A66-134 MAUI VENTURES

February 21, 1967

Mr. Michael T. McCormack
Maui Ventures
1389 Queen Emma Street
Honolulu, Hawaii 96813

Dear Mr. McCormack:

The petition by Maui Ventures (A66-134) to amend the Land Use District Boundaries from an Agricultural District into an Urban District for approximately 49.17 acres at Makawao, Maui, identifiable by Tax Map Keys 2-4-07: 1, 2-4-08: 24 and 31, was approved by the Land Use Commission at its meeting on February 17, 1967.

Very truly yours,

Ramon Duran

RAMON DURAN
Executive Officer

cc: Chairman Thompson
Maui Planning & Traff. Comm.
Department of Taxation
Department of Land & Natural Res.

STATE OF HAWAII

LAND USE COMMISSION

VOTE RECORD

Item A66 134 - Maui Ventures Date 2-17-67

Place Kahului, Maui Time 3:10

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

Comments: to Approve To Urban

STATE OF HAWAII
LAND USE COMMISSION

February 17, 1967
Kahului, Maui

MEMORANDUM

TO: LAND USE COMMISSION

FROM: STAFF

SUBJECT: A66-135 - Sophie Judd Cooke Estate; A66-134 - Maui Ventures; A66-136 - Wailuku Sugar Co.; A66-139 - Land Use Commission (Wailua)

1. A66-135 - ESTATE OF SOPHIE JUDD COOKE

A public hearing was held on November 23, 1966 on the petition submitted by Meyer Ueoka in behalf ot the Estate of Sophie Judd Cooke, to reclassify approximately 4.9 acres of land situated at Kahanui, Molokai from Agricultural to Rural. At that time,the staff recommended denial of the petition since the petitioners had not substantiated the need for rural districting. A special permit approach was suggested in view of the use that was established on portions of the petitioner's land prior to the Land Use Law.

At the public hearing, Mr. Soon Oak Lee, Chairman of the Molokai Planning Advisory Committee, and Maui Board of Supervisors' member, testified that rural districting would not be contrary to good planning, nor would it harm the aesthetics of the area. Mr. Fred Whittemore, formerly of Cooke Trust and presently with the First National Bank, provided background data of the subject parcel and testified that the property has been in residential use for 50 years and has never been used for agricultural purposes. Under questioning from the Commission, he indicated that there would be no objection to a special permit if it would result in an acceptable solution.

Maui Planning Director Robert Ohata explained that the Maui Planning Commission's recommendation for urban districting was based on their reluctance to introduce a third land use classification in the Kalae area. Moreover, he indicated it was the County's feeling that the agricultural lands between the subject lands and the Kalae Urban District would be a natural extension of the Urban District in the near future.

Upon evaluation of the testimony given at the public hearing and all of the data submitted to date, the Land Use Commission staff concludes that substantiating evidence in support of a boundary amendment is still lacking and, therefore, maintains its recommendation for denial of the petition. It also reiterates the suggestion of a special permit procedure to resolve the problem.

Memorandum

February 17, 1967

2. A66-134 - MAUI VENTURES

On November 23, 1966 a hearing was held on this petition to reclassify approximately 49 acres of agricultural lands to an urban classification. The lands are located at Makawao, Maui, immediately adjacent and to the east of the existing Urban District. The Maui Planning and Traffic Commission recommended approval of the change for the portion within 750' of Makawao Avenue, but recommended that the remainder be reclassified to Rural in lieu of Urban.

A recommendation for approval of the entire 49-acre parcel was made by the Land Use Commission staff in view of the development trends in the Makawao area over the past 5 years, and in view of the approximately 100 acres within the present Makawao Urban District which apparently would be continued in use as agricultural lands or gulch lands.

No further data have been received to date since the public hearing and it is recommended that the Commission approve the petition.

3. A66-136 - WAILUKU SUGAR CO.

Wailuku Sugar Co.'s petition to reclassify approximately 8/10's acre of agricultural lands to an urban classification, located off Main Street in Lamalii Tract, Wailuku, Maui, was heard at a public hearing held on November 23, 1966. At that time it was reported that the Maui Planning and Traffic Commission recommended approval of the petition. The Land Use Commission's staff also recommended approval of the petition in view of the fairly tight urban scene in this area of Main Street, and in view of the community facilities available in the area.

There has been no further communication received to date on this matter and it is recommended that the petition be approved.

4. A66-139 - LAND USE COMMISSION (Wailua, Kauai)

The boundary amendment proposal initiated by the Land Use Commission for approximately 10 acres of land (involving 4 separate parcels) at Wailua, Kauai to be reclassified from agricultural to rural was publicly heard on December 16, 1966 at Lihue, Kauai.

The parcels involved are situated on Opaekaa Road in the Wailua Homestead area and are more specifically described by TMK 4-2-02: 27, 28, 52 and 117.

Letters were sent to the various property owners involved prior to the hearing date, notifying them of the proposed change. None of the owners affected were present at the nearing and no communication has been received to date either for or against the amendment.

Approval of this petition was recommended by the Kauai Planning and Traffic Commission.

At the hearing, the staff recommended, and presently recommends, approval on the following basis:

1. Lands to the north of Opaekaa Road are relatively large tracts used for grazing, while subject parcels are comparatively small and are primarily in low density residential use.

2. All parcels are bounded on 2 or more sides by the existing Rural District.

3. Therefore, it is more desirable and appropriate to reclassify these lands for rural use on the basis of existing land use configuration, lot size and contiguity to an existing Rural District. The adjusted rural boundary would then follow the south side of Opaekaa Road and along the west side of Kamalii Road.

STATE OF HAWAII
LAND USE COMMISSION

Minutes of Public Hearing
and Meeting

Kahului Library - Kahului, Maui

February 17, 1967 - 1:45 P. M.

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

Chairman Thompson called the meeting to order, followed by a short prayer, explained procedures to be followed during the hearing and introduced Commissioners and staff members. Persons testifying before the Commission were also sworn in at this time.

HEARINGS:

PETITION OF FRANK & BESSIE MONIZ (A66-143) TO AMEND THE DISTRICT BOUNDARY FROM AN AGRICULTURAL DISTRICT TO A RURAL DISTRICT AT KAONOULU, KULA, MAUI, identifiable by TMK 2-2-06: 63

Mr. Ramon Duran, Executive Officer, presented a staff report recommending denial of the petition based on the lack of additional significant evidence to warrant a reversal of the previous decision of the Commission on an earlier petition.

Mr. Robert Ohata, Maui Planning Director, challenged the rationale employed by staff in recommending denial of this petition; namely the fact that sufficient undeveloped rural lands were available in the Kula area. Yet in another instance, staff had recommended approval of a petition for urbanization (A66-134, Maui Ventures) in an area that already included surplus urban lands, on the premise that this was compatible with good planning and a logical area for expansion. The very crux of the County's recommendation for approval of this petition, Mr. Ohata argued, was based on these same reasons.

See page 5

On his belief that this was a reasonable and valid request which merited consideration and on his intention to seek an expansion of the boundaries at a later date, Commissioner Ferry moved to approve the request for rural designation. It was seconded by Chairman Thompson and passed unanimously.

PETITION OF MAUI VENTURES (A66-134) TO RECLASSIFY APPROXIMATELY 49 ACRES OF AGRICULTURAL LANDS TO AN URBAN CLASSIFICATION AT MAKAWAO, MAUI

Staff memorandum presented by Mr. Leong recommended approval of the petition in view of the development trends in the Makawao area and recommended also that the approximately 100 acres within the present Makawao Urban District which apparently would be continued in use as agricultural lands be considered for the Agricultural District when the boundaries are reviewed next year (see copy of report on file.

Commissioner Ferry moved to approve the petition as recommended by staff, seconded by Commissioner Burns, and the motion was carried unanimously.

PETITION OF WAILUKU SUGAR CO. (A66-136) TO RECLASSIFY APPROXIMATELY 8/10's ACRE OF AGRICULTURAL LANDS TO URBAN AT WAILUKU, MAUI

It was recommended by staff that the petition be approved in view of the fairly tight urban scene and the availability of community facilities in the area. (See copy of report on file.)

Commissioner Wenkam moved that the petition be approved as recommended by staff, seconded by Commissioner Burns, and passed unanimously.

PETITION OF LAND USE COMMISSION (A66-139) TO RECLASSIFY 10 ACRES FROM AGRICULTURAL TO RURAL AT LIHUE, KAUAI

Following staff's recommendation for approval of the petition (see copy of report on file) Commissioner Ferry moved to recommend approval of the petition, seconded by Commissioner Nishimura. The motion was carried by a unanimous vote.

STATE OF HAWAII
LAND USE COMMISSION

Minutes of Public Hearing
and Meeting

Kahului Library
Kahului, Maui

November 23, 1966

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

Mr. Robert Wenkam, Chairman Pro Tempore, opened the hearing and meeting with an introduction of the staff and Commissioners, which was followed by a swearing in of persons who would be testifying during the hearings.

PUBLIC HEARINGS

PETITION OF THE ESTATE OF SOPHIE JUDD COOKE (DEC'D) (A66-135) TO AMEND THE DISTRICT BOUNDARY FOR APPROXIMATELY 4.9 ACRES OF LAND FROM AN AGRICULTURAL DISTRICT TO A RURAL DISTRICT AT KAHANUI, MOLOKAI

Mr. Moriguchi presented the staff report recommending denial of the petition since the need for rural districting in the area had not been substantiated. However, it was suggested that the special permit approach be indicated to the petitioner. (See report on file)

Mr. Meyer Ueoka, attorney for the petitioner, called upon Mr. Soon Oak Lee, a member of the Board of Supervisors of the County of Maui from the Island of Molokai, to answer a few pertinent questions relating to the subject petition.

Mr. Lee testified that he was familiar with the surrounding areas of the land under petition and that a reclassification to a half-acre rural classification would not in any way be contrary to good planning or mar the aesthetics of the area. During his 13 years' residence on Molokai, Mr. Lee had never observed these lands engaged in any agricultural pursuit.

See page 3

Mr. Frederick P. Whittemore, formerly with the Cooke Trust and presently with the First National Bank of Hawaii, presented background information of the subject parcel. Approximately 50 years ago, Mr. George P. Cooke, then Manager of the Molokai Ranch, received 14 acres of land from the shareholders of Molokai Ranch. Subsequently, Mr. Cooke and his wife gifted the Queen's Hospital with a portion of the land containing the main residence and retained for themselves that part of the parcel under consideration in this petition, to be distributed among the 6 living children in the manner outlined in the subdivision plan submitted to the Land Use Commission. The property has been in residential use for approximately 50 years and had never been used for agricultural purposes.

It was reported by the Executive Officer that most of the surrounding lands were owned by the Molokai Ranch and that lands between the Cooke property and Kalani Urban District were mostly in pasture.

Mr. Robert Ohata, Planning Director of Maui, elaborated on the reasons for the Maui Planning Commission's recommendation for an Urban classification rather than a Rural classification as requested by the petitioner. The Planning Commission was reluctant to introduce a third land use classification in this area which already contained the Urban and Agricultural Districts. Despite the existence of agricultural lands between subject parcel and the Kalani Urban District, it was anticipated that this property in between would fall in line and become a natural extension of the Urban District in the near future, creating a contiguous urban area.

Mr. Ueoka suggested that perhaps the Maui Planning Commission could envision half-acre estates in the area since this met with the minimum requirements of an Urban District.

Mr. Ueoka also pointed to the fact that the first petition by the Cooke Estate for reclassification to an Urban District for the subject parcel had been denied by the Land Use Commission. Mr. Ohata commented that the Molokai Planning Advisory Committee had also recommended a rural classification for the area but the Maui Planning Commission maintained its prior recommendation for an Urban District.

Mr. Ohata felt that the Molokai Ranch might agree to an urban classification for that property in between if subject lands were changed to urban, and this would obviate the possibility of spot zoning. He also added that under the concept of the Molokai General Plan, this area could be considered urban. The whole outlook for Molokai's growth had changed drastically following the overwhelming success of the first hotel, and the trend was towards urbanization of this whole area.

In answer to Chairman Wenkam's referral to a special permit approach, Mr. Ohata replied that the proposed use did not fall under the category of "unusual and reasonable use" as stipulated in the regulations. Chairman Wenkam offered that the special permit route could be employed for unusual circumstances, such as in this instance, where a residential land use pattern had been set up for many years in an Agricultural District.

Mr. Lee justified his committee's stand for a rural classification on the basis that the surrounding areas were predominantly half-acre tracts and from

the standpoint of aesthetics, this would be more acceptable. He thought that anything less than 12,000 square feet should not be considered.

