



JAMES, Ted

A(T) 62-22

LUC File A(T)- _____

Petitioner: _____ County _____

Date petition and fee
received from County
with recommendation: _____

Suspense date for LUC action: _____

Publication of hearings

<u>Dates</u>	<u>Newspaper</u>
_____	_____
_____	_____
_____	_____

Hearings

<u>Date</u>	<u>Place(s)</u>	<u>By</u>
_____	_____	_____
_____	_____	_____
_____	_____	_____

Actions

<u>Dates</u>	<u>Actions</u>	<u>By</u>
_____	_____	_____
_____	_____	_____
_____	_____	_____

Notes:

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 _____

Date forwarded to LUC
with recommendation _____

Date Petition, Fee and
County/DLNR recommen-
dation received by LUC _____

PETITION FOR AMENDMENT OF TEMPORARY DISTRICT BOUNDARY

(I) (We) hereby request an amendment of Land Use Commission Temporary District Boundary respecting the County of Maui, Island of Maui, map number and/or name M-11, Kilohana to change the district designation of the following described property from its present classification in a(n) Agricultural district into a(n) Urban district.

Description of property: (9.78) Acres of scrub grass covered land segmented by three sizeable gullies bounded on the east side by the Haleakala Park road and the west side by the upper Kula road, the two roads intersecting in a "V" creating a triangular property. (Portion R.P. 8140, LCAW 5230, TMK 2-3-05-9.) Map attached.

Petitioner's interest in subject property:

Agent for owner, Katherine S. Baldwin.

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

See attachment.

- (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. (See attachment)

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

~~XXXX~~

- (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.

Signature(s) Ted James
~~TED JAMES, VICE PRESIDENT (AGENT)~~
Bishop Trust Company, Ltd.

Address: P. O. Box 2390, Honolulu, Hawaii

Telephone: 63771 or 63779 (Waikiki office)

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 _____

Date forwarded to LUC
with recommendation _____

Date Petition, Fee and
County/DLNR recommen-
dation received by LUC _____

PETITION FOR AMENDMENT OF TEMPORARY DISTRICT BOUNDARY

(I) (We) hereby request an amendment of Land Use Commission Temporary

District Boundary respecting the County of Maui, Island of Maui,
Portion M-11, Kilo hana
map number and/or name R.P. 8140 LCAw 5230 TMK 2-3-05-9 to change the district
designation of the following described property from its present classification in
a(n) Agricultural district into a(n) Urban district.

Description of property: (9.78) Acres of scrub grass covered land segmented by three size-
able gullies bounded on the east side by the Haleakala Park road and the west side by the upper
Kula road, the two roads intersecting in a "V" creating a triangular ppty.

Petitioner's interest in subject property:

Agent for owner, Katherine S. Baldwin

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

1. Property is located geographically in the center of an upper bracket urban development so the subject property would be in greater conformity through redesignation.
2. Economic practicality of farming this type of land from both the mechanical and land value aspects, is not feasible.
- 3.* (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. In order to not create a hardship on the owner, the land is needed for gentleman farmer, retiree use rather than agricultural use, in

- (2) The petitioner will attach evidence in support of either of the following order to statements (cross out one):
achieve the highest and best use of the land.

X (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.

* Subject ppty is one lot removed from an area already urban designated, therefore would not create an isolated 'spot' designation.

Signature(s) Bishop Trust Co Ltd

J. W. James V.P.
as agent

Address: PO Box 2390

Telephone: 63771

1109 Bethel
210 Mai'2 12/24

STATE OF HAWAII

LAND USE COMMISSION
426 Queen St., Honolulu

Department, Bureau or Commission

OFFICIAL
RECEIPT

No

5

October 10, 1962

RECEIVED from

Ted James, Vice President Bishop Trust Co., Ltd.
Agent for Katherine S. Baldwin

Fifty & no/100

DOLLARS

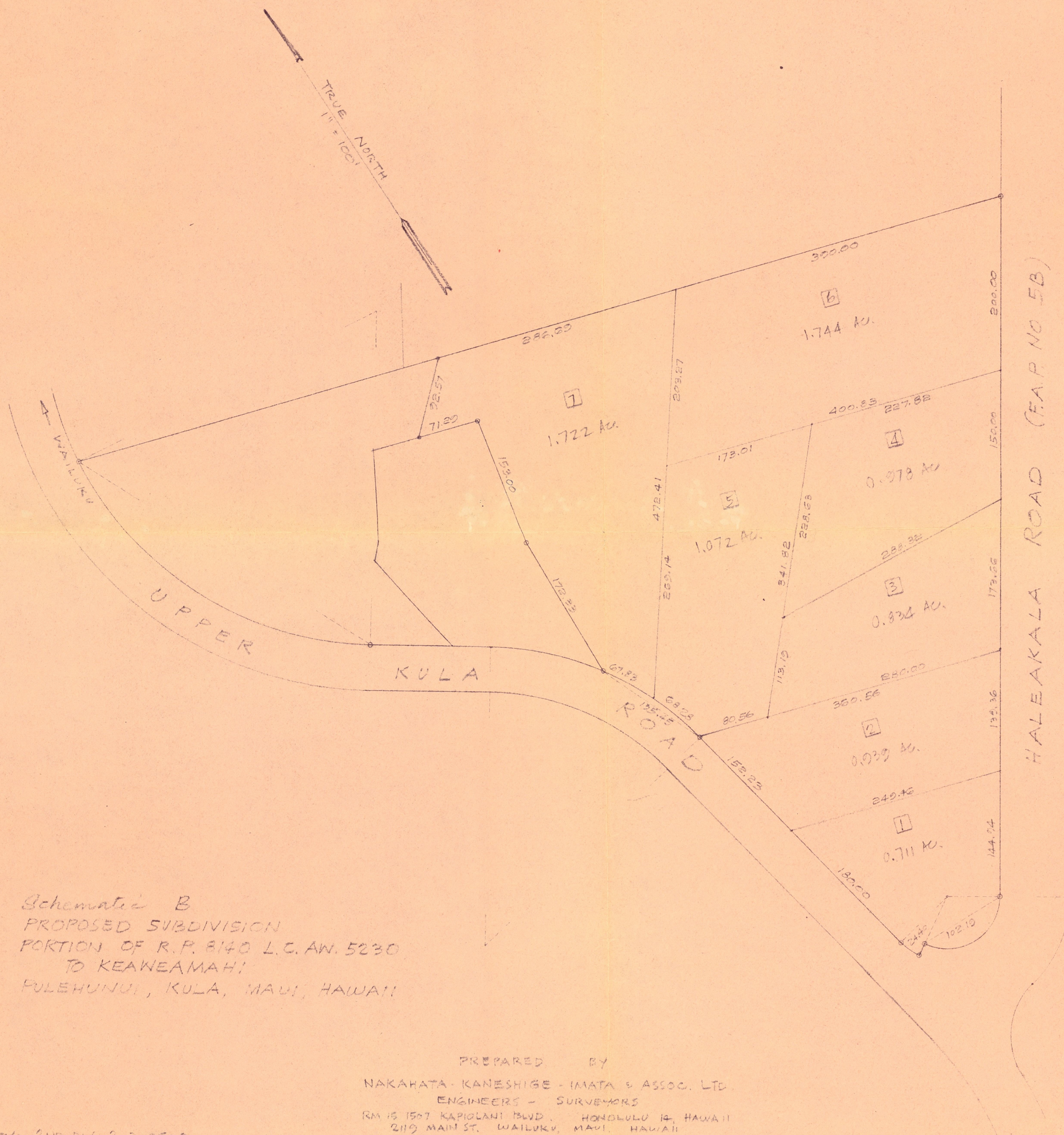
For public hearing by the State Land Use Commission for
Change of District Boundary for property on main, Tmk
2-3-059. (Ch #1044173)

