant to subsection D1 of this section, the same day it is issued.

E. Reseeding or Regrassing. Notwithstanding Ordinance 2066, at such time as the fairways at the golf course are to be reseeded or regrassed so as to provide the golf course with more water efficient or better quality grass, the golf course owner may make a request of the county council for the use of potable groundwater from the high level aquifer in an amount up to twenty-seven thousand gallons per day per fairway to supplement irrigation water from alternative nonpotable water sources. Such approval shall be by resolution of the council. Such additional water may be used for a period not to exceed twenty-eight days per fairway. Only one fairway shall be irrigated with the additional water at any given time. No more than four fairways shall be reseeded or regrassed during any calendar year. Fairways shall only be reseeded or regrassed between the months of May through October, inclusive. Each fairway shall only be reseeded one time only under the provisions of this section. No continuous physical connection will be made between the potable and nonpotable water systems. In determining whether or not to approve the golf course owner's request, the council shall ensure that an adequate supply of water shall be available for golf course irrigation in accordance with the priority of uses as follows: (1) residential/domestic consumption (excluding irrigation uses); (2) commercial, business and resort consumption where potable water is necessarily used; (3) agricultural consumption; and (4) irrigation (including residential and large scale uses such as the golf course). If, during the reseeded or regrassing of a fairway, an unanticipated event occurs for which a permit is issued pursuant to subsection D of this section, above, the golf course owner may continue to use potable water for reseeded or regrassing, but only to the extent that such cumulative total of potable water permitted to be used pursuant to subsection

D of this section and this subsection does not exceed two hundred fifty thousand gallons per day.]

C. Irrigation. Notwithstanding anything to the contrary under chapters 14.08 or 20.30, golf courses in operation prior to 1991 that have continually and lawfully utilized high-level aquifer groundwater for maintenance and irrigation are permitted to continue the use, subject to the provisions of section 19.500.110.

19.71.060 Open space PD-L/2. A. Permitted [Uses.] uses. Within open space districts, the following uses [shall be] are permitted:

1. Principal uses:
 - a. Forest reserves[;].
 - [b. Game reserves,]
 - [c.] b. Miniature golf courses[;].
 - [d.] c. Open agricultural uses not requiring intensive cultivation, including orchards, vineyards, nurseries, and the raising and grazing of livestock, except that the raising of [other than] swine and fighting fowl is not permitted.
 - [e.] d. Parks, botanical, sculpture, and zoological gardens[;].
 - [f.] e. Public and quasi-public utility installations and substations[;].
 - [g.] f. Watersheds, wells, water reservoirs, [and] water control structures, and drainage structures[;].

2. Accessory uses and structures[.] that are determined by the planning director to be incidental and customary to the permitted uses listed in this section.

B. Special [Uses.] uses. The following are declared special uses in open space districts, and approval [of] from the [Maui] Lānaʻi planning commission [shall] must be obtained:

1. Public utilities, including temporary sewage treatment plants[;].
2. Recreational facilities of an outdoor nature, including cultural and historical facilities, with a minimum of five acres[;].
3. Riding stables and equestrian trails with a minimum of ten acres.

C. Development standards for open space districts [shall be:] are:

1. Minimum lot area, five acres[;].
2. Minimum lot width, two hundred fifty feet[;].
3. Minimum building setback:
 - a. Front yard, fifty feet[;].
 - b. Side yard, fifty feet[;].
 - c. Rear yard, fifty feet[;].

4. Maximum height, no portion of any building or structure shall exceed thirty feet in height[;].

5. Maximum lot coverage, [ten] 10 percent.

19.71.070 [Public] Resort commercial PD-L/2. A.

Permitted [Uses.] uses. Within [public] resort commercial districts, the following uses [shall be] are permitted:

1. Principal uses:

a. [Utility installations and substations;] Amusement and recreational activities.

b. Catering establishments.

c. Eating and drinking establishments.

d. Fitness centers.

e. Historical buildings, structures, and sites, and sites or areas of scenic interest.

f. Information centers.

g. Museums.

h. News and magazine stands.

i. Outdoor recreation and outdoor recreational facilities.

j. Parking lots.

k. Riding stables and riding academies, trails, rodeo corrals and arenas, and equestrian activities and facilities.

l. Sculptures.

m. Taxicab, car rental, and U-drive stations and offices.

n. Tennis and other playing courts.

o. Other uses of similar character providing foods, services, or facilities primarily to guests and transient visitors if the planning director approves the uses as conforming to the intent of this **article**, and subject to terms and conditions that may be required by the planning director.

2. Accessory uses and structures.

a. Energy systems, small scale, except the use must not cause a detrimental effect on or create a nuisance for neighboring properties.

b. Other uses that are determined by the planning director to be clearly incidental and customary to the permitted uses listed in this section.

B. Special uses. Any other business, service, or commercial establishment that is of similar character in rendering sales or performing services to guests, visitors, and residents of the area if approval of the Lānaʻi planning commission is obtained and the use conforms to the intent of this **district**.

[B] C. Development standards for [public] resort commercial districts [shall be:] are:

1. Minimum lot area, [one acre;] six thousand square feet.
2. Minimum lot width, [one hundred ten] sixty feet[;].
- [3. Minimum yard setback:
 - a. Front yard, twenty feet,
 - b. Side yard, twenty feet,
 - c. Rear yard, twenty feet;]
- [4. Maximum height, two stories not to exceed thirty feet.] 3. Minimum building setback:
 - a. Front yard, fifteen feet.
 - b. Side and rear yard, zero to ten feet. The ten-foot setback applies if a property abuts a district zoned R-1, R-2, R-3, or R-0 residential; A-1 or A-2 apartment; two family (duplex); or H-1, H-2, H-M hotel; or any area zoned residential, apartment, or hotel in any project district.
4. Maximum height, two stories not to exceed thirty feet.
 - a. Maximum height, thirty-five feet, except that vent pipes, fans, chimneys, antennae, and equipment used for small-scale energy systems on roofs cannot exceed forty-five feet.

[C. Landscaping Requirements. In public districts a four-foot-wide strip shall surround the perimeter of the structures or buildings.]

19.71.080 Land use categories and acreages. [A.] The following are established as maximum acreages for various land use categories within [the Koele project district:] Lānaʻi Project District 2 (Kōʻele):

Residential	[214.0] <u>48.8</u> acres
Multifamily	[26.0] <u>18.7</u> acres
Hotel	[21.1] <u>45.4</u> acres
Open space	[12.0] <u>80.8</u> acres
[Public	1.0 acres]
Park	[11.5] <u>234.9</u> acres
Golf course	[332.4] <u>78.0</u> acres
<u>Resort commercial</u>	<u>75.4</u> acres

19.71.090 General standards of development. Any tract of land for which development is sought in [the project district for Koele shall be] Lāna‘i Project District 2 (Kō‘ele) is subject to the following standards:

A. Steep [Slopes.] slopes.

1. ["Steep slopes"] "Steep slopes" are defined as lands where the inclination of the surface from the horizontal is [twelve] 12 percent or greater [prior to] before any grading.

