A67-155 TAKATO SOKEI

December 18, 1967

Mr. Tatsuo Asari
Attorney at Law
P. O. Box 126
Lihue, Kauai

Dear Mr. Asari:

The petition by Mr. Takato Sokei (A67-155) to amend the land use district boundaries from an Agricultural District into an Urban District at Kapaa, Kauai, identifiable by Tax Map Keys 4-6-22: portion of 1 and 4-6-23: portion of 1, was approved by the Land Use Commission at its meeting on December 15, 1967.

Very truly yours,

RAMON DURAN
Executive Officer

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



JOE R. TEVES TRA
PLAT 20
Gr.
PLAT 28
Lihue Ptn. R.R.
G.L. 2087-L. PART
York Hoo Au
33.71 Acs.
Grant
(17.02 Acs)
10822
(16.69 Acs)
CANE
PLAT 18
OTA TR
MOA RD.
Cane
PLAT 23
GRANT
PASTURE
LAIPO
ROAD
PLAT 22
Jay J. Otsuka & wf. Grace K. T/E
10.053 acs.
(9.52 acs)
Grant 7960
Lot 227
See Left For Owne
DHU ST.
Delmondo Castillo 0.50 ac. see below for owners
GRANT
7959
Satoru Tamashiro 1.619 Ac.
Chose.
Ginshiro Tamashiro & wf. Matsu - T/E
Seifuku Tamashiro & wf. Haruko H - 1/3

STATE OF HAWAII
LAND USE COMMISSION

Minutes of Meeting

Land Use Commission Hearing Room
Honolulu, Hawaii

December 15, 1967 - 2:00 p.m.

Commissioners Present:	C. E. S. Burns, Jr., Chairman Shelley Mark Jim P. Ferry Goro Inaba Leslie Wung Keigo Murakami Shiro Nishimura
Commissioner Absent:	Wilbert Choi
Staff Present:	Ramon Duran, Executive Officer Ah Sung Leong, Planner III Roy Takeyama, Legal Counsel Dora Horikawa, Stenographer

Persons planning to testify before the Commission were sworn in by Chairman Burns.

HEARINGS

PETITION OF THE EPISCOPAL CHURCH IN HAWAII (A67-163) TO RECLASSIFY APPROXIMATELY 6.7 ACRES FROM AGRICULTURE TO URBAN AT PUULOA, EWA, OAHU

A recommendation for approval of the petition based on the staff analysis as outlined in the staff report was presented by Mr. Leong. The major land areas in the leeward section such as Barbers Point, Naval Air Station, Campbell Industrial Park, Makakilo, Waipahu were identified on the map.

Reverend David Kennedy of the St. Barnabas' Episcopal Church in Ewa testified that subject property was purchased for the construction of an additional church site in Ewa. Subsequently they selected another more centrally located site and now wished to dispose of the subject parcel for residential development.

Reverend Kennedy submitted that this was an ideal location for homes being right across from the Ewa Beach Park.

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

6. All of the property directly across the street on the Kahuku side of petitioners' property have been used for residential purposes for the last 7-8 years.

7. Petitioners' land has an assessed valuation of $74,000 and petitioners are paying $58,000 for improvement district assessments. Over a period of 20 years, they will pay close to $100,000 on principal and interest. When owners protested the improvement district assessment, the City Council advised that the land use district boundary was out of their jurisdiction, but that they would support a request for reclassification since the area should be urbanized.

8. All of Kailua all the way to Kahaluu and makai of Waihee and Kahana Bay are in the Urban District. In the pocket zoned for agriculture, (shown in white on the map), there were only 4 or 5 full-time agricultural activities.

9. If petitioners' lands are reclassified to urban, it would still take them 2 years to fill the land and let it settle before they can begin construction. However, reclassification was immediately necessary to determine the engineering plans.

10. One beneficial effect of the 60' roadway is that the awai which used to flood the property has been diverted into a drainage system.

11. There is a need for single-family residences since most of the other lands are controlled by big property owners and in leasehold.

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

ADOPTION OF MINUTES

The minutes of the meetings of September 8, 1967 and October 13, 1967 were approved as circulated.

ACTION

PETITION OF TAKATO SOKEI (A67-155) TO AMEND THE BOUNDARY FROM AGRICULTURE TO URBAN FOR APPROXIMATELY 2.5 ACRES AT KAPAA, KAUAI

It was recommended by the staff that the 2.1 acres be approved for urbanization but that the 16,900 square foot parcel be denied (see copy of report on file).

Commissioner Nishimura suggested that since the smaller parcel was abutting an urban area and would eventually be zoned urban in the County General Plan, it also be approved.

Mr. Duran argued that the recommendation was based on the physical characteristics of the 2 areas--the road being the logical boundary for the

smaller parcel and the extremely steep pali which physically separated the 2.1 acre parcel from the pasture.

