MAUI MEADOWS SUBDIVISION (G. Hasegawa, etal) A65-91

October 29, 1969

Mr. James Y. Marn, Jr.
608 Judd Street
Honolulu, Hawaii 96817

Dear Mr. Marn:

This will acknowledge your letter of October 21 regarding the half acre minimum lot size requirement in "Maui Meadows" at Kihei, Maui.

Please be advised that the subdivision in question is located in the State's Rural District. Act 205, passed by the 1963 Hawaii State Legislature as an amendment to Act 187, the State Zoning Law, passed by the 1961 Hawaii State Legislature, states in Section 98H-2:

> "(b) in the establishment of boundaries for rural districts, areas of land composed primarily of small farms mixed with very low density residential lots, which may be shown by a minimum density of not more than one house per one-half acre and a minimum lot size of not less than one-half acre shall be included;".

It should also be noted that in this same section the law states:

> "(a) in the establishment of boundaries of urban districts those lands that are now in urban use and a sufficient reserve area for foreseeable urban growth shall be included;".

The Urban District of Kihei contains approximately 3,450 acres of which only approximately 800 acres are used for urban purposes. This Urban District, therefore, has sufficient vacant lands zoned urban for lots with areas of

less than 20,000 square feet of the type you are suggesting to accommodate a population of approximately 38,000. Thus, it would be difficult to justify the "need" for additional urban zoning in the area as required by the Land Use Law.

An application to zone the area to a Rural District was requested by Mr. Hasegawa and was approved by the Land Use Commission over the objections of the Land Use Commission staff. Attached for your information is a copy of the staff report. We are also enclosing information on the Land Use Law as well as a copy of the Law.

If you have additional questions, please contact the Land Use Commission office.

Very truly yours,

RAMON DURAN
Executive Officer

Enclosures: Maui Meadows staff report
Act 205
Act 187
LUC Rules and Regulations

3081

RECEIVED
OCT 24 69
State of Hawaii
LAND USE COMMISSION

608 Judd Street
Honolulu, Hawaii 96817
October 21, 1969

Mr. Ramon Duran
Executive Officer
State Land Use Commission
Hawaii State Capitol
Honolulu, Hawaii 96813

Dear Mr. Duran,

The Planning Director of the County of Maui has referred us to you concerning any questions that we may have on State Land Use districting and regulations on Maui. Accordingly, we would like to present our problem to you and request your help on it.

My brother and I are owners in fee of subdivided lots in "Maui Meadows", a residential subdivision located at Kihei, Maui, Hawaii. As you may know, the minimum size of each lot in that project is 1/2 acre which is well over 20,000 square feet. The developer, George Hasegawa, Inc. has informed us, however, that we are allowed to build only one home per lot.

May we ask you why we are being restricted by such a regulation which seems impractical and unrealistic, especially in view of a serious and growing housing shortage. In discussing the problem with other lot owners of the subdivision, they have wondered why a homeowner would need over 20,000 sf of land to live comfortably, even in that area. The simplest of problems alone--yard care--would dictate that smaller lots be created to minimize the work, and reduce cost.

Many of the owners would like to construct improvements (homes) on their properties but feel that building only one dwelling on lots of that size would not be worth the future effort of maintenance and management. The question here is not one of willingness or ability to put improvements on our properties, but whether we are permitted to and whether it will be worth it.

It is kindly requested that we be advised as to whether or not our interpretation of the zoning in the Maui Meadows subdivision is correct. If so, will you please tell us why the situation exists and what can be done to correct the problem? Perhaps, through deeper study of the area, your Commission is already reviewing the plans for that area and is revising them accordingly. In that case, please consider this letter a solid support for your action.

Thank you very much for your help in this matter.

Sincerely yours,

James Y. Marn Jr.
James Y. Marn Jr.

Alexander Y. Marn
Alexander Y. Marn

February 11, 1966

Mr. George M. Hasegawa
Suite 515, One South King Street
Honolulu, Hawaii 96813

Dear Mr. Hasegawa:

The petition by Maui Meadows Subdivision, A65-91, to amend the Land Use District Boundaries from an Agricultural District to a Rural District at Kihei, Maui, identifiable by Tax Map Key 2-1-08: 1, was approved by the Land Use Commission at its meeting on January 14, 1966.

Very truly yours,

GEORGE S. MORIGUCHI
Executive Officer

cc: Chairman Thompson
Planning & Traffic Comm., Maui
Department of Taxation
Dept. of Land & Natural Resources

STATE OF HAWAII

LAND USE COMMISSION

VOTE RECORD

ITEM Maui Meadows

DATE 1-14-66

PLACE Honolulu

TIME

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

COMMENTS: for approval
a need has been demons

7:1 carried

Maui Meadows

Population – Maui
decline then rise
~~1965 rise~~

1960 - 42,600

1964 46,850
1965 47892
1,042 gain

Kihei Popu.
1960 938
7% 65
1965 (est.) 1003

Projections next 10 yrs + 20,000

Maui G.P.
part in residential
developed – acreage
undeveloped " 2500 ac 16 pers/ac
population can support
Compare w/est. future pop.

Purpose Residential!

Kahului Dream City only < 500 ac.

401 ac

Unsuitability of subject lands for agr. purposes doesn't justify change when other areas are available for proposed use.

Rebutt
They say need but ~~circuits~~ sidesteps issue of available urban
Maui G.P. says agricul.
RLH of Hav 98H-4 says

File

1787

RECEIVED
NOV 15 1965
State of Hawaii
LAND USE COMMISSION

MAUI MEADOWS DEVELOPMENT CO.
Suite 515, 33 S. King Street
Honolulu, Hawaii 96817

November 9, 1965

Mr. George Moriguchi
Land Use Commission
426 Queen Street
Honolulu, Hawaii

Dear Mr. Moriguchi:

Pursuant to the hearing held on Kahului, Maui in regards to our petition to change the classification of Maui Meadows from agricultural to rural, the staff of the Commission made several recommendations as to the reason for denial of the petition.

We propose to cover the areas of objection of the staff and to state our additional reasons as to why we feel the change in classification should be granted.

In your staff report dated November 5, 1965, one of the reasons for denial was that we did not amply prove our point of "brisk sales".

As a comparable, we had used Mr. Walter Zane's development in Kihei. Classified rural, Mr. Zane started his sales program in February of 1965. Without completion of improvements, Mr. Zane by October, 1965, had sold (transactions closed and recorded) almost 80% of this total lots. Fifty had been sold to that date and of the remaining 15, active consideration was being given to these lots by many prospective purchasers and the developer feels quite certain that all would be marketed by the end of 1965. This, we feel, proves our point insofar as demand for this type of development is concerned.

On the second point of excessive land already zoned, we disagree with this. Of the 77 acres zoned rural in Kihei, almost 40 are now under consideration to be changed from rural to urban (re: Mr. Hashimoto's application). The balance is the one which is presently being developed by Mr. Zane and almost sold out. Of the remaining 195 acres zoned rural and located in Makena, these lands are almost 3 miles from the nearest improved road system and does not have adequate water for development. We do not feel it fair to even consider this 195 acres in Makena as a comparable. Besides lacking water and access roadways, by terrain these lands are part of a rising mountain area and would be, from the standpoint of cost, prohibitive to develop. This 195 acres located at Makena

could today carry any type of classification and still not have any effect on its value or development.

On the 3rd point of physical usability and adaptability, our engineering plans, as shown to the Members of the Commission and Staff at the hearing, show that such a development as we propose can be done.

Such experts in agriculture as the State Farm Bureau and Mr. Pardee Erdman of Ulupalakua Ranch have already expressed their feelings as to the present zoning of agriculture. Your report itself makes reference to the fact that much of these lands is unsuited to farming and on those areas which conceivably could be farmed, much work would have to be done in site preparation.

In view of all of these reasons, we respectfully request that your staff reconsider its position on denial and again review our petition in a more favorable light.

Respectfully yours,

George M. Hasegawa

GEORGE M. HASEGAWA

Mitsuyuki Kido

MITSUYUKI KIDO

Yau On Leong

YAU ON LEONG

Francis Fong Sen

FRANCIS FONG SEN

Petitioners

GMH:cai

STATE OF HAWAII
LAND USE COMMISSION

Minutes of Meeting

Kahului Library

Kahului, Maui

11:00 A. M. - November 5, 1965

Commissioners Present:	Myron B. Thompson, Chairman Charles S. Ota Shiro Nishimura Leslie E. L. Wung
Absent:	C.E.S. Burns, Jr. Robert G. Wenkam Jim P. Ferry Shelley M. Mark Goro Inaba
Staff Present:	George Moriguchi, Executive Officer Roy Takeyama, Legal Counsel Ah Sung Leong, Draftsman Dora Horikawa, Stenographer

The meeting was called to order by Chairman Thompson, which was followed by a short prayer. The hearing procedure to be followed was outlined, and persons testifying during this hearing were duly sworn in. Chairman Thompson advised that although a quorum was lacking, under the provisions of the law, the Commission was authorized to conduct a hearing--in fact, the Executive Officer was empowered to conduct a hearing anywhere in the State of Hawaii.

PETITION OF MAUI MEADOWS SUBDIVISION (A65-91) TO AMEND THE RURAL DISTRICT BOUNDARY IN THE KIHEI-MAKENA AREA, TO INCORPORATE 401 ACRES IDENTIFIABLE BY TMK 2-1-08: 1

Mr. George Moriguchi read the staff report on the above petition which recommended denial of the petition because the need for the proposed use had not been substantiated and since there was considerable acreage presently districted in Urban and Rural Districts.

A letter from Mr. Ohata, Maui Planning Director, was also presented by Mr. Moriguchi upon request by Commissioner Ota, in which the Maui Planning and Traffic Commission recommended approval of petition since the land was not required for agricultural use and there was a shortage of rural lands in this area.

Mr. George Hasegawa, representing the petitioner, gave the following testimony. He called on his engineer to display the engineering map of the area under petition. It was pointed out that at the time the petition was submitted to the Commission, the developers had aligned the roads according to the maps which were available to them. However, since that time, petitioners have sent equipment into the area and the present plans being submitted at this hearing were almost complete. Mr. Hasegawa stated that they had taken the risk of going in and setting up actual road realignment suitable for the type of development they had in mind.

In connection with reference to lack of data to substantiate the term "brisk pace" brought out in the staff report, Mr. Hasegawa said that the petitioners would be very happy to submit, within 15 days, sales data to the Commission.

Mr. Hasegawa reported that their negotiations with the Matson Navigation Co. had reached the point where the Matson people were requesting the Tax Department for an approximate valuation of their lands, should access rights be given the petitioners. Mr. Hasegawa was confident that an agreement would be reached within a month or two between the petitioners and the Matson Navigation Co. He added that access to the proposed subdivision, coming through the Matson property, would be aligned with the proposed State highway which has received priority #2 as far as the County of Maui was concerned.

At this time, a sealed envelope from the Maui County Farm Bureau, addressed to the Land Use Commission was presented by Mr. Hasegawa to Chairman Thompson (see letter on file).

Commissioner Wung wondered if the petitioners' plans were dependent upon receiving access rights from the Matson Navigation Co. Mr. Hasegawa stated that although they felt this was the best approach to the property, they had not overlooked the possibility of an alternative secondary route. In fact, a third route was available to them.

Chairman Thompson asked whether funds for priority #2, mentioned earlier, had been appropriated by the Legislature. Mr. Moriguchi replied that under the CIP program, $99,000 had been included for plans and surveys of these roads, but that these funds had not been requested by the Department of Transportation as yet.

Chairman Thompson read a letter from Mr. Ben Miyahara, president of the Maui County Farm Bureau, supporting petitioners' claim that the subject lands were unsuitable for agricultural purposes. The hearing was closed thereafter.

PETITION OF TONY HASHIMOTO (A65-98) TO AMEND THE URBAN DISTRICT BOUNDARY IN THE KIHEI AREA, TO INCORPORATE 32 ACRES IDENTIFIABLE BY TMK 3-9-01: 115

Staff report, presented by Mr. George Moriguchi, recommended denial of the petition on the basis of staff's evaluation with respect to the need for the land and the usability and adaptability of the land for urban purposes.

A letter from Mr. Ohata, Maui Planning Director, recommended approval of the petition since the Land Use Commission had already zoned the Ting Subdivision in the Urban District.

Mr. Moriguchi advised that less than half of the Makai Heights lots had been sold to date. Mr. Moriguchi clarified, on the map, Mr. Hashimoto's lands in relation to the Maui Meadows petition, in response to Commissioner Wung's request.

Commissioner Ota wondered if the 3,450 acres now in urban, as mentioned in the staff report included the Matson property, to which Mr. Moriguchi replied that this figure included everything shown in red of which the Matson property was a part. Commissioner Ota went on to explain that the County had an interim zoning and that certain portions of these acres were earmarked for resort development, so that when petitioner used the term "houselots", this did not necessarily mean that all these lands were available for residential purposes. Mr. Moriguchi indicated that the Maui General Plan provided for hotel-apartment areas but that this was only about ¼ of the total urban area.

Mr. Meyer Ueoka, attorney for Mr. Hashimoto, opened his testimony by defining "Rural" and "Urban" as provided by law in the establishment of boundaries; rural lands to include areas composed primarily of small farms, mixed with very low density residential lots and activities or uses as characterized by low density residential lots of not more than one-single family dwelling per one-half acre.

As evidence in behalf of the petitioner, Mr. Ueoka produced several snapshots of the subject lands which showed rocks protruding through the grass, indicating the economic impracticability of truck farming in this area. He also submitted that excessive amounts of time and money would be required to level the land for truck farming, since only truck farming could be pursued on ½ acre lots. A farmer would suffer a loss even before he started. These lands were of the lowest type in the County of Maui and in the direct pathway of the tradewinds. In fact, Mr. Hashimoto himself finally moved to Kula to farm. As far as cattle grazing was concerned in this area, it would require 30 to 40 acres per one head of cattle, and this only during certain times of the year since grass did not grow all year round. In addition many new residences were coming up in the adjoining urban area and there would be many complaints from them if the subject lands were used for cattle grazing. Furthermore, this area was immediately adjacent to the proposed highway as appearing on the master plan of the County of Maui, and water, electricity were available. Mr. Ueoka submitted that the best use of this area was for urban purposes since it was adjacent to an existing urban area.

Mr. Ueoka stated that Mr. David Ting wished to testify with respect to the number of houses that have come up in the area and the availability of all the community services.

Mr. Ting testified that his subdivision had been very successful and all of the lots had been sold. The area was not suitable nor economically profitable for farming and it was most desirable to have it urbanized. In reply to Commissioner Nishimura's question, Mr. Ting advised that 30 acres in the Kihei

Subdivision had been subdivided and 16 homes had already been built. Mr. Ting also pointed out that the subject parcel runs parallel with his subdivision and strongly recommended change from agricultural to urban. Chairman Thompson inquired about the length of time the Kihei Subdivision lots had been on the market. Mr. Ting replied that they had been on the market for 2½ years. Hearing was closed thereafter.

DEPARTMENT OF TAXATION RECOMMENDATIONS - MAUI, MOLOKAI

Mr. Moriguchi reported that staff had received, from the Department of Taxation, recommendations concerning possible changes in district boundaries in the Counties of Maui, Hawaii, Kauai and Island of Oahu. Most of the recommended changes involved reclassification of Agricultural Districts into Urban Districts.

Chairman Thompson advised that decisions could not be rendered at this time due to the lack of a quorum, but that a discussion in connection with these recommendations from the Tax Department would be in order.

In reply to Commissioner Ota's question, Chairman Thompson explained that there had been some differences in thinking regarding the land districting in some areas. Therefore, the Commission had requested the Tax Department to submit a list of their recommended classification for those areas which they felt warranted changes. If the Commission concurs with the recommendations of the Tax Department, the Land Use Commission would have to initiate boundary changes, through the usual process of public notices, public hearings, etc.

TMK 2-5-04: portion of 36 - Paia

Mr. James Shaw, representative of the Maui Tax Department, recommended that the subject parcel owned by Alexander and Baldwin be reclassified from an Agricultural District to an Urban District since it was adjacent to Hookipa Park and the highest and best use would be for beach residential. He added that this land was already being taxed under the urban classification. Mr. Moriguchi commented that staff did not concur with this recommendation.

TMK 3-4-23 - Wailuku

Mr. Frank Zane of the Maui Tax Department commented that the subject parcel was assessed as urban lands by the Tax Department and were subdivided into four lots in the past. Therefore, it was their feeling that this was a subdivision and have assessed it accordingly.

Mr. Takeyama agreed that the Tax Department could initiate a boundary change, in reply to Chairman Thompson's question.

Mr. Robert Ohata, Maui County Planning Director, commented that since these were subdivided recorded lots, and since one house is permissible on one lot in an agricultural area, the plantation could conceivably sell them as individual lots. Therefore, he felt that a boundary change should be initiated. However, if the present landowners were against the urban classification, they could ask for a consolidation map and make these into conforming lot sizes.

