

GROVE FARM COMPANY

(*PUHI*)

A65-93

STATE OF HAWAII
LAND USE COMMISSION

VOTE RECORD

Item AGS-93 (Puh) Grove Farm Inc
Place Honolulu

Date 2-25-66
Time _____

Commissioner	Yes	No	Abstain	Absent
BURNS, C.E.S.				
FERRY, J.	✓			
S INABA, G.	✓			
MARK, S.				✓
NISHIMURA, S.	✓			
OTA, C.	✓			
WENKAM, R.	✓			
M WUNG, L.	✓			
Chair. Burns THOMPSON, M.	✓			

Comments:

Accept staff recm. + approve

July 1, 1969

Mr. W. M. Moragne, Manager
Grove Farm Company, Inc.
Puhi Rural Station
Lihue, Kauai 96766

Subject: Rezoning Applications
A65-94 - Tax Map Key 2-8-02: por. of 3, Koloa
8.5 acres from Agricultural to Urban
A65-93 - Tax Map Key 3-3-03: por. of 1, Puhi
44.2 acres from Agricultural to Urban

Dear Mr. Moragne:

Act 187 of the 1961 Legislature, the State Land Use Law, provides for a mandatory periodic 5-year review of the State land use district boundaries as established by the Land Use Commission. Since the current boundaries were established in August of 1964, the Land Use Commission is about to reestablish these district boundaries. A meeting has been scheduled for July 8 at the Wilcox Elementary School Cafetorium at 7:00 p.m., Lihue, Kauai, to consider and enact the Kauai district boundaries.

Since you requested and received a reclassification of your lands from Agricultural to Urban since the establishment of the permanent district boundaries in 1964, the Commission would like to receive a progress report on the development of this property before reclassifying the lands in the County of Kauai in the appropriate district.

You may submit a written statement to the Commission or appear at the Land Use Commission meeting on July 8 at Lihue, Kauai, and present a verbal status report.

Very truly yours,

RAMON DURAN
Executive Officer

March 2, 1966

Mr. W. M. Moragne, Manager
Grove Farm Company, Inc.
Puhi Rural Station
Lihue, Kauai 96766

Dear Mr. Moragne:

The petition by Grove Farm Co., Inc. (A65-93) to reclassify the entire Puhi Camp area at Puhi, Kauai, identifiable by Tax Map Key 3-4-05, from an Urban District to an Agricultural District; and 44.22 acres now in an Agricultural District into an Urban District, Tax Map Key 3-3-03 portion 1, at Puhi, Kauai, was approved by the Land Use Commission at its meeting on February 25, 1966. Please refer to the enclosed map.

Very truly yours,



GEORGE S. MORIGUCHI
Executive Officer

Encl.
cc: Planning Commission, Kauai
Department of Taxation
Dept. of Land & Natural Resources

AMENDED BY LUC
"U" to "A"

188.7

Ethel K. Wilcox Trust Est.
34,455 Ac.
Por. L.C.A. 7713:2 Part 2
(34.0 Ac.)

(Remnant B)

KAUMUALII

HIGHWAY

LD

TRUE NORTH
1" = 500'

Railway

RESERVOIR

AMENDED BY LUC
"A" to "U"

(132)

25 Ac.

RES.

REMAINS IN "U"

R.R. Easement "U"

ROAD

Kahuna Silty clay
Good for Pines &
sugar

TMK 3-3-03

HALEHAKA

STREAM

STATE OF HAWAII
LAND USE COMMISSION

February 25, 1966
Honolulu, Hawaii

MEMORANDUM

TO: Land Use Commission

FROM: Staff

SUBJECT: Shimizu Associates, Inc. (A65-95), Lewers & Cooke Development, Corp. (A65-99), Grove Farm Inc. (A65-93), and Grove Farm Inc. (A65-94)

1. Shimizu Associates, Inc. (A65-95)

A petition to change the district designation of certain lands at Waialae-Nui Valley, Oahu, from a Conservation to an Urban District, involving approximately 7 acres, was heard by this Commission on November 27, 1965. At that time, the staff noted that although the need for urban lands in the area was substantiated by the petitioner, the subdivision as designed would scar the topography extensively and unnecessarily and, therefore, approval of the petition should be considered only after redesign of the subdivision in order to minimize scarring.

Since that time the petitioner has submitted a revised grading plan which substantially improves the grading design. Therefore, it is recommended that 4.75 acres of the original 7 acres involved in this petition be approved for change from the Conservation District to an Urban District.

2. Lewers & Cooke Development Corp. (A65-99)

A public hearing was held on this petition, which involves a change in classification of approximately 25 acres of land at Puuloa, Oahu from an Agricultural District to an Urban District. During the public hearing held on December 17, 1965 and up to this date, the Commission has received no adverse comments on the petition.

