A66-138 KAUPO RANCH, LTD.

UNITED STATES DEPARTMENT OF AGRICULTURE
SOIL CONSERVATION SERVICE

217 Federal Building
Wailuku, Hawaii 96793

June 3, 1966

Kaupo Ranch, Ltd.
Hana, Maui

Gentlemen:

Soils in the lower reaches of Kukuiula stream are classified as Makaalae stony silty clay, 0 to 40% slopes. This soil body extends up the stream about 1400 feet and about 800 feet on the Kaupo side of the stream. It adjoins a large body of the same soil type extending across Kipahulu ranch.

Makaalae soils are moderately acid, heavy textured, well drained and moderately deep (20 to 36 inches). They are well suited to use as pasture land. Stoniness and slope are variable. The gentle slopes in stone free areas are well suited to cultivation and could produce a wide variety of crops, with proper fertilization practices.

The tracing attached is from a soil survey field sheet and shows the soil boundaries in the area of Kukuiula stream.

Very truly yours,

Gene H. Cox

Gene H. Cox
Work Unit Conservationist

Attachment

EXHIBIT 7

CA-20A-PO
12/[illegible]

OUR SOIL ★ OUR STRENGTH

SOIL and CAPABILITY MAP

Prepared by UNITED STATES DEPARTMENT of AGRICULTURE ★ SOIL CONSERVATION SERVICE
cooperating with

HANA SOIL & WATER CONSERVATION DISTRICT
S.C. DISTRICT AND AGENCIES COOPERATING IN SOIL SURVEY

OWNER ..... FARM NO. ..... DATE 6-3-66

OPERATOR ..... SCALE 4"=1Mi. ACRES ..... APPROXIMATE

Maui COUNTY, Hawaii STATE PHOTO NO. GSMF M-8-49



270 - Makaalae stony silty clay, 0-40% slopes

1110 - Rough mountainous land

USDA-SCS-PORTLAND, OREG. 1956

Exhibit 7

M-1180

February 21, 1967

Mr. Richard P. Schulze, Jr.
Attorney at Law
1441 Kapiolani Boulevard
Honolulu, Hawaii

Dear Mr. Schulze:

The petition by Kaupo Ranch, Ltd. (A66-138) to amend the Land Use District Boundaries for approximately 2 acres of land at Kaapahu, Hana, Maui, identifiable by Tax Map Key 1-6-10, from a Conservation District to an Agricultural District was approved by the Land Use Commission at its meeting on February 18, 1967.

Very truly yours,

Ramon Duran

RAMON DURAN
Executive Officer

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

O A

Plat 08

U L A

U

H.K. Kaalakea (19.00 acs)
David Piimanu (3.0 acs)

Roland Chang (1.75 acs)
Mildred E. Kalalau
Ida L. Kamai (1.0 ac.)
John E. Kamai ?
Annie and Joshua Pat Chong (1.75 acs)
~~Herman Pihana~~ (1.50 acs)
Aloysius L. Smith (14.0 acs)
Louis A. Smith & wf. Agnes K. T/c. (25.0 acs)
Henriette (Kanahai) Mahuna ?

U L A 228 acs.±

I

K

I

Plat 09

To Hana

MAIN GOVT. ROAD

(For owners see parcel -2)
12.0 Acs.
1902

3

GR.

Kukuiula Gulch

Kaapahu Trig.

KAAPAHU BAY

SEA

C

Trail

Kalepa Trig.

To Kaupo

TMK 1-6-10 : 1 (por.)

A

STATE OF HAWAII

LAND USE COMMISSION

VOTE RECORD

Item A66-138 Kanyo Ranch Date 2/16/67

Place Honolulu Time 9:27

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

Land Use Commission Hearing Room
Honolulu, Hawaii

February 18, 1967 - 9:10 a.m.

Commissioners Present:
Myron B. Thompson, Chairman
C. E. S. Burns
Shelley Mark
Jim P. Ferry
Robert Wenkam
Leslie Wung
Goro Inaba
Shiro Nishimura

Staff Present:
Ramon Duran, Executive Officer
George Moriguchi, Former Executive Officer
Roy Takeyama, Legal Counsel
Ah Sung Leong, Draftsman
Dora Horikawa, Stenographer

Chairman Thompson opened the meeting with a short prayer, followed by an introduction of the Commission members and staff.

It was announced that the agenda was being rearranged to take care of the action items first due to previous commitments of one of the Commissioners.

The Chairman swore in all of the persons testifying before the Commission on all matters being considered today.

ACTION

PETITION OF JERRY J. NEVILLE (A66-137) TO AMEND THE LAND USE DISTRICT BOUNDARIES FROM CONSERVATION TO URBAN AND FROM URBAN TO CONSERVATION INVOLVING AN 8.1 ACRE PARCEL LOCATED AT PACIFIC HEIGHTS, HONOLULU

It was recommended by Chairman Thompson that the Commission accept the request submitted by Mr. Edward Berman, Attorney representing Jerry Neville, to delay decision on the petition until he was able to contact Mr. Neville, presently at sea, to gain his approval for monies to be expended on the necessary drawings to be submitted as additional evidence. Mr. Stebbings, realtor also representing Mr. Neville, agreed that it was all right if the delay resulted in exceeding the time limitation for action on this petition.

Commissioner Ferry moved to accept the request, seconded by Commissioner Burns. The motion was passed.

See page 2

PETITION OF KAUPO RANCH (A66-138) TO RECLASSIFY 2 ACRES LOCATED AT KAAPAHU, HANA, MAUI

Mr. Ah Sung Leong read the staff memorandum recommending denial of the petition due to the lack of substantiating proof of need for the reclassification (see copy of report on file).

Mr. Leong agreed that the proposed house could be regarded as ancillary to the ranch operation since it would also be used as ranch headquarters.

Commissioner Wenkam offered that he had personally visited the site under discussion and had found that indeed this was the only possible place the ranch could build a house within a couple miles of the area. The petitioner had also tentatively marked the location of the proposed house where it would not be visible from the road.

It was also established that although a residence could be built in a Conservation District under the provisions of Regulation 4 of the Department of Land and Natural Resources, the ranch was desirous of deeding the land to Dr. Burgess with first option to purchase the land and improvements at the cessation of his employment. Therefore, they found it necessary to request the change in boundary for subdivision purposes.

Commissioner Wenkam moved that the petition be approved on the basis that the property adjoins an Agricultural District, the house can be considered ancillary to the ranch operations, and therefore is a proper agricultural use. Commissioner Nishimura seconded the motion and it was carried with Commissioner Mark casting the only dissenting vote.

Commissioner Burns excused himself to attend another meeting.

HEARINGS

PETITION OF WILIWILINUI RIDGE SUBDIVISION (A66-140) TO RECLASSIFY APPROXIMATELY 10 ACRES FROM CONSERVATION TO URBAN AT WILIWILINUI RIDGE, WAILUPE, OAHU

The staff report was presented by Mr. George Moriguchi, former Executive Officer of the Land Use Commission, who had conducted the research and field investigation of the petition (see copy of report on file). On the basis of the lack of need for reclassification of conservation lands and the threat of a major potential danger from falling rocks, it was recommended that the petition be denied.

Mr. Moriguchi identified landmarks and developments in relation to the lands under petition on the map and also the portion of petitioner's lands presently covered under the grandfather's clause, an area of approximately 7.8 acres. The petitioner's request was for urbanization of these lands plus an additional 3 acres for a total of approximately 10 acres. It was reported by Mr. Moriguchi that the City had recommended approval of the entire petition on the basis that the subdivision was considered non-conforming and the additional area would provide a logical district boundary.

The rocky nature of the slopes and the large boulders precariously set on the ridge could well develop into an explosive situation if heavy equipment

STATE OF HAWAII
LAND USE COMMISSION

February 18, 1967
Honolulu, Hawaii

MEMORANDUM

TO: LAND USE COMMISSION

FROM: STAFF

SUBJECT: A66-137 - Jerry Neville; A66-138 - Kaupo Ranch

1. A66-137 - JERRY NEVILLE

A petition involving 8.1 acres of lands located at Pacific Heights, Honolulu was heard on December 17, 1966. The petitioner proposes the following changes:

Urban Lands

1. Reclassify 1.1 acres to Conservation
2. Retain 0.4 acres in Urban

Conservation Lands

1. Reclassify 3.4 acres to Urban
2. Retain 3.2 acres in Conservation

The City Planning Commission recommended disapproval of the petition in view of the extreme steep slopes in the area and the need to protect water-shed areas as requested by the Board of Water Supply.

The Land Use Commission staff recommended disapproval of all portions of the petition requesting reclassification from Conservation to Urban. Additionally, it recommended approval of that portion of the petition requesting reclassification from Urban to Conservation.

During the public hearing, Mr. Lloyd Stebbings, a realtor representing Mr. Neville, indicated that he does not propose extensive grading for the area. He also indicated that he was not aware of the original presentation submitted with the petition and would submit additional development data to show how a development might be done well in the area. These data have not been received to date.

Based on the data presented to the Commission, during and since the public hearing, it is recommended that petition be disapproved.

Memorandum

February 18, 1967

2. A66-138 - KAUPO RANCH

A public hearing was held on November 23, 1966 at Kahului, Maui on the petition submitted by Kaupo Ranch to reclassify 2 acres of land located at Kaapahu, Hana, Maui from Conservation to Agricultural for the purpose of providing a home site for its ranch manager, Dr. Burgess. It is submitted that the use would be agricultural since it would serve as both Dr. Burgess's residence and the ranch headquarters.

The Maui Planning and Traffic Commission unanimously recommended approval of the petition. However, the Land Use Commission staff recommended denial of the petition on the basis of the following:

1. That the parcel is appropriately districted for Conservation purposes.

2. That the proposed use is primarily residential in nature and is intended to resolve a personnel problem rather than a land use problem.

