

THURSDAY, MARICE (agur)

AT (62) -13

LUC File A(T)- 13

Petitioner: TAKITANI County MAUI

Date petition and fee
received from County
with recommendation: 7-13-62

Suspense date for LUC action: 11-9-62

Publication of hearings

Dates

Newspaper

Aug 30/62 MAUI NEWS

Aug 30/62 Honolulu Advertiser

Hearings

Date

Place(s)

By

Sept. 19/62 Bd. Sup. Chamb. LUC

Actions

Dates

Actions

By

11-19-62 defer to HBA (12-15) Land Use Commission

Notes:

LUC survey Aug. 2, 1962

STATE OF HAWAII
LAND USE COMMISSION

426 Queen Street
Honolulu, Hawaii

This space for County or DLNR use

Date Petition and Fee received
by County or DLNR 6/27/62 *Ln*

Date forwarded to LUC
with recommendation 7/11/62 E.S.

Date Petition, Fee and
County/DLNR recommen-
dation received by LUC 7/13/62

PETITION FOR AMENDMENT OF TEMPORARY DISTRICT BOUNDARY

(I) (We) hereby request an amendment of Land Use Commission Temporary District Boundary respecting the ^{District} ~~County~~ of Makawao, Island of Maui, map number and/or name Ulumalu Lots to change the district designation of the following described property from its present classification in a(n) agricultural district into a(n) residential ^{urban} district.

Description of property: LOT 39, Ulumalu Hui Partition Lots, Ulumalu, Makawao, Maui. Tax Key: 2-8-01, Parcels 7 and 24. Total of 275.70 acres.

Petitioner's interest in subject property: Agent for owners: Mr. and Mrs. Mamoru Takitani.

Petitioner's reason(s) for requesting boundary change:

Proposed subdivision into 884 residential lots averaging 6,000 sq.ft. and larger in size.

(1) The petitioner will attach evidence in support of the following statement:

The subject property is needed for a use other than that for which the district in which it is located is classified.

(2) The petitioner will attach evidence in support of either of the following statements (cross out one):

(a) The land is not usable or adaptable for use according to its present district classification.

~~(b) - Conditions and trends of development have so changed since adoption of the present classification, that the present classification is unreasonable.~~

RECEIVED

JUL 13 1962

State of Hawaii
LAND USE COMMISSION

Signature(s) Maurice I. Takasaki

Maurice I. Takasaki

Address: 119 Merchant St., Rm. 510

Telephone: 57466

July 13, 1962

Received from Maurice I. Whurstki
Fifty & no/100 ————— Dollars

100

For Public hearing by Land Use Commission
for Amendment of T D B in Matthews, Maine
\$ 50.00 Robert L. Kai

Made in U. S. A.

Ref. No. LUC 336

December 27, 1962

Mr. Maurice Takasaki
119 Merchant Street
Room 510
Honolulu, Hawaii

Dear Mr. Takasaki:

With regard to your petition for change of Temporary District Boundary made on behalf of Mamoru and Aiko Takatani, may I inform you of the following:

At a meeting held at 10:00 A.M. on December 19, 1962 in the Land Use Commission Hearing Room, 426 Queen Street, Honolulu, Hawaii, the Land Use Commission voted to disapprove your petition. Voting on the motion to disapprove was as follows: ayes - 7; noes - 0; absent - 1; abstaining - 1.

The Commission found that your petition did not satisfy the stipulated conditions that are required for favorable consideration in a boundary change action in that (1) there was lack of proof that the land is needed for urban uses; and (2) it was not proven, to any degree of conclusiveness, that the subject property is not usable or adaptable for use according to its present district classification of Agricultural.

Very truly yours,

R. J. DARNELL
EXECUTIVE OFFICER

November 26, 1962

Mr. Maurice Takasaki
119 Merchant Street
Room 510
Honolulu, Hawaii

Dear Mr. Takasaki:

With regard to your petition for Change of Temporary District Boundary made on behalf of Mamoru and Aiko Takitani, may I inform you of the following:

At a meeting held in the Chambers of the Maui County Board of Supervisors, Wailuku, Maui, the Land Use Commission voted on a motion to defer action on your petition pending receipt of final recommendations on district boundaries and regulations from the Commission's consultant, Harland Bartholomew and Associates. Voting on the motion to defer was as follows: ayes - 6; noes - 0; abstaining - 0; absent - 2.

The Commission expects to receive the above-mentioned recommendations during the second week of December, this year. Accordingly, your petition has been placed on the agenda for the Commission's regular meeting of December 18, 1962.

Very truly yours,

R. J. DARNELL
EXECUTIVE OFFICER

cc: Mr. and Mrs. Mamoru Takitani

STATE OF HAWAII
LAND USE COMMISSION

VOTE RECORD

ITEM ACT 62-13
DATE 12-19-62
PLACE LWC Hearing Room
TIME 11:00

NAMES	YES	NO	ABSTAIN	ABSENT
KANEMOTO, E.	X			
WILLIAMS, R.				
(2) FRIEL, S.	X			
SUNN, F.	X			
IGE, Y.	X			
(4) GREGG, W.	X			
LOMBARDI, F.	X			
CHAND COOK, E. H.				X
BRYAN, E.	X			

COMMENTS:

disapproval

Ref. No. LUC 303

December 14, 1962

Mr. Maurice Takasaki
119 Merchant Street
Room 510
Honolulu, Hawaii

Dear Mr. Takasaki:

Your petition for Change of Temporary District Boundary which was considered at the Land Use Commission's meeting on Maui, November 19, 1962, and deferred pending receipt of recommendation from HB&A has been placed on the agenda of the Commission's regular meeting, December 19, 1962. This meeting will follow a public hearing scheduled for 9:00 a.m., and will be held in the Land Use Commission Hearing Room, 2nd Floor, 426 Queen Street, Honolulu, Hawaii.