TMK 3-8-05 - Waikapu

Mr. Moriguchi commented that the Tax Department was arguing that the highest and best projected use for this area was beach residential.

Mr. Frank Zane representing the Maui Tax Department proceeded to point out the area in question on a larger map, showing its relationship to Maalaea Beach and other surrounding areas. He explained that due to scarcity of beach lots in the area, a portion of the agricultural lands were being assessed as beach lots. This was the reason for their request to rezone this area as urban.

TMK 5-3-05 - Kaunakakai, Molokai

Mr. Moriguchi felt that the request for change from agricultural to urban seemed like a logical one.

Mr. Reginald Gage of the Maui Tax Department explained the reasons for the request to change the classification. The subject area involved about 5½ acres, and within that area 1.628 acres were presently under lease to the County, and the balance not in use at the present time. The lands owned by Molokai Ranch are adjacent to Kaunakakai Town and had potential for urban uses. The boundary recommended by the Tax Department follows the "Flood Control Bank".

Mr. Ohata explained that the County of Maui was presently negotiating for a land exchange with the Molokai Ranch involving the subject lands, on the basis of agricultural land for agricultural land, and if the change in land classification were made at this time, it would impose a tremendous hardship on the County of Maui.

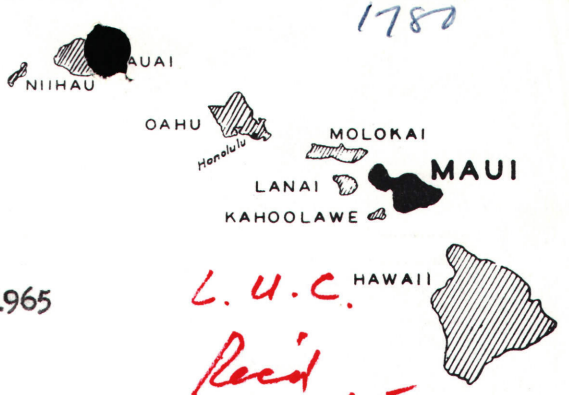
Mr. Gage informed that the land exchange would be made on the basis of tax valuation, dollar for dollar, and not on the basis of similarly classified lands as submitted by Mr. Ohata. At present, approximately 1½ acres were being assessed as industrial lands, and the balance as residential lands; therefore, changing the land classification from agricultural to urban would not necessarily increase the valuation.

Since there was no further business, the meeting was adjourned.

1782

Maui County Farm Bureau

Affiliate of the Hawaii Farm Bureau Federation & the American Farm Bureau



L. U. C.
Recd
11-5-65

November 4, 1965

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

Gentlemen:

Re: Petition for Amendment of District Boundaries
from an Agricultural to a Rural Classification
Maui Meadows - Kihei, Maui

On behalf of the members of the Maui County Farm Bureau, may I present this brief statement for your consideration.

We have no objection to the petition for a change of district boundary of the subject area from agricultural to rural classification.

We base our written testimony on the following facts:

1. The subject area is unsuitable for ranching purposes because of the very limited carrying capacity, due to lack of rainfall. The general low land area is dependent solely on the "Kona Storm" for its annual rain.

2. Similarly, it is not suited for intensive crop cultivation, because of rainfall and, in addition, the topography, rocky soil condition, pocket of workable land, and limited area cannot justify the extensive improvements that will be required.

3. Finally, the State and County have expended considerable sum of money for water and road development in the Kula district for agricultural development, and before any other area is developed for intensive agricultural use, the very large and potential area along the slope of Haleakala, and at a higher elevation, should be developed.

I have personally farmed a number of areas in Kihei, and from my experience, and as well as my observations of other farmers who had farmed the area, the Kihei area, at its best, is a seasonal operation.

Thank you for your consideration. We would be happy to provide any additional information and data which the Commission or its staff should desire.

Very truly yours,

MAUI COUNTY FARM BUREAU

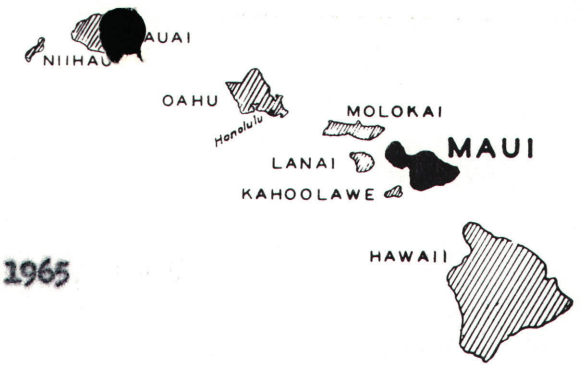
Ben Miyahira

Ben Miyahira
President

BM:lm

Maui County Farm Bureau

Affiliate of the Hawaii Farm Bureau Federation & the American Farm Bureau



November 4, 1965

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

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Very truly yours,

MAUI COUNTY FARM BUREAU

Ben Miyahira

Ben Miyahira
President

BM:lm

STATE OF HAWAII
LAND USE COMMISSION

January 14, 1966
Honolulu, Hawaii

MEMORANDUM

TO: LAND USE COMMISSION

FROM: STAFF

SUBJECT: Parker Ranch (A65-89), Puna Sugar Co. (A65-92), Honokaa Sugar Co.(A65-96), Maui Meadows Subdivision (A65-91), Tony Hashimoto (A65-98), Nuuanu Ventures (A65-90)

1. PARKER RANCH (A65-89)

The petition for change from an Agricultural District to a Rural District was heard by the Land Use Commission on November 5, 1965 at Kona, Hawaii. On November 15, 1965, a modified request was received from the petitioners with an amendment which now requested change from an Agricultural District to an Urban District in lieu of a Rural District.

On the basis of the revised petition, and on the basis that land is presently used and has been used for urban purposes, with all community facilities and services available, and on the basis that subject lands presently abut an urban area, the staff modifies its original recommendation from a denial to an approval of the petition.

2. PUNA SUGAR COMPANY (A65-92)

Two parcels of land involving approximately 24,000 square feet and 23,000 square feet in the Mountain View town area on the Island of Hawaii are involved for a change from an Agricultural District to an Urban District. At the public hearing held on this petition, it was the staff's recommendation that the petition be granted since the area is urban in nature and community services and facilities are established and available within the immediate area.

Subsequent to the public hearing, the petitioners have amended their request in order to include the 40-foot road reserve adjacent to the parcels north of the highway. This will increase the total area from 24,000 feet to 30,000 feet for the mauka parcel.

The staff finds no change in its original evaluation and, therefore, maintains its recommendation for approval.

3. HONOKAA SUGAR COMPANY (A65-96)

At a public hearing held on November 5, 1965 at Kailua, Kona, Hawaii, the staff report and presentation by the petitioners were heard. Since that time, the petitioners have requested that the original petition be amended to

include approximately five acres of land to one of the two parcels requested for change from an Agricultural to an Urban District. This involved the Namoku lands immediately adjacent to the Camp 8 Subdivision.

Additional information on the petition has not been received and the staff maintains its original recommendation for approval of the petition, including the amended portion.

4. MAUI MEADOWS SUBDIVISION (A65-91)

A public hearing on this petition was held at the Kahului Library, Kahului, Maui on November 5, 1965. At that time, Mr. George M. Hasegawa, representing the owners, presented his testimony in support of their petition to reclassify approximately 401 acres from an Agricultural District to a Rural District. The Land Use Commission staff presented its recommendation for denial based on the extensive areas presently available for residential development in the Kihei area.

Subsequently, on November 9, 1965, the petitioners submitted the following:

1. That a comparable development by Mr. Walter Zane in Kihei, Maui, had sold nearly 80% of his rural subdivision and this, therefore, points out the demand for such a development.

2. That the petitioners disagreed with the staff's contention that excessive land area has already been zoned. They indicate that Mr. Zane's subdivision has been nearly sold out, and that the remaining 195 acres, located in the Makena area, are two miles from the nearest improved road system, without water available for development.

3. That the engineering plans prepared for the petitioners indicate that such a development is feasible.

4. That the State Farm Bureau and Mr. Erdman of Ulupalakua Ranch have expressed their feelings as to the present zoning of agriculture.

An item that is prominent by its omission from the petitioners' additional testimony is the fact that approximately 2,500 acres, within the present Kihei Urban District, are undeveloped and can be used for the purposes proposed by the petitioners. On the basis of development standards involving four lots per acre and four persons per family, the acreage available for urban development can provide for approximately 40,000 persons. In contrast, a prominent economist in Hawaii has estimated that the population of Maui would increase by approximately 20,000 persons in the next decade. This would indicate that even under the farfetched assumption that the entire population increase for the next decade would occur at Kihei, adequate residential lands are presently available to provide for the entire increase and more.

Notwithstanding the fact that the Land Use Commission has provided for adequate urban expansion in the Kihei area, the petitioners propose to add another 401 acres for rural residential purposes in this same area. The magnitude of their proposal can be clarified by its comparison with the

Kahului Dream City Development. Approximately 500 acres have been developed in the Kahului Dream City area and, in comparison, the petitioners' proposal involves an area approximately 80% of the Kahului Dream City Development. It is also noted that the available residential acreage at Kihei can provide for developments five times the size of the present Kahului Dream City Development. On the basis of these data, it is inconceivable that a petition for more residential lands can be justified upon the argument that this Commission has not provided adequate lands for residential purposes. Also, the argument that the subject lands are unsuitable for agricultural purposes cannot be received as a justification for change when other extensive areas are available for the proposed use.

Both the Maui County General Plan and the State General Plan classify the area within an Agricultural District.

Act 205, SLH 1963, Section 98H-4, stipulates that no change shall be approved unless the petitioner has submitted proof that the area is needed for a use other than that for which the district in which it is situated is classified. Accordingly, the staff finds that it must adhere to its original recommendation for denial of the petition.

5. TONY HASHIMOTO (A65-98)

The public hearing for this petition was held on November 5, 1965, at Kahului, Maui. In addition to the testimony heard at the public hearing, letters in support of the petition have been received. Letters in support of the petition have been received from the petitioner, Mr. Tony Hashimoto, Mr. Tin Fook Tom, a landowner in Kihei, and Mr. Ben Miyahira, President of the Maui County Farm Bureau. All three letters base their support of the petition on the unsuitability of the area for agricultural purposes, and therefore suggest that an urban classification would be more appropriate.

The consensus of the staff is that the unsuitability of lands for agricultural purposes is not a justification for a boundary change in itself. If this alone were to be the criteria for permitting boundary changes, it would open the door to extensive scattered development, in view of the fact that there are any number of acres of land unsuited for agricultural purposes scattered throughout the State. As stipulated in the State Land Use Law, a change in boundary can only be justified by proof of need, which would also involve proof of the unavailability of lands for the proposed use.

There are presently approximately 2,500 acres of vacant urban lands in the Kihei area which would indicate that more adequate land is available.

Therefore, in compliance with Section 98H-4, Act 205, SLH 1963, the staff must maintain its original recommendation for denial of this petition.

6. NUUANU VENTURES (A65-90)

A public hearing was held on a petition filed by Nuuanu Ventures, Inc., on October 29, 1965. The petition involved reclassification of approximately 3.6 acres of land presently in the Conservation District to an Urban District. At that time, the staff recommended that only a 2.5 acre portion be changed to an Urban classification, with the remaining 1.1 acre to be disallowed. It was also recommended that this Commission ask the Department of Land and Natural Resources to resolve a satisfactory landscaping plan and its effectuation by the developer in the area of the high cuts, and to maintain the high cut banks within the Conservation District as unsubdivided lands.

During the public hearing, arguments against the petition were received from the Nuuanu Valley Community Association, the League of Women Voters, and from the ILWU. Subsequently, additional data have been received from the petitioners, supporting their position, and from the Hawaiian Trail and Mountain Club, and the Nuuanu Valley Community Association, opposing the petition. Copies of these data have been distributed to each of the members of this Commission. In addition, a letter dated November 2, 1965, from Commissioner Wenkam to Chairman Thompson, commenting on the public hearing and the staff report was received. These comments and the staff findings therefor are as follows:

1. Commissioner Wenkam indicated that where substantial evidence and technicalities of the law are available, these should be used to bolster and defend the Conservation Districts, and that he was disappointed in the staff report from this standpoint.

   Staff Finding: Section 98H-4, Act 205, SLH 1963, specifically provides that amendments in district boundaries may be allowed and sets forth the conditions therefor. This leads the staff to believe that arguments for, as well as against any petition must be evaluated without the preconceived judgment that any petition for change is improper to begin with. The staff's recommendation is a consensus based on the facts available.

2. Commissioner Wenkam indicates that the Executive Officer fails to consider the fact that, on the basis of the temporary boundary, more than 17 lots come under discussion and that actually 31 lots are at stake. He also states that to base the staff report on the compromise redrawing of the Conservation District lines, in favor of the developer, as was done on June 28, 1965, appears indefensible and improper.

   Staff Finding: The staff's plotting of the temporary district boundary is based upon Section 2.11 (b) (4) of the State Land Use District Regulations which stipulate that district lines for lands that are not subdivided shall be determined by the use of the scale contained on the map (Land Use District Map). This procedure was again confirmed by the Land Use Commission, during its general discussion on Rules and Regulations held on October 2, 1965, at Lihue, Kauai. The center line of the thick temporary district boundary was used in the staff plotting.

Insofar as "compromise redrawing of the Conservation District lines, in favor of the developer" is concerned, it should be noted that this was an official recorded action of this Commission based on a motion, a second to the motion, and a vote taken on June 25, 1965. Therefore, it is not apparent to the staff how the use of this line set by the Commission is "indefensible and improper".

3. Commissioner Wenkam indicates that a few minutes inspection would have revealed that the developers' engineers must have had full knowledge of the surveyed lines of the Honolulu Watershed Forest Reserve in which the lots are located. He also indicates that the corner stakes of Lots 58 and 60 coincide with the Territorial Survey's pipe monument locating the watershed reserve. And, also, that the engineer's lot stake was driven immediately alongside the Territorial monument which was apparently used as a reference point by the surveyors.

   Staff Finding: "A few minutes inspection" by the staff of the pipe purported to be the Territorial Survey monument immediately raised a question in the staff's mind as to how it happened to be there in the first place. It was found to be loose and imbedded in grass and dead leaves, instead of being firmly imbedded into the ground as ordinarily staked by surveyors. There was absolutely no indication that this pipe was a Territorial monument and certainly not one that was used as a reference point by the surveyors. Moreover, survey data from the State Survey office indicate that this survey point would be located 33 feet mauka of the loose pipe.

4. Commissioner Wenkam indicated that the petitioners' engineer had placed a stake "about a month ago" to locate the lots. This is obviously false since, without lot stakes, the developer would have been unable to proceed with his grading on the basis of the grading permit obtained October 6, 1964. He also states "it is also of interest that the lot number on the stake is the old series of lot numbers used in 1963; lot numbers have since been renumbered."

   Staff Finding: A verbatim transcript of the taped record of the public hearing has found that Commissioner Wenkam's quote is completely incorrect and, therefore, his allegations are also incorrect.

   The reason for Commissioner Wenkam's reference to the change in lot numbers is not apparent. However, it is a known fact to anyone with any experience in subdivision development, that the State Survey Office will request renumbering of lots during their review of survey calculations for one reason or another and that this is common practice.

5. Commissioner Wenkam indicates that "the developers statement at the hearing that 'all cuts were completed when work was ordered stopped' is also false. Adequate site inspection by the staff would have revealed this not to be so. In both of these cases the testimony should be challenged by the Commission and charges for perjury initiated, if warranted."

Staff Finding: Reference to the last sentence of the first paragraph of the staff's report finds that subdivision construction has proceeded to the general grading stage with no other construction started or completed to date. On the matter of "charges for perjury", the staff feels that this does not warrant its comments.

6. Commissioner Wenkam censures the Executive Officer for ignoring "the entire history of the proceedings between the developers and the Honolulu Planning Commission which exists under a cloud of suspicion and accusations of corruption."

   Staff Finding: The Executive Officer has no data relating to the existence of a "cloud of suspicion and accusations of corruption." Moreover, he does not feel that this is an item for consideration within his scope of duties.

7. Commissioner Wenkam indicates that the staff is apparently not aware of the importance of forest reserve lands to the Honolulu Watershed Recharge Basin, and cites the expert testimony by the Board of Water Supply concerning another petition for change in boundary from Conservation to Urban in the Manoa Valley area. He also states that by voting denial to the Manoa petition, the Land Use Commission in effect recognized the boundaries of the Honolulu Watershed Forest Reserve, which is the same boundary the petitioner violated in Nuuanu Valley.

   Staff Finding: The staff would again inform Commissioner Wenkam that the Board of Water Supply approved the petitioners' construction plans before the petitioner initiated construction. Moreover, the Board of Water Supply has indicated that it does not wish to comment on this matter since the subject lands are not within the watershed. This, of course, would completely negate Commissioner Wenkam's statement that the petitioner violated the watershed reserve in Nuuanu Valley.

8. Commissioner Wenkam indicates that "it is difficult to understand how the staff could recommend withdrawal of land from the Honolulu Watershed in complete opposition to the clear intent of the Legislature of the Territory and the State of Hawaii".