In response to an inquiry from this Commission, Mr. E. C. Bryan, Vice President and Manager of Ewa Plantation Company, has commented as follows:

1. Ewa Plantation can use additional agricultural land if it is available at a reasonable purchase price or rental.
2. On the basis of the price paid for the parcel in question, a reasonable rate to the owner would require a rental rate in excess of what we could justify for agricultural uses.
3. We do not believe the land in question can be considered prime agricultural land under the terms or intent of the land use law.
4. It would not be practical for Ewa to try to improve this land by the use of mill wastes or top soil since most of this material comes from Campbell Estate land and must be returned to Campbell Estate land.

On the basis of testimony received at the public hearing and from Ewa Plantation Company, the staff maintains its original recommendation for approval of the petition.

3. Grove Farm Co., Inc. (Puhi) (A65-93)

During the public hearing held on November 27, 1965 on the subject petition, the staff recommended that the entire Puhi Camp Urban District be reclassified into an Agricultural District, and that the subject lands of the petition itself be reclassified from an Agricultural District into an Urban District, involving approximately 44 acres. Since that time, Grove Farm Co., Inc. has submitted a supplementary petition in support of the staff's recommendation.

Therefore, the staff maintains its original recommendation to:

1. Reclassify the entire existing Puhi Camp urban area from the highway to the cemetery into an Agricultural District.
2. Reclassify approximately 44 acres of agricultural lands immediately adjacent and on the Lihue side of the Puhi Post Office from an Agricultural District into an Urban District.

4. Grove Farm Co., Inc. (Koloa) (A65-94)

A petition by Grove Farm Co., Inc. to reclassify approximately 8.5 acres of land presently within the Agricultural District to an Urban District at Koloa, Kauai was heard by the Land Use Commission on November 27, 1965.

The staff, at that time, recommended that the urban boundaries in the area be modified to fit the proposed subdivision, which would involve reclassification of approximately $8\frac{1}{2}$ acres from an Agricultural District to an Urban District, and reclassification of approximately $5\frac{1}{2}$ acres from an Urban District to an Agricultural District. This would result in a net increase to the Urban District of approximately 3 acres.

Since that time, the petitioners have modified their petition to conform with the staff's recommendation. Therefore, the staff maintains its original recommendation for approval of the petition.

February 14, 1966

Mr. W. M. Moragne, Manager
Grove Farm Company, Inc.
Puhi Rural Station
Lihue, Kauai 96766

Re: A65-93 and A65-94

Dear Mr. Moragne:

The Land Use Commission next meets at 1:30 p.m., on February 25, 1966, in the Land Use Commission hearing room at 426 Queen Street, Honolulu, Hawaii.

On or about that time, decision on the petitions by Grove Farm Company, Inc. will be rendered.

Although there is no requirement for you to be present, should you wish to attend, please feel free to do so.

Very truly yours,

GEORGE S. MORIGUCHI
Executive Officer

STATE OF HAWAII
LAND USE COMMISSION

Lihue District Court Room (Police Station)
Lihue, Kauai

10:30 a.m.
November 27, 1965

STAFF REPORT

A65-93 - GROVE FARM COMPANY, INC. (PUHI)

Background

The Grove Farm Company, Inc. has submitted a petition to change the district designation of a portion of parcel 1, Tax Map Key 3-3-03 at Puhi, Kauai, from an Agricultural District to an Urban District. The subject portion involves approximately 44 acres immediately adjacent to the existing Urban District at Puhi. It is approximately two miles from the town of Lihue.

The petitioners have indicated that they intend to raze the present Puhi Village which is opposite the subject lands in order to plant the area to cane. Therefore, in order to relocate personnel presently living in Puhi Village, the additional urban area is needed.

The petitioners propose to initiate approximately half of the 44 acre portion for development immediately, with the remaining half to be developed as required. The subject lands are entirely planted in cane at present.

Analysis

The Kauai Planning and Traffic Commission has recommended approval of the petition on the basis that:

1. The proposed development will provide homesites for plantation employees in fee and will replace sub-standard plantation houses.
2. The subdivision, as proposed, will be adjacent to the Urban District and would lend itself to the continuity of urban development and activities.

3. The proposed development will greatly help to eliminate sub-standard homes and further prevent the blighted conditions of the area.

4. To promote the health, safety and general welfare of the people in the community, the change in boundary should be granted.

Inspection of the present Puhi Village area has found that the residences are in an extremely dilapidated condition. These can be considered to be beyond reasonable repair or salvage. The residences are very small in floor area and considerably congested from the standpoint of land use density.

The existing streets in the Puhi Village area are in disrepair in addition to being narrow. Storm waters flow along the streets, through garages, through yards, and through other areas, generally without direction. Present conditions present an extreme fire hazard.

The present post office, service station, store, and park area are located on the opposite side of Puhi Village, with the main highway as a divider. Residents are forced to cross this high-speed highway to reach the community facilities. The Grove Farm office and shop area are located opposite Puhi Village also.