\$ 50.00

First National Bank
Bishop Trust Company

Sebastian L. Kai

Public Accountant



Schematic B
PROPOSED SUBDIVISION
PORTION OF R.P. 8140 L.C. AW. 5230
TO KEAWEAMAHI
POLEHUNUI, KULA, MAUI, HAWAII

PREPARED BY
NAKAHATA-KANESHIGE-IMATA & ASSOC. LTD.
ENGINEERS - SURVEYORS
RM 15 1507 KAPIOLANI BLVD. HONOLULU 14, HAWAII
2119 MAIN ST. WAILUKU, MAUI, HAWAII

TAX KEY: 2ND DIV. 2-3-05:3
62222

JULY 19, 1962

3896

Ref. No. LUC 518

April 4, 1963

Mr. Ted James, Vice-President
Bishop Trust Company, Limited
P. O. Box 2390
Honolulu, Hawaii

Dear Mr. James:

At its meeting of March 28, 1963, held in Wailuku, Maui, the State of Hawaii Land Use Commission voted on a motion to deny, without prejudice, your petition for Change of Temporary District Boundary as follows: ayes - 6; noes - 1; absent - 2; ~~abstaining~~ - 0.

In denying your petition the Commission stated that the agricultural character of the area, and the status of utilities did not justify the creation of a new urban district at this time.

In closing may I call your attention to SECTION 2, Section 11 of Act 187, SLH 1961, which provides for an appeal from Commission rulings on items heard by Field Officer. Should you desire a review of your petition by the full Commission I would appreciate your notifying this office at your earliest convenience.

Very truly yours,

W. M. MULLAHEY
FIELD OFFICER

STATE OF HAWAII
LAND USE COMMISSION

VOTE RECORD

ITEM AT
DATE 3/28/63
PLACE B/s Maui
TIME 5:00

NAMES	YES	NO	ABSTAIN	ABSENT
(1) <u>KANEMOTO, E.</u>	✓			
<u>WILLIAMS, R.</u>	✓			
<u>FRIEL, S.</u>	✓			✓
(2) <u>SUNN, F.</u>	✓			
<u>IGE, Y.</u>	✓			
<u>GREGG, W.</u>	✓			
<u>LOMBARDI, F.</u>				
<u>COOK, E. H.</u>				
<u>BRYAN, E.</u>		✓		

COMMENTS:

Deny RE STAFF REPORT

Ref. No. LUC 506

March 21, 1963

Mr. Ted James, Vice President
Bishop Trust Company, Limited
P. O. Box 2390
Honolulu, Hawaii

Dear Mr. James:

The State of Hawaii Land Use Commission at their regular meeting of March 5, 1963 voted to defer final action on your petition for change of temporary district boundary until after the public hearing on the Land Use Commission's proposed final district boundaries for the County of Maui.

The Land Use Commission will hold a meeting on the Island of Oahu on March 27, 1963, at 3:00 p.m., in the August Ahrens School Auditorium, Waipahu, Oahu, Hawaii and your petition for change of temporary district boundary has been placed on the agenda for consideration by the Commission. Final action may be taken at that time.

Very truly yours,

W. M. MULLAHEY
FIELD OFFICER

STATE OF HAWAII
LAND USE COMMISSION

VOTE RECORD

ITEM TEO James A(t)62-16

DATE 3-5-63

PLACE L.U.C. HEARING Room

TIME _____

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

COMMENTS:

Defer until after Maui pub. hearing

STATE OF HAWAII
LAND USE COMMISSION

TED JAMES
A(T) 62-16

FIELD OFFICER REPORT
TO THE LAND USE COMMISSION

March 5, 1963

A public hearing was held in the Courtroom of the Second Circuit Court, Wailuku, Maui, at 9:00 a.m., December 21, 1962 by William M. Mullahey, Field Officer of the Land Use Commission, authorized by the Commission to hold such a hearing in accordance with SECTION 2, Sec. 11 of Act 187, SLH 1961; in the matter of Docket No. A(T) 62-16.

PETITION OF TED JAMES, for Temporary District Boundary Change from an Agricultural district to an Urban district for land in Upper Kula described as Second Division, TMK 2-3-05: 9. The area under petition is comprised of 8.0 acres of land, more or less, located within the "V" formed by the intersection of the Haleakala Road and the Upper Kula Road, Makawao, Maui.

With regard to conduct of the hearing and evidence presented at the hearing, it is respectfully requested that the digest of the hearing be entered into the record of the case, along with all notices, documents and letters referred to in the digest.

The following observations are offered for the Commission's consideration:

1. The character of the land to the north and south of the petition along the upper Kula Road is open land grazing with pockets of areas subdivided for residential purposes.
2. The area mauka of the petition along the Haleakala Road is generally truck farming mixed with residential lots.
3. A 4 inch water line serves the site with additional capacity lines planned for the area around the petition in the near future.
4. The Land Study Bureau classes the area under petition as class "B" Agricultural land.

The staff feels that the upper Kula area in the vicinity of the petition is in a state of change from large grazing areas and truck farms to tracts of residential lots. However, the staff feels that a more comprehensive treatment of the areas along the upper Kula Road should be applied, in the form of Urban districts than the isolated spotting of small areas such as would occur should this petition be granted. For this reason the staff recommends denial of this petition without prejudice.

William M. Mullahey
WILLIAM M. MULLAHEY
FIELD OFFICER

LAND USE COMMISSION

FIELD OFFICER PUBLIC HEARING

Courtroom, Second Circuit Court

Wailuku, Maui

December 21, 1962 - 9:00 A.M.

Present: Stanley C. Friel, Commissioner
W. M. Mullahey, Field Officer (FO)
John Canright, Legal Counsel

The Field Officer declared the public hearing open in the matter of the petition of Ted James (A(T) 62-22), for change of temporary district boundary from an Agricultural district to an Urban district classification described as Second Division, Tax Map Key 2-3-05: 9.