   Staff Finding: This statement is unwarranted and incorrect in that the staff is not recommending any "withdrawal of land from the Honolulu Watershed" since the Board of Water Supply has indicated that the subject lands are not within the Honolulu Watershed.

9. Commissioner Wenkam disputes the staff's contention that the petitioners sought approval through "proper channels". He also indicates that the petitioner did not check with the Land Use Commission even when the Nuuanu Community pointed out the encroachment.

   Staff Finding: Section 2.35 of the Land Use District Regulations stipulates that the appropriate County Officer or agency charged with the administration of County Zoning Laws shall enforce the use classification districts. On this basis, staff maintains that the petitioner sought approval through the "proper channels".

On or about June 4, 1965, the petitioners learned of the encroachment that was pointed out by the Nuuanu Community. On June 10, 1965, six days hence, the petitioners submitted maps to the Land Use Commission to check out this matter.

10. Commissioner Wenkam contends that the City & County of Honolulu, in issuing preliminary subdivision permits, specifically provides that all applicable City, County and State regulations must be satisfied before final approval is granted.

    Staff Finding: The fact of the matter is that final approval was granted by the City and County of Honolulu on July 30, 1964, which would lead any developer to reasonably conclude that even State requirements had been met, since it is stipulated that final approval is only granted thereafter.

11. Commissioner Wenkam indicates that erroneous generalizations plague the staff report, including the strange statement that "land use in the surrounding area is primarily residential". He then indicates that "any study of our Land Use maps will reveal that the majority of lands in upper Nuuanu Valley to be in conservation".

    Staff Finding: The staff report indicated that the subject lands are presently in the Conservation District and that land use in the surrounding area is primarily residential. On this basis, the staff finds it inconceivable that anyone should interpret this to mean that even lands in the Conservation District are used primarily for residential purposes and, therefore, the staff would offer no further comment.

12. Commissioner Wenkam contends that further investigation by the staff along the lines he proposes will permit a recommendation based on facts rather than generalizations. Also, that with full understanding of the history of this development, it will be impossible for the staff to conclude that the developers' illegal act was not surreptitious.

    Staff Finding: Investigation along the lines of Commissioner Wenkam's comments as indicated in the items above has served to adequately substantiate the purported "generalizations" of the staff. Concerning the history of this development, which would make it impossible for the staff to conclude that the developers' illegal act was not surreptitious, the staff would suggest that Commissioner Wenkam elaborate on the matter for the benefit of the Commission, since this information is not available to the staff from any source in documented form.

13. Commissioner Wenkam contends that the General Plan of the City and County of Honolulu shows the area under contention in the "preservation" zone and that the City Planning Commission of Honolulu is contradicting its own General Plan in recommending approval of this petition.

Staff Finding: A check with the City Planning Department has determined that Resolution 124 of the City Planning Commission sets the zoning of the entire developers' lands as Class A Residential. As reported in the staff report at the public hearing, this is the official zoning of the subject lands. Moreover, the General Plan Map was adopted by Ordinance No. 2443 on May 7, 1964, less than two months before final approval of the petitioners' subdivision. Since tentative approval was granted on October 3, 1963, it is apparent that subdivision plans were nearing completion at the time of the adoption of the General Plan on May 7, 1964.

14. Commissioner Wenkam contends that the developers should have known of the watershed reserve since the Territorial Survey indicated pipe monuments which also marked the location of the Conservation District.

    Staff Finding: A check with the State Surveyor indicates that the official forest reserve line runs along the top of the ridge and not as indicated by Commissioner Wenkam.

15. Commissioner Wenkam conteds that survey work sheets prepared by Park Engineering showing location of corner of lots 58 and 60 coincide with Forest Reserve pipe monument, proving subdivision was surveyed with full knowledge of the Honolulu Watershed.

    Staff Finding: This statement is incorrect in toto as confirmed by the State Surveyor.

Initial investigations conducted by the staff prior to preparation of its original report involved examination of Land Court Maps, Land Court Title documents, State Tax Maps, Tax Assessment records. The data presented in items 1 to 15 above only serve to substantiate official documents examined and used by the staff initially. Therefore, the staff takes strong exception to Commissioner Wenkam's allegations that "inaccuracies and generalizations" plague the staff report.

In their supplementary data submitted after the public hearing date, the Nuuanu Valley Community Association has offered comments in objection of the petition. These comments and the staff findings are enumerated below:

1. The Nuuanu Valley Community Association contends that maps submitted for preliminary approval to the City and County by the petitioner did not comply with the Subdivision Rules and Regulations since the map scale, contour interval and site information were not included. Also that the map did not clearly indicate the Nuuanu Stream. They also make the conjectural observation that "if these had been observed, Nuuanu Ventures would probably not have received preliminary approval of its plans."

   Staff Finding: These observations are absolutely conjectural in nature. The fact of the matter is that the City and County did approve the subdivision.

2. The Nuuanu Valley Community Association contends that the developers should not have erred on the matter since the interim boundary had metes and bounds show on all U. S. Geological Survey Maps.

Staff Finding: There is no record on file in the Land Use Commission which establishes the interim boundary by metes and bounds.

3. The Nuuanu Valley Community Association has submitted a photograph showing the pipe marking the interim boundary and the Honolulu Watershed Forest Reserve Boundary. Therefore, they claim that the developers' statement that the line was "broadbrush" is farfetched.

Staff Finding: As indicated in the items above, the staff is satisfied that the pipe submitted is not the pipe marking the Honolulu Watershed Forest Reserve boundary. This is on the basis of data available at the State Survey office. Moreover, Mr. Mitchell, during the testimony at the public hearing, has admitted that this is based entirely upon an assumption on his part.

4. The Nuuanu Valley Community Association contends that the developers are asking their buyers to do what he claims is practically impossible for him to do himself.

Staff Finding: The developers' contention is that it would be practically impossible to restore the area to its original condition. He has made no statement that he expects his buyers to restore the area to its original condition.

5. The Nuuanu Valley Community Association contends that under the law, economic hardship is not to be considered.

Staff Finding: The staff's opinion is that this must be evaluated on the basis of the circumstances involved in each situation. Specifically, the petitioners of the subject lands had received final approval from an agency charged with enforcing the Land Use Law.

6. The Nuuanu Valley Community Association has submitted a plan which it considers a reasonable solution to the problem facing the developer. It also indicates that the developer should be forced to build underground retaining walls so that he can safely restore the bulldozed area to its original state as the law specifies.

Staff Finding: Staff is not aware of any law which specifies that the developer must restore the area to its original state. Upon checking with Mr. Mitchell, he has indicated that he also is not aware of such a law.

Nuuanu Valley Community Association's report and plan are contradictory in that they propose forcing the developer to build underground retaining walls. In the Association's report, its drawings specifically propose that "existing cut slope planted but not filled".

The developers' data submitted in addition to their testimony given at the public hearing have been circulated to each of the Commissioners. These data are in support of the need of the land for urban purposes, their contention that their encroachment has been entirely inadvertent, and other data in support of their petition.

The consensus of the staff is that additional data received and researched on the subject petition, since submittal of its original recommendation, indicate that this recommendation should stand as made.

STATE OF HAWAII
LAND USE COMMISSION

Kahului Library
Kahului, Maui

10:30 A.M.
November 5, 1965

STAFF REPORT

A65-91 - MAUI MEADOWS SUBDIVISION

Background

A petition for boundary amendment has been received from the developers of the proposed Maui Meadows Subdivision in the Paeahu area on Maui. The petitioners request that 401 acres presently in the Agricultural District be reclassified into a Rural District. Owners of the land (Portion of Tax Map Key 2-1-08: 1) are Francis Sen, Yau On Leong, Mitsuyuki Kido and George M. Hasegawa.

The subject lands are contiguous and immediately mauka of the Urban District boundary in the area of lands owned by Matson Navigation Co. Ground slopes at the lower half of the lands approximate 8 per cent, while ground slopes at the upper half approximate 12 per cent, with elevations ranging from 250 feet to 600 feet. Access to this site is by means of a jeep trail from the main Piilani Highway to the lower portion of the subject lands, over the distance of approximately three-fourths of a mile. The subject lands are 6½ miles from the Kihei Post Office.

Vegetation on the land includes kiawe trees and "feather-finger" grass. No improvement or structures are apparent on the lands which have been used primarily for grazing in the past. Rainfall approximates 10 to 15 inches annually.

The lower half of the subject lands involves the Molokai or Lahaina soil material. These soils are described as soils of the Molokai or Lahaina families, but that are now so gullied and sheet-eroded they could not be reclaimed for machine

cultivation. Also that the erosion is still active in some areas but algaroba, ilima, and pili grass provide some stabilization. The mauka half of the subject lands has soils described as that of the Waimea family with very shallow phases. The soils are shallow and stony but have an almost continuous soil cover that is in most places 4 to 12 inches deep over bedrock. The soil is unsuited to cultivation in its present condition, but some areas could be cultivated if the loose stones were removed. However, these soils are said to be valuable grazing lands, according to the soil survey of the Territory of Hawaii. In this regard, Mr. C. Pardee Erdman, Jr. of Ulupalakua Ranch has reported that "the subject lands have only marginal agricultural value as grazing land".

In response to the Land Use Commission's test concerning need for these lands, the petitioners have submitted that:

1. There are very little, if any, rural developments for sale to the general public in the area. In developments available for sale in the past, although land and terrainare not comparable to the subject site, sales in these areas moved at a brisk pace, proving that there is a need for such land.
2. Lands classified other than conservation or agricultural have skyrocketed in price and, therefore, the development as proposed would tend to stabilize private property values.
3. Kihei has been overshadowed by West Maui as a "glamour" spot. Therefore, the proposed development could conceivably be a great stride forward in this particular drive to revitalize and stabilize.

In response to the Commission's test on the usability and adaptability for the use proposed, the petitioners submit that the preliminary engineering plan for the area "conclusively shows, from a subdivision standpoint, that the area can

be developed under a Rural District classification". They also submit that the views, the topography, the climate, and the fact that the site is adjacent to potential areas, support the fact that the land is usable and adaptable for the use it is proposed for.

The Planning and Traffic Commission of the County of Maui voted to recommend approval of the petition on the basis that:

1. The land is not required for agricultural use in that there are excessive agricultural lands in that vicinity.
2. There is a shortage of rural land in this area as shown by the recent sale of the only rural subdivision (Makai Subdivision).

Analysis

Proof of the need for the use of the lands as a Rural District, as submitted by the petitioners, consists merely of the statement that sales in the past, in other areas, have been at a brisk pace. Substantiating data for this statement have not been submitted by the petitioners and no mention is made of the locations involved in these sales to date. Data to substantiate the term "brisk pace" have not been submitted also.

The Land Use Commission has districted areas in Kihei for uses similar to that proposed by the developers, namely residential subdivisions involving half-acre lots minimum. These districts as they exist now are as follows:

1. Urban District - Approximately 3,450 acres
2. Rural Area - (Kihei Town) - Approximately 77 acres
3. Rural Area - (Makena) - Approximately 195 acres

Approximately 2,500 acres of lands presently within the Urban District are relatively unurbanized. Moreover, areas that have been urbanized involve a very low density of approximately 1 dwelling unit per 3 acres. The Rural District lands

at Makena have not been developed extensively for such use to date. While it is recognized that many of the existing urban and rural lands available for urban development are tentatively proposed for resort developments, considerable acreage still remain within the present Urban and Rural District boundaries for development as residential lot subdivisions.

Maui G.P. = Agricul.

The petitioners' primary justification for meeting the test of usability and adaptability of the lands consists of the preliminary engineering map submitted with the petition. However, the map merely indicates the proposed road alignments and the lot configurations for a portion of the subject lands, without any topographic data. As such, the usability and adaptability are not apparent. There is also the question of an access road to the site since the plan proposes an access road that runs through the Matson Navigation Co. property.

Recommendation

It is the consensus of the staff that the need for the proposed use has not been substantiated and, moreover, since a considerable acreage is presently districted in Urban and Rural Districts, wherein half-acre residential lots are permitted, it is the staff's recommendation that the petition be denied.

October 25, 1965

Mr. George M. Hasegawa
Suite 515, One South King Street
Honolulu, Hawaii 96813

Dear Mr. Hasegawa:

The Land Use Commission next meets on November 5, 1965 at 10:30 a.m. in the conference room of the Kahului Library, Kahului, Maui. At that time the petition by Maui Meadows Subdivision (A65-91) for amendment of the Rural District in the Kihei-Makena area will be heard.

Very truly yours,

GEORGE S. MORIGUCHI
Executive Officer

cc: Chairman Thompson
Planning & Traffic Comm.,
Maui

JOSEPH S. MEDEIROS, JR., CHAIRMAN
KAZUO KAGE, VICE-CHAIRMAN
G. ALAN FREELAND, MEMBER
WILLIAM HONG, MEMBER
YOSHIKAZU MATSUI, MEMBER
PETER MATSUOKA, MEMBER
MOTOHISA UNEMORI, 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, ADM. ASST.

1669

PLANNING & TRAFFIC COMMISSION
COUNTY OF MAUI
POST OFFICE BOX 1487
KAHULUI, MAUI, HAWAII 96732

RECEIVED
AUG 13 1965
State of Hawaii
LAND USE COMMISSION

August 11, 1965

Mr. Myron B. Thompson, Chairman
Land Use Commission
State of Hawaii
Honolulu, Hawaii

Dear Mr. Thompson:

Re: Petition for Amendment to District Boundary from Agricultural to Rural requested by George M. Hasegawa

The Maui Planning and Traffic Commission, at its meeting of August 10, 1965, voted to recommend approval of petition to change boundary from agricultural district to rural district of 401 acres in the Kihei-Makena area. The votes were as follows: 6 ayes; none dissenting; 1 absent.

The Commission's recommendation is based on the following reasons:

1. The land is not required for agricultural use in that there are excessive agricultural lands in that vicinity.
2. There is a shortage of rural land in this area as shown by the recent sale of the only rural subdivision (Makai Subdivision).

urban lands available for rural

Very truly yours,

Robert O. Ohata

ROBERT O. OHATA
Planning Director

cc: George M. Hasegawa

TELEPHONE:
OFFICE 569-367

George M. Hasegawa, Inc.
REALTORS
SUITE 515, ONE SOUTH KING STREET
HONOLULU, HAWAII 96813

1705

RECEIVED
AUG 16 1965
State of Hawaii
LAND USE COMMISSION

August 16, 1965

Mr. Gordon Soh
Land Use Commission
426 Queens Street
Honolulu, Hawaii

Dear Mr. Soh:

Attached herewith is a copy of a letter which I received from Mr. C. Pardee Erdman, Jr., President of Ulupalakua Ranch.

I wish to make this letter a part of our petition and to have this included as part of our exhibits.

Thank you for your past help and if I can be of further assistance, please feel free to call upon me.

Very truly yours,

George M. Hasegawa

GMH:cai
Enclosure

ULUPALAKUA RANCH, INC.
ULUPALAKUA, MAUI, HAWAII, 96790

August 4, 1965

Mr. George M. Hasegawa
Suite 515
One South King Street
Honolulu, Hawaii

Dear Mr. Hasegawa:

In answer to the questions contained in your letter of July 15th, the agricultural potential of the acreage which you and your associates purchased have been subject to analysis by numerous parties during the past few years. The Estate of F.F. Baldwin had a planning study prepared by Belt, Collins and Associates, Ltd.. We made extensive appraisals of the ranch before purchasing from the Estate of F.F. Baldwin and we have since had studies conducted by the Soil Conservation Service of the U.S. Department of Agriculture and a planning study by Community Planning Inc.. All reports and studies have shown the area of your purchase to have only marginal agricultural value as grazing land. For your information, I will summarize the information which was available to me and prompted my decision to accept your purchase offer.

Present Condition and Usage: The 400 acres lie at an elevation of 400 to 600 feet in an area of low rainfall. In an average year rainfall of approximately 10 inches occurs during Kona storms from December to April. During the remainder of the year no appreciable amounts of rainfall can be expected. The vegetation consists primarily of a thick growth of scrub

kiawe. While the kiawe tree, under certain conditions, can produce a bean of considerable forage value, the scrub kiawe of this area produces so few beans that the forage value cannot be considered of any value. The principal forage in the area, consists of 'feather-finger' grass which provides limited grazing from January to April in years when Kona storms provide sufficient moisture.

Economic Value as Grazing Land: The records of Ulupalakua Ranch indicate that this area has a carrying capacity of approximately 30 annual animal units. In other words the 400 acres could carry 120 head during the 3 month grazing period. If we were to assume 1 lbs. of gain per day for a three month period, the total gain would be 10,800 lbs. which at the present price of approximately 20¢ would produce a gross yield of $ 2,160. At 25¢ per pound the gross would be $ 2,700 per year. From my experience and the records of the ranch, I can state that the net return before taxes would be no more than one half the gross. In other words the present return per acre is less than $ 3 per year.