Recommendation

Puhi Village, without doubt, is a dilapidated residential area unfit for continued use as such. The need for additional urban lands can be justified by the need to replace the present Puhi Village. It is the petitioners' expressed intent to raze Puhi Village and to plant it to cane. Therefore, it is the staff's recommendation that the Commission reclassify the Puhi Village urban area to an agricultural area (upon consent of the petitioners to modify the original petition), and to grant the petitioners' request for an Urban District expansion of 44 acres immediately adjacent the present Puhi service station and post office area.

1811

file

Grove Farm Company

INCORPORATED

Puhi Rural Station

Lihue, Hawaii 96766

W. M. MORAGNE
MANAGER
L. M. VAN DRESER
ASSISTANT MANAGER

November 30, 1965

George S. Moriguchi, Executive Officer
State of Hawaii
Land Use Commission
426 Queen Street
Honolulu, Hawaii 96813

RECEIVED

DEC / 1965

State of Hawaii
LAND USE COMMISSION

Dear Mr. Moriguchi:

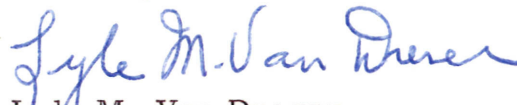
Re: A65-93 - TMK 3-3-03 Por. of Parcel 1

Enclosed is a modification to our original petition dated July 29, 1965, for amendment to the Land Use Commission District Boundary.

We intend to raze the present village and plant it and the surrounding area to cane. The cemetery, an area of 1.3 acres, will not be disturbed.

If there is any further information required, please contact us.

Sincerely,



Lyle M. Van Dreser
Acting Manager

DAC/b
Enclosure

426 Queen Street
Honolulu, Hawaii

Date Petition and Fee received
by LUC

Date forwarded to County
for recommendation

Date Petition, and County
recommendation received
by LUC

~~XX~~ (We) hereby request an amendment to the Land Use Commission

District Boundary respecting the County of Kauai, Island of Kauai,
map number and/or name LCA 1087 - Tax Key 3-4-05 to change the district
designation of the following described property from its present classification
in a(n) Urban district into a(n) Agricultural district.

34.7 acres of existing Puhi Camp; 13.6 acres of new land; 1.3 acres in cemetery

~~TXXabXRXXCampXRKbanareXXXXXXXazexaxdpmatexXXXXane~~

OWNER.

$$\begin{array}{r} 34.7 \\ 13.6 \\ 1.3 \\ \hline 49.6 \end{array}$$

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

To enable Puhi Camp Urban Area to be razed and planted to cane

- (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) Grove Farm Company, Incorporated

Lytle M. Van Doren
Assistant Vice President

Address: Puhi Rural Station, Lihue, Kauai

Telephone: 22822 or 22341

November 15, 1965

Mr. W. M. Moragne, Manager
Grove Farm Company, Inc.
Puhi Rural Station
Lihue, Kauai 96766

Re: A65-93 - TMK 3-3-03 Por. of Parcel 1
A65-94 - TMK 2-8-Portion Plat 02 and 03

Dear Mr. Moragne:

The Land Use Commission next meets on November 27, 1965 at 10:30 a.m. in the Lihue District Court Room (Police Station), in Lihue, Kauai. At that time the petitions by Grove Farm Company, Inc., (A65-93 and A65-94) for amendment of the Agricultural District to Urban District Boundaries in Puhi and Koloa, Kauai, will be heard.

Very truly yours,

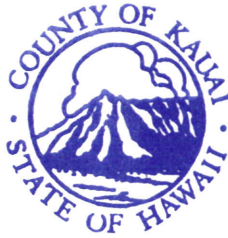
GEORGE S. MORIGUCHI
Executive Officer

cc: Chairman Thompson
Planning & Traffic
Commission, Kauai

4

P. O. BOX 111

make 3000



LIHUE, KAUAI, HAWAII

RECEIVED

SEP 7 1965

State of Hawaii
LAND USE COMMISSION

September 3, 1965

State of Hawaii
Land Use Commission
426 Queen Street
Honolulu, Hawaii 96813

Re: Petitions for Amendment to Land Use District Boundaries

- a. Grove Farm Company, Inc.
Tax Key 3-3-03 Portion of Parcel 1
- b. Grove Farm Company, Inc.
Tax Key 2-8-por. plat 02 and 03

Gentlemen:

The Planning and Traffic Commission, at its regular meeting held on September 2, 1965, voted to recommend approval of subject petitions for boundary changes affecting the island of Kauai.

Enclosed for your information is staff report covering same.

Very truly yours,

PLANNING AND TRAFFIC COMMISSION

David F. Wong
David F. Wong, Planning Director

encl.

KAUAI PLANNING AND TRAFFIC COMMISSION
LIHUE, KAUAI, HAWAII

RECEIVED

SEP 7 1965

State of Hawaii
LAND USE COMMISSION
September 2, 1965

MEMO

TO: Planning Commission

RE: Amendment to Land Use District Boundaries - Koloa and Lihue Districts

Submitted herewith is a report with reference to both petitions submitted by Grove Farm Company, Inc., in regards to amendments to the Land Use District Boundaries at Koloa and Lihue.