The Field Officer introduced the commissioner from the Third Senatorial District, the Deputy Attorney General and himself. The Field Officer stated that the hearing was being held before a Field Officer and not the full commission pursuant to SECTION 2, Sec. 11 of Act 187/61, which provides that, "Notwithstanding the provisions of Sections 6 & 7 requiring a hearing by the full commission if any application requiring a hearing is received which the Commission in the course of its regular meetings shall not be able to hear for more than 60 days, it may authorize a Field Officer to conduct such a hearing and make a recommendation, provided all other necessary rules for hearings are adhered to. The recommendations of the Field Officer shall be submitted to the Commission at its next meeting, and any recommendation, or rulings by the Commission as a result of this recommendation, shall be subject to a review of the full commission at the next hearing date scheduled for the county in which the land concerned is located, if either the Commission or the applicant notifies the other party at least 20 days prior to this date."

The Field Officer read the publication of legal notice of hearing and entered the notice into the record.

The procedure of the hearing was outlined by the Field Officer as follows:

1. All persons and government agencies having an interest in the matter being heard will be given an opportunity to be heard.
2. Formal rules of evidence will not apply but all participants are urged to confine their comments to matters at issue.
3. All interested persons and agencies will be permitted to file written comments, recommendations and protests to the Commission within 15 days following the close of the hearing.
4. Additionally, the Commission is required by law to wait 45 days following the close of this hearing before a decision may be rendered.

The Field Officer asked if there were anyone present to represent the petitioner.

Mr. Ted James of the Bishop Trust Company was sworn in, stated that he was the petitioner and that he would represent himself.

The Field Officer described the property under petition as being 9.78 acres in upper Kula lying within the "V" formed by the intersection of the upper Kula Road and the Haleakala Highway. The FO further stated that the petitioner was the agent for the owner of the property, Katherin S. Baldwin.

Mr. James stated that his comments would be brief and would be an expansion of his petition as submitted. Initially, he said, in his estimation a fourth zone or district was needed under Act 187 that would encompass one-acre retirement-residential situations such as his request. Mr. James cited the existence of a large market for the "gentleman farmer" type of living which could be carried on ideally in several locations on the outside Islands. The prime location for this type of land use was stated to be in Kula. With reference to the comments of the Maui Planning and Traffic Commission contained in a letter to the Land Use Commission, dated November 14, 1962 and signed by Robert O. Ohata, Director, Mr. James stated the following in rebuttal:

NOTE: Pertinent text of the letter was:

"....2. Recommend disapproval of amendment of temporary district boundary by Bishop Trust Co., to Urban of 9.78 acres in Kula, TMK 2-3-05: 9. This is good class B agriculture land. Also, there is adequate urban zoned land in Kula - 440 plus acres with only 40 homes constructed thereon."

that land price of the 400 plus acres was one of the reasons for the lack of immediate improvement. He said that with an initial purchase price of 30 to 35 cents a square foot development of houses was slowed down, but that the land would be improved when the purchasers of these lots neared retirement. Accordingly, the lots already purchased were not up for resale but were being held by the purchasers for retirement. Mr. James stated that by virtue of the reasons that he had just outlined, the market in Kula for one-acre lots was ~~not~~ limited than might be supposed at first glance. As an illustration Mr. James briefly covered on subdivision that he said that he was handling in the Kula Kai area where 10,000 sq. ft. lots, with offsite improvements in place was retailing for 40 to 50 cents a square foot. Once again, he stated, the price of combining several lots to provide for estate-type living was prohibitive.

Mr. James referred to his subdivision proposal for the land under petition and said that he had estimated an offering of these lots at 22 to 25 cents a square foot.

Further, the petitioner stated, farming in the Kula area was on the decline and that it was his prediction that the introduction into Hawaii of the large-scale farming methods presently practiced on the mainland would accelerate this decline of farming in the Kula area. He felt that because of this it was superfluous of the Land Use Commission to retain a large Agricultural district in the Kula area.

The petitioner submitted a proposed subdivision of the property surveyed by NAKAHATA, KANESHIGE, IMATA & ASSOC., LTD., and dated July 19, 1962.

In answer to questions by the FO the petitioner stated that parcel 13, 0.935 acre, was deeded to Henry Baldwin several years ago and that it did not form a part of the petition. Additionally, 1.78 acres had, prior to April 21, 1962, been subdivided away from parcel 9 so that the petition should be amended to show 8.0 acres under petition instead of 9.78 acres, as originally submitted.

In answer to a question regarding the availability of water the petitioner stated that water distribution had always been a problem in the Kula area, but that there now appeared to be a change in that situation. The petitioner stated that he had received a letter and a schematic map of the proposed state expansion of the water system. (The letter was dated October 18, 1962 and signed by Mr. Hota, deputy water works engineer and was not submitted in evidence.) The letter stated that a 4-inch line existed serving the site but that additional subdivision would require a larger water line, the extension of which was to be borne by the developer. Mr. James then stated that preliminary arrangements were under way with a nearby parcel owner to share the cost of the new water line.

The FO noted that comments had been solicited from the following agencies: Land Study Bureau, Board of Water Supply, Board of Health and the Maui County Board of Water Supply. The FO read the following communications received:

1. Letter from the Maui County Board of Supervisors which stated that the staff's request had been referred to their Committee on Public Works for their study and recommendation.
2. Letter from the Maui County Planning and Traffic Commission recommending denial.
3. Letter from the Land Study Bureau stating that the parcel is Class A or B agricultural land, with irrigation.

The FO asked if there were anyone present who wished to be heard.

Mr. Frank L. James was sworn in and stated that he was the co-owner of the Kula Lodge as well as a subdivider and realtor.

Mr. Frank James reiterated the prior statements that his son had made regarding the climate of Kula and their estimates of the existing market for one-acre lots. Further, he stated that the lack of water had limited the development of Kula and that this would no longer be the case upon the completion of the Kula water system.

The FO thanked Mr. James for his testimony and swore in Mr. Eric C. Lindberg.

Mr. Lindberg commented on the integrity and vision evidenced by the Messrs. James in the Kula area. He then said that he wanted to give witness to the fact that a fourth class of land districting is needed under Act 187. He stated that personal choice is a privilege that cannot be denied.

The FO thanked Mr. Lindberg for his testimony and asked if anyone else wished to be heard on the matter. There was no response.

The FO stated that all communications read or referred to, as well as all the oral testimony taken, would be made part of the record. The FO outlined the protest period and the mandatory waiting period.

There was no further discussion and the FO closed the public hearing.

Ref. No. LUC 437

February 15, 1963

Mr. Ted James, Vice President
Bishop Trust Company, Limited
P. O. Box 2390
Honolulu, Hawaii

Dear Mr. James:

The Land Use Commission of the State of Hawaii will hold a meeting on the Island of Oahu on March 5, 1963, at 9:00 p.m. directly following a public hearing which is scheduled at 7:30 p.m., in the Land Use Commission Hearing Room, 426 Queen Street, Honolulu, Hawaii.

