A66-136 WAILUKU SUGAR COMPANY

February 21, 1967

Mr. L. S. McLane, Manager
Wailuku Sugar Company
Wailuku, Maui

Dear Mr. McLane:

The petition by Wailuku Sugar Company (A66-136) to amend the Land Use District Boundaries from an Agricultural District to an Urban District for approximately 8/10's acre of land at Wailuku, Maui, identifiable by Tax Map Key 3-4-23: portion of 5, was approved by the Land Use Commission at its meeting on February 17, 1967.

Very truly yours,

Ramon Duran

RAMON DURAN
Executive Officer

Encl.
cc: Chairman Thompson
Maui Planning & Traffic Commission
Department of Taxation
Department of Land & Nat. Res.

KAM. IV To-[illegible]AHIL[illegible]

34,243 ft

STAR ICE & SODA WORKS

17

PUAKO

60.1 (8) 60.0 (7)

(0.70 ac.)

178

LANE

105.0

Harry N. Furomoto (6)
& wf. Mae S.
Sugiyo Furomoto
-J/T

14

6212 ft

104.5

Kiyoko Inoue 4/1 (5)
Wilfred M. Inoue -
Rdm.

6351 ft

15

105.0

LAMALII LANE

105.0

Tsuneyasu Nakamura (4)

6237 ft

29

105.58

Tsuneyasu Nakamura (3)
& wf. Hanayo

6062 ft

28

105.40

Tsuneyasu Nakamura & wf Hanayo -TIE

6038 ft

25

105.40

Joseph Asiu (1)

6574 ft

24

105.0

KAWAPUNA LANE.

Luke (6184.9-U, 1430.7-E)

Tadashi Nakamoto & wf Ellen C. -TIE

ANNIE FILE 3727 ft

10

50.12

Annie O. Kahakauwila

3583 ft

11

50.02

SPENCER PLAN (3439 ft)

26

50.11

Frank Souki & Wf

12,538 ft

287 (3681 ft)

TRACT (5418 ft)

Umeyo F. Hamamura

4378 ft

Shigeo Yamaguchi & wf

Kakuqi Okamura

11159 ft

(7251 ft)

Frank P. Isaacs

7148 ft

(7148 ft)

12

27

Takao Fujiwara & wf. Masayo -TIE

027 ft

(3908 ft)

(7763 ft)

(7124 ft)

(1200 ft)

(7491 ft)

(6785 ft)

(6212 ft)

(6351 ft)

(6237 ft)

(6062 ft)

(6038 ft)

(6574 ft)

(12,538 ft)

(3583 ft)

(3727 ft)

(4378 ft)

(11159 ft)

(7148 ft)

(7251 ft)

(3908 ft)

(7148 ft)

(5418 ft)

(3439 ft)

(3681 ft)

TMK 3-9-23:5 (por.)

STATE OF HAWAII

LAND USE COMMISSION

VOTE RECORD

Item A66-136 Wailuku Sugar Date 2-17-67

Place Kahului, Maui Time 3:11

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.	✓			

S

M

Comments: Approve

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

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.

Memorandum February 17, 1967

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

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.

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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. L. S. McLane, Manager
Wailuku Sugar Company
Wailuku, Maui

Dear Mr. McLane:

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 Wailuku Sugar Company (A66-136) 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

A66-136 - WAILUKU SUGAR COMPANY

Reclassification of approximately 0.8 acres of lands from an Agricultural District to an Urban District is requested by the petition submitted by Wailuku Sugar Company. The lands (TMK: 3-4-23: portion 5) are located off Main Street in Lamalii Tract, Wailuku, Maui. Wailuku Sugar Company, the owners in fee simple, has indicated that Nakamura Mortuary is interested in acquiring the subject lands for a parking area in connection with their business. It has also been indicated that the County proposes to widen Main Street and the strip of land along Main Street presently used for parking by the mortuary will not be available.

By unanimous voting, the Maui Planning & Traffic Commission recommends approval of the petition since:

1. The change conforms with the County of Maui General Plan. (Proposed Master Plan use is light industrial.)
2. The area was subdivided into 7,000 square foot lots many years ago. It has been left in cane and the proposed sale of these parcels will be made by land exchange which would provide greater land area to be put into sugar cane.