Since there was a demand for residential lots in the area and such uses would result in additional taxes, Commissioner Nishimura felt that the petitioner's request should be approved. Also, that the petitioner would be compelled to pay the back taxes since the lands were presently dedicated for agricultural purposes.

Commissioner Nishimura moved that the petitioner's request from Agriculture to Urban for the 2 parcels be approved, which was seconded by Commissioner Murakami.

The motion was passed with Commissioner Mark casting the only dissenting vote.

PETITION OF MATSUKO TAGUMA (A67-156) TO AMEND THE LAND USE BOUNDARY FROM AGRICULTURAL TO URBAN FOR APPROXIMATELY 4.3 ACRES AT KALAHEO HOMESTEADS, KOLOA, KAUAI

It was the staff's recommendation that the petition be approved since it was a logical extension of the existing Urban District which abuts the property on three sides. (See copy of report on file.)

Mr. Leong elaborated that when the final boundaries were being drawn in 1964, the subject parcel was recommended for an urban classification. However on the basis of a protest, it was zoned in the Agricultural District by the Commission. Since then, the Hawaiian Pineapple Company ceased operations on the land and it is presently idle. Now the petitioner wished to subdivide the property.

Commissioner Inaba moved that the petition be approved as recommended by staff, seconded by Commissioner Murakami, and the motion was carried unanimously.

PETITION OF KEN UYEDA (A67-160) TO RECLASSIFY APPROXIMATELY 4.8 ACRES FROM CONSERVATION TO URBAN AT KULIOUOU, OAHU

Mr. Leong presented the staff memo recommending denial of the petition based on the existing sufficient urban reserves, the steep topography of subject land, the logical physical boundary line along the drainage facility, and the extremely dangerous precedent which could be established by approval of this petition. (See copy of report on file.)

The steep topography of subject land was pointed out on the cross-secttion map.

Commissioner Ferry took exception to the frequent referral made by the staff that sufficient urban-zoned lands were available for development in the

STATE OF HAWAII

LAND USE COMMISSION

VOTE RECORD

Item A67-155 - TAKATO SOKEI Date ~~November 27~~ December 15, 1967

Place ~~Kahului Library~~ Honolulu Time 2:00 p.m.

Names	Yes	No	Abstain	Absent
WUNG, L.	✓			
INABA, G.	✓			
MURAKAMI, K.	✓			
CHOI, W.				X
BURNS, C.E.S.	✓			
NISHIMURA, S.	✓			
MARK, S.		✓		
FERRY, J.	✓			
~~THOMPSON~~				

S

M

Comments:

Approved as carried

December 5, 1967

Mr. Tatsuo Asari
Attorney at Law
P. O. Box 126
Lihue, Kauai

Dear Mr. Asari:

The Land Use Commission next meets at 2:00 p.m. in the Land Use Commission Hearing Room, 426 South Queen Street, Honolulu, Hawaii, on December 15, 1967.

On or about that time a decision on the petition of Mr. Takato Sokei (A67-155) will be rendered.

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

Very truly yours,

RAMON DURAN
Executive Officer

Eagle
Type-Erase
25% COTTON FIBER

Eagle-A
Type-Erase
25% COTTON FIBER

November 29, 1967

Mr. Tatsuo Asari
Attorney at Law
P. O. Box 126
Lihue, Kauai

Dear Mr. Asari:

This is to advise you that we were unable to act on the boundary change application by Mr. Takato Sokei at our Land Use Commission meeting on November 27, 1967 due to the lack of a quorum. Four of our Commissioners, two of whom were hospitalized, were unable to be present.

The period prescribed for action on this petition by the Commission will expire on December 12, 1967. Inasmuch as our next meeting is scheduled on December 15, 1967, we would appreciate an expression from you agreeing to an extension of time for action on this petition until December 15, 1967 or soon thereafter as is reasonably possible when most or all of the Commissioners will be present. The affirmative vote of at least 6 members will be required for the petition to be approved.

We will advise you of the meeting date when a decision on Mr. Sokei's petition will be rendered. Thank you for your cooperation on this matter.

Very truly yours,

RAMON DURAN
Executive Officer

cc: Kauai Planning Comm.