3. That the petitioner has not substantiated the need for the additional agricultural lands as required by Section 2.30 of the Land Use District Regulations.

At the public hearing, it was indicated by the petitioner that the problem to be resolved is not a personnel problem as suggested by the staff. However, the petitioner's ensuing testimony revolved almost entirely around the ranch manager and the problem of finding a suitable home site for him in order that the ranch might not lose his services. No emphasis was placed on the need for this particular 2 acres to be reclassified for agricultural use. It is the staff's conclusion that the petitioner's case is based on the ranch's need to retain the services of its ranch manager whose continued services are made tenuous because of the transportation problem faced by his children. To equate this need, or desire, with the need for additional lands for agricultural use is "stretching the point".

Although the staff sympathizes with the petitioner, the fact reamins that substantiating proof of need for the reclassification is lacking and, therefore, the original recommendation for denial is maintained.

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 6

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.

STATE OF HAWAII
LAND USE COMMISSION

52 11 63 Approx. 65 miles or 2½ Hrs drive from Kahului Airport

Kahului Library
Kahului, Maui

2:00 P.M.
November 23, 1966

State G.P.- Open Land and Forest Res

STAFF REPORT

A66-138 - KAUPO RANCH, LTD.

Background

A petition to change the Land Use District classification from Conservation to Agriculture for approximately 2 acres of land located at Kaapahu, Hana, Maui, has been submitted by Kaupo Ranch, Ltd. The land is a portion of parcel 1 of Tax Map Key 1-6-10 and is owned in fee by the petitioner.

The petitioner's reason for requesting the change is summarized as follows:

Under the present management of Dr. Russell Burgess (DVM), Kaupo Ranch has shown improvements in animal husbandry and soil conservation practices and has become profitable financially. But due to the remote location of Dr. Burgess's present residence, two of his children require over an hour's travel over largely unimproved roads to attend school in Hana. In order to alleviate the situation in regard to Dr. Burgess's children, and consequently to retain his services, Kaupo Ranch, Ltd. has decided to relocate his quarters to the easternmost edge of Kaupo Ranch, which is the parcel involved in this petition. Title to the land would be conveyed to Dr. Burgess. Accord- to the petitioner, the house to be built by Dr. Burgess would serve as both residence and ranch headquarters. The petitioner submits that the intended use is agricultural, since 1) vegetables and fruits will be grown on the site for Dr. Burgess's own use and 2) it will be used as a site from which ranching activities are to be directed. The petitioner also states that the subject parcel is unsuited for conservation purposes since "there is no view whatever from the roadway running alongside the parcel."

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

"1) The amendment conforms with the General Plan of Maui.

2) The change would group this parcel with the Agricultural District extending from Kipahulu to Kaupo.

3) The parcel is not required under the Conservation District, inasmuch as it does not fulfill the criteria of conservation land."

Analysis

The subject land is located approximately eleven (11) miles southwest of the Hana urban district. It is bounded on the east by Kukuiula Stream, by Hana highway to the north and by sheer cliffs on the side facing the ocean. Hana highway at this point is merely a 12' wide unimproved road. The parcel is presently vacant and vegetated by mango, coconut and Hawaiian plum trees. The land is relatively level and partially cleared. Remnants of a stone wall along the stream boundary attests to the petitioner's statement that it is an abandoned homesite. According to data submitted by the petitioner, the soil on subject parcel is classified as Makaalae stony silty clay, which is heavy textured, well-drained and well suited for grazing use. With proper fertilization, the gentle slopes of stone free areas are suited for a variety of crops. Water and electricity are available only through the ranch's systems. However, service by Maui Electric Company is expected to be extended to this area by the end of the year.

Lands to the north and west of the parcel are steep and forested. To the east are ranchlands owned by Kipahulu Ranch with a few old scattered dwellings located along the roadside. The median annual rainfall for this area is approximately 83".

The subject parcel is the eastern extremity of a four mile strip of land districted for conservation use extending along this scenic coastline. It is true, as petitioner submits, that "there is no view whatever from the roadway running alongside the parcel." However, he neglected to mention that from the parcel itself, which is over 120' above the sea, a sweeping view of the coastline along the Kaapahu Bay area may be obtained. Kukuiula Stream, which is the eastern boundary of the parcel and the conservation district, becomes a waterfall in its confluence with the sea. Thus, it can be seen that the land under petition is not devoid of conservation values. On the contrary, the Land Use Commission's designation of this parcel for conservation purposes is both fitting and appropriate. Moreover, the use as proposed by the petitioner is primarily

residential in nature and apparently is intended to resolve a personnel problem rather than a land use problem.

Kaupo Ranch owns several thousand acres of lands presently classified as Agricultural in the immediate area of the subject conservation lands. Their proposal to permit construction of a residence for their veterinarian can be carried out as an accessory use to these extensive agricultural lands without encroaching upon the conservation district. Section 2.30 of the State Land Use District Regulations requires proof of need for the additional (agricultural) lands to be submitted by the petitioner. Such proof is absent.

Recommendation

On the basis of the discussion presented above, it is recommended that this petition be denied.

January 27, 1967

Mr. Richard P. Schulze, Jr.
Attorney at Law
1441 Kapiolani Boulevard
Honolulu, Hawaii

Dear Mr. Schulze:

The Land Use Commission next meets at 9:00 a.m. at the Land Use Commission hearing room in Honolulu, Hawaii on February 18, 1967.

On or about that time a decision on the petition by Kaupo Ranch, Ltd. (A66-138) to amend the land use district boundaries at Hana, Maui 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

cc: Chairman Thompson
Morio Omori, Attorney

200

200

ENLARGEMENT OF
LUC DISTRICT MAP
1" = 600'

A66-138 KAUPO RANCH


11 MILES
APPROXIMATE
Nahiku
Mamaalawe Pt
Puu Paipala
Kapukaulua
Anapuka
Lanikele
Mokupupu
Malaeloa
Kalahu Pt
Ulaino
(Site)
Honomaele
(Site)
Keakulikuli Pt
VABM 55
Pukaulua Pt
Pailoa Bay
Kuaiwa Pt
Paina
Luahaloa
Lauulu
Umalei Pt
Helani
Nanualele
Hana
Waipauma Pt
Opuohina
Hokuula
Hamoa
Mokae
Mokae Cove
Kakio
Onaa Bay
Makaalae Pt
Pohakuloa Harbor
Moku Pala
Oahu Pt
Popokanaloa Pt
Laupapa Rock
Kulepeamoa Pt
Muolea
Muolea Pt
Kauakio Pt
Wailua Cove
Pailoa Pt
Waiaama Bay
Pepeiaolepo Bay
Kuloa Pt
Ka-U Bay
Makaaikuloa Pt
Kukui Bay
Pubilele Pt
Awapaewaa Bay
Papalon Bay
Kaapipa Pt
Ahole Rock
Kaleipa Pt
Kaenaehoho
Pillani Papa
Maulili Bay
Kakanoni Pt
Lelekoo Bay
Kaumakani
Puu Hoolio
Puu Kaukanu
Puu Hoolewa
Puu Mahoe
Papaahawhawa
Kaihuakaia
Moomoonui
Keakaamanu
Puu Kolo
Pahuoloha
Puu Ki
Puu o Kahaula
Puu Pueo
Olopawa
Paki
Puu Pueo
Puu Hinai
Kaelēku
Helani
Kawaipapa
Kawaipapa Gulch
Hanapoo
Papaauhau Gulch
Aleamai
Waiohonu
Kakio
Waiohonu Homesteads
Pukuilua
Puuiki
Haou
Koali
Waiuli
Waiohuli
Waiohonu Stream
Waiohuli Falls
Waiuli Falls
Honomaele Gulch
Honomaele Stream
Waiohuli Stream
Waiuli Stream
Waiohonu Falls
Kekuapoowai Falls
Waimoku Falls
Waihoi
Valley
Waihoi Stream
Koukouai
Palikea
Kapaahu
Kukuula
Kukuula Gulch
Kaapahu Gulch
Kikoo Gulch
Kaenaehoho
Kaleipa
Kaleipa Gulch
Kaleipa Stream
Kahawaihapapa Gulch
Kaiwaiiki Gulch
Waiohuli Gulch
Kahiwela Gulch
Hahalawe Gulch
Kaumakani Gulch
Alaeiki
Alaenui
Halemanoo
Kakalehaye
Kaapuaiwi
Kaumakani
Papaaluaan
Puaaluu
Kamiweka
Paehala
Pipiwai
Kahiwela
Hahalawe
Honolewa
Kue
Waiuli
Waiohuli
Waiohonu
Kaapahu
Kikoo
Maululi
Popoiki
Kaaioni
Kaleipa
Kaenaehoho
Kahawaihapapa
Kaiwaiiki
Waiohuli

November 8, 1966

Mr. Richard P. Schulze, Jr., Attorney
Kaupo Ranch, Ltd.
1441 Kapiolani Boulevard
Honolulu, Hawaii

Dear Mr. Schulze:

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 Kaupo Ranch, Ltd. (A66-138) to amend the land use district boundaries as shown on TMK 1-6-10: 1, Hana, Maui, will be heard.

Very truly yours,

GEORGE S. MORIGUCHI
Executive Officer

GSM/pjp

File

2038

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
SEP 14 1966
State of Hawaii
LAND USE COMMISSION

September 8, 1966

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

Dear Mr. Moriguchi:

The Maui Planning and Traffic Commission, at its meeting of September 7, 1965, voted unanimously to recommend approval of a petition for amendment of the district boundaries submitted by Kaupo Ranch from Conservation to Agricultural District.

The reasons for approval is as follows:

1. The amendment conforms with the General Plan of Maui.

2. The change would group this parcel with the Agricultural District extending from Kipahulu to Kaupo.

3. The parcel is not required under the Conservation District, inasmuch as it does not fulfill the criteria of Conservation land.