Mr. Whittemore, as Vice President and Trust Officer of the First National Bank representing the Molokai Ranch, thought that there would be no objection to reclassifying their in-between lands to a Rural District.

With respect to the petitioner's lands, Mr. Whittemore commented that they would have no objection to a special permit as long as it resulted in an acceptable solution.

The tax burden that would be equitably borne by the heirs of the Cooke Estate and the resultant contribution to the economy of the Island of Molokai, which would follow subdivision of subject parcel, were suggested by Mr. Ueoka.

With reference to the Maui County Commission's recommendation for an Urban classification, Mr. Ueoka argued that the requested rural classification would be more consistent with the existing general use of the area and with the intent of the late Mrs. Sophie Cooke. He added that although water service was not available, the Molokai Ranch Company would supply this and that the County would not be burdened with additional costs.

Mr. Ohata advised that the matter of water availability had been checked out with the Manager and Chief Engineer of the Water Division and that these facts had been elicited.

1. There was no water shortage for the present.

2. Extensive urbanization would create a water shortage.

3. However, the source could be expanded and developed to accommodate further urbanization.

There being no further discussion, the hearing was closed.

PETITION OF MAUI VENTURES (A66-134) TO AMEND THE DISTRICT BOUNDARY FOR APPROXIMATELY 49 ACRES OF LAND FROM AN AGRICULTURAL DISTRICT TO AN URBAN DISTRICT AT MAKAWAO, MAUI

Approval of the entire 49 acres under petition from agricultural to urban was recommended by the staff on the basis that the proposed development would be greatly superior to any that might be developed in the many small lots within the Urban District that are presently used for agricultural pursuits (see copy of report on file). The staff felt that development of this area, which is more centrally located and closer to urban facilities, would create a better community.

Mr. Ohata, Maui Planning Director, clarified the position taken by the Maui Planning Commission in recommending two classifications for the lands under petition. The general planning concept for Maui in the Makawao area for that rear portion, presently occupied with a mixture of farms planted in pineapple and small lots, was for a rural classification. Mr. Ohata wholeheartedly agreed that the entire area could be reclassified to urban--however,

it was a question of whether to urbanize all at once or to do it in stages. The Maui Planning Commission favored the incremental approach. It would also allow the property owners in the rear portion an option to either retain the agricultural use in a rural classification, or to develop it in accordance with the County General Plan.

Commissioner Inaba raised the propriety of such a plan inasmuch as this would constitute mixed and non-conforming uses. Mr. Ohata argued that what was conforming in the Rural District was conforming in the Urban District, although the reverse was not true. He added that the Maui subdivision regulations were specific in their requirement that rural type subdivisions maintain urban standards.

Mr. Ohata agreed that it did appear as though good planning concepts were being violated under their recommendation. However, their concept of a Rural District was for a residential type of use, wherein raising of pigs, bees, etc. would only be by a special permit. The Maui Planning Commission's recommendation for dividing the parcel into two districts was based on the fact that the rear portion was planted in pineapple and development in stages seemed a more acceptable plan.

Mr. Takeyama, legal counsel, advised that unless an amendment to the petition were filed by the petitioner, the Commission could not entertain the recommendation for a rural classification since the petition specifically requested an urban classification and the legal notices had been published on that premise.

Mr. Ohata agreed that the demand for urban lands was not critical in this area--however, due to the reliability and competence of the developers, they did not want to preclude the development in toto and therefore had recommended as they did.

Commissioner Mark requested that Mr. Ohata comment on the staff's recommendation to reclassify the northern and southern extremities from urban to agricultural.

Mr. Ohata suggested that since the Land Use Commission was mandated by law to review the district boundaries every 5 years, this matter could be considered at that time.

Mr. Michael McCormack, petitioner, commended the staff for an accurate and comprehensive analysis of a peculiar situation. The significant point in connection with their petition was that 76% of their perimeter boundary was bounded by urban lands. Contrary to testimony presented earlier, only 25% of the mauka portion was planted in pineapple and there were other areas in the proximity of petitioner's lands which were available for pineapple fields.

Mr. McCormack submitted that a $375,000 community center building was presently under construction directly across from petitioner's lands and it seemed incongruous that the area across from a community facility should be zoned agricultural.

With reference to the demand for urban-type development, Mr. McCormack cited the successes enjoyed by the Pukalani Subdivision and the Dream City

Subdivision. He added that the supply could not meet the demand.

Mr. Dan Ostrow, also petitioner, was duly sworn in. He testified that petitioners were also a construction company and that they had received commitments from the Bank of Hawaii and bonded by American Factors to build two model homes.

Referring to the tight money situation, Mr. Ostrow submitted that "tight money was not tight money" as long as the home was of substantial construction in a favorable location. They had not encountered any difficulty in this respect. Mr. Ostrow added that there were already potential buyers for the type of homes he proposed to build.

Mr. McCormack brought out that their plans for the proposed subdivision called for ¼ to ½ acre lots, with 1-acre lots at the top.

Commissioner Wenkam voiced his concern over arbitrarily rezoning an area presently planted in pineapple and felt that a broader picture of the pineapple cultivation in this area was desirable.

Mr. McCormack advised that he had submitted with this petition, data relating to the availability of approximately 100 acres of agricultural lands, that are not now in harvest, for pineapple growing purposes. The present pineapple grower on their property has 3 years remaining on his lease and he had indicated that he was agreeable to moving his operations to another location.

In Mr. McCormack's opinion, the principles of good planning concept would be best served by lining up the entire parcel with the already abutting urban boundaries, rather than to rezone it into two classifications as recommended by the Maui Planning Commission. He thought the 125-lot proposed subdivision would probably be marketed within 2½ years.

Since there was no further testimony, the hearing was closed thereafter.

PETITION OF WAILUKU SUGAR COMPANY (A66-136) TO AMEND THE DISTRICT BOUNDARY OF APPROXIMATELY 0.8 ACRES OF LANDS FROM AN AGRICULTURAL DISTRICT TO AN URBAN DISTRICT AT WAILUKU, MAUI

In view of the fairly tight urban scene in the Main Street area and in view of the community facilities available, it was recommended by staff that the petition be granted (see copy of report on file).

Mr. Ohata made a strong plea for approval of the petition since this would alleviate the traffic congestion by providing additional parking spaces for the mortuary and best serve the public welfare.

Mr. Alex Butchart, Superintendent of Wailuku Sugar Company, submitted that they would be gaining good cane lands in exchange for a parcel that was both hazardous and difficult to utilize for cane cultivation. Better cane could also be grown in this exchange which would result in 2 plus acres of cane land for 8/10's acre to the Nakamura Mortuary. The hearing was closed thereafter.

PETITION OF KAUPO RANCH (A66-138) TO AMEND THE DISTRICT BOUNDARY FOR APPROXIMATELY 2 ACRES OF LAND FROM CONSERVATION TO AGRICULTURE AT KAAPAHU, HANA, MAUI

Based on the availability of several thousand acres of agricultural lands in the immediate area of the subject conservation lands, and on the basis that the proposed use was intended to resolve a personnel problem rather than a land use problem, it was the staff's recommendation that the petition be denied (see copy of report on file).

Mr. Robert Ohata offered a detailed account of the unusual topography in and around the subject parcel, pointing out the location of the stream, roads, and the boundaries of the Agricultural and Conservation Districts. He advised that it was the Maui Planning Commission's contention that the road more properly should have been the dividing line between the Agricultural and Conservation Districts, rather than the stream.

Commissioner Wenkam reflected that during the boundary deliberations by the Land Use Commission, it was their decision to place all shorelines which embraced scenic values into the Conservation District. Mr. Ohata countered that the shoreline in this area was dotted with small ranches and homes right down to the sea and that the Land Use Commission had zoned it as agricultural lands. The point under debate here was the precise boundary between the Conservation and Agricultural Districts.

Mr. Ohata did not feel that the subject parcel represented any scenic value since it sloped back towards the stream and offered no view. Therefore, it was not appropriate as a lookout for the pali.

Mr. Richard Schulze, attorney for the petitioners, submitted that this was an extremely important request to the Kaupo Ranch. He referred to stipulations cited in the Land Use District Regulations and justified petitioner's position as follows:

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

   Mr. Schulze stated that he had shown proof from the Department of Agriculture that the land was ideally suited to agriculture.

2. "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."

   Mr. Schulze maintained that there were two parts to the question of need--the need of the petitioner and the need for conservation. If the land were marginal and not absolutely essential for conservation purposes, then perhaps a lesser need could be considered. In terms of petitioner's needs, Mr. Schulze explained that he wished to correct the impression suggested in the staff report that their request was a plea in behalf of Dr. Burgess. Instead, their request was for a real desperate need of the Kaupo Ranch to provide suitable housing for a highly trained young manager, capable of taming the wild lands to develop the ranch to its full potential. It was extremely important

to build this home within a reasonable distance from medical, dental, school facilities, since there were little children involved. It was also important from the standpoint of attracting and keeping the caliber of talent required for this job.

It was the petitioner's intent to deed this parcel to Dr. Burgess, who would undertake the construction of the home at his own expense. The ranch would retain the right to purchase the home back from Dr. Burgess upon the termination of his services.

Dr. Russell Burgess, manager and veterinarian of Kaupo Ranch, advised that he and his family presently resided approximately two miles from Kaupo Village, which could only be reached by traversing over extremely rough dirt roads. Kaupo Village itself consisted of an abandoned school house and a small store which operated for 3 hours a day. Since the discontinuance of Kaupo School, the children have been attending Hana School which involved 11 hours a day from the time they arose in the morning until they reached home in the afternoon. Dr. Burgess felt that this was much too long a day for the little children. During the rainy season , the roads occasionally became totally impassable. They were also isolated from medical assistance. He added that water was presently available and electricity will also become available in the vicinity of the parcel under petition.

Mr. Schulze submitted that notwithstanding the fact that Kaupo Ranch owned vast acres of lands, the whole eastern end was extremely hilly on the mauka side of the road and there was not a single site suitable for building a home except the parcel presently under petition.

In reply to Chairman Wenkam's inquiry as to why petitioners had not sought the special permit approach, Mr. Schulze asserted that he did take the initial steps to do so but he had had the distinct feeling his request would be denied by the Department of Land and Natural Resources. Also, the protection to Dr. Burgess in his ownership of the land for as long as he stayed with Kaupo Ranch could not be accomplished under the special permit approval.

Chairman Wenkam commented that it was his understanding of the law that a special permit could be granted to subdivide one lot. Mr. Takeyama, legal counsel, refrained from commenting on this matter since he was not familiar with the subdivision provisions of Regulation 4 of the Department of Land and Natural Resources.

Mr. Schulze argued that if the special permit to subdivide one lot were granted by the Department of Land & Natural Resources, the petitioner's request with the Land Use Commission would not be any more injurious to the land for the proposed use. Chairman Wenkam commented that under a special permit, the construction and design of the building would fall under the purview of the Department of Land & Natural Resources, thereby providing the State with some control over any harmful effects that might befall the Conservation District.

The hearing was closed thereafter.

ACTION

It was reported that action on the petitions by Lihue Plantation Co., Ltd. (A66-124) and Alvin Badenhop (A66-129) would not take place today based on the petitioners' request for a deterral since only 6 Commissioners had indicated attendance at this meeting and a minimum of 6 votes would be required to obtain approval. They expressed their preference for action on their petitions when the attendance of more than 6 Commissioners could be assured.

Commissioner Wung moved to postpone action on the two petitions until the next meeting, seconded by Commissioner Inaba. The motion was carried.

ADOPTION OF MINUTES

Commissioner Nishimura moved to approve the minutes of the meeting of August 26, 1966 as circulated, seconded by Commissioner Wung. The motion was carried unanimously.

DIAMOND HEAD STAFF REPORT

Mr. Moriguchi, Executive Officer, informed that staff had presented its recommendation of the Diamond Head Boundary on October 2, 1965, following instruction by the Commission to prepare such a study. Mr. Moriguchi summarized staff's recommendation as follows:

1. In the Fort Ruger area, it was recommended that the present Conservation District indicated by the red line which lies above the 50% slope be moved down to the blue line just mauka of the Cannon Club.

2. In the area of the State's subdivision as shown by the blue line, it was proposed that the Conservation line be moved down to coincide with the mauka lot line of the subdivision. The present Conservation line was mauka of the subdivision.

3. The major change recommended was for the Diamond Head Park to be entirely reclassified into the Conservation District, including several smaller parcels.