As the 45-day waiting period after public hearing, prescribed by SECTION 2, Sec. 6, 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

made copies for Comm.
copy for mani
TED James

R.J.Darnell
Executive Officer
State Land Use Commission
426 Queen Street
Honolulu 13
Hawaii.

RECEIVED

JAN 21 1963

State of Hawaii
LAND USE COMMISSION

We, the undersigned residents of Kula Maui urge the retention of its existing zoning for agricultural use.

This area is developing with many well planned homes, gardens and orchards into a most beautiful part of the State.

We are strongly opposed to any increase in urban zone land encouraging commercial building and crowded home subdivisions. The proposed subdivision on the 10 acre section at the junction of the Upper Kula and Crater Roads is especially undesirable as it would definitely mar the approach to Maui's greatest scenic attraction, Haleakala Crater and National Park.

* * * * *

SIGNATURE

TAX KEY.

SIGNATURE		TAX REF.	
Henry Kimball	1.8	2-3-26-16	and 2-3-13-54
Elizabeth W. Behrman	2.3	2-3-12:18, 46	
Phedon M. Behrman (decd)	5.8	"	
Robt. J. Hedges	2.36	2-3-12:29	
W. B. Thomson			
Robert			
Mrs. Stanley Elmore			
John Elmore			
W. Elmore			
W. B. Healy	3.13	3-13-39	
Agnes H. Healy	"	3-13-39	
J. L. Townsend	1.6	2-3-13-5	
Edward S. Pearce			
Elizabeth L. Baldwin	1.9	2-3-12:19	
Edit O. Cooke			

[illegible]

Ref. No. LUC 344

January 3, 1963

Mr. G. N. Toshi Enomoto
County Clerk
County of Maui
Wailuku, Maui, Hawaii

Dear Mr. Enomoto:

This will acknowledge receipt of your letter dated December 27, 1962 with your enclosed Committee Report No. 26 containing the recommendations on the petition from Bishop Trust Company and the special permit application from Baldwin Packers, Ltd.

We appreciate your attention on these matters and thank you for your prompt reply.

Very truly yours,

R. J. DARNELL
EXECUTIVE OFFICER

G. N. TOSHI ENOMOTO
County Clerk



OFFICE OF
COUNTY CLERK

COUNTY OF MAUI
WAILUKU, MAUI, HAWAII

December 27, 1962

467
BONIFACE ESPINDA
Deputy County Clerk

RECEIVED

JAN 2 1963

State of Hawaii
LAND USE COMMISSION

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

Dear Mr. Darnell:

SUBJECT: COMMITTEE REPORT NO. 206 ITEM NO. 6 & 7
(REF. LUC 271) PETITION FROM BISHOP TRUST CO.;
(REF. LUC 224) SPECIAL PERMIT APPLICATION FROM
BALDWIN PACKERS, LTD.

On behalf of the Maui County Board of Supervisors,
we transmit a copy of the above-captioned committee report
which was adopted by the said Board on December 21, 1962.

Your attention is respectfully called to the item
therein as captioned above, which is of interest to you.

We trust that the recommendations pertinent thereto
are self-explanatory.

Very truly yours,

A handwritten signature in blue ink, appearing to read "G. N. Toshi Enomoto", is written over a faint, large watermark that says "STRATHMORE".

G. N. TOSHI ENOMOTO
County Clerk

Encl.

RECEIVED

JAN 2 1962

State of Hawaii
LAND USE COMMISSION

December 21, 1962

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

Gentlemen:

The Public Works Committee recommends that the following referrals be acknowledged and filed:

1. G.C.#510 from State Department of Transportation - Re: Negotiations with Francis Brown et al for acquisition of Parcels 30, 32, & 33 which are required for the widening of Farrington Avenue between Puupeeelua Avenue and Kaunakakai - Kualapuu Road, on the Island of Molokai.
2. G.C.#487 from State Transportation Department - Re: Res.#20 requesting installation of traffic lights at the intersection of Kaahumanu & Puunene Avenues which has been approved.
3. C.C.#387 from the Planning Director - Transmitting "701 Urban Planning Report for Wailuku-Kahului". The allotment of funds provided by Act 30, SLH 1962, for off-street parking, has been requested by the adoption of Res.#131 dated Dec. 7, 1962.
4. G.C.#497 from Citizens Advisory Committee for Community Improvement - Indicating unanimous approval of the immediate plan for off-street parking in Wailuku as set forth in the "701 Urban Planning Report".
5. C.C.#386 from Planning Director - (a) Approving application for Special Permit by Baldwin Packers, Ltd. for Restaurant-Bar facilities, etc., at Honokohua, Lahaina, and (b) Disapproving Amendment of Temporary District Boundary from agriculture to urban area of 9.78 acres in Kula (TME 2-3-05-9) as requested by Bishop Trust Co. This committee concurs with the foregoing recommendations which were submitted to the State Land Use Commission.

December 21, 1962

6. G.C.#503 from State Land Use Commission - Re: Bishop Trust Co. Petition as referred to in Item No. 5 of this report.
7. G.C.#488 from State Land Use Commission - Re: Special Permit requested by Baldwin Packers, Ltd. and Change of Boundary requested by Bishop Trust Co., as referred to in Item No. 5 of this report.
8. G.C.#493 from Baldwin Packers, Ltd. - Re: Special Permit requested as referred to in Item No. 5 of this report.
9. G.C.#485 from Governor Quinn - Re: Res.#115 adopted October 19, 1962, requesting the State Land Use Commission to consider a change in interim regulations for agricultural districts. Notification is hereby acknowledged that a Public Hearing was held concerning this matter on November 19, 1962.

Adoption of this report is respectfully requested.

Very truly yours,

PUBLIC WORKS COMMITTEE

HARRY KOBAYASHI, Chairman

SOON OAK LEE, Vice-Chairman

RICHARD CALDITO, Member

LANNY MORISAKI, Member



UNIVERSITY OF HAWAII

HONOLULU 14, HAWAII

December 19, 1962

LAND STUDY BUREAU

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

Dear Mr. Darnell:

In response to your inquiries of December 13 and 14, the
attached comments are submitted for your consideration.

Very truly yours,

Frederick K. Nunns
Director

Attachments

FKN:jt

Rec'd 12/20/62

0126
0507

<u>Docket No. and</u> <u>Petitioner</u>	<u>Tax Map Key</u>	<u>Acreage</u>
<u>Honolulu, Hawaii</u>		
SP(T) 62-34		
Benigno Miguel	4-1-10:39	1.10 ac.

Location: Waimanalo Valley, Oahu

Most of the property is in a bottomland position. The soil is Hanslet series, well-drained, with slope approximately 4 per cent. It is Class B agricultural land according to the new detailed five-class scheme (Classes A, B, C, D, & E). It probably can be irrigated.

<u>Wailuku, Maui</u>		
A(T) 62-22		
Ted James	2-3-05:39 9	9.785 ac.
(Katherine S. Baldwin)		

Location: Corner of Upper Kula Road and Haleakala Road, Maui

The land is in a well-drained upland position. It is slightly stony Waimoa soil with complex slopes generally 8-13 per cent. With irrigation it is Class A or B agricultural land, on the basis of the detailed five-class scheme.