As you know we have experimented with clearing the land and planting improved varieties of grasses, such as buffel, however the cost of such improvements do not warrant the expenditure in view of the short and unpredictable growing season.

Other Agricultural Usages: Many areas within the 400 acres have good soil which with sufficient water could produce a

higher return if converted to a diversified agricultural enterprise. Such higher agricultural usage is dependent entirely upon irrigating water at an economic rate, but there seems to be no possibility of such water becoming available in the foreseeable future. As you know, a pipeline carries water to the boundary of the Matson property and water could be purchased there for 30¢ per thousand gallons, but the cost of pumping water to the property would render such water too costly for any economic agricultural enterprise.

The alternative source of water for agriculture would be the drilling of a well within the property. Ocean View Drilling has quoted a price of $ 10,000 for a test well at the 400 foot level or the lower limit of the property. Considering the cost of the initial well plus pumping charges, it does not seem prudent to risk this sum of money in view of the pessimistic natue of most of the ground water studies conducted within the general area.

Summary: The 400 acre area which you purchased is marginal grazing land producing a very low return. In view of the lack of rainfall, the cost of extensive pasture improvement cannot be justified. Higher agricultural usage is not feasible due to the lack of low cost irrigating water.

The area is now classified as Class E pasture land and appraised at $ 6 per acre for real property taxes, therefore the 400 acres has a valuation of $ 2,400, and at the present

rate of $15 per thousand the property produces $36 per year in tax revenues. Obviously the area would be more productive from a tax revenue standpoint under rural usage rather than as marginal grazing land.

It would certainly seem a foresighted policy to divert the lowest quality and least productive agricultural land to residential usage rather than highly productive sugar or pine-apple lands. Even in the near-by Kiehi area, much land with a demonstrated potential for diversified agriculture has been zoned urban and diverted from the agricultural potential which Hawaii may need in the future. Your land can be transformed from marginal grazing land to highly desireable 'residential' property. The new highway will soon provide a ready access route and residential water can be provided at an economic rate. This area has an excellent warm and dry climate, which is not afflicted by the strong winds which prevail in the Kiehi area. The slope of the land will provide for majestic views of the ocean and mountains from most lots.

In my estimation the highest and best use of this land would be for rural 'residential' rather than marginal agricultural.

Please feel free to contact me if you should desire any more information.

Sincerely,

C. Pardee Erdman Jr.
President
Ulupalakua Ranch Inc.

State Form B14

STATE OF HAWAII

OFFICIAL RECEIPT No. 61

Planning & Econ. Development
Department, Bureau or Commission

July 30, 1965

RECEIVED from Maui Meadows Development Co.

Fifty and no/100 **DOLLARS**

Public Hearing Fee - Land Use Commission

$ 50.00

Henry J. Lukuda
Public Accountant

Maui Meadows Development Co

George S. Moriguchi
xxxxxxxxxxxxxxxxx

July 27, 1965

Planning Commission
County of Maui
P. O. Box 1487
Kahului, Maui

Attention: Mr. Robert Obata
Planning Director

Gentlemen:

Pursuant to Section 98H-4, RLH 1955, as amended, and Act 32/SLH 1965, a copy of a petition for an amendment to the Land Use District Boundaries, submitted by Mr. George M. Hasegawa of Maui Meadows Subdivision is forwarded to you for your comments and recommendations.

Thank you for your cooperation.

Very truly yours,

GEORGE S. MORIGUCHI
Executive Officer

Encls. - 1 (petition w/map)

July 27, 1965

Mr. George M. Hasegawa
Suite 515, One South King Street
Honolulu, Hawaii 96813

Dear Mr. Hasegawa:

This is to acknowledge the receipt of your $50.00 check for an application to amend the land use district boundaries as shown on TMK 2-1-08, Por. 1.

In accordance with Section 98H-4, RLH 1955, as amended and Act 32/SLH 1965, this Commission must schedule a public hearing on your petition no sooner than 60 days nor more than 120 days. After 45 but within 90 days following the public hearing, the Land Use Commission is obliged to render a decision on your petition.

A hearing schedule will be determined at a later date to consider the several pending petitions, including yours, in the County of Maui. We will inform you of the date of the hearing as soon as it is determined.

Should any questions develop in the meantime, we will contact you. If you should have any questions, please feel free to contact us.

Very truly yours,

GEORGE S. MORIGUCHI
Executive Officer
cf

cc: Chairman Thompson

A 65-91

State Form B14

STATE OF HAWAII

Land Use Commission
426 Queen Street, Hon., Hawaii
Department, Bureau or Commission

OFFICIAL RECEIPT **No.** **106**

July 26 1965

RECEIVED from George Hasegawa for Maui Meadows Subdivision
Fifty dollars **DOLLARS**
For public hearing by LUC for boundary change from agricultural to rural district.

$50.00

Dora Y. Horikawa
Public Accountant

STATE OF HAWAII
LAND USE COMMISSION

426 Queen Street
Honolulu, Hawaii

RECEIVED
JUL 26 19
State of Hawaii
LAND USE COMMISSION

This space for LUC use

Date Petition and Fee received by LUC _____

Date forwarded to County for recommendation _____

Date Petition, and County recommendation received by LUC _____

PETITION FOR AMENDMENT TO THE LAND USE COMMISSION DISTRICT BOUNDARY

(I) (We) hereby request an amendment to the Land Use Commission District Boundary respecting the County of Maui, Island of Maui, map number and/or name M-9 TMK 2-1-08: 1 to change the district designation of the following described property from its present classification in a(n) agricultural district into a(n) rural district.

Description of property:

See attached addendum to this petition

Petitioner's interest in subject property:

See attached addendum to this petition

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

See attached addendum to this petition

(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) Yan On Leong
Mitsuyuki Kido
Francis F. Hew
George M. Noegaea

Address: Suite 515, One South King St.

Telephone: 569367

Petition for Amendment to the
Land Use Commission
District Boundary

"Prepared to comply with Act 187, Section Laws of Hawaii 1961 and amended by Act 205, relating to Land Uses in the State of Hawaii."

County of Maui

TELEPHONE:
OFFICE 569-367

1637

George M. Hasegawa, Inc.
REALTORS
SUITE 515, ONE SOUTH KING STREET
HONOLULU, HAWAII 96813

RECEIVED
JUL 26 1965
State of Hawaii
LAND USE COMMISSION

July 22, 1965

Land Use Commission Members

Thompson, Myron B.	Chairman, Honolulu
Burns, C. E. S.	Member, Honolulu
Ferry, James	Member, Honolulu
Inaba, Goro	Member, Kona
Marks, Shelley	Member, Honolulu
Nishimura, Shiro	Member, Kauai
Ota, Charles	Member, Maui
Wenkam, Robert	Member, Honolulu
Wung, Leslie	Member, Hilo

Land Use Commission
426 Queen Street
Honolulu, Hawaii

ATTENTION: Mr. Raymond Yamashita
Executive Officer

Gentlemen:

Pursuant to the provisions of Act 187 as amended by Act 205, we hereby submit for your consideration, a request for a change in classification of the certain parcel of land situate on Maui.

Your early attention to this matter will be appreciated and if any further information is necessary, please do not hesitate to call me.

Also, our heartfelt thanks to you and the staff members of the Land Use Commission who have been so cooperative in letting us go through the records and to the County Officials of Maui for their assistance in the gathering of data and relevant material.

Sincerely yours,

George M. Hasegawa

GMH:cai

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Materials:

1) Recommendation for Implementation of the State Land Use Law, Act 187, SLH 1961.

2) Land Use for the Island of Maui.

3) Proposed Master Plan for Island of Maui.

4) Staff Reports, Public Records of Various Petitions.

5) Master Plan for Matson Navigation Co.

INTRODUCTION

For those of us who are very close to the areas of land development in the State, it is fairly well agreed that two fundamental concepts must always be considered in zoning, (1) a place for everything; (2) the greatest good for the greatest number.

It is further usually agreed that zoning is not an end in itself; it is a means to an end and, therefore, must be reasonable and flexible. When zoning is applied following these basic concepts and applied in a healthy and vigorous economy, it certainly stimulates rather than deters.

With this approach and goals in mind, certainly there can be no offense and considerable advantage in our proposed development on the Island of Maui.

Within the following pages, we hope to cover all of the pertinent areas of Act 187 and cite our reasons for asking the Members of this Commission for re-classification.

BASIC DATA

Area:	401 acres
Site:	Land Use Commission Map Portion of M-9
Elevation:	250 to 600 feet
Grade:	8% also 12% in upper areas
Soil Classification:	Pasture - Class D Diversified - Very Poor Soil Survey says valuable grazing land.
Rainfall:	About 15 inches per year
Plant Life:	Algaroba
Water:	3,000 lineal feet to nearest source who will build this

Distance To:

Post Office	6½ miles
Stores	4½ miles
Grade School (Kihei)	6¼ miles
High School (Baldwin)	16 miles
Public Park (Kamaole)	1½ miles

Purchased From:	Ulupalakua Ranch Co.
Present Owners:	Francis Fong Sen, Yau On Leong, Mitsuyuki Kido, George M. Hasegawa

GENERAL PROVISIONS OF ACT 187 AND AMENDED BY ACT 205

From Section 98H-4

"No change shall be approved unless the petitioner has submitted proof that the area is needed for a use other than that for which the district, in which it is situated, is classified and either of the following requirements has been fulfilled: (a) the petitioner has submitted proof that the land is usable and adaptable for the use it is proposed to be classified, or (b) conditions and trends of development have so changed since the adoption of the present classification, that the proposed classification is reasonable."

In answer to the provisions wherein the petitioner must submit proof that the area is needed for use other than that for which the district, in which it is situated, is classified; we would like to point out the following pertinent information.

Within that area today, there are very little, if any, rural developments for sale to the general public. In those developments

that have been available for sale in the past, the land and terrain itself is not comparable with our site. Yet, even in those areas, sales have moved at a brisk pace, proving that there is a need for such lands as we propose.

The large acreages that have received a classification other than agricultural or conservation, have skyrocketed in price and in many instances, are beyond the economic reach of the general public. We feel certain that the creation of an inflationary trend was not the intent of the Legislature in passing this legislation. Even as developers, if we were to purchase such acreages, we would be unable to develop and market successfully and still retain a fair profit structure. This development, we propose, will tend to stabilize private property values and investments, thereby, creating a solid base for growth and economic expansion for the area.

Kihei, in recent years, has been overshadowed by West Maui as a "glamor" spot. In a large sense, is it not because of the fact that

no major projects have been brought to completion in Kihei? Our proposed development could conceivably be a great stride forward in this particular drive to re-vitalize and stabilize.

GENERAL PROVISIONS OF ACT 187 AND AMENDED BY ACT 205

Section 98H-4

(a) "The petitioner has submitted proof that the land is usable and adaptable for the use it is proposed to be classified."

In this respect, we would like to refer to Exhibit A, which is a preliminary engineering plan for the area. The plan conclusively shows, from a subdivision standpoint, that the area can be developed under a rural district classification.

Also, location wise, being below Haleakala and overlooking the broad panorama of the valley with the West Maui mountains as a back drop, this area is particularly desirable for a rural development.

Using Kahului airport as the starting point, the area can be reached by the following routes:

a) A 14.5 mile route passing through lands of the Hawaiian Commercial and Sugar Company, the town of Puunene, an abandoned naval airbase, and the town of Kihei, which is a residential

area approximately seven miles north of the site and then through the Matson Navigation Company's property.

b) A 15 mile route, by a diversion to the west, passing through the towns of Kahului and Wailuku and heading south along the landscaped Honapiilani Highway to the Kihei Bay Drive skirting Maalaea Bay and then through the town of Kihei and then through the State Master Plan Highway.

Physically, the proposed development rises from the makai boundary at a grade of approximately 8 per cent and is traversed with small drainage beds. The topography adds many interesting variations and the undulating character of the land creates many attractive sites.

All of the 401 acres can be termed "reasonably economical to develop."

Excellent views toward the ocean may be obtained from virtually every position within the site. As is espected, the higher grounds contain the most desirable view areas. These areas afford excellent

views to the north and to the south towards the Islands of Molokini, Kahoolawe and Lanai.

View opportunities during night hours are equally breathtaking and the moonlight silhouetting of Haleakala Crater and distant islands is also inspiring.

In evaluating the potentialities of the site and comparing the property with other nearby areas, as well as other areas in the State, both favorable and unfavorable factors are noted. These factors, some of which give the property a greater potential and others a less favorable prospect of competing successfully with other areas, has been taken into consideration in the design of the long range plan for the site.

The advantages of the site for a development can be summarized as follows:

1. The view from the site includes outlooks to different islands.
2. The warm, dry climate is definitely an advantage for the proposed type of rural development.

3. Attractive coral formations lie off-shore and would be an unusual feature for the mainland type of settler.

4. The topography is excellent for the proposed development.

5. The site is under a single ownership, permitting the maximum control of character and quality in developing.

6. The existing adjacent developments are complementary.

7. The site is near to Makena Bay, an area that will be developed as a harbor for small boats and provide the residents, who so desire, with leisure type activities.

8. Fishing and boating are good in the channel which separate Lanai and Maui and the existing small boat harbor at Maalaea Bay is conveniently accessible.

9. The proposed development of Wailea, the property adjacent to this site which is owned by the Matson Navigation Company and has been planned for a tourist destination area and will possibly be developed in the near future in incremental stages.

10. The proposed development of Makena by the Ulupalakua Ranch Co. as a tourist destination area and for other ocean type activities.

The disadvantages of the site for a development, which planning for the area is aimed at minimizing and correcting, can be summarized as follows:

1. Portions of each of the two approach routes to the site from the airport are somewhat unattractive.
2. Some of the nearby beach areas are relatively unsuited for leisure activities.
3. There is, at the present time, a lack of local color and of activities related to the local environment.

In thus analyzing the physical characteristics, it can be seen that the land is adaptable, usable and suitable for the rural country type living which the petitioners propose.

Section 98H-4

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

The proposed development of Can-Hawaii, a multi-million dollar hotel within a few miles of our area; the expansion of the present Maui-Lu Hotel; a recent announcement which was made by a lumber company stating their plans for a hotel on the beach within a very close proximity. The area is definitely in for a period of accelerated growth and one factor is undeniable.

All of these developments will need a labor force. A labor force which will have to be located within the immediate area for convenience. A labor force which will come to Maui from all over the State.

At the present time, there are no large developments within that area that will be able to fulfill this stage in the growth period ahead.

Exhibits B
Exhibits C

residential

Many future plans of other developers and developments could conceivably be stymied and given up altogether because major investors recognize the fact that without land for housing for employees, business in itself will not grow nor expand. These trends, we feel, are quite significant.

Further, our development will fully utilize the existing facilities whenever possible and through additional revenues, will recover for the County and State a portion of the sums which have been expended to date by both agencies in this area.

Presently, the water system for Kihei is unable to take care of any material expansion of agricultural activity. With the eventual expansion of the Kihei, Makena and Wailua area into residential hotels and apartments, an agricultural development would be out of the question.

The State Master Plan for the Kihei section envisions the construction of a new highway by-passing Kihei road. The proposed by-pass route is, in effect, the extension of Kiola and Kanakanui road. This

highway is proposed to connect Hana via Ulupalakua Ranch land. It will serve as a major thoroughfare for proposed hotel and resort developments and our development. The recent State Budget passed by the Legislature appropriated additional sums for study and continuance of this roadway. By these actions of the Legislators, by the sums already expended, we feel certain by the plans of Maui County itself, that the intent of the State and County is to assist in developing this area on a long range basis.

There is no foreseeable way in which Maui can double or triple her production of sugar and pineapple. And the only thing that stands in the way of the expanding visitor's industry is the ability (1) to sway the people to vacation in Maui, (2) to accommodate them if they can come. To this extent, business and services cannot be enticed to enter into Maui until adequate land for housing is available for potential employees.

residential use proposed

EXCERPTS FROM ACT 187

"The greatest possible protection shall be given to those lands with a high capacity for intensive cultivation."

Herein we would like to introduce the pertinent fact that this area, classified agricultural, because of its lack of adequate water, its type of soil, its low rainfall per year, does not fall into the type of land which the State, in enacting this law, felt should be preserved as such.

Rather, the consequences of an agricultural development, should such be undertaken, is clear to all.

Improvements will not necessarily have to meet the Maui County subdivision standards. The future years will hold the prospect of greater burdens on the County. The land could be developed in a way that many necessary conveniences will be lacking.

Such a development could conceivably set a pattern for other

types of agricultural subdivisions or marginal lands. Lands which would be developed solely on a classification basis.

The Members of the Commission have an opportunity to reclassify this site and to take a bold new step forward in setting a standard -- a standard which others will follow in the future -- a standard which will aid in the overall development of that area as well as the State.

Truly, of what use is land if it cannot be brought to its highest, best and most productive use and, yet, still be within the economic range of all of our people in the State, as well as to serve in the best interests of all.

It has been said many times over that there is no gauge of what constitutes good planning -- yet -- is not the introductory remark "the greatest good for the greatest number" as fine a gauge as can be used?

