ZANE, Walter S.S. A(T)63 -53

STATE OF HAWAII

LAND USE COMMISSION

VOTE RECORD

ITEM Zone Petition

DATE 6/19/64

PLACE LUC Hearing Room

TIME 6:00 pm

NAMES	YES	NO	ABSTAIN	ABSENT
WUNG, L.		✓		
INABA, G.	✓			
OTA, C.	✓			
WENKAM, R.	✓			
BURNS, C.E.S.	✓			
NISHIMURA, S.	✓			
MARK, S.		✓		
FERRY, J.	✓			
THOMPSON, M.	✓			

COMMENTS: Motion - Ferry to approve
Sec - Ota.

STATE OF HAWAII

LAND USE COMMISSION

VOTE RECORD

ITEM A(T) 63-53 - Zane, Walter

DATE June 12, 1964

A to R

PLACE 426 Queen St.

TIME 2:10 PM

NAMES	YES	NO	ABSTAIN	ABSENT
WUNG, L.				
INABA, G.				
OTA, C.				
WENKAM, R.				
BURNS, C.E.S.				
NISHIMURA, S.				
MARK, S.				
FERRY, J.				
THOMPSON, M.				

COMMENTS: ~~Burns - motion to refer to County~~

~~Nishimura - approve request for rural~~

~~Ota - [illegible]~~

Ota - motion for deferral until all areas here are considered.

Nishi - sec.

STATE OF HAWAII
LAND USE COMMISSION

Minutes of Meeting

Land and Natural Resources Board Room

9:45 A. M. - June 12, 1964

Commissioners Present:	C.E.S. Burns James P. Ferry Charles S. Ota Shiro Nishimura Goro Inaba Myron B. Thompson Shelley Mark Robert G. Wenkam Leslie E. L. Wung
Staff Present:	Raymond S. Yamashita, Executive Officer Roy Y. Takeyama, Legal Counsel Richard E. Mar, Field Officer Amy Y. Namihira, Stenographer

Chairman Thompson called the meeting to order.

ADOPTION OF MINUTES

The minutes of March 21, 1964 was adopted as circulated. The minutes of April 4, 1964 was adopted as circulated with one correction - Commissioner Burns was not present. The minutes of April 10, 1964 was adopted as circulated.

EXTENSION OF STENO II POSITION

The Executive Officer stated that only 5 months of the requested 1 year extension was approved. The position will terminate November 30, 1964.

SUIT BY KULA DEVELOPMENT CORPORATION

Legal Counsel stated that Mr. Ellis filed a motion for default and he (Legal Counsel) filed a counter-motion to set aside the motion for default. After a discussion with Mr. Ralph Corey, attorney for Mr. Ellis, they stipulated the motion to set aside default would be withdrawn and the State would be given up till July 1 to answer his initial pleading. Legal Counsel stated that he is asking the Commission to adopt the boundaries of Maui because if the land is maintained in the Urban area, he will withdraw his suit. Requested that the Commission act on Maui boundaries soon so that he will have enough time to answer the initial pleading.

The Commission agreed that the County of Maui will be taken up first.

Executive Officer suggested that the Commission adopt the regulations, Maui boundaries, Kauai boundaries and possibly Molokai boundaries at the next weekend meeting (June 19, 1964). It was agreed by the Commissioners that they will meet on June 19, 1964 at 9:30 a.m. and adopt the regulations and final boundaries for the County of Maui and Kauai.

DELIBERATION ON FINAL DISTRICT BOUNDARIES FOR COUNTY OF HAWAII - KONA PROTESTS

Bishop Estate requested agricultural districting instead of conservation districting of Honokane, Kohala. Staff recommended approval of TMK 5-1-1: 17 which is a substantial valley and is contiguous to Pololu Valley, which is in the agricultural district. Staff recommended denial of TMK 5-1-1: 16 since it is a small and relatively isolated valley. The question raised was the consistency regarding removal of any land in forest reserve out of the conservation district to an agricultural district. The Commission agreed that as long as the conservation values were not in danger and the area is presently being used intensively for agricultural purposes, it would be redistricted to an agricultural district. Commission approved TMK 5-1-1: 17 for agricultural and denied TMK 5-1-1: 16.

Conservation Council protested the agricultural districting of Pololu Valley, North Kohala, and requested conservation districting. Staff recommended denial of the request since agriculture is the existing use and there is no evidence that the use is detrimental to conservation values. Commissioner Wenkam stated that the area is not being used extensively for agricultural purposes. The Commission denied the request for conservation districting.

Chairman Thompson announced that the Commission will continue deliberation on the County of Hawaii after meeting with Mr. Edward Burns, Director of the Department of Taxation.

MEETING WITH MR. EDWARD BURNS, DIRECTOR, DEPARTMENT OF TAXATION

After introducing Mr. Burns and Mr. Landgraf to the Commission, Chairman Thompson proceeded with the meeting. He stated that the purpose of this meeting was to clarify and inform the Commission on the relationship between tax assessment and land use districting.

Mr. Burns gave a general presentation and the following are some of the points or comments made:

1. The State Real Property Tax Law provides that the evaluation of real property is to be based on highest and best use and fair market value at the highest and best use. The law sets forth certain standards and guide lines upon which these evaluations on properties are made for assessment purposes.

2. The Pittsburg Law, which is partially in effect this year and will be fully effective January 1, 1965, made reference to the decisions of the Land Use Commission with regard to districting of land.

3. The Tax Department will follow both guides on the grounds that both the County Planning Department and the Land Use Commission are making their decisions based upon a great deal of data pertaining to land uses which the Tax Department should accept as a guide.

4. Hardship for certain enterprises will be a consideration. For example, Oahu Sugar Company is being hit rather heavily on property taxes due to the land use changes.

Commissioner Ferry stated that the Commission was very concerned about zoning the Conservation area. If a locale has scenic values, even privately owned land will fall within the Conservation District. Consequently, the owners are very concerned as to how these lands will be taxed. Commissioner Ferry asked whether there were any conclusions drawn by Mr. Burns and his staff. Mr. Burns replied that there are certain limitations on land uses in these Conservation areas imposed by the law itself. Consideration must be given to factors such as time, availability of utilities, water and other things that would make it possible for the lands to be put to such uses.

Commissioner Ferry stated that within a Conservation zone there are existing uses such as agriculture and some residences. He asked whether the Department of Taxation has a specific proposal to handle taxes of this sort. Commissioner Ferry stated that the regulations provide for the consideration of other permitted uses in certain areas within a Conservation zone. These permitted uses can be a quarry operation, grazing, livestock raising, orchard and possibly residential. Mr. Landgraf stated that the Department of Taxation will base its decision on the fair market value of comparable land or sales within the neighborhood and subject to other amenities, such as water, electricity and roads.

Commissioner Ferry asked how a shoreline property, being used for residential purpose but located in the Conservation District, will be taxed. Mr. Landgraf replied that it would be taxed on the basis of its use as residential. Commissioner Ferry asked if there would be any discount because it is in the Conservation zone and development would be limited and subject only to the will of the Board of Land and Natural Resources. Mr. Landgraf replied in the negative.

The meeting with Mr. Burns and Mr. Landgraf was adjourned at noon.

The meeting reconvened at 1:30 p.m. in the Land Use Commission Hearing Room.

Chairman Thompson called the meeting to order followed by a short prayer. He outlined the procedures to be followed throughout this phase of the meeting. Persons entering testimonies were sworn in at this time.

PETITION OF WALTER S. S. ZANE (A(T)63-53) FOR AMENDMENT TO THE TEMPORARY DISTRICT CLASSIFICATION TO AN URBAN DISTRICT CLASSIFICATION FOR ONE ACRE ESTATE TYPE SUBDIVISION IN KIHEI, MAUI: Described as TMK 3-9-01: 35

The Field Officer, Richard Mar, presented a brief summary of the petition. The general character of the area, in which the subject parcel is situated, consists of large areas of pasture and open land. The subject parcel is in the Temporary Agricultural District and is being proposed as such in the final district boundaries. On October 22, 1963, the Maui Planning and Traffic Commission voted unanimously to recommend disapproval of Mr. Zane's petition for a boundary change. The Commission's disapproval was "based on the fact that there are ample urban zone in Kihei (2000 acres with only 371 homes), and that the road to the lot is not paved." The staff recommends denial of this petition for the following reasons:

1. Staff concurs with the recommendation of the Maui Planning and Traffic Commission that there is no need for additional urban lands at this time.

2. The petitioner has not submitted the necessary proof that the land is required for the use being petitioned. Staff can find no evidence that this parcel is required for urban use.

3. A liberal amount of land (2,900 acres) has been placed in the proposed urban district and further urban additions would promote scatteration and therefore violate one of the major tenets in the land use law.

The original application requested an Urban classification, but was subsequently amended to a request for a Rural classification on April 21, 1964.

Mr. Zane stated that schools, stores, park, etc. is just a five minutes drive from the subject area. Also, the drive from the airport to Kahului town is only about 20 minutes. He stated that the land is now vacant and the soil is not suitable for agricultural use. He asked that the Commission not consider the issue of sufficient urban lands, but the best use of the land--the maximum use.

The Executive Officer stated that the rural districts should not be adjacent to the urban districts. He stated that there is no real basis for granting this petition, although he regrets the hardship which will be on the petitioner.

Commission Ota stated from a letter received from the Maui County engineer that improvement standards in the rural district must conform to urban district standards.

Commissioner Burns moved to defer this matter for further comments from the County of Maui on the amendment of this petition from Urban to Rural. Commissioner Wung seconded the motion.

Chairman Thompson asked the petitioner if deferral would work a hardship on him. Mr. Zane replied in the affirmative.

Mr. Edward Ching, who is in favor of this petition, stated that the subdivision would be a benefit to the community.

Chairman Thompson took a head count of the Commission who were for or against deferring this matter. The majority of the Land Use Commission decided to take action.

Commissioner Nishimura moved to accept the petitioner's request for a Rural classification. Commissioner Ota seconded the motion.

After a brief discussion, Commissioner Ota withdrew his second and suggested that this matter be deferred till the adoption of the proposed final boundaries for the County of Maui.

Commissioner Inaba then seconded Commissioner Nishimura's motion for a Rural classification.

Commissioners Nishimura and Inaba withdrew their motion and second after further discussion by the Commission to further study the relationship of this petition to other protests against the proposed final district boundaries in that area.

Commissioner Ota then moved to defer this matter till the adoption of the proposed final district boundaries. Commissioner Nishimura seconded the motion. This motion for deferral was carried unanimously.

Chairman Thompson announced that this petition will be deferred until final action is taken on the proposed final boundaries of this area.

PETITION OF B. P. BISHOP ESTATE (A(T)63-56) FOR AMENDMENT TO THE TEMPORARY DISTRICT BOUNDARY FROM AN AGRICULTURAL DISTRICT CLASSIFICATION TO AN URBAN DISTRICT CLASSIFICATION FOR SHORELINE HOUSELOTS IN KEEI, HONAUNAU: Described as TMK 8-3-05 and 8-3-06

The Field Officer, Richard Mar, presented the summary of the petition. The petitioner's land is in the temporary agricultural district. Under the proposed land use district, the land is being classified as conservation. The preservation of this scenic area is deemed necessary not only in the interest of economic development but necessary for the health, welfare and enjoyment of this and coming generations of local folks. Staff recommended disapproval of this petition.

Mr. Roy Fernandez stated that the Board of Water Supply, County of Hawaii, will supply the water from Honaunau to Napoopoo.

The Executive Officer stated that the size of an urban district is important. If an area is too small, there will be a problem in furnishing the necessary facilities and services and at reasonable costs.

Commissioner Wenkam stated that he feels this particular area is suitable for an urban districting.

Commissioner Inaba moved to accept this petition. Commissioner Wenkam seconded the motion.

Executive Officer polled the Commissioners as follows:

Approved: Commissioners Wung, Inaba, Wenkam, Burns and Chairman Thompson.

Disapproved: Commissioners Ota, Nishimura, Mark and Ferry.

The motion to approve the petition was not carried.

CONTINUE DELIBERATION ON FINAL DISTRICT BOUNDARIES FOR COUNTY OF HAWAII - KONA PROTESTS

Mr. James Clark, representing Hawaiian Home Lands, requested urban districting of some 250 acres of Hawaiian Homes Commission land located at Kawaihae, Hawaii for industrial use under the General Plan for the County of Hawaii. The area fronts the harbor and extends up to the 200 foot contour line, bordered by Palihae Gulch on the South and Honokoa Gulch on the North.

There followed a discussion on the visual effect of this proposed development on the nearby resort development and the amount of land area that would be required for the foreseeable future. It was concluded that there was not sufficient bases to grant the entire request. Commissioner Ferry moved to approve that area about a 1,000 feet wide along the shoreline and extending northward from the existing urban district. Commissioner Wenkam seconded the motion which was then unanimously carried.

Richard Hunt requested a rural classification instead of an agricultural classification for a parcel in Kohala containing 7.6 acres. Staff recommended denial of the request. The area is agricultural in nature and does not conform to rural standards. Commission denied the request.

Parker Ranch requested an agricultural district instead of a conservation district of North Kohala. Staff recommended approval of the request. Commission approved the request.

Alex Smith, for Queen's Hospital, requested a change of classification from agricultural to urban of Kawaihae, containing 60 acres. Staff recommended approval of the request. The State General Plan designates the area for residential use. The area is in logical relation to the existing and proposed resort uses along the shore. Commission approved the request.

Mabel M. Davis requested a change of classification from agricultural to urban of 2.84 acres in Kamuela, South Kohala. Staff recommended denial of the request. The land does not fit an urban designation. Much of the surrounding land is being used for agricultural purposes. However, parcel is contiguous to an urban district on one side. Commission approved the request for urban.

Parker Ranch requested the following:

Kamuela, South Kohala - Requested a change of classification from agricultural to urban of 60,000 sq. ft. Staff recommended denial of the request. This subject area is dedicated land on which the protestee would now like to construct some business offices. The owner is presently seeking a special permit with the County. The Commission denied the request.

Kamuela, South Kohala - Requested an urban district instead of an agricultural district of 8 acres more or less. Staff recommended denial of the request. The parcel is dedicated land. The Commission approved the request.

Kamuela, South Kohala - Requested a change of classification from agricultural to urban of 17.09 acres. Staff recommended denial of the request. Commission denied the request on the basis that there is no justification to include these lands in the urban or rural zone.