STATE OF HAWAII
LAND USE COMMISSION

MEMORANDUM

November 27, 1967

TO: LAND USE COMMISSION

FROM: STAFF

SUBJECT: A67-155 - TAKATO SOKEI

A boundary amendment request from Agricultural to Urban for 2 separate parcels located at Kapaa, Kauai was publicly heard on September 8, 1967. At the hearing, it was brought out that the Kauai Planning Commission had recommended favorably on the petition. However, the LUC staff recommended approval only for the 2.1 acre parcel and denial of the smaller one containing 16,900 square feet. Staff's reason for recommending denial of the smaller portion was based on the existing boundary which is a logical and desirable one since it followed the road and separated small residential lots from one large parcel used for dairy purposes. Another reason was that the subject area was dedicated for pasture purposes for a 10-year period by the petitioner. Mr. Tatsuo Asari, attorney for the petitioner, stated that the decision to petition for the smaller parcel was because it was subdivided and that withdrawing of all the dedicated lands would be prohibitive. The question of the compatibility of the existing dairy operation with urban districting was also brought out by the staff. Mr. Asari submitted that the small operators will eventually be forced out of business by the major operators.

Since there appears to be no real justification for a boundary amendment involving the smaller parcel that was presented at the hearing or since, the staff maintains its original recommendation for the denial of this portion of the request. The original recommendation for approval of the larger portion containing 2.1 acres is also maintained.

November 16, 1967

Mr. Tatsuo Asari
Attorney at Law
P. O. Box 126
Lihue, Kauai 96766

Dear Mr. Asari:

The Land Use Commission next meets at 2:30 p.m. at the Kahului Library, Kahului, Maui, on November 27, 1967.

On or about that time a decision of the petition by Takato Sokei (A67-155) 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,

RAMON DURAN
Executive Officer

STATE OF HAWAII
LAND USE COMMISSION

Minutes of Meeting

Lihue District Court Room
Lihue, Kauai

September 8, 1967 - 3:05 p.m.

Commissioners Present:	Shiro Nishimura, Chairman Pro tem Jim Ferry Wilbert Choi Goro Inaba Leslie Wung Keigo Murakami
Commissioners Absent:	C. E. S. Burns Shelley Mark
Staff Present:	Ramon Duran, Executive Officer Roy Takeyama, Legal Counsel Ah Sung Leong, Planner III Dora Horikawa, Stenographer

ADOPTION OF MINUTES

It was moved by Commissioner Wung and seconded by Commissioner Choi that the minutes of the meeting of June 16, 1967 be approved as circulated. The motion was passed unanimously.

Acting Chairman Nishimura swore in persons planning to testify before the Commission.

HEARINGS

PETITION BY TAKATO SOKEI (A67-155) TO RECLASSIFY 2 PARCELS TOTALLING APPROXIMATELY 2.5 ACRES FROM AGRICULTURE TO URBAN AT KAPAA, KAUAI

Mr. Duran presented a staff report recommending approval of the reclassification of the 2.1 acre parcel for Urban and denial of the smaller parcel containing approximately 16,900 square feet, based on staff's analysis (see copy of report on file).

In response to Commissioner Inaba's question, Mr. Duran advised that the reason for recommending denial of the smaller parcel was based on the existing boundary which created a desirable physical feature since it followed the road. Also, that the area was presently in pasture use, part of a large dairy pasture, and was dedicated by the petitioner for agricultural use for the next 10 years. He stated that a dairy operation presently existed on the property and this was not compatible in an Urban District. He added that there was nothing to preclude the petitioner from building a residence on the parcel since the parcel had been subdivided in 1935.

Mr. Tatsuo Asari, attorney representing the petitioner, submitted that the decision to petition for the triangular piece was based on the fact that it was indicated as a separate parcel and, furthermore, the penalty for withdrawing all of the dedicated lands would be prohibitive. It was brought out that Mr. Sokei hoped eventually to build residential rental units on the parcel since he anticipated a demand for such units in the future.

Mr. Asari submitted that the small dairy operators would eventually be forced to phase out since they would not have the capacity nor the willingness to compete with the major operators.

Mr. Brian Nishimoto, Kauai Planning Director, advised Commissioner Inaba that under the county's interim zoning ordinance in the Urban District, Mr. Sokei would be allowed to build only 2 houses on his 16,900 square foot lot.

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

PETITION BY MATSUKO TAGUMA (A67-156) TO RECLASSIFY 4.3 ACRES FROM AGRICULTURAL TO URBAN AT KALAHEO, KAUAI

The Executive Officer recommended in the staff report that the petition be approved since the request is reasonable and a logical extension of the abutting existing Urban District (see copy of report on file).

Since there was neither testimony nor discussion on the petition, the hearing was closed.

REQUEST BY EDWIN T. IGE TO RECONSIDER PETITION TO RECLASSIFY 58 ACRES FROM AN AGRICULTURAL DISTRICT TO A RURAL DISTRICT AT WAIAKOA, KULA, MAUI

Mr. Ah Sung Leong read a letter received by the Land Use Commission from Mr. Edwin T. Ige to "request for reconsideration of the action taken by your commission at its meeting on August 5, 1966" for approximately 58 acres at Waiakoa, Kula, Maui from an Agricultural District to the Urban District. (See copy of letter on file.)