All lands to the north of the existing urban boundary in the area are planted in cane, with the exception of the 2-acre Papohaku Park. The subject lands are located about 100 feet off Main Street forming a pocket area planted in cane as part of the total cane field complex. The immediate areas within the Urban District are entirely developed consisting of many varied mixed urban

land uses. The Nakamura Mortuary occupies Lots 2, 3 and 4 of the Lamalii Tract Subdivision. A high bluff known as the Sand Hills Area limits land use and access from that side of Main Street. In essence, therefore, the urban community and any future expansion is limited to the north side of Main Street.

While expansion areas within the Urban District of Wailuku have been provided for, the area along Main Street has been districted Urban primarily on the basis of existing developments. The pocket of agricultural cane lands in the area of Nakamura Mortuary is bounded on three sides by urban developments and, therefore, forms the logical area for future urban expansion.

Although presently planted in cane, soils in the area are known as the Kawaihapai very stony clay loam which are generally found in narrow valleys with loose stones scattered throughout the profile. These soils are generally too stony for use of machinery and are suited primarily for pastures. Rainfall approximates 25 inches annually.

Recommendation:

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, it is recommended that the petition be granted.

November 9, 1966

Mr. L. S. McLane, Manager
Wailuku Sugar Company
Wailuku, Maui, Hawaii

Dear Mr. McLane:

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 Wailuku Sugar Company (A66-136) to amend the land use district boundaries at Wailuku, Maui, described by TMK 3-4-23: portion of 5, will be heard.

Very truly yours,

GEORGE S. MORIGUCHI
Executive Officer

GSM/pjp

Waialua Sugar Co. Ref.

Rainfall ± 25" annually

Soils (Ter. Surv. Rpt.)

Kzy = Kawaihapai very stony clay loam (p. 593)
found in narrow valleys where loose stones scattered throughout profile. Too stony for use of machinery. Primarily a soil for pastures

Waiakea Sugar Co.

Lot 7	7,124	S.F.
" 8	7,763	"
" 9	7,491	"
" 10	6785	"
Sub Total	29,163	S.F.
△ remnant	242	"
Lamalii Ln.	1,200	"
Puaka Ln.	3900	"
Total	34,505	S.F.
	= 0.79	Acres

File

2025

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 24 1966
State of Hawaii
LAND USE COMMISSION

August 24, 1966

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

Gentlemen:

Re: Change of District Boundary, Wailuku Sugar Company, for parcel in Wailuku from Agricultural to Urban District.

The Maui Planning and Traffic Commission, at its meeting of August 23, 1966, voted unanimously to recommend approval of a change of district boundary petition by Wailuku Sugar Company for approximately 0.8 acre of land back of Main Street in Wailuku, from Agricultural District to Urban District. The Commission, in recommending approval, finds that the proposed change conforms with the County of Maui General Plan. The County of Maui Master Plan Map No. 3 shows this area allocated for M-1 Light Industrial District.

Secondly, the area was subdivided into 7000 square foot lots many years ago. It has been left in cane and the proposed sale of these parcels will be made by land exchange which would provide greater land area to be put into sugar cane.

Yours very truly,

Robert O. Ohata

ROBERT O. OHATA
Planning Director

cc: Wailuku Sugar Company

State Form B14

STATE OF HAWAII

OFFICIAL RECEIPT No. 142

Department of Planning and Economic Development
Department, Bureau or Commission

Aug. 10, 1966

RECEIVED from Wailuku Sugar Co.

Fifty and no/100 DOLLARS

Public Hearing Fee — Land Use Commission

$ 50.00

Henry T. Oukuda
Public Accountant

August 9, 1966

Mr. Robert 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 the Wailuku Sugar Company, 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 9, 1966

Mr. L. S. McLane, Manager
Wailuku Sugar Company
Wailuku, Maui, Hawaii

Dear Mr. McLane:

This is to acknowledge the receipt of a check in the amount of $50.00 for an application by the Wailuku Sugar Company to amend the land use district boundaries at Wailuku, Maui, described by Tax Map Key 3-4-23: portion of 5.

In accordance with Section 98H-4, RLH 1953, 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 Director, Maui

State Form B14

STATE OF HAWAII

OFFICIAL RECEIPT No. 151

Land Use Commission
Department, Bureau or Commission

August 4 1966

RECEIVED from Waiakea Sugar Company

Fifty + no/100 DOLLARS

Petition for Boundary Change

$50.00

Dora Y. Horikawa
Public Accountant

Honolulu Agents
C. BREWER & CO., LTD.
Honolulu, Hawaii
Cable Address: "BREWER"

7005

MANAGER'S OFFICE

WAILUKU SUGAR COMPANY

WAILUKU, MAUI, HAWAII

August 2, 1966

LETTER NO.
REFERS TO

RECEIVED
AUG 4 1966
State of Hawaii
LAND USE COMMISSION

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

Gentlemen:

We enclose four copies of Petition for Amendment of Temporary District Boundary together with our check for fifty ($50.00) dollars.