SUMMARY

Although Maui has explored vigorously the opportunities for hotels and other types of tourist developments, it has been unable to expand as fast as it had hoped to. One of the basic reasons for this has been a lack of adequate land, developed, for the building of homes for a rural type of living to house those citizens who would make their home on Maui.

A continued lack of progress in this field will further stifle Maui's chance of an accelerated economic growth and will mean that Maui will miss its best opportunities to provide employment and to have additional revenue.

It is estimated on West Maui alone, there will be a eventual need for almost 1,000 new employees within the next few years and it is, even today, a proven fact that people commute from as far away as Paia to work at Kaanapali.

Exhibit E

Private enterprises, promotion and initiative can aid tremendously within this area of proposed growth.

It has also been hoped for many years that Maui, especially Kihei, could also become a haven for the elderly retired. A slight start has been made in this direction with the purchase of large acreages by Mainland and Canadian groups. Again, however, although these lands have changed hands, as long as these new owners see fit not to develop and/or dispose of these properties, most of the land will remain vacant and unavailable. Economically, the type of classification we are seeking will again help to fill this needed area of expansion.

Vast sums have been expended by the State and County within that area for proposed developments. Working together, these idle amenities can be put to use so all may benefit. We are not asking for further sums to be expended, rather, we are asking for the opportunity to work together in developing our State.

Maui is still basically a rural community and during the ensuing

years -- transitional years -- the classification we seek -- the development we plan -- will fill a part of the overall growth pattern.

Beginning at a "+" cut in rock at the Northwest corner of this parcel of land, being also the Northeast corner of Lot 1 of Land Court Application 1804, the coordinates of which referred to Government Survey Triangulation Station "PUU OLAI" being 25,544.76 feet North and 4,684.12 feet East, and running by azimuths measured clockwise from true South:-

1. 289° 37′ 3,592.50 feet along Grant 5008 to H. Waterhouse Trust Company, Limited and Grant 9325, Apana 2 to Haleakala Ranch Co. to a pipe in middle of stonewall; thence following along middle of stonewall and fence, along remainder of Grant 548 to J. Y. Kanehoa for the next two (2) courses, the direct azimuths and distances between points in middle of said stonewall and fence being:-

2. 6° 28′ 651.27 feet to a pipe;

3. 278° 33′ 00″ 1,624.56 feet to a pipe; thence

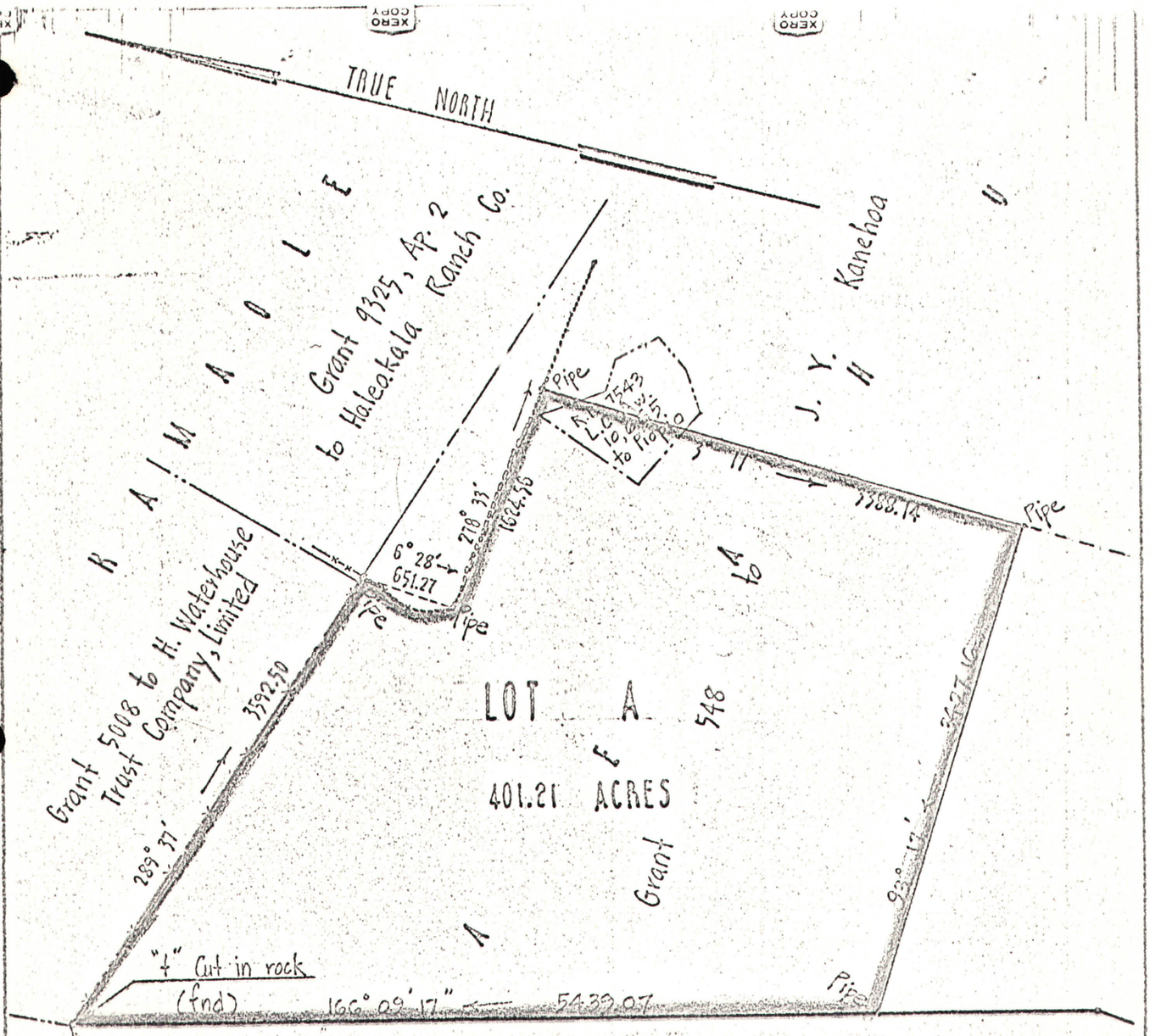
4. 3° 17′ 3,388.14 feet along remainders of Grant 548 to J. Y. Kanehoa and L. C. Aw. 10665 to Piopio to a pipe;

5. 93° 17′ 3,427.16 feet along remainder of Grant 548 to J. Y. Kanehoa to a pipe on the Westerly boundary of Lot 1 of Land Court Application 1804 to a pipe;

Exhibit 1-A

6. 166° 09′ 17″ 5,439.07 feet along the Easterly boundary of Lot 1 of Land Court Application 1804 to the point of beginning.

Containing an Area of 401.21 Acres, or thereabouts.



LOT A

SITUATED AT PAEAHU, HONUAULA, MAKAWAO, MAUI, HAWAII

Tax Map Key: 2-1-08-por. 1

Ulupalakua Ranch Inc. - Owner

1000 500 0 1000 2000 3000 4000

SCALE IN FEET

Honolulu, Hawaii
9775-0-S F.B. 1920
C. M. TOWILL CORPORATION
233 Merchant

$10 million deal

Fall start promised for new Maui hotel

By CHARLES C. YOUNG

WAILUKU, Maui—Ground breaking for the long-proposed $10 million Kannata Kihei hotel development by the Can-Haw resort corporation of Calgary, Canada, will be held in August or September.

This was announced at a public hearing last night in the Board of Supervisors chambers by County Chairman Eddie Tam.

Tam read a letter from the corporation's president, Steve Predy, and the timetable for the ground breaking was confirmed by Predy and five other Can-Haw (Canadian-Hawaiian) corporation executives who were present.

Date for completion of the project, according to Predy's letter, is one year from the date of ground breaking.

The Public Works Committee meeting was called by its chairman, Supervisor Soon Oak Lee, to hear objections from adjoining Kihei land owners to proposed changes in the County's master plan roads in the area requested by Predy.

The Planning and Traffic Commission has already approved the relocation and elimination of some roads in the area.

The Board of Supervisors has the final say on the changes.

Predy said the Northwest Design and Fabrication Company of Winnipeg, Manitoba, is to manufacture the unique type of structures to be used in the development.

The architect, Franz Wiesinger, a native of Austria who has perfected a molded plastic type of construction, will move to Maui within 60 days to prepare plans for the ground breaking.

The prime financing for the project, according to Predy, has already been established in Canada.

The 365-room development will consist of two circular high rise towers on the rear of the property, with one- and two-story structures and shops extending down to the present Kihei-Makena Road a few feet above sea level across from Kamaole Park.

Wiesinger wants a change of the "on paper" master plan roads to make use of two rock knolls with a good base for the two high rise towers.

"If we can't put them there, we will have to move them down lower near the beach," Wiesinger said.

Jack Meddings, main spokesman for the adjoining property owners who are protesting, said none of them were notified by the planners of their decision to alter the master plan adopted in 1961.

"This is only an opening wedge in which any future developer can come in and ask for a change of the master plan," Meddings said. "You might just as well tear up your master plan."

Exhibit B

PACIFIC BUSINESS NEWS Monday, April 26, 1965

Fort Vancouver Lounge Opens at Fast-Growing Maui Lu

The new Fort Vancouver cocktail lounge opened at the Maui Lu Resort Friday, complementing a total of 50 cottages and units at a vacation mecca that has grown from a single building to a 30-acre resort in less than three years.

Patrons and Island residents enjoyed Hawaiian entertainment and "happy hour" from 4 to 7 p.m. to mark the opening of the new cocktail lounge.

The Kihei beach resort's spacious longhouse restaurant, which opened on New Year's Day, 1965, features Friday seafood specialties—fresh butter clams, crab, shrimp, and oysters—flown in from the Pacific Northwest.

All accommodations at the Maui Lu have been designed for patrons' comfort, convenience and privacy. Many cottages possess large lanais, wall-to-wall carpeting, and full-sized electric kitchens.

The resort's two freshwater pools include a 110-foot pool shaped like the Island of Maui. There's also a five-hole practice golf course and shuffleboard.

A special 20 per cent seasonal discount is in effect and will remain in effect until June 15.

Mr. and Mrs. Gordon Gibson of Vancouver, Canada, owners of the Maui Lu, are expecting numerous Islanders as well as visitors from the Mainland to take advantage of the new facilities and the seasonal discount.

Foreign Exchange Rates

Exhibit C

ROBERT O. OHATA
Planning Director

MRS. EVA M. DUPONTE
Administrative Assistant

PLANNING & TRAFFIC COMMISSION
COUNTY OF MAUI

POST OFFICE BOX 1487
KAHULUI, MAUI, HAWAII 96732

July 16, 1965

Mr. George M. Hasegawa
Suite 515, One South King Street
Honolulu, Hawaii 96813

Dear Mr. Hasegawa:

Reference is made to your letter of July 12, 1965. The 401 acres of property referred to is in the State Agricultural Zone. The westerly (makai) boundary of this lot abuts an Urban Zone. This urban zone extends from the highway junction near Kihei School, to the common boundary between the Matson Navigation Company and Ulupalakua Ranch properties. The other three sides of the subject parcel abuts the agricultural district.

If there are any other questions, please feel free to write to this office.

Yours very truly,

Robert O. Ohata

ROBERT O. OHATA
Planning Director

Exhibit D

Spencecliff to begin $500,000 development in Lahaina this month

WAILUKU, Maui—The Spencecliff Corporation, operators of Lahaina's Pioneer Inn, will start a $500,000 construction program this month.

Neighboring tenants in the same block have been notified to vacate by Thursday.

The Pioneer Theatre was authorized yesterday to show its movies temporarily in the West Maui Athletic Association Recreation Hall next to Malu-Ulu-O-Lele Park.

The tenants were told Spencecliff has immediate plans for expansion of the Pioneer Inn.

The old stores, including the theatre, are to be torn down at once.

Spencecliff Corporation took over management of the Pioneer Inn in a 20-year lease agreement signed March 31.

A construction program, to be completed within a year, was announced at the same time.

This includes a swimming pool, and two new two-story buildings with shops and 32 large hotel rooms.

The Maui Planning and Traffic Commission met yesterday in special session to help Isami Miyabara, operator of the theatre, move into a temporary location.

Miyabara told the planners he expected to have a permanent theatre location by next March or April.

G. Alan Freeland, Lahaina member of the County Planning Commission, owner of the entire block on which the Pioneer Inn is located, has it leased to the Pioneer Hotel Corporation.

Freeland told his fellow commissioners Miyabara took over the theatre from him last year and that Miyabara is negotiating for a new site in the Lahaina Shopping Center to build a semi-open-air theatre.

The commission granted Miyabara a special use permit to show movies in the hall, which is in a residential district, provided none of the immediate neighbors object.

Exhibit E



Typical of the resort of the future is this well planned, well executed recreational destination: the just opened Mauna Kea Beach hotel on island of Hawaii.

Photo: R. WENKAM

TOURISM

Visitor Industry To Employ 50,000 By 1975

The brightest star in Hawaii's economic constellation, tourism has consistently outperformed all predictions, looks like a sure winner for the next decade.

FROM THE STANDPOINT of the visitor, what will the Hawaii of the 1975 be like? Based on forecasts of visitor growth, transportation developments, and a continuing increase in the standard of living, tourism in 1975 will have created some prodigious changes.

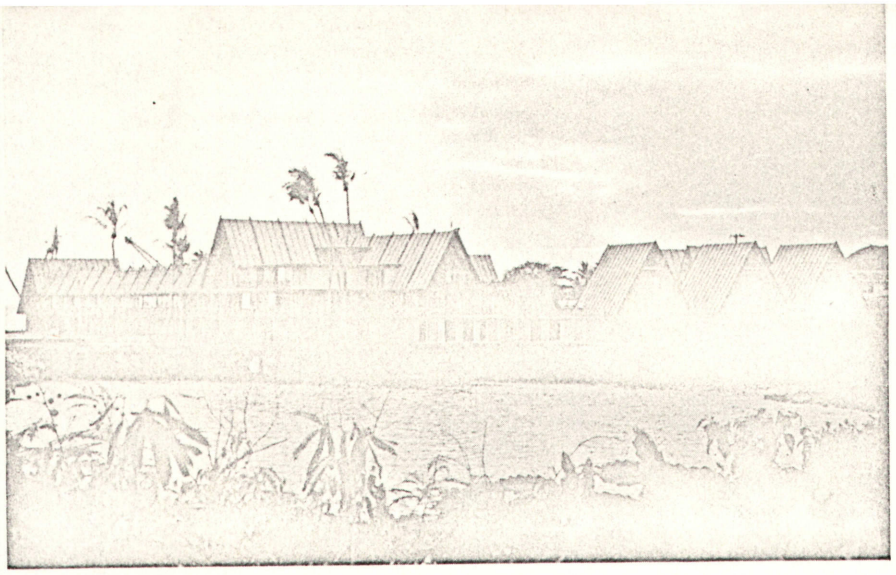
The incoming visitor will have a choice of arriving by jet at three — if not four — of the major Islands. Whether he is on an economy budget or seeking the remotest of hideaways, he will have a wide choice of destinations. He will have access to virtually all of Hawaii's wide variety of settings — from the snow-capped peaks of Mauna Kea to the most inaccessible valleys. He will find the highest quality of entertainment, from Boradway and Las Vegas shows to the best native productions from every corner of the Pacific.

All these things will be available within an hour of his hotel, wherever he may be staying — made available by the very fact of his onmnipresent existence on all the Islands, and the visitor industry's desire to serve his every pleasure. And yet hopefully, he will still find a place to get away from it all — and still hopefully find the aloha spirit that played such a major part in making it all possible.

What of Waikiki — the birthplace of the visitor industry? Despite those who prophesy its deterioration, it will still be thriving, albeit with a considerably changed face.

Few of the smaller buildings there today will be there tomorrow, having been torn down to create even larger hostelries to serve the rapidly growing need for accommodations. Conventions of 10,000 people and more will be handled with ease, and a transportation system as yet undeveloped will probably serve its needs — automobile traffic of necessity having been banned to the fringes of the area.

Diamond Head may become still a little more obscured from view by a "concrete jungle" despite outraged protests from those fighting to preserve something that can never be again. But Waikiki will at least have a beach, a splendid stretch of sand more than 100 feet wide running from the Hilton Hawaiian Village to the Outrigger and Elks Club. It may be hard to see, buried under masses of bikini-clad secretaries, buxom widows, and sunburned conventioneers, but it will be there — and it will be popular. Because strangely enough a certain



Example of recent trends: Neighbor Island location, Polynesian atmosphere (the Seven Seas Hotel, Poipu, Kauai).

segment of visitors likes togetherness, because it will offer the widest variety of top entertainment in the Islands, and because the name Waikiki will still, for many decades, have that magic sound to someone in Oshkosh, Wisconsin.

