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IN REPLY REFER TO:

AIR-EP 22.0094

September 27, 2022



TO: DANIEL E. ORODENKER, EXECUTIVE OFFICER
LAND USE COMMISSION
DEPARTMENT OF BUSINESS, ECONOMIC DEVELOPMENT & TOURISM

FROM: JADE T. BUTAY 
DIRECTOR OF TRANSPORTATION

SUBJECT: DOCKET NO. A90-659
ANNUAL REPORT PROJECT STATUS
LANAI AIRPORT

Pursuant to the Land Use Commission's Order in Docket No. A90-659, transmitted is a copy of the 2022 Annual Report on the status of the Lanai Airport in compliance with the conditions imposed by the Commission. A PDF version of the annual report will also be emailed to your Department.

Project Status

The reclassification of 509.285 acres to urban district was approved by Maui County on July 9, 1993. The consolidation of the property was approved by the Land Court of the State of Hawaii on May 25, 1994. The Declaration of Conditions has been filed and the Dedication Deed for the property has been obtained. The deed was recorded on November 3, 1997 and a copy was attached to the 1998 annual report. Construction of the new terminal was completed on June 1, 1994.

Please have your staff contact Mr. Herman Tuiolosega, Head Planner, at (808) 838-8810, to clarify any questions you may have.

Enclosure: 2022 Annual Report

c: Office of Planning
Maui County Planning Department

2022 ANNUAL REPORT FOR DOCKET NO. A90-659

Land Use Conditions

The following conditions imposed by the Land Use Commission for the Lanai Airport improvements have been met:

Condition No. 1: Petitioner shall obtain unconditional fee title for airport and ancillary airport purposes to the land for expansion at no cost to the State of Hawaii from Dole Foods, Inc., formerly known as Castle & Cooke, Inc.

Condition No. 2: There shall be no residential construction on any portion of the property subject to noise levels greater than 60 Ldn.

Condition No. 3: Petitioner shall insure that the necessary water source, storage and transmission facilities are available to adequately serve the proposed project.

Condition No. 4: Petitioner shall monitor the traffic attributable to the development proposed in the Property at on-site and off-site locations, and shall undertake subsequent mitigative measures that may be required.

Condition No. 5: Petitioner shall provide the necessary wastewater treatment and disposal facilities as may be required by the State Department of Health to adequately service the proposed project.

Condition No. 6: Petitioner shall immediately stop work on the impacted area and contact the State's Historic Preservation Division should any archaeological resources, such as artifacts, shell, bones, or charcoal deposits, human burial, or rock or coral alignments, paving or walls of historic or prehistoric significance be encountered during the development in the Property.

Condition No. 7: Petitioner shall implement effective soil erosion and dust control measures during all phases of the development.

Condition No. 8: Petitioner shall develop the Property in substantial compliance with representations made to the Land Use Commission in obtaining the reclassification of the Property.

Condition No. 11: A Lanai Community Plan Amendment and Change in Zoning shall be obtained from the County of Maui.

Condition No. 14: Petitioner shall comply with the August 20, 1990 letter from the Department of Public Works, County of Maui, containing seven (7) comments regarding development improvements.

The status of the following conditions imposed by the Land Use Commission for the Lanai Improvements are as follows:

Condition No. 9: Petitioner shall provide annual reports to the Land Use Commission, the Office of Planning, and the Maui County Planning Department in connection with the status of the project and Petitioner's progress in complying with the conditions imposed.

Status: Since 1995, the Petitioner has provided annual reports as required in connection with the status of the project and Petitioner's progress in complying with the conditions imposed.

Condition No. 10: Petitioner shall give notice to the Land Use Commission of any intent to sell, lease, assign, place in trust, or otherwise voluntarily alter the ownership interest or development interest in the Property covered by the approved Petition prior to visible commencement of construction on the Property.

Status: The Petitioner will notify the Land Use Commission as required.

Condition No. 12: Night operations for passenger flights shall be limited to the extent practicable.

Status: Night operations for passenger flights are being limited to the extent practicable.

Condition No. 13: Flight patterns over Lanai City shall be avoided to the extent practicable.

Status: Flight patterns over Lanai City are being avoided to the extent practicable.

Condition No. 15: Unless prior consultation occurs between the County of Maui and the Petitioner, no runway expansion at Lanai Airport shall be allowed.

Status: The County of Maui was consulted during the Environmental Assessment for the Lanai Airport Runway 3-21 Extension and Associated Improvements completed in May 2019.