The proposed area for amendment, approximately 0.80 of an acre is shown on a sketch attached with each of the copies.

We will appreciate an early hearing and a favorable decision.

Very truly yours,

WAILUKU SUGAR COMPANY

L. S. McLane, Manager

TT/fc
Encls.

STATE OF HAWAII
LAND USE COMMISSION

426 Queen Street
Honolulu, Hawaii

RECEIVED
AUG 4 1966
State of Hawaii
LAND USE COMMISSION

This space for LUC use

Date Petition and Fee received by LUC_____

Date forwarded to County for recommendation_____

Date Petition, and County recommendation received by LUC_____

A66-136

PETITION FOR AMENDMENT OF ~~TEMPORARY~~ DISTRICT BOUNDARY

(I) (We) hereby request an amendment of Land Use Commission Temporary District Boundary respecting the County of Maui, Island of Maui, map number and/or name M-5 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:
Portion of tax key 3-4-23-5, adjoining the North boundary of Nakamura Mortuary, being Lots 7,8,9 and 10 and remnants of Lamalii Tract, File Plan 347, including portion of Puako Lane.

Petitioner's interest in subject property:

Owner of property.

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

Nakamura Mortuary is interested in acquiring said land for parking cars in connection with their business which is urban usage. Classification has to be changed before Mortuary can acquire land by exchange.