Kamuela, South Kohala - Requested a change of classification from agricultural to urban of 85 acres more or less. Staff recommended approval of the request. Commission approved the request.

Kamuela Associates (Cadinha) requested a change of classification of 43.35 acres from agricultural to rural in Kamuela. Staff recommended denial of the request. The character of this area is agricultural. The Commission denied the request for a rural district.

C. L. Worthington requested a change of classification from agricultural to urban of 97,875 sq. ft. in Kamuela. Staff recommended denial of the request. There is no basis for urban districting. The Commission denied the request.

E. Y. Wun requested an urban district instead of an agricultural district of 97,881 sq. ft. in Waimea, South Kohala. Staff recommended denial of the request. There is no basis for urban districting. The Commission denied the request.

Harold Fukunaga requested an urban district classification instead of an agricultural district classification of 13.7596 acres on Waimea, South Kohala. Staff recommended denial of the request. Commission denied the request.

Conservation Council requested a change of classification from agricultural to conservation of Waipio Valley, South Kohala. Staff recommended denial of the request. The area is presently being used for agricultural purposes and adds to the "unique scenic charm." Commission denied the request.

Hawaiian Trail and Mountain Club requested a change of classification from an agricultural district classification to a conservation district classification of Waipio Valley, South Kohala. Staff recommended denial of the request. Agriculture is existing use and enhances the beauty of the valley. Commission denied the request.

Huehue Ranch requested a change of classification from conservation to agricultural of Kukio I, North Kona, comprising 690 acres more or less. Staff recommended denial of the request. There is no currently known economic and reasonable use for it. Commission denied the request.

Huehue Ranch requested a change of classification from conservation to agricultural of 650 acres more or less at Kau, North Kona. Staff recommended denial of the request. The Commission denied the request.

Huehue Ranch requested an agricultural classification instead of a conservation classification of Kaloko, Kohanaiki and Ooma, North Kona. Staff recommended denial of the request. The Commission denied the request.

Bishop Estate requested a change of classification from conservation to urban of Kaupulehu (Kahuwai Bay) North Kona, comprising 150 - 170 acres. Staff recommended denial of the request. The Commission denied the request.

Mervin Gilliland, for American Factors, requested a change of classification from agricultural to urban of Kaloko, Kailua-Kona, comprising 20 acres more or less. Staff recommended denial of the request. There are no urban facilities or services except roads and power. Commission denied the request.

Bishop Estate requested a change of classification from conservation to agricultural of 200 plus acres of Puaa 1, North Kona. Staff recommended approval of the request. The land has never been part of the Waiaha Spring Forest Reserve and should be excluded from the conservation district. Commission approved the request.

Liliuokalani Trust requested a change of classification from agricultural to urban of Keauhuolu, Kailua-Kona, consisting of 105 acres more or less for industrial use and 550 acres more or less for resort - residential use. Staff recommended approval of the industrial - commercial area and recommended denial of the resort - residential area. Commission concurred with staff and approved the industrial area and denied the resort area.

F. R. Greenwell requested a change of classification from agricultural to urban of Kaumalumalu, North Kona, containing 6 acres. Staff recommended approval of the request. Although substantial urban areas have already been designated, this parcel is small. The area may be included in the urban district without a demonstrable adverse affect upon scatteration or a logical pattern of land use. Commission approved the request for urban use.

Sumio Nakashima, for W. Hooper and P. North, requested a change of classification of Hienaloli, North Kona, from agricultural to urban, comprising 4.115 acres. Staff recommended approval of the request. Commission approved the request.

Earl and Rose Lee requested a change of classification from agricultural to urban of 2.70 acres in Kailua-Kona. Staff recommended approval of the request. Commission approved the request.

Bishop Estate requested a change of classification from agricultural to urban of Keauhou Bay comprising 1,188.025 acres. Staff recommended approval of a portion of Keauhou Bay which is now in the temporary urban district and denial of the remaining area. Commission approved the entire requested area for urban districting.

Bishop Estate requested a change of classification, from agricultural to urban, for a parcel in Kahaluu of less than 10 acres. Staff recommended approval of the request. Commission approved the request.

Bishop Estate requested a change of classification of Keauhou (Mauka), North Kona, from agricultural to urban. Staff recommended denial of the request. Extensive and adequate areas already provided along Kailua-Keauhou shoreline. The area is isolated. The Commission denied the request.

Bishop Estate requested an urban district classification instead of a conservation district classification of Keei Beach Lots, comprising 23.15 acres. Staff recommended denial of the request. The Commission denied the request.

Mysie Duarte requested a change of classification from agricultural to urban of 5 acres at Holualoa, Kona. Staff recommended denial of the request. The Commission approved the request.

Lloyd Mannes requested a change of classification from agricultural to urban of 65 acres more or less at Kapalaalaea, Kona. Staff recommended denial of the mauka section and approval of the makai section. The Commission agreed with staff.

H. I. Tanaka, for Pedro Oro, requested a change of classification from agricultural to urban of 2.068 acres at Kealakekua, Kona. The Commission approved the request.

J. M. Tanaka Investment Company requested a change of classification from agricultural to urban of 35.967 acres at Keauhou, Kona. Staff recommended denial of the request. The Commission denied the request.

Charles Murray, for Robert Wade, requested a change of classification of 4 acres at Holualoa from agricultural to urban. Staff recommended denial of the request. The Commission denied the request.

Donn W. Carlsmith, for Dillingham Development Corporation, requested a change of classification from agricultural to rural of 334 acres more or less at Holualoa 1-4, Pua Puaa 2, North Kona. The Commission approved the request except for parcels located above the Kailua-Holualoa Road.

Tom L. Peterson, for Kaupa Heuer, requested a classification change from agricultural to urban of about 15 acres at Kawanui. Staff recommended denial of the request. Commission denied the request.

Sumio Nakashima, for Clarence Nakahara, requested a change of classification from agricultural to urban, consisting 26 acres. Staff recommended denial of the request. The Commission approved the request.

Kazuhisa Abe, for Richard Choy and William Lee, requested a change of classification from agricultural to urban at Kuakini, Holualoa. The Commission approved the request.

Kid McCoy requested a change of classification from agricultural to urban of 68.24 acres at Kailua-Kona. Staff recommended denial of the request. The Commission denied the request.

The meeting was adjourned at about 6:00 p.m.

Ref. No. LUC 377

June 23, 1964

Mr. Masao Sone
Acting Planning Director
Planning & Traffic Commission
County of Maui
Kahului, Maui, Hawaii

Attention: Mrs. Eva M. Duponte

Dear Mr. Sone:

Thank you for acknowledging our letter of June 15, 1964 in regards to Mr. Water Zane's petition for rural classification of TMK 3-9-01: 35. For your information, the Land Use Commission's decision was in accord with Mr. Sone's recommendation and the petition was approved.

Very truly yours,

RAYMOND S. YAMASHITA
Executive Officer

cc: Myron Thompson

JOSEPH S. MEDEIROS, JR., Chairman
KAZUO KAGE, Vice-Chairman
WILLARD ELLER, Member
WILLIAM HONG, Member
YOSHIKAZU MATSUI, Member
MASAO NAGASAKO, Member
ROBERT UEOKA, Member

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

PLANNING AND TRAFFIC COMMISSION
COUNTY OF MAUI
P. O. BOX 1487
KAHULUI, MAUI, HAWAII 96732

1287

RECEIVED
JUN 18 1964
State of Hawaii
LAND USE COMMISSION

June 17, 1964

Mr. Raymond S. Yamashita
Executive Officer
Land Use Commission
426 Queen Street
Honolulu, Hawaii 96813

Dear Mr. Yamashita:

Because Mr. Ohata is on a world tour and will not be back in the office until July 20, I am acknowledging your letter of June 15, 1964.

I called the matter of Mr. Zane's amended petition for a boundary change from Agricultural to Rural to the attention of our Acting Planning Director Masao Sone. After a review of Mr. Zane's original application and subsequent disapproval for a change to Urban by the Planning Commission, and a study of the area, Mr. Sone recommends the Rural classification for Tax Map Key 3-9-01: 35.

Very truly yours,

Eva M. Duponte

(Mrs.) Eva M. Duponte
Assistant

Ref. No. LUC 374

June 22, 1964

Mr. Walter S. S. Zane
1350 South King Street
Honolulu, Hawaii

Dear Mr. Zane:

By action taken at its meeting on June 19, 1964, the Land Use Commission voted to approve your petition for a boundary change from agricultural to rural for Maui TMK 3-9-01: 33 containing approximately 41 acres.

A motion to approve was made by Commissioner Ferry and seconded by Commissioner Inaba. The motion was passed with seven votes for and two votes against.

Should there be further questions, please feel free to contact this office.

Very truly yours,

RAYMOND S. YAMASHITA
Executive Officer

RSY/sn

cc: Myron Thompson
Roy Takeyama
Maui Planning & Traffic Commission
Department of Taxation

Ref. No. LUC 360

June 13, 1964

Mr. Robert Ohata
Planning Director
Planning and Traffic Commission
County of Maui
Kahului, Maui, Hawaii

Dear Mr. Ohata:

The Land Use Commission would appreciate your comments on Mr. Walter Zane's amended petition for a boundary change from an agricultural district classification to a rural district classification. The original application requested an urban classification, but was subsequently amended to a request for a rural classification on April 21, 1964. The petition includes TMK 3-9-01: 35. We have your comments on the initial petition for urban districting which was for disapproval.

On June 12, 1964, the Land Use Commission voted to defer action on the Zane's petition until the Commission had additional time to study the relationship of the Zane petition to other protests against the proposed final district boundaries in that area. Since the proposed final district boundaries for the County of Maui will be adopted sometime this weekend, we would sincerely appreciate any comments and recommendations for the Walter Zane petition for a rural districting by June 19, 1964, if at all possible.

Very truly yours,

RAYMOND S. YAMASHITA
Executive Officer

Enclosure
cc: M. Thompson
C. Ota
R. Takeyama

Ref. No. LUC 358

June 15, 1964

Mr. Walter S. S. Zane
1350 S King Street
Honolulu, Hawaii

Dear Mr. Zane:

By action taken on June 12, 1964, the Land Use Commission voted to defer action on your petition to further study the relationship of your petition to other protests against the proposed final district boundaries in that area. Action on your petition will occur before June 30, 1964, at which time you will be notified.

Please feel free to contact this office if there are any further questions you may wish to discuss.

Very truly yours,

RAYMOND S. YAMASHITA
Executive Officer

BEM:ak
cc: M. Thompson
Maui Planning & Traffic Commission

Ref. No. LUC 340

June 1, 1964

Mr. Walter S. S. Zane
1350 South King Street
Honolulu, Hawaii

Dear Mr. Zane:

The Land Use Commission of the State of Hawaii will hold a meeting on the Island of Oahu on June 12, 1964 in the Land Use Commission Hearing Room, 426 Queen Street, Honolulu, Hawaii, at 1:30 p.m.

As the waiting period prescribed by SECTION 98H-4 of Act 205/63 will have expired, your petition for change of temporary district boundary has been placed on the Commission's agenda for consideration at this meeting. Final action may be taken on your petition at this time.

Please be advised that this notice is simply to inform you as to the status of your petition before the Land Use Commission. It is not necessary for you to be at this meeting. Should it be convenient for you to attend, of course, you may do so at your own discretion.

Very truly yours,

RAYMOND S. YAMASHITA
Executive Officer

cc: Myron Thompson
Maui Planning and Traffic Commission

May 8, 1964

Subdivision Map

Mr. Walter S. S. Zane
Realtor

Raymond S. Yamashita
Executive Officer
Land Use Commission

Your preliminary map of Makai Subdivision in Kihei, Maui relating to your petition for a rural classification has been received.

1194

Walter S. S. Zane, Realtor
1350 South King St.
Honolulu, Hawaii

RECEIVED
MAY 8 1964
State of Hawaii
LAND USE COMMISSION

Raymond S. Yamashita
Executive Officer of Land Use Commssion
426 Queen Street
Honolulu, Hawaii, 96813

Dear Mr. Yamashita:

Attached is the preliminary map of Makai Subdivision in Kikei, Maui, in conjunction with the letter of application for approval of rezoning to rural zoning.

Sincerely,

Walter S. S. Zane, Realtor

April 27, 1964

Messrs. Walter S.S. and Arthur Zane
1350 South King Street
Honolulu, Hawaii

Dear Messrs. Zane:

This is to acknowledge your letter of April 21, 1964 and to inform you that your letter will be considered by the Land Use Commission before any action is taken.

As mandated by Law a decision would be somewhere between 45 to 90 days from April 10, 1964 (date your petition was heard in Wailuku, Maui). We will advise you as to when this may occur.

Very truly yours,

RAYMOND S. YAMASHITA
Executive Officer

cc: M. Thompson
CES Burns

EXCHANGES
DEVELOPMENT

Walter S. S. Zane, Realtor

1350 SOUTH KING STREET
HONOLULU 14, HAWAII
PHONE 583-657

INVESTMENT
SALES

APR 28 1964

Copies to all Comm. by petitioner

Delib Maui

April 21, 1964

Mr. Myron B. Thompson, Chairman
and members of the State Land
Use Commission
426 Queen Street
Honolulu, Hawaii 96813

Dear Mr. Thompson,

Your staff has compiled an excellent report on our property as to its soil conditions, general terrain, and its other physical factors, and we do not feel we can add anything to that report. Therefore, we would like to present to you our request for "Rural Zoning" of the subject property.

1. In trying to determine how we can be best present our case to you, we can think of no better answer then to ask the members of the Board to refer to your own Proposed Land Use District Regulation in section entitled "Rural Zoning and its Requirements" and compare this with the report of your staff on the location, soil conditions, general typography, and other characteristics of our proposed subdivision. In our estimation, our property as described by your staff, fits it perfectly into the category for Rural Zoning as set forth in your manual governing the various zoning area as such.

2. The report by your staff also states that the State general plan designates the general area of our property as residential.

3. Reasons for requesting Rural Zoning:

1. To provide the type of subdivision, ½ acre, that is ideally suited for a population like that of Maui--where families may raise a few chickens, have some fruit trees, and also grow their own vegetables, and naturally have their home where schools, shopping, and other facilities are not too far away.