<u>Hilo, Hawaii</u>		
SP(T) 62-29		
Y. L. Liao	8-2-10: For. 22	20.05 ac.

Location: Corner of South Kona Belt Road and Homestead Road

The land is mostly aa and pahoehoe with only a small amount of soil material on the surface. Slopes vary widely over the parcel but generally about 13 per cent. The land cannot be plowed. On the basis of the detailed five-class scheme, it is Class C at best and more likely Class D agricultural land.

SP(T) 62-30		
Masataro Nagata	2-4-31: For. 8	20.05 ac.

Location: Kona, Hawaii

No comment. Cannot locate.

SP(T) 62-31		
Tomar Lompog and	5-5-04:54	1.0 ac.
Rizal Simpliciano		

Location: Kohala, Hawaii

No comment.

<u>Docket No. and</u> <u>Petitioner</u>	<u>Tax Map Key</u>	<u>Acreage</u>
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Hilo, Hawaii (cont.)

SP(T) 62-32	7-9-10:21	9.50 ac.
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Sigeji Yamagata
Location: Kona, Hawaii

Cannot locate specifically. Generally appears to be mostly aa and pahoehoe with only a small amount of soil material on the surface. Slope generally about 13 per cent. It is possibly Class C or more likely Class B agricultural land, on the basis of the detailed five-class scheme.

SP(T) 62-30	8-1-7:14	4.02 ac.
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Hajimi Nakao

Location: On makai side of S. Kona Belt Road, about 3/4 mile toward Kailua-Kona from Captain Cook

The land is mostly aa and pahoehoe with only a small amount of soil material on the surface. The land cannot be plowed because of rockiness. Slope is about 12 per cent. On the basis of the detailed five-class scheme, it is Class C or D land.

SP(T) 62-35	7-3-06: 6	1.2 ac.
-------------	-----------	---------

Louise Kapahe

Location: Kona, Hawaii

No comment. Cannot locate.

A(T) 62-23	2-2-46: 5	2.5 ac.
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Shunichi Arizumi

Location: Frontage on Palai Road, Hilo, Hawaii

Most of the property consists of slightly weathered aa rock with very little soil material on the surface. Slope is about 2 per cent. The land cannot be plowed. The land is Class C or Class D on the basis of the detailed five-class scheme.

Docket No. and
Petitioner

Tax Map Key

Acreage

SP(T) 62-36
Abner Delina

2-01-07: 6

Location: Makana, Maui

No comments. Too small to tell without on-site inspection.

Docket No. and
Petitioner

Tax Map Key

Area

SP(T) 62-38
Robert Y. Hamamura

4-8-11: 50

77,918 sq. ft.

Location: Anahola, Kauai

Non-stony, alluvial Hanalei soil, lies flat, Class B land.

SP(T) 62-38
Robert Y. Hamamura

4-9-04: 27

No comment. Cannot locate.

Docket No. and
Partitioner

Tax Map Key

Acres

Kaunakakai, Molokai

A(T) 62-16

Cooke Trust Co.

5-3-03: Por. 1

Location: Kaunakakai, Molokai

Except for Kaunakakai Gulch, most of the area has slopes less than 20 per cent but is too stony or shallow for intensive agriculture. Kaunakakai Gulch has slopes over 40 per cent. It is unsuited to intensive agriculture.

Kau, Hawaii

A(T) 62-18

Hayeselden Ranch Co., Ltd.

9-4-1: Por. 8

9-4-2: 3

Location: Kau, Hawaii

These lands are unsuited to intensive agriculture. They consist mainly of aa and pahoehoe with a small amount of soil material. Slopes are probably less than 10 per cent.

Kamuela, Hawaii

A(T) 62-19

George Vierre & Lydia Toledo

6-4-03: 7

31.15 ac.

Location: Waimea Hawaii

The parcel appears to be generally unsuited for intensive agriculture. It is suited to grazing, however. The soil series is malle. Slope is less than 5 per cent.

Lualualei, Oahu

A(T) 62-17

Joe Drake, Et. Al.

8-7-22: 2, 3, 5-11, 13

14, 19, 20; 8-7-21: 13,

17, 18, 19, 21, 22, 23, 24,

25, 30, 32

Location: Lualualei, Oahu

This area consists of a mixture of Lualualei, Mamala, Kaaau, and exposed coral lands, which are all stony. Most of the area below Lualualei Road has slopes under five per cent. Above the road, the land is rocky Lualualei soil with slopes approximately 20 per cent, then getting steeper to Pali lands with slopes about 70 per cent.

The highest classification in the area is Class C with irrigation and going to Class E on the higher slopes.

Docket No. and
Petitioner

Tax Map Key

Waianae, Oahu

A(T) 62-20

Harold J. Silva, Et. Al.

8-5-04: 2;

9-19; 23; 25

Location: Waianae, Oahu

Parcels 12, 18

Approximately 1/2 is bottomland, probably too rocky to cultivate but suited to pasture. 1/4 non-stony Ewa soil, 4 per cent slope, Class A when irrigated, Class C unirrigated. 1/4 stony Ewa soil, 4 per cent, Class B when irrigated, Class D unirrigated.

Parcels 10, 11, 23, 25

Stony Ewa soil, 4 per cent, Class B when irrigated, Class D unirrigated.

Parcel 2

State lands

Parcel 9

Cannot locate.

Parcels 13, 14, 15, 16, 17

Non-stony to slightly stony Ewa soil, slope 4 per cent, Class A when irrigated, Class C unirrigated.

Parcel 19

Mostly non-stony to slightly stony Ewa soil, slope 6 per cent, Class A when irrigated, Class C unirrigated.

PETITIONER'S REASONS FOR REQUESTING BOUNDARY CHANGE

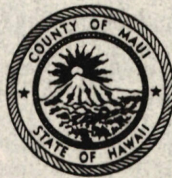
1. Property is located geographically in the center of an upper bracket urban development so the subject property would be in greater conformity through redesignation.
2. Economic practicality of farming this type of land from both the mechanical and land value aspects, is not feasible.
3. Subject property is one lot removed from an area already urban designated, therefore would not create an isolated 'spot' designation.

(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.

In order not to create a hardship on the owner, the land is needed for gentleman farmer, retiree use rather than agricultural use, in order to achieve the highest and best use of the land.