(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) WAILUKU SUGAR COMPANY
By

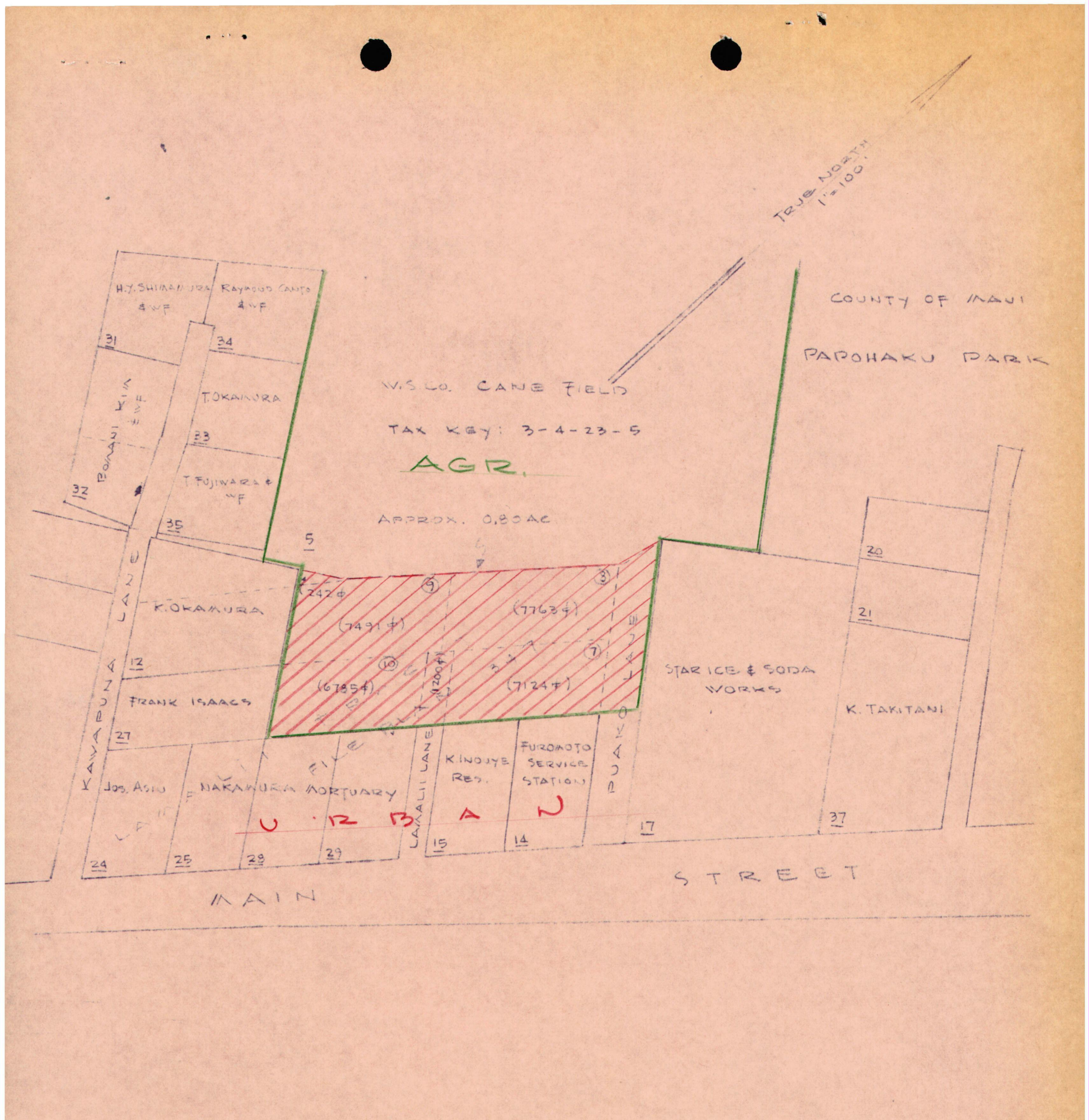
Address: By 520 Wailuku Hawaii 96793

Telephone: 33941

(1) Main Street is a busy street and gets very congested when there is a funeral in progress. With KRR going out of the railroad business and hauling sugar by trucks it has become increasingly dangerous and hazardous in crossing the street. With parking in the rear of Mortuary, it will alleviate some of the congestion and hazard. County propose widening Main Street to a 4 lane highway, and the Mortuary will lose the strip leased from Wailuku Sugar Company on the south side of Main Street, which the Mortuary has been using for car parking. The strip will be taken over by the County for street widening.

(2)

(a) The area adjoin the Mortuary site and is ideally suited for the intended purpose.
The change of boundary will tie-in with existing urban boundary. It will eliminate a pocket in our cane field. The area is a portion of Lmalii Tract, File Plan 347 and is assessed and taxed as Industrial.



MAP NO. M-5

SHOWING AREA PETITIONED FOR AMENDMENT OF TEMPORARY DISTRICT BOUNDARY FROM AGRICULTURAL DISTRICT TO URBAN DISTRICT TAX KEY: 3-4-23-5

WAILUKU MAUI, HAWAII

SCALE: 1"=100'

JULY 21, 1966

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 OF TEMPORARY DISTRICT BOUNDARY

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The subject property is needed for a use other than that for which the district in which it is located is classified.

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(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) WAILUKU SUGAR COMPANY

A M McCarney

Address: PO Box 520 Wailuku Hawaii 96793

Telephone: 33941

(1) Main Street is a busy street and gets very congested when there is a funeral in progress. With KRR going out of the railroad business and hauling sugar by trucks it has become increasingly dangerous and hazardous in crossing the street. With parking in the rear of Mortuary, it will alleviate some of the congestion and hazard. County propose widening Main Street to a 4 lane highway, and the Mortuary will lose the strip leased from Wailuku Sugar Company on the south side of Main Street, which the Mortuary has been using for car parking. The strip will be taken over by the County for street widening.

(2)

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The change of boundary will tie-in with existing urban boundary. It will eliminate a pocket in our cane field. The area is a portion of Lmalii Tract, File Plan 347 and is assessed and taxed as Industrial.



MAP No. M-5

SHOWING AREA PETITIONED FOR AMENDMENT OF TEMPORARY DISTRICT BOUNDARY FROM AGRICULTURAL DISTRICT TO URBAN DISTRICT TAX KEY: 3-4-23-5

WAILUKU MAUI, HAWAII

SCALE: 1"=100'

JULY 21, 1966

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 OF TEMPORARY DISTRICT BOUNDARY

(I) (We) hereby request an amendment of Land Use Commission Temporary District Boundary respecting the County of Maui, Island of Maui, map number and/or name M-5 to change the district designation of the following described property from its present classification in a(n) Agricultural district into a(n) Urban district.