Both petitions involve the development of residential subdivisions to provide homesites for plantation employees in fee who are presently residing in substandard and plantation houses in various camp areas.

Both subdivision developments are adjacent to the urban districts and would lend itself to the continuity of urban development and activities.

Both developments will greatly help to eliminate substandard homes and further prevent the blighted conditions of the areas presently existing.

This is a positive re-housing program much needed for those who are now living in substandard, unsanitary or unsafe dwellings, thereby upgrading the housing standards of these relocated families, which is one of the major objectives of the Workable Program for Community Improvement.

To promote the health, safety and general welfare of the people in the community it is recommended that both petitions as submitted by Grove Farm Company, Inc., be granted approval for amendment to the Land Use District Boundaries.



David F. Wong
Planning Director

(E - 3 v 4)

State Form B14

STATE OF HAWAII

Planning & Econ. Development
Department, Bureau or Commission

OFFICIAL
RECEIPT

No. *62*

Aug. 4, 19*65*

RECEIVED from *Grove Farm Co., Ltd*
Fifty and no/100

DOLLARS

Public Hearing Fee - Land Use Commission

\$ *50.00*

Henry J. Kukula
Public Accountant

George S. Moriguchi

XXXXXXXXXXXXXXXXXXXX

August 3, 1965

Mr. David F. Wong, Director
Planning & Traffic Commission
County of Kauai
P. O. Box 111
Lihue, Kauai

Dear Mr. Wong:

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. W. M. Moragne, Manager of Grove Farm Company, Inc., is forwarded to you for your comments and recommendations.

Thank you for your cooperation.

Very truly yours,

Encl. - 1 (petition w/map)

GEORGE S. MORIGUCHI
Executive Officer

George S. Moriguchi

XXXXXXXXXXXXXXXXXXXX

August 3, 1965

Mr. W. M. Moragne, Manager
Grove Farm Company, Inc.
Puhi Rural Station
Lihue, Kauai 96766

Dear Mr. Moragne:

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 3-3-03 portion of parcel 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 Kauai. 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

cc: Chairman Thompson

State Form B14

STATE OF HAWAII

Land Use Commissioner
426 Queen Street

Department, Bureau or Commission

OFFICIAL
RECEIPT

No.

107

August 3 1965

RECEIVED from

Grone Farm Company

Fifty & 10/100

DOLLARS

For Public Hearing by LUC. for boundary change
from Agricultural to Urban

\$ 50.00

Don G. Honkawa

Public Accountant

1652

Grove Farm Company

INCORPORATED

Puhi Rural Station

Lihue, Hawaii 96766

W. M. MORAGNE
MANAGER
L. M. VAN DRESER
ASSISTANT MANAGER

RECEIVED

July 29, 1965

AUG 3 1965

State of Hawaii
LAND USE COMMISSION

A65-93

Mr. George Moriguchi - Executive Officer
State Land Use Commission
426 Queen Street
Honolulu, Hawaii

Dear Mr. Moriguchi:

We enclose a map of our proposed Puhi subdivision which is located in our canefield H-7 adjacent to our Puhi shops. We originally planned to raze and re-subdivide our Puhi Village, however, the personnel problems involved in moving people around and the cost problems in building new streets and water-lines, etc. in an old village were such that it is much to the benefit of our employees that we build a new subdivision in a new area. This would apply both in respect to cost and in the quality of the final subdivision layout.

We intend to raze the present village after the new subdivision is completed and will plant this area to cane. Our Field H-7 consists of an area of 44.22 acres. The area in our old Puhi Village, including the gardens and surrounding area above, which will be planted to cane, is approximately 49.6 acres, as indicated on the enclosed map.

The first phase of the new subdivision is outlined in red and we wish to proceed on this as soon as possible. The second phase will be the remainder of the area indicated and will remain in cane until demand is sufficient to add additional lots to the subdivision. It is quite possible that the area in question will remain in cane for many years as, at this point, we plan only to sell to employees.

We feel that a new subdivision in the area indicated will be a step in the right direction as our shops, our main hauling system, the community store and our employees will all be on the same side of the main cross-island highway.

Grove Farm Company, Incorporated

-2-

George Moriguchi - Land Use Commission

Grove Farm 7/29/65

We enclose an application form for a change in land use and, with it, our check covering the fee of \$50.00. We ask to be allowed to use 44.22 acre Field H-7 area for our new Puhi Village in exchange for the 49-odd acres in and around our present village, which will be planted to cane.

We have discussed our Field 7 subdivision with Mr. Wong of the local Planning Commission and the County Engineering Department and have incorporated their suggestions in our final plan.

The assistance of the Land Use Commission will be most appreciated.

Yours very truly,



W. M. Moragne
Manager

WMM/w

RECEIVED
AUG 3 1985
STATE OF HAWAII
LAND USE COMMISSION

LAND USE COMMISSION
426 Queen Street
Honolulu, Hawaii

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 KAUAI, Island of KAUAI, map number and/or name LCA 1087 Tax Key 3-3-03 Portion of Parcel 1 to change the district designation of the following described property from its present classification in a(n) Agricultural district into a(n) Urban district.