Very truly yours,

R. J. DARNELL
EXECUTIVE OFFICER

cc: Mr. and Mrs. Mamoru Takitani

VOTE RECORD

TIME 3:00 p.m.

MOTION to defer pending receipt of recommendation from H.B. & A.

STATE OF HAWAII
LAND USE COMMISSION

Board of Supervisors Chambers
County Building, Wailuku, Maui

10:00 A.M.
September 19, 1962

STAFF REPORT

A(T) 62-13

Temporary District Classification: AGRICULTURAL

PETITION OF MAMORU AND AIKO TAKITANI (A(T) 62-13), for change of Temporary District Boundary to reclassify certain property near Ulumalu, Makawao District, Maui, from an Agricultural district to an Urban district classification: Described as TMK 2-8-01: 7 & 24.

The petitioners are owners of the two parcels of land, containing 275.70 acres, more or less, located on the northern^{side of}/East Maui, mauka of the very small village of Ulumalu. The intersection of the Paia-Huelo, Makawao-Huelo roads (both unpaved), and upper Ulumalu Road (a jeep trail), occurs at the northwestern corner of the property. Access to the interior of the property is provided by the upper Ulumalu Road, which forms the west boundary.

Parcel 24, 231.96 acres, and parcel 7, 43.74 acres, are separated only by the Kahikoa Ditch Tunnel, and will be discussed as one piece of property.

The land slopes from south to north. Two major gulches, Papalehoomoe on the east and Waipalani on the west, divide the property in the lower portion. These two gulches split in the vicinity of the ditch to make five gulches across the upper portion of the petition. Good cover exists, with scattered trees along with an ocean view from the upper section.

The land lies idle at present; and it is the staff's understanding that a macadamia orchard was planted as a commercial venture, which failed. The petitioners request

the Commission to reclassify the entire area as an Urban district of 275.0 acres, to allow residential subdivision of the area.

The Maui Master Plan, prepared in 1959 by Community Planning Associates, and the State General Plan both recommended that the agricultural-open land nature of the property and surrounding area remain intact.

The County of Maui Zoning maps show this area in an Agricultural zone.

The major urban concentration of Maui has been, and should continue to be the Wailuku-Kahului complex in central Maui. Resort centers in ~~Maalaea-Kihei~~-West Maui and Hana should continue to develop as will the large-lot residential and agricultural character of upper Kula.

Secondary centers are established in the Makawao District at Pukalani and Makawao.

Any type of urban development in this area would place a tremendous and unwarranted burden of service on Maui County taxpayers, and probably the people of the rest of the State, in the form of roads, sewers, domestic water and eventually, schools, police and fire protection.

The single fact that land is not suitable for intensive agriculture was not intended to become the principal criterion for allowing urban development in an area completely unrelated to existing and contemplated centers: Act 187 is quite specific on this point in Section 1, Findings and Declaration of Purpose, that one of the "evidences of the need for public concern and action" is expressed as "Scattered subdivisions with expensive, yet reduced, public services..."

There is also evidence, in SECTION 2, Sec. 5 of the Act that, so far as they were practicable and reasonable, the temporary district boundaries would be not only established, but maintained until the district boundaries are adopted in final form.

Staff recommends disapproval of this petition, for the reasons stated above.

Ref. No. LUC 240

November 15, 1962

Mr. Maurice Takasaki
119 Merchant Street
Room 510
Honolulu, Hawaii

Dear Mr. Takasaki:

The Land Use Commission of the State of Hawaii will hold a meeting on the Island of Maui on November 19, 1962 in the Chambers of the Maui County Board of Supervisors, Wailuku, Maui, at 1:30 p.m.

As the 45-day waiting period prescribed by SECTION 2, Sec. 6 of Act 187 will have expired, your petition for change of temporary district boundary has been placed on the Commission's agenda for consideration at this meeting; and final action may be taken at that time.

Very truly yours,

R. J. DARNELL
EXECUTIVE OFFICER

cc: Mr. and Mrs. Mamoru Takitani

UNIVERSITY OF HAWAII

COLLEGE OF TROPICAL AGRICULTURE AND
AGRICULTURAL EXPERIMENT STATION
OFFICE OF THE DEAN AND DIRECTOR

Letter sent to All
Commissioners +
Ohatg 329

Mr. Takasaki

SEP 28 1962

September 25, 1962

MEMORANDUM TO: Mr. David Akana

RECEIVED
OCT 3 1962
State of Hawaii
LAND USE COMMISSION

Over the years we have had a number of experiments in the Takatani farm area. Our recommendations are as follows:

5 tons of lime per acre
1000 lbs. of super phosphate per acre
800 lbs. of 15-15-15 fertilizer per acre
300 lbs. of magnesium sulfate per acre
100 lbs. of (mixture of 50% zinc sulfate, 25% borax, $2\frac{1}{2}\%$ sodium molybdate, and $22\frac{1}{2}\%$ copper sulfate) per acre

This mixture will be low in phosphorus. Our recommendation for maximum growth would be to double the super phosphate. It could be dropped to a very low level in subsequent years.

G. Donald Sherman

G. Donald Sherman
Associate Director

GDS:mo

Note: from Akana

Much of the top soil in the Takitani land area has been entirely removed by erosion. In some areas the soil is so seriously eroded that much of what remains has been lost and the weathered parent material is exposed. Soils in this area, because of erosion, lack the water-holding capacity and organic matter content normal for soils particular to the soil series. Crops produced on these phases are definitely inferior to those of the less severely eroded soils of the same series.

To continue growing crops profitably on the land, much remains left to be done. As noted in Dr. Sherman's memorandum, there is need for time and money to allow maximum production on the land.

David A. Akana

David A. Akana
Former Director
Maui Division
U of Hawaii Agricultural
Extension Division

M.