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

Signature(s) WAILUKU SUGAR COMPANY

A M M Ramos

Address: P.O. Box 520 Wailuku Hawaii 96793

Telephone: 33941

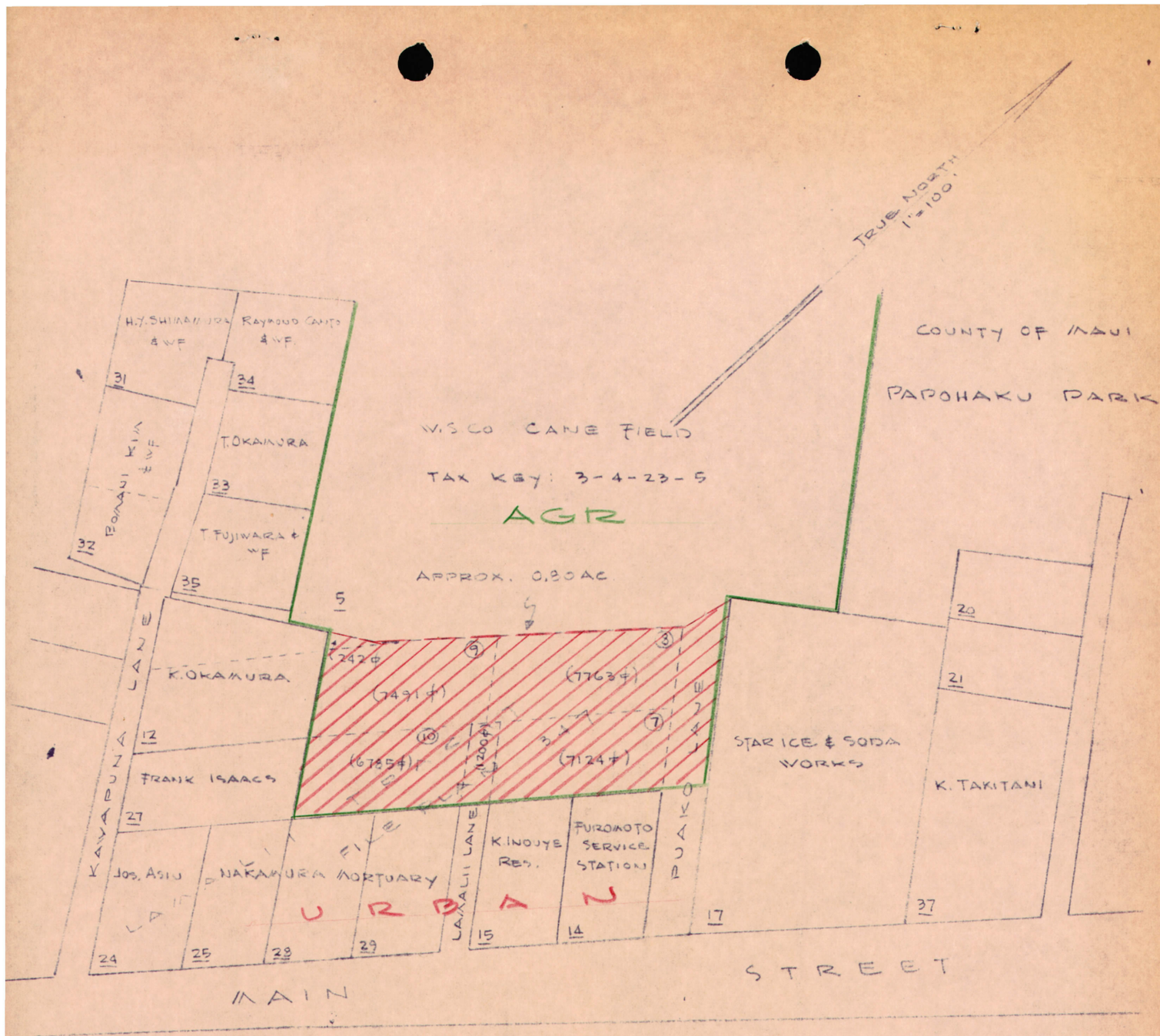
(1) Main Street is a busy street and gets very congested when there is a funeral in progress. With KRR going out of the railroad business and hauling sugar by trucks it has become increasingly dangerous and hazardous in crossing the street. With parking in the rear of Mortuary, it will alleviate some of the congestion and hazard. County propose widening Main Street to a 4 lane highway, and the Mortuary will lose the strip leased from Wailuku Sugar Company on the south side of Main Street, which the Mortuary has been using for car parking. The strip will be taken over by the County for street widening.

STRATHMORE PARCHMENT

(2)

(a) The area adjoin the Mortuary site and is ideally suited for the intended purpose.

The change of boundary will tie-in with existing urban boundary. It will eliminate a pocket in our cane field. The area is a portion of Lualii Tract, File Plan 347 and is assessed and taxed as Industrial.