Yours very truly,

Robert O. Ohata

ROBERT O. OHATA
Planning Director

cc: Morio Omori
Attorney-At-Law

State Form B14

STATE OF HAWAII

OFFICIAL RECEIPT No. 146

Department of Planning and Economic Development
Department, Bureau or Commission

Aug. 30, 1966

RECEIVED from Moore, Silberman & Schweze

Fifty and no/100 DOLLARS

Public Hearing Fee - Land Use Commission

$ 50.00

Henry D. Takeuda
Public Accountant

State Form B14

STATE OF HAWAII

OFFICIAL RECEIPT No. 153

Land Use Commission
Department, Bureau or Commission

August 29 1966

RECEIVED from Kauzo Ranch, Ltd

Fifty + no/100 **DOLLARS**

Petition for Boundary Change

$50.00

Dora Y. Horikawa
Public Accountant

August 29, 1966

Mr. Richard P. Schulze, Jr., Attorney
Kaupo Ranch, Ltd.
1441 Kapiolani Boulevard
Honolulu, Hawaii

Dear Mr. Schulze:

This is to acknowledge the receipt of a check in the amount of $50.00 for an application by Kaupo Ranch, Ltd. to amend the land use district boundaries as shown on Tax Map Key 1-6-10: 1, Hana, 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
Maui Planning & Traffic Comm.

August 29, 1966

Mr. Robert O. Ohata, Director
Planning & Traffic Commission
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 Kaupo Ranch, together with map and 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. - Petition, map, etc.

STATE OF HAWAII
LAND USE COMMISSION

426 Queen Street
Honolulu, Hawaii

RECEIVED
AUG 29 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 _____

A66-138

PETITION FOR AMENDMENT TO THE LAND USE COMMISSION DISTRICT BOUNDARY

(I) (We) hereby request an amendment to the Land Use Commission District Boundary respecting the County of Maui, Island of Maui, map number and/or name Tax Map Key 1-6-10-1 to change the district designation of the following described property from its present classification in a (x) Conservation district into a (x) Agricultural district.

Description of property: Approximately two acres at the easternmost tip of Tax Map Key 1-6-10-1 as shown on exhibit 1 attached hereto.

Petitioner's interest in subject property: Petitioner is the owner of the property in fee simple.

Petitioner's reason(s) for requesting boundary change: See attached explanation.

(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 uses it is proposed to be classified.

~~(x) xxxx

RECEIVED
AUG 24 1966
State of Hawaii
LAND USE COMMISSION

Subject: Petition for Amendment of Conservation District Boundary at Kaupo, Maui, Hawaii

Amendment Desired: A strip of makai land four miles in length stretching approximately from Kaupo Village east along the ocean to the boundary of the Kipahulu Ranch has been classified in conservation. All of this land is within Kaupo Ranch and virtually all is owned in fee or leased by Kaupo Ranch, Ltd. The makai-mauka boundaries of the conservation zone are the sea on one hand and an old, now abandoned, horse trail on the other. A road was constructed, possibly after the boundary was established, running primarily along the ocean front; since the horse trail was well inland of the present road, the conservation area now covers both sides of the road for its entire distance, with the result that virtually all habitable land east of Kaupo Village which is accessible by road is classified as conservation. Kaupo Ranch, Ltd. hereby requests the amendment of the said boundary to exclude from conservation classification a small parcel at the easternmost tip of the conservation boundary which is unsuited for conservation purposes and which is urgently required by Kaupo Ranch to further its ranching functions.

Suitability of this Parcel for Conservation Purposes: The strip of conservation area in Kaupo has apparently been so designated because of the ocean view available from the roadway. Virtually all of the remainder of this conservation area is pali land, much of it with excellent ocean views. The parcel for which we are

requesting exemption, however, is quite different. It is not pali, but flat, well-drained land with excellent soil. Topographically it is almost exactly like the adjacent agricultural district on its east boundary and almost totally unrelated to the conservation district on its west.

Additionally, there is no ocean view whatever from the roadway running alongside the parcel. Travelling in an easterly direction from Kaupo toward Kipahulu the scenic portion of the drive ends abruptly at the easterly boundary of the parcel. Here the road goes inland, and all view of either ocean or mountains is obscured. The westerly boundary of the parcel marks also the westerly boundary of Kaupo Ranch and from here the road continues on through the boundaries of Kipahulu Ranch. A bridge crosses the stream which marks the boundary between Kaupo and Kipahulu, and a composite photograph has been prepared and attached hereto as Exhibit 2 showing the view from the roadway at this point. Exhibit 3 is a composite photo of the parcel from the same point. As is immediately evident, there is no view either mauka or makai here, and there is no view until the road passes the end of the parcel.

The parcel is in an area of residences. The home of Mr. Louie Smith is located a mere 200 feet east of the subject parcel on the roadway and is clearly visible from the parcel (see Exhibit 4). Another home is next door to Mr. Smith's, and yet another almost immediately across the road (see Exhibits 5 and 6). (There are six homes within a half mile of the parcel and substantially more within the next mile which makes this the most heavily

populated stretch of roadway all the way from Kipahulu to Ulupalakua; further, Kipahulu Ranch has subdivided some forty acres of land less than a mile from the parcel which is being offered in ten acre lots to investors and/or wealthy residents.) There is no ocean view and little or no mauka view from the easterly boundary of the parcel until well past Kipahulu Ranch headquarters, which is one and six-tenths miles away.

Intended Use and Classification: Should the boundary amendment requested herein be granted, the subject parcel will revert to agricultural classification. The soil is ideally suited for this purpose as the soil report from the United States Department of Agriculture (Exhibit 7) shows. It is petitioner's intent to convey the parcel to its ranch manager; he will build a house which will be used as ranch headquarters and residence, and will plant vegetable crops and harvest fruits on this parcel for his own use. The intended use is agricultural, both insofar as the land will be used for the raising of vegetables and fruits and also insofar as it will be used as a site from which to direct the ranching activities of the surrounding areas. Since the land level is below that of the road, his improvements will be only partially visible therefrom. No interference of any kind with the view from any other portion of the conservation area will result.

Applicant's Need: Kaupo Ranch is remote and isolated. There are no commercial facilities, no medical or dental assistance, no utilities (other than the ranch's water system and electricity supplied by a small generator to limited areas during limited times

R

of the day), and there are no schools. The telephones are frequently inoperative, and during winter, roads are often washed out so that both access to and exit from Kaupo are impossible. The land is ideal for cattle ranching, but it is extremely difficult to obtain and keep qualified personnel to run the ranch who will endure its isolation and other disadvantages. It is largely because of this that the ranch has not been profitable for many years past and has fallen into a state of disrepair.

At present the ranch is being managed by Dr. Russell Burgess, DVM, a highly qualified veterinarian and ranch manager. During the time that Dr. Burgess has occupied this position the ranch has shown a profit, the quality of the herd has been substantially increased, and it has been possible to begin clearing, replanting and other land improvements and conservation activities.

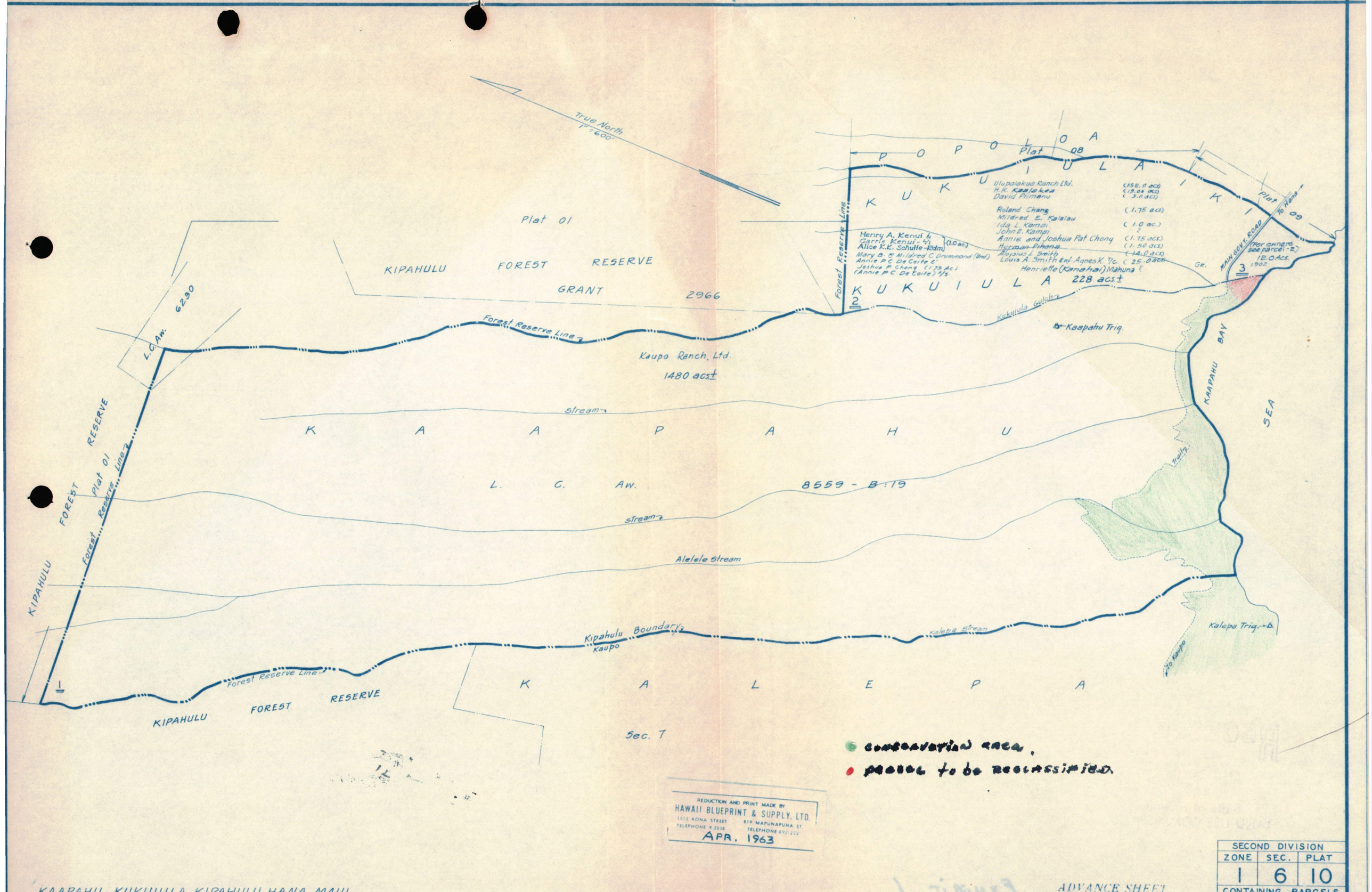
But Dr. Burgess has three children, two of whom attend school. The nearest school for these children is in Hana, a difficult and extremely uncomfortable trip over largely unimproved roads which requires in excess of one hour, when it can be made at all. Medical and dental help are the same distance away. It is perhaps understandable that Dr. Burgess is no longer able to continue as manager of Kaupo Ranch unless the situation with respect to his children can be alleviated.