2. A tract master plan [shall] must be provided showing the building envelope, required setbacks, and preliminary drainage plan for each lot within the [given] tract and [shall] must be reviewed and approved by the planning department during phase III project district review. The [planning] department of planning may impose mitigative measures to ensure minimum subsidence and erosion on slopes exceeding [thirty] 30 percent and on portions of the tract which are immediately adjacent to ravines. The tract master plan may include all or any part of the [given] tract[.]; however phase III approval [shall] must only apply to that part. [Prior to] Before the issuance of a building permit for a dwelling on a lot, the grading and erosion control plan for that lot [shall] must be submitted to and approved by the department of public works [and waste management], which [shall] must review the final grading plan in accordance with the following criteria:

a. Individual lot drainage [shall] must conform with the approved phase III preliminary drainage plan[.].

b. Erosion control measures to prevent erosion and sedimentation into the adjoining natural drainageway during construction of the home and exterior improvements [shall] must be specified[.].

c. A plan [shall] must be submitted for revegetation of all disturbed and exposed slopes. This plan [shall] must show how exposed surfaces will be planted and covered after construction to prevent erosion and sedimentation into the adjoining drainageway[; and].

d. The [planning] department of planning may require additional information if deemed necessary to support any request for phase III approval.

B. Ravines and [Ravine Buffers.] ravine buffers.

1. At least [ninety-five] 95 percent of all ravines [shall] must remain in permanent open space. At least [eighty]

80 percent of all ravine buffers ~~[shall]~~ must remain in permanent open space.

2. ~~["Ravines"]~~ "Ravines" are defined as valleys with sharply sloping walls created by action of intermittent stream waters.

3. Ravine buffer areas ~~[are to]~~ must be shown on the tract master plan and ~~[shall]~~ must be at least equal to ~~[ten]~~ 10 percent of the mean depth of the lot measured from the top of the ravine wall.

C. Wetlands. Areas such as swamps, marshes, bogs, or other similar lands ~~[shall]~~ must remain as permanent undisturbed open space.

D. Woodlands.

1. No more than ~~[sixty]~~ 60 percent of existing woodland area ~~[shall]~~ must be cleared. The remaining ~~[forty]~~ 40 percent ~~[shall]~~ must be maintained as permanent open space which may be enhanced by landscape planting as approved by the ~~[planning]~~ department~~[.]~~ of planning.

2. ~~["Woodlands"]~~ "Woodlands" are defined as areas, including one or more lots, covering one contiguous acre or more, and consisting of ~~[thirty-five]~~ 35 percent or more canopy tree coverage, where ~~[(a) trees]:~~

a. Trees have a caliper of at least sixteen inches; or ~~[(b) any]~~

b. Any grove of ten trees or more have calipers of at least ten inches.

3. For the purposes of this section, a "grove" is defined as a stand of trees lacking natural underbrush or undergrowth.

E. Other ~~[Resources.]~~ resources. Areas of important natural, historical, archaeological, or cultural resources or unique physical features, not otherwise mentioned in this section, ~~[shall]~~ must be identified, and provisions ~~[shall]~~ must be outlined to preserve or improve ~~[said]~~ the resource or feature.

F. Design.

1. At least ~~[twenty]~~ 20 percent of the lot area of each development ~~[shall]~~ must be in protected open space. This ~~[includes]~~ design standard applies to areas defined in this section but does not include roadways, streets, and parking lots.

2. Each building and structure ~~[shall]~~ must be designed by a ~~[Hawaii registered]~~ licensed architect to conform with the intent of the project district.

G. Recreational, ~~[Community, and Open Space Facilities.]~~ community, and open space facilities.

1. Recreational and community facilities [shall] must be provided.

2. Provision [shall] must be made for continuing management of all recreational, community, and open space facilities to [insure] ensure proper maintenance and policing. Documents to said effect [shall be] are required.

H. Infrastructure. The development [shall] must not burden governmental agencies to provide substantial infrastructural improvements.

I. Landscape [Planting.] planting.

1. Comprehensive landscaping of the entire development [shall] must be provided, including along streets, within lots, and in open spaces.

2. Landscape planting is to be considered [as] an integral element to be utilized for visual screening, shade, definition, and environmental control. [Furthermore, the] The use of recycled water is to be considered for irrigation purposes.

J. Signage. A comprehensive signage program [shall] must be designed for the total development area and [defined to at least], at minimum, include sizes, format, conceptual design, color schemes, and landscaping.

K. Lighting. Lighting [shall] must be established in a manner [so as to] that will not adversely impact the surrounding areas.

[19.71.100 Required agreements. In accordance with section 19.45.050, the applicant shall enter into the following bilateral agreements:

A. A bilateral agreement requiring the applicant to develop and coordinate a training program for all phases of hotel operations; provided, that development other than hotel development within the project district may proceed before the agreement has been executed; and

B. A bilateral agreement requiring the applicant to develop and coordinate an affordable housing program for residents of Lanai; provided, that development other than hotel development within the project district may proceed before the agreement has been executed.]”

SECTION 2. Under Chapters 19.45 and 19.71, Maui County Code, the land use categories established for the Lāna‘i Project District 2 (Kō‘ele), as

identified in Section 19.71.080, Maui County Code, are more particularly described in the attached Exhibit “A.”

SECTION 3. Material to be repealed is bracketed. New material is underscored. In printing this bill, the County Clerk need not include the brackets, the bracketed material, or the underscoring.

SECTION 4. This Ordinance takes effect on approval.

APPROVED AS TO FORM AND LEGALITY:

Department of the Corporation Counsel
County of Maui

hlu:misc: 023apdbill01:pmg

INTRODUCED BY:

A handwritten signature in cursive script, appearing to read "Alice L. Lee".

ALICE L. LEE

Upon the request of the Mayor.