2. To provide this land at a reasonable price so the people can afford it. If our petition for rezoning is granted, we will offer this ½ acre for approximately $4,500 full price, which will include paved roads, water, and power. This is about the same price that the adjoining subdivision sold its 10,000 sq. ft. lots for.

3. We would never be able to offer anything like this if we are forced into a two acre lot subdivision.

4. The need for this type of zoning has already been reflected in the Pukalani subdivision.

Thanking you very much for your kind consideration of our problems and may we hear from you very soon, because we do have a pressing situation.

Sincerely,

Walter S. S. Zane, Realtor

Arthur Zane, Realtor

cc: C. E. S. Burns
Goro Inaba
Shiro Nishimura
Charles S. Ota
Robert G. Wenkam
Leslie E. L. Wung
James P. Ferry
Shelley M. Mark
Raymond Yamashita

LAND USE COMMISSION
STATE OF HAWAII

Board of Supervisors' Chambers
Wailuku, Maui, Hawaii

1:00 P. M.
April 10, 1964

STAFF REPORT

A(T)63-53 - WALTER S. S. ZANE Temporary District Classification: AGRICULTURAL

Background

Mr. Walter S. S. Zane has petitioned the Land Use Commission for amendment of the temporary district boundary so that approximately 41.0 acres described by Maui TMK 3-9-01: 35 would be changed from an agricultural to ~~an urban district~~ a rural dist. classification. amended 4/21/64

As required by Act 205, Section 98H-4, the petitioner has submitted the following statement: "There is a need for one (1) ac estate type subdivision in this area, As the N-W corner of this parcel, which already in a residential subdivision (KEHEI HIGHT)" /Sic/

The subject property is located near the Waiakoa Homestead area in Kihei, Maui. It is approximately .70 mile west of the Kihei Road and about 1.15 miles south east of Kealia Pond. The petitioner plans to subdivide the 41 acres into 39 houselots with a minimum area of one acre per lot. The proposed subdivision will be known as the "Makai Subdivision".

Access to the property is by a narrow and poor jeep trail which originates from the paved portion of Ohukai Road. The subject property is vacant and is covered with a growth of Kiawe trees, brush, and shrubs. Except for the land adjacent to the northwest corner of the petitioner's property, all the lands immediately surrounding are used for agricultural purposes. Primary use of these lands is

for grazing purposes. The land adjacent to the northwest corner of said parcel is a new subdivision known as the Kihei Heights Subdivision. This subdivision is about 33 acres (more or less) in area and contains six new single family dwellings with an additional dwelling being constructed.

The general character of the area in which the subject parcel is situated is of large areas of pasture and open land interspersed with single family residences. The greatest degree of urbanization exists along the Kihei Road.

The subject parcel is in the agricultural district and is being proposed as such in the final district boundaries. The State General Plan designates the general area as residential while the proposed Maui General Plan designates the general vicinity as agricultural.1/

The area has also been designated for agricultural use by the Report of Land Use for the Island of Maui, prepared for the Maui Planning & Traffic Commission by R. M. Towill Corporation and Community Planning, Inc. in July 1959.

Soil conditions on the subject parcel are classified as class D & U lands by the Land Study Bureau.2/ The general slope of land in the vicinity is less than 3% which is considered almost flat.3/ Annual rainfall is below 15" per year.4/ The Maui County Board of Water Supply states that there is a 12" waterline to service the area. However, this 12" waterline terminates at the junction of Ohukai Road and Kailoa Place in the Waiakoa Homestead area.5/

1/ See State General Plan, p. 65 and the General Plan of Maui prepared on August 8, 1963.

2/ State General Plan, p. 60.

3/ Topographic Map of the Island of Maui, $\frac{1}{62,500}$.

4/ State General Plan, loc. cit.

5/ Maui County Board of Water Supply.

Analysis

The petitioner's reason for requesting a boundary change is that there is a need for an estate type subdivision of one acre lots. However, on October 22, 1963, the Maui Planning and Traffic Commission voted unanimously to recommend disapproval of Mr. Zane's petition for a boundary change. The Commission's disapproval was "based on the fact that there are ample urban zone in Kihei (2000 acres with only 371 homes), and that the road to the lot is not paved."1/

Field investigation of the general area showed that much of the land is vacant open land. In the general vicinity, there are approximately 314 acres of open grazing land not including the pasture land owned by Alexander and Baldwin. Excluding the vacant useable land in the vicinity, the only new subdivision in the area is the Kihei Heights subdivision. This subdivision contains approximately 30 odd acres complete with paved roads and waterlines. There are approximately 107 lots in this subdivision with an average lot size of about 9,200 sq. ft. However, there are only seven new dwellings in the entire subdivision. Thus, there is some indication that current demands for urban lands are being met under the existing urban district. There are other similar subdivisions in this general vicinity.

It is readily conceded that the property under consideration is useable and adaptable for urban purposes - although the petitioner has not demonstrated this fact at the writing of this report. The staff believes that urban districting for the subject parcel would be premature at this time. The petitioner has failed to reasonably substantiate the need for additional urbanization. Field

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1/ Letter from R. Ohata dated Oct. 23, 1963.

investigation indicated that vacant lands are situated within the present urban district attesting to an absence of a need for additional urban lands. After the review of urban land needs for Kihei, Maui, the staff is satisfied that sufficient urban land areas have been provided in the proposed final district boundaries without the inclusion of petitioner's land.

Under the temporary district boundaries there is a total of about 1,900 acres in the Kihei urban district of which about 800 acres are vacant.[1/] The proposed final district boundaries for the Kihei area add about 1,000 acres, bringing the total urban area to about 2,900 acres. Thus, out of 2,900 acres now proposed for inclusion in the urban district, 1,800 acres will be available for urban uses. The proposed final district boundaries for the Kihei area provide a liberal allotment of lands for the urban district. Although the petitioner's 41 acres of land is but a pittance of the total proposed urban district in Kihei, there would be little justification, if any, for denying similar future petitions should this particular petition be granted, and, effective control over scatteration would be lost.

Recommendation

The staff recommends denial of this petition for the following reasons:

1. Staff concurs with the recommendation of the Maui Planning & Traffic Commission that there is no need for additional urban lands at this time.

2. The petitioner has not submitted the necessary proof that the land is required for the use being petitioned for in accordance with the requirement of Act 205, Section 98H-4. Staff, also, can find no evidence that this parcel is required for urban use.

1/ Harland Bartholomew & Associates, The County of Maui - Urban Summary, August 22, 1962.

3. A liberal amount of land (2,900 acres) has been placed in the proposed urban district and further urban additions would promote scatteration and therefore violate one of the major tenets in the land use law.

Ref. No. LUC 224

April 2, 1964

Mr. Walter S. S. Zane
1350 South King Street
Honolulu, Hawaii

Dear Mr. Zane:

This is in regard to our letter to you, dated March 30, 1964, Ref. No. LUC 212.

Due to an unfortunate circumstance, the Land Use Commission will meet on April 10, 1964 in the Board of Supervisors' Chambers, Wailuku, Maui, at 1:00 p.m. instead of 10:00 a.m. Your petition for a temporary district boundary change from an agricultural district to an urban district will be heard at that time.

Very truly yours,

RAYMOND S. YAMASHITA
Executive Officer

cc: Myron Thompson
Roy Takeyama

Eagle-A
Type-Erase
25% RAG BOND FIBER

DEPARTMENT OF PLANNING AND ECONOMIC DEVELOPMENT

JOHN A. BURNS
GOVERNOR

RAYMOND YAMASHITA
EXECUTIVE OFFICER

STATE OF HAWAII
LAND USE COMMISSION

426 QUEEN STREET
HONOLULU, HAWAII 96813

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JAMES P. FERRY, EX-OFFICIO
LAND AND NATURAL RESOURCES

SHELLEY M. MARK, EX-OFFICIO
PLANNING AND ECONOMIC DEVELOPMENT

Ref. No. LUC 212

March 30, 1964

Mr. Walter S. S. Zane
1350 South King Street
Honolulu, Hawaii

Dear Mr. Zane:

This is to inform you of the public hearing called by the Land Use Commission of the State of Hawaii on April 10, 1964 at 10:00 a.m. in the Board of Supervisors' Chambers, Wailuku, Maui. Your petition for Change of Temporary District Boundary from an Agricultural district to an Urban district classification will be heard at that time.

Publication of Legal Notice will appear in the Maui News on April 1, 1964; and has appeared in the Maui News on March 25 and in the Honolulu Star-Bulletin on March 21, 1964.

Very truly yours,

RAYMOND S. YAMASHITA
Executive Officer

cc: Mr. Myron Thompson
Mr. Roy Takeyama

NOTICE OF PUBLIC HEARINGS TO CONSIDER

(1) A PETITION FOR CHANGE OF TEMPORARY DISTRICT BOUNDARY WITHIN THE COUNTY OF MAUI

(2) THE PROPOSED FINAL DISTRICT BOUNDARIES FOR THE COUNTY OF MAUI; AND

(3) THE PROPOSED FINAL DISTRICT REGULATIONS

BEFORE THE STATE OF HAWAII LAND USE COMMISSION

NOTICE IS HEREBY GIVEN of the public hearings to be held by the Land Use Commission of the State of Hawaii in the County of Maui to consider (1) A Petition for Change of Temporary District Boundary within the County of Maui; (2) the proposed Final District Boundaries for the County of Maui; and (3) the proposed Final District Regulations as provided in SECTION 2, Section 98H-3, 98H-4 and 98H-7, Revised Laws of Hawaii, as amended.

FRIDAY, APRIL 10, 1964, Board of Supervisors' Chambers, County of Maui, WAILUKU, MAUI at 10:00 a.m., or as soon thereafter as those interested may be heard.

FRIDAY, APRIL 10, 1964, Board of Supervisors' Chambers, County of Maui, WAILUKU, MAUI at 2:00 p.m. or as soon thereafter as those interested may be heard.

FRIDAY, APRIL 10, 1964, Kamehameha III School Cafetorium, LAHAINA, MAUI at 7:00 p.m., or as soon thereafter as those interested may be heard.

SATURDAY, APRIL 11, 1964, Social Hall, Molokai Community Center, KAUNAKAKAI, MOLOKAI at 1:00 p.m., or as soon thereafter as those interested may be heard.

SCHEDULE OF ITEMS TO BE HEARD

(1) Petition of Walter S. S. Zane, A(T)63-53, for Amendment to the Temporary District Boundary from an Agricultural district classification to an Urban district classification for one acre estate type subdivision in Kihei, Maui: Described as Second Division, TMK 3-9-01: 35 - Wailuku Hearing at 10:00 a.m. only.

(2) Proposed Final District Boundaries for the County of Maui - Wailuku Hearing at 2:00 p.m.; Lahaina, Maui; and Kaunakakai, Molokai

(3) Proposed Final District Regulations - Wailuku Hearing at 2:00 p.m.; Lahaina, Maui; and Kaunakakai, Molokai

Maps showing the proposed Final District Boundaries for Maui County; area under consideration for Temporary District Boundary Change; and copies of the proposed Final District Regulations 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.

Additional copies of the proposed Final District Regulations and the proposed Final District Boundaries for the County of Maui will be posted in public places in the County of Maui. Information regarding these places of posting may be had by contacting the above offices.

All written protests or comments regarding the above items 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 the public hearing.

LAND USE COMMISSION

M. B. THOMPSON, Chairman

R. YAMASHITA, Executive Officer

(Legal ad - 2 cols. w/border to appear:)
(THE HONOLULU STAR-BULLETIN - March 21, 1964)
(THE MAUI NEWS - March 25, 1964 and)
(April 1, 1964)

JOSEPH S. MEDEIROS, JR., Chairman
KAZUO KAGE, Vice-Chairman
WILLARD ELLER, Member
WILLIAM HONG, Member
YOSHIKAZU MATSUI, Member
MASAO NAGASAKO, Member
ROBERT UEOKA, Member

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

PLANNING AND TRAFFIC COMMISSION
COUNTY OF MAUI
P. O. BOX 1487
KAHULUI, MAUI, HAWAII 96732

RECEIVED
OCT 24 1963
State of Hawaii
LAND USE COMMISSION

October 23, 1963

OCT 24 1963

Land Use Commission
426 Queen St.
Honolulu

Gentlemen:

Re: Petition from Walter S.S. Zane

The Maui Planning and Traffic Commission at its meeting of October 22, 1963, voted to recommend disapproval of petition for amendment of temporary district boundary from Agricultural to Urban District of 41 acres in Kihei. The votes were as follows: 4 ayes, none dissenting, 3 absent. The petition transmitted by your commission requested "Residential" district, however Mr. Clarence L. Hodge in his letter reference no. 679 informed that the petition should be changed to urban.

The disapproval is based on the fact that there are ample urban zone in Kihei(2000 acres with only 371 homes), and that the road to the lot is not paved.

Yours very truly,

Robert O. Ohata

Robert O. Ohata
Planning Director

cc Mr. Charles Ota

11/29
Mr. Walter Zane
583-657
1350 S. King St Rm 201
wants to appear
before commission
when action taken.
Ray

State of Hawaii
LAND USE COMMISSION
426 Queen Street
Honolulu 13, Hawaii

October 22, 1963

MEMORANDUM TO ALL PETITIONERS CONCERNED

The Land Use Commission at its meeting on October 18, 1963 has asked me to assure you of its awareness of your petition before the Commission.

As of October 11, 1963 the Commission was fully constituted, and it is now in the process of scheduling hearings for petitions not heard by the previous Commission and of scheduling new hearings for petitions heard prior to May 3, 1963 on which the previous Commission took no action. Upon completion of these schedules, notification concerning when your petition will be heard will be forwarded to you.

Mr. Raymond Yamashita is the Commission's new executive officer, and he will begin his duties on November 1, 1963.

Sincerely,

Myron B. Thompson

MYRON B. THOMPSON
Chairman, Pro Tempore

Ref. No. LUC 679

October 15, 1963

Mr. Robert O. Ohata
Planning Director
Planning and Traffic Commission
County of Maui
Kahului, Maui, Hawaii

Dear Mr. Ohata:

Your letter of October 9, 1963 calling attention to an error in Mr. Walter S. S. Zane's petition for an amendment of the Land Use Commission's temporary district boundaries is acknowledged with thanks.

We have advised Mr. Zane that his petition is being changed to read "urban" instead of "residential". Please advise your Commission to regard this matter as though the change was acceded to by Mr. Zane.