Maui Planners Withdraw 'No' On Retirement Tract

By ROBERT JOHNSON

WAILUKU — The Maui County Planning & Traffic Commission reversed itself yesterday and approved the change of zoning necessary to develop a proposed 220-acre retirement subdivision at Ulumahu in the Haiku area.

The land is owned by Mamoru and Aiko Takitani, who are represented by Maurice I. Takahashi, Honolulu realtor, as their agent in seeking a developer.

State Sen. Nadao Yoshinaga was spokesman for the Takitanis in asking the commission yesterday to reconsider its earlier action denying the zoning change.

THE ORIGINAL zoning change request of more than a month ago was denied by

the commission on the grounds that the proposed subdivision was not practical because of a lack of water for development and because of remoteness.

The land is in the new State greenbelt zone and the State Land Use Commission must approve before it can be developed for residential use. A Land Use Commission public hearing on the proposed development will be held here at 10 a.m. next Wednesday in the County board room.

AS A RESULT of yesterday's action the Maui planning commission now will recommend to the land use commission that the Takitani property be re-zoned for urban use.

Yoshinaga told the commission yesterday that reconsideration of the Takitanis' proposal was being asked because while "no firm commitment on water" exists for the land, discussions have been held with the County Board of Water Supply and East Maui Irrigation Co. and firm negotiations are expected to be possible, if the land is re-zoned.

YOSHINAGA pointed out that the Takitanis tried for years to make productive use of the land in agricul-

ture but failed after an expenditure of "over \$100,000."

They now feel there is a chance for development of their property for urban use.

The Takitanis' original proposal was for a subdivision of more than 1,000 lots of 6,000 square foot minimum size.

Takahashi told the commission yesterday however, that "increasing the minimum lot size to 10,000 square feet is now being considered."

HE SAID this would mean a total subdivision of between 500 and 600 lots, with development probably to proceed at a rate of about 100 lots at a time.

Takahashi said the Maui commission's new action means "we can now go ahead to seek Mainland developers for the property and a market for the lots."

He said, "We feel Maui is the best island for a retirement development of this kind because of its climate and its closeness to Honolulu."

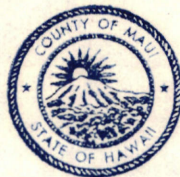
"We hope to offer lots and homes a buyer can move right into, without having to wait for roads and utilities as in other developments," Takahashi said.

Fort Street Traffic Ban Approved

The City Council yesterday approved the closing of Fort St. between Panahi and King Sts. to automobiles during Aloha Week.

It passed and sent to

JOSEPH S. MEDEIROS, Jr., Chairman
KAZUO KAGE, Vice-Chairman
YOSHIKAZU MATSUI, Member
MASAO NAGASAKO, Member
RICHARD H. TAYLOR, Member
ROBERT UEOKA, Member



KOICHI HAMADA, Ex-Officio
HIDEO HAYASHI, Ex-Officio
JEAN R. LANE, Ex-Officio
STEPHEN OKADA, Ex-Officio
ROBERT O. OHATA, Planning Director
MRS. EVA M. DUPONTE, Secretary

PLANNING & TRAFFIC COMMISSION

COUNTY OF MAUI
Kahului ~~WAILUKU~~ MAUI, HAWAII

September 12, 1962

RECEIVED

SEP 17 1962

State of Hawaii
LAND USE COMMISSION

Mr. Edward Bryan
Chairman
Land Use Commission
State of Hawaii
Honolulu, Hawaii

Gentlemen:

Re: AMENDMENT OF TEMPORARY DISTRICT BOUNDARY
FOR LOT 39, ULUMALU HUI PARTITION LOTS,
MAKAWAO, MAUI, FROM AGRICULTURAL TO URBAN.

The Maui Planning and Traffic Commission, at its meeting of September 11, 1962, voted to reconsider its prior action contained in our letter to you dated July 11, 1962.

The Commission reversed its previous action and voted to recommend approval of the change in temporary boundary of Lot 30, Ulumalu Hui Partition Lots, Makawao, Maui, from agricultural to urban use. The vote was as follows: 5 ayes; none dissenting; 1 abstaining; 1 absent and not voting. The action was based on the fact that the water supply for the subdivision would be a problem between the subdivider and the Board of Water Supply.

Very truly yours,

ROBERT O. OHATA
Planning Director

cc Board of Supervisors
cc Mr. Maurice Takasaki

NOTICE OF PUBLIC HEARING

TO CONSIDER PETITIONS FOR CHANGE FOR TEMPORARY DISTRICT BOUNDARY AND APPLICATION FOR SPECIAL PERMIT WITHIN THE COUNTY OF HAWAII, BEFORE THE LAND USE COMMISSION OF THE STATE OF HAWAII

NOTICE IS HEREBY GIVEN of public hearings to be held by the Land Use Commission of the State of Hawaii; the first to be held in the Kona Cultural Center, Kailua, Kona, Hawaii on September 18, 1962 at 2:00 p.m., or as soon thereafter as those interested may be heard, the second to be held in the Chambers of the Hawaii County Board of Supervisors, Hilo, Hawaii on September 18, 1962 at 8:00 p.m., or as soon thereafter as those interested may be heard, to consider petitions for change of Temporary District Boundary and Application for Special Permit within the County of Hawaii as provided for in Sections 6 and 7, Act 187, Session Laws of Hawaii, 1961.

Items to be heard in Kailua, Kona:

<u>Petitioner and Docket Number:</u>	<u>Tax Map Key</u>	<u>Permission Requested</u>
SP(T) 62-21 Harry F. McKee	9-2-81: 49, 50, 51 9-2-83: 21	Construction of restaurant, bar, motel and office.
A(T) 62-6 Fumio & Shizuko Teshima	7-9-04: 2 & 3	Change from an Agricultural district to an Urban district classification.
A(T) 62-8 J. I. Gillespie	7-5-09: 52 7-5-10: 2 & 3	Change from an Agricultural district to an Urban district classification.