MAP NO. M-5

SHOWING AREA PETITIONED FOR

AMENDMENT OF TEMPORARY DISTRICT

BOUNDARY FROM AGRICULTURAL DISTRICT

TO URBAN DISTRICT TAX KEY: 3-4-23-5

WAILUKU MAUI, HAWAII

SCALE: 1"=100' JULY 21, 1960

UNITED STATES
DEPARTMENT OF THE INTERIOR
GEOLOGICAL SURVEY

DISTRICT MAP
M-5

STATE OF HAWAII
LAND USE COMMISSION
DEPT. OF PLANNING & ECONOMIC DEVELOPMENT
EFFECTIVE DATE: AUG 23, 1964

DISTRICTS
U = URBAN
R = RURAL
A = AGRICULTURAL
C = CONSERVATION

WAILUKU QUADRANGLE
HAWAII—MAUI CO.
ISLAND OF MAUI
7.5 MINUTE SERIES (TOPOGRAPHIC)

A66-136 WAILUKU SUGAR

Mapped, edited, and published by the Geological Survey
Control by USGS, USC&GS, and USCE
Topography by multiplex methods from aerial photographs taken 1950,
USGS planetable surveys 1932, and by
Hawaiian Commercial and Sugar Co. 1951. Field check 1955

SCALE 1:24000

ROAD CLASSIFICATION
Heavy-duty
Medium-duty
Light-duty
Unimproved dirt

7584

PLAT 21 | ZONE 3 | SEC 4 | PLAT 23 | LAMALII LANE | PUAKO LANE | PLAT 24 | MAKAKOA LANE | PUA LANE

PLAT 22 | NAKILA LANE | KAWAPUNA LANE

MILL STREET | AIHAKU DRIVE | MAIN STREET | ZONE 3 | PLAT ~~37~~ | SEC 8

61 State of Hawaii (County of Maui) Exec. Ord. 1982 ADDITION WAILUKU GOVERNMENT CEMETERY

EAST MAIN STREET 1918.80

Alexander & Baldwin, Inc. 17.824 Ac.s. (17.813 Ac.s.)

The Episcopal Church in Hawaii

Easement 5 (10 Ft. Wd.) (Public Pedestrian Walkway) (22.2)

340.70

Maui Electric Co., Ltd. Easement 4 (10 Ft. Wd.) Public Pedestrian Walkway Easement 3 (10 Ft. Wd.)

51 0.083 Ac. (3602 Sq. Ft.)

RD. RESERVE

ZONE 3 SEC 4 PLAT 38

50 | 52 | 62 | 61 | 53 | 32 | 33 | 34 | 35 | 36 | 37 | 38 | 54 | 55 | 66 | 39 | 40 | 41 | 42 | 43 | 44 | 45 | 46 | 47 | 48 | 49 | 56 | 60

Kenneth K. Heling & wf. Lots 2 - T/E

(23,852 Sq. Ft. or 0.548 Ac.) "LUKE" 1:74213 E:966.52

Robert D. Mounts & wf. Lucia L. - J/T 1.208 Ac. (0.66 Ac.)

Colin C. Murdoch & wf. Beverly V. F. - T/E (0.27 Ac.)

E. L. Halford & wf. Nancy - J/T 0.781 Ac.

Jessie R. Munoz 0.872 ac. (0.596 ac.)

Isumi Hatsui & wf. Masayo - T/E 0.303 Ac.

Koto Moriyasu & Shigeru G. Moriyasu - J/T 0.398 ac. or 17,345 ft.

Akira D. Moriyasu & wf. Kathryn T/E 0.183 ac. or 8,000 ft.

Ernest Y. Takitani & wf. Harriet T. - J/T (1.883 Ac.) (14,727 ft.) 44,583 ft. (14,020 ft.)

Patrick V. Caires & wf. Leanilda T. - T/E

Roy Stisher & wf. Adele M. - J/T 0.836 Ac. (0.375 Ac.)

Dorothy F. McArthur 15,926 ft.

Louis S. Rockett & wf. Natalie N. - J/T 1.059 acs. (0.625 ac.)

Motohisa Unemori & wf. Sadako - J/T 1.106 acs. (0.75 ac.)

August K. Markham & wf. Jean N. - J/T 1.022 Acs. (0.704 ac.)

Fredrick B. Hartmann & wf. Martha J. - J/T 1.053 Acs. (0.50 ac.)

Alexander D. Bukhart & wf. Ethel S. - J/T 0.758 ac. (Wilbert Y.K. Yee & wf. Virginia - T/E) 0.289 ac. (0.211 ac.)