Sincerely,

CLARENCE L. HODGE
Acting Director
Department of Planning and
Economic Development

cc: Roy Takeyama, Attorney General's Office

JOSEPH S. MEDEIROS, JR., Chairman
KAZUO KAGE, Vice-Chairman
WILLARD ELLER, Member
WILLIAM HONG, Member
YOSHIKAZU MATSUI, Member
MASAO NAGASAKO, Member
ROBERT UEOKA, Member

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

755

PLANNING AND TRAFFIC COMMISSION
COUNTY OF MAUI
P. O. BOX 1487
KAHULUI, MAUI, HAWAII 96732

October 9, 1963

RECEIVED
OCT 10 1963
State of Hawaii
LAND USE COMMISSION

OCT 10 1963

Mr. Clarence L. Hodge
Acting Director
Dept of Planning and Economic Development
Honolulu

Dear Mr. Hodge:

Ref. No. LUC 666

Petition by Mr. Walter S. S. Zane under subject reference indicates amendment to "Residential" district.

Please be informed that Act 205 SLH 1963 does not provide for "Residential" districts. May we have the proper district classification. Our action will be held in abeyance until we hear from you.

Yours very truly,

Robert O. Ohata

Robert O. Ohata
Planning Director

STRATHMORE TRUSTEMARK
100% RAG U.S.A.

Ref. No. LUC 678

October 15, 1963

Mr. Walter S. S. Zane
1350 S King Street
Honolulu, Hawaii

Dear Mr. Zane:

Your petition for amendment of the Commission's temporary distirct boundaries is being changed to read "urban" instead of "residential".

We hope that this change properly reflects your wishes.

Although a new Commission has recently been appointed, no date has yet been set for the hearing of your petition.

Sincerely,

CLARENCE L. HODGE
Acting Director
Department of Planning and
Economic Development

cc: Roy Takeyama, Attorney General's Office

State Form B14

STATE OF HAWAII

LAND USE Commission
426 Queen St, Honolulu, Hawaii
Department, Bureau or Commission

OFFICIAL RECEIPT **No.** 69

October 7, 1963

RECEIVED from Benjamin Y.S. Zane for Walter S.S. Zane
Fifty + no/100 **DOLLARS**
For public hearing by the Land Use Comm for Boundary
Change for lands in Maui

$50.00

Charlotte L. Kai
Public Accountant

C.P. Bank No Check #

Ref. No. LUC 671

October 9, 1963

Mr. Walter S. S. Zane
1350 S King Street
Honolulu, Hawaii

Dear Mr. Zane:

This is to acknowledge receipt of your petition for the amendment of the temporary district boundaries established by the Land Use Commission.

The term of the last Commission expired on May 3, 1963, and a new Commission has not yet been appointed. When this has been done, we will advise you concerning the hearing of your petition.

Sincerely,

CLARENCE L. HODGE
Acting Director
Department of Planning and
Economic Development

cc: Roy Takeyama, Attorney General's Office

John A. Burns
xxxxxxxxxxxxxx

Ref. No. LUC 666

October 7, 1963

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

Attention: Mr. Robert Ohata, Planning Director

Gentlemen:

Pursuant to Section 98H-4, RLH 1955, as amended, a copy of the Petition for Amendment of Temporary District Boundary submitted by Walter S. S. Zane is forwarded for your comments and recommendations.

Sincerely,

CLARENCE L. HODGE
Acting Director
Department of Planning and
Economic Development

Enclosure

STATE OF HAWAII
LAND USE COMMISSION

426 Queen Street
Honolulu, Hawaii

RECEIVED
OCT 7 1963
State of Hawaii
LAND USE COMMISSION

This space for LUC use

Date Petition and Fee received by LUC

Date forwarded to County for recommendation 10/7/63

Date Petition, and County recommendation received by LUC 10/24/63

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-6* to change the district designation of the following described property from its present classification in a(n) *Agricultural* district into a(n) ~~*Residential*~~ *Rural* district.

Description of property:

3-9-01-35 Area ---41 ac

Petitioner's interest in subject property:

OWNER

Petitioner's reason(s) for requesting boundary change:
There is a need for one (1) ac estate type subdivision in this area,

As the N-W corner of this parcel, which already in a residential subdivision(KEHEI HIGHT)

(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 usable and adaptable for the use it is proposed to be classified.

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

Signature(s) Walter S.S. Zane

Walter S.S. Zane

Address: 1350 S. King St

Telephone: 583657

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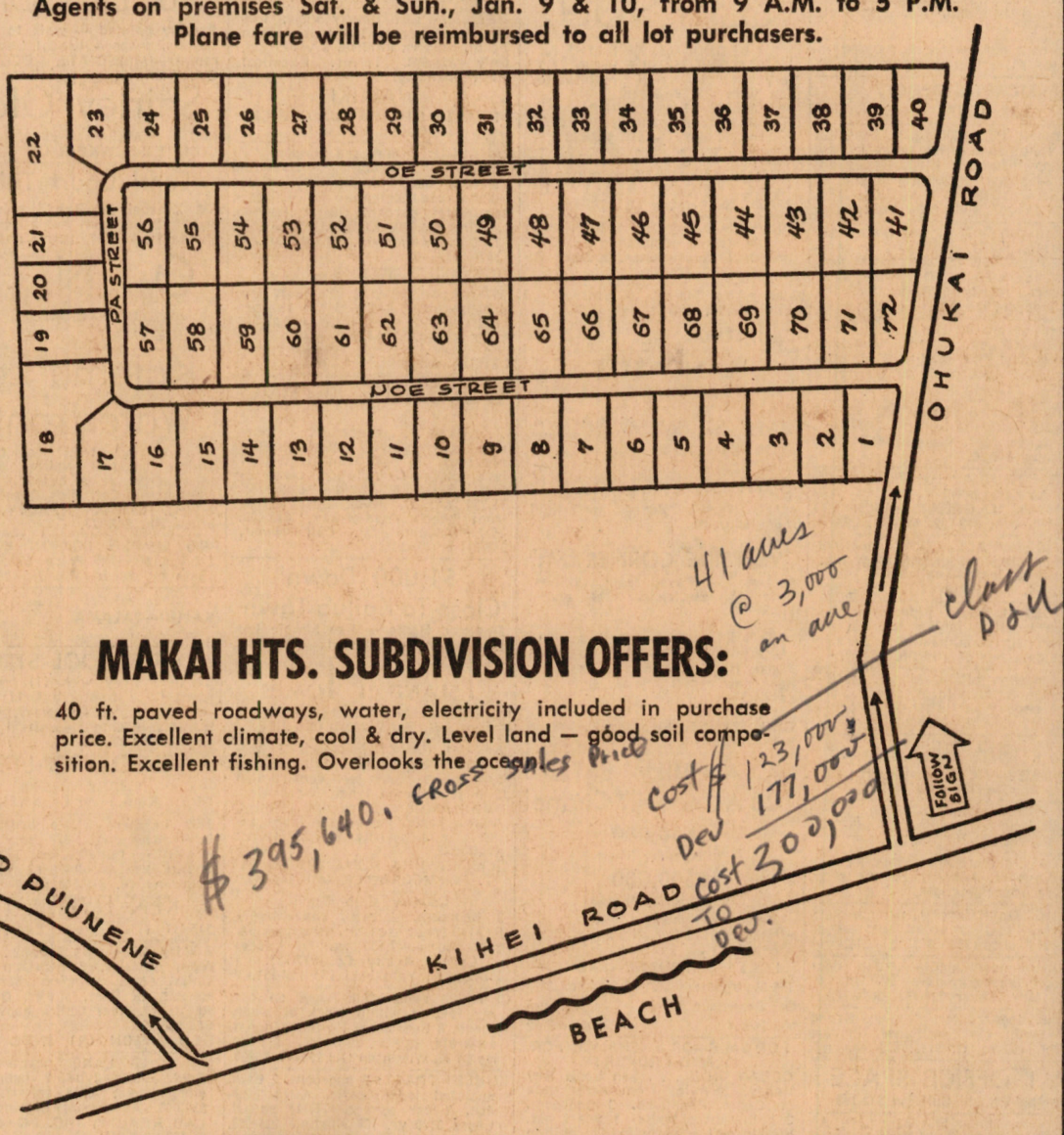

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40 ft. paved roadways, water, electricity included in purchase price. Excellent climate, cool & dry. Level land — good soil composition. Excellent fishing. Overlooks the ocean.

WALTER S. S. ZANE

Developer & Realtor

Ph. 583-657 **Room 201, 1350 So. KING ST.**

ASSOCIATE BROKERS: Kaoru Kai Realty, Inc. (R) 583-657
Douglas Kai (S) 583-657 Arthur Zane (R) 700-147
Edward's Realty (R) 506-660 Robert Nakata (R) 998-123
MAUI—George Ezaki (R) 321-415

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Resident manager 904-695
BISHOP TRUST 563-771

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Ph. 938-767, Mrs. Branch

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AIKIKI: 1 bedroom, sleeping for 3. Rent $130 to $150, 3 mo. lease only. all 934-188 up to 6 P.M. Ask for Ethel.

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BISHOP TRUST 563-771

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Bethel-Pauahi Building 512-188

alihi—on Kohou St. 683 sq. ft. Air conditioning & utilities included. Ample parking. Ph. 813-631, Lum.

ffices 435 to 3,000 sq. ft. at 1110 UNIVERSITY AVE. Air conditioning, parking 35 cents sq. ft. 563-571.

apahulu store space, main floor 700 sq. ft. $150. 777-715, 982-738.

earl City air conditioned office rent part or all 1,195 ft. 25c ft. 566-868

AIMUKI office. Modern bldg. AMPLE PARKING. 744-320; 774-222.

Waikiki: Office space near Kuhio Theater. Ph. 994-891, 993-727.

WAIKIKI OFFICE SPACE
KELLER-REALTOR—936-571

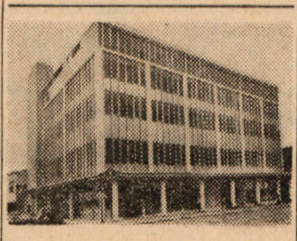
ew 25c ft. Kapiolani—Near Ala Moana Center, ample parking 573-164.

Music studio with piano & air conditioner. Ph. 770-731 eves.

75 to $85 OFFICE space in Kalihi, mo. to mo. or lease. Ph. 853-212.

over 600 sq. ft. concrete store. $110

29—STORES & OFFICES FOR RENT



YEE HOP PLAZA
King & Maunakea Sts. IMMEDIATE OCCUPANCY. Air conditioned. 2 Elevators. Stores, offices, roof garden. 500 to 10,000 ft. areas. 30c per Sq. Ft. & Up.

Courtesy to brokers by arrangements
YEE HOP REALTY, LTD.
PHONE: 587-385

OFFICE SPACE
Air conditioned
Area: 520 sq. ft.
Ground Floor
Central Pacific Bank
(Kaneohe Branch Bldg.)
Corner Kam Hwy.
William Henry Rd.

INQUIRE:
Richard Murakami, Mgr.
PH. 242-131

Conveniently located between Waikiki & Ala Moana Center—2 air conditioned offices, each with large storage space. Ideal for manufacturers representative.

OFFICE 144 sq. ft.
STORAGE 432 sq. ft.—$70

OFFICE 448 sq. ft.
STORAGE 896 sq. ft.—$95

Ph. 966-622 The Kalia, 425 Ena Rd.

30—WAREHOUSE & BUSINESS PROPERTY—RENT OR LEASE

IMMACULATE 800 ft. air conditioned office. 2,000 ft. warehouse newly reconditioned, off-street parking. Call 510-295

5,000 Sq. ft. warehouse, 10c per. 700 sq. ft., air-conditioned offices. Airport Industrial Park. 853-977 wk. days.

WAREHOUSE,
2900 sq. ft. Colburn St. Will divide or lease all. Ph. 560-021.

For lease: 3,900 ft. can be divided; 1,794 ft. shop area. Near Ala Moana Center. 960-707.

New 10,000 sq. ft. warehouse with parking, concrete floors & walls. Call Mr. Ing 570-4263.

Commercial-Industrial Properties
HAWAIIAN PROPERTIES, LTD.
939-802 All Hours.

Rent or lease warehouse. Mapunapuna area. Ph. 892-774.

Small warehouse on Makaloa St. near Keeaumoku. Ph. 995-926.

31—REAL ESTATE FOR EXCHANGE

KAILUA: charming and private 2 bedroom, 1½ bath home on beachside of Kalaheo. (Leasehold) Will exchange for apt. in Colony Surf.

VELVA BERGEVIN
REALTOR-MLS
307 Lewers—Suite 501
PH. 936-528 All Hours

Defer Capital gain taxes. Exchanging may be your answer.
REAL ESTATE EXCHANGE
1110 McCully St. 998-602, 24 hrs.

31—REAL ESTATE DEALERS

HONOLULU REALTY CO.
567-391, 97-097

OSCAR M. NISHIHIRA (R) MLS
119 Merchant 571-877, res. 250-457

JOHN F. NASH
Realtor—974-11

32—REAL ESTATE FOR SALE

AINA HAINA TO KULIOUOU

WATERFRONT

residence on 20,609 sq. ft. FEE SIMPLE land! This most attractive 4 bedroom, 3 bath home plus maid's quarters is dramatically situated right on the water offering an undisturbed view of the beautiful blue Pacific. Once you enter this home, all the cares of the world are shut away and peace and serenity become the keynote of living.

BREVET & HOLBROOK
939-861 Realtors Eve. 33-381

AINA HAINA—Kirkwood Pl., Attractive 3 bedroom, 2 bath redwood home with fireplace on large leased lot. Spacious lanai with outdoor dining space and ocean view. Priced in mid-thirties. Good financing available. IMMEDIATE OCCUPANCY, Betty Wilson (R) 706-681.

John McCurry
REALTOR MLS 934-034

$34,900
4 BEDROOMS, 2½ BATHS
LARGE FEE SIMPLE VIEW LOT
Very private, well maintained, nice yard for children.
MAKE US AN OFFER!!
Reinhardt Realty 994-595;
res. 994-557, 264-517, 937-190

3 Bedroom home 5 yrs. old. 7,579 sq. ft. fee simple. $26,750 on reasonable terms. LEILANI REALTY CO. 977-235, Nakamura (B) 983-154.

NIU Valley 4 bedroom, 2 bath, large family room, enclosed yard. 7,500 sq. ft. $175 yr. lease. $29,000. By owner. Ph. 773-583.