Items to be heard in Hilo:

<u>Petitioner and Docket Number:</u>	<u>Tax Map Key</u>	<u>Permission Requested</u>
A(T) 62-7 Hilo Country Club, Ltd.	2-5-03: Por. 8 (that portion being 8.5 acres, more or less, lying along the northern edge of Parcel 8).	Change from an Agricultural district to an Urban district classification.
A(T) 62-9 Hawaii County Planning and Traffic Commission	2-4-20 2-4-33 2-4-37 2-4-31: 1 & 2 2-4-39: Por. 1, 4, 6 through 11	Change from an Agricultural district to an Urban district designation.
A(T) 62-15 Hawaiian Homes Commission	2-247: Por. 1 (being a portion of 100.165 acres, more or less, bounded by the ex- tensions of Puainako and Kawailani Streets).	Change from an Agricultural district to an Urban district classification.

Maps showing the areas under consideration for change of Temporary District Boundary and the area under consideration for Special Permit and copies of the rules and regulations governing the applications for the above are on file in the offices of the Hawaii County Planning and Traffic Commission and the Land Use Commission and are open to the public for inspection during office hours.

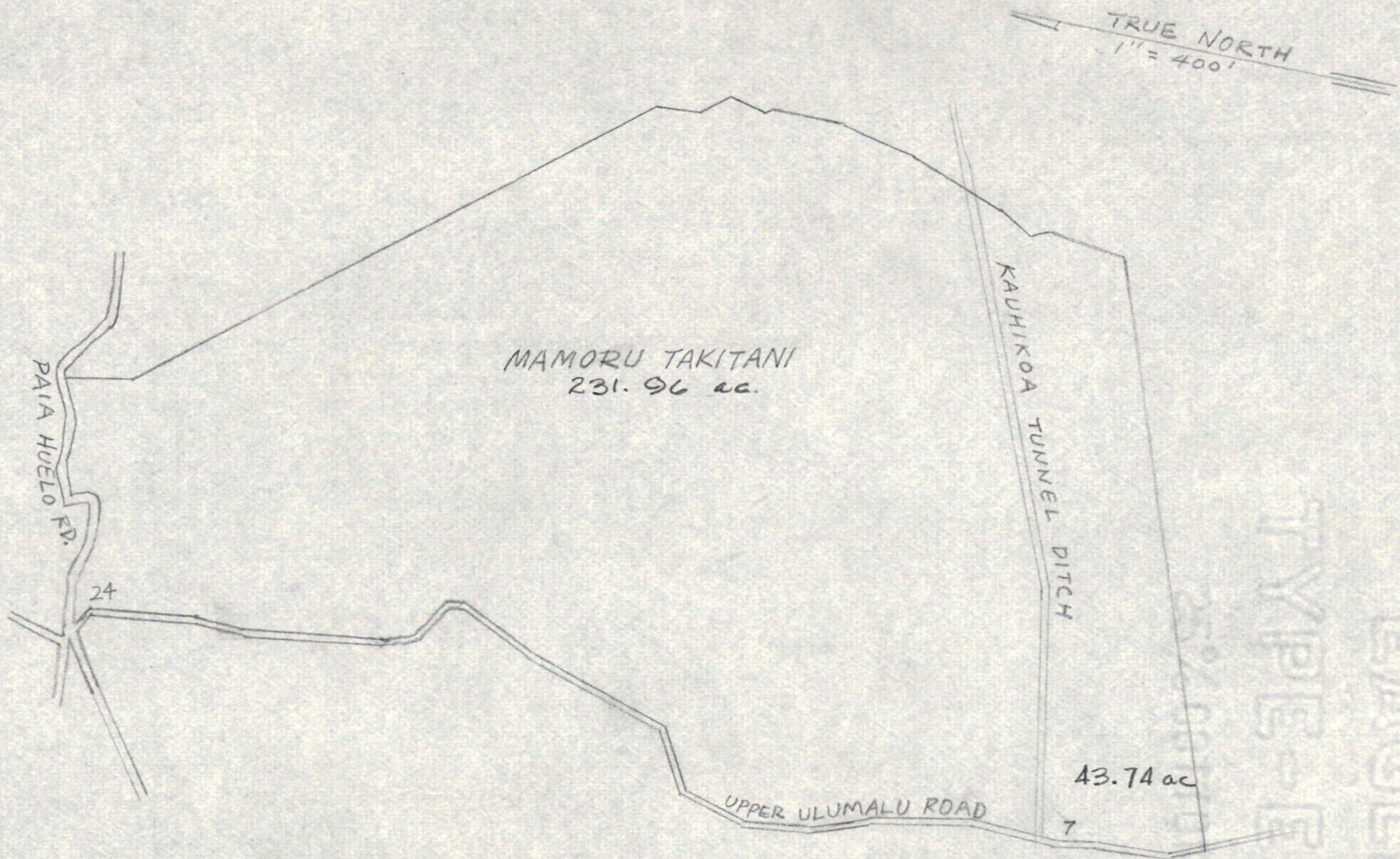
All written protests or comments regarding the above petitions for change of Temporary District Boundary and the application for Special Permit may be filed with the Land Use Commission, 426 Queen Street, Honolulu, Hawaii, before the date of hearing, or submitted in person at the time of the public hearing, or up to fifteen (15) days following this public hearing.