Chairman Wenkam warned that there will be considerable urban pressures placed on Diamond Head. He felt it would be appropriate for the Land Use Commission to be very specific in its delineation of the Conservation District boundary lines to include all areas in the Conservation District that are not presently in urban use.

Commissioner Inaba raised the question of pinpointing these boundary lines on the ground to avoid any controversies at a later date. Mr. Moriguchi advised that this could generally be accomplished since the boundaries were coincident with the road lines.

In response to Commissioner Mark's concern over any conflict with the City Planning Commission's action on the subject matter, Chairman Wenkam informed that the City's plans only involved lands in the Urban District.

Commenting on the historical monument plan presently under study by the Department of Land & Natural Resources, Chairman Wenkam observed that a public hearing on Diamond Head would help to pin the matter down. Any information Commissioner Ferry might contribute with respect to the monument at the time of the hearing should be reflected in the Conservation line.

Commissioner Nishimura moved that the Land Use Commission direct the Executive Officer to initiate a petition to hold a public hearing in Honolulu on the Diamond Head Conservation District, at a time agreeable to the Department of Land & Natural Resources. The motion was seconded by Commissioner Inaba and carried.

NEXT MEETING SCHEDULE

It was announced that the next meeting date had been set for December 16 and 17, 1966, with the continuation of the hearing of the Hirai petition to be held on Saturday. Mr. Moriguchi advised that staff was in receipt of a letter from the Moanalua Garden Community Association requesting that the continuance of the hearing on the Hirai petition be held at the Moanalua School cafetorium. It was Mr. Takeyama's opinion that in fairness to all parties concerned, the hearing should be held in a neutral area away from the grounds of controversy.

The Commission was in general agreement with Mr. Takeyama's views and directed staff to determine a suitable meeting place that would accommodate a large gathering.

The meeting was adjourned at 4:50 p.m.

January 27, 1967

Mr. Michael T. McCormack
Maui Ventures
1389 Queen Emma Street
Honolulu, Hawaii 96813

Dear Mr. McCormack:

The Land Use Commission next meets at 1:00 p.m. at the Kahului Library, Kahului, Maui, on February 17, 1967.

On or about that time a decision on the petition of Maui Ventures (A66-134) will be rendered.

There is no requirement for you to be present. However, 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

Kahului Library
Kahului, Maui

2:00 P. M.
November 23, 1966

STAFF REPORT

A66-134 - MAUI VENTURES

A petition to reclassify approximately 49 acres of lands presently in an agricultural classification to an urban classification has been submitted by Maui Ventures whose principals are Michael McCormack, Rudolph Brilhante, and Dan Ostrow. The lands under consideration are located at Makawao, Maui, immediately adjacent and to the east of the existing Urban District.

Justification for the proposed project has been submitted by the petitioner as follows:

1. The location within the central town area of Makawao and the urban amenities available.
2. The poor condition of existing structures, the favorable consensus of Makawao businessmen, demographic and economic trend of Maui support the proposed project.
3. As responsible developers, the petitioners feel that they can serve the community by the proposed subdivision.
4. Specific major development projects on Maui such as State Prison, the University Research Center, the Makawao Community Center and the Makawao Library, indicate the need for additional urban lands.

A recommendation for approval of (1) the portion of the subject lands towards and fronting Makawao Avenue for a depth of 750 feet to urban, and (2) the remaining portion to rural, has been received from the Maui Planning and Traffic Commission since:

1. The change is in accordance with the General Plan of Maui and the

recommended urban portion would be contiguous and would form a desirable urban pattern.

2. The supply of agricultural lands would not be affected since the front portion is presently in pasture.
3. Rural classification for the rear portion gives the property owners option to either retain the agricultural aspect or to develop it in accordance with the County General Plan.

An investigation of developments within the urban area and in the surrounding agricultural areas has found a general mixture of urban and agricultural uses in the Makawao area. Within the Urban District itself, urban uses are scattered from one extreme to the other with miscellaneous agricultural uses liberally interspersed. Approximately 490 acres are included within the existing Makawao Urban District, with approximately 160 acres developed for urban purposes, and approximately 330 acres in agricultural or non-urban use. This distribution indicates that approximately one-third of the total urban lands are presently in use for urban purposes and two-thirds for other than urban purposes. Lands on the outside perimeter of the Makawao Urban District are presently used for grazing or pineapple cultivation.

Urban facilities are available in the immediate area with the Makawao School, the Makawao business district, County Park and Community Service Center located off the two main roads running through the area.

Topography of the subject lands are generally gentle rolling topography with steeper lands along a shallow gulch. Soils are classified as marginal for pineapple but productive for vegetable crops. The area experiences an average annual rainfall of approximately 60 inches.

An initial evaluation of developments to date within the Urban District would not indicate a substantial need for additional urban lands, since

two-thirds of the present urban acreage are not used for urban purposes. The latest U. S. Census of 1960 indicated a slight decline in population in Makawao over a decade from 1950. On the other hand, the Department of Education has seen fit to expand Makawao School predicated on the Pukalani Development approximately 1½ miles to the southwest of Makawao. Other community facilities are under construction or proposed for construction shortly.

Review of the subdivision pattern and chronology in the Makawao Urban District indicates that the great majority of lots as subdivided to date, into smaller parcels, had occurred before establishment of the Land Use District classifications. Many of these subdivided lots consist of agricultural lands used as such to date and located generally at the north and south extremities of the Makawao Urban District. Although these areas were included within the Urban District as expansion areas by nature of its location and smaller lot sizes, development trends over the past 5 years indicate that these urban lands have not been developed and, therefore, give little indication of development in the future. Coupled with vacant areas that are generally undevelopable due to a tributary of Maliko Gulch coursing through it, the Makawao Urban District includes, therefore, approximately 100 acres which apparently will be continued in use as agricultural lands or gulch lands. This factor, coupled with the more central and contiguous location of the 49 acres under this petition, indicates that the urban pattern would be enhanced by reclassifying 100 acres at the extremities of the present Urban District from Urban to Agriculture, and to reclassify the subject lands under this petition from Agriculture to Urban. Moreover, the development as proposed would be greatly superior to any that might be developed in the many small lots within the Urban District that are presently used for agricultural pursuits.

Recommendation

In light of the discussion above, it is recommended that the entire 49 acres under petition be reclassified from Agricultural to Urban.

Makawao Population
U.S. Census

1940	1950	1960
903	1098	977

State statistician estimates
Makawao Judicial district
population declining to '66

Inter-Island Investors
LAND DEVELOPMENT · GENERAL CONTRACTING · REAL ESTATE SALES

Recd 11-18-66

November 18, 1966

State Land Use Commission

Attention: Mr. George Moriguchi

Dear Sir:

One of the best sources of information regarding the sale of urban lots on Maui, would be from the developers who are now marketing such properties and the results they have shown over a given time period.

Mr. Donald Tokunaga of Maui Realty, informs me that of their Pukalani sub-division in which they offer 22,000 sq. ft. lots, they have marketed approximately 320 of the 350 lots developed over the past 2 1/2 years. In their recent increment of 130 lots, they sold 100 in the short period of the last six months.

Mr. Tokunaga also informs me that they have acquired an adjoining parcel of land of 1000 acres in which they are currently Master Planning for further development. He states that in their succeeding increment they are going to lower their lot size to 10,000 sq. ft. or less because they have found a higher degree of demand for house lots rather than half acre parcels which are somewhat larger than necessary for a house lot.

The other major develper providing urban house lots in Kahalui, is Alexander & Baldwin Land Company and their recent offerings contain substantially informative figures which indicate a higher degree of demand for house lots.

In the tenth increment, they offered 163 lots and although they have a policy of reserving 50% of a given sub-division to employees, at a reduced price, they had 170 employee applications for the 163 lots, 83 of the lots were sold to employees at this special price. Of the remaining 80 lots, they were offered on the open market at a price of .74¢ per sq. ft., .23¢ higher than the employees price. The total amount of applications for the purchase of the remaining 80 lots, was 276.

We agree that house lots in Kahalui are some distance from the area of our petition, however, it appears that a price range availability of lots on which houses can be built is really where the demand is showing. In analysing the two sub-divisions mentioned herein, it is interesting to note that in one case the lots are very small and the price very high and in the other the lots larger and the price per sq. ft. smaller.

Principals:

DAN OSTROW CONSTRUCTION COMPANY
126 Queen St., Honolulu • Ph. 573-849, Res. 243-959

BRILHANTE & McCORMACK, REALTORS
1389 Queen Emma St., Honolulu • Ph. 510-151

MAUI OFFICE, KAHULUI
Across from A & B Commercial • Ph. 35-361

State Land Use Commission
Attention: Mr. George Moriguch
November 18, 1966

Price wise, as far as the total acquisition of the lot is concerned, whether 7,000 sq. ft. or 23,000 sq. ft., the price is similar.

We appreciate your insistence on factual information indicating good demand. We hope the above substantiates our position.

Michael T. McCormack,
Realtor

MTM/js

P.S. We shall submit a letter as further evidence of market demand from the Bank of Hawaii on Maui.

Rec'd 11-18-66

MULTIPLE LISTING SERVICE
of the Honolulu Board of Realtors
REAL ESTATE TRANSACTIONS

SL	TAX KEY	MONTH	MLS #	SOLD FOR	FINANCING*	COMMENTS
M	2-5-006-003	FEB		7,340	5,000 NF	
M	2-5-006-004	FEB		6,490	5,000 NF	
M	2-5-006-005	MAY		6,500	6,300 NF	
M	2-5-006-006	JAN		5,000		
M	2-5-006-007	FEB		3,250		
M	2-5-006-008	MAR		3,000		
M	2-5-006-009	FEB		7,705	5,700 NF	
M	2-5-006-009	MAR		10,500		
M	2-5-006-010	FEB		7,040		
M	2-5-006-012	FEB		8,535	6,500 NF	
M	2-5-006-013	APR		8,500	7,500 NF	
M	2-5-006-014	MAY		3,500		
M	2-5-006-014	DEC		2,000		
M	2-5-006-015	SEP		8,000		
M	2-5-007-002	SEP		5,500	4,900 NF	
M	2-5-007-003	SEP		5,500	5,400 NF	
M	2-5-007-006	NOV		6,500	5,700 NF	
M	2-5-007-009	NOV		4,000		
M	2-5-007-010	NOV		4,000		
M	2-5-007-011	SEP		4,000		
M	2-5-007-012	SEP		4,500	3,600 NF	
M	2-5-007-013	OCT		4,000	2,600 NF	
M	2-5-007-014	SEP		8,500	8,800 NF	
M	2-5-007-015	AUG		4,000	4,000 NF	
M	2-5-007-017	SEP		4,000		
M	2-5-007-018	SEP		4,000	4,200 NF	
M	2-5-007-019	OCT		4,500	3,900 NF	
M	2-5-007-020	SEP		3,500		
M	2-5-007-021	OCT		4,500	3,700 NF	
M	2-5-007-026	SEP		5,000		
M	2-5-007-027	SEP		8,000	6,000 NF	
M	2-5-007-033	AUG		5,000	4,900 NF	
M	2-5-007-034	AUG		4,500		
M	2-5-007-039	SEP		4,500	3,800 NF	
M	2-5-007-040	AUG		7,000	5,500 NF	
M	2-5-007-041	DEC		4,500	3,500 NF	
M	2-5-007-044	AUG		5,000		
M	2-5-007-045	DEC		4,500	3,200 NF	
M	2-5-007-047	AUG		4,000		
M	2-5-007-049	SEP		6,000		
M	2-5-007-052	AUG		4,000		
M	2-5-007-053	SEP		5,500		
M	2-5-007-054	SEP		8,000	6,500 NF	
M	2-5-007-055	SEP		4,000		
M	2-5-007-056	AUG		3,500		
M	2-5-007-060	SEP		4,000	3,200 NF	
M	2-5-007-061	AUG		4,000		

FINANCING CODES
NF — NEW FIRST MORTGAGE
AM — EXISTING MORTGAGE ASSUMED
AS — AGREEMENT OF SALE
SM — SECOND MORTGAGE

SECURITY TITLE CORPORATION
Title Insurance Building
125 Merchant Street

Compiled from information supplied by Multiple Listing Service and from the records of the Bureau of Conveyances. This is prepared for information only and is not warranted for complete accuracy.