G. N. TOSHI ENOMOTO
COUNTY CLERK



OFFICE OF
COUNTY CLERK
COUNTY OF MAUI
WAILUKU, MAUI, HAWAII
December 10, 1962

427
BONIFACE ESPINDA
DEPUTY COUNTY CLERK

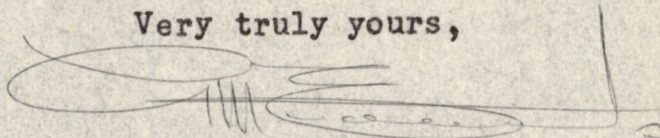
RECEIVED
DEC 10 1962
State of Hawaii
LAND USE COMMISSION

STRATHMORE BOND
BASEWELL
COTTON FIBER USA
Mr. R. J. Darnell
Executive Officer
Land Use Commission
State of Hawaii
426 Queen Street
Honolulu 13, Hawaii

Dear Mr. Darnell:

This is to inform you that your letter of November 30, 1962, regarding A petition for change of Temporary District Boundary from Agriculture to Urban Classification by Ted James, of Bishop Trust Company, Ltd., was presented to the Maui County Board of Supervisors on December 7, 1962, and referred to its Public Works Committee for attention.

Very truly yours,



G. N. TOSHI ENOMOTO
County Clerk

/lye

m

RECEIVED

NOV 15 1962

State of Hawaii
LAND USE COMMISSION

November 14, 1962

Land Use Commission
State of Hawaii
426 Queen St.
Honolulu 13

Gentlemen:

The Maui Planning and Traffic Commission at its meeting of November 13, 1962 voted to recommend as follows on matters before your commission:

1. APPROVAL of application for Special Permit by Baldwin Packers, Ltd. for restaurant-bar facility, etc., at Honokahua, Tax Map Key 4-2-01: 1.

The special nature of the site and the use would compliment the Master Plan No. 9 showing Kaanapali and surrounding areas.

2. DISAPPROVAL of amendment of Temporary District Boundary by Bishop Trust Co., to Urban of 9.78 acres in Kula, Tax Map Key 2-3-05: 9.

This is good Class B agriculture land. Also, there is adequate urban zoned lands in Kula - 440 plus acres with only 40 homes constructed thereon.

Very truly yours

Robert O. Ohata
Robert O. Ohata
Planning Director

cc Baldwin Packers Ltd.
cc Ted James, Bishop Trust Co.
cc Board of Supervisors

December 13, 1962

Department of Health
Kinsau Hale
Honolulu, Hawaii

Attention: Mr. B. J. McMorrow

Gentlemen:

The Land Use Commission has received applications for Special Permit within the County of Honolulu and the County of Hawaii; and petitions for a change of temporary district boundary within the County of Honolulu, the County of Maui, and the County of Hawaii as follows:

Socket No. and
Petitioner

Tax Map Key

Request

Honolulu, Hawaii

SP(T) 62-34
Benigno Miguel

4-1-10:39

Construction of four additional dwellings on a 1.10 acre parcel.

A(T) 62-21
Cedinho Investment Company

8-7-03:10

Change from an Agricultural district to an Urban district designation.

Hailuku, Maui

A(T) 62-22
Ted James

2-3-05:9

Change from an Agricultural district to an Urban district classification.

Hilo, Hawaii

SP(T) 62-29
Y. L. Liao

8-2-10: For. 22

Subdivision to eight residential lots from a 13.9 acre parcel.

SP(T) 62-30
Masataro Nagata

2-4-31: For. 8

Creation of a one acre residential lot from a 20.05 acre parcel.

Department of Health
Page 2
December 13, 1962

Docket No. and
Petitioner

Tax Map Key

Request

Hilo, Hawaii (Cont.)

SP(T) 62-31
Tomar Loupog and
Risal Simpliciano

5-5-04: 54

Subdivision of existing parcel
into two residential lots.

SP(T) 62-32
Shigeji Yamaoka

7-9-10: 21

Create 1½ acre residential lot
from a 10 acre parcel.

SP(T) 62-33
Hajimi Nakao

8-1-7: 14

Subdivision of 4.02 acres into
two residential lots and one
access lot.

SP(T) 62-35
Louisa Kapeha

7-3-06: 6

Subdivision of 1.2 acres into
four residential lots and one
roadway lot.

A(T) 62-23
Shunichi Arizumi

2-2-46: 5

Change from an Agricultural
district to an Urban district
classification.

Public hearings will be held on the above items as follows:

Place

Time

Date

Honolulu, Hawaii items

Land Use Commission Hearing Room
2nd Floor, 426 Queen Street
Honolulu, Hawaii

10:00 a.m.

December 19, 1962

Mailuku, Maui items

Courtroom of the 2nd Circuit Court
Mailuku, Maui, Hawaii

9:00 a.m.

December 21, 1962

Hilo, Hawaii items

Hawaii County Board of Supervisors'
Chambers
Hilo, Hawaii

7:30 p.m.

December 21, 1962

You are invited to attend the hearings or to transmit any pertinent comments and/or
recommendations you may have for consideration by the Commission at these meetings.

Very truly yours,

R. J. DASHALL
EXECUTIVE OFFICER

December 13, 1962

Board of Water Supply
City and County of Honolulu
630 S Beretania Street
Honolulu, Hawaii

Attention: Mr. L. J. Watson

Gentlemen:

The Land Use Commission has received applications for Special Permit within the County of Honolulu and the County of Hawaii; and petitions for a change of temporary district boundary within the County of Honolulu, County of Maui and the County of Hawaii as follows:

<u>Docket No. and Petitioner</u>	<u>Tax Map Key</u>	<u>Request</u>
<u>Honolulu, Hawaii</u>		
SP(T) 62-34 Benigno Miguel	4-1-10: 39	Construction of four additional dwellings on a 1.10 acre parcel.
A(T) 62-21 Cadinha Investment Company	8-7-03: 10	Change from an Agricultural district to an Urban district designation.
<u>Wailuku, Maui</u>		
A(T) 62-22 Ted James	2-3-05: 9	Change from an Agricultural district to an Urban district classification.
<u>Hilo, Hawaii</u>		
SP(T) 62-29 Y. L. Liao	8-2-10: For. 22	Subdivision to eight residential lots from a 13.9 acre parcel.
SP(T) 62-30 Masataro Nagata	2-4-31: For. 8	Creation of a one acre residential lot from a 20.05 acre parcel.

Board of Water Supply
Page 2
December 13, 1962

Docket No. and
Petitioner

Tax Map Key

Request

Hilo, Hawaii (Cont.)

SP(T) 62-31 Tomar Lompag and Rizal Simpliciano	5-5-04: 54	Subdivision of existing parcel into two residential lots.
SP(T) 62-32 Shigeji Yamagata	7-9-10: 21	Create 1½ acre residential lot from a 10 acre parcel.
SP(T) 62-33 Hajimi Nakao	8-1-7: 14	Subdivision of 4.02 acres into two residential lots and one access lot.
SP(T) 62-35 Louise Kapehe	7-3-06: 6	Subdivision of 1.2 acres into four residential lots and one roadway lot.
A(T) 62-23 Shunichi Arizumi	2-2-46: 5	Change from an Agricultural district to an Urban district classification.