LAND USE COMMISSION

E. C. BRYAN, Chairman
E. C. BRYAN

R. J. DARNELL, Executive Officer
R. J. DARNELL

(Legal ad 2 cols. w/border)
(To appear August 29, 1962)
(THE HONOLULU STAR-BULLETIN)
(THE HILO TRIBUNE HERALD)



TMK 2-8-01-7+24

275.70 ac

county

JOSEPH S. MEDEIROS, Jr., Chairman
KAZUO KAGE, Vice-Chairman
WILLIAM HONG, Member
YOSHIKAZU MATSUI, Member
MASAO NAGASAKO, Member
RICHARD H. TAYLOR, Member
ROBERT UEOKA, Member



KOICHI HAMADA, Ex-Officio
HIDEO HAYASHI, Ex-Officio
JEAN R. LANE, Ex-Officio
STEPHEN OKADA, Ex-Officio
ROBERT O. OHATA, Planning Director
MRS. EVA M. DUPONTE, Secretary

PLANNING & TRAFFIC COMMISSON

COUNTY OF MAUI

P. O. BOX 1487

KAHULUI, MAUI, HAWAII

July 11, 1962

Land Use Commission
State of Hawaii
426 Queen Street
Honolulu 13, Hawaii

Gentlemen:

Enclosed herewith is a check for Fifty (\$50.00) dollars and a Petition for Amendment of Temporary District Boundary for Lot 39, Ulumalu Hui Partition Lots, Makawao, Maui, from agricultural district to urban district.

Please be informed that the Maui Planning and Traffic Commission, at its meeting of July 10, 1962, voted to recommend disapproval of the change in boundary. Two reasons were given for the action:

1. Questionable supply of water; and
2. Remoteness of the area.

Very truly yours,

A handwritten signature in blue ink, which appears to read "Robert O. Ohata".

ROBERT O. OHATA
Planning Director

Encls.

RECEIVED

JUL 13 1962

State of Hawaii
LAND USE COMMISSION

G. N. TOSHI ENOMOTO
County Clerk



OFFICE OF
COUNTY CLERK

COUNTY OF MAUI
WAILUKU, MAUI, HAWAII
July 25, 1962

45
BONIFACE ESPINDA
Deputy County Clerk

RECEIVED

JUL 26 1962

State of Hawaii
LAND USE COMMISSION

Mr. R. J. Darnell
Executive Officer
Land Use Commission
State of Hawaii
Honolulu, Hawaii

Dear Mr. Darnell:

RE: AMENDMENT OF TEMPORARY DISTRICT
BOUNDARY FOR LOT 39, ULUMALU
HUI PARTITION LOTS, MAKAWAO,
MAUI, FROM AGRICULTURAL TO URBAN.

In behalf of the Maui County Board of Supervisors,
we transmit a copy of Committee Report No. 128, from
the Public Works Committee, regarding the above-
captioned matter.

The foregoing Committee Report was adopted by
the said Board of Supervisors at its meeting held on
July 20, 1962.

Very truly yours,

G. N. TOSHI ENOMOTO
County Clerk

/lye

enc.

July 20, 1962

Honorable Chairman & Members
of the Board of Supervisors
County of Maui

Gentlemen:

The Public Works Committee makes reference to a letter dated July 11, 1962 from the Planning Director regarding the recommendation of the Maui County Planning & Traffic Commission which was transmitted to the State Land Use Commission to disapprove a change in boundary for Lot 39, Ulumalu Hui Partition Lots, from Agricultural District to Urban District. (See attached copies of letters and proposed subdivision map.)

The Public Works Committee recommends that the Board of Supervisors do not concur with the decision of the Planning Commission for the following reasons:

1. Studies made by the Soil Department of the University of Hawaii have shown that the land is not suitable for agricultural purposes.
2. The growing of macadamia nuts proved to be unprofitable.
3. If the petition is not approved, the area would then be waste land, as it is not suited for agriculture.
4. Approval of the proposed subdivision would promote the economic development of Maui and bring in greater revenues.

It is recommended that this report be referred to the State Land Use Commission for consideration and that said commission be requested to meet with the Board of Supervisors on this matter, sometime during their next trip to Maui, before final action is taken on this Petition.

Adoption of this report is respectfully requested.

Very truly yours,

PUBLIC WORKS COMMITTEE

Public Works Comm.

-2-

July 20, 1962

HARRY KOBAYASHI, Chairman

RICHARD CALDITO, Member

SOON OAK LEE, Vice-Chairman

TOSHIO ANSAI, Member

LANNY MORISAKI, Member

/mkw

atts:

other

STATE OF HAWAII

DEPARTMENT OF PLANNING & RESEARCH

HONOLULU, HAWAII

MEMORANDUM

Date _____

To TAKITANI FILE

From _____

Subject _____

AGENCIES NOTIFIED AUG. 29, 1962

1. Department of Health

2. Land Study Bureau ✓



UNIVERSITY OF HAWAII

HONOLULU 14, HAWAII

LAND STUDY BUREAU

September 12, 1962

Mr. Rowland J. Darnell
Executive Officer
Land Use Commission
426 Queen Street
Honolulu 13, Hawaii

Dear Mr. Darnell:

Reference is made to your request for information dated August 29, 1962. Mr. Sahara has checked data that are available on the subject tracts. Without making a detailed on-site survey of these lands, his conclusion is that little agricultural loss would be experienced by re-districting these lands to urban usage. Therefore location and other considerations would probably be more important factors in your decision than agricultural quality.

Very truly yours,

Frederick K. Munns
Director

FKM:fo
Enclosure - 1

cc: T. Sahara

RECEIVED

SEP 13 1962

State of Hawaii
LAND USE COMMISSION

MEMORANDUM
September 11, 1962

TO: F. K. Nunn
FROM: T. Sahara
SUBJECT: Land descriptions for Land Use Commission

Brief descriptions of the land qualities for agricultural uses are made for these petitions received by the Land Use Commission. These are based on the Soil Survey Report and on personal knowledge of these areas. If a more detailed description is requested or deemed advisable, on-the-spot survey is suggested.