Wilbert Y.K. Yee & wf. Virginia - T/E 0.372 Ac.

Erling P. Wick & wf. Marian M. 1.002 acs. (0.517 ac.) (J/T)

Duncan Sinclair & wf. Agnes B. J/T 0.785 Ac. (0.562 ac.)

Thomas L. Sm. (1/2) & wf. Susan M. - T/E 10,004 ft.

Edward E. Davis & wf. Susan W. - J/T 0.593 Ac. (0.437 ac.)

Lawrence Ferreira & wf. Evangeline G. - J/T 0.733 Ac. (0.423 ac.)

LIHOLIHO STREET

Albert Y. Wong & wf. Laura - J/T 64 8,416 ft.

Edward B. Wilson & wf. Nina O. - J/T

Masao Sone & wf. Sayo H. - J/T 0.50 ac.

Raymond M. Otsuka Est. 0.50 ac.

Henry M. Lum & wf. Mabel K. - J/T 0.50 ac.

Clifford Kobayashi & wf. Catherine 57 0.2296 ac.

Harry N. Kobayashi & wf. Masako T. - J/T 0.2704 ac.

Shiro Mukai & wf. Miriam H. - J/T 0.471 ac.

Angeline Cordeiro 0.215 ac.

Ralph K. Gonsalves & wf. Irene N. - J/T 0.235 ac.

Daniel P.S. Yong & wf. Alberta L. - T/E 10,000 ft.

Thomas Soon 5,000 ft.

Alfred T. Santos & wf. Dorothy N. - T/E (Jason P. Ambrose & wf. Eva - T/E) 0.50 ac.

Mamaru Oda & wf. Michie H. - J/T 0.505 ac.

William T.H. Chong & wf. Irene G. - J/T 0.505 ac.

Lawrence C. Ching 0.625 ac.

Ned F. Geagness & wf. Sunny 0.425 ac.

David A. Akana & wf. Hilda C. - J/T 0.506 ac.

Glen J. Adams & wf. Lavohn M. - T/E 0.456 ac.

Kui Seu Hew 0.75 ac.

Mutsuyo Takemoto 0.50 ac.

Dolores H. Lum 11,780 ft.

Juan Castroverde, Jr. & wf. Mildred T/E 10,000 ft.

Koichi Hamada & wf. Blanche J/T 0.579 ac.

Stanley C. Chang & wf. Anita K. - T/E 12,207 ft. (See Below)

Allen Wing Doong & wf. Daisey N.D. - J/T 0.50 ac.

Roy Hiroshi & wf. Helen H. - J/T 12,408 ft.

Shirome & Karen T. Kono 12,855 ft.

Joseph M. Sampaio & wf. Martha B. - T/E 0.523 ac.

Daniel Y. Wong & wf. Mabel C. - J/T 0.50 ac.

George W. Craft & wf. Alta - J/T 0.50 ac.

Marco M. Meyer, Jr. & Marco M. Meyer, Sr. - J/T 0.729 ac.

Samuel A. Wong & wf. Dora S. - J/T 0.521 ac.

KALAMA STREET

KAIULANI STREET

LELEIHOKU STREET

PARCEL 65: Jason P. Ambrose & wf. Eva - T/E 1,600 ft.

(N 5706.69 E 2743.69 "LUKE")

TRUE NORTH Scale: 1 in. = 100 ft.

ZONE 3 SECTION 8

Por.

68 (Tadao Murata & wf. Misayo - T/E) A/S

Owners of Parcel-32: Peter K. Hotta & wf. Katherine K. - J/T

Owners of Parcel-58: Taryi Yamamura & wf. Kaneko - T/E

55 Ernest Y. Takitani & wf. Harriet - 1/2; Patrick V. Caires & wf. Leonilda T. - T/E - 1/2

PUUONE TRACT, WAILUKU, MAUI

Dropped Parcels: 54, 58, 18, 56, 62

Dwg. No. 552 Puuone Tract Map & TM B
Source: JH & DY 9/11/41
By:

TAXATION MAPS BUREAU
TERRITORY OF HAWAII
TAX MAP
SECOND DIVISION

ZONE	SEC.	PLAT
3	4	39

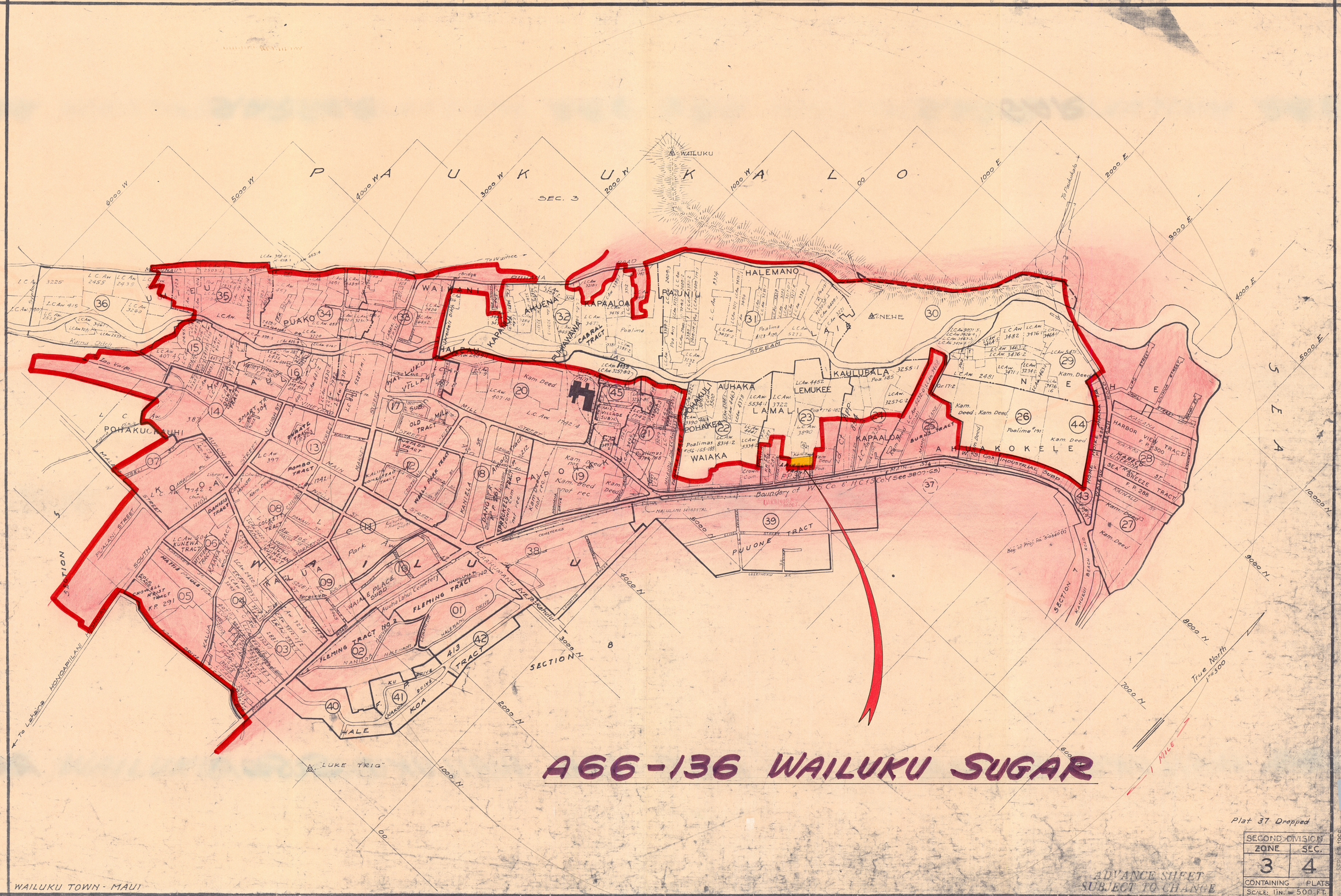
CONTAINING PARCELS

SCALE: 1 in. = 100 FT.

7581

SEP 28 1966


A66-136 WAILUKU SUGAR
CANE
CANE
PAPOHAKU PARK
STAR ICE & SODA WORKS
NAKAMURA MORTUARY
MAIN STREET
SAND HILLS
PLAT 30
PLAT 22
PLAT 21
PLAT 20
TMK 3-4-23:5 (par)
7582



A66-136 WAILUKU SUGAR

Plat 37 Dropped

SECOND DIVISION	
ZONE	SEC.
3	4
CONTAINING	PLATS
SCALE: 1 IN. = 500 FT.	

ADVANCE SHEET
SUBJECT TO CHANGE

WAILUKU TOWN - MAUI

Dwg. No. 897
By: S.D.A. Oct. 10 1932
Source: Tax Map Bureau
Appr. by:
Revised by: P.K. Jan. 1934 J.L.S. Aug. 1955
Appr. by:

7583