Dr. Burgess's continued presence in Kaupo is clearly to be desired, not only from the standpoint of profitability of the ranching operation, but perhaps even more important because of the improved methods of animal husbandry and soil conservation now being practiced. For this reason the Board of Directors of

R

Kaupo Ranch has worked closely with Dr. Burgess in an effort to alleviate his problems. It has been decided to permit Dr. Burgess to relocate his quarters to the easternmost edge of the ranch property. This location would reduce the time required for his children to reach Hana by more than one-half, and would place them relatively close to an improved road. Electricity should be available from Maui Electric Company by the end of 1966, and there are a number of neighbors in the immediate vicinity. Only one parcel is suitable for this purpose; a now abandoned homesite at the extreme southeastern boundary of Kaupo Ranch which is the subject matter of this petition. Virtually no other land is available within the Kaupo boundaries which is not in conservation classification and which will fill these needs.

Land Title: The subject parcel is a portion of a larger parcel of 1,480 acres shown on Tax Map 1-6-10 as parcel #1. This entire parcel is owned in fee by Kaupo Ranch, Ltd. It is petitioner's wish that Dr. Burgess build and own his own home, and in order that he be able to finance the construction of this home and be secure in his ownership thereof it will be necessary to grant him the fee simple title to the subject parcel. This Kaupo Ranch, Ltd. is willing to do, provided the consent of this Commission to do so is obtained.



REDUCTION AND PRINT MADE BY
HAWAII BLUEPRINT & SUPPLY, LTD.
1512 KONA STREET TELEPHONE 9-2038
819 MAPUNAPUNA ST. TELEPHONE 892-222
APR. 1963

KAAPAHU - KUKUIULA, KIPAHULU, HANA, MAUI.

ADVANCE SHEET
SUBJECT TO CHANGE

SECOND DIVISION		
ZONE	SEC.	PLAT
1	6	10
CONTAINING PARCELS		
SCALE: 1 in. = 600 Ft.		

PRINTED

EXHIBIT "1"

RECEIVED
AUG 29 1966
State of Hawaii
LAND USE COMMISSION

EXHIBIT 1



EXHIBIT 2



EXHIBIT 3

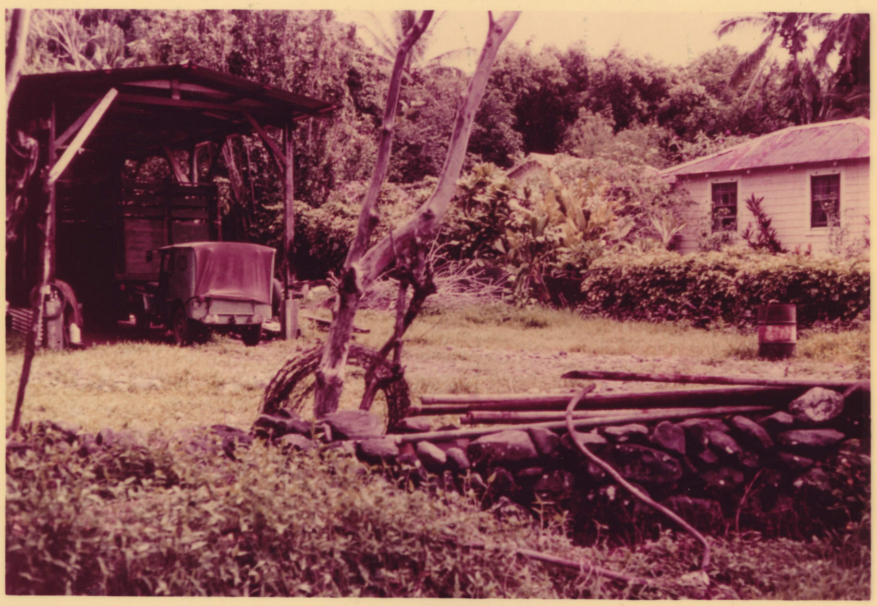


EXHIBIT 4



EXHIBIT 5



Roadway Fronting Exhibit 5



Exhibit 6

May 18, 1966

Mr. Russell Burgess
c/o Kaupo Ranch
Hana, Maui

Dear Mr. Burgess:

Mr. Charles Ota, a member of this commission, has asked that I inform you of my thoughts on the matter of your proposed subdivision of agricultural lands at Kaupo, Maui.

Under the agricultural classification, which I am informed is involved with the lands you propose for subdivision, a residence may be constructed as a use related to farming and other agricultural pursuits. In the County of Maui, subdivision of agricultural lands have a restriction involving a minimum size lot of two acres and must be used for agricultural pursuits.

My information indicates that your proposed subdivision would provide for a lot that would not be used for agricultural pursuits and would be used, primarily, for residential purposes. Accordingly, our district regulations would not permit the subdivision.

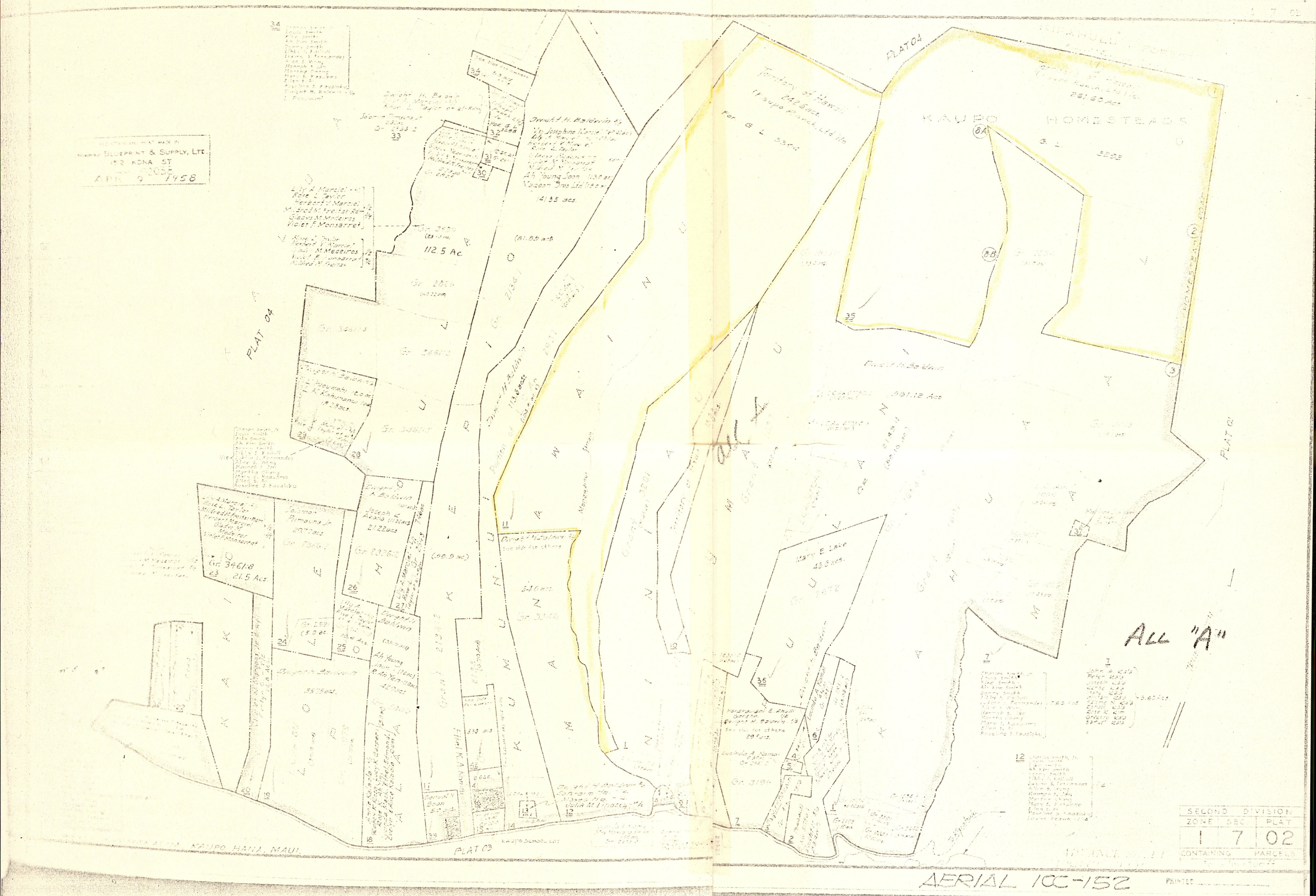
Under the district regulations and the final land use district boundaries as established for the Kaupo area, it is quite apparent that subdivision of lands for purely urban purposes such as residential uses is not intended. The need for residences on agricultural lands is recognized by the district regulations in that they permit farm dwellings or ancillary structures related to agricultural pursuits. Therefore, it is my personal opinion that any petition to change the present agricultural classification to an urban classification as you propose would not be received favorably by this Commission. I would stress here that this is my personal opinion only and does not reflect the thoughts of any of the Commission members individually or as a whole.