Description of property:

44.22 acres in canefield adjacent to Puhi Shops

Petitioner's interest in subject property:

Owner

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

To subdivide for homesites for employees

- (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/) GROVE FARM COMPANY, INC.

W M Moragne
W. M. Moragne, Vice President

Address: Puhi Rural Station, Lihue, Kauai

Telephone: 22822 22341

AMENDED BY LUC
"U" to "A"

Ethel K. Wilcox Trust Est.
34,455 Ac.
Por. L.C. Aw. 7713:2 Part 2
(34.0 Ac)
(Remnant B)

KAUMUALII

HIGHWAY

LD.

TRUE NORTH
1" = 500'

Railway

RESERVOIR

AMENDED BY LUC
"A" to "U"

REMAINS IN "U"

R.R. Easement "U"

ROAD

TMK 3-3-03

HALEHAKA

Kahuna Silty clay
Good for Pulp &
sugar

(140.304 ac)

(132)

25 Ac.

RES.

STREAM

ROADWAY

REF.

Portion
(1A)

(221 Ac)

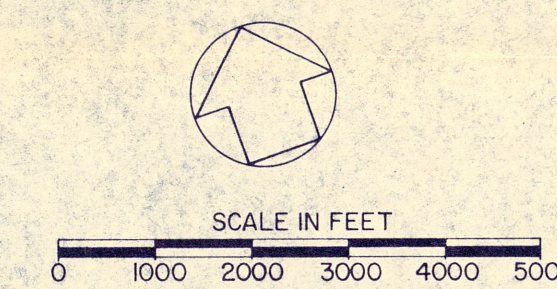
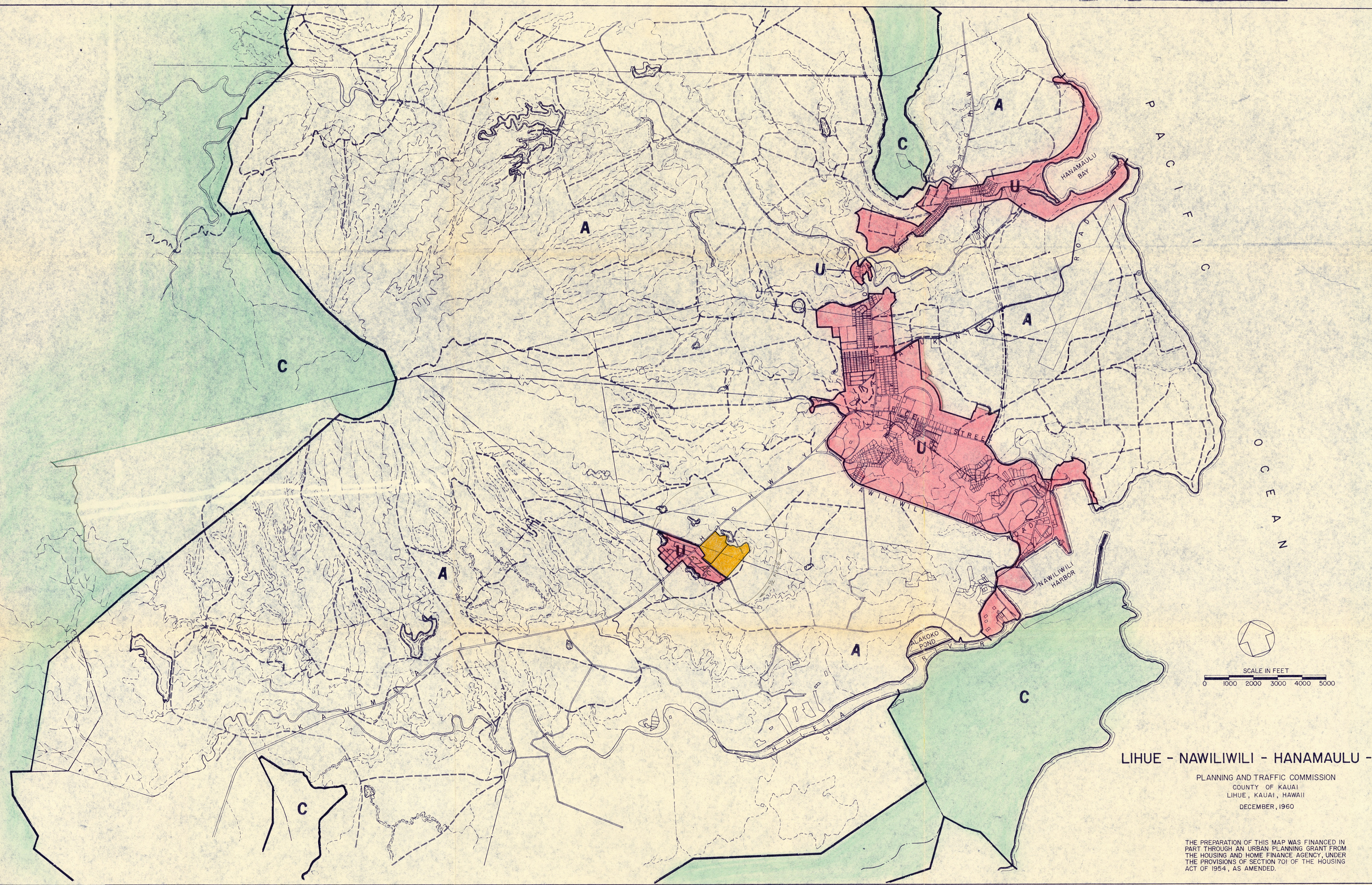
(6A)