Lower Aina Haina: 3 bedroom, 2 bath, 10,000 sq. ft. fee. 507-283.

CALIFORNIA

LANCASTER
HERE ARE SOME BARGAINS!

45TH ST. WEST & Ave. A4. 2½ acres.
$3,990. Easy Terms.

35TH ST. EAST near Ave. H. Corner 5 acres. $6,990. Zoned for light manufacturing.

WESTSIDE CORNER 34th St. & Ave. N-3. Paved roads, utilities, water & electricity. 2¾ acres. $10,990.

10, 20, 40 ACRES Ave. J. East in Water District, power to property, near new resort homes. Only $495 per acre.

GAIL WAYNE, Licensed Broker in both Hawaii & Calif. Ph. 935-023.

OCEAN VIEW ESTATE
120 Acres—Nr. Carmel
$650,000
with lovely home
$500,000
without home area
*By Coast Highway 1
*Near Pt. Lobos & Highlands Inn
*Zoned R1
LORETTA MOUBER—BROKER
155 Montgomery St. Rt. 3, Box 3395
San Francisco Carmel
YU 1-2844 MA 4-5152

FOR SALE—OR EXCHANGE FOR ISLAND PROPERTY
OCEAN SIDE . . . San Louis Rey Valley. 2 miles from main gate of Camp Pendleton, 3 bedroom, 2 bath stucco house, 5 years old. Wall-to-wall carpeting, built-in range & garbage disposal. Fenced yard, open patio, 2 car garage. $16,950.
EILEEN
WATKINS
Real Estate 268-134, Eves. 255-679

Three Tracts 50 to 80 Miles North of San Francisco
Ocean & Creek Frontage
1,000, 1,500 and 5,000 acres respectively, well suited for early development and priced to sell. Call part owner, room 425 Moana Hotel.

Palmdale & Lancaster, Calif.
Business & light industrial properties. Only 23c & 3c per sq. ft.
FRED BLANCO (R) 569-314.

Antelope Valley, 2 acres, $1,495. 108 E. 11th St., L.A., Calif.

32—REAL ESTATE FOR SALE

CALIFORNIA

70 acres in San Bernadino. Residential & business zoned. Felzer & Beamer, Inc. 993-331 Eves. Harry Kiyabu (S) 812-409

EWA-WAIPAHU AREA

WAIPAHU GARDENS
FEE SIMPLE
NEW 3-BEDROOM HOMES
IMMEDIATE OCCUPANCY
6,000 plus sq. ft. lots
Price $22,500
Open Sundays
10 A.M. TO 5 P.M.
McQuerrey Realty Co.
Phone 993-122
Okazaki Realty Co.
Phone 574-956
After Hours:
TAD KANEKO (R) 451-284
FUMIE SHIMAZU (R) 990-164
RIKI WATANABE (S) 673-512

91-826 Kimopelekane Road
Near School And Shopping On 5,863 sq. ft. Level, Fee Simple Lot. 4 Years Old 3 bedroom Home in Excellent Condition.
ONLY.....$21,300
LEO MANOL (R)
Phone 565-050, 24 Hours

MAKALILO CITY
"Oahu's First Planned City"
BRAND NEW HOMES
FINANCE REALTY CO.
575-212 Sales office 675-493
Eves. Henry Chang (R) 504-169
Larry Tong (S) 675-392
Clarence Choy (S) 245-008

EWA BEACH
Gracious home on a 6,744 sq. ft. beautifully landscaped lot. 3 Bedroom very attractively decorated. Ample storage, screened lanai, fenced yard. Long lease. $17,500.
NAOMI GROUT
686-022 REAL ESTATE 404-037

New homes. Ready soon, back of KAHU radio station, near park, schools. 5 plans. $24,950—$26,750. Financing available. WALTER CHANG (B) 621-133, eve. 771-356.

INCOME property. Earn 12 per cent on investment. Ewa Beach single unit rental. 492-965 eves.

Leeward Estate: 3 bedroom, no down payment. $124 mo. 960-394, after 5.

Leeward Estate, 3 bedroom, covered lanai fenced yard, low down. 686-560

HAWAII

BY OWNER. 4 MOS. NEW. Hawaii Kai Triangle. 3 bedroom, 2 bath, dining room, family, large covered lanai, heavy shake roof, double wall, wolmanized, enclosed yard, landscaped, built-ins, Price $35,900. Ph. 39-181 for appointment.

KAPOHO BEACH—Improved choice view lot on Bay (swimming, etc.) 60c sq. ft. Fee Simple. Call Owner, 265-778.

HAWAII KAI AREA
PORTLOCK ROAD

Kapulena Loop- Brand new AIA home. Immediate occupancy $1,500 down. Excellent terms.
OKAZAKI REALTY CO 574-956
Eves. 673-512, 451-284, 990-164

Immaculate 3 bedroom & patio. Yard well landscaped. 6303 Ookala Pl. $33,900. Wong (B) 991-594, 992-716.

Hawaii-Kai: 10,315 sq. ft. lot. Next to water. Owner. 362-118.

KAHALA DIAMOND HEAD AREA

DIAMOND HEAD
Fee Simple, 3-bedroom, 2-bath, view homes are hard to find in this area for $69,500. Call us. We have one.
ISLAND HOMES
Office Hours Phone—569-611
Eves.: Caroline Lum (S) 938-345

INCOME PROPERTY
on Kahala Avenue. 4 cottages in excellent condition. Grossing $7,980 per year. Land area .323 acre. (Leasehold)
VELVA BERGEVIN
REALTOR-MLS
307 Lewers—Suite 501
PH. 936-528 All Hours

COLONY SURF
4th floor Apartment with that wonderful view of Diamond Head and the blue Pacific. Swimming at your doorstep. Parking, drapes and carpeting included. $23,250.
ISLAND HOMES
Office Hours Phone—569-611
Eves.: Caroline Lum (S) 938-345

BLACK POINT—A Little Gem Spectacular view. 1st time offered.
BILL PAPE (R) 936-676

KAHALUU TO KAHUKU

$2,000 DOWN
FEE SIMPLE level lot. Large 3 bedrooms, built-in range & oven, hardwood floors, drapes. Immediate occupancy. $23,900.
TOWN & COUNTRY
244-504 REALTY Eves. 32-793

FEE SIMPLE. Lovely view, lulu St. 3 bedrooms, 1½ baths, open beam, modern kitchen, 3 years old. Only $26,500. Terms. Excellent FHA financing.
WAIKIKI
REALTY LTD. KAILUA OFFICE
316 Uluniu St., 268-123

KAHALUU: 1 acre fee simple. Well cared 3 bedroom. A running stream back of property, nicely landscaped, potential for fishpond or water garden. Owner leaving. Asking $36,000. KOOLAU REALTY, INC. 242-644; eves. 95-138, 242-567, 507-634.

NEW YEAR'S SPECIAL
$2,000 down, balance like rent, new 4 bedrooms, 2 baths, 2 car garage. 10,000 sq. ft. lot. HALE REALTY LTD. 563-547, 776-530.

KAILUA AREA

GORGEOUS SETTING
. . . Quiet . . . peaceful . . . modern, heavily built, double wall 3 bedroom, 2½ bath home with split face block & redwood construction. Patio & maid's quarters. 11,250 sq. ft. level. Just across from beach right-of-way. $45,000. 1527 Mokulua Dr. Call owner, 265-711 or 638-210.

$1,000 Down
Close To Kailua Town
Redwood Home — Fee Simple Lot
Level Yard — Fenced — $22,900.
ISLAND HOMES
Office Hours Phone—569-611
Eves: W. Pat Wyman (R) 333-67

AIKAHI PARK; Excellent 3 bedroom, 2 bath home with built-in appliances, double wall construction & huge enclosed lanai. Nice neighborhood with underground utilities. A new home, yet all the landscaping is in. Leasehold. $31,500. Terms available.
Call EDWINA KUHA (R) 242-375
T. F. McCORMACK (R) 586-942.

Country Club Knoll
3 Bedroom, 2 bath, conveniently located near schools, shopping & golf course. 7,503 sq. ft. Lease.
Leilani Realty Co. 977-235.
eves. K. Yamasaki (S) 757-151.

Charming ranch-style home on corner fee lot within block of sandy beach. 3 Bedrooms, 1½ baths, lanai, separate guest quarters. $31,950. Helen K. Wilkinson (R) 996491, 95838.

KUULEI TRACT: 3 bedroom, 2 bath, enclosed lanai, patio, extra storage, 2 car garage. 11,117 sq. ft. Lease $170 yr. 138 Kuuhale 256-803.

By owner. Country Club Knoll. 3 bedroom, 2 bath. Leasehold. 160 Alala Rd., adjacent Lanikai School. 250-449 after 5.

Old, small, 3 bedroom, 2 bath house on 5,000 ft. Fee lot, near beach & shopping. Only $20,000 for quick sale. Terms. CORBETT (R) 268-194.

3½ yr. old newly painted 3 bedroom, 2 bath on 10,200 sq. ft. leasehold, completely fenced. Large patio. $26,750. Ph. 250-719.

3 bedrooms, 2 baths, convenient location. FEE SIMPLE. Only $22,300, Ted Waters (R) 269-988; eves. 251-652.

Fee Simple corner with architect designed 2 bedroom. $22,000 low down. Sue West (R) 994-891, 269-124.

Kalaheo Hillside: nice 3 bedroom, 2 bath, ocean view, near Aikahi School $26,900. Sue West (R) 994-891.

2 bedroom & cottage, 442 Olomana St. Ph. 262-724.

32—REAL ESTATE FOR SALE

KAILUA AREA

IMMEDIATE OCCUPANCY
Looks good enough to eat! It will be a pleasure for us to show you this spacious 3 bedroom, 2 bath home of impeccable taste. Overhead doors enclose the double garage, even a small orchid house for YOU with a green thumb. Priced to sell now with all appliances.

FOR A PALTRY $34,900
You can have 4 bedrooms, 2 baths plus dressing room, modernistic fire place in living room. Family room of immense proportions. Storage space even you will have trouble filling up.

COMPLETELY FURNISHED
2 bedroom cottage on a corner lot. Would you like being across the street from Oahu's most beautiful beach. Call us Quick!!!! $21,500.

CHARM IN FEE SIMPLE
See this quality Kaneohe Bay Drive property. View home. 3 bedrooms, 2½ baths. All terms will be considered. $47,000.

VAN COTT
267-057 Realty 256-155
268-489 264-673 256-668 256-969

KAILUA: $2,000 down to qualified buyer. 3 bedroom home, hollow tile & redwood. Built-ins. Over 5,000 sq. ft. FEE.
KAILUA: $1,500 down will move you into a cozy 2 bedroom home now. Appliances & Misc. furniture. Owner will finance. Asking $21,500.
KAILUA HGTS.: 3 bedroom, 1½ bath, patio slab, extra bath. 6,500 sq. ft. FEE. ½ block from elementary school. $23,900.
KAILUA: Modern 3 bedroom, partially enclosed lanai, built-in appliances & refrigerator. 5,000 sq. ft. in FEE. Asking $23,900.
KANEOHE: Price reduced to $24,700. 3 bedrooms with enclosed patio, hardwood floors, drapes, refrigerator, range, automatic washer & extras. 5,980 sq. ft. FEE.
FERRY & ASSOCIATES REALTY
251-708, 255-407, 250-156, 268-811, 39-128

FOR THE NEW YEAR
*SPACIOUS LIVING for the large family in this custom home. Four large bedrooms, 3 complete baths, set on hillside above Kaneohe Bay. Lease. Asking $45,000.

*KANEOHE BAY DRIVE — Near Yacht Club. Spacious 4 bedroom, 3 bath hollow-tile and redwood. Fireplace. Level lot. Kailua School District. Lease $59,500.

Scenic Oahu
Realty Co., Inc.
(S. W. Tompkins, Realtors)
22 Oneawa St., Kailua
Ph. 255-506
Eves., 267-259, 937-117, 255-474

IDEAL FOR A COUPLE
Charming 2 bedroom, 1½ bath home on the beach side of Kalaheo. Tastefully decorated and offering complete privacy. Separate dining room, lanai and patio. Private right-of-way to beach. Owner will sell or exchange for apt. in Colony Surf. (Leasehold)
VELVA BERGEVIN
REALTOR—MLS
307 Lewers—Suite 801
PH. 936-528 All Hours

FEE SIMPLE
THIS THREE bedroom home with large covered patio is priced right at $23,600. Good working kitchen has built-in range and oven. Kainalu School.
OVERLOOKING Hauula Beach Park. Corner lot, three bedroom home and separate studio. Ideal for vacations and income. $18,000.
KAILUA BROKERS
Open All Day—Every Day
414 Uluniu St. Ph.: 251-784

ALEWA HEIGHTS
$42,500.
Modern 3-bedroom, multi-bath, redwood home on level yard. Home set-back to provide good privacy. Very handy location close to town. Quick occupancy possible.
ISLAND HOMES
Office Hours Phone—569-611
Eves: W. Pat Wyman (R) 333-67

Call today about our 2 Extra Specials just off Kaneohe Bay Drive! Both 3 bedrooms—one is very luxurious with fireplace, boat dock, etc. on the water—the other is comfy and cozy on quiet dead end street with lovely Oriental shrine and garden.
Anne O'Neill
(B) 250-212, 250-353, 250-297
Eve. Velma Brittain (S) 268-011

4 BEDROOMS
Freshly painted — walk to Kailua schools, shops & beach! Low lease rentals—IMMEDIATE OCCUPANCY! TERMS!
Shirley Olds
INC. MLS-Realtors 506-578
CONNIE SHOWKEIR (S) 269-280

Land Court Title!
540 Kihapai St. Fee Simple 5,320 sq. ft. 2 bedroom home corner of Punaa St. $17,500. Terms available!
Oscar Nishihira
REALTOR-MLS
OFFICE 571-877 RES. 250-457

Kalama Lot Waterfront!
A rare find. 14,810 sq. ft. Fee Simple lot just waiting for the construction of a beautiful beach front home. Call Dick Questad (R) 255-233. BISHOP REALTY, Main office Ph. 507-477.

FEE SIMPLE LOT IN KALAMA, 10,000 sq. ft. Price $22,500. For Sale by owner. Ph. 265-126.