MULTIPLE LISTING SERVICE
of the Honolulu Board of Realtors
REAL ESTATE TRANSACTIONS

ISL	TAX KEY	MONTH	MLS #	SOLD FOR	FINANCING	COMMENTS
M	2-5-007-065	SEP		4,000		
M	2-5-007-066	SEP		4,500	3,700 NF	
M	2-5-007-068	SEP		4,500	6,000 NF	
M	2-5-007-069	AUG		3,500		
M	2-5-007-070	AUG		4,000	3,900 NF	
M	2-5-007-072	AUG		3,500	3,100 NF	
M	2-5-007-074	OCT		4,500	4,000 NF	
M	2-5-007-075	SEP		4,500	3,700 NF	
M	2-5-007-076	SEP		4,000	4,200 NF	
M	2-5-007-077	SEP		5,000	4,200 NF	
M	2-5-007-078	NOV		4,000		
M	2-5-007-080	NOV		5,000	5,000 NF	
M	2-5-007-081	OCT		5,000	4,000 NF	
M	2-5-007-083	SEP		4,500		
M	2-5-007-084	OCT		4,500	3,400 NF	
M	2-5-007-085	OCT		4,500	3,500 NF	
M	2-5-007-088	SEP		4,500		
M	2-5-007-089	SEP		4,500	4,300 NF	
M	2-5-007-090	SEP		4,500		
M	2-5-007-091	OCT		5,000	4,200 NF	
M	2-5-008-003	AUG		7,500	9,600 NF	
M	2-5-009-001	SEP		6,000	4,800 NF	
M	2-5-009-002	NOV		6,000	5,200 NF	
M	2-5-009-003	AUG		6,000		
M	2-5-009-004	AUG		6,000	7,100 NF	
M	2-5-009-007	SEP		5,500		
M	2-5-009-008	SEP		6,000	4,800 NF	
M	2-5-009-009	AUG		5,000	8,500 NF	
M	2-5-009-012	NOV		6,000		
M	2-5-009-013	NOV		5,500	5,400 NF	
M	2-5-009-014	NOV		5,500		
M	2-5-009-015	AUG		5,500		
M	2-5-009-016	AUG		6,500		
M	2-5-009-017	AUG		7,500		
M	2-5-009-018	AUG		5,000		
M	2-5-009-019	SEP		5,000		
M	2-5-009-020	OCT		5,000	4,300 NF	
M	2-5-009-021	SEP		5,500	4,500 NF	
M	2-5-009-023	SEP		5,500		
M	2-5-009-024	DEC		5,500	3,400 NF	
M	2-5-009-025	SEP		5,500		
M	2-5-009-028	AUG		5,000	5,100 NF	
M	2-5-009-029	NOV		5,000		
M	2-5-009-032	DEC		7,500	12,000 NF	
M	2-5-009-033	AUG		7,500	7,400 NF	
M	2-5-009-034	AUG		7,500	7,200 NF	
M	2-5-009-035	AUG		7,500	8,300 NF	

FINANCING CODES
NF — NEW FIRST MORTGAGE
AM — EXISTING MORTGAGE ASSUMED
AS — AGREEMENT OF SALE
SM — SECOND MORTGAGE

SECURITY TITLE CORPORATION
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125 Merchant Street

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MULTIPLE LISTING SERVICE
of the Honolulu Board of Realtors
REAL ESTATE TRANSACTIONS

SL	TAX KEY	MONTH	MLS #	SOLD FOR	FINANCING*	COMMENTS
M	2-5-009-036	AUG		7,500		
M	2-5-009-038	AUG		7,500	3,000 NF	
M	2-5-009-039	AUG		7,500	6,500 NF	
M	2-5-009-040	SEP		7,178	4,300 NF	
M	2-5-009-041	AUG		7,500	5,400 NF	
M	2-5-009-042	AUG		8,500	7,000 NF	
M	2-5-009-044	AUG		8,500	7,500 NF	
M	2-5-009-045	SEP		8,500		
M	2-5-010-001	SEP		5,500	4,450 NF	
M	2-5-010-002	SEP		9,000		
M	2-5-010-008	OCT		7,500	9,700 NF	
M	2-5-010-009	AUG		7,500		
M	2-5-010-011	AUG		7,500	9,500 NF	
M	2-5-010-012	SEP		7,000	8,500 NF	
M	2-5-010-013	SEP		4,000		
M	2-5-010-015	SEP		7,500	7,100 NF	
M	2-5-010-016	DEC		7,500	8,300 NF	
M	2-5-010-018	OCT		8,500	8,800 NF	
M	2-5-010-019	OCT		7,500	6,800 NF	
M	2-5-010-020	SEP		7,500	6,500 NF	
M	2-5-010-021	AUG		7,500		
M	2-5-010-026	OCT		8,500		
M	2-5-010-027	NOV		8,000	6,800 NF	
M	2-5-010-029	AUG		6,000	5,500 NF	
M	2-5-038-019	FEB		1,995	1,895 AS	
M	2-5-038-020	FEB		1,795	1,695 AS	
M	2-5-038-021	FEB		1,995	1,895 AS	
M	2-5-038-034	FEB		2,550	2,450 AS	
M	2-5-038-036	FEB		1,995	1,895 AS	
M	2-5-038-044	FEB		4,000		PAR. 45
M	2-5-038-061	APR		1,995	1,895 AS	
M	2-5-038-075	FEB		1,995	1,895 AS	
M	2-5-038-076	FEB		995	1,626 AS	
M	2-5-039-035	APR		1,995	,395 AS	
M	2-5-039-055	FEB		3,790	3,590 AS	PAR. 56
M	2-5-039-070	FEB		3,790	3,590 AS	ALSO M-2-5-39-58
M	2-6-006-029	JUN		8,750	2,750 AS	ALSO PAR. 33
M	2-6-006-046	JAN		3,000	2,425 NF	
M	2-6-006-047	JUN		4,000		
M	2-6-006-055	MAY		7,500		
M	2-6-006-057	FEB		5,000	4,025 NF	
M	2-6-009-017	JUL		16,000	12,000 NF	
M	2-6-009-024	AUG		14,000	10,295 NF	
M	2-6-012-030	APR		13,500	9,585 NF	
M	2-6-012-036	MAY		10,000	6,500 NF	
M	2-6-012-039	AUG		13,500	6,000 NF	
M	2-6-012-051	AUG		12,500	24,000 NF	ALSO PAR. 53, 54, 55

* FINANCING CODES
NF — NEW FIRST MORTGAGE
AM — EXISTING MORTGAGE ASSUMED
AS — AGREEMENT OF SALE
SM — SECOND MORTGAGE

SECURITY TITLE CORPORATION
Title Insurance Building
125 Merchant Street

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Cable Address: "AMFAC" · TELEX: RCA 723-311 · ITT 743-0013

Rec'd 11-18-66

WHOLESALE DIVISION AMFAC INC
P. O. Box 3230
Honolulu, Hawaii 96801
Phone 58-511

November 18, 1966

Mr. Dan Ostrow
Dan Ostrow Construction Co., Inc.
126 South Queen Street
Honolulu, Hawaii * 96813

RE: MAKAWAO RANCH ACRES

Dear Dan:

This is to confirm our conversation today with regards to the Bonding of Lot No. 2 (Plan A) and Lot No. 110 (Plan B), both in the Makawao Ranch Acres Subdivision.

We shall be very happy to Bond you on these two houses and will consider the Bonding of any future houses you may build in this area.

If we can be of any service to you from this office or our Maui Office, please feel free to call on us.

Very truly yours,

Glenn Y. Fukuda, Manager
Subdivision & Contractor Services
Construction Materials Department

GYF:as

cc: Waldron Henderson

Makawao Urban District

(Gilbert)
General Plan Data

(1) Total Acres in U = 496 — 490
(Planimeter of USGS 24000 map)
including streets etc.

Total = 486.63 Ac

(2) Total in Urban use = 164 — 160 (33%)
(Planimeter of TMK 1" = 200' map)
pink areas — note:
excludes 13.7 Ac of ball park

Resid. + Others 117.66
34.02
→ 151.68

(3) Total in non-urban use = 332 — 330 (67%)

Vacant (includes Ag) = 334.95

TMK 2-4-07: 1
08: 8, 24, 31
all acquired —
July 26 '66

November 9, 1966

Mr. Michael T. McCormack
Maui Ventures
1389 Queen Emma Street
Honolulu, Hawaii 96813

Dear Mr. McCormack:

The Land Use Commission next meets on November 23, 1966 at 2:00 p.m., at the Kahului Library, Kahului, Maui.

At that time the application of the Maui Ventures (A66-134) to amend the land use district boundaries as shown on Tax Map Key 2-4-07: 1 and 2-4-08: 24 and 31, Makawao, Maui, will be heard.

Very truly yours,

GEORGE S. MORIGUCHI
Executive Officer

GSM/pjp

Maui Ventures 49.17 acres(?)

Soils

Mt = Makawao silty clay loam
p. 345 sloping phase

about same as for Ms.

Ms = Makawao silty clay loam
gently sloping phase
p. 345

Soil used for pineapple,
veg. crops and pasture.
Marginal for pineapple.
Properly fertilized, it's
productive of veg. crops.
Well suited for machinery.

Rainfall ±60" annually

File

2018

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.

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

RECEIVED
AUG 22 1966
State of Hawaii
LAND USE COMMISSION

August 19, 1966

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

Dear Mr. Thompson:

Re: Michael T. McCormack and Others for 49 Acres in Makawao, Maui, from Agricultural to Urban

This letter is to correct an error in our letter regarding the subject change of district boundary transmitted on August 10, 1966. The last word of the first paragraph should be changed from "Agricultural" to "Rural." In other words, the recommendation of the Maui Planning and Traffic Commission is:

1. That the portion of the subject lands towards and fronting Makawao Avenue for a depth of 750 feet be recommended to Urban; and

2. The remaining portion recommended as Rural.

We would like to apologize for the error in our original transmittal and hope that this correction arrived in time for your consideration.

Yours very truly,

Robert O. Ohata

ROBERT O. OHATA
Planning Director

cc: Mr. Michael T. McCormack

File

209

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.

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

August 10, 1966

RECEIVED
AUG 11 1966
State of Hawaii
LAND USE COMMISSION

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

Dear Mr. Thompson:

Re: Michael T. McCormack and Others for 49 Acres in Makawao, Maui, from Agricultural to Urban

The Maui Planning and Traffic Commission, at its meeting of August 9, 1966, voted to recommend as follows on the request for amendment of the district boundary: 1) That the portion of the subject lands towards and fronting Makawao Avenue for a depth of 750 feet be recommended to Urban, and 2) the remaining portion recommended as ~~Agricultural~~ Rural.

Subject lands do not front on Makawao Av.

see Hr of Aug 19, 66

The Commission in recommending the above boundary change feels that:

a) The change as proposed is in accordance with the General Plan of Maui;

b) that the portion towards and fronting Makawao Avenue would group contiguous Urban areas into a desirable pattern;

c) that front portion is presently in pasture and deletion would not in any way affect the supply of agricultural lands, and

d) the rear portion is in pineapple and the rural classification gives the property owners option to either retain the agricultural aspect or to develop it in accordance with the County General Plan.

Yours very truly,

Robert O. Ohata

ROBERT O. OHATA
Planning Director

cc: Mr. Michael T. McCormack

State Form B14

STATE OF HAWAII

OFFICIAL RECEIPT No. 139

Department of Planning and Economic Development
Department, Bureau or Commission

Aug. 2, 1966

RECEIVED from Maui Ventures

Fifty and no/00 DOLLARS

Public Hearing Fees - Land Use Commission

$ 50.00

Henry J. Lukenda
Public Accountant

August 2, 1966

Mr. Robert O. Ohata, Director
Planning & Traffic Commission
County of Maui
P. O. Box 1487
Kahului, Maui

Dear Mr. Ohata:

Pursuant to Section 98H-4, RLH 1955, as amended, and Act 32/SLH 1965, a copy of a petition for amendment to the land use district boundaries, submitted by Mr. Michael T. McCormack (Maui Ventures), together with supporting data, is forwarded to you for your comments and recommendations.

Thank you for your cooperation.

Very truly yours,

GEORGE S. MORIGUCHI
Executive Officer

Encls.

August 2, 1966

Mr. Michael T. McCormack
Maui Ventures
1389 Queen Emma Street
Honolulu, Hawaii 96813

Dear Mr. McCormack:

This is to acknowledge the receipt of your check in the amount of $50.00 for an application to amend the land use district boundaries as shown on Tax Map Key 2-4-07: 1 and 2-4-08: 24 and 31, Makawao, Maui.