Docket No. and
Petitioner

Tax Map Key

Request

Kailua, Kona, Hawaii

A(T) 62-6		Change from Agricultural to
Fumio & Shizuko Tashima	7-9-04: 2 & 3	Urban district

Soils are entirely very shallow clay loam underlain by pahoehoe lava complex. Soils are not suitable for intensive cultivation but may be suitable for certain types of orchards.

A(T) 62-8	7-5-09: 52	Change from Agricultural to
J. I. Gillespie	7-5-10: 2 & 3	Urban district

Dominant soil in these parcels is the very shallow sandy clay loam over pahoehoe lava, less than 10 inches deep. Intensively cultivated crops are not adapted to this soil but certain types of orchards may be adapted.

Hilo, Hawaii

A(T) 62-15		Change from Agricultural to
Hawaiian Homes Commission	2-2-47: Por. 1	Urban district

Dominant soils in this parcel are the very shallow Hilo soils, largely of aa lava. These are soils of low productivity requiring intensive land preparation and farming practices when used for orchards.

Wailuku, Maui, Hawaii

A(T) 62-13		Change from Agricultural to
Manoru and Aiko Takitani	2-8-01: 7 & 24	Urban district

Soils are dominantly of the Haiku family, eroded phase. Crop yields are consistently low and fruit qualities of pineapples grown on these soils are very poor. The Pauwela soils found to a lesser degree are also low in productivity.

Generally speaking for these requests, all of the lands involved are not desirable lands for agricultural uses. Soils are either low in productivity or difficult to farm.

TS:fo

Ref. No. LUC 157

August 30, 1962

Mr. Maurice Takasaki
119 Merchant Street
Room 510
Honolulu, Hawaii

Dear Mr. Takasaki:

This is to inform you of a public hearing called by the Land Use Commission of the State of Hawaii on September 19, 1962 at 10:00 a.m. in the Chambers of the Maui County Board of Supervisors, Wailuku, Maui, Hawaii. Your petition in behalf of Mamoru and Aiko Takitani for change of Temporary District Boundary will be heard at that time.

Publication of Legal Notice of hearing appeared in the Honolulu Advertiser and the Maui News on August 30, 1962.

Very truly yours,

R. J. DARNELL
EXECUTIVE OFFICER

WM:ak

426 Queen Street

Ref. No. LUC 44

XXXXXXXXXXXXXXXXXXXX

June 18, 1962

Mr. Maurice I. Takasaki
119 Merchant Street
Suite 510
Honolulu 13, Hawaii

Dear Mr. Takasaki:

In accordance with our telephone conversation this morning I am returning your application for special permit and check for \$50.00. Also, I am enclosing two copies of our application for zoning boundary change which, as I stated, is the most practicable way of handling your case. The enclosed forms should be filled out and submitted along with a \$50.00 filing fee, to Mr. Robert Ohata, Director, Maui County Planning and Traffic Commission, Kahului, Maui, Hawaii.

This office will notify you when Maui County forwards us your application with their recommendations on your application.

If we may be of further assistance, please feel free to call on us.

Very truly yours,

WILLIAM M. MULLAHEY
Field Officer

WM:ak
Enclosures



REAL ESTATE
PROPERTY MANAGEMENT • NOTARY

MAURICE I. TAKASAKI

119 MERCHANT STREET, SUITE 510 • HONOLULU 13, HAWAII

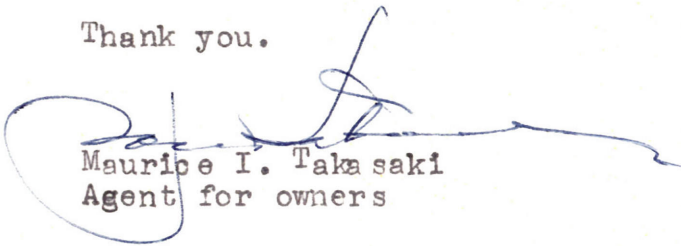
June 11, 1962

Mr. R. J. Darnell, Executive Officer
Land Use Commission
Department of Planning & Research
State of Hawaii
Honolulu, 13, Hawaii

Dear Mr. Darnell:

Enclosed is our check for \$50.00 covering filing fee for
Special Permit Application for land owners, Mamoru & Aiko
Takitani re their property at Makawao, Maui.

Thank you.


Maurice I. Takasaki
Agent for owners

426 Queen Street
XXXXXXXXXXXXXXXXXXXX

May 24, 1962

Mr. Maurice I. Takasaki
110 Merchant Street, Suite 510
Honolulu 13, Hawaii

Dear Mr. Takasaki:

Special Permit Application for
Mamoru and Aiko Takitani

Please be advised that we have received the special permit application tendered by you as agent for Mamoru and Aiko Takitani of Makawao, Maui. Please be further advised that this application may not be considered complete until a filing fee of fifty dollars has been submitted to us. This last is in compliance with section 1.24 of the Commission's Rules of Practice and Procedure and is to cover the cost of public hearing and publication.

Upon receipt of the filing fee the application will be heard as soon as is practicable.

Should you have any further questions please feel free to contact me.

Very truly yours,

R. J. DARNELL
Executive Officer

M



REAL ESTATE
PROPERTY MANAGEMENT • NOTARY

MAURICE I. TAKASAKI

119 MERCHANT STREET, SUITE 510 • HONOLULU 13, HAWAII

May 10, 1962

Land Use Commission
State of Hawaii
426 Queen Street
Honolulu 13, Hawaii

Attn: Mr. Darnell, Manager

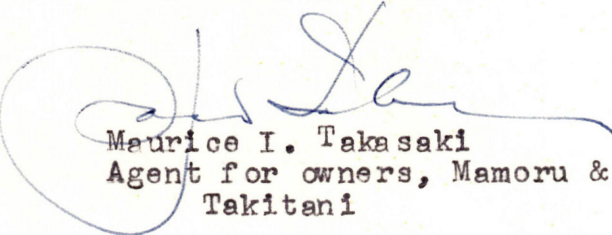
Dear Sir:

Enclosed herewith in duplicate is our application for special permit to develop Lot 39, of the Ulumalu Partition Lots in Ulumalu, Makawao, Maui and identified as Tax Key: 2-8-01, Parcels 7 and 24 into 884 residential lots.