EXHIBIT "A"

KOELE PROJECT DISTRICT

Hotel District

Affecting All of Lot 1 (Map 1) of Land Court Consolidation 170 and
Portions of Lot 46-A (Map 34) of Land Court Consolidation 170 and
Lot 1 (Map 1) of Land Court Consolidation 189

Situated on the Island of Lanai, State of Hawaii

Beginning at the Northwest corner of this piece of land, along Lot E-2-A-1-A-2 (Map 9) of Land Court Application 862, the coordinates referred to Government Survey Triangulation Station "POHOULA" being 2,187.63 feet South and 735.48 feet East and thence running by azimuths measured clockwise from true South:

1. 241° 00' 368.22 feet;
2. 317° 00' 986.93 feet;
3. 240° 30' 79.89 feet along Lot 1 (Map 1) of Ld. Ct. Cons. 189;
4. 310° 00' 929.67 feet;
5. 341° 02' 437.44 feet;
6. 100° 10' 172.39 feet;
7. Thence on a curve to the left with a radius of 200.00 feet, chord azimuth and distance being:
59° 37' 30" 260.00 feet;
8. 19° 05' 95.26 feet;
9. Thence on a curve to the right with a radius of 216.00 feet, chord azimuth and distance being:
52° 19' 45" 236.84 feet;
10. 85° 34' 30" 435.24 feet;
11. 60° 30' 207.49 feet along Lot 46-A (Map 34) of Ld. Ct. Cons. 170;

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R. M. TOWILL CORPORATION
SINCE 1938

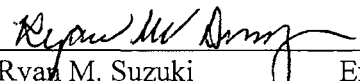
Planning
Engineering
Environmental Services
Photogrammetry
Surveying
Construction Management

12. 130° 14' 464.19 feet along Lot 46-A (Map 34) of Ld. Ct. Cons. 170;
13. 239° 23' 46.58 feet along Lot E-2-A-1-A-2 (Map 9) of Ld. Ct. App. 862;
14. 184° 23' 518.32 feet along Lot E-2-A-1-A-2 (Map 9) of Ld. Ct. App. 862;
15. Thence along Lot E-2-A-1-A-2 (Map 9) of Ld. Ct. App. 862, on a curve to the left with a radius of 311.48 feet, chord azimuth and distance being:
173° 29' 30" 117.71 feet;
16. 162° 36' 693.73 feet along Lot E-2-A-1-A-2 (Map 9) of Ld. Ct. App. 862;
17. Thence along Lot E-2-A-1-A-2 (Map 9) of Ld. Ct. App. 862, on a curve to the left with a radius of 311.48 feet, chord azimuth and distance being:
156° 48' 62.95 feet;
18. 151° 00' 354.00 feet along Lot E-2-A-1-A-2 (Map 9) of Ld. Ct. App. 862 to the point of beginning and containing an area of 45.422 Acres.

R. M. TOWILL CORPORATION

Description Prepared by:




Ryan M. Suzuki Exp: 4/30/2022
Licensed Professional Land Surveyor
Certificate Number 10059

April 1, 2021

-2-

2024 North King Street,
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R. M. TOWILL CORPORATION
SINCE 1930

Planning
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Environmental Services
Photogrammetry
Surveying
Construction Management

KOELE PROJECT DISTRICT
Multi-Family Residential 1 District

Affecting All of Lots 34 to 37 (Map 8), Inclusive, and
Lots 38-A and 38-B (Map 38) of Land Court Consolidation 170 and
A Portion of Lot 44 (Map 8) of Land Court Consolidation 170

Situated on the Island of Lanai, State of Hawaii

Beginning at the Southeast corner of this piece of land, along Lot 44 (Map 8) of Land Court Consolidation 170, the coordinates referred to Government Survey Triangulation Station "POHOULA" being 4,882.94 feet South and 3,396.30 feet East and thence running by azimuths measured clockwise from true South:

1. Along Lot 44 (Map 8) of Ld. Ct. Cons. 170, on a curve to the left with a radius of 454.00 feet, chord azimuth and distance being:
38° 54' 38" 479.96 feet;
2. 7° 00' 94.44 feet along Lot 44 (Map 8) of Ld. Ct. Cons. 170;
3. Thence along Lot 44 (Map 8) of Ld. Ct. Cons. 170, on a curve to the right with a radius of 1456.00 feet, chord azimuth and distance being:
16° 17' 52.5" 470.49 feet;
4. 117° 00' 59.00 feet along Lot 46-A (Map 34) of Ld. Ct. Cons. 170;
5. 173° 58' 500.00 feet along Lot 46-A (Map 34) of Ld. Ct. Cons. 170;
6. 198° 47' 85.00 feet along Lot 46-A (Map 34) of Ld. Ct. Cons. 170;
7. 211° 21' 68.00 feet along Lot 46-A (Map 34) of Ld. Ct. Cons. 170;
8. 193° 43' 81.00 feet along Lot 46-A (Map 34) of Ld. Ct. Cons. 170;
9. 168° 11' 38.00 feet along Lot 46-A (Map 34) of Ld. Ct. Cons. 170;
10. 183° 45' 43.00 feet along Lot 46-A (Map 34) of Ld. Ct. Cons. 170;

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11.	193° 46'	72.00	feet along Lot 46-A (Map 34) of Ld. Ct. Cons. 170;
12.	161° 54'	52.00	feet along Lot 46-A (Map 34) of Ld. Ct. Cons. 170;
13.	135° 06'	65.00	feet along Lot 46-A (Map 34) of Ld. Ct. Cons. 170;
14.	99° 47'	43.00	feet along Lot 46-A (Map 34) of Ld. Ct. Cons. 170;
15.	72° 06'	122.00	feet along Lot 46-A (Map 34) of Ld. Ct. Cons. 170;
16.	87° 58'	83.00	feet along Lot 46-A (Map 34) of Ld. Ct. Cons. 170;
17.	64° 48'	59.00	feet along Lot 46-A (Map 34) of Ld. Ct. Cons. 170;
18.	75° 17'	85.05	feet along Lot 46-A (Map 34) of Ld. Ct. Cons. 170;
19.	144° 23'	1.95	feet along Lot 46-A (Map 34) of Ld. Ct. Cons. 170;
20.	170° 46'	440.17	feet along Lot 46-A (Map 34) of Ld. Ct. Cons. 170;
21.	188° 06'	120.00	feet along Lot 46-A (Map 34) of Ld. Ct. Cons. 170;
22.	200° 07'	249.00	feet along Lot 46-A (Map 34) of Ld. Ct. Cons. 170;
23.	262° 15'	102.00	feet along Lot 46-A (Map 34) of Ld. Ct. Cons. 170;
24.	261° 07'	91.00	feet along Lot 46-A (Map 34) of Ld. Ct. Cons. 170;
25.	250° 22'	114.00	feet along Lot 46-A (Map 34) of Ld. Ct. Cons. 170;
26.	292° 18'	71.00	feet along Lot 46-A (Map 34) of Ld. Ct. Cons. 170;
27.	349° 21'	335.00	feet along Lot 46-A (Map 34) of Ld. Ct. Cons. 170;
28.	340° 44'	60.00	feet along Lot 46-A (Map 34) of Ld. Ct. Cons. 170;
29.	323° 32'	60.00	feet along Lot 46-A (Map 34) of Ld. Ct. Cons. 170;
30.	314° 55'	540.76	feet along Lot 46-A (Map 34) of Ld. Ct. Cons. 170 to the point of beginning and containing an area of 15.124 Acres.