The staff rebutted the data submitted by the petitioner as the bases for requesting reconsideration of the petition as follows:

1. The additional data with reference to the soil classification is essentially the same as that submitted during the hearing of the original petition, except for the source of the information.

2. There is still no evidence to support the statement that there is a great demand for house lots in the Waiakoa District.

3. There was no evidence to support the statement that there is a population increase in the Kula District. This is contrary to the LUC staff report, dated June 17, 1966, which cited a 20% decline in population in the Waiakoa area from 1950-60. A population decline of 6½% was projected for the Makawao District 10 years hence.

STATE OF HAWAII
LAND USE COMMISSION

Lihue District Court Room
Lihue, Kauai

September 8, 1967
3:00 P. M.

STAFF REPORT

A67-155 - TAKATO SOKEI

Background

The petitioner, represented by Tatsuo Asari, attorney, requests the reclassification of 2 parcels of land in the Kapaa area, Island of Kauai, from agricultural to urban. The parcels are separated by approximately ½ of a mile. The larger of the 2 parcels containing approximately 2.1 acres is located on the north or Kealia side of Laipo Road and abuts an Urban District and single-family residential land uses on the makai and Wailua side. The mauka and Kealia side is in pasture use. This parcel, TMK 4-6-22: portion of 1, has about 500 feet of frontage on improved Laipo Road and a depth of approximately 200 feet. Several houses are under construction within the area in question.

The second and smaller parcel, TMK 4-6-23: portion of 1, containing approximately 16,900 square feet, is on the mauka-Wailua corner of the intersection of Sokei Road and Rapozo Street. The parcel is situated across the street from an Urban District. The Urban District located on the Kealia and makai side is occupied by single-family residences. A pasture and dairy abut on the Wailua or mauka side. At the present time, this smaller property in question is vacant and is part of an 8.734-acre parcel of land that has been dedicated for pasture purposes until 1973, in order to realize a more favorable tax assessment.

Both of these parcels were subdivided in March of 1935, prior to County

subdivision regulations. The larger parcel in question on Laipo Road was subdivided into 6 lots, and the second and smaller area of the petition into a separate lot containing 16,896 square feet. Both parcels are presently served with the necessary utilities for urban use.

The soils have been classified in the Kahana silty clay series, gently sloping from 3 to 10%, with deep red soil. The best agricultural use is irrigated cane or for pineapple cultivation. Annual average rainfall is approximately 50 inches. The elevation of the larger parcel is approximately 1,200 feet above sea level, and the smaller parcel approximately 1,800 feet above sea level.

Kauai County Recommendation

The Kauai Planning and Traffic Commission, on June 1, 1967, voted to recommend approval of the petition for the following reasons:

1. Original intended use of the area was residential as indicated by the 1935 subdivision.
2. Existence of sufficient pastoral lands to continue the dairy business.
3. Non-conforming size lots in the Agricultural District.
4. Properties are adjacent to the Urban District boundary.

Analysis

The larger parcel on Laipo Street is on the same general grade as the existing urban uses adjacent and within the abutting Urban District. To the rear of the large area is a steep ravine used for pasture and physically separates the pasture area from the subject parcel. The smaller parcel in question is at the same general level as the dairy and surrounding pasture. As we stated, several houses are being constructed on the larger parcel. In view of the character of surrounding urban development, there is reason to believe that the rest of this land will be developed in the near future.

By virtue of the land uses of the properties in question and the surrounding area and the topographical features, and in view of the non-conforming status of the lots in the larger portion on Laipo Road, it would appear logical to amend the boundaries to include these lots in the Urban District. However, in the case of the triangular-shaped smaller parcel under consideration, this parcel is a part of the pasture area, is undeveloped and unimproved, and it appears more logical in view of the location of the dairy, that the present boundary utilize Rapozo Street and Sokei Road as the district boundary line as it properly relates to the physical features on the land.

Recommendation

The staff, based on the analysis above, finds that to include the larger parcel requested by the petitioner fronting on Laipo Road would provide a more logical district boundary between the Urban and Agricultural Districts, and therefore recommends this portion of the petition be approved. The staff, however, recommends that the smaller portion containing approximately 16,900 square feet be denied.

August 22, 1967

Mr. Tatsuo Asari
Attorney at Law
P. O. Box 126
Lihue, Kauai

Dear Mr. Asari:

The Land Use Commission next meets on September 8, 1967 at 3:00 p.m. at the Lihue District Court Room, 3060 Umi Street, Lihue, Kauai. At that time, the application by Mr. Takato Sokei (A67-155) to amend the land use district boundaries at Kapaa, Kauai, will be heard.

Very truly yours,

RAMON DURAN
Executive Officer

Takato Soki

TMK 4-6-22:1 2.1 ac
4-