But while the rest of Oahu will still be primarily a home for the year-round population, and a center of Hawaii's other income generators, at least one other area will serve as a destination resort. That will be Makaha, where Chinn Ho's resort will handle over 20,000 people by 1975. To get there, or to Waikiki, visitors will travel by helicopter to and from the airport. With a road completely around Oahu by then, visitors can make a circle tour from Makaha in a day's time, returning at night to the 5,000-acre resort, which will sport two golf courses, hotels, shops, restaurants, and a multitude of condominium apartments.

On the Neighbor Islands, the visitor will find accommodations of virtually any type, from motels to luxury hideaways accessible only by air. Direct jet service to Maui and Hawaii will bring visitors to the major new resort destinations, as well as to dozens of individual small hotels in a wide variety of settings. At least two new resort developments approaching the magnitude of Kaanapali will be under way in Kona and Maui. Along the coast from Kamuela to Kona, the small beaches will have their own landing strips, and air taxis will fly visitors in and out just like the visitor taking a cab from the airport to the Waikiki hotels.

Far-fetched? Not in the light of a doubled or tripled visitor population by that time. Assuming that as many new hotels will be needed by 1975 as are available today, the amount of new development is staggering, but these things must be done if Hawaii is to handle the masses of people who will be traveling to the Islands. Ten years ago, the number of visitors for the first time reached 100,000; for this year, the prediction is 600,000, and as many as a million and a half could well be coming by 1975.

The visitor "plant" is expanding with commensurate speed: hotel rooms, currently about 13,000, are expected to double within five years at the most. Next to science activity, tourism is expected to register the biggest comparative gains in the next decade — and science has the edge only because it is starting practically from zero.

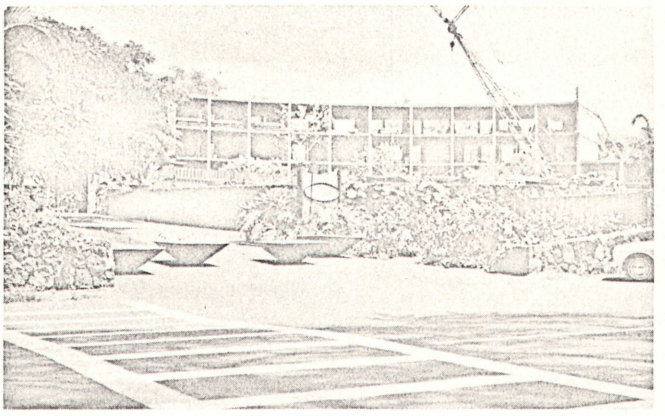
From the Governor on down, everyone in Hawaii is acutely aware of the importance of tourism to the Island standard of living. At least 50 or 60 per cent of the money brought in by the visitors remains permanently in the State: since the total for this year is likely to be close to $270 million, this is no small sum. Tourism is credited with being the major reason



Honolulu—at which point will it become too metropolitan?



Even more remote areas see construction of tourist facilities: additions are being built at the Puu O Hoku hunting lodge on eastern Molokai.



Each new hotel room creates two jobs: here are 81 more units nearing completion at the Kona Inn, Big Island.

for lowering the percentage of unemployed from 4.7 per cent three years ago to 3.3 per cent this year, as the labor force grew from 246,000 to 257,000 in that time. By 1975, tourism should be the Number One employer in the State (today it is No. 3, after military activity and construction), and will be contributing half a billion dollars to the treasury.

Plans and projects under way

New developments in the visitor satisfaction area are coming at a steady pace. Parks, small boat harbors, new airports and added facilities at present ones, sports activities, cultural events with Polynesian flavor, are all constantly on the upswing. A new belt road in the Chain of Craters region on the Big Island just opened last month, opening the Puna area to visitors. A boat marina is under way at Konakahau, and the National Park Service is improving the City of Refuge Park. A new airport is planned for Kona, and the Bishop Estate is planning a big development on its lands there.

A fish and wildlife preserve is in the works in conjunction with the Kokee Dam project on Kauai. The number of golf courses is growing: the Hawaiian Open this fall is picking up where the Canada Cup left off. In Honolulu, the Sheraton chain is investing several million dollars in improvements of the Royal Hawaiian Hotel; the long delayed $3.8-million beach widening project of the Army Engineers is finally going to get under way probably by 1967. The Hawaii Visitors Bureau is opening a branch office in San Francisco this year, planning one in Tokyo next year.

On Molokai, there are already now two hunting-lodge type operations in the offing, and the very solitude and lack of traffic on the Island will be the best recommendations for the type of visitor the developers are after. The Kaanapali development on Maui is, of course, already a phenomenon of global significance, as is also the Rockefeller development on the Big Island. Other areas only hesitantly mentioned as tourism possibilities a few years ago are now seriously eyed by developers.

Still more can be done

Despite all the activity, there are those who feel Hawaii isn't doing enough. Outgoing HVB president James Morita says that the State, through HVB, spends about $3 per visitor (and the average visitor spends $450 in Hawaii), or less than one per cent of the value of the product — compared with places like the Bahamas, which spend about $8 per visitor (who then spends an average of $140), which adds up to the destination paying almost six per cent. He recommends a similar expenditure for Hawaii, saying that the return would justify the investment manifold.

Among other steps recommended by HVB: licensing of tour drivers, so that there is some control over the kind of information they dispense — which is often the bulk of what the visitor hears and remembers about Hawaii; an annual award publicly presented to an individual or organization contributing the most to Hawaii tourism; an annual governor's conference on tourism, involving all segments of the community which are in any way concerned with tourist traffic; and a vigorous promotion and preservation of what can only be called the aloha spirit. According to virtually all experienced hands in the travel business, it is this undefinable aloha that gives Hawaii its competitive edge in the lively travel market — and if it is dissipated or allowed to disappear, very likely the tourists will largely disappear with it.



Waikiki's famous thoroughfare, Kalakaua Avenue, may be a pedestrian mall—by 1975.

External factors which enter into the tourist picture will generally favor Hawaii. One of these is definitely the development of fast, large, and economical jet planes. Last year's reduction of the fare to West Coast from about $125 to $100 resulted in an immediate jump in the number of visitors for the next six months — of a full 30 per cent. The fact that the visitor industry is among those least susceptible to automation bodes well for the local employment picture: it is estimated that each new hotel room creates one direct job to serve the visitor using that room, and one indirect job resulting from that visitor's expenditure in Hawaii. This would then mean about 50,000 employees owing their jobs to tourism by the end of the decade (when there should be close to 25,000 hotel rooms in the Islands). Out of a total labor force of about 300,000, this is a sizable percentage.

New origins and destinations

Within two or three years, the number of visitors will exceed the entire population of the Hawaiian Islands. An increasing portion (almost 25 per cent today, as compared to less than ten per cent ten years ago) of the visitors travels in the eastbound direction, originating in countries like Japan, Australia, New Zealand, and the non-Communist Asian world. They come both to stay, or to pass on to other destinations, and their impressions will increasingly open the market to more visitors from their respective homelands. All of this is likely to make Hawaii something of a travel hub, and first stop on many an extended trip, as it already is to the passengers of most Pacific vacation cruises.

A parallel to this can be found in the local trend to the Neighbor Islands, in which the major share of the future developments must be located. As Honolulu, and Waikiki with it, inevitably becomes more metropolitan, the really "in" places will be the new carefully planned and laid out resort destinations like Kaanapali or Makaha, or even places like the Kona Village, accessible by air only. The trend, apparent for several years in world destinations like isolated luxury hotels in Baja California, could lead to some interesting projects, such as Castle & Cooke's anticipated tourist destination on Lanai — perhaps fifteen or twenty years off, but then again possibly a lot closer than that. ★★★

GROWTH RATES IN THE HAWAIIAN ECONOMY IN 1965

(Projected Increase 1965 over 1964)

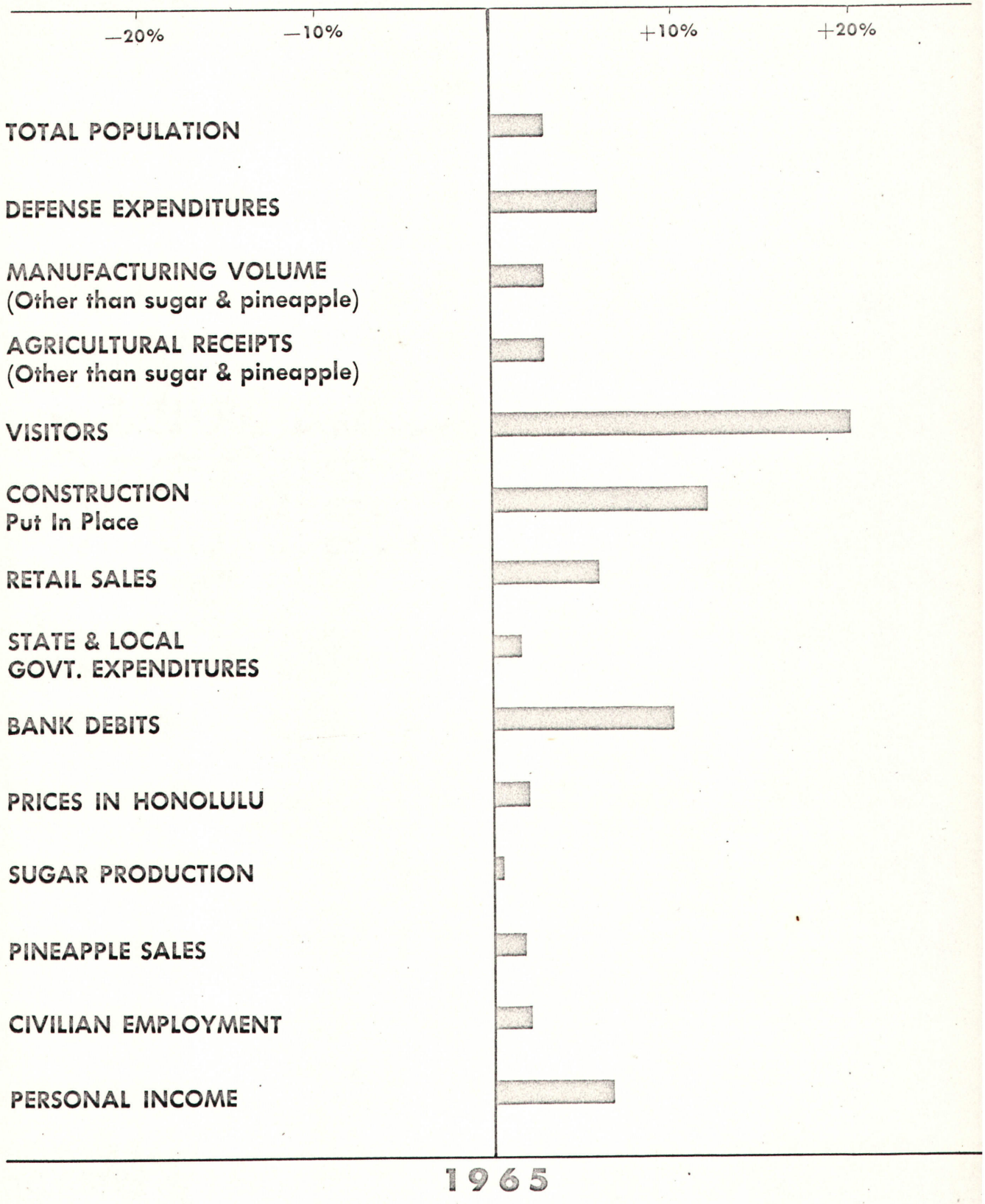


Exhibit G First National Bank of Hawaii
Hawaii in 1965 - A Mid-Decade Economic Report

Summary

The 1965-66 outlook **is for only mild changes in the overall level of agricultural production—but for advancing strength in tourism, manufacturing, construction, and public utilities.**

Underlying and supporting this growth are prospective increases in personal income, standards of living, and consumer demand.

Business during fiscal 1965-66 (provided there are no strikes so prolonged as to be disruptive) should thus sustain the exceptional growth rates of the past eighteen months.

During the decade of 1965-75, **tourism, manufacturing, construction, and service enterprises should be star performers—with agriculture continuing to make mild advances.**

New growth factors may be expected to come sharply into focus, however, including (1) the gradual rise of developments to accommodate retirement-in-Hawaii, (2) the continued expansion of multi-million-dollar research programs, and (3) the rise in Hawaiian services for overseas governments and corporations to a major position in the economy.

The table below provides a rough estimate of the growth of selected factors during the decade ahead. Such long range estimates are necessarily approximate and will require later revisions as the relative growth of the various activities in Hawaii becomes more clearly defined.

LONG RANGE GROWTH ESTIMATES—1964-75

	Level Attained in 1964	Estimated Level in 1975
Population	734,791	970,000
Labor Force	255,800	340,000
Personal Income	$1,777,000,000	$3,700,000,000
Retail Sales	$1,102,000,000	$2,100,000,000
Agriculture	$339,300,000	$385,000,000
Tourist Arrivals	508,870	1,500,000
Manufacturing	$255,000,000	$490,000,000
Housing Units	192,580	280,000
Electric Power (KWH)	1,972,000,000	4,600,000,000
Telephones-in-Use	265,800	438,000

Economic Indicators

A Monthly Report

July, 1965

INVESTING IN TOURISM

How many visitors will come to Hawaii in the next five, ten, and fifteen years? How long will they stay? What islands will they visit? How many will be here in the peak month and how many hotel rooms will be necessary to house them?

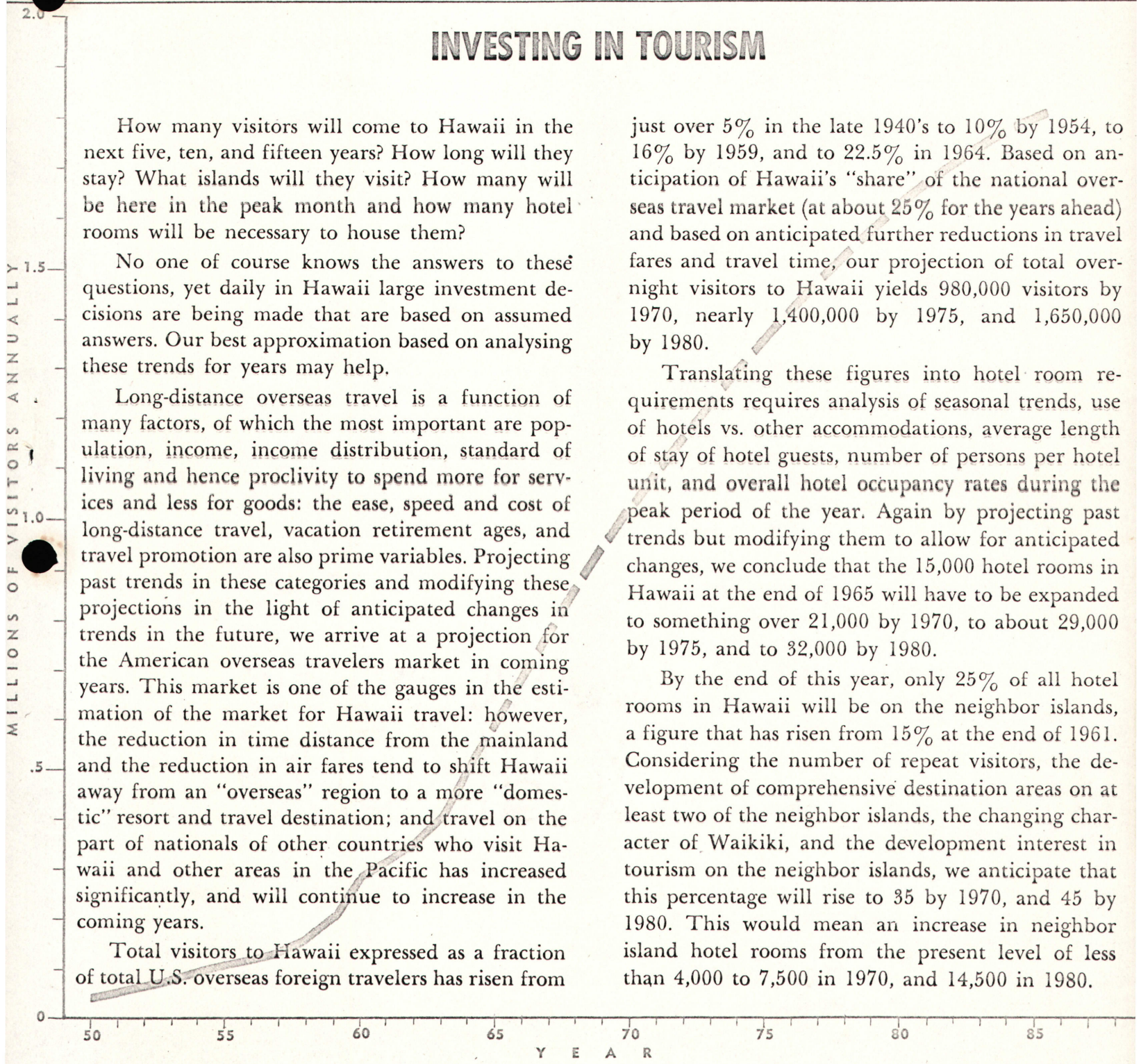
No one of course knows the answers to these questions, yet daily in Hawaii large investment decisions are being made that are based on assumed answers. Our best approximation based on analysing these trends for years may help.