The proposed subdivision plans have been submitted to the various departments on the County of Maui for their study and approval.

Your approval for permitting us to develop a residential subdivision will be appreciated.

Very truly yours,


Maurice I. Takasaki
Agent for owners, Mamoru & Aiko
Takitani

RECEIVED

MAY 11 1962

State of Hawaii
LAND USE COMMISSION

**NOTICE OF PUBLIC HEARING
TO CONSIDER PETITION FOR CHANGE
OF TEMPORARY DISTRICT BOUNDARY
WITHIN THE COUNTY OF MAUI,
BEFORE THE LAND USE COMMISSION
OF THE STATE OF HAWAII**

NOTICE IS HEREBY GIVEN of the public hearing to be held by the Land Use Commission of the State of Hawaii in the Chambers of the Maui County Board of Supervisors, Wailuku, Maui on September 19, 1962 at 10:00 a.m., or as soon thereafter as those interested may be heard, to consider a petition for change of Temporary District Boundary within the County of Maui as provided for in SECTION 2, Sec. 6, Act 187, Session Laws of Hawaii, 1962.

Petition for change of Temporary District Boundary to be heard is:

Petitioner and

Docket Number:	Tax Map Key	Permission requested
A(T) 62-13		
Mamoru and Aiko Takitani	2-8-01: 7 & 24	Change from an Agricultural district to an Urban district classification.

Maps showing the areas under consideration for change of Temporary District Boundary and copies of the rules and regulations governing the application for the above are on file in the offices of the Maui County Planning and Traffic Commission and the Land Use Commission and are open to the public for inspection during office hours.

All written protests or comments regarding the above petition may be filed with the Land Use Commission, 426 Queen Street, Honolulu, Hawaii, before the date of public hearing, or submitted in person at the time of the public hearing, or up to fifteen (15) days following this public hearing.

LAND USE COMMISSION
E. C. BRYAN, Chairman
R. J. DARNELL, Executive
Officer

(Hon. Adv. Aug. 30, 1962)

TAKITANI

MAUI PLANNING AND TRAFFIC COMMISSION
REGULAR MEETING
Tuesday, July 10, 1962

The regular meeting of the Maui Planning and Traffic Commission was called to order by Chairman Joseph S. Medeiros, Jr., on Tuesday, July 10, 1962 at 1:34 p.m., in the Chambers of the Board of Supervisors at the County Building in Wailuku, Maui, Hawaii.

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

MINUTES OF REGULAR MEETINGS OF JUNE 5, 1962 AND JUNE 26, 1962: It was moved by Mr. Kage, seconded by Mr. Ueoka, and unanimously

VOTED: to approve the minutes of the regular meeting of June 5, 1962, and regular meeting of June 26, 1962, as circulated.

COMMUNICATIONS:

1. Edwin T. Ige, Kahului, Maui, dated July 2, 1962, requesting a lot size variance to subdivide 10,975 square foot lot in Happy Valley, Wailuku, into 2 lots, attached hereto and made a part hereof.

The Director pointed out that because the 10,975 square foot Ige lot is situated in an R-1 Residential District where the required lot size is 6000 square feet, the request constituted a variance of over 10%, the matter was referred to the Commission for decision. Sizes of other lots in the area of Liko Lane are: 17 lots in lot sizes of between 4000 and 5000 square feet; 1 lot of 7000 square feet; and 1 lot of 8,385 square feet. The Director recommended approval.

It was moved by Mr. Hong, seconded by Mr. Matsui, and unanimously

VOTED: to approve a variance from lot size requirements to permit Mr. Edwin T. Ige to subdivide Lot 47, Tax Key 3-4-17-127, situate at Liko Lane, Wailuku, into 2 lots.

2. From Maurice I. Takasaki, Realtor, 119 Merchant Street, Honolulu, dated June 26, 1962, agent for the owners Mamoru and Aiko Takitani of Maui and Honolulu, requesting amendment of temporary district boundary for Lot 39, Ulumalu Hui Partition Lots, Makawao, Maui, from agricultural district to urban district, attached hereto and made a part hereof.

The Director told Commissioners that it is the intent of the owners to develop this area into several hundred residential lots, complete with schools, a proposed shopping center and parks. Presently in this area is a dying macadamia nut orchard. Experiments by the University of Hawaii Extension Service revealed that this soil is rich in bauxite and is unsuitable for agricultural use.

When queried about the availability of water for the proposed development, Mr. Norman Saito, manager and chief engineer of the Water Board, replied that the water would have to be provided by the East Maui Irrigation Company under their 25 year agreement with the County of Maui, and, further, that consumption studies by the County and East Maui Irrigation Company would have to be conducted to determine whether enough water would be available to service a development of this size within the next 20 years or so.

Commissioner Taylor felt that it was questionable whether retired mainlanders would consider moving into that "windblown" and "isolated" area to retire, since the soil is unsuitable for anything but pasture use, and water to service the area is not available.

When asked whether from the standpoint of planning and economy he felt that this project could be successfully developed, Director Ohata stated that "the success of the development depends on the success of the developer himself. It is difficult for me to say that this would not succeed. I think the chances of not succeeding are great. The only justification to approve this would be economic development for us. If we assume that he will sell these lots to retired people, it may help the economy; on the other hand it would burden the County with roads, etc., away from the populated areas."

It was moved by Mr. Kage, seconded by Mr. Ueoka, and

VOTED: to recommend to the State Land Use Commission approval of amendment of temporary district boundary for Lot 30, Ulumalu Hui Partition Lots, Makawao, Maui, from agricultural district to urban district.