Should you require further information, please feel free to contact us.

Very truly yours,

GEORGE S. MORIGUCHI
Executive Officer

cc: Commissioner Charles Ota



BLUEPRINT & SUPPLY, LTD.
152 KONA ST
APR 9 1958
PLAT 04
PLAT 03
PLAT 02
KAUPO HOMESTEADS
Territory of Hawaii
242.6 acs.
Kaupo Ranch, Ltd. Ile
For G. L. 3394
Dwight H. Baldwin
561.12 Acs
Mary E. Lake
46.6 acs.
112.5 Ac.
141.35 acs.
Ah Young Soon
Gr. 3461:8
21.5 Acs.
Solomon Pimauna Jr.
Joseph K. Akana
Dwight H. Baldwin
Ah Young Soon
Kaupo School Lot
KAUPO HANA, MAUI
ALL "A"
SECOND DIVISION
ZONE SEC. PLAT
1 7 02
CONTAINING PARCELS
AERIAL 1CC-152
PRINTED

7593

KOOLAU FOREST RESERVE SEC 2

HANA FOREST RESERVE SEC 3

HANA - KIPAHULU BOUNDARY

KIPAHULU

KALEPA SEC 7A

KALEPA BOUNDARY

KAAPAHU L.C.Aw 6230 Gr 1829 8.19 Acs

KUKUIULA Grant 1902

POOLOA

Government (573.0 Ac)

Govt (800 Ac)

Govt (90.0 Ac)

Ohee Gulch

SEC 5A

FOREST 8494 Acres (approx.)

RESERVE

SEC 5B

(395.7 Ac)

01

02

03

04

05

06

07

08

09

10

KUKUIULA (See Insert) Gr 1902

L C Aw 6230

Gr 2540

Gr 1401 8.66 Acs

Gr 1357 45.50 Acs

Gr 2859 2.36 Acs

Gr 2858 21.00 Acs

Gr 2540-A

Grant 1529

100.0 Acs.

Grant 2795

55.75 Acs.

Gr 2796 6.90 Acs

Govt Lot F 11.0 Acs.

L.C.Aw 4510-B 5.81 Acs.

L.C.Aw 4510 4.62 Acs.

L.C.Aw 4510 19.26 Acs.

L.C.Aw 2803 5.50 Acs.

Gr 1398 16.0 Acs.

Gr 1404:1 15.0 Acs.

Grant 1925

L.C.Aw 4668-B:1 7.75 Ac.

L.C.Aw 4511 10.0 Acs.

Govt Lot D 6.27 Acs.

Govt Lot C 10.05 Acs.

L.C.Aw 4008:3 6.25 Ac.

L.C.Aw 4668-C 12.44 Acs.

Gr 1207 13.17 Acs.

L.C.Aw 5127 3.12 Acs.

L.C.Aw 5004:1 8.6 Acs.

Gr 3197

Gr 1403 7.37 Acs.

Gr 1404:2 13.00 Acs.

Gr 2209 17.75 Acs.

L.C.Aw 5406 11.97 Acs.

Gr 1251 13.52 Acs.

Govt 20.0 Acs.

L.C.Aw 10513

L.C.Aw 8586 8.06 Acs.

L.C.Aw 8586 8.14 Acs.

L.C.Aw 5088 7.18 Acs.

Grant 1406 21.40 Acs.

L.C.Aw 4668-B-1 9.0 Acs.

L.C.Aw 6230

L.C.Aw 4668-B-2 45.2 Acs. 10568

L.C.Aw 4008:2 2.8 Acs.

L.C.Aw 4008:1 3.64 Acs.

L.C.Aw 5218 7.80 Acs.

L.C.Aw 5218-D:1 3.58 Acs.

L.C.Aw 9412 10.45 Ac.

L.C.Aw 6719:2 5.28 Acs.

L.C.Aw 967 3.9 Acs.

L.C.Aw 9412 2.25 Acs.

L.C.Aw 4008:2

L.C.Aw 4668-D2 5.24 Acs.

L.C.Aw 5010-E 3.19 Acs.

Gr 3310 1.23 Ac.

Gr 1404 10 Ac.

L.C.Aw 4008:1

Govt Lot E 2.3 Acs.

Gr 1664 5.45 Acs.

L.C.Aw 5037 5.75 Acs.

Gr 1400 13.30 Acs.

Gr 1252 GRANT 1657 7.57 Acs.

26.75 Acs.

Gr 3431 1.64 Ac.

L.C.Aw 5177:B 4.1 Acs.

L.C.Aw 5004

L.C.Aw 3440 1.23 Ac.

Gr 1252:2 3.90 Acs.

Gr 1403

Gr 1404:2

Gr 1404:1

Gr 1404

Gr 1400

Gr 1252

Gr 1252:2

Gr 1357

Gr 1398

Gr 1401

Gr 1405

Gr 1406

Gr 1408

Gr 1414

Gr 1415

Gr 1416

Gr 1417

Gr 1418

Gr 1419

Gr 1420

Gr 1421

Gr 1422

Gr 1423

Gr 1424

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Gr 1426

Gr 1427

Gr 1428

Gr 1429

Gr 1430

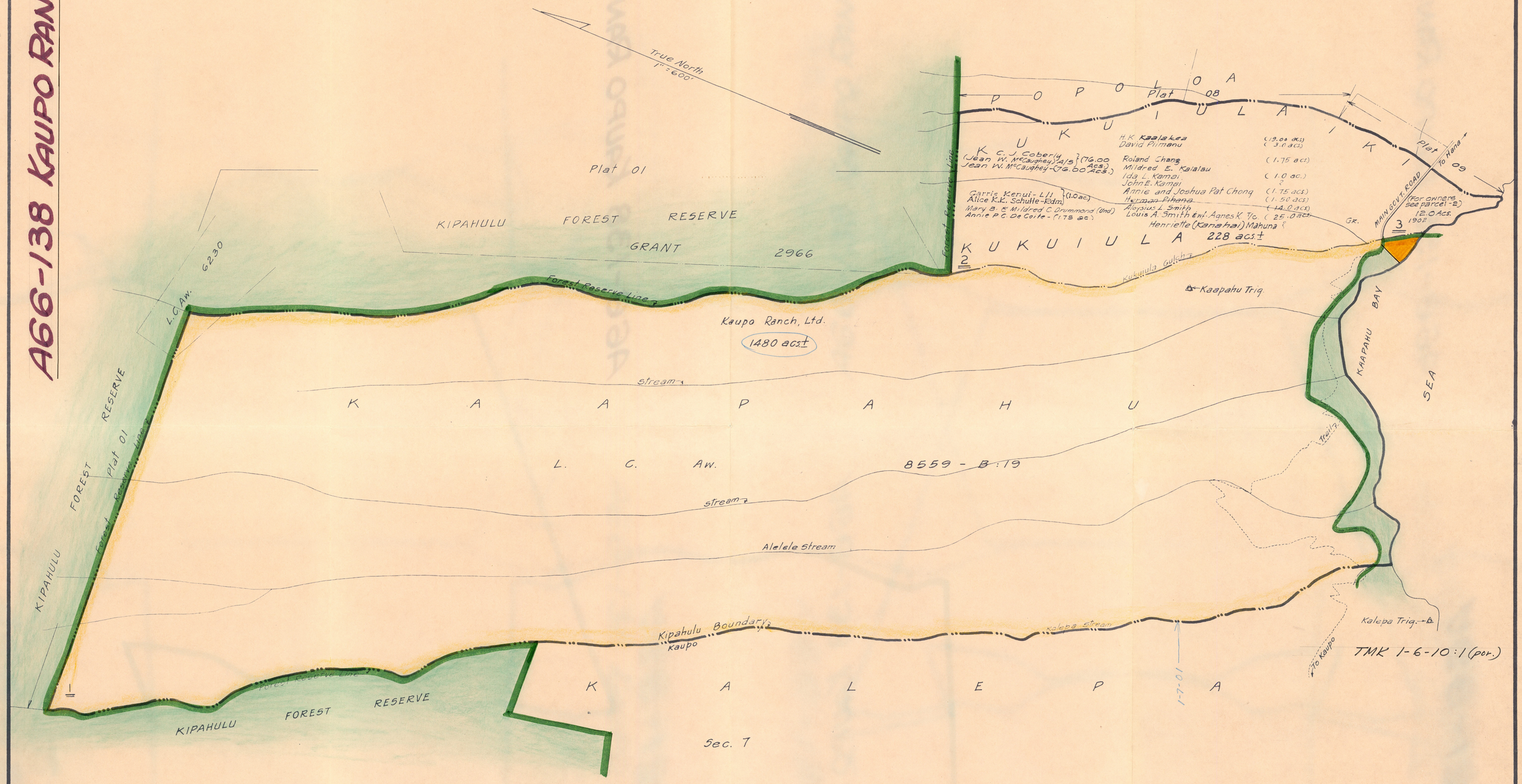
Gr 1431

Gr 1432

Gr 1433

Gr

A66-138 KAUPO RANCH



KAAPAHU - KUKUIULA, KIPAHULU, HANA, MAUI.

ADVANCE SHEET
SUBJECT TO CHANGE

SECOND DIVISION		
ZONE	SEC.	PLAT
1	6	10
CONTAINING PARCELS		
SCALE: 1 in. = 600 Ft.		