Long-distance overseas travel is a function of many factors, of which the most important are population, income, income distribution, standard of living and hence proclivity to spend more for services and less for goods: the ease, speed and cost of long-distance travel, vacation retirement ages, and travel promotion are also prime variables. Projecting past trends in these categories and modifying these projections in the light of anticipated changes in trends in the future, we arrive at a projection for the American overseas travelers market in coming years. This market is one of the gauges in the estimation of the market for Hawaii travel: however, the reduction in time distance from the mainland and the reduction in air fares tend to shift Hawaii away from an "overseas" region to a more "domestic" resort and travel destination; and travel on the part of nationals of other countries who visit Hawaii and other areas in the Pacific has increased significantly, and will continue to increase in the coming years.

Total visitors to Hawaii expressed as a fraction of total U.S. overseas foreign travelers has risen from just over 5% in the late 1940's to 10% by 1954, to 16% by 1959, and to 22.5% in 1964. Based on anticipation of Hawaii's "share" of the national overseas travel market (at about 25% for the years ahead) and based on anticipated further reductions in travel fares and travel time, our projection of total overnight visitors to Hawaii yields 980,000 visitors by 1970, nearly 1,400,000 by 1975, and 1,650,000 by 1980.

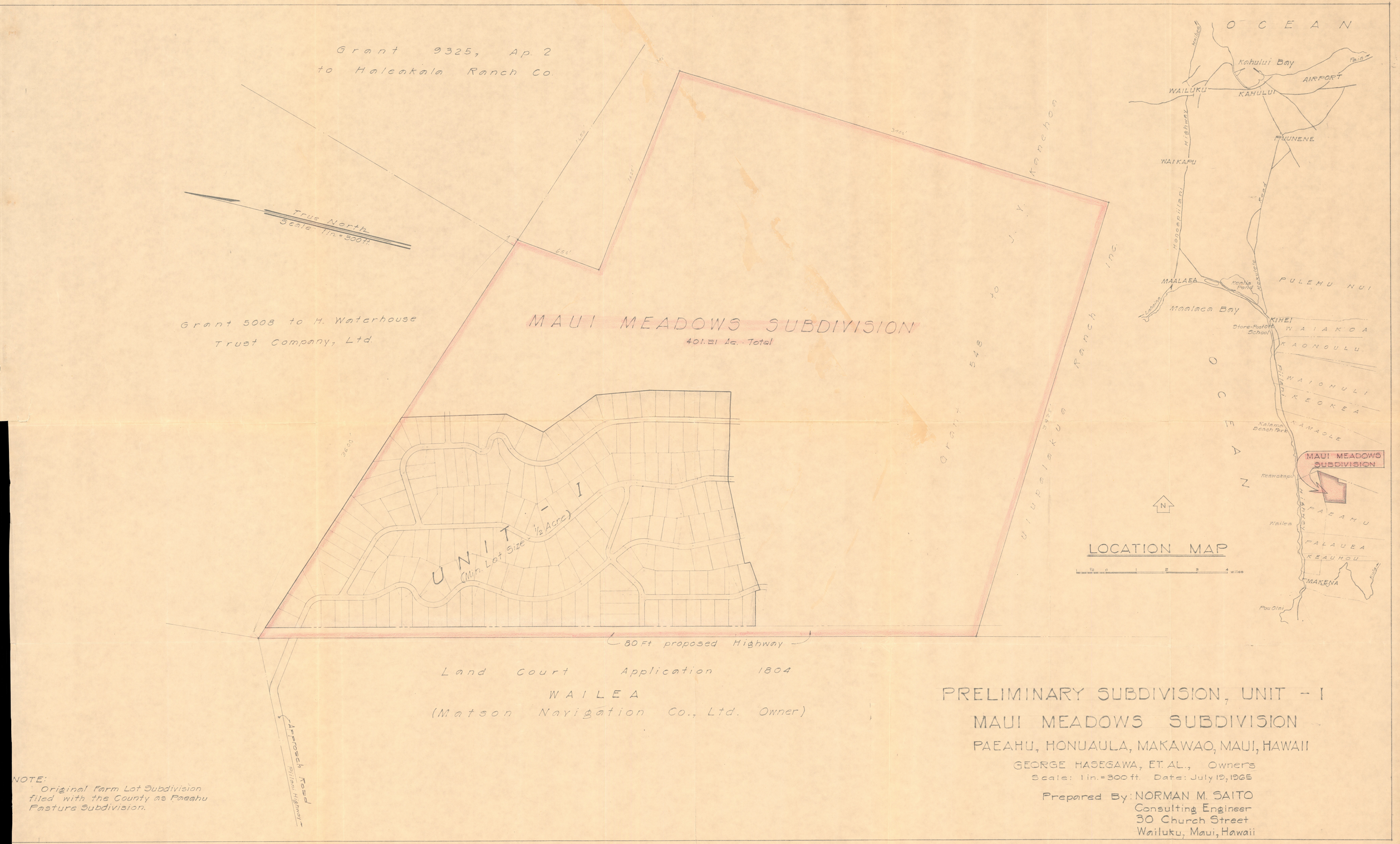
Translating these figures into hotel room requirements requires analysis of seasonal trends, use of hotels vs. other accommodations, average length of stay of hotel guests, number of persons per hotel unit, and overall hotel occupancy rates during the peak period of the year. Again by projecting past trends but modifying them to allow for anticipated changes, we conclude that the 15,000 hotel rooms in Hawaii at the end of 1965 will have to be expanded to something over 21,000 by 1970, to about 29,000 by 1975, and to 32,000 by 1980.

By the end of this year, only 25% of all hotel rooms in Hawaii will be on the neighbor islands, a figure that has risen from 15% at the end of 1961. Considering the number of repeat visitors, the development of comprehensive destination areas on at least two of the neighbor islands, the changing character of Waikiki, and the development interest in tourism on the neighbor islands, we anticipate that this percentage will rise to 35 by 1970, and 45 by 1980. This would mean an increase in neighbor island hotel rooms from the present level of less than 4,000 to 7,500 in 1970, and 14,500 in 1980.



FIRST NATIONAL BANK
OF HAWAII

Exhibit I



NOTE:
Original Farm Lot Subdivision filed with the County as Paeahu Pasture Subdivision.

PRELIMINARY SUBDIVISION, UNIT - I
MAUI MEADOWS SUBDIVISION
PAEAHU, HONUAULA, MAKAWAO, MAUI, HAWAII

GEORGE HASEGAWA, ET. AL., Owners
Scale: 1 in. = 300 ft. Date: July 19, 1965

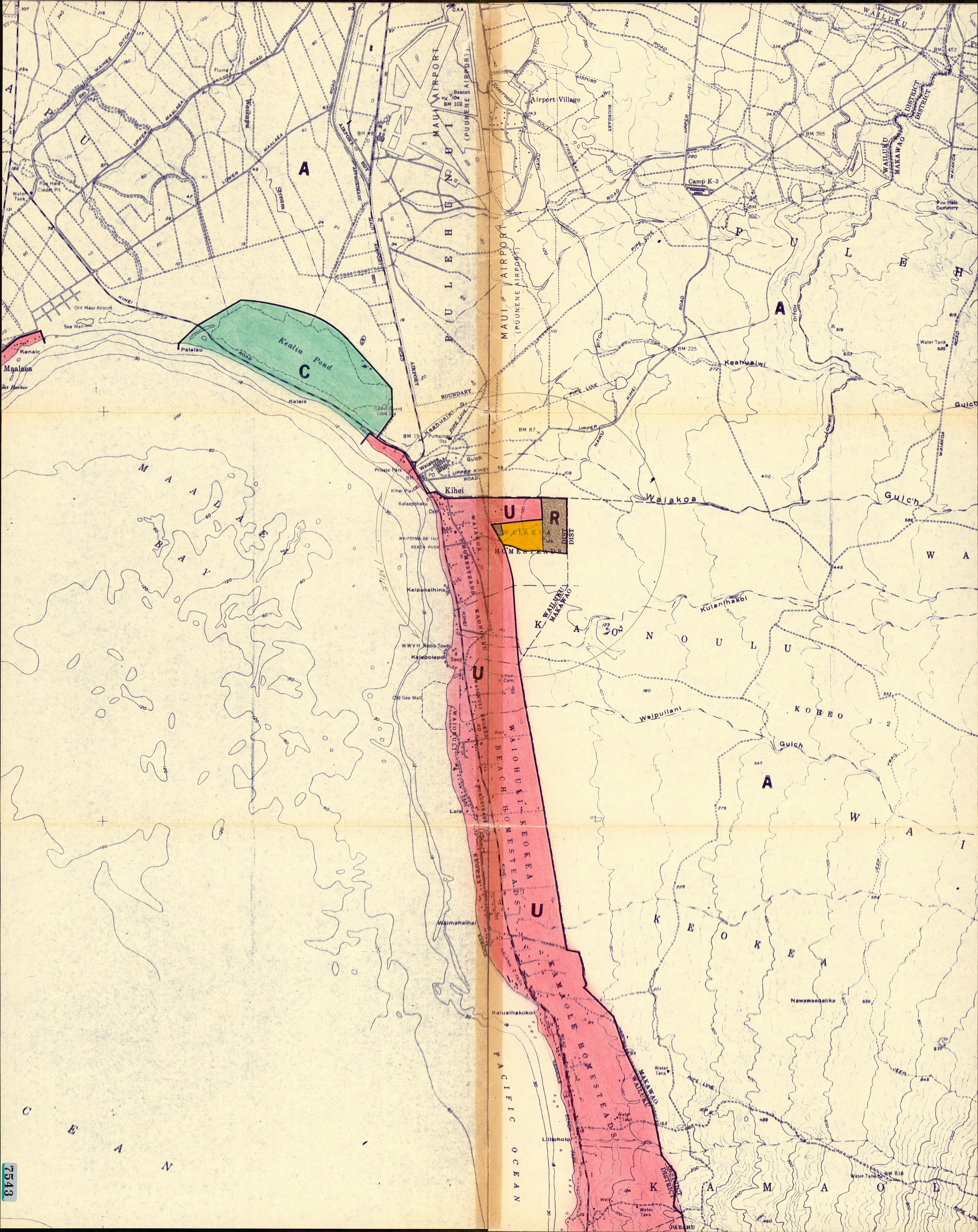
Prepared By: NORMAN M. SAITO
Consulting Engineer
30 Church Street
Wailuku, Maui, Hawaii

ax Map Key: 2-1-08, Por. 1

7541

RECEIVED
JUL 26 1965
State of Hawaii
LAND USE COMMISSION

7542


Maalaea
Kanaio
Old Maui Airport
Sea Wall
Kealia Pond
Palalau
Kealia
Coast Guard Com Sta
Pumping Sta
Private Park
Kihei Pier
Kihei
Kalaepohaku Cem
MAIPONA OE IAU BEACH PARK
WWVH Radio Tower
Kalepolepo
Old Sea Wall
Lahue Cem
Well
Waimahaihai
Kaluaihakoko
Lilioholo
Water Tank
Pumping Sta
Keahuaiwi
Waiakoa Gulch
Waiakoa
Kulanihakoi
Walpuilani
Nawawaeaalika
Camp K-3
Airport Village
Reservoir
Pu'u Hale Cinder Pit
Pu'u Hale Cemetery
Spanish Wailuku
Wailuku Makawao District
Maui Airport (Puunene Airport)
Beacon 9X 104 BM 102
Old Waiehu Beach Homesteads
Waiehu Kou Homesteads
Waiehu Kou Beach Homesteads
Keokea Homesteads
Kamaole Homesteads
Waiakoa Homesteads
Kaonoulu Homesteads
Waiohuli Keokea Homesteads
Waiohuli Beach Homesteads
Waiakoa Homesteads
Pacific Ocean
Maalaea Bay
Kihei
Waiakoa Gulch
Keokea
Kaonoulu
Kamaole
Makawao
Pulehu
Waiohuli
Kula
Wailuku
Makawao
Waiakoa
Waiehu
Kihei
Maui Airport
Airport Road
Upper Kihei Road
Lower Maalaea Road
Upper Maalaea Road
Waihee Ditch
Pipe Line
Jeep Trail
Boundary
Approximate Maui Airport Boundary
1 Mile
BM 87
BM 225
BM 302
BM 365
BM 452
BM 838
Water Tank 625
Water Tank 653
Water Tank 849
Water Tank
Well
Pumping Sta
Reservoir
Fire Break Road
Haiku Ditch
Waiakoa Ditch
Makawao Ditch
Waiehu Ditch
Waiohuli Ditch
Kamaole Beach Park
Waiohuli Beach Park
Kamaole District
Paeahu
Quich

7543



UNIT - I

PRELIMINARY PLAN

MAUI MEADOWS SUBDIVISION

PAEAHU, HONUAULA, MAKAWAO, MAUI, HAWAII

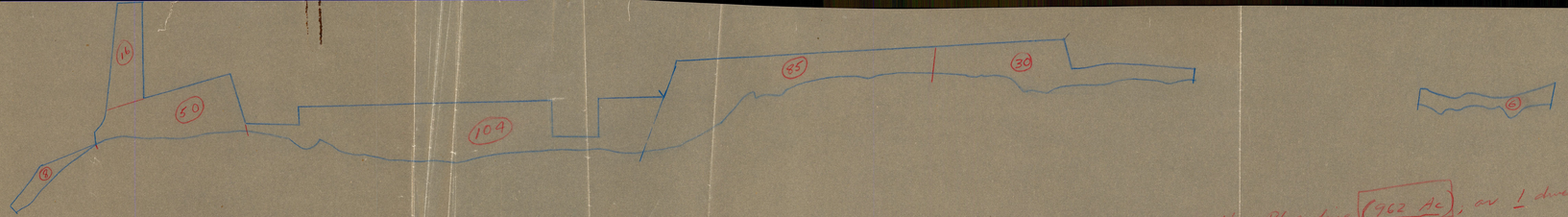
GEORGE HASEGAWA, ET. AL., OWNERS

SCALE: 1 IN. = 100 FT. DATE: SEPT. 25, 1965

NOTE:
Minimum Lot size = 0.5 Ac.
Minimum Frontage = 80 Ft.
All dimensions and area of lots are approximate

PREPARED BY: NORMAN M. SAITO
CONSULTING ENGINEER
30 CHURCH STREET
WAILUKU, MAUI, HAWAII

7838

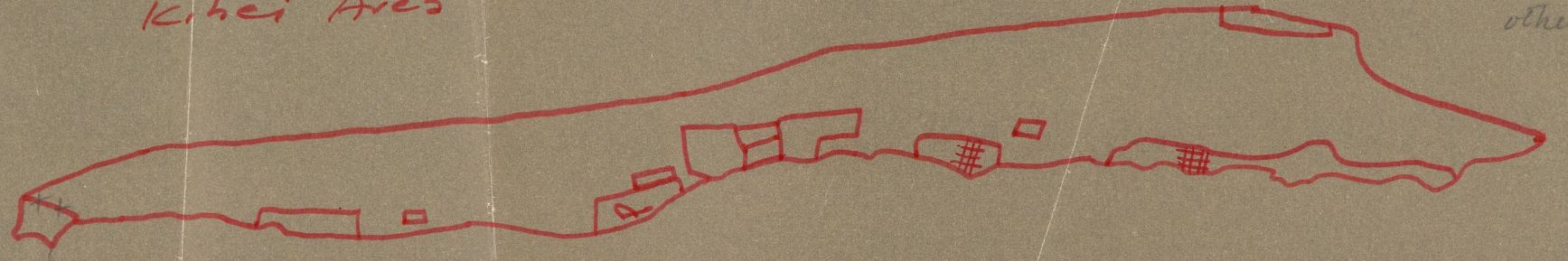


6.05
4.02
0.41
10.48
9
9192 sq in

Approx 300 dwellings within Blue line (962 Ac), or 1 dwelling per 3 Ac

Total Kikei-Waikea "U" District = 3952 Ac
962
2990 Ac — relatively un-urbanized.