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 and no 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

cc: Chairman Thompson
Planning & Traffic Commission, Maui

State Form B14

STATE OF HAWAII

OFFICIAL RECEIPT No. 148

Land Use Commission
Department, Bureau or Commission

July 29 1966

RECEIVED from Maui Ventures

Fifty & no/100 DOLLARS

Petition for Boundary Change

$50.00

Donald Horikawa
Public Accountant

STATE OF HAWAII
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

A66-134

(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 Tax Key Map, 2nd Division 2-4-07 parcel 1 2-4-08-24 & 2-4-08-31 to change the district designation of the following described property from its present classification in a(n) agricultural district into a(n) urban district.

RECEIVED
JUL 29 1966
State of Hawaii
LAND USE COMMISSION

Description of property:

See attached maps

Petitioner's interest in subject property:

Owners

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

See attached 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.

Michael McCormack
Rudy Brilhante
Dan Ostrow

Signature(s) Michael T. McCormack
Rudy D. Brilhante
Dan Ostrow

Address: 1389 Queen Emma St.

Telephone: 510-151

Rudy Brilhante & Mike McCormack / realtors / 1389 queen emma street / honolulu, hawaii 96813 / telephone 510-151

1991



BRILHANTE & McCORMACK, INC.

July 27, 1966

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

Gentlemen:

Submitted herewith is a petition for amendment of the Land-use plan for our property in Makawao, Maui.

The undersigned parties are the new owners of subject property, formerly owned by Augusta and Isabelle Pinheiro, evidence attached, Exhibit A.

We respectfully request that the Land Use Commission amend the general plan for the following reasons:

I. Location:

A. The subject property is situated only 1,750 linear feet from the center of the town of Makawao, a central location serving many other smaller villages, i.e., Pukalani, Haliimaile, Kokomo, Olinda.

B. It is directly across the street from the Makawao Community Center which presently contains facilities for football, baseball and district athletic events.

C. It is bounded on three sides by residential housing that is in urban classification.

D. The moderate terrain contour lends itself to natural subdivision development.

E. There is apparent abundant agricultural and conservation classified property in this region, much of it sitting idle, and we invite your attention to at least 100 acres or so; see Tax Keys 2-4-08-4, 13 acres; 2-7-02-23, 23 acres; 2-7-02-44, 10 acres; 2-7-02-24, 9 acres.

II. Needs:

A. The lack of any urban development in the vicinity of subject property is evident by the many ramshackle dwellings that exist everywhere, yet remain occupied in spite of their sub-standard condition. Most of the urban subdivisions of recent years have either been in the coastal resort areas or in Kahului and Wailuku. The coastal area properties and prices were geared more for investment potential.

July 27, 1966

Land Use Commission

B. A recent survey among Maui businessmen, residents, and community leaders supports our basic premise that there is need for small house lots in Makawao where prospective home owners could purchase house sites rather than small farms. Exhibit B.

C. Present Real Estate developments similar in concept but different in lot size, because of land use restriction, indicate a big market for this type of property; except buyers have to pay more in total price because the lot size minimum is 1/2 acre.

D. State population census figures show a marked increase in Maui population and demographers in this field estimate a trend to continual increase. Exhibit C.

E. Kahului Airport ranks as the second busiest in the State -- a sound indication of growth. Exhibit D.

F. The development of urban home sites where construction will be taking place would be good for the Maui economy. New home construction stimulates a wide segment of the community and we contend that this well-located subdivision will have this effect immediately.

G. Increased visitor population in the resort areas of Maui have an impact on all island activity, including real estate investment, and a desire to locate there. Modestly priced real estate provides investment opportunity for many more people.

III. Development:

A. As responsible developers, it is our intention to subdivide this property into 10,000 sq. ft. minimum size lots, construct all the site improvements, and build several model homes of modest price but quality double wall construction in order to set the theme for the overall development.

B. Because of the high degree of local interest and the community support, we would offer the home sites to Maui residents first, to local Maui contractors, and building suppliers.

C. Makawao Town is really the gathering place for all the ranch people in the region; post office, bank, etc., and somewhat takes on the character of a cattle town (for example, the popular " Club Rodeo ".) It is our intention to prepetuate this feeling in the architecture of our subdivision.

IV. Other significant projects for Maui:

July 27, 1966

Land Use Commission

A. The addition of the State Prison on Maui will have a significant impact insofar as guard personnel and their families on Maui. The subject property is in convenient proximity to the Pauwela Prison site and would be a short, but pleasant drive back and forth. Present estimate in prison personnel for this facility is 150 people - not to mention their families. Pauwela is minutes from Makawao on good paved roads.

B. The new University of Hawaii's $ 250,000.00 Research Center, which will support the Haleakala installations. Research technicians and administrative personnel will be moving to Maui upon completion of this center though the specific location has not yet been determined, it is reasonable to assume it would be between Kahului and Haleakala, and Makawao is in the middle of these two points. We therefore feel we would provide reasonably priced housing and lot availability for these people.

C. In Makawao itself, there are two major developments for which sites have been obtained and money allocated.

1. Makawao Community Center, directly across from the subject property -- $ 300,000.00 estimated cost.

2. Makawao Library, a State project scheduled to go right across the street from the present Bank of Hawaii location.

In conclusion, we feel that rather than spoiling the countryside with urban sprawl or depriving the State of agricultural lands, we will enhance the community with character and will be fulfilling a proven need for housing, and will further help stimulate the economy of Maui.

Very sincerely,

Michael T. McCormack

Rudolph J. Brilhante

Dan Ostrow

RECORDATION REQUESTED BY:

AFTER RECORDATION RETURN TO:

RETURN BY: MAIL ( ) PICKUP ( )

THE ORIGINAL OF THE DOCUMENT
RECORDED AS FOLLOWS:
STATE OF HAWAII
OFFICE OF
BUREAU OF CONVEYANCES
Received for record this JUL 7 1966
day of _____, A.D. 19__
at 12:18 o'clock P M. and
recorded in Liber _____
on Pages _____

THIS AGREEMENT OF SALE made this 14 day of June 1966, by and between ALBERT M. FELIX, the duly appointed, qualified and acting Executor of the Estate of AUGUSTA PINHEIRO, Deceased, pursuant to the right, power and authority vested in him, in and by the terms of the Last Will and Testament of Augusta Pinheiro, dated January _____ 1964, hereinafter called the "Seller", and DAN OSTROW CONSTRUCTION CO. INC., a Hawaii corporation, the principal place of business and post office address of which is 126 Queen Street, Honolulu, City and County of Honolulu, State of Hawaii, and BRILHANTE & McCORMACK, INC., a Hawaii corporation, the principal place of business and post office address of which is 1389 Queen Emma Street, Honolulu aforesaid, hereinafter called the "Purchasers":

W I T N E S S E T H:

That the Seller, in consideration of the monies hereinafter agreed to be paid to the Seller by the Purchasers, and in consideration of the covenants and conditions hereinafter contained and on the part of the Purchasers to be kept and performed, does hereby agree to sell to the Purchasers and the Purcha[illegible]

Exhibit A

hereby agree to buy in the manner hereinabove set forth, the following described property:

FIRST

All of those certain parcels of land (portions of the land described in Royal Patent Grant Number 768 to Kekahuna) situate, lying, and being at Makawao, Island and County of Maui, State of Hawaii, bearing Tax Key Designations 2-4-08-4, area 11.906 acres, 2-4-08-24, area 17.504 acres, and 2-4-08-31, area 17.590 acres.

BEING all of the same premises conveyed to AUGUSTA PINHEIRO by Deed dated September 14, 1938, and recorded in the Office of the Registrar of Conveyances at Honolulu in Liber 1459 on Page 465.

SECOND

All of those certain parcels of land (portions of the land described in Royal Patent Grant Number 87 to Daniel E. Ii) situate, lying and being at Makawao, Island and County of Maui, State of Hawaii, and being LOTS NUMBERS FIVE (5), SIX (6), SEVEN (7) and EIGHT (8) of the tract of land known as the "MINER TRACT", and thus bounded and described:

LOT NUMBER FIVE (5):- Beginning at a ½" iron pipe at the Northwest corner of this Lot, the coordinates of which referred to the Government Survey Triangulation Station "Piiholo" are: 1110.4 feet South and 6094.3 feet West, and running thence by true azimuths:

1. 324° 26' 00" 402.11 feet along a 25 foot Reserved Roadway to a ½" iron pipe;
2. 333° 06' 00" 194.20 feet along Grant 321 to Keawe to a ½" iron pipe;
3. 14° 26' 00" 362.70 feet along Grant 321 to Keawe to a "x" on Rock;
4. 136° 56' 00" 748.40 feet along Grant 768 to Kekahuna to a ½" iron pipe;
5. 222° 31' 30" 413.76 feet along Lot 6 to the point of beginning.

Containing an area of 5.495 acres, or thereabouts.

LOT NUMBER SIX (6):- Beginning at a ½" iron pipe at the East corner of this Lot, the coordinates of which referred to the Government Survey Triangulation Station "Piiholo" are: 1110.4 feet South and 6094.3 feet West, and running thence by true azimuths:

hereby agree to buy in the manner hereinabove set forth, the following described property:

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BEING all of the same premises conveyed to AUGUSTA PINHEIRO by Deed dated September 14, 1938, and recorded in the Office of the Registrar of Conveyances at Honolulu in Liber 1459 on Page 465.

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LOT NUMBER FIVE (5):- Beginning at a ½" iron pipe at the Northwest corner of this Lot, the coordinates of which referred to the Government Survey Triangulation Station "Piiholo" are: 1110.4 feet South and 6094.3 feet West, and running thence by true azimuths:

1.	324°	26'	00"	402.11	feet along a 25 foot Reserved Roadway to a ½" iron pipe;
2.	333°	06'	00"	194.20	feet along Grant 321 to Keawe to a ½" iron pipe;
3.	14°	26'	00"	362.70	feet along Grant 321 to Keawe to a "x" on Rock;
4.	136°	56'	00"	748.40	feet along Grant 768 to Kekahuna to a ½" iron pipe;
5.	222°	31'	30"	413.76	feet along Lot 6 to the point of beginning.

Containing an area of 5.495 acres, or thereabouts.

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P. O. Box 50
Makawao, Maui, Hawaii 96768
May 20, 1966

Brilhante & McCormack Inc.
1389 Queen Emma Street
Honolulu, Hawaii

Gentlemen:

We are very pleased to learn that you will be handling the development of the Pinheiro estate containing more than 60 acres in the heart of Makawao. We understand that a greater portion of that property is presently designated for agricultural use and that a request to the State Land Use Commission to change the designation from agricultural to urban use will be required before you can proceed with your plans.

We therefore wish to take this opportunity to support your request for a change in the land use designation for the above mentioned property.

There is a definite need for more house lots in this community, and the property in question, being as close as it is to the business and service areas of this community would best serve the community under an urban classification. It is within walking distance of the churches, schools and business center of the community and is located directly across the new Makawao public park where a new gymnasium will be constructed by the County of Maui this coming year. The new Makawao Library will also be constructed less than a mile away from this property.

To our knowledge there are no habitable homes which are not now occupied in this community and all of us have been asked often enough to assist would be residents in finding a home.

Your plans which would make both homes and houselots available to the public on a fee simple basis will fill an urgent need in this community.

Given the opportunity to develop the Pinheiro property as houselots, you could assist would be home owners by bringing to market houselots in a price range which local people could afford to buy.

In addition, yours would be the first large scale planned development in the history of this community. This will not only serve as a catylist for community pride in an area where too large a percentage of the homes are substandard, but it might well trigger a chain reaction which would stimulate the orderly development of smaller, scattered properties which are already zoned for urban use. It could well provide the stimulus for a community wide beautification program.

Please feel free to use this letter in support of your request to the State Land Use Commission.

Sincerely,

Emil W. Balthazar
(Postmaster) Makawao; and --

B

The signatures appearing on the face of this letter and subsequent pages represent the business and civic leaders of the Makawao Community who are in no way financially connected with the purchasers or sellers of the property in question.