KALIHI—PALAMA

OFF SCHOOL STREET
Large 2 story with (1) two Bedroom (2) 1 Bedroom & (1) Studio —Fee Simple Property. Present monthly income $285. Steal this at only $7,000 Down.
ILCOL REALTY
PHONE: 996-102
EVE.: Kam Fong Chun (S) 775-205

2230 Lokelani St. 6 bedroom, 3 bath home on 5,677 sq. ft. lot. Presently rented for $285 mo. Shown by appointment only, 48 hours notice. $49,500.
KEN UYEDA (R)
507-611 Eves. 552-795

2 story home with 3 baths. 3 bedroom upstairs, 3 bedroom downstairs, extra room on rear. Near schools, buslines, stores. On 4,415 sq. ft. lot. Near Gulick above King St. $30,000.
BEN AYSON (R) 59-978, 934-211

1042 LONG LANE near Vineyard Blvd. Older type 2 bedroom, 2 story home. 4,713 sq. ft. Asking $30,000. Agreement of sale. KOOLAU REALTY, INC. 242-644; eves. 95-138, 242-567, 507-634.

Waiakamilo Industrial lot. 10,114 sq. ft. $8.25 per sq. ft. C. & K. Enterprises, Inc. Ph. 994-148. Wm. Chinen (S) 775-865.

$2500 down. 3 bedroom home, only 7 years old, fee simple. Priced at only $22,500. 1560 Moani St. TED MATSUO (B) 701-405; 982-564.

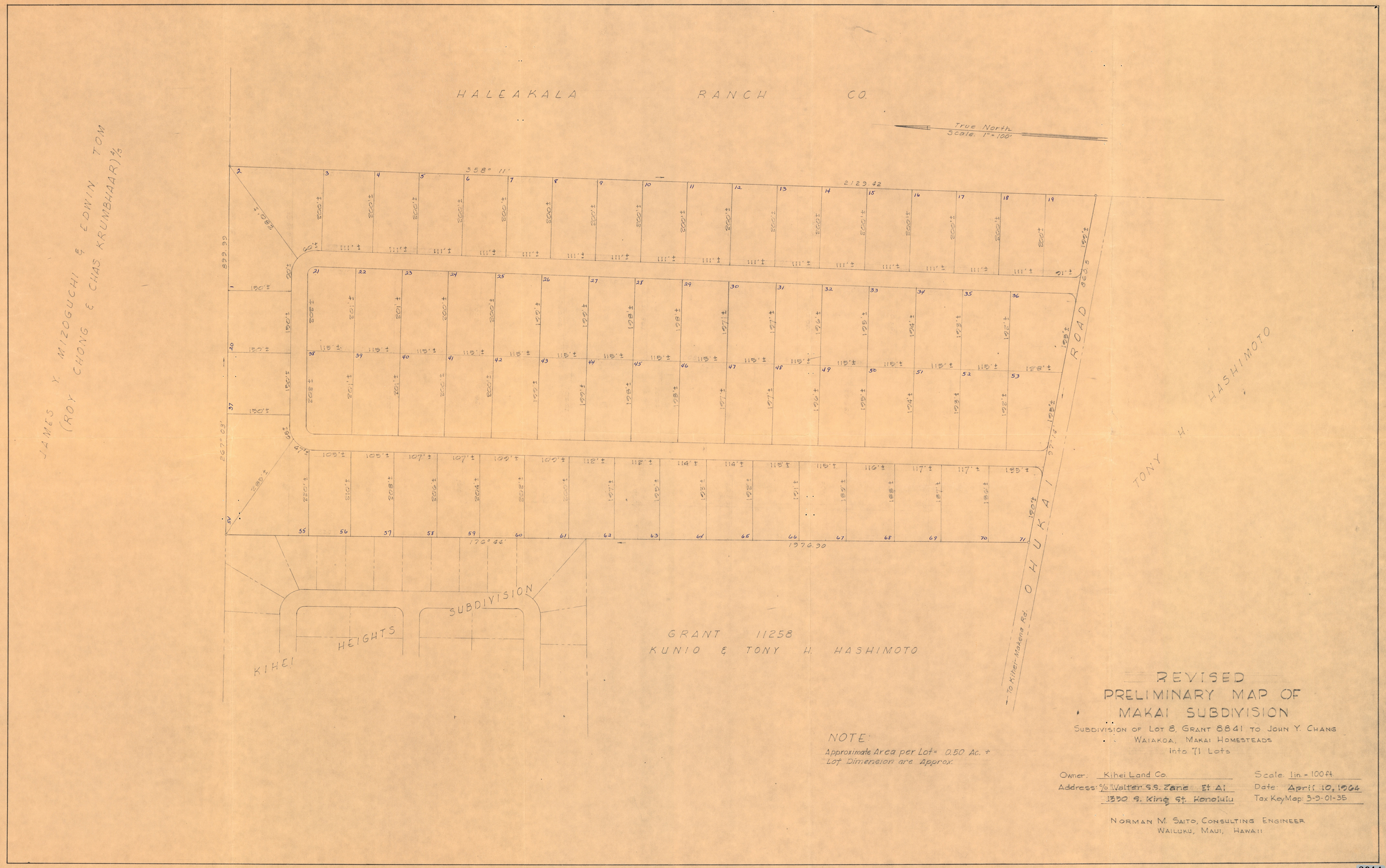
Kalihi 2 story home, 2 bedrooms upstairs, 2 bedrooms downstairs—2 complete units. $27,400. R. Chiya (R) 583-932, 983-220.

Two 2 bedroom homes. 5,000 sq. ft. Fee Simple. $30,000. R. GANIR (R) MLS 501-112, 851-483.

Lease or sale, 2 bedroom cottage, room for shop in back, 855-530 after 5 P.M.

Reduced to $37,000. Brand new 3 bedroom, 1½ bath, built-ins. 7,539 sq. ft. corner lot. 779-910.

INCOME: Four 2 bedroom units.
ANDY YUKITOMO (B) 574-482.

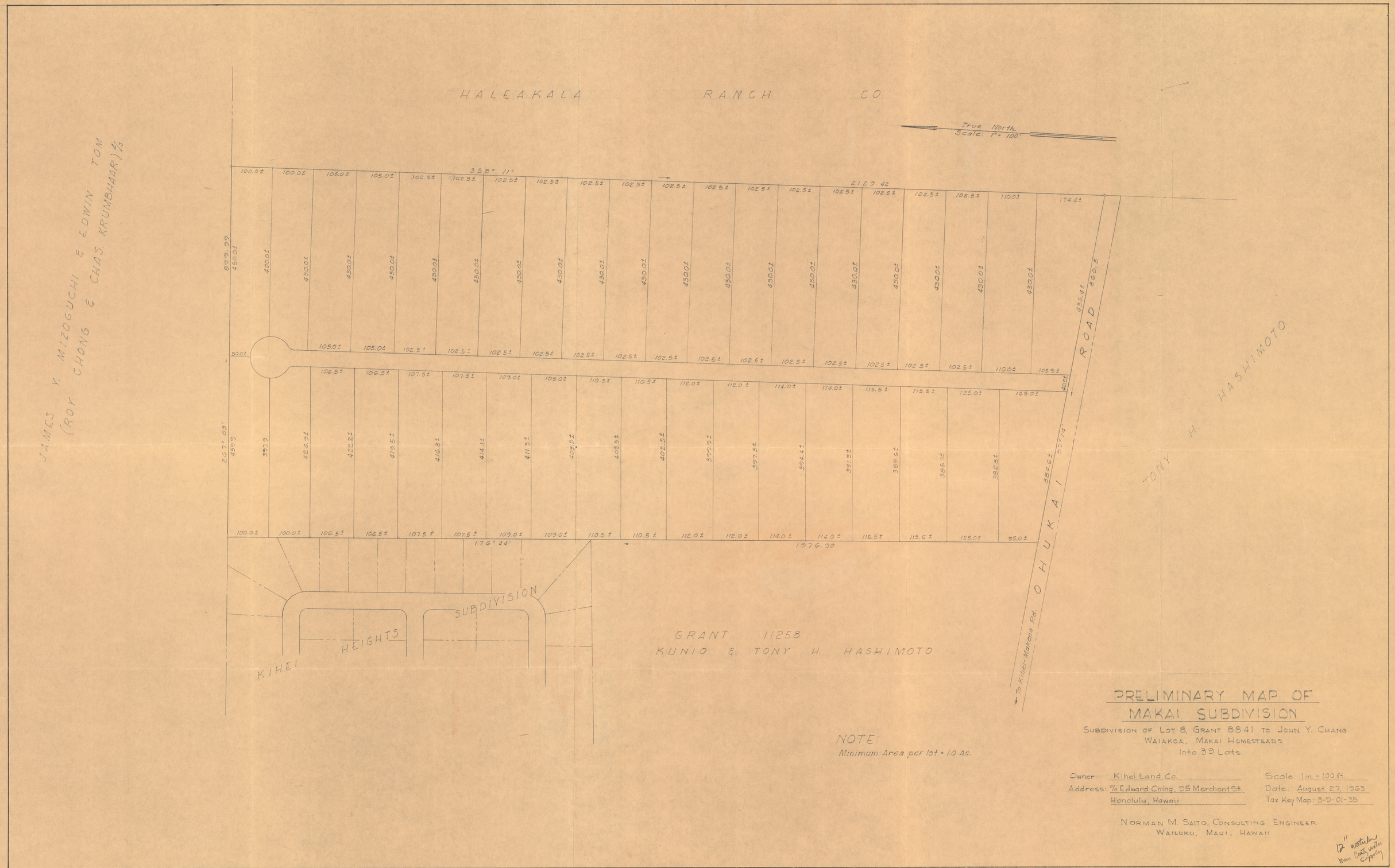

HALEAKALA RANCH CO.
True North
Scale: 1" = 100'
358° 11'
2129.42
899.99
860.5
267° 03'
176° 44'
1976.90
97° 14'
JAMES Y. MIZOGUCHI & EDWIN TOM
(ROY CHONG & CHAS. KRUMBHAAR) 4/5
TONY H. HASHIMOTO
OHUKAI ROAD
To Kihei-Makena Rd.
KIHEI HEIGHTS SUBDIVISION
GRANT 11258
KUNIO & TONY H. HASHIMOTO
NOTE:
Approximate Area per Lot = 0.50 Ac. +
Lot Dimension are Approx.
REVISED
PRELIMINARY MAP OF
MAKAI SUBDIVISION
SUBDIVISION OF LOT 8, GRANT 8841 TO JOHN Y. CHANG
WAIAKOA, MAKAI HOMESTEADS
into 71 Lots
Owner: Kihei Land Co.
Address: c/o Walter S.S. Zane Et Al
1330 S. King St. Honolulu
Scale: 1in. = 100ft.
Date: April 10, 1964
Tax Key Map: 3-9-01-35
NORMAN M. SAITO, CONSULTING ENGINEER
WAILUKU, MAUI, HAWAII

3914

Submitted w/ltr
~~dated~~ rcvd 5/8/64
from Walter S.S. Lane
re: Makai Sub.Bd.D.
N Kihei, Maui
their petition

RECEIVED
MAY 8 1964
State of Hawaii
LAND USE COMMISSION

3915


HALEAKALA RANCH CO.
True North
Scale: 1" = 100'
JAMES Y. MIZOGUCHI & EDWIN TOM
(ROY CHONG & CHAS. KRUMBHAAR) 4/5
358° 11'
2129.42
899.99
267° 03'
176° 44'
1976.90
97° 14'
860.5
OHUKAI ROAD
To Kihei-Makena Rd.
TONY H. HASHIMOTO
KIHEI HEIGHTS SUBDIVISION
GRANT 11258
KUNIO & TONY H. HASHIMOTO
NOTE:
Minimum Area per lot = 1.0 Ac.
PRELIMINARY MAP OF
MAKAI SUBDIVISION
SUBDIVISION OF LOT 8, GRANT 8841 TO JOHN Y. CHANG
WAIAKOA, MAKAI HOMESTEADS
Into 39 Lots
Owner: Kihei Land Co.
Address: % Edward Ching, 95 Merchant St.
Honolulu, Hawaii
Scale: 1 in. = 100 ft.
Date: August 27, 1963
Tax Key Map: 3-9-01-35
NORMAN M. SAITO, CONSULTING ENGINEER
WAILUKU, MAUI, HAWAII
12" waterline
Maui County water Supply

3916

ALL AGRICULTURE (GRAZING) ZONE 2 SEC. 2

TRUE NORTH Scale: 1" = 300'

SEC. 8 AGRICULTURE GRAZING - Keawe

ZONE 2 SEC. 2

ZONE 3

John K. Chong, Johanna B. Folk - Dower, (Fred K. C. Auyoung, Stephen Hau - 1/2) Als, (Walter S. S. Zahn) Sub - 1/6

GR. 8841

VACANT - OPEN LAND 41.00 Acs.

Keawe, Brush, + Shrubs

35

Tony H. Hashimoto & wf Hildegard Z. - T/E

(28.70 acs.) (DIV. AGR.) 58.70 acs.

Keawe, Brush Shrubs

34

Kuniye Tony H. Hashimoto - T/c

Gr. 11258

GRAZING Keawe, Brush 32.23 Acs. Shrubs

(30.0 Acs.) OPEN LAND GR. Keawe, Brush, Shrubs

Kaonoulu Ranch Co., Ltd.

GRAZING

148.617 Ac.

(143.23 acs.)

Maui Electric Co., Ltd. 0.488 ac.

ORCHARD

Keawe

Ralph S. Hondo & / or Harriet H. - T/E

GR. 10038

GR. A 10478

Tsuruko Uehara & Shigeru Uehara

Tyson E. Benson & wf Kathleen Mary - J/T

Harold W. Parker & wf Nellie W. - J/T - 1/2

Tsuneo E. Benson & wf Kathleen S. - J/T

Haruo Tagawa & wf Takeyo & Asa S. & Koki - J/T

Herbert K. Padilla, Alipio Padilla & Harold K. Padilla - J/T

Robert E.K.D. Lee & wf Judith P.S. - T/E

Emily A. Lau

Keawe

Gr. 11298

Gr. 12179

Gr. 11966

Takesei Susukuma

Gr. 11301

Augusto P. Pimentel

Midori Yamamoto

Charles Kuniyoshi & wf Lillian

Joseph H. Cabrinha & wf Margaret - J/T

Mildred B. Baldwin - Life

Gr. 11203 Alfred A. Levin - T/E

Gr. 11400

Gr. 11298

Gr. 11287

Gr. 11288

Gr. 11289

Gr. 11290

Gr. 11291

Gr. 11292

Gr. 11293

Gr. 11294

Gr. 11295

Gr. 11296

Gr. 11297

Gr. 11299

Gr. 11300

Gr. 11302

Gr. 11303

Gr. 11304

Gr. 11305

Gr. 11306

Gr. 11307

Gr. 11308

Gr. 11309

Gr. 11310

Gr. 11311

Gr. 11312

Gr. 11313

Gr. 11314

Gr. 11315

Gr. 11316

Gr. 11317

Gr. 11318

Gr. 11319

Gr. 11320

Gr. 11321

Gr.