PRINTED SEP 13 1966

Dwg. No.: 323
Source: Tax Maps Bureau & Survey Department
By: L.H. & H.N. Sept. 1937

7586

A66-138 KAUPO RANCH

7587

1 7 03

Joe Kamai & wf. Lavina
Joe Kamai Jr. J/T

Louis A. Smith & Wife Myrna Tte
2.74 acs.
Gr. 2169

Ivanhoe Park
10.0 acs.
Gr. 3461
2.95 acs.

Adams Kona Ltd
1.2 acs.
Gr. 2

Gladys K. Naone
10.0 acs.

Ernest K. Kamai
2.025 acs.
Gr. 1917

Kaupo Ranch, Ltd. - 2.2 acs
Gladys K. Naone - 1.0 acs
24.61 acs.
Gr. 2961

Sam W. Kaliana (deceased)
26.75 acs.
Gr. 2957

Sam W. Kaliana (deceased) Wagon Bros. Limited (estate)
22.5 acs.
Gr. 2864

Mrs. Elizabeth K. Kamai
1.12 acs.
Ethel K. Kama
0.98 ac.
Gr. 2279 (4)

John M. Asing & wf Frances K. - T/E
2.0 acs.
Gr. 3400

Charles N. Maraves
C.P. & wf. Evelyn A.C.
2.3 acs. - T/E
(Kaupo Ranch, Ltd.) l/e
See below for owners
0.437 ac.
Gr. 2858

L.D.S. Church
(1.0 ac.)

Kaupo Ranch, Ltd
17.29 ac.
Gr. 2469

Joseph N. Pilmauna
Solomon N. Andrew
& Joseph N. Pilmauna
Trs. Virginia K. Hussey
2.60 ac.

John E. Kamai
Ida L. Kamai
Robert E.A. Wilhelm Trust
1.20 (w) et al
Mrs. Adam Pakoniecz
Mrs. C. Scott Hall
1.18 C.u.s.

Kaupo Ranch, Ltd.
Gr. 2886
62.8 acs.

Benjamin K. Kekiwi (Und.)
(15.0 ac.)

Kaupo Ranch, Ltd.

Roman Catholic Church
0.15 ac.

Kaupo Ranch, Ltd.

Kaupo Ranch Ltd. - 1/2
Gladys K.N. Rodrigues - 1/6
Lyons K. Naone - 1/6
Lyons K. Naone, Sr. - 1/6
Lyons K. Naone, Sr. - Curt. - 1/6
William K. Perry - 1/6

Lyons K. Naone Sr.
5.5 acs.

Ivanhoe Park
5.3 acs.
46

Aloysius Smith - 1/2
Ivanhoe Park - 1/2
29.70 Lot
GRANT 1832

(21.142 acs.)

Kaupo Ranch, Ltd. - 9/30
Killarney Opiopio - 7/30
Amy O. Windrath - 7/30
Julia Kalahiki, Kermit Opiopio, Fannie Akau & Gregory Opiopio - 7/30
Daisy Opiopio-Bon - 7/30
(Kaupo Ranch, Ltd.) l/e

2.185

32.00 Acs.

GRANT

Magoon Bros. Ltd
20.2 acs.
Gr. 2240

(17.80 ac.)
Gr. 1926

State of Hawaii 12.5 acs

Kaupo Ranch, Ltd. (3.30 ac.)
Aloysius Smith (6.90 acs.)

Killarney Opiopio - 1/3
Amy O. Windrath - 1/3
Julia Kalahiki, et al - 1/3 - 1.50 ac.
Daisy Opiopio-Bon

(32.75 acs.)
Gr. 1452

Gladys K.N. Rodrigues
Lyons K. Naone, Jr.
Lyons K. Naone, Sr. (6.50 acs.)

Lyons K. Naone Sr. Curt
37.80 Acs.

GRANT 1450

State of Hawaii
20.0 acs.
(Kaupo Ranch, Ltd.) l/e

(22.81 ac.)

Kaupo Ranch, Ltd
104.921 Acs.
(20.80 acs.)
Gr. 9382

(7.32 ac.)
LCAw 7788

GRANT

Killarney Opiopio 1/3
Amy O. Windrath 1/3
Julia Kalahiki
Kermit Opiopio
Fannie Akau
Gregory Opiopio
Daisy Opiopio Bon 1/3
(Kaupo Ranch, Ltd.) l/e
23.23 Acs.

Randolph Smith & wife Thelma

Por. G.L. 3295

Por. R.P. 3295

KALAE O KA ILIO

S E A

PLAT 04

PLAT 02

TRUE V 04TH

Gr. 1100
Gladys K.N. Rodrigues
Lyons K. Naone, Jr.
Lyons K. Naone, Sr.
Lyons K. Naone, Sr. Curt.
William K. Perry - M/c
L.C.Aw. 5525 - See Below
Herbert M. Chun & wf Barbara J. - T/E

Gr. 2868
Gr. 2811

Gr. 2868

Kaupo Ranch Ltd. - 1/2
Gladys K.N. Rodrigues - 1/6
Lyons K. Naone, Jr. - 1/6
Lyons K. Naone, Sr. - 1/6
Lyons K. Naone, Sr. Curt. - 1/6
William K. Perry - 1/6

Gr. 2868

Gr. 2868

Gr. 2868

Lyons K. Naone Sr.
5.5 acs.

Gr. 2868

State of Hawaii
50.5 acs.
(Kaupo Ranch Ltd.) l/e

Por. R.P. 3295

Por. to Charles Smith Sr.

Wm Kahaleauki (Gregory Kaai)
1 Blacs.
3.50 acs.

Gr. 2868

Gr. 2868

Kaupo Ranch Ltd
122.767 Acs.
Gr. 1833
(33.9 acs.)

State of Hawaii
28.39 acs.
(Kaupo Ranch Ltd.) l/e

Por. G.L. 3295

Gr. 2435
(3.0 acs.)

Gr. 2915
(2.5 acs.)

(9.7 acs.)

Anna Kanalaea Deed
18.25 acs.
L.C.Aw. 5711-C1

John L. Sabey & Laura S. Childs - T/C

L.C.Aw. 2208
13.50 acs.

Gr. 1010
Kaupo Ranch Ltd.
Anna Kanalaea Deed
21.8 acs.
L.C.Aw. 2642:1

Wm. Ethel K.A.
1.7 (3) acs.

Kaupo Ranch Ltd.
Gr. 2184:2

Gr. 9865

Kaupo Ranch Ltd.
Alana Church
L.C.Aw. 542:2
Bl. at Hawn. Evang. Ass.
0.92 ac.
Gr. 982:1

Kaupo Ranch, Ltd.
1.82 ac.

Joy Long
2.0 acs.
Gr. 3263:2

Kaupo Ranch Ltd
6.77 acs.
(2.0 acs.)

State of Hawaii
Gr. 1

Kaupo Ranch Ltd
Gr. 2-5-59
N. 2 acs.

State of Hawaii
Gr. 1-5-59
1.0 acs.

State of Hawaii
3.5 acs.

Makai Landing

Owners Parcels 40 48 50 56

Charles Smith, Jr.
Louis Smith
Kike Smith
Ah Kim Smith
Sonny Smith
Libby Smith Kailiuli
Lukine Smith Fernandez
Alice Smith Wong
Hannah Smith Jan
Martha Chang
Mary Smith Kauaamo
Ellen Smith Ai
Roseline Smith Kauaioku

Dropped Parcel 41, 28, 29, 67

Tax Maps Branch
Tax Office Bldg.
Honolulu, Hawaii

SECOND DIVISION		
ZONE	SEC.	PLAT
1	7	03
CONTAINING		PARCELS
Scale: 1 in. = 500 ft.		

ADVANCE SHEET
SUBJECT TO CHANGE

PRINTED NOV 23 1966

Dwg No. 21
Source: Tax Maps Bureau & Survey Dept
By: D.T.C. & P.K. November 1934

Por. of KAHUA - WAIPOULI, KAUPO, HANA, MAUI.

7588

34
Charles Smith Jr.
Louis Smith
Kike Smith
Ah Kim Smith
Sonny Smith
Libby S. Kailiuli
Lukino S. Fernandez
Alice S. Wong
Hannah S. Jan
Martha Chang
Mary S. Kaauamo
Ellen S. Ai
Roseline S. Kaualoku
Kaupo Ranch, Ltd. - 1/4
L. Paauwaht
Margaret M.L. Fiesta - M/e

43
Charles Smith Jr.
Louis Smith
Kike Smith
Ah Kim Smith
Sonny Smith
Libby S. Kailiuli
Lukino S. Fernandez
Alice S. Wong
Hannah S. Jan
Martha Chang
Mary S. Kaauamo
Ellen S. Ai
Roseline S. Kaualoku
Kaupo Ranch, Ltd. - 1/4

41
Helen K. Smith Est. - 1/2
Charles Smith Jr.
Louis Smith
Kike Smith
Ah Kim Smith
Sonny Smith
Libby S. Kailiuli
Lukino S. Fernandez - 1/2
Alice S. Wong
Hannah S. Jan
Martha Chang
Mary S. Kaauamo
Ellen S. Ai
Roseline S. Kaualoku

42
Charles Smith Jr.
Louis Smith
Kike Smith
Ah Kim Smith
Sonny Smith
Libby S. Kailiuli
Lukino S. Fernandez
Alice S. Wong
Hannah S. Jan
Martha Chang
Mary S. Kaauamo
Ellen S. Ai
Roseline S. Kaualoku

Charles Smith Jr.
Louis Smith
Kike Smith
Ah Kim Smith
Sonny Smith
Libby S. Kailiuli
Lukino S. Fernandez
Alice S. Wong
Hannah S. Jan
Martha Chang
Mary S. Kaauamo
Ellen S. Ai
Roseline S. Kaualoku

Charles Smith Jr.
Louis Smith
Kike Smith
Ah Kim Smith
Sonny Smith
Libby S. Kailiuli
Lukino S. Fernandez
Alice S. Wong
Hannah S. Jan
Martha Chang
Mary S. Kaauamo
Ellen S. Ai
Roseline S. Kaualoku - (13.00 ac.)