Salvador Molina
Owner, Club Rodeo Steak House
Makawao Liquor Store

Rev. Raphael Smulders
Pastor, St. Joseph's Church
Makawao, Maui, Hawaii

Richard F. Tam Sing
Owner (Richard F. Tam Sing)
Crossroads Service Station

Roger M. Melrose
Headmaster, Seabury Hall
Episcopal College Preparatory School
Makawao, Maui, Hawaii

Masato Matsui, Owner
K. Matsui Store
Makawao, Maui

William D. Tavares
Principal, Makawao School
Makawao, Maui
(William D. Tavares)

Takeo Komoda
Owner, T. Komoda Store & Bakery
Makawao, Maui

Melvin I. Iwaishi
Owner - Iwaishi Store
Makawao, Maui

Violet Kido
Owner Makawao Barber Shop
Makawao, Maui

Takeshi Kitada
Owner - Kau Kau Korner
Makawao, Maui

Takeshi Yoshizu
Owner - T. Yoshizu Market
Makawao, Maui

Sakae Kajihara
Owner - M. Uchiki Store
Makawao, Maui

Edith Y. Tsuhako

Edith Y. Tsuhako
Family Barber Shop
Makawao, Maui

Edward J. Haole

Edward J. Haole
Owner - Royal Motors Transporation Company
Makawao, Maui

Masami Masusako

Masami Masusako
Owner - M's Service
Makawao, Maui

Ethel Miyahira

Ethel Miyahira
Manager
Makawao Superette
Makawao, Maui

STATE OF HAWAII

DEPARTMENT OF PLANNING AND ECONOMIC DEVELOPMENT

426 Queen Street

Honolulu, Hawaii 96813

RESIDENT POPULATION OF HAWAII, JANUARY 1966

The resident population of Hawaii for January 1, 1966 was estimated at 756,544. The total included 57,066 members of the armed forces (39,919 stationed ashore and 17,147 aboard ships homeported in Hawaii) and 59,262 military dependents.

This represented an increase in the resident population of 12,410 over that for January 1, 1965. Most of the increase was in the City-County of Honolulu which rose from 610,101 to 622,508 despite a loss of more than five thousand members of the armed forces.

For the neighbor island counties, Maui showed a significant increase of 1,611; Hawaii gained 583; Kauai indicated a loss of 1,631.

The resident population is estimated by the Department of Planning and Economic Development on a semi-annual basis. It includes members of the armed forces stationed ashore or on ships homeported in Hawaii, as well as Hawaiian residents who are temporarily absent. It excludes out-of-state visitors present in Hawaii on the date given -- which for January 1, 1966 amounted to 23,398 persons.

Resident population differs from the "civilian de facto" figures published by the Department of Health, State of Hawaii, which by definition, exclude members of the armed forces living in Hawaii. The "de facto" civilian population also excludes Hawaiian resident absent from the state on the date given. However, it includes visitors present on the date given and civilian military dependents who are domiciled here. Except for the differences in coverage, methodology for the two series are consistent.

Differences between the estimates given here and data recently published by the U.S. Bureau of the Census, in contrast, are largely attributable to methodological differences. The Census Bureau has issued estimates for both the state as a whole[1/] and for the City and County of Honolulu[2/]. These estimates like the 1960 Census count, differ from the Department of Planning

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1/ "Estimates of the Population of States: July 1, 1964. With Provisional Estimates for July 1, 1965." Current Population Reports, Series P-25, No. 324, January 20, 1966.

2/ "Estimates of the Population of 17 Large Metropolitan Areas: July 1, 1964," Current Population Reports, Series P-25, No. 335, April 22, 1966.

Table 1.--RESIDENT AND DE FACTO POPULATION OF HAWAII, BY GEOGRAPHIC AREA: JANUARY 1, 1966

see Blue Tables other Report

Geographic area	Resident population			De facto civilian population	Visitors present	Residents absent
	Total	Civilian	Armed forces			
The State	756,544	699,478	57,066	714,627	23,398	8,249
Hawaii County	60,921	60,772	149	62,403	2,225	594
City of Hilo	26,360	26,298	62	26,701	667	264
Remainder of county ..	34,561	34,474	87	35,702	1,558	330
Honolulu County[1/]	622,508	565,764	56,744	576,170	17,500	7,094
City of Honolulu[1/]	343,075	330,991	12,084	342,316	16,761	5,436
Remainder of county ..	279,433	234,773	44,660	233,854	739	1,658
Kalawao County	251	251	-	251	-	-
Kauai County	25,658	25,522	136	26,645	1,337	214
Island of Kauai	25,378	25,242	136	26,365	1,337	214
Island of Niihau	280	280	-	280	-	-
Maui County	47,206	47,169	37	49,158	2,336	347
Island of Lanai	2,588	2,588	-	2,592	12	8
Island of Maui	38,923	38,903	20	40,861	2,272	314
Island of Molokai[2/] ..	5,695	5,678	17	5,705	52	25

1966

[1/] Includes French Frigate Shoal (19 armed forces) and Kure Island (22 armed forces).

[2/] Excluding Kalawao County.

Source: De facto civilian population from Hawaii Department of Health, mimeographed releases; visitors present, residents absent, and armed forces estimated by Hawaii Department of Planning and Economic Development from data supplied by the Hawaii Visitors Bureau and the armed forces.

Table 2.--RESIDENT POPULATION OF HAWAII. STATE AND COUNTIES
(for January 1, of years given)

Year	State of Hawaii	City-County of Honolulu	Hawaii County	Kauai County	Maui County	Kalawao County
1961	651,504	--	--	--	--	--
1962	682,491	--	--	--	--	--
1963	698,702	NA	--	--	--	--
1964	714,092	580,800	60,909	26,981	45,146	256
1965	743,734	610,101	60,504	27,289	45,595	245
1966	756,544	622,508	60,921	25,658	47,206	251

Source: Department of Planning & Economic Development.

Table 5.--RESIDENT AND DE FACTO POPULATION OF HAWAII, BY GEOGRAPHIC AREA: JANUARY 1, 1965
(Revised September 27, 1965)

Geographic area	Resident population			De facto civilian population	Visitors present	Residents absent
	Total	Civilian	Armed forces			
The State	743,734	680,898	62,836	695,458	22,167	7,607
Hawaii County	60,504	60,338	166	61,335	1,545	548
City of Hilo	25,951	25,882	69	26,107	469	244
Remainder of county	34,553	34,456	97	35,228	1,076	304
Honolulu County[1/]	610,101	547,625	62,476	558,267	17,184	6,542
City of Honolulu[1/]	338,041	324,734	13,307	336,411	16,690	5,013
Remainder of county	272,060	222,891	49,169	221,856	494	1,529
Kalawao County	245	245	-	245	-	-
Kauai County	27,289	27,155	134	28,286	1,329	198
Island of Kauai	27,013	26,879	134	28,010	1,329	198
Island of Niihau	276	276	-	276	-	-
Maui County	45,595	45,535	60	47,325	2,109	319
Island of Lanai	2,706	2,706	-	2,713	14	7
Island of Maui	37,222	37,180	42	38,930	2,039	289
Island of Molokai[2/]	5,667	5,649	18	5,682	56	23

1965

[1/] Includes French Frigate Shoal (20 armed forces) and Kure Island (25 armed forces).

[2/] Excluding Kalawao County.

Source: De facto civilian population from Hawaii Department of Health, mimeographed releases; visitors present, residents absent, and armed forces estimated by Hawaii Department of Planning and Economic Development from data supplied by the Hawaii Visitors Bureau and the armed forces.

Table 6.--RESIDENT AND DE FACTO POPULATION OF HAWAII, BY GEOGRAPHIC AREA: APRIL 1, 1955

Geographic area	Resident population			De facto civilian population	Visitors present	Residents absent
	Total	Civilian	Armed forces			
The State	536,060	484,060	52,000	487,810	5,419	1,669
Hawaii County	64,285	64,285	-	64,873	708	120
City of Hilo	26,087	26,087	-	26,327	293	53
Remainder of county	38,198	38,198	-	38,546	415	67
Honolulu County[1/]	395,720	343,720	52,000	346,409	4,124	1,435
City of Honolulu[1/]	249,203	236,593	12,610	239,617	4,124	1,100
Remainder of county	146,517	107,127	39,390	106,792	-	335
Kalawao County	281	281	-	281	-	-
Kauai County	29,887	29,887	-	30,082	238	43
Island of Kauai	29,675	29,675	-	29,870	238	43
Island of Niihau	212	212	-	212	-	-
Maui County	45,887	45,887	-	46,165	349	71
Island of Lanai	2,310	2,310	-	2,321	13	2
Island of Maui	39,334	39,334	-	39,546	276	64
Island of Molokai[2/]	4,243	4,243	-	4,298	60	5

1955

Footnotes and source on next page.

Kahului Is Second Busiest

Kahului Airport was the second busiest — outranked only by Honolulu—during 1965, according to figures released by the State Department of Transportation.

The 1965 figures for Kahului were:

Revenue passengers—Incoming, 272,998; outgoing, 272,724.

Revenue air cargo —Incoming, 10,961,331 pounds; outgoing, 7,632,383 pounds.

Revenue air mail — Incoming, 1,214,274 pounds; outgoing, 713,637 pounds.

Figures for other airports in Maui County follow:

Revenue passengers, incoming — Hana, 4,555; Molokai, 35,885; Kaanapali (report discontinued after August, 1965), 1,046; Kalaupapa, 1,724; and Lanai, 10,429.

Revenue passengers, outgoing—Hana, 4,120; Molokai, 35,729; Kaanapali (January-August), 799; Kalaupapa, 1,821; and Lanai, 10,583.

Air cargo, incoming—Hana, 215,063 pounds; Molokai, 1,316,979 pounds; Kalaupapa, 310,391 pounds; and Lanai, 1,968,788 pounds.

Air cargo, outgoing—Hana, 732,486 pounds; Molokai, 761,829 pounds; Kalaupapa, 48,798 pounds; and Lanai, 654,674 pounds.

Air mail, outgoing —Hana, 17,176 pounds; Molokai, 125,201 pounds; Kalaupapa, 33,831 pounds; and Lanai, 51,338 pounds.

Air mail, incoming — Hana, 9,515 pounds; Molokai, 56,367 pounds; Kalaupapa, 9,101 pounds; and Lanai, 18,263 pounds.

CONGRATULATIONS TO

F&M CONTRACTORS, INC.

ON COMPLETION OF MAUI'S FINE AIRPORT FACILITIES

Modern Equipment—Radio Dispatched

MCA INC.

MAUI CONCRETE AND AGGREGATES, Inc.

Main Plant Naska, Maui, Hawaii

PHONES: 727-665 OR 75-353

From the Commissioner's Office
57 0151
for Wenkam

STATE OF HAWAII
Department of PLANNING
AND ECONOMIC DEVELOPMENT

2-9-04:11 20.833
Jack E Vockrodt

2-9-01:17 11.500
" "

2-9-02: 4+5 - 51.800
Murray + Virginia Goulin

426 Queen St.—Honolulu, Hawaii 96813
Phone 504-426

STATE OF HAWAII
Department of PLANNING AND ECONOMIC DEVELOPMENT

2-8-02: 30 45.0
Kitano Honda & Wife.

2-8-04: 9 + 14. 53.520
Wm. Morrow & Wife.

426 Queen St.—Honolulu, Hawaii 96813
Phone 504-426

92 ac

Maui General Plan
Kula Area = 11,000 Ac±

LUC Rural District
Kula Area = 1,820 Ac±

Urban 280

2,100

1/62500 scale map

2280

4) 8,900
2250
6650
x 2 lots/ac
13,300
4 persons/fam
53,200

18,000
36
2,000


SUBJECT AREA OF PETITION
MAKAWAO TOWN

AERIAL PHOTOGRAPHY
CIVIL ENGINEERS • SURVEYORS
PHOTOGRAMMETRIC ENGINEERS
JUN 23 1966
Photo No. 3713-2
Do not reproduce without credit to
R. M. TOWILL CORPORATION
233 Merchant St., Honolulu, Hawaii