- 2 -

R. M. TOWILL CORPORATION

Description Prepared by:

Ryan M. Suzuki

Ryan M. Suzuki

Exp: 4/30/2022

Licensed Professional Land Surveyor

Certificate Number 10059

November 3, 2020

-3-

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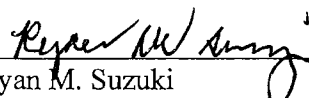
R. M. TOWILL CORPORATION
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Surveying
Construction Management

- | | | | |
|-----|----------|--------|---|
| 12. | 43° 20' | 81.00 | feet along Lot 45-A (Map 20) of Ld. Ct. Cons. 170; |
| 13. | 36° 00' | 106.90 | feet along Lot 45-A (Map 20) of Ld. Ct. Cons. 170; |
| 14. | 117° 00' | 81.37 | feet along Lot 45-A (Map 20) of Ld. Ct. Cons. 170, to
the point of beginning and containing an area of 3.606
Acres. |

R. M. TOWILL CORPORATION

Description Prepared by:


Ryan M. Suzuki Exp: 4/30/2022
Licensed Professional Land Surveyor
Certificate Number 10059

November 3, 2020

- 2 -

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Surveying
Construction Management

KOELE PROJECT DISTRICT

Residential 1 District

Affecting a Portion of Lot 46-A (Map 34) of Land Court Consolidation 170

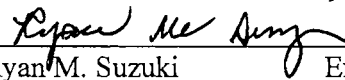
Situated on the Island of Lanai, State of Hawaii

Beginning at the Southeast corner of this piece of land, along the Northeast side of Lot 44 (Map 8) of Land Court Consolidation 170, same being the West corner of Lot 42 (Map 8) of Land Court Consolidation 170, the coordinates referred to Government Survey Triangulation Station "POHOULA" being 4,836.48 feet South and 3,624.73 feet East and thence running by azimuths measured clockwise from true South:

1. Along Lot 44 (Map 8) of Ld. Ct. Cons. 170, on a curve to the right with a radius of 30.00 feet, chord azimuth and distance being:
53° 53' 07" 40.18 feet;
2. Thence along Lot 44 (Map 8) of Ld. Ct. Cons. 170, on a curve to the left with a radius of 454.00 feet, chord azimuth and distance being:
83° 22' 15" 197.30 feet;
3. 134° 55' 406.91 feet along Lot 36 (Map 8) of Ld. Ct. Cons. 170;
4. 229° 54' 341.32 feet;
5. 320° 27' 344.76 feet along Lot 42 (Map 8) of Ld. Ct. Cons. 170;
6. Thence along Lot 42 (Map 8) of Ld. Ct. Cons. 170, on a curve to the right with a radius of 200.00 feet, chord azimuth and distance being:
346° 09' 173.46 feet;
7. 11° 51' 27.03 feet along Lot 42 (Map 8) of Ld. Ct. Cons. 170 to the point of beginning and containing an area of 3.407 Acres.

R. M. TOWILL CORPORATION

Description Prepared by:



Ryan M. Suzuki

Exp: 4/30/2022

Licensed Professional Land Surveyor

Certificate Number 10059

November 3, 2020

-2-

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R. M. TOWILL CORPORATION
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KOELE PROJECT DISTRICT

Residential 2 District

Affecting All of Lots 15 to 22 (Map 8), Inclusive,
Lots 29 to 33 (Map 8), Inclusive, Lot 41 (Map 8),
Lots 109 to 111 (Map 16), Inclusive, and
Lot 127 (Map 25) of Land Court Consolidation 170; and
A Portion of Lot 45-A (Map 20) of Land Court Consolidation 170

Situated on the Island of Lanai, State of Hawaii

Beginning at the South corner of this piece of land, same being the South corner of Lot 15 (Map 8) of Land Court Consolidation 170, and along Lot 44 (Map 8) of Land Court Consolidation 170, the coordinates referred to Government Survey Triangulation Station "POHOULA" being 8,534.17 feet South and 3,363.75 feet East and thence running by azimuths measured clockwise from true South:

1. 134° 18' 51.82 feet along Lot 44 (Map 8) of Ld. Ct. Cons. 170;
2. Thence along Lot 44 (Map 8) of Ld. Ct. Cons. 170, on a curve to the right with a radius of 524.00 feet, chord azimuth and distance being:
162° 56' 502.20 feet;
3. 191° 34' 94.44 feet along Lot 44 (Map 8) of Ld. Ct. Cons. 170;
4. Thence along Lot 44 (Map 8) of Ld. Ct. Cons. 170, on a curve to the left with a radius of 326.00 feet, chord azimuth and distance being:
170° 44' 231.88 feet;
5. 149° 54' 193.00 feet along Lot 44 (Map 8) of Ld. Ct. Cons. 170;
6. Thence along Lot 44 (Map 8) of Ld. Ct. Cons. 170, on a curve to the right with a radius of 974.00 feet, chord azimuth and distance being:
155° 28' 30" 189.25 feet;
7. 161° 03' 506.51 feet along Lot 44 (Map 8) of Ld. Ct. Cons. 170;



8. Thence along Lot 44 (Map 8) of Ld. Ct. Cons. 170, on a curve to the right with a radius of 334.00 feet, chord azimuth and distance being:
182° 39' 30" 246.00 feet;
9. 204° 16' 231.86 feet along Lot 44 (Map 8) of Ld. Ct. Cons. 170;
10. Thence along Lot 44 (Map 8) of Ld. Ct. Cons. 170, on a curve to the left with a radius of 346.00 feet, chord azimuth and distance being:
189° 41' 30" 174.14 feet;
11. 175° 07' 183.02 feet along Lot 44 (Map 8) of Ld. Ct. Cons. 170;
12. Thence along Lot 44 (Map 8) of Ld. Ct. Cons. 170, on a curve to the right with a radius of 274.00 feet, chord azimuth and distance being:
191° 03' 30" 150.51 feet;
13. 207° 00' 46.26 feet along Lot 44 (Map 8) of Ld. Ct. Cons. 170;
14. 297° 00' 81.37 feet along Lot 132-A (Map 37) of Ld. Ct. Cons. 170;
15. 216° 00' 106.90 feet along Lot 132-A (Map 37) of Ld. Ct. Cons. 170;
16. 223° 20' 81.00 feet along Lot 132-A (Map 37) of Ld. Ct. Cons. 170;
17. 208° 22' 91.00 feet along Lot 132-A (Map 37) of Ld. Ct. Cons. 170;
18. 176° 40' 66.00 feet along Lot 132-A (Map 37) of Ld. Ct. Cons. 170;
19. 204° 52' 25.00 feet along Lot 132-A (Map 37) of Ld. Ct. Cons. 170;
20. 231° 34' 59.00 feet along Lot 132-A (Map 37) of Ld. Ct. Cons. 170;
21. 262° 00' 19.94 feet along Lot 132-A (Map 37) of Ld. Ct. Cons. 170;
22. 194° 34' 262.06 feet along Lot 132-A (Map 37) of Ld. Ct. Cons. 170;
23. 284° 34' 128.89 feet;
24. 185° 53' 414.69 feet;