DEC 5 1940
MAR 5 1943
NOV 11 1943
MAR 25 1944
FEB 14 1945
JUN 14 1945
OCT 10 1945
SEP 1945
DEC 30 1949
FEB 3 1950
FEB 15 1950
APR 25 1951
JUN 1953
NOV 1953
MAR 1954

TRUE NORTH
1" = 1000

PLAT 05

Field M Pasture

Exec Ord No 964

Exec. Ord 804

Exec. Ord No 1256

MOKULELE ROAD

KAMAAINA ROAD

MAALAEA BAY

PLAT 13

INSET Field

Pond

CENTER ROAD

SEE PLAT 13

(Kihei Farm, Inc.) le. 147.83 Acs. (89.98 Acs)

Pump

0.10 Ac. (Kihei Camp)

20

(57.85 Acs.)

PLAT 08

Exec. No. 6

HAIKU DITCH

FIELD 14

FIELD 19

FIELD 13

5230

207.09 Acs.

14

15 CAMP 13

17

Field 2

PLAT 09

7.441 Ac. (0.03 Ac.) SEE PLAT 19 (Amended)

(0.75 Ac.) POR FIELD 19

PLAT 13

Antonia F Asing (+2.15 Ac.) (0.576 Ac.)

FOR C. ANN ROAD

KIHEI PARK LOT 1

(1.72 Ac.) (County of Maui) KIHEI PARK LOT C

KIHEI ROAD

MOKULELE

110.25 Acs.

407 Ac. POR. FIELD 19

Exec. Ord. 1036

(0.170 ac.)

KIHEI WHARF

Kihei Store

[5232 sf or 0.132 ac.]

State of Hawaii (+2.3.1 Ac.) (Bd of Harbor Comm.)

UNUAO ROAD

KIHEI SCHOOL

INSET

ZONE 3 SEC 9 Plat 06

ZONE 3 SEC 8

James Mizuguchi & Tom H. Kihei Camp

Roy K.P. Chang, Charles C. Krumbaar, Estate Inc. (1/3 1/3 1/3)

Sur. 3.1038

KIHEI

Res. 2-K (Kihei Store, Inc.) le. over 0.80 ac.

3055.966 Acs.

FIELD 20 PASTURE

FIELD 18

FIELD 17

FIELD 16

FIELD 15

Pump 3-K

Kihei Camp 3

Res. 4-K

Res. 5-K.

Lowrie Ditch Grade Line

LOWRIE DITCH

Field 3

Note: All parcels owned by Alexander & Baldwin, Inc. unless otherwise noted.

ZONE 2 SEC. 5
SUBJECT TO CHANGE

POR. WAIKAPU WAILUKU MAUI

Dropped Par 9, 11, 12, 13, 3, 4, 5, 6, 8, 10, 16, 17

TAXATION MAPS BUREAU
TERRITORY OF HAWAII
TAX MAP

SECOND DIVISION		
ZONE	SEC.	PLAT
3	8	04

CONTAINING PARCELS
SCALE: 1 in. = AS NOTED

Dwg No 3-12
Source H.C.&S.Co. (Sug. Plan Map)
By: H.C.&S.Co. Ltd. 1936

3918
MAR 24 1964

CORRECTED
OCT 20 1939

True North
1" = 1000'

ZONE 2 SEC. 2A

MAKAWAO

KAONOULU

KEOKEA WAIOHULI GRAZING LEASE

KAMAOLE

PAEAHU

ZONE 3 SEC. 8

ZONE 2 SEC. 1A

WAIOHULI HOMESTEADS

KEOKEA BEACH HOMESTEADS

KAMAOLE BEACH LOTS

PORTION OF KAMAOLE HOMESTEADS

KIHEI FARM SUBDIVISION

SEE INSET B

SEE INSET A

KAIOLA PLACE

KENOLIO ROAD

KIHEI ROAD

LEILANI STREET

KAONOULU STREET

L.C.Aw. 3237

Gr. 884 41.0 Ac.

28.7 Ac.

34.6 Ac.

30.0 Ac.

Gr. 10088 4.41 Ac.

Gr. 7710 6.52 Ac.

Gr. 9681 26.14 Ac.

Gr. 8626 20.87 Ac.

Gr. 6826 20.68 Ac.

Gr. 10043 20.88 Ac.

Gr. 8112 20.03 Ac.

Gr. 6967 19.7 Ac.

Gr. 9664 19.80 Ac.

Gr. 9698 20.0 Ac.

Gr. 7681 20.1 Ac.

Gr. 7208 20.12 Ac.

Gr. 8872 19.92 Ac.

Gr. 5598 4.9 Ac.

Gr. 5597

Gr. 7425 23.93 Ac.

Gr. 10071 22.61 Ac.

Gr. 10076 22.3 Ac.

Gr. 7607 21.56 Ac.

Gr. 10297

NUUKAHILA

Gr. 2539:2
Gr. 1977

Gr. 1959

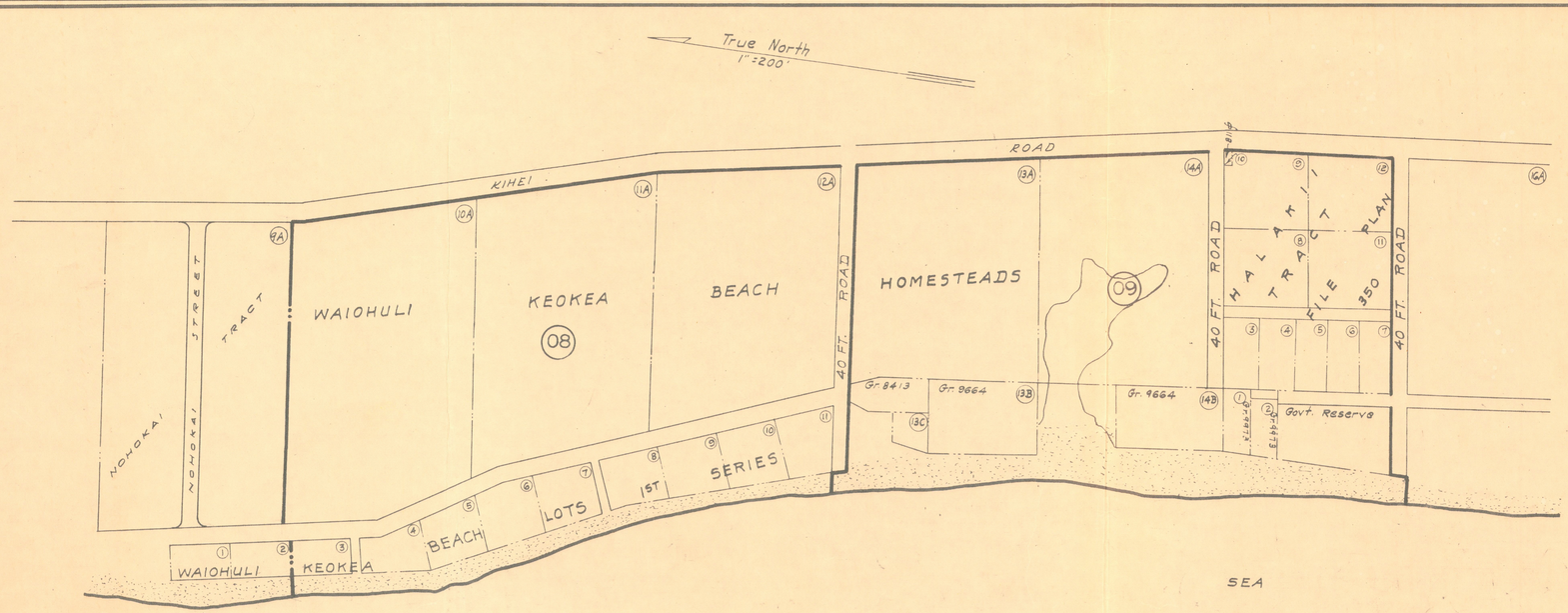
Gr. 3448-B

Ex. Gr. 96 35.09 Ac.

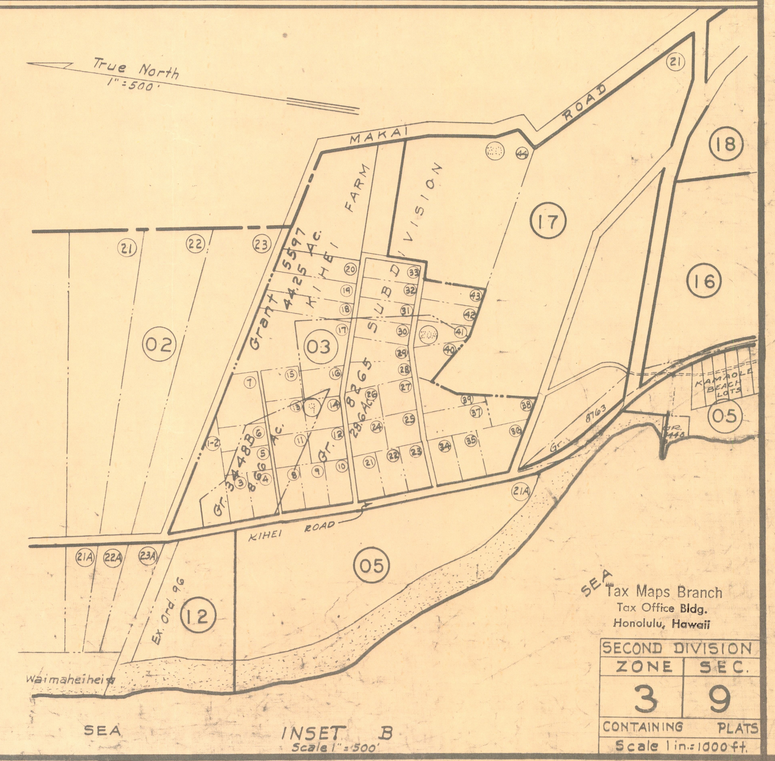
SEA

SEA

SEA



INSET A
Scale 1" = 200'



INSET B
Scale 1" = 500'

WAIOHULI KEOKEA BEACH LOTS, MAKAWAO, MAUI.

ADVANCE SHEET
SUBJECT TO CHANGE

Tax Maps Branch
Tax Office Bldg.
Honolulu, Hawaii

SECOND DIVISION	
ZONE	SEC.
3	9
CONTAINING	PLATS
Scale 1 in. = 1000 ft.	

3919

PRINTED MAR 24 1964

Dwg. No. 916
By: Y.K.C. 13.1932
Source: Terr. Survey Office

Appr. by:
Revised by:
Appr. by:

3 9 01

ZONE 2 SEC. 2 Open Land RANGE

TRUE NORTH Scale: 1" = 300'

SEC. 8

John K. Chang
Johanna B. Falk - Dower
(Fred K. S. Auyoung
Stephen Heu -J/t) Als
(Walter S.S. Zane) Sub - 4/6

GR. 8841
41.00 Acs.
Keawe
Open Land
Keawe
BRUSH
SHRUBS
GRASS

Tony H. Hashimoto & wf. Hildegard Z. - T/E
(28.70 acs.)
58.70 acs
water meters
tomatoes etc
DW Ag
VACANT
FARM
Keawe
SHRUBS
BRUSH
ROCKY LAND
open

Kunio & Tony H. Hashimoto - T/c
Gr. 9258.
32.23 Ac.
GRAZING
Keawe
BRUSH
SHRUBS
GRASS

Lapaca Blk. 8 List
HONESTEAD
ROAD

VACANT
(30.0 Acs)
open land
GR. 11400

GRAZING
Kaonoulu Ranch Co., Ltd.
148.617 Ac.
(143.230 ac.)

ZONE 2 SEC. 2
KAONOULU 3237 PARCEL

Maui Electric Co., Ltd.
0.488 ac.

KAIOA PLACER

Ralph S. Honda & C. wf. Harriet

Tyson E. Benson & wf. Kamalei Parker & wf. Nellie K. - J/t - T/E
Vacant 3.00 Acs.
Keawe
Gr. 10478

Tsuruko Uehara & Shigeru Uehara
BRUSH
Gr. 10478
8.006 Acs.

Vacant
Gr. 11379
Keawe
Gr. 11166
Vidori Yamamoto
Tokusei Gusukuma
7.57 Acs.

Samuel K. P. Chang
Kunimaro Kuwahara
Gr. 10478

Herbert K. Padilla, Alipio Padilla & Harold K. Padilla Jr.
3.50 Acs.

Robert E.K.D. Lee & wf. Judith P.S. - T/E
3.86 Acs.

Emily A. Lau

Manuel Holitzella Estate
Gr. 7107
13.66 Acs.
(13.06 Acs.)
Samuel Walsey Lee - 1/2
M.A.H. Leong - 1/2 - T/C

Kaonoulu Ranch Co., Ltd.
Gr. 12083
1 Ind. Lots
2.56 acs.
12702

Mildred B. Baldwin
3.0 acs.
Gr. (Alfred A. Levin) Als

Mildred B. Baldwin
279 acs.
Gr. 10478
Gr. 10478

Ah Moy L. Kong
Gr. 2058
2.27 Acs.

