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Appendix 1.1 LĀNAʻI HISTORY SUMMARY

The traditional history of Lānaʻi is rich and diverse, spanning some 800 years of Hawaiian residency followed by a century of ranching, a brief sugar venture, and seven decades of pineapple plantation history.

Prior to human arrival, the mountain zone was largely covered by a cloud-fog-drip forest, the mid-lowlands were covered by dryland forests and native grasslands, and the coastal zone was host to many native plant species and life forms. Early Lānaʻi settlers came across the channels from Maui and Molokaʻi. In traditional lore, settlement occurred after a young chief from Maui, Kaulūlāʻau, killed the ghosts who inhabited the island. Charcoal layers indicate the early settlers cleared sections of the lowland forests with fire to develop agricultural fields and building sites. Initial settlements were along the coasts or in the few valleys with intermittent water flow and springs. Large villages were along the windward coast at Keomuku and in the Maunalei River valley, and along the leeward coast at Kaunolū. The latter site became the focal point of Lānaʻi’s religious, political, and social community. Abundant ocean resources, combined with taro and sweet potato from upland fields, provided Lānaʻi’s settlers with food for centuries.

During the early years of settlement, high chiefs governed the island and its individual districts. The governance system later changed as the population grew and spread inland. Ahupuaʻa, a traditional system of land divisions that extended from ocean fisheries to the mountain peaks, were developed to promote a healthy landscape and sustainable resources in support of the growing population. Higher chiefs and kings (aliʻi ʻai moku & mōʻī) granted tracts of land to lesser chiefs (aliʻi ʻai ahupuaʻa) to manage on their behalf. Throughout most of its recorded history, Lānaʻi was controlled by Maui rulers. Around 1795 to 1810, Kamehameha I, a warrior chief from Hawaiʻi Island, led wars to unify the individual chiefdoms into the Kingdom of Hawaiʻi, with Kamehameha I as its first king. During this period, Kamehameha frequented Lānaʻi, spending time at Kaunolū and other sites around the island.

Records indicated western contact with Lānaʻi first occurred in 1828, five years after the Protestant mission station was established in Lāhaina. By this time, Lānaʻi’s native population had suffered significant losses, which deterred the mission from settling on the island. However, in 1853, Mormon elders seeking to develop a colony of converts established the first permanent western settlement on Lānaʻi at Palawai. The settlement, dubbed the City of Joseph in the Valley of Ephraim, was abandoned in 1858 and left in control of some 100 Hawaiian converts.

In 1861, Walter Murray Gibson settled on Lānaʻi in an effort to reposition the colony. Gibson was excommunicated from the Mormon Church in 1865, but was able to claim lands he acquired and received through donations from the Hawaiian converts as his personal property. In 1874, Gibson secured a lease

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to lands in the Kōʻele area that became the site of his home and the center of a ranching operation on Lānaʻi.

Between 1864 and 1888, Gibson acquired fee-simple and leasehold title to nearly all the land on Lānaʻi, with the exception of parcels retained by native tenant families granted as kuleana lands or through Royal Patent Grants. The ranching operation focused on raising sheep and goats, and included smaller herds of cattle, horses, and pigs. During the mid-1800s to early 1900s, many ranch animals became feral, and as the number of feral animals grew, extensive damage to the forests and native vegetation resulted.

Lānaʻi’s first plantation owners cultivated sugar on lands extending from Maunalei to Halepalaoa with the center of operations, including a mill site, located in the Keomuku area. Gibson’s son-in-law, Frederick Hayselden, developed the plantation in 1898, but the venture went bankrupt in March 1901. During those years, laborers, including local Hawaiian and immigrants from Japan, China, and Portugal, built a wharf and a narrow-gauge railroad and planted sugarcane irrigated with water from Maunalei Valley and a well system.

Bankruptcy caused the Gibson-Hayselden family to lose control of Lānaʻi. Tracts of land were purchased by Charles Gay and family, who formally settled Lānaʻi in 1903. Gay recognized the damage feral ungulates were causing to the islands’ resources and began an eradication program that at times involved driving thousands of goats over the cliffs of Kaʻapahu along the northwestern shoreline. In 1907, Gay entered into an agreement with the Territorial Governor to purchase all the government (ceded) lands on Lānaʻi. The purchase marked the first time fee-simple title to some 99 percent of the island was held by one family. The Gay Family also ran into financial difficulties, and by 1910, a new ranch company was formed, Lānaʻi Ranch Company. The owners elicited help from the Territorial Forestry Division to develop a plan to protect the forest lands and control herds of grazing animals. In 1911, the ranch hired George Munro as their ranch manager. Munro was a dedicated conservationist who worked towards halting the forest destruction and soil loss caused by erosion and uncontrolled grazing. During this period, recognizing the value provided by the Norfolk Island pine trees planted at Kōʻele by Gibson in 1875, Munro initiated a program to plant Cook Island Pines across Lānaʻihele. Munro also fenced the remnant dryland forest of Kānepūʻu to protect the rare plant species of that region.