-2-

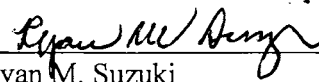


25. Thence along Lot 44 (Map 8) and Lot 45-A (Map 20) of Ld. Ct. Cons. 170, on a curve to the right with a radius of 384.00 feet, chord azimuth and distance being:
303° 50' 39" 450.94 feet;
26. 339° 48' 1055.77 feet along Lot 45-A (Map 20) of Ld. Ct. Cons. 170;
27. Thence on a curve to the right with a radius of 1174.00 feet, chord azimuth and distance being:
342° 30' 110.61 feet;
28. 345° 12' 513.07 feet;
29. 102° 26' 1405.90 feet;
30. 17° 56' 234.00 feet along Lot 45-A (Map 20) of Ld. Ct. Cons. 170;
31. 335° 54' 455.00 feet along Lot 45-A (Map 20) of Ld. Ct. Cons. 170;
32. 347° 37' 336.00 feet along Lot 45-A (Map 20) of Ld. Ct. Cons. 170;
33. 342° 23' 491.00 feet along Lot 45-A (Map 20) of Ld. Ct. Cons. 170;
34. 53° 44' 45.00 feet along Lot 45-A (Map 20) of Ld. Ct. Cons. 170;
35. 36° 41' 55.00 feet along Lot 45-A (Map 20) of Ld. Ct. Cons. 170;
36. 14° 02' 51.00 feet along Lot 45-A (Map 20) of Ld. Ct. Cons. 170;
37. 355° 28' 83.00 feet along Lot 45-A (Map 20) of Ld. Ct. Cons. 170;
38. 335° 25' 71.00 feet along Lot 45-A (Map 20) of Ld. Ct. Cons. 170;
39. 331° 48' 321.00 feet along Lot 45-A (Map 20) of Ld. Ct. Cons. 170;
40. 59° 46' 160.55 feet along Lot 45-A (Map 20) of Ld. Ct. Cons. 170 to the point of beginning and containing an area of 45.433 Acres.

- 3 -

R. M. TOWILL CORPORATION

Description Prepared by:



Ryan M. Suzuki

Exp: 4/30/2022

Licensed Professional Land Surveyor

Certificate Number 10059

November 3, 2020

- 4 -

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R. M. TOWILL CORPORATION
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KOELE PROJECT DISTRICT

Park 1 District

Affecting a Portion of Lot 46-A (Map 34) of Land Court Consolidation 170

Situated on the Island of Lanai, State of Hawaii

Beginning at the South corner of this piece of land, along the West side of Lot 44 (Map 8) of Land Court Consolidation 170, the coordinates referred to Government Survey Triangulation Station "POHOULA" being 5,801.73 feet South and 2,951.29 feet East and thence running by azimuths measured clockwise from true South:

1. Along Lot 44 (Map 8) of Ld. Ct. Cons. 170, on a curve to the right with a radius of 1456.00 feet, chord azimuth and distance being:
26° 17' 52.5" 35.68 feet;
2. 27° 00' 60.58 feet along Lot 44 (Map 8) of Ld. Ct. Cons. 170;
3. Thence along Lot 44 (Map 8) of Ld. Ct. Cons. 170, on a curve to the left with a radius of 344.00 feet, chord azimuth and distance being:
11° 03' 30" 188.97 feet;
4. 355° 07' 183.02 feet along Lot 44 (Map 8) of Ld. Ct. Cons. 170;
5. Thence along Lot 44 (Map 8) of Ld. Ct. Cons. 170, on a curve to the right with a radius of 276.00 feet, chord azimuth and distance being:
9° 41' 30" 138.91 feet;
6. 24° 16' 231.86 feet along Lot 44 (Map 8) of Ld. Ct. Cons. 170;
7. 164° 05' 941.81 feet;
8. 146° 05' 124.81 feet;
9. 153° 00' 158.16 feet;
10. 152° 10' 286.98 feet;



11. 161° 15' 227.92 feet;
12. 166° 25' 414.87 feet;
13. Thence on a curve to the left with a radius of 500.00 feet, chord azimuth and distance being:
148° 59' 30" 299.46 feet;
14. Thence on a curve to the right with a radius of 225.00 feet, chord azimuth and distance being:
165° 02' 18" 248.19 feet;
15. 231° 55' 123.86 feet;
16. Thence on a curve to the left with a radius of 115.00 feet, chord azimuth and distance being:
166° 54' 57.5" 166.78 feet;
17. 265° 34' 30" 28.09 feet;
18. Thence on a curve to the left with a radius of 216.00 feet, chord azimuth and distance being:
232° 19' 45" 236.84 feet;
19. 199° 05' 95.26 feet;
20. Thence on a curve to the right with a radius of 200.00 feet, chord azimuth and distance being:
239° 37' 30" 260.00 feet;
21. 280° 10' 172.39 feet;
22. 161° 02' 437.44 feet;
23. 130° 00' 929.67 feet;
24. 240° 30' 354.39 feet along Lot 1 (Map 1) of Ld. Ct. Cons. 189;
25. 167° 14' 55" 1698.62 feet along Lot 1 (Map 1) of Ld. Ct. Cons. 189;
26. 227° 55' 235.00 feet along Lot 1 (Map 1) of Ld. Ct. Cons. 189;
27. 261° 10' 165.00 feet along Lot 1 (Map 1) of Ld. Ct. Cons. 189;