Affirmative votes: 3
Dissenting votes: 4

3. Welding & Industrial Products, Ltd., Honolulu, dated July 6, 1962, requesting a special use permit to manufacture acetylene gas in the heavy industrial zone along Dairy Road in Kahului, attached hereto and made a part hereof.

At this juncture, Commissioner Taylor announced that because his position with the Kahului Development Company presented a definite conflict of interest in the matter, he would not be voting in any way, but would be happy to answer any questions.

The Director pointed out that the use conformed to the area, and the manufacturing of acetylene gas would not produce an odor.

When asked whether the manufacturing of acetylene gas could be considered dangerous, Mr. Taylor explained that the firm didn't seem to feel it is dangerous, although there is a possibility of the tanks letting go as it is manufactured under pressure.

It was moved by Mr. Kage, seconded by Mr. Nagasako, and unanimously

VOTED: to approve the issuance of a special use permit to Welding & Industrial Products, Ltd., Honolulu, to manufacture acetylene gas in the heavy industrial zone along Dairy Road in Kahului, Maui.

REPORTS:

1. 1962 Conference of Planning Commissioners and Directors: Conference Program Chairman Kazuo Kage presented the completed printed program to the Commission. A brief resume of activities was given to members by Mr. Kage.
2. Directors Report:
 - a. Water Availability, Kula, Maui: The Director was approached by a number of Kula farmers and developers who expressed grave concern over the existing water shortage in Kula, Maui, and wondered whether the condition could be attributed to what they termed "easy approval" of subdivisions. In view of this, the Director recommended that a request be made to the County of Maui Board of Water Supply to conduct a study of the availability of water in the Kula area as related to potential growth, and to submit its report to the Commission. The Director felt that if facts on the availability of water is made known to the Commission, subdivisions could more logically be approved.

Mr. Saito informed the Commission that the Board of Supervisors recently established a policy whereby the criterion for approval of subdivisions should not be based on the lack of water.

It was moved by Mr. Kage, seconded by Mr. Nagasako, and unanimously

VOTED: to request the County of Maui Board of Water Supply for a report on the availability of water in the Kula area as related to potential growth.

3. Decisions on Variance Requests: The following requests for variances were processed by the Director:

1. ANSELMO ADARNA, Front Street, Lahaina, to construct an awning covering in front of building. APPROVED.

Nature of Request: Enlargement of a non-conforming use.
Area Zoned as: Business
Existing Use: Duplex

2. SATOSHI AKIYAMA, Keahua Camp, Lahaina, to replace dilapidated garage structure on 4000 square feet of land. APPROVED.

Nature of Request: Variance from side yard requirements.
Area Zoned As: Residential R-1
Existing Use: Residence

3. Richard Murakami, Mill Street, Wailuku, to add another living unit to basement of present dwelling. DENIED.

Nature of Request: Addition to present non-conforming use.
Area Zoned as: Light Industrial zone.
Existing Use: Single family dwelling.

It was moved by Mr. Taylor, seconded by Mr. Nagasako, and unanimously

VOTED: to ratify the Director's actions on variance requests outlined hereinbefore.

4. "B" ACCOUNT: The Director reported that as of June 30, 1962, one-half of the "B" Account appropriation has been expended. Since the 1962 Conference of Planning Commissioners and Directors will cost the Commission approximately \$500.00, and this deficit may not be met by the Board, spending must now be controlled.
5. Citizen's Advisory Committee meeting on 701 Planning Project: Commissioners were invited to attend the Citizens Advisory Committee meeting at 7:30 p.m. in the Board of Supervisors Chambers, for the purpose of reviewing the preliminary 701 Wailuku-Kahului plans as proposed by the consultant.
6. Report on Airport Noise Abatement: The Director asked for deferment of the report.

WAILUKU-KAHULUI 701 PLANNING PROJECT: Mr. George Houghtailing, Planning Consultant, Community Planning, Inc., presented the preliminary plans for the 701 Wailuku-Kahului planning project, for the purpose of obtaining the opinions and suggestions of the Commissioners. He began with the display of the Wailuku area development maps of 1886, 1919, 1950, and the Land Use Map of 1962. Comparison was made between the Wailuku and Kahului shopping centers from Tax Office figures. He pointed out blighted areas, narrow streets, conditions of pavement, need for parking facilities, circulation of traffic, desirable features of a town square next to Wailuku Hotel, a commercial apartment area, a golf course in the now open area of Kaahumanu Avenue, a mall area, and cloverleaf traffic pattern over Waialea Overpass.

Minutes, meeting of 7/10/62 -- 4

Mr. Houghtailing asked Commissioners to further review and study the maps, and to offer any comments with regard to preliminary proposals.

NEXT MEETING DATE: July 24, 1962

ADJOURNMENT: There being no further business coming before the Commission, the meeting adjourned at 3:45 p.m.

Respectfully submitted,

Eva M. Duponte

Eva M. Duponte, Secretary
Maui Planning & Traffic Commission

RECORD OF ATTENDANCE:

Maui Planning & Traffic Commission

Present: Joseph S. Medeiros, Chairman
Mr. Kazuo Kage, Vice-Chairman
Mr. Yoshikazu Matsui, Member
Mr. William Hong, Member
Mr. Masao Nagasako, Member
Mr. Richard Taylor, Member
Mr. Robert Ueoka, Member
Mr. Norman Saito, ex-officio
Mr. Koichi Hamada, ex-officio

Absent: Mr. Jean R. Lane, ex-officio (prior commitment)
Mr. Hideo Hayashi, ex-officio (prior commitment)

In Attendance:
Mr. Robert O. Ohata, Planning Director
Mr. Kase Higa, Deputy County Attorney
Mr. George Houghtailing, Community Planning, Inc.
Mr. Hitoshi Mogi, Community Planning, Inc.