Charles Smith Jr.
Louis Smith
Kike Smith
Ah Kim Smith
Sonny Smith
Libby S. Kailiuli
Lukino S. Fernandez - 1/16
Alice S. Wong
Hannah S. Jan
Martha Chang
Mary S. Kaauamo
Ellen S. Ai
Roseline S. Kaualoku

Owners of Parcel 37:
James M. Davidson, Jr. (deced.) - 1/2
Joseph J. McGettigan
Edmund J. McGettigan
Claire Montgomery
Mary Breckenridge
Emma McCallister
Rose Aping
Margaret Krueger
Robert McGettigan - 1/2

7
Charles Smith, Jr.
Louis Smith
Kike Smith
Ah Kim Smith
Sonny Smith
Libby S. Kailiuli
Lukino S. Fernandez - 7.50 Acs.
Alice S. Wong
Hannah S. Jan
Martha Chang
Mary S. Kaauamo
Ellen S. Ai
Roseline S. Kaualoku

7
John A. Kala
Peter Kala
Joseph Kala
Kenoe Kala
Mary Kala
William Kala
Salome N. Kala - 3.50 Acs.
Ronald Kala
Rose K. Kim
Gregory Kala
Samuel Kala

12
Charles Smith, Jr.
Louis Smith
Kike Smith
Ah Kim Smith
Sonny Smith
Libby S. Kailiuli
Lukino S. Fernandez - 1/4
Alice S. Wong
Hannah S. Jan
Martha Chang
Mary S. Kaauamo
Ellen S. Ai
Roseline S. Kaualoku
Louise Keawe - 1/4

Par. of MAALO - KAUMAKALUA, KAUPO, HANA, MAUI.

Parcels Dropped: 4.

Tax Maps Branch
Tax Office Bldg.
Honolulu, Hawaii

SECOND DIVISION		
ZONE	SEC.	PLAT
1	7	02
CONTAINING		PARCELS
Scale 1in = 500 ft.		

ADVANCE SHEET
SUBJECT TO CHANGE

PRINTED NOV 23 1966

7589

Orig. No. 2
Source - Tax Maps Bureau & Survey Dept. (Reg. Map 1136)
By - DJC & PK November 1934

LANDS LEASED OR OWNED By KAUPO RANCH

Owners of Parcel 22
Gilbert K. Apo - 1/2
Alice Apo - 1/2
Alice Apo - Dow.

KIPAHULU FOREST RESERVE

PLAT 02

PLAT 04

KAUPO HOMESTEADS

KAUPO TARO LOTS

HOMESTEAD ROAD

Jennie C. Aina
13.86acs.
Gr. 6397

Ephraim & Moses Hall
0.31ac.
Gr. 2196

Kaupo Ranch, Ltd. - 2/3
Daisy (Kanae) Kekoanui Jr. 1/3
George Kanae, Jr. 1/3

Kaupo Ranch, Ltd. - 2/3
Heirs of S. Apo et al 1/3
111.75acs.
Gr. 1826

State of Hawaii
(Kaupo Ranch, Ltd.) le.
9.70acs.
Gr. 111.57

State of Hawaii
(Kaupo Ranch, Ltd.) le.
50.01 Acs.
Por. G. L. 3295

State of Hawaii
(Kaupo Ranch, Ltd.) le.
17.37 Acs.
Por. G. L. 3295

Kaupo Ranch, Ltd
Heirs of Jam. Apo
Kalawela
Peter Komalii
L. 117 Oac. 1
3074
(26.0 acs)
(26.0acs)
(60.25acs)
(19.5 acs)
(20.93ac)

Kaupo Ranch, Ltd.
62.52 acs.
Gr. 4041

Roland Puna Kanuha
11.22acs.
Gr. 2661

State of Hawaii
(Kaupo Ranch, Ltd.) le.
77.70Ac.s
Por. G. L. 3295

Anne I. Kaapana
Brickwood K. Inaina - T/C
Charlotte C. Inaina - Dower
12.05acs.
L C Aw. 8985-B

Henry K. Kanuha - 1/2
Roland P. Kanuha
wf Beulah L. - T/E - 1/2
37.75acs.
33.51

John M. Asing K-T/E
& wf Frances
Julia L. Kamai
John L. Kamai
Gr. 15.45 3660

Kaupo Ranch, Ltd.
Gr. 2510
5.52 Acs.

Kaupo Ranch, Ltd.
104.90 Acs.
Gr. 4485

Kaupo Ranch, Ltd.
82.40 Acs.
Gr. 1327
(36.50 Acs.)

Kaupo Ranch, Ltd.
Gr. 3204
(23.42 Acs.)

State of Hawaii
(Kaupo Ranch Ltd.) le.
85.5acs.
Por. G. L. 3304

State of Hawaii
(Kaupo Ranch Ltd.) le.
33.3acs.
Por. G. L. 3304
Gr. 2673
(21.57 Acs.)

Rebecca Ford, 2/4
Frances L. Ahc, 2/4
Winona Napuunoa 2/4
Hamai'a 1/4
12.70acs.
Gr. 6039

Anne I. Kaapana
Brickwood K. Inaina - T/C
Charlotte C. Inaina - Dower
9.14ac.

Kaupo Ranch, Ltd.
80.23 Acs.
2104
(41.86 acs)

Rebecca Ford, 2/4
Frances L. Ahc
Winona L. Napuunoa 2/4
Hamai'a 1/4
53.27 Acs.
1451

GRANT (50.5 Ac)

Anne I. Kaapana
Brickwood K. Inaina - T/C
Charlotte C. Inaina - Dower

State of Hawaii
(Kaupo Ranch, Ltd.) le.
43.66 ACS.
Por. G. L. 3295

Kaupo Ranch, Ltd.
50.02acs.
2874

Gr. 2107

Gr. 1822

Gr. 4074

(3.01 Acs)
Gr. 4205

(3.30 Acs)
L C Aw. 4074-V

Gr. 2184

Gr. 2184-2

Gr. 2184-1

Kaupo Ranch, Ltd.
Gr. 2679
1.43 Acs.

Roland P. Kanuha & wf. Beulah L.
10.35acs.
Gr. 2102

State of Hawaii
(Kaupo Ranch, Ltd.) le.

Anne I. Kaapana & Brickwood K. Inaina - T/C Charlotte C. Inaina - Dower
1.55acs.
Gr. 2825-1

Anne I. Kaapana & Brickwood K. Inaina - T/C Charlotte C. Inaina - Dower
Gr. 2825-2
1.50acs.

Trail

Kam Apo Est. 2.39 acs.
& Peter Komalii 1.92 L.

L C Aw. 5423-B

L C Aw. 5423-A

L C Aw. 5423-C

L C Aw. 5423-D

L C Aw. 5423-E

L C Aw. 8985-B

L C Aw. 8985-A

L C Aw. 8985-C

L C Aw. 8985-D

L C Aw. 8985-E

L C Aw. 8985-F

L C Aw. 8985-G

L C Aw. 8985-H

L C Aw. 8985-I

L C Aw. 8985-J

L C Aw. 8985-K

L C Aw. 8985-L

L C Aw. 8985-M

L C Aw. 8985-N

L C Aw. 8985-O

L C Aw. 8985-P

L C Aw. 8985-Q

L C Aw. 8985-R

L C Aw. 8985-S

L C Aw. 8985-T

L C Aw. 8985-U

L C Aw. 8985-V

L C Aw. 8985-W

L C Aw. 8985-X

L C Aw. 8985-Y

L C Aw. 8985-Z

SEC. 6 PLAT 02

SEA

TRUE NORTH
1"=500'

Parcels Dropped. 35, 36, 37

SECOND DIVISION		
ZONE	SEC.	PLAT
1	7	01
CONTAINING		PARCELS
Scale: 1in. = 500 ft.		

ADVANCE SHEET - SUBJECT TO CHANGE

PRINTED

Por. of KALEPA - MAALO, KAUPO, HANA, MAUI.

Dwg. No. 21
Source :- Tax Maps Bureau & Survey Dept.
By :- D.S.C. & P.K. November 1934
Revised to

0990

NOV 26 1935
FEB 20

Plat 08

Jean W. McCaughey-1/2
Charles Smith, Jr.
Louis Smith
Kike Smith
Ah Kim Smith
Sonny Smith
Libby Smith Kailiuli
Lukine Smith Fernandez
Alice Smith Wong
Hannah Smith Jan
Martha Chang
Mary Smith Kaauamo
Ellen Smith Ai
Roseline Smith Kaualoku
} 1/2

C.J. Coberly (Jean W. McCaughey) A/S } 1/4
13.52 Acs.

GRANT 1251

P U U L A

K A I H A L E

P O P O A

K A I K I

K U L A

Plat 10

C.J. Coberly (Jean W. McCaughey) A/S } 1/4
Agnes K. Smith - 1/2
L.C.Aw. 10,758 Sq. Ft.
Jean W. McCaughey-1/4
8987 A

C.J. Coberly (Jean W. McCaughey) A/S } 1/2
Jean W. McCaughey-1/2
GRANT 2545
4.564 Acs.