After having eradicated goats on Lānaʻi, Munro introduced deer to Lānaʻi in 1920, a decision he would later recognize as a mistake. Axis deer were introduced to Hawaiʻi around 1865 as a gift to Kamehameha V and taken to the king’s lands on Molokaʻi. When deer were introduced to Lānaʻi, hunting on the island was limited to ranch employees and guests of the owners. Once the deer herd was established, deer hunting became a wider recreational offering on Lānaʻi. The Territory of Hawaiʻi created a public hunting program after World War II. Since then, hunting both axis deer and mouflon sheep (introduced in the 1950s) for subsistence and recreational purposes has become a way of life for Lānaʻi residents and other residents of the State. Herds of these animals now roam the island and have caused severe deforestation, diminishing the ability of Lānaʻi to recharge its aquifer with moisture captured from clouds and fog.
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In September 1922, James Dole purchased the island for his Hawaiian Pineapple Company. The groundwork for pineapple cultivation began in 1923 with the construction of a new city of forty buildings, laid out on a grid with Dole Park as the central town square. Lānaʻi City, composed of hundreds of buildings with running water, electricity, and other amenities to accommodate the new plantation workers, debuted in January 1926. The first major labor force was made up of Japanese, followed by Filipinos and smaller groups of immigrants from China, Korea, Portugal, and other countries. Dole also built the Kaumālapaʻu Harbor and a water system, which relied on Maunalei and the Lānaʻiʻhale aquifer for water, to supply domestic water for the residents and to meet the irrigation needs of the plantation. The culturally diverse population that came to Lānaʻi in the 1920s is the foundation of Lānaʻi's population in the modern day.

The ranching operation was the longest surviving western business venture on Lānaʻi and continued during the plantation's first 30 years. However, diminishing water resources and degradation of the pasture lands caused the ranch to close in 1951. The pineapple plantation grew to include 18,000 acres of cultivated pineapple land and made Lānaʻi known as the world's largest pineapple plantation.


Lānaʻi's previous business ventures and related decisions continue to affect the island today. Historical agricultural operations required an extensive amount of clearing, the use of pesticides and fertilizers, and the widespread use of black plastic for weed control. Feral ungulates degraded forest cover, resulting in decreased aquifer recharge rates. In 1995, the State Commission on Water Resource Management modeled the groundwater system of Lānaʻi and predicted reduction of forest cover would drastically affect groundwater levels.

Many Lānaʻi residents shifted from agricultural employment to work in the visitor industry. Today, Lānaʻi City is the last intact plantation-era town in Hawaiʻi. In June 2012, Larry Ellison, CEO of Oracle Corporation, purchased Murdock's holdings on Lānaʻi. The current management company is Pūlama Lānaʻi.
Appendix 1.2 Background Studies for Community Plans

The following list of technical studies was used in the development of the Lāna'i Community Plan. The public facilities and infrastructure assessments, and the socio-economic forecast were conducted for the County of Maui General Plan. The economic development and housing issue papers and the land use forecast were conducted specifically for this community plan update.

- The Final Public Facilities Assessment Update County of Maui (March 2007) identifies public facilities and services (e.g. schools, parks, police and fire protection, hospital, and solid waste disposal services) issues and opportunities in high-growth community plan regions.

- The County of Maui Infrastructure Assessment Update (May 2003) identifies infrastructure (e.g., roadways, drainage, water, wastewater, telephone, and electrical systems) issues and opportunities in the community plan regions.


- The Land Use Forecast, Island of Lāna'i, Maui County General Plan Technical Resource Study (December 2012) provides a measure of existing and future vacant and undeveloped lands using the community plan land use designations.

- The Socio-Economic Forecast, The Economic Projections for the Maui County General Plan 2030 (June 2006) projects residential, visitor, and employment growth, as well as housing demand. This planning tool is used to predict future growth scenarios for each community plan region.