A66-134 MAUI VENTURES

PLAT 16
SEE INSET
MAKAWAO FOREST RESERVE
OLINDA HOUSE LOTS
Ld. Ct. Appn. 228
Gr. 4937 70.5 Ac.
Gr. 5207 38.5 Ac.
Waihou Spring Reserve
Gulch
Kahakapao
Olinda Road
Govt Reserve
57.70 Ac.
Gr. 8073 Net 50.3± Ac.
Gr. 7935 Net 48.34 Ac.
Net 48.70 Ac.
Gr. 7971 Net 43.66 Ac.
Gr. 7941 Net 39.27 Ac.
Gr. 7940 Net 39.93 Ac.
Gr. 7942 Net 46.53 Ac.
Gr. 8024 Net 40.73 Ac.
Gr. 7978 Net 41.80 Ac.
Net 40.12 Ac.
Gr. 2885
Gr. 7943
Gr. 7945 39.27 Ac. Gr. 8077 Sec 2
38 Ac.
Gr. 304
Gr. 794A
Gr. 326
Gr. 498
Gr. 2840 110.54 Ac.
Gr. 324
Gr. 328
Gr. 157
1 MILE ROAD
Gr. 65
Gr. 833
Gr. 68
Gr. 323
Gr. 67
Gr. 75
Gr. 321
Gr. 102
Gr. 327
Gr. 322
Gr. 107
Gr. 591
Gr. 90
Gr. 320
Gr. 86
Gr. 85
Gr. 79
Gr. 332
Gr. 601
Gr. 603
Gr. 600
Gr. 329
Gr. 316
Gr. 313
Gr. 331
Gr. 2635
Gr. 767
Gr. 315
Gr. 398
Gr. 2472
Gr. 1811
Gr. 249
Gr. 762
Gr. 64
Gr. 82
Gr. 768
Gr. 317 31.5 Ac.
Gr. 602 21.18 Ac.
Gr. 319
Gr. 318
Gr. 6802 16.02 Ac.
Gr. 6802 21.31 Ac.
Gr. 2005 24.97 Ac.
Gr. 7933 Net 46.30 Ac.
Gr. 7970 40.70 Ac.
Gr. 7932 Net 40.80 Ac.
Gr. 7934 Net 39.63 Ac.
Gr. 7969 Net 40.31 Ac.
Gr. 7968 Net 48.40 Ac.
Gr. 7931 Net 36.35 Ac.
Gr. 7930 Net 45.30 Ac.
Gr. 7929 Net 43.45 Ac.
Gr. 7928
Gr. 7967
Gr. 7938
Gr. 7937 Net 49.72 Ac.
Gr. 7936 Net 38.75 Ac.
Gr. 7933 Net 40.29 Ac.
Gr. 7987 Net 42.93 Ac.
Net 38.30 Ac.
Gr. 8077 Net 43.20 Ac.
Gr. 7977 Net 31.46 Ac.
Gr. 9813 Net 15.10 Ac.
Gr. 8254 Net 49.77 Ac.
Gr. 7939 Net 48.40 Ac.
Gr. 7967
Gr. 7928
Gr. 7938
Net 48.80 Ac.
Gr. 3084
Gr. 2.6
Gr. 1811
Gr. 2472
Gr. 398
Gr. 2635
Gr. 315
Gr. 767
Gr. 762
Gr. 64
Gr. 82
Gr. 768
Gr. 603
Gr. 600
Gr. 329
Gr. 316
Gr. 313
Gr. 331
Gr. 2635
Gr. 601
Gr. 332
Gr. 320
Gr. 86
Gr. 85
Gr. 79
Gr. 107
Gr. 591
Gr. 90
Gr. 102
Gr. 327
Gr. 322
Gr. 321
Gr. 67
Gr. 75
Gr. 323
Gr. 328
Gr. 324
Gr. 326
Gr. 498
Gr. 304
Gr. 2885
Gr. 7943
Gr. 7944A
Gr. 7945 39.27 Ac. Gr. 8077 Sec 2
38 Ac.
Gr. 7941 Net 39.27 Ac.
Gr. 7940 Net 39.93 Ac.
Gr. 7942 Net 46.53 Ac.
Gr. 8024 Net 40.73 Ac.
Gr. 7978 Net 41.80 Ac.
Net 40.12 Ac.
Gr. 7971 Net 43.66 Ac.
Gr. 7935 Net 48.34 Ac.
Net 48.70 Ac.
Gr. 8073 Net 50.3± Ac.
Gr. 7939 Net 48.40 Ac.
Gr. 7967
Gr. 7928
Gr. 7938
Gr. 7937 Net 49.72 Ac.
Gr. 7936 Net 38.75 Ac.
Gr. 7933 Net 40.29 Ac.
Gr. 7987 Net 42.93 Ac.
Net 38.30 Ac.
Gr. 8077 Net 43.20 Ac.
Gr. 7977 Net 31.46 Ac.
Gr. 9813 Net 15.10 Ac.
Gr. 8254 Net 49.77 Ac.
Gr. 7931 Net 36.35 Ac.
Gr. 7930 Net 45.30 Ac.
Gr. 7929 Net 43.45 Ac.
Gr. 7968 Net 48.40 Ac.
Gr. 7970 40.70 Ac.
Gr. 7932 Net 40.80 Ac.
Gr. 7934 Net 39.63 Ac.
Gr. 7969 Net 40.31 Ac.
Gr. 317 31.5 Ac.
Gr. 602 21.18 Ac.
Gr. 319
Gr. 318
Gr. 6802 16.02 Ac.
Gr. 6802 21.31 Ac.
Gr. 2005 24.97 Ac.
Gr. 7933 Net 46.30 Ac.
Gr. 330 19.26 Ac.
Gr. 84 18.22 Ac.
Gr. 6802
Gr. 57
Gr. 87
Gr. 7968
Gr. 7969
Gr. 7970
Gr. 7971
Gr. 7972
Gr. 7973
Gr. 7974
Gr. 7975
Gr. 7976
Gr. 7977
Gr. 7978
Gr. 7979
Gr. 7980
Gr. 7981
Gr. 7982
Gr. 7983
Gr. 7984
Gr. 7985
Gr. 7986
Gr. 7987
Gr.

2 4 07

PLAT 05

← To Paia

Violet J. Migahiro
Rachel M. Carreira
Dorothy M. Uychara
Kenichi Yoza
Edith Y. Tsutake
Dora E. Arisue

Owners to Parcel 54:
Richard G. Costa

Catherine Silva - E.I.
Catherine Silva - Rem. 1/3
Christina Silva
(MDG Supply, Inc.)
le. over 1200 ±

Cecilia S. Brun - E.I.
Cecilia S. Brun - Rem. - 1/3
Christina Silva - 1/1
(MDG Supply, Inc.) le.

Edward Haole & wf Uluiani - J/T

Parcel 77:
Vicente M. Mateo (Life)
Nora - E

Parcel 47:
Carol Mateo &
George E. Fernandez - J/T

Parcel 35:
Irene Ferreira Dower
Barbara Martin
Sylvia Comer
Herman Ferreira, Jr.
Sherry Ferreira
Leonard Ferreira

Edward J. Haole, Jr.

PLAT 06

OLINDA ROAD

PLAT C4

Salvador S. Molina & wf Mary C. - T/E

Helen C. Tam

Emily W. Baldwin & wf Agnes M. - T/E

Richard Ueda

Victoria Mateo & wf Rose - T/E

James R. Dickey & wf Ethel - T/E

Joseph O. Molina & wf Margaret R. - T/E

Abel Fernandez & wf Florence - T/E

Joseph G. Freitas & wf Lucy - J/T

Nitsuo Miyahira & wf Yone - J/T

Mitsuaki Nakagawa & wf Lorraine H. - J/T

Masami Matsuoka & Mitsue - J/T (Shell Oil Co.) le.

Kaoru Masusako & wf Sumako - J/T

1.244 Acs.

Takeshi Masusako & wf Kiyoko - J/T

1.204 Acs.

Makawao Young People's Ass'n Trust
Wallace Kimura et al Trustees

2.140 acs.

Joe C. Costa & wf Georgina S. - J/T

Justin Costa & wf Patricia - J/T

Manuel Taveira & wf Bessie - J/T

Kanru Moto & wf Violet Y. - J/T
0.378 ac

Joe Joaquin & wf Rose - J/T
0.256 ac

Matsumi Matsumura
0.85 Ac.

Kiku Shimote
0.32 ac.

Kanichi Shimote
0.96 ac.

Augusta Pinheiro Est.
0.18 ac. Est.

Augusta Pinheiro Est.
0.15 ac. Est.

Rodan Ostrom Construction Co. Inc & Brithente & McCormack, Inc. - A/S

Rodan Ostrom Construction Co. Inc
Brithente & McCormack, Inc. - A/S

12.076 ac.

(KULA - MAKAWAO) MAKAWAO AVE

25 FOOT ROAD

MINER

POOKELA

20 FOOT ROAD

GRANT 8

TRACT

Elizabeth DeMello

Mary C. Burns

Lawrence K. Fernandez & wf Patricia - T/E

Tuneshi Masusako

Motoichi Komoda & wf. Matti - J/T

Kiichi Masusako & wf. Ikuko - J/T

Kazuneu Komoda & wf. Shigeyo

Kazunobu Komoda & wf. Shigeyo - T/E

Yasuo Naka & wf. Yoshi - T/E

Kazuo Komoda & wf. Yoshi - T/E

Shinichi Komoda & wf. Keiko - T/E

(See Lot 1)

Frank De Costa

Joseph J. Costa

Edward J. Haole & wf Uluiani - T/E

Joe C. Costa

Antone De Costa

Michael Yamamoto & wf. Koyuki - J/T

Louis Camera & wf Eva A. - J/T

Nelson A. Abreu & wf. Katherine M. - J/T

Joe F. Calves & wf. Agnes P. - J/T

Yoshiichi Miyake & wf. Beatrice T. - T/E

Katsuto & Yasuko Mizoguchi

Minpru Miyauchi & wf. Sadami S. - J/T

Joe G. Costa

Joseph J. Costa

Yasunari Hamai

Hiroshi Yamashita & wf. Hisako - T/E

Daniel Nalanabe & wf. Hsae - T/E

William H. Amaral & wf. Helen - J/T

Yoshio Kawahara & wf Kimie - T/E

William M. Tavares & wf. Florence C. - J/T

Stanley T. Tamura
Winston T. Watanabe - J/T

L. Edward Shuck, Jr. & wf. Clarice P. - T/E

Joseph J. Costa

Joseph Revella Jr. & wf Balbina S. - T/E

Board of Hawaiian Evangelical Assn
4.6 Acs

Gr. 67

Gr. 321

PLAT 12

PLAT 08

To Olinda

To Kula

True North

Por. of MAKAWAO, MAUI

Tax Maps Branch
Tax Office Bldg.
Honolulu, Hawaii

Parcels Dropped: 10, 32, 37, 57, 60, 14,

SECOND DIVISION		
ZONE	SEC.	PLAT
2	4	07
CONTAINING		PARCELS
SCALE: 1 in. = 100 ft.		

ADVANCE SHEET
SUBJECT TO CHANGE

PRINTED AUG 0 1966

7565

Dwg. No: 10
By: D.S.C.
Source: Tax Map Bureau

TRUE NORTH
Scale: 1 in. = 100 ft.

PLAT 08

GR. 768

GR.

PLAT 06

MAKAWAO AVENUE

To MAKAWAO

To MAKANI ROAD

To KULA

To MANA RD

KEALALOA AVENUE

GRANT 322

GR. 249

GR. 600

GR. 329

PLAT 09

1118.66 & 7541.78 m MINGLE "Q"

Anthony Gomes E' W.F Dorothy V. J/T - 1/2E

Manuel F. Gomes 1/2E

Anthony Gomes & W.F Dorothy V. J/T - 1/2E (1) 15,000 ± 1.00 Ac.

Helen DeRego (3) 22,683 ± sq. ft.

Manuel F. Gomes

Mary N. Gomes 2.96 Acs.

Frank Gomes, Jr. & W.F Lucy R. - T/E (1) 1.50 Acs.

Frank Gomes E' W.F Lucy R. - J/T 13,000 ±

James T. Tanaka & W.F Emily S. - T/E (2) 1.82 Acs.

Charles Medeiros & W.F Magdeline - T/E (3) 1.80 Acs.

Marcelino Tavares (4) 1.80 Acs.

Theresa Tam Sing (5) 1.80 Acs.

Anthony Gomes & W.F Dorothy V. - T/E (6) 1.80 Acs.

Anthony Gomes & W.F Dorothy V. - T/E (7) 0.83 Ac.

Georgina Hoole (8) 0.83 Ac.

Helen De Rego (9) 0.83 Ac.

Joseph M. Gomes (10) 1.81 Acs.

Charles Tavares (8) 0.471 ac.

Masuichi Matsuura (1)

Yoshio Miyahira & W.F Doris - J/T (2) 0.364 Ac.

Ernest H. Rezents & W.F Alene M. - T/E 0.40 Ac.

Charles Tavares (Juan Manuad) A/E 1.254 acs.

Peter K. Feliciano & W.F Edelirand T/E (1) 1.15 Acs.

Joe Tavares, Jr. & W.F Isabella O. T/E (2) 1.86 Acs.

POR. Jacintho Tavares & W.F Marcelline L. - T/E (3) 8.38 Acs.

Kazuma Okumura (4) 1.15 Acs.

Anthony Zane - 1/2 Andrew Nielson & W.F Carol M. - T/E - 1/2 (5-A)

(5-B) 0.541 ac.

Hawaiian International Finances, Inc. 5.47 Acs.