-2-

28. 300° 30' 720.00 feet along Lot 1 (Map 1) of Ld. Ct. Cons. 189;
29. 273° 10' 200.00 feet along Lot 1 (Map 1) of Ld. Ct. Cons. 189;
30. 256° 40' 340.00 feet along Lot 1 (Map 1) of Ld. Ct. Cons. 189;
31. 293° 50' 210.00 feet along Lot 1 (Map 1) of Ld. Ct. Cons. 189;
32. 328° 00' 1065.08 feet along Lot 1 (Map 1) of Ld. Ct. Cons. 189;
33. 316° 50' 471.99 feet along Lot 1 (Map 1) of Ld. Ct. Cons. 189;
34. 322° 16' 44" 736.97 feet along Lot 1 (Map 1) of Ld. Ct. Cons. 189;
35. Thence along Lot 1 (Map 1) of Ld. Ct. Cons. 189, on a curve to the right with a radius of 320.00 feet, chord azimuth and distance being:
333° 55' 22" 129.17 feet;
36. 69° 45' 905.99 feet;
37. 307° 16' 384.53 feet;
38. Thence on a curve to the right with a radius of 164.12 feet, chord azimuth and distance being:
31° 15' 30" 326.44 feet;
39. 115° 15' 352.51 feet;
40. Thence on a curve to the right with a radius of 535.00 feet, chord azimuth and distance being:
55° 40' 38.5" 567.75 feet;
41. 357° 00' 318.64 feet;
42. 332° 30' 200.60 feet along Lot 42 (Map 8) of Ld. Ct. Cons. 170;
43. 320° 27' 94.52 feet along Lot 42 (Map 8) of Ld. Ct. Cons. 170;
44. 49° 54' 341.32 feet;
45. 134° 55' 133.85 feet along Lot 37 (Map 8) of Ld. Ct. Cons. 170;

-3-

46.	143° 32'	60.00	feet along Lot 37 (Map 8) of Ld. Ct. Cons. 170;
47.	160° 44'	60.00	feet along Lot 37 (Map 8) of Ld. Ct. Cons. 170;
48.	169° 21'	335.00	feet along Lot 37 (Map 8) of Ld. Ct. Cons. 170;
49.	112° 18'	71.00	feet along Lot 37 (Map 8) of Ld. Ct. Cons. 170;
50.	70° 22'	114.00	feet along Lot 37 (Map 8) of Ld. Ct. Cons. 170;
51.	81° 07'	91.00	feet along Lot 37 (Map 8) of Ld. Ct. Cons. 170;
52.	82° 15'	102.00	feet along Lot 37 (Map 8) and Lot 38-A (Map 38) of Ld. Ct. Cons. 170;
53.	20° 07'	249.00	feet along Lot 38-A (Map 38) of Ld. Ct. Cons. 170;
54.	8° 06'	120.00	feet along Lots 38-A and 38-B (Map 38) of Ld. Ct. Cons. 170;
55.	350° 46'	440.17	feet along Lot 38-B (Map 38) of Ld. Ct. Cons. 170;
56.	324° 23'	1.95	feet along Lot 38-B (Map 38) of Ld. Ct. Cons. 170;
57.	255° 17'	85.05	feet along Lot 38-B (Map 38) of Ld. Ct. Cons. 170;
58.	244° 48'	59.00	feet along Lot 38-B (Map 38) of Ld. Ct. Cons. 170;
59.	267° 58'	83.00	feet along Lot 38-B (Map 38) and Lot 37 (Map 8) of Ld. Ct. Cons. 170;
60.	252° 06'	122.00	feet along Lot 37 (Map 8) of Ld. Ct. Cons. 170;
61.	279° 47'	43.00	feet along Lots 37 and 36 (Map 8) of Ld. Ct. Cons. 170;
62.	315° 06'	65.00	feet along Lot 36 (Map 8) of Ld. Ct. Cons. 170;
63.	341° 54'	52.00	feet along Lot 36 (Map 8) of Ld. Ct. Cons. 170;
64.	13° 46'	72.00	feet along Lot 36 (Map 8) of Ld. Ct. Cons. 170;
65.	3° 45'	43.00	feet along Lot 36 (Map 8) of Ld. Ct. Cons. 170;

- 4 -

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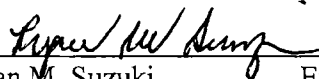
R. M. TOWILL CORPORATION
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66.	348° 11'	38.00	feet along Lots 36 and 35 (Map 8) of Ld. Ct. Cons. 170;
67.	13° 43'	81.00	feet along Lot 35 (Map 8) of Ld. Ct. Cons. 170;
68.	31° 21'	68.00	feet along Lot 35 (Map 8) of Ld. Ct. Cons. 170;
69.	18° 47'	85.00	feet along Lot 35 (Map 8) of Ld. Ct. Cons. 170;
70.	353° 58'	500.00	feet along Lots 35, 34 and 44 (Map 8) of Ld. Ct. Cons. 170;
71.	297° 00'	59.00	feet along Lot 44 (Map 8) of Ld. Ct. Cons. 170 to the point of beginning and containing an area of 177.090 Acres.

R. M. TOWILL CORPORATION

Description Prepared by:



Ryan M. Suzuki Exp: 4/30/2022
Licensed Professional Land Surveyor
Certificate Number 10059

November 3, 2020

-5-

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KOELE PROJECT DISTRICT

Park 2 District

Affecting a Portion of Lot 45-A (Map 20) of Land Court Consolidation 170

Situated on the Island of Lanai, State of Hawaii

Beginning at the North corner of this piece of land, same being the Northeast corner of Lot 132-B (Map 37) of Land Court Consolidation 170, and along Lot 44 (Map 8) of Land Court Consolidation 170, the coordinates referred to Government Survey Triangulation Station "POHOULA" being 4,935.22 feet South and 3,470.01 feet East and thence running by azimuths measured clockwise from true South:

1. Along Lot 44 (Map 8) of Ld. Ct. Cons. 170, on a curve to the right with a radius of 384.00 feet, chord azimuth and distance being:
263° 16' 47" 61.71 feet;
2. 5° 53' 414.69 feet;
3. 104° 34' 128.89 feet;
4. 194° 34' 353.07 feet along Lot 132-B (Map 37) of Ld. Ct. Cons. 170;
5. 208° 52' 35.56 feet along Lot 132-B (Map 37) of Ld. Ct. Cons. 170 to the point of beginning and containing an area of 0.897 Acre.

R. M. TOWILL CORPORATION

Description Prepared by:

Ryan M. Suzuki

Ryan M. Suzuki

Exp: 4/30/2022

Licensed Professional Land Surveyor

Certificate Number 10059

November 3, 2020

-2-

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KOELE PROJECT DISTRICT

Park 3 District

Affecting a Portion of Lot 45-A (Map 20) of Land Court Consolidation 170

Situated on the Island of Lanai, State of Hawaii

Beginning at the Southwest corner of this piece of land, same being the East corner of Lot 15 (Map 8) of Land Court Consolidation 170, the coordinates referred to Government Survey Triangulation Station "POHOULA" being 8,453.33 feet South and 3,502.46 feet East and thence running by azimuths measured clockwise from true South:

- | | | | |
|-----|----------|--------|--|
| 1. | 151° 48' | 321.00 | feet along Lots 15 to 18 (Map 8), inclusive, of Ld. Ct. Cons. 170; |
| 2. | 155° 25' | 71.00 | feet along Lot 18 (Map 8) of Ld. Ct. Cons. 170; |
| 3. | 175° 28' | 83.00 | feet along Lots 18 and 19 (Map 8) of Ld. Ct. Cons. 170; |
| 4. | 194° 02' | 51.00 | feet along Lot 19 (Map 8) of Ld. Ct. Cons. 170; |
| 5. | 216° 41' | 55.00 | feet along Lots 19 and 20 (Map 8) of Ld. Ct. Cons. 170; |
| 6. | 233° 44' | 45.00 | feet along Lot 20 (Map 8) of Ld. Ct. Cons. 170; |
| 7. | 162° 23' | 491.00 | feet along Lots 20, 21 and 22 (Map 8) and Lot 109 (Map 16) of Ld. Ct. Cons. 170; |
| 8. | 167° 37' | 336.00 | feet along Lots 109, 110 and 111 (Map 16) and Lot 127 (Map 25) of Ld. Ct. Cons. 170; |
| 9. | 155° 54' | 455.00 | feet along Lot 127 (Map 25) and Lots 29, 30 and 31 (Map 8) of Ld. Ct. Cons. 170; |
| 10. | 197° 56' | 234.00 | feet along Lots 32 and 33 (Map 8) of Ld. Ct. Cons. 170; |
| 11. | 282° 26' | 910.55 | feet; |
| 12. | 328° 56' | 70.68 | feet; |

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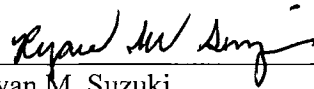
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Construction Management

- | | | |
|-----|--------------|---|
| 13. | 319° 54' | 433.81 feet; |
| 14. | 352° 00' | 391.75 feet; |
| 15. | 339° 49' | 693.44 feet; |
| 16. | 5° 23' | 573.67 feet; |
| 17. | 22° 57' | 295.65 feet; |
| 18. | 67° 55' | 314.19 feet; |
| 19. | 110° 38' | 158.14 feet; |
| 20. | 134° 36' 30" | 358.44 feet; |
| 21. | 146° 43' 15" | 354.96 feet to the point of beginning and containing an area of 56.862 Acres. |

R. M. TOWILL CORPORATION

Description Prepared by:



Ryan M. Suzuki Exp: 4/30/2022
Licensed Professional Land Surveyor
Certificate Number 10059

November 3, 2020

-2-

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KOELE PROJECT DISTRICT

Open Space District

Affecting All of Lot 45-B (Map 20) of Land Court Consolidation 170 and
A Portion of Lot 45-A (Map 20) of Land Court Consolidation 170

Situated on the Island of Lanai, State of Hawaii

Beginning at the West corner of this piece of land, along Queens Avenue, being a portion of Lot 194 (Map 22) of Land Court Application 862, the coordinates referred to Government Survey Triangulation Station "POHOULA" being 8,994.50 feet South and 2,314.08 feet East and thence running by azimuths measured clockwise from true South:

1. Along Queens Avenue, being a portion of Lot 194 (Map 22) of Ld. Ct. App. 862, on a curve to the left with a radius of 220.00 feet, chord azimuth and distance being:
200° 15' 307.94 feet;
2. 155° 50' 809.97 feet along Queens Avenue, being a portion of Lot 194 (Map 22) of Ld. Ct. App. 862;
3. 157° 00' 700.58 feet along Queens Avenue, being a portion of Lot 194 (Map 22) of Ld. Ct. App. 862;
4. Thence along Ninth Street, being a portion of Lot 213 (Map 22) of Ld. Ct. App. 862, on a curve to the right with a radius of 30.00 feet, chord azimuth and distance being:
225° 34' 55.85 feet;
5. 294° 08' 309.66 feet along Ninth Street, being a portion of Lot 213 (Map 22) of Ld. Ct. App. 862;
6. Thence along Ninth Street, being a portion of Lot 213 (Map 22) of Ld. Ct. App. 862, on a curve to the right with a radius of 942.60 feet, chord azimuth and distance being:
294° 09' 57" 1.07 feet;

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7. Thence along Lot 683 (Map 25) of Ld. Ct. App. 862, on a curve to the left with a radius of 20.00 feet, chord azimuth and distance being:
59° 35' 57" 32.61 feet;
8. 5° 00' 143.68 feet along Lot 683 (Map 25) of Ld. Ct. App. 862;
9. Thence along Lot 683 (Map 25) of Ld. Ct. App. 862, on a curve to the left with a radius of 448.70 feet, chord azimuth and distance being:
359° 41' 40" 82.98 feet;
10. 264° 23' 20" 95.00 feet along Lot 683 (Map 25) of Ld. Ct. App. 862;
11. Thence along Lot 683 (Map 25) of Ld. Ct. App. 862, on a curve to the right with a radius of 353.70 feet, chord azimuth and distance being:
179° 41' 40" 65.41 feet;
12. 185° 00' 135.70 feet along Lot 683 (Map 25) of Ld. Ct. App. 862;
13. Thence along Ninth Street, being a portion of Lot 213 (Map 22) of Ld. Ct. App. 862, on a curve to the right with a radius of 942.60 feet, chord azimuth and distance being:
299° 38' 32" 32.06 feet;
14. 300° 37' 54.83 feet along Ninth Street, being a portion of Lot 213 (Map 22) of Ld. Ct. App. 862;
15. Thence along Konowai Place, being Lot 212 (Map 22) of Ld. Ct. App. 862, on a curve to the right with a radius of 20.00 feet, chord azimuth and distance being:
340° 44' 10" 25.78 feet;
16. Thence along Konowai Place, being Lot 212 (Map 22) of Ld. Ct. App. 862, on a curve to the left with a radius of 275.00 feet, chord azimuth and distance being:
347° 53' 40" 299.24 feet;

- 2 -



- | | | |
|-----|--|---|
| 35. | 139° 54' | 433.81 feet; |
| 36. | 148° 56' | 70.68 feet; |
| 37. | 282° 26' | 574.08 feet; |
| 38. | 345° 12' | 142.59 feet; |
| 39. | 330° 18' | 1080.47 feet; |
| 40. | 318° 10' | 589.68 feet; |
| 41. | 43° 50' | 246.20 feet; |
| 42. | Thence on a curve to the left with a radius of 250.00 feet, chord azimuth and distance being: | |
| | 43° 50' | 244.94 feet; |
| 43. | 43° 50' | 404.13 feet; |
| 44. | 69° 55' | 599.57 feet; |
| 45. | 67° 30' | 445.63 feet; |
| 46. | Thence on a curve to the left with a radius of 1000.00 feet, chord azimuth and distance being: | |
| | 55° 48' 06.5" | 405.51 feet; |
| 47. | 76° 57' | 945.26 feet; |
| 48. | 171° 32' | 155.00 feet along Lot 839 (Map 81) and Lots 791 and 790 (Map 79) of Ld. Ct. App. 862; |
| 49. | 166° 15' | 317.00 feet along Lots 790, 789, 777 and 776 (Map 79) of Ld. Ct. App. 862; |
| 50. | 194° 50' | 135.50 feet along Lots 776 and 775 (Map 79) and Lot 758-K (Map 70) of Ld. Ct. App. 862; |
| 51. | 157° 00' | 270.00 feet along Lots 758-K, 758-L and 758-W (Map 70) of Ld. Ct. App. 862; |

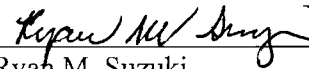
- 4 -

52. 64° 40'

157.65 feet along Lot 758-W (Map 70) of Ld. Ct. App. 862 to the point of beginning and containing an area of 80.830 Acres.