13 14 15 16

Mary B. & Mildred C. Drummond
2.338 Acs.
GRANT 3105

see Above for owners
3.4 acs.
GRANT 2358

State of Hawaii
1.25 Acs.
SCHOOL LOT
17

12

State of Hawaii
8.0 Acs.
(Jean W. McCaughey)/e
por. Rev. Frmt. S-3882

F

18 2.9 Acs.
GRANT 2141

John K. Molhe Jr. }
Martha K. Saninne }
Joseph K. Tolentino }
Marie L. Carvalho }
Clarence K. Tolentino }
Caroline K. Smith }
John J. Tolentino } 1/8
4.64 Acs.
Jean W. McCaughey-Und.
GRANT 1824
C.J. Coberly
(Jean W. McCaughey) A/S } Und.

10

11

Annie P.C. De Coite-(1.00 Ac.)
C.J. Coberly
(Jean W. McCaughey) A/S } (3.505 Acs.)
Jean W. McCaughey (3.505 Acs.)
GRANT 1405
8.10 Acs.

9

8

GRANT 3254
(8.0 Acs)

GRANT 1406

C.J. Coberly & Jean W. McCaughey
41.39 Acs.
L.C.Aw. 6779:2
(5.28 Acs)

L.C.Aw. 10568
(15.8 Acs)

Samuel F. Pryor
2.808 Acs.
L.C.Aw. 4995:2

7

K U U L A

K A I H A L E

P O P O A

K A I K I

K U L A

G. J. Coberly
Jean W. McCaughey
Agnes K. Smith
Jean W. McCaughey
Martha Chang
Mary Smith Kaauamo
Ellen Smith Ai
Roseline Smith Kaualoku

16

Charles Smith, Jr.
Louis Smith
Kike Smith
Ah Kim Smith
Sonny Smith
Libby Smith Kailiuli
Lukine Smith Fernandez
Alice Smith Wong
Hannah Smith Jan
Martha Chang
Mary Smith Kaauamo
Ellen Smith Ai
Roseline Smith Kaualoku

Plat 08

K A I H A L E

P O P O A

K A I K I

K U L A

True North
1" = 200'

6230

Ave.

See Below
0.362 Ac.
6

See Below
L.C.Aw. 4995
L.C.Aw. 364 Acs.

5 Top Point

4

3

Anna H. Makua Est
L.C.Aw. 10157
3.177 Acs.

Boundary follows along seashore at high water mark as of Dec. 13, 1961

SEA

Old Telephone Line Easement 10 ft. wide

Abandoned ROAD

Samuel F. Pryor, Jr.
21.100 Acs.
L.C.Aw. 967

L.C.Aw. 5218-D

Por. L.C. Aw. 6230 Konohiki

L.C.Aw. 964

Barry follows along Tree Fence & Stream

Plat 05

K A I H A L E

P O P O A

K A I K I

K U L A

Hana

E
State of Hawaii
2.38 Acs.
(Jean W. McCaughey)/e
por. Rev. Frmt. S-3882

1

Hana

John M. Asing & wf. Frances K.-T/E
C.J. Coberly (Jean W. McCaughey) A/S -Und.
Ihu Heirs
Ida L. Kamai
John E. Kamai
Joseph Kamai
Kau
Jean W. McCaughey - Und.
L.C.Aw. 5218
7.50 Acs.

2

All in A"

Por. POPOLOA-KIKOO, KIPAHULU, HANA, MAUI.

Note: Parcels 5 & 6 owned by Frank K. Shallenberger & wf. Mary A. - T/E unless otherwise noted.

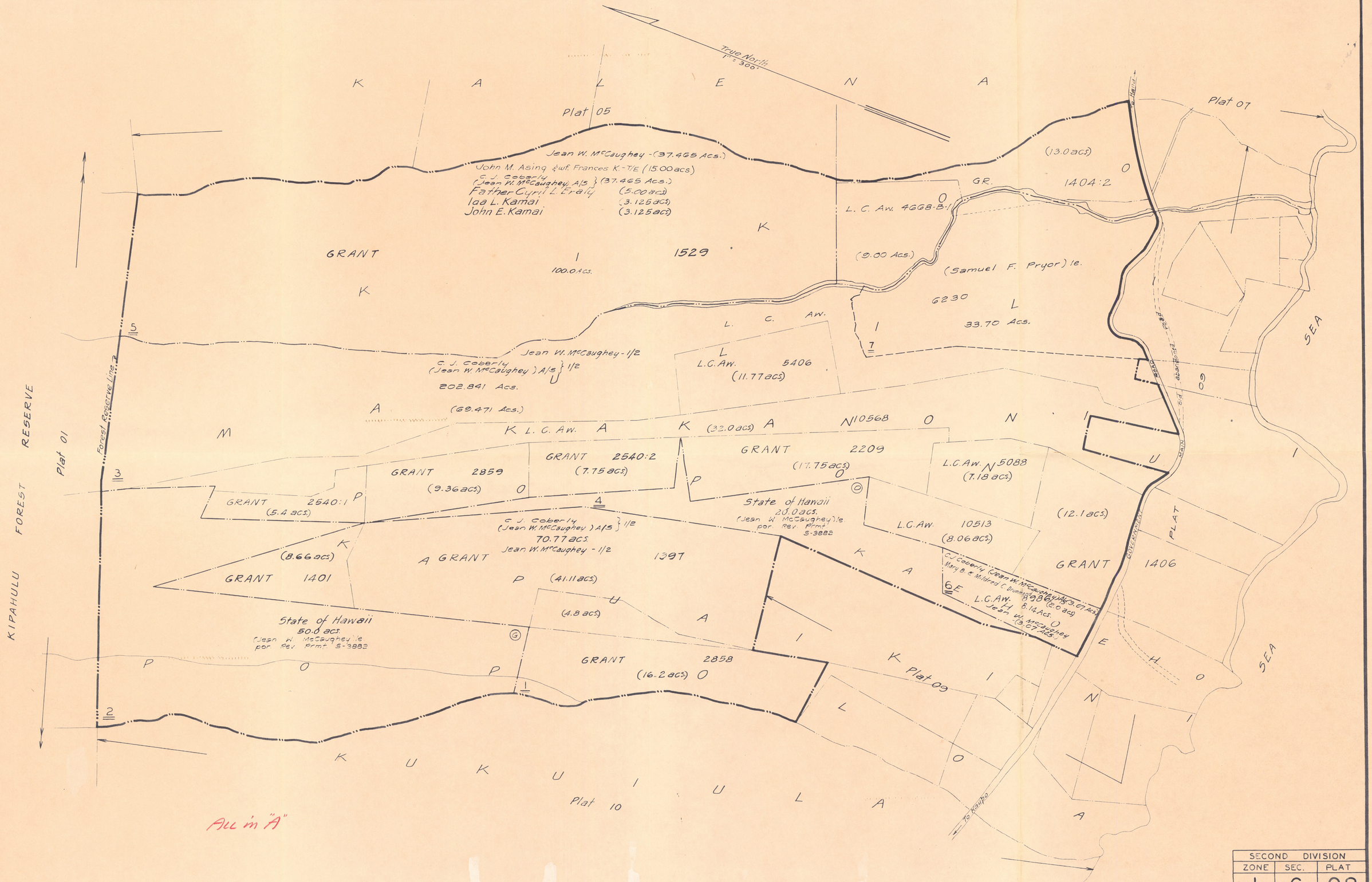
ADVANCE SHEET
SUBJECT TO CHANGE

SECOND DIVISION		
ZONE	SEC.	PLAT
1	6	09
CONTAINING PARCELS		
SCALE: 1 In. = 200 Ft.		

PRINTED SEP 13 1966
SEP 13 1966

7591

Dwg. No.: 323
Source: Tax Maps Bureau & Survey Dept.
By: L.H. & H.N. Sept. 1937



Dwg. No.: 3234
Source: Tax Maps Bureau & Survey Dept.
By: L.H. & H.N. Sept. 1937

POR. KIKOO-POPOLOA, KIPAHULU, HANA, MAUI.

ADVANCE SHEET
SUBJECT TO CHANGE

SECOND DIVISION		
ZONE	SEC.	PLAT
1	6	08
CONTAINING PARCELS		
SCALE: 1 In. = 300 Ft.		

PRINTED SEP 13 1966

7592



KAUPO
HOMESTEADS
KAAPAHU
KUKUIULA
KIPAHULU
LAENUI
ALAEIKI
KAKALEHALE
KAUMAKANI
PUAALUU
HAHALAWE
KAKIWEKA
ALAENUI
KAPUAIKI
MAULILI
KAKONI
POPOLOA
KAEHOEHO
KAPAHU
MIKIMIKI
MAALO
KAHUAI
PUULANI
KAUPO HOMESTEADS
RESERVE BOUNDARY
FOREST RESERVE
Niniao
Pali
Palikea
Papaloa
Kipahulu
Kuloa Pt
Ka-U Bay
Makaaikuloa Pt
Kukui Bay
Puhilele Pt
Awapaewaa Bay
Papaloa Bay
Kaapipa Pt
Moku Papa
Ahole Rock
Maulili Bay
Kakanoni Pt
Old Landing
Piilani Papa
Kamilo Pt
Waihi Spr
Kaapahu Bay
Kalepa Pt
Mokuia Pt
Mokulau
Mokulau Landing
Halekii
Papaloa
Punahoa Spring
Paanene Spring
Mikimiki
Maalo
Ellalii
Kalepa
Nuanualoa
Aleleke
Lelekea
Kukuiula
Koukouai
Opelu
Kalena
Water Tank
Dam
Gaging Sta
Waimoku Falls
Oheo
Puaaluu
Maluhianaiwi
Kiweka
Pepeiaole
Graves
Ohoe
Kanekauila Heiau
Cemetery
Grave
Cem
Rocks
Old Landing
Mokulau Landing
Cemetery
Mokulau
HIGHWAY
HANA
JEEP TRAIL
APPROXIMATE BOUNDARY
FOOT TRAIL
Stream
Gulch
VABM 4013
VABM 1575
VABM 1162
VABM 214
VABM 280
VABM 237
BM 349
BM 427
BM 192