0.68 Ac.

FOR REAL PROPERTY TAXATION PURPOSES
SUBJECT TO CHANGE

Por. HAMAKUAPOKO - OLINDA, MAKAWAO, MAUI. (Formerly por. 2-4-08)

DWG NO. 4997
SOURCE T M B DATA
BY PK / YK DATE APRIL 28, 1961

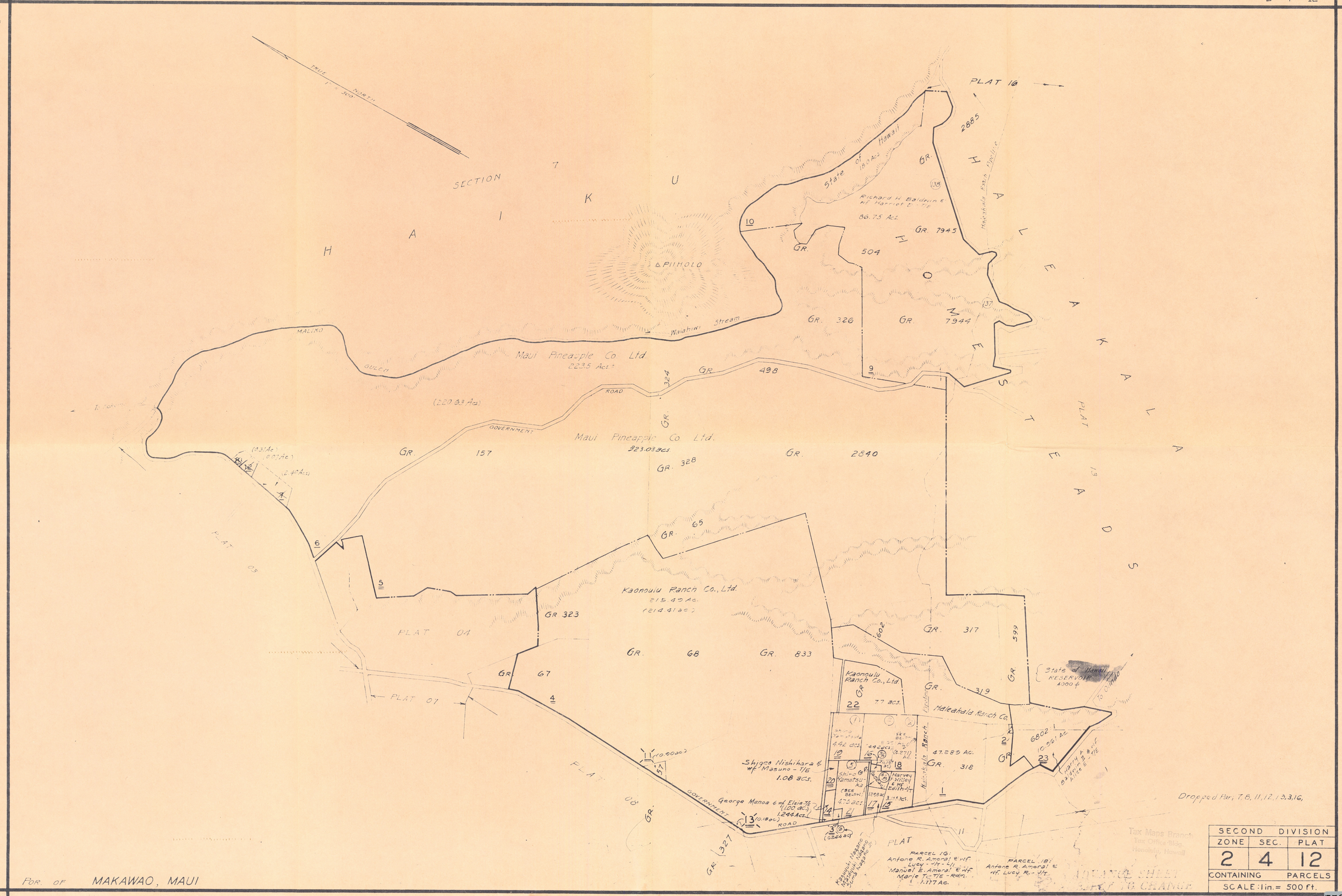
DEPARTMENT OF TAXATION
TAXATION MAPS BUREAU
STATE OF HAWAII
TAX MAP
SECOND TAXATION DIVISION

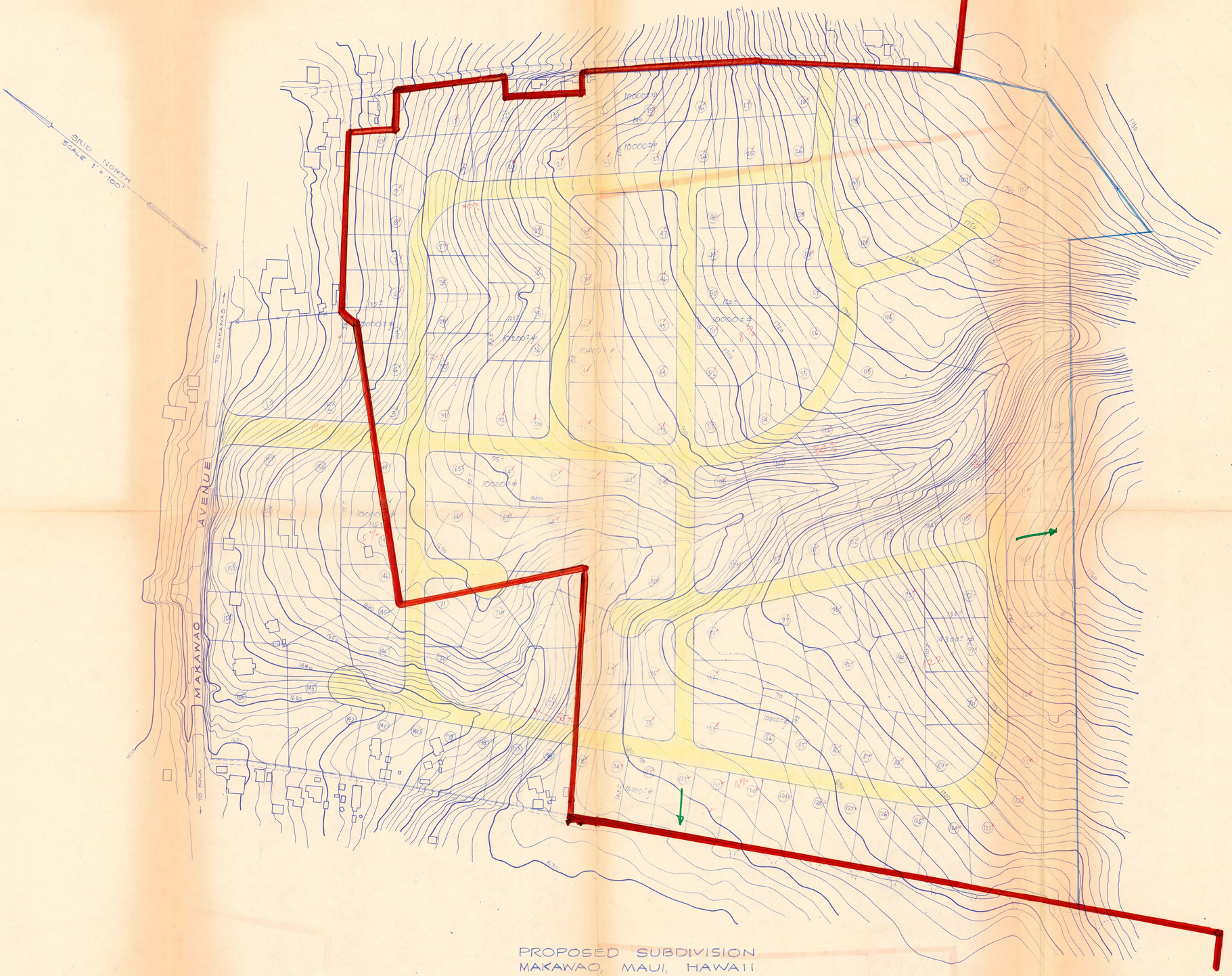
ZONE	SEC.	PLAT
2	4	18

SCALE: 1 IN. = 100 FT

AUG 9 1966

7566


TRUE NORTH
1" = 500'
SECTION 7
H A I K U
PIIHOLO
Waiahiwi Stream
MALIKO GULCH
Maui Pineapple Co. Ltd.
223.5 Acs.±
(220.63 Acs)
GOVERNMENT ROAD
Maui Pineapple Co. Ltd.
323.03 acs.
Kaonoulu Ranch Co., Ltd.
215.49 Ac.
(214.41 ac.)
Kaonoulu Ranch Co., Ltd.
77 acs.
Haleakala Ranch Co.
State of Hawaii
RESERVOIR
4000 ft
To Olinda
Richard H. Baldwin & wf. Harriet E. - T/E
86.75 Acs.
State of Hawaii
180 Acs.
Haleakala Ranch Pipeline
PLAT 16
PLAT 13
PLAT 03
PLAT 04
PLAT 07
PLAT 08
PLAT 11
GR. 2885
GR. 7945
GR. 504
GR. 326
GR. 7944
GR. 498
GR. 324
GR. 157
GR. 328
GR. 2840
GR. 65
GR. 323
GR. 68
GR. 833
GR. 67
GR. 317
GR. 599
GR. 319
GR. 318
GR. 6802
GR. 327
Shigeo Nishihara & wf. Masuno - T/E
1.08 acs.
George Manoa & wf. Elsie - T/E
(1.00 ac.)
1.244 Acs.
Harvey F. Willey & wf. Edith - J/T
Shiro Yamatsuka
4.42 acs.
Shiro Yamatsuka
(SEE BELOW)
4.76 acs.
47.289 Ac.
Haleakala Ranch
Dropped Par. 7, 8, 11, 12, 13, 3, 16,
PARCEL 16:
Antone R. Amoral & wf. Lucy - J/T - L/I
Manuel E. Amoral & wf. Marie T. - T/E - Rdn.
1.117 Ac.
PARCEL 18:
Antone R. Amoral & wf. Lucy R. - J/T
Kaguuki Nagano
Masuuki Nagano
Suma Nagano J/T
Dwg. No: 191
Revised to:
By: D.S.C. & N. Feb. 1934
Source Tax Maps Bureau
POR. OF MAKAWAO, MAUI
SECOND DIVISION
ZONE 2
SEC. 4
PLAT 12
CONTAINING PARCELS
SCALE: 1 in. = 500 ft.
Tax Maps Branch
Tax Office Bldg.
Honolulu, Hawaii
ADVANCE SHEET
SUBJECT TO CHANGE
PRINTED AUG 9 1966
7567



NO. OF LOTS = 155
LENGTH OF ROAD = 8550 ± LIN. FT.
AREAS & DISTANCES SHOWN
ARE APPROXIMATE ONLY

PROPOSED SUBDIVISION
MAKAWAO, MAUI, HAWAII

PREPARED FOR
DAN OSTROW CONSTRUCTION CO. INC. &
BRILHANTE & McCORMACK REALTY

BY

tadaka nakahata
ENGINEER/SURVEYOR
RM. 9 — 2012 PETROL STREET • HONOLULU, HAWAII 96814 • PH. 507-532

TAX KEY: 2ND. DIV. 2-4-07: 1 2-4-08: 8

66206

JULY 28, 1966
JULY 18, 1966

C 66067

7568

A66-134 MAUI VENTURES

COUNTY CORPORATION YD.

PLAT 1

VACANT

MAKAWAO SCHOOL

PASTURE

DIV. AG.

PINE FIELDS (FALLOW)

PINE FIELDS

GRAZING

COUNTY PARK

DIV. AG.

PINE FIELDS

GRAZING

INSET "A"

PINE FIELDS

GRAZING

SEE INSET

SEE INSET "A"

TAVARES FAMILY LAIE HILL SUBDIVISION SEE INSET

NEW MAKAWAO-KULA ROAD

OLD MAKAWAO-KULA ROAD

30 FOOT ROAD

MAIN ROAD

KEALAEA ROAD

OCINDA ROAD

PLAT 16

PLAT 3

7569

Partial Lots

17

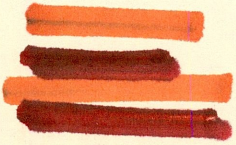
155 Lots

Entire Lots

116
34
150

116
17
133
19
152

Lots in U = 22
17
116
155



7570

7571

A66-134 MAUI VENTURES

7572

MAUI VENTURES 394

A66-394

A666