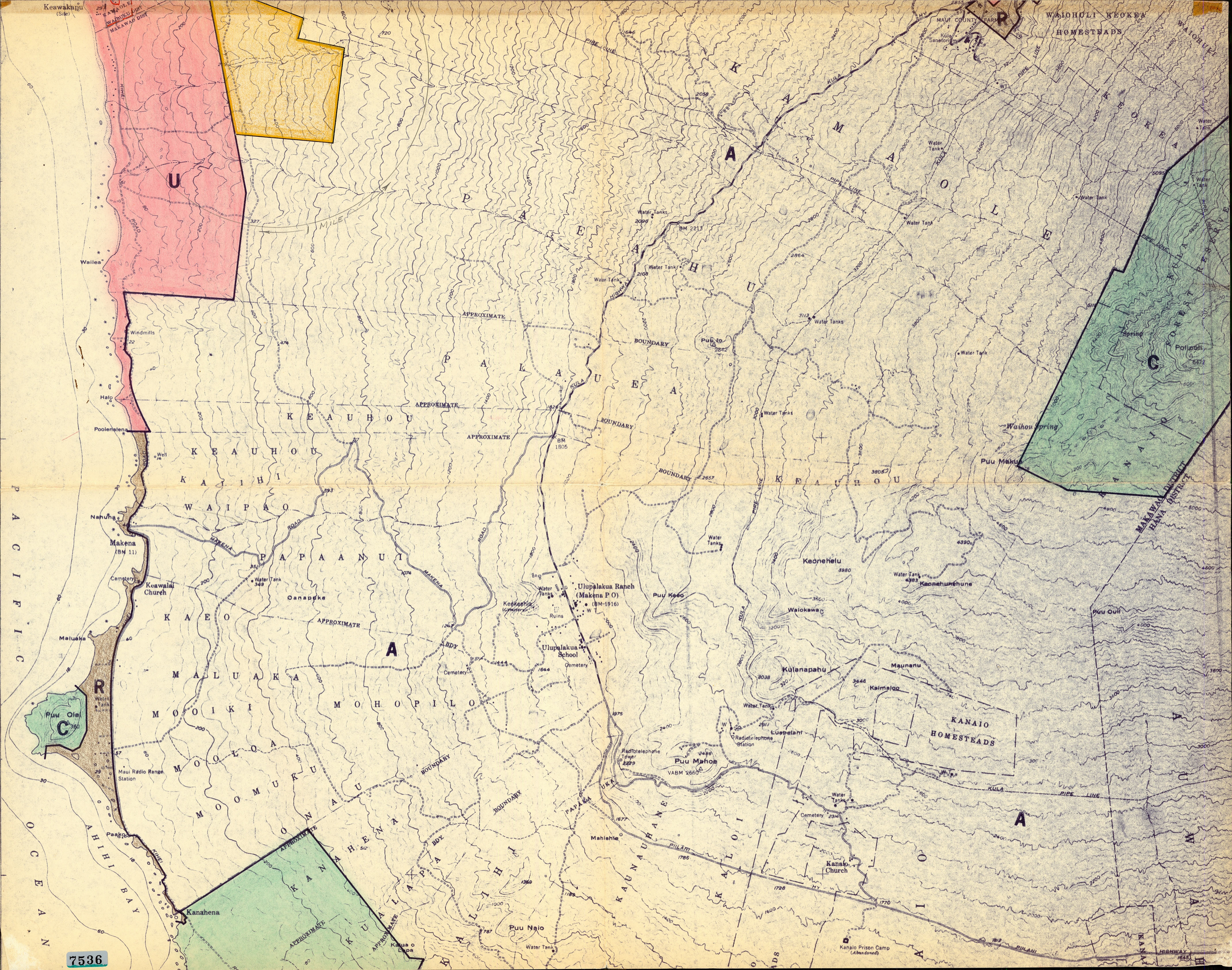
From Maui G.P.
Kihei Area



overall 5.6 □"
residential 3.9 □"
other than resi. 1.7 □"

1" = 5200' 1□" = 27,000,000 ☐
= 620 ac

7535



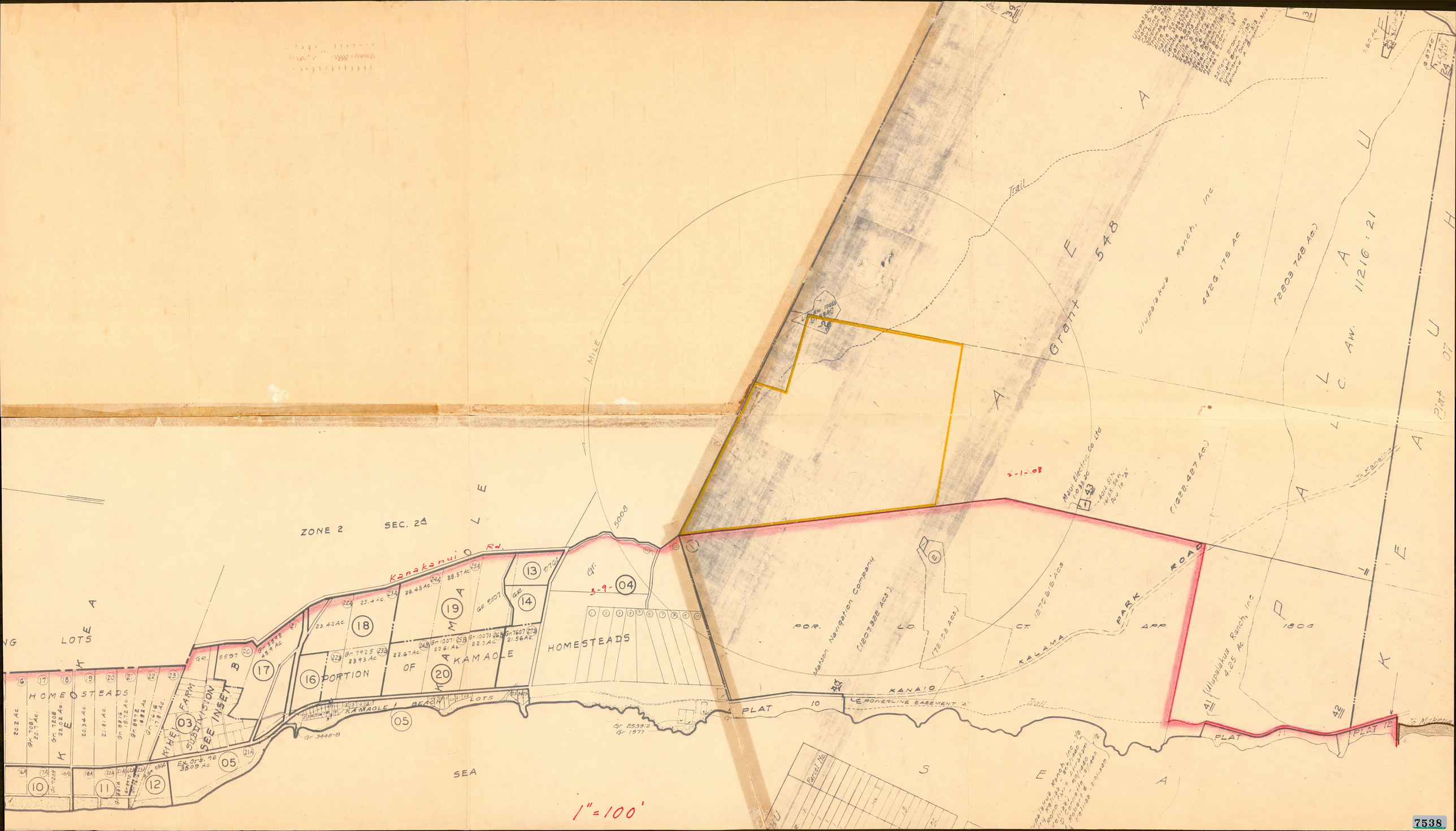
Keawakapu (Site)
KAMAOLE
WAIBUKU DIST
MAKAWAO DIST
U
Wailea
Windmills
Halo
Poolenalena
Well
Nahuna
Makena (BM 11)
Cemetery
Keawalai Church
Maluaka
Puu Olai
C
R
Maui Radio Range Station
Paako
AHIHI BAY
Kanahena
PACIFIC OCEAN
KEAUHOU
KALIHI
WAIPAO
PAPAANUI
KAEO
MALUAKA
MOOIKI
MOOLOA
MOOMUKU
ONAU
KANAHENA
KUALAPA
KALIHI
MOHOPILO
PALAUEA
PAEAHU
KAMAOLE
KEOKEA
WAIOHULI KEOKEA HOMESTEADS
MAUI COUNTY FARM
Kula Sanatorium
Water Tank
Water Tanks
BM 2213
Puu Io
Waihou Spring
Puu Makua
Polipoli
KANAIO FOREST RESERVE
MAKAWAO DISTRICT
HANA DISTRICT
Keonehelu
Keonehunehune
Waiokawa
Puu Keeo
Ulupalakua Ranch (Makena P O)
Ulupalakua School
Cemetery
Ruins
Keekeehia
Oanapuka
Kulanapahu
Maunanu
Kaimajoo
Luapelani
Radiotelephone Station
Radiotelephone Tower
Puu Mahoe
VABM 2660
KANAIO HOMESTEADS
Kanaio Church
Kanaio Prison Camp (Abandoned)
Mahiehie
Puu Naio
Kalua o Lapa
Puu Ouli
KULA PIPE LINE
PIILANI HIGHWAY
APPROXIMATE BOUNDARY
MILE

7536



Maalaea
Kealia Pond
Kihei
Kalepolepo
Waiakoa
Gulch
Puu Kahala
Kulanihakoi
Waipuilani
Naalae
Kaonoulu
Kaleiopu
Waiohuli
Puu o Kali
Nawawaeaalika
Kekuawahaulaula
Kalualhakoko
Lilliholo
Kaiapuhaihina
Waimahaihai
Kealahou
Kaonoulu
Waiohuli
Keokea
Kamaole
Waiakoa
Kaonoulu
Waiohuli
Kaiapuhaihina
Kealahou
Kamehame Iki
Homesteads
Pacific Ocean
Maalaea Bay
Old Maui Airport
Kanaic
Palalau
Kaleia
Kihei Pier
Kalaepohaku
Kalepolepo
Lale
Waimahaihai
Kalualhakoko
Lilliholo
Kaiapuhaihina
Kaonoulu
Waiohuli
Keokea
Kamaole
Waiakoa
Kealahou
Kamehame Iki
Homesteads
Kaonoulu
Waiohuli
Keokea
Kamaole
Pacific Ocean
Maalaea Bay
Old Maui Airport
Kealia Pond
Kihei
Waiakoa
Gulch
Kaonoulu
Waiohuli
Keokea
Kamaole
Waiakoa
Kealahou
Kamehame Iki
Homesteads
Kaonoulu
Waiohuli
Keokea
Kamaole
Pacific Ocean
PHASE III
2 MG STORAGE TANK
A
U
C
R

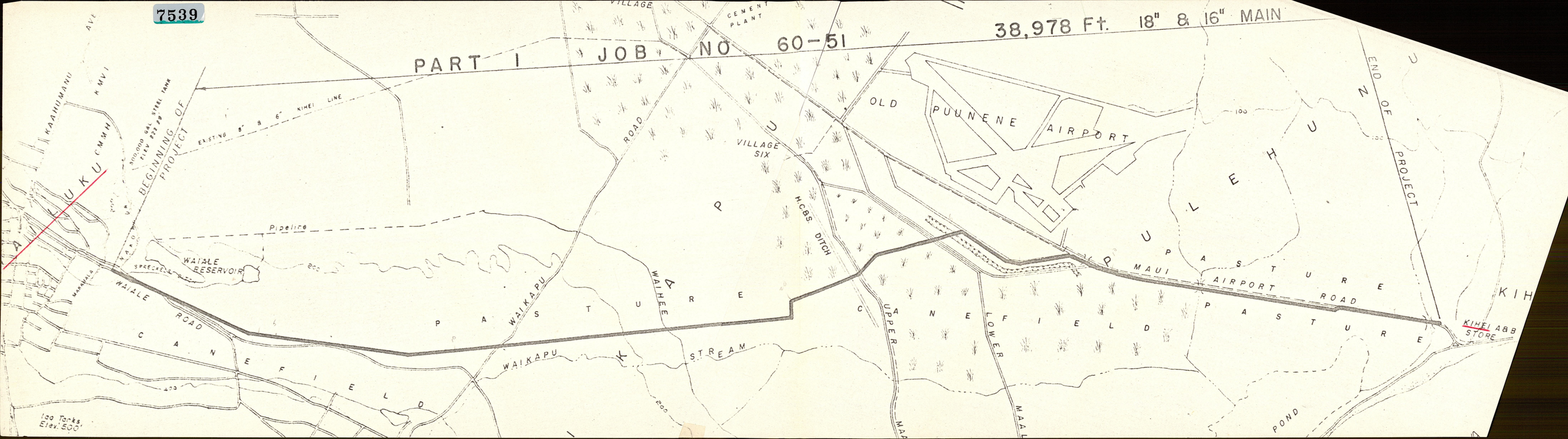
7537



ZONE 2
SEC. 2A
Kanakanui Rd.
LOTS
HOMESTEADS
PORTION OF KAMAOLE HOMESTEADS
KAMAOLE BEACH LOTS
KIHEI FARM SUBDIVISION SEE INSET B
SEA
PLAT 10
PLAT 11
PLAT 12
KANAIO
KALAMA PARK ROAD
POR. LD. CT. APP. 1804
Grant 548
Ulupalakua Ranch, Inc.
4426.175 Ac.
(2803.748 Ac.)
(1622.427 Ac.)
Maui Electric Co. Ltd
Matson Navigation Company
(1207.322 Acs.)
(72.153 Acs.)
(1275.515 Acs.)
Ulupalakua Ranch, Inc.
4.25 Ac.
Trail
To Kanaio
To Makena
1 MILE
1" = 100'
7538

7539

PART I JOB NO 60-51 38,978 Ft. 18" & 16" MAIN



2 2 02

ZONE 3 Sec. 8 | Sec. 5 PLAT 01 | Sec. 3

WAIAKOA MAKAI HMSTD.

Haleakala Ranch Co 1580.0 acs.

Maui Pineapple Co Ltd 1116.2 acs.

Grant 9325 : 4

Kaonoulu Ranch Co., Ltd. 5974.072 Acs

Gr. 9325 : 5

WAIAKOA PLAT 15

Haleakala Ranch Co. 745.956 Acs.

Grant 9325 : 1

WAIOHULI - KEOKEA 3 HMSTD.

ZONE

KAMAOLE 9 HMSTD.

Grant 9325 : 2

Hawaiian Homes Lands Dept of Land & Natural Resources (Kaonoulu Ranch Co., Ltd.) 6 L 3182

600.357 acs.

(To Puu O Kali)

Gr 3448-B 16 | Gr 3367 | Gr 3450 | Gr 3366 | Gr 3529 | Gr 3371 | Gr 3369 | Gr 449 | Gr 3366 | Gr 2227 | Gr 2072 | Gr 2071 | Gr 6108 | Gr 2073

Haleakala Ranch Co. - M/e Lucy K. Young (Decd) M/e 10.58 ac.

INSET

GOVT. MAIN ROAD

PLAT 01 OLD KULA RD.

PLAT 03 | PLAT 04 | PLAT 05 HALEAKALA HMSTD. | PLAT 06 | PLAT 07

ROAD 1 & 2

State of Hawaii

Hawaiian Telephone 30cm

Beg. of FAP No. RF-037-1(3)

Gr 3365:1 17.76 Acs.

Gr 2538:1

"KAUI" 8079.37 N. 2638.14 E. Puu To A

Haleakala Ranch Co. (2.0 ac.)

Charles E. Thompson & wf. Lillian E. - T/E - 8/16
Charles M. Thompson
Isabel N. T. Ramsey
Sherman N. Thompson
Pikaki T. Saffery
Charles E. Thompson-Curtis
Edward K. Thompson, Jr. & wf. Lucine A. - T/E - 8/16
Matilda Orton - 1/16

Frank Jacintho & wf Lucy - 1/T

4/16

53.43 acs.

Grant 2891

Ah Fat Zane & wf. Julia J. - 1/T Gr 3365:2 17.76 acs.

Patrick T. L. Mau & wf. Peggy F. T/E (5.50 Acs.) Elizabeth M. Wikoli (13.40 Ac.) 18.90 acs.

Gr 3448-B

Gr 2539:3

Chas. E. Thompson & wf. Lillian T/E

Gr 2473

Chas. E. Thompson & wf. Lillian T/E (Vincent H. Yano & George R. Ariyoshi - 1/T) 43.70 acs. Gr 3160

Richard S. Nashiwa & wf. Tamae N. T/E

Gr 2483

Gr. 50 acs.

17.50 acs. (For owners see below)

33.56 acs. Gr 3171 (For owners see below)

16.34 acs. Gr 2829 Vincent H. Yano & George R. Ariyoshi - 1/T

Gr 2483

Dropped Par. 12, 11.

PARCELS 5 & 10
Charles E. Thompson & wf. Lillian E. - T/E - 41/64
Edward K. Thompson & wf. Lucine A. - T/E - 7/32
Matilda Orton - 7/64

Charles M. Thompson
Isabel N. T. Ramsey
Sherman N. Thompson
Pikaki T. Saffery
Charles E. Thompson-Curtis } 1/32

Por. of KULA, MAKAWAO, MAUI.

Dwg No.
By: N.A. & D.C.
Source: Tax Maps Bureau

INSET
Scale 1" = 500'

ADVANCE SHEET SUBJECT TO CHANGE

Tax Maps Branch
Tax Office Bldg.
Honolulu, Hawaii

SECOND		DIVISION
ZONE	SEC.	PLAT
2	2	02

CONTAINING 1 PARCELS

SCALE = AS NOTED

PRINTED AUG 24 1965

7540