Public hearings will be held on the above items as follows:

Place

Time

Date

Honolulu, Hawaii items

Land Use Commission Hearing Room 2nd Floor, 426 Queen Street Honolulu, Hawaii	10:00 a.m.	December 19, 1962
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Wailuku, Maui item

Courtroom of the 2nd Circuit Court Wailuku, Maui, Hawaii	9:00 a.m.	December 21, 1962
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Hilo, Hawaii items

Hawaii County Board of Supervisors' Chambers Hilo, Hawaii	7:30 p.m.	December 21, 1962
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You are invited to attend the hearings or to transmit any pertinent comments and/or recommendations you may have for consideration by the Commission at these hearings.

Very truly yours,

E. J. DARNELL
EXECUTIVE OFFICER

December 13, 1962

Land Study Bureau
University of Hawaii
1801 University Avenue
Honolulu, Hawaii

Attention: Mr. Frederick K. Nunn, Director

Gentlemen:

The Land Use Commission has received applications for Special Permit within the County of Honolulu and the County of Hawaii; and petitions for a change of temporary district boundary within the County of Maui and the County of Hawaii as follows:

<u>Docket No. and Petitioner</u>	<u>Tax Map Key</u>	<u>Request</u>
<u>Honolulu, Hawaii</u>		
SP(T) 62-34 Benigno Miguel	4-1-10: 39	Construction of four additional dwellings on a 1.10 acre parcel
<u>Maui, Maui</u>		
A(T) 62-22 Ted James	2-3-05: 9	Change from an Agricultural district to an Urban district classification.
<u>Hilo, Hawaii</u>		
SP(T) 62-29 Y. L. Liao	8-2-10: Por. 22	Subdivision to eight residential lots from a 13.9 acre parcel.
SP(T) 62-30 Masataro Nagata	2-4-31: Por. 8	Creation of a one acre residential lot from a 20.05 acre parcel.
SP(T) 62-31 Tomar Lempog and Rizal Simpliciano	5-5-04: 54	Subdivision of existing parcel into two residential lots.
SP(T) 62-32 Shigeji Yamagata	7-9-10: 21	Create 1½ acre residential lot from a 10 acre parcel.

13, 1962

<u>Docket No. and Petitioner</u>	<u>Tax Map Key</u>	<u>Request</u>
<u>Hilo, Hawaii (Cont.)</u>		
SP(T) 62-33 Hajimi Nakeo	8-1-7: 14	Subdivision of 4.02 acres into two residential lots and one access lot.
SP(T) 62-35 Louise Kapehe	7-3-06: 6	Subdivision of 1.2 acres into four residential lots and one roadway lot.
A(T) 62-23 Shunichi Arizumi	2-2-46: 5	Change from an Agricultural district to an Urban district classification.

Public hearings will be held on the above items as follows:

<u>Place</u>	<u>Time</u>	<u>Date</u>
<u>Honolulu, Hawaii item</u>		
Land Use Commission Hearing Room 2nd Floor, 426 Queen Street Honolulu, Hawaii	10:00 a.m.	December 19, 1962
<u>Wailuku, Maui item</u>		
Courtroom of the 2nd Circuit Court Wailuku, Maui, Hawaii	9:00 a.m.	December 21, 1962
<u>Hilo, Hawaii items</u>		
Hawaii County Board of Supervisors' Chambers Hilo, Hawaii	7:30 p.m.	December 21, 1962

You are invited to attend the hearings or to transmit any pertinent comments and/or recommendations you may have for consideration by the Commission at these hearings.

Very truly yours,

R. J. DARNELL
EXECUTIVE OFFICER

Ref. No. LUC 196

October 10, 1962

Planning and Traffic Commission
County of Maui
Kahului, Maui, Hawaii

Attention: Mr. Robert Ohata, Director

Gentlemen:

Enclosed find application for temporary district boundary change from Mr. Ted James of Bishop Trust Company, Limited, agent for property owner, Katherine S. Baldwin, forwarded for your study and recommendation.

Please be advised that this office has retained filing fee (\$50.00) and a copy of the application.

Very truly yours,

R. J. DARNELL
EXECUTIVE OFFICER

Enclosures

Ref. No. LUC 272

November 30, 1962

Mr. Ted James, Vice President
Bishop Trust Company, Limited
P. O. Box 2390
Honolulu, Hawaii

Dear Mr. James:

This is to inform you of the public hearing called by the Land Use Commission of the State of Hawaii on December 21, 1962, at 9:00 a.m., in the Courtroom of the 2nd Circuit Court, Wailuku, Maui, at which time your petition for change of Temporary District Boundary from Agriculture to Urban classification will be heard.

Publication of the Legal Notice will appear in the Honolulu Star-Bulletin on December 1, 1962.

Very truly yours,

R. J. DARNELL
EXECUTIVE OFFICER

Ref. No. LUC 271

November 30, 1962

The Honorable Members of the
Board of Supervisors
County of Maui
County Building
Wailuku, Maui, Hawaii

Attention: The Honorable Eddie Tam, Chairman
and Executive Officer

Gentlemen:

The State Land Use Commission has requested me to obtain your recommendation and comments for the following matter to be heard within the County of Maui, pending before the Commission, on December 21, 1962, at 9:00 a.m., in the Courtroom of the 2nd Circuit Court, Wailuku, Maui.

A petition for change of Temporary District Boundary from Agriculture to Urban classification by Ted James of Bishop Trust Company, Ltd.
A copy of the petition is enclosed.