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Description Prepared by:



Ryan M. Suzuki

Exp: 4/30/2022

Licensed Professional Land Surveyor

Certificate Number 10059

November 3, 2020

-5-

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KOELE PROJECT DISTRICT

Golf District

Affecting a Portion of Lot 46-A (Map 34) of Land Court Consolidation 170

Situated on the Island of Lanai, State of Hawaii

Beginning at the Northwest corner of this piece of land, along Lot E-2-A-1-A-2 (Map 9) of Land Court Application 862, the coordinates referred to Government Survey Triangulation Station "POHOULA" being 4,331.90 feet South and 138.16 feet West and thence running by azimuths measured clockwise from true South:

1. 239° 23' 1281.53 feet along Lot E-2-A-1-A-2 (Map 9) of Ld. Ct. App. 862;
2. 310° 14' 464.19 feet along Lot 1 (Map 1) of Ld. Ct. Cons. 170;
3. 240° 30' 207.49 feet along Lot 1 (Map 1) of Ld. Ct. Cons. 170;
4. 265° 34' 30" 407.16 feet;
5. Thence on a curve to the right with a radius of 115.00 feet, chord azimuth and distance being:
346° 55' 02.5" 166.77 feet;
6. 51° 55' 123.86 feet;
7. Thence on a curve to the left with a radius of 225.00 feet, chord azimuth and distance being:
345° 02' 18" 248.19 feet;
8. Thence on a curve to the right with a radius of 500.00 feet, chord azimuth and distance being:
328° 59' 30" 299.46 feet;
9. 346° 25' 414.87 feet;
10. 341° 15' 227.92 feet;
11. 332° 10' 286.98 feet;

- | | | |
|-----|----------|--|
| 12. | 28° 41' | 96.29 feet; |
| 13. | 81° 32' | 854.40 feet; |
| 14. | 348° 00' | 146.46 feet; |
| 15. | 49° 45' | 64.62 feet; |
| 16. | 32° 00' | 69.86 feet; |
| 17. | 118° 00' | 283.17 feet; |
| 18. | 90° 45' | 122.12 feet; |
| 19. | 67° 00' | 280.00 feet along Fifth Street, being portions of Lots 191 and 190 (Map 22) of Ld. Ct. App. 862; |
| 20. | 157° 00' | 1004.00 feet along Lots 411, 410, 409, 408, 407, 406, 405, 404, 403, 402, 401 and 400 (Map 24); Lots 399-C, 399-B and 399-A (Map 132); and Lot 398 (Map 24) of Ld. Ct. App. 862; |
| 21. | 67° 00' | 250.00 feet along Lot 398 (Map 24); Mahana Place, being Lot 188 (Map 22); and Lot 388 (Map 24) of Ld. Ct. App. 862; |
| 22. | 157° 00' | 787.19 feet along Lanai Avenue to the point of beginning and containing an area of 77.979 Acres. |

- 2 -

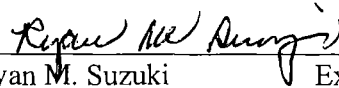
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R. M. TOWILL CORPORATION

Description Prepared by:



Ryan M. Suzuki

Exp: 4/30/2022

Licensed Professional Land Surveyor

Certificate Number 10059

November 3, 2020

- 3 -

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KOELE PROJECT DISTRICT

Resort Commercial District

Affecting a Portion of Lot 13-A-1-A (Map 15) of Land Court Consolidation 170

Situated on the Island of Lanai, State of Hawaii

Beginning at the North corner of this piece of land, along Lot E-2-A-1-A-2 (Map 9) of Land Court Application 862, the coordinates referred to Government Survey Triangulation Station "POHOULA" being 1,625.20 feet South and 366.56 feet East and thence running by azimuths measured clockwise from true South:

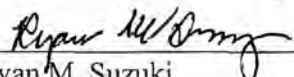
1. 331° 00' 847.07 feet along Lot E-2-A-1-A-2 (Map 9) of Ld. Ct. App. 862;
2. Thence along Lot E-2-A-1-A-2 (Map 9) of Ld. Ct. App. 862, on a curve to the right with a radius of 261.48 feet, chord azimuth and distance being:
336° 48' 52.85 feet;
3. 342° 36' 693.73 feet along Lot E-2-A-1-A-2 (Map 9) of Ld. Ct. App. 862;
4. Thence along Lot E-2-A-1-A-2 (Map 9) of Ld. Ct. App. 862, on a curve to the right with a radius of 261.48 feet, chord azimuth and distance being:
353° 29' 30" 98.81 feet;
5. 4° 23' 492.30 feet along Lot E-2-A-1-A-2 (Map 9) of Ld. Ct. App. 862;
6. 59° 23' 1323.97 feet along Lot E-2-A-1-A-2 (Map 9) of Ld. Ct. App. 862;
7. 149° 23' 1786.45 feet;
8. 230° 40' 1857.48 feet to the point of beginning and containing an area of 75.400 Acres.





R. M. TOWILL CORPORATION

Description Prepared by:


Ryan M. Suzuki Exp: 4/30/2022
Licensed Professional Land Surveyor
Certificate Number 10059

March 26, 2021

-2-

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END OF EXHIBIT "A"

Planning
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Construction Management

HLU Committee

From: HLU Committee
Sent: Friday, May 31, 2024 8:43 AM
To: Kate Blystone
Cc: HLU Committee; Ana Lillis; joy.paredes@co.maui.hi.us; Michelle Santos; 'Zeke Kalua'; Karlynn Fukuda; kdancil@pulamalanai.com
Subject: PLEASE READ attached letter re: HLU 23; reply by 6/14/24
Attachments: 023apl01-s-TK.pdf

Ms. Blystone: Please refer to the attached letter from the Housing and Land Use Committee Chair, dated May 30, 2024. Please respond by **June 14, 2024**.

Mayor's Office (attention: Michelle Santos and Zeke Kalua): Please forward the attached letter to Mayor Bissen for his information.

Karlynn Fukuda: FYI
Keiki-Pua Dancil: FYI

Thank you,
HLU Committee