Lionel V. Dupont, Albert Janssen, Sanford T. Allen - & wf. Cressie L. - T/E
0.416 Ac.
(James G. Gibson) Als

Sarah Wakoa
Nancy Kaaloushi
Clara K. Kaohohi
Arthur Hoenaa
Edith Kaiue
Wallace Hoenaa
Rebecca Kaini
Henry Hoenaa
Clara Hoenaa
Nani Kelihamalu et al
Manuel R. Souza
5/32
Victoria Ward, Ltd. - M/c.
0.84 Ac.
L.C. Aw. 3108 : 2

PARCEL - 44
Norman Quigley & wf
Joyce L. - T/E

Owners of Parcel 43:
Motsuhachiro Yasutomi & wf. Nobe,
Todashi Yasutomi,
Chiye K. Matsuoka,
William K. Yasutomi,
Clifford M. Yasutomi,
Sueo Yasutomi,
Tsuyako K. Okuhara
- J/t

Owners of Par 89
Harold K. Parker & wf. Nellie J/T

Owners of Par 90
Tyson E. Benson & wf. Kathleen - J/T

103 & 106 Kaonoulu Ranch Co., Ltd.

Owners of Parcel 4:
William R. Aiken & wf. Harriette H. - T/E

James G. Gibson
26.0 Acs.

Roy K.P. Chang
Charles C. Krumbhaar
Jack Tsukamoto - J/t - Trustees

5.133 Acs.

Kaonoulu Street
Zane to 1048 Ave.

2.891 Acs.
(2.148 Acs.)

Lee W. Homes & wf. Zella C. - T/E
1.36 ± back

Kaonoulu Ranch Co.
2.588 Acs.
(1.176.2 acs.)

United Am...
(2.065 Acs.)

State of ...
4975 Acs.
(2.910 Acs.)
3.502 Acs

St. George Fukuoka
Masaru Yokouchi
Sadao Kon - J/t

Parcel 37
J. George Fukuoka
Masaru Yokouchi
Sadao Kon - J/t

Parcel 68:
Calvin M. Arakawa & wf. Irene M. - T/E

Sophia Cockett
Jonah Kanolio
Isaac Kanolio
George Kenolio Jr.
Paul Kenolio
Gladys Mauina
Gordon Kenolio
James Kenolio
1/6

Edward E. Teruya & wf. Clara T. - T/E - 1/2
Takeshi Teruya & wf. Alice N. - T/E - 1/6
Kenneth L. Teruya & wf. Kimi - T/E - 1/6
GR. 9681
Tsuruko Tanaki - 1/30
Elaine Yamada - 1/30
France Okamote - 1/30
Estelle Shimabukuro - 1/30
Yukiko Nishikuni - 1/30
- J/T

Kilani Carney
17.56 Acs.

Kalepalepa Church
3.0 Acs.

GR. 8767

Edward Kenolio & wf. Angeline - J/t - 1/c.
20.32 Acs.
(H. L. 37)

Kilani Carney
2.22 Acs.
GR. 8767

Parcel 13:
(Edward Kenolio & wf. Angeline K. - J/t) 1/c.
H.L. 37
1/31/58

Parcel 77:
Hawaiian Telephone Co.
26204

Parcel 78:
Everett S. Sarvis & wf. Dorothy P. - T/c

Par. 38: Alfred O. Sousa & wf. Rachael S. - T/E
Par. 108: Julia Saffery - J/t
Carl K. Pyo - J/t
Par. 109: Julia Saffery
Carl K. Pyo - J/t
Par. 110: Kiyoshi Hiramatsu
John P. Kekuna
John T. Ushijima - T/c
Par. 36: Susie M. Medeiros

KIHEI ROAD

GRANT 13515
KIHEI ROAD
INSET "A" SCALE: 1" = 100'

Parcel 39: Hashco S. Kaas
300 ft
BOAT HOUSE

Government

State of Hawaii
24.26 Acs
Beach Reserve

Johanna N. Wilcox
0.062 ac.
L.C. Aw. 5228:16
(HOA HOUSE)

Johanna N. Wilcox
0.062 ac.
L.C. Aw. 5321:2

Gr. 10478
Gr. 7459
Gr. 11301
Gr. 10478
Gr. 10478
Gr. 10478

RECEIVED
OCT 10 1939

True North
1" = 1000'

ZONE 2 SEC. 24

ZONE 3 SEC. 8

ZONE 2 SEC. 24

ZONE 2 SEC. 12

MAKAWAO

HALIIMAILE

PAEAHU

PROPOSED URBAN BOUNDARY

L.C.Aw. 3237

KEOKEA

WAIOHULI

GRAZING LOTS

HOMESTEADS

BEACH LOTS

KAMAOLE

PORTION OF KAMAOLE HOMESTEADS

WHEELER FARM SUBDIVISION

SEE INSET B

SEE INSET A

KIHEI ROAD

MAKAI PLACE

KAIOLA PLACE

KENOLIO RD

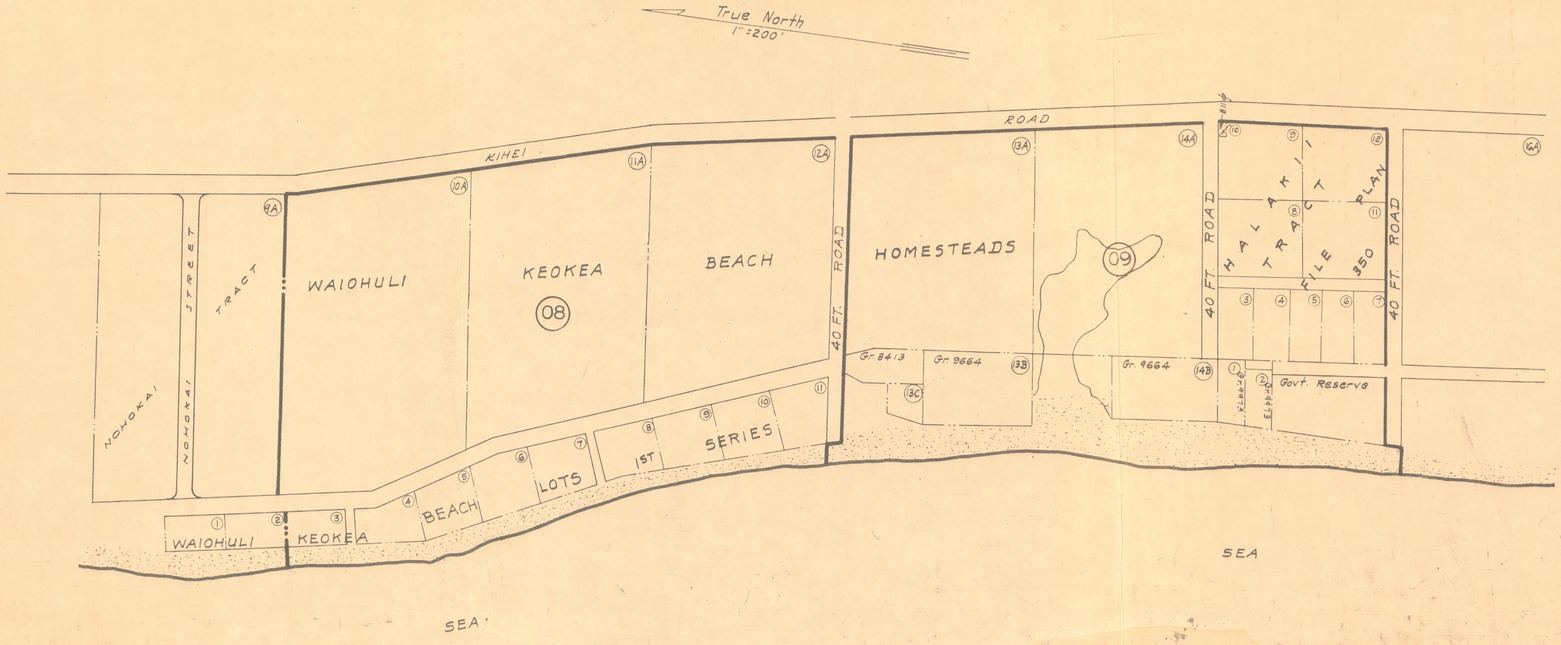
LEILANI STREET

NOHOKAI STREET

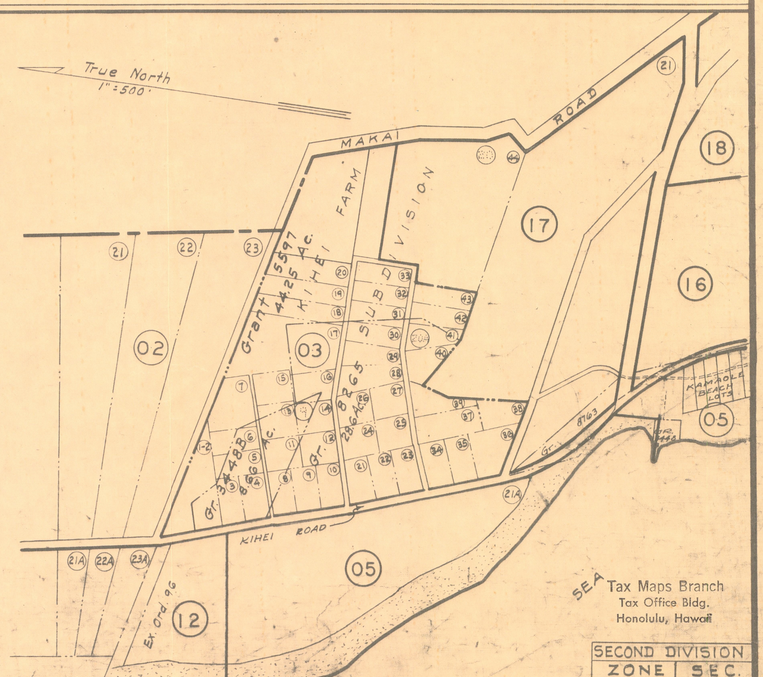
KAMAOLE BEACH LOTS

Gr 884: 4.0 Ac.
28.7 Ac.
34.6 Ac
30.0 Ac.
Gr 10081: 4.41 Ac.
Gr 7425: 4.70 Ac.
Gr 7607: 4.29 Ac.
20.3 Ac.
3.0 Ac.
Gr 8267: 17.56 Ac.
Gr 9881: 20.74 Ac.
Gr 8626: 20.87 Ac.
Gr 1937
12.51 Ac.
10 Ac.
Gr 4838: 20.88 Ac.
Gr 10043: 20.88 Ac.
20.61 Ac.
Gr 8118: 20.03 Ac.
Gr 6967: 19.7 Ac.
19.82 Ac.
Gr 9864: 19.80 Ac.
Gr 9898: 20.0 Ac.
20.2 Ac
Gr 7081: 20.1 Ac.
Gr 7208: 20.24 Ac.
20.34 Ac.
21.81 Ac.
Gr 8813: 21.57 Ac.
Gr 8772: 18.82 Ac.
Gr 7616: 1.78 Ac.
Gr 5598: 4.97 Ac.
Ex. Gr. 96: 3509 Ac.
23.42 Ac.
25.4 Ac.
26.45 Ac.
28.57 Ac.
Gr 7425: 23.93 Ac.
22.67 Ac.
Gr 10071: 22.61 Ac.
Gr 10076: 22.3 Ac.
Gr 7607: 21.56 Ac.
Gr 5008
Gr 10297
Gr 1959
Gr 2539:2
Gr 1977
Gr 3440-B
Gr 5597
Gr 10107

SEA



INSET A
Scale 1" = 200'



INSET B
Scale 1" = 500'

WAIOHULI KEOKEA BEACH LOTS, MAKAWAO, MAUI.

ADVANCE SHEET
SUBJECT TO CHANGE

Tax Maps Branch
Tax Office Bldg.
Honolulu, Hawaii

SECOND DIVISION	
ZONE	SEC.
3	9
CONTAINING	PLATS
Scale 1 in. = 1000 ft.	

Dwg. No. 916
By: K.K.C.
Source: Terr. Survey Office

Appr. by:
Revised by: 13, 1932
Appr. by:

3921

PRINTED MAR 24 1964

ZONE 3 SEC. 4

ZONE 3 SEC. 5

ZONE 3 SEC. 6

ZONE 3 SEC. 7

ZONE 2 SEC. 1

ZONE 2 SEC. 2

ZONE 2 SEC. 5

ZONE 2 SEC. 5

ZONE 2 SEC. 5

UKUMEHAME

PUUNENE

PACIFIC OCEAN

MAALAEA BAY

KEALIA POND

KIHEI ROAD

MOKULELE ROAD

To Lahaina

HONOAPIILANI HIGHWAY

To Wailuku

Waihee Ditch

Hawaiian Commerical and Sugar Company

W.A.Co. - H.C.&S.Co. Grant 3152

Compromise Adj.

Tr. No. 3521

L.C.Aw. 7713:22

L.C.Aw. 420

GR. 3943

ONEHEE

SEC. 7

SOUTH MAIN AVE.

PROSPECT

HARBOR

KANAHA POND

NORTH BASE

SOUTH BASE

MAUI LAND & PINEAPPLE CO.

MAALAEA BEACH LOTS

HALEAKALA HIGHWAY

MAUI

SPRECKELSVILLE

MAUI COUNTRY CLUB

To Paia

KAHULUI

Pipe Line

"PUUNENE"

Railroad Line

Makawao

Pipe

Main line Railroad

MENEHUNE ROAD

L.C.Aw. 5230

Kihei Railroad

New Maui Airport

KAMAAINA ROAD

Haiku Ditch

Kula Road

Railroad

Pipe Line

Kihei Landing

KIHEI

WAIAKOA HOMESTEAD ZONE 3 SEC. 3

UNTAPPED ROAD

Upper Kihei Railroad

To Makawao

PUU KOAE

L.C.App. 4

PORTUGUESE CAMP

Upper Makawao Road

Camp 5½

Ditch

LOWRIE DITCH

EXTENSION

Gr. 3565

Keahua Stable

KALIALINUI

KAILUA

MAKAWAO

HALIMAILE

01 02 03 04 05 06 07 08 09 10 11 12 13 14 15 16 17 18 19 20 21 22 23 24 25 26 27 28 29 30 31 32 33 34 35 36 37 38 39 40 41 42

A'LUKE L.C.Aw. 7713:22

True North
1" = 2000'

HAWAIIAN COMMERCIAL & SUGAR CO.
PUUNENE, WAILUKU, MAUI.

SUBJECT TO CHANGE

Dwg. No. 904
By: Y.K.C. Oct. 1932.
Source: Survey Office

Appr. by:
Revised by:
Appr. by:

TAXATION MAPS BUREAU
TERRITORY OF HAWAII
TAX MAP
SECOND DIVISION

ZONE	SEC.
3	8

CONTAINING PLATS
Scale 1 in. = 2000 ft.

3922

PRINTED MAR 24 1964