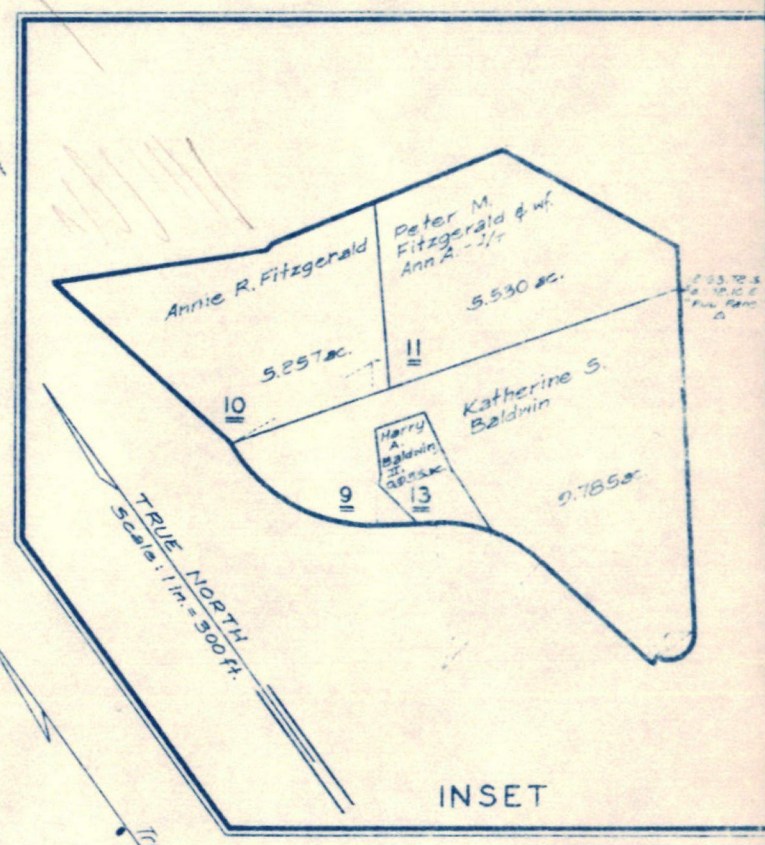
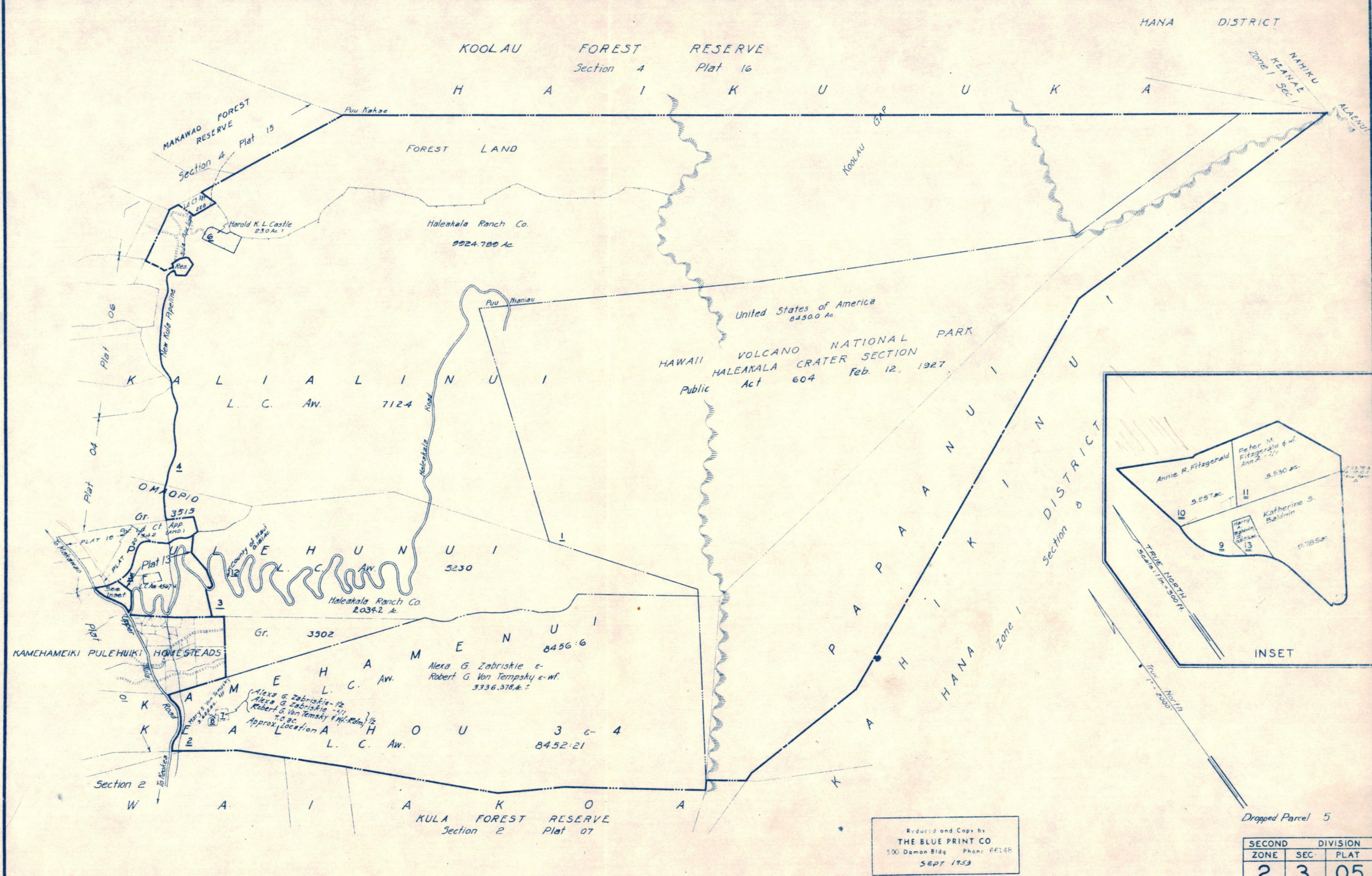
The Land Use Commission would appreciate your written recommendation and/or comments prior to the date of the hearing or up to fifteen days following the date of the hearing. Further the Commission invites your attendance at the hearing.

Very truly yours,

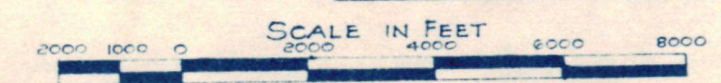
R. J. DARNELL
EXECUTIVE OFFICER

Enclosure

RECORDED
JAN 1950
JAN 21 1950
FILED
SEP 7 1950
1950
1950



Reduced and Copy by
THE BLUE PRINT CO
500 Damon Bldg Phone FF148
SEPT 1953



ADVANCE SHEET
SUBJECT TO CHANGE

SECOND DIVISION		
ZONE	SEC	PLAT
2	3	05
CONTAINING		PARCELS
SCALE: 1 in = 2000 ft.		

PRINTED

Map No. 1990 Revised to
By: D. S. C. & H. N. April 1934
Source: Tax Maps Bureau

For: KULA, MAKAWAO, MAUI

NOTICE OF PUBLIC HEARING
TO CONSIDER A 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 a Field Officer of the Land Use Commission of the State of Hawaii in the Courtroom of the 2nd Circuit Court, Wailuku, Maui, on December 21, 1962, at 9:00 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, Sections 6 and 11, Act 187, Session Laws of Hawaii, 1961.

Docket Number
and Petitioner

Tax Map Key

Permission Requested

A(T) 62-22
Ted James

2-3-05: 9

Change from an Agricultural
district to an Urban district
classification.

Maps showing the area 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, 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
E. C. BRYAN

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

(Legal ad - 2 cols. w/border)
(To appear December 1, 1962)
(THE HONOLULU STAR-BULLETIN)

BISHOP TRUST COMPANY

LIMITED
HONOLULU, HAWAII

REMITTANCE ADVICE 044173

ACCOUNT NO.	PAYEE AND PURPOSE OF PAYMENT					AMOUNT OF PAYMENT	T C
	LAND USE COMMISSION STATE OF HAWAII PETITION TO CHANGE K S BALDWIN EST PROPERTY AT KULA MAUI FROM AGRICULTURAL ZONING TO URBAN ZONING					5000	
	REAL ESTATE EXPENSE						
044173 CHECK NO.	CHECK DATE 10/04/62	BK CD	J			5000 TOTAL AMOUNT	

PLEASE KEEP THIS REMITTANCE ADVICE FOR YOUR RECORDS