Grant

A

U

MAPS

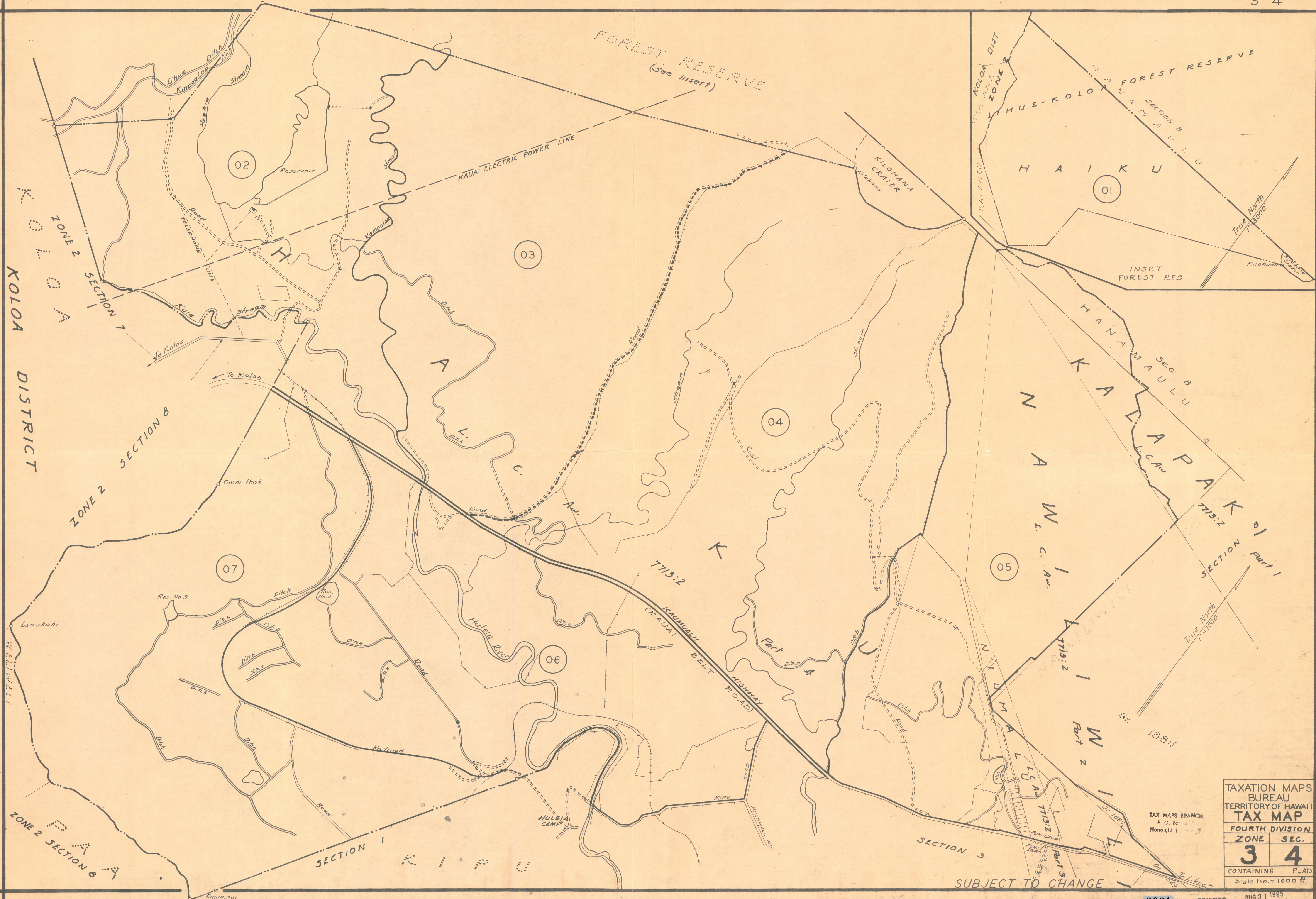


LIHUE - NAWILIWILI - HANAMAULU - P

PLANNING AND TRAFFIC COMMISSION
COUNTY OF KAUAI
LIHUE, KAUAI, HAWAII
DECEMBER, 1960

THE PREPARATION OF THIS MAP WAS FINANCED IN PART THROUGH AN URBAN PLANNING GRANT FROM THE HOUSING AND HOME FINANCE AGENCY, UNDER THE PROVISIONS OF SECTION 701 OF THE HOUSING ACT OF 1954, AS AMENDED.

Dwg. No. _____
By: _____
Source: _____
Appr. by: _____
Revised by: _____
Tax Maps Bureau



TAXATION MAPS
BUREAU
TERRITORY OF HAWAII
TAX MAP
FOURTH DIVISION

ZONE	SEC.
3	4
CONTAINING	PLATS
Scale 1 in. = 1000 ft.	

TAX MAPS BRANCH
P. O. Box 42
Honolulu, T. H.

SUBJECT TO CHANGE



PRELIMINARY MAP

PUHI SUBDIVISION PUHI, KAUAI, HAWAII.

Area : 44.22 Acres = 164 LOTS

Scale: 1 in = 100 ft.

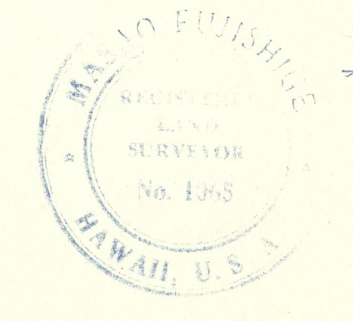
July - 1965

OWNER: Grove Farm Co., Inc.
Puhī, Kauai, Hawaii.

NOTE: The lot numbers shown here are for identification only. This area at present is zoned as agricultural, but Grove Farm Co. will ask for change in zoning.

Original plan by Wm. M. Moragne.
This work was prepared by me or under my supervision.

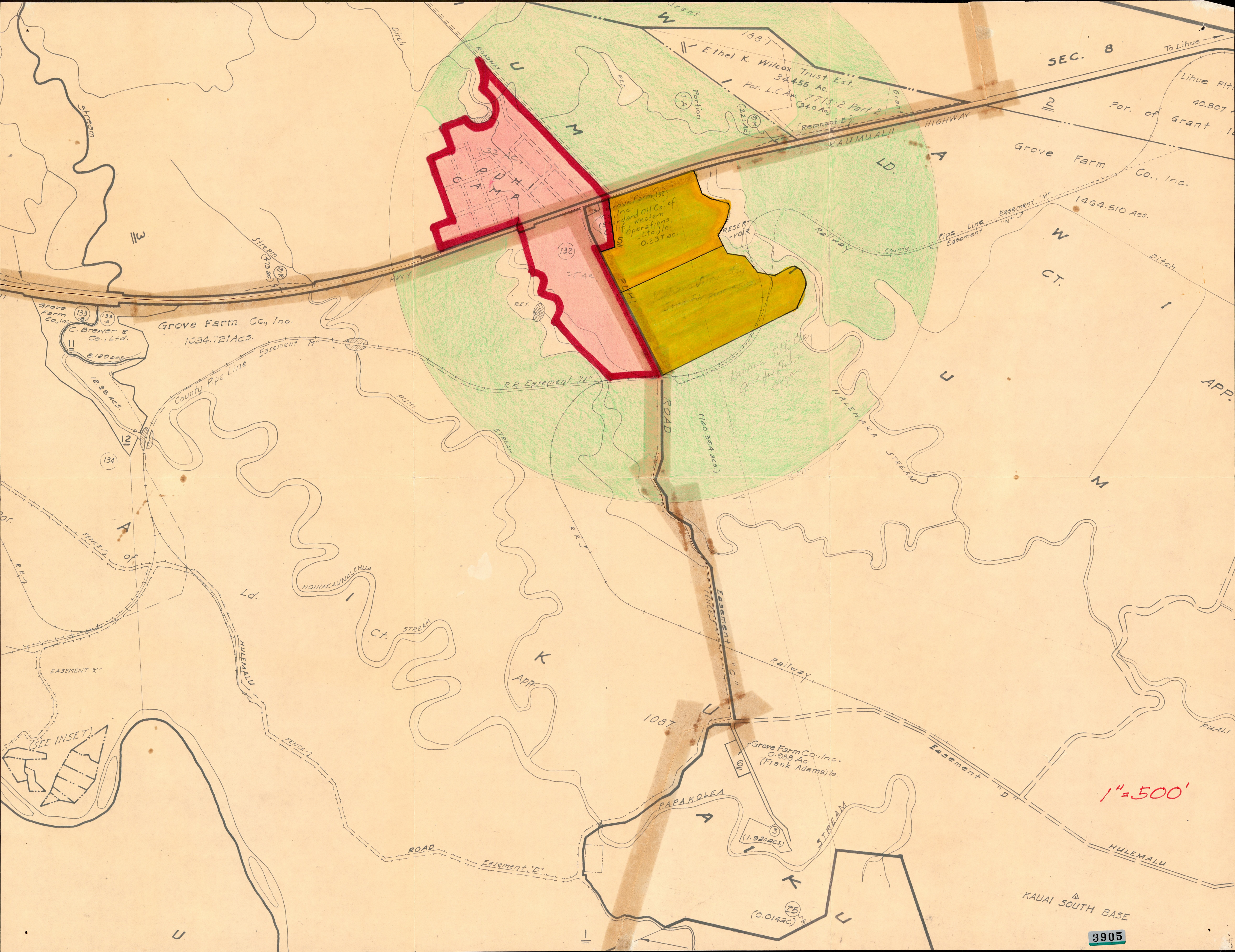
Puhī, Kauai
July 25, 1965



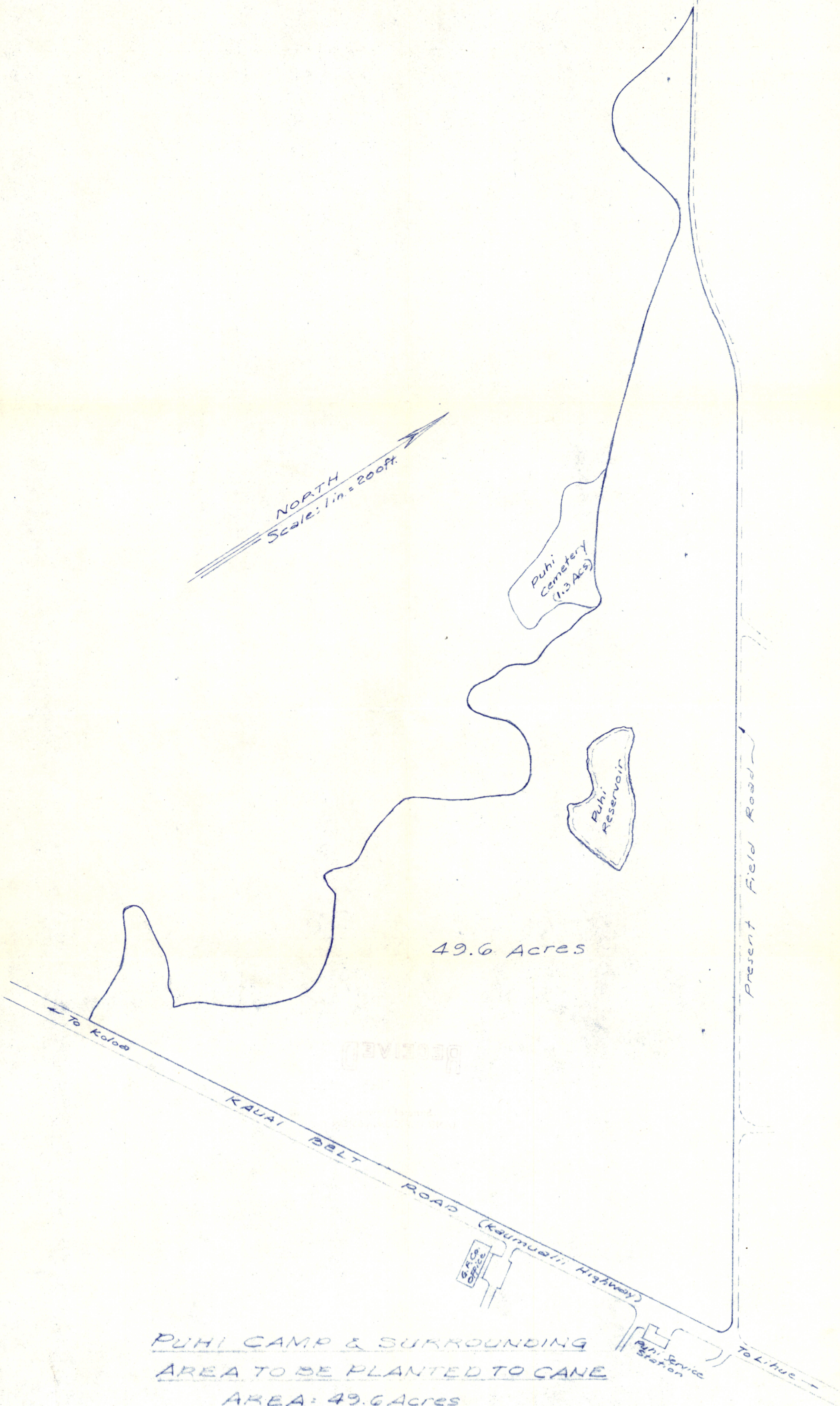
RECORDED

RECEIVED
AUG 3 1965
State of Hawaii
LAND USE COMMISSION

RECEIVED
AUG 3 1965
State of Hawaii
LAND USE COMMISSION



1"=500'



PUHI CAMP & SURROUNDING
AREA TO BE PLANTED TO CANE

AREA: 49.6 Acres

July 28, 1965

Tax Map Key: (4th Div.) 3-4-05: per. par. 3

RECEIVED

AUG 3 1965

State of Hawaii
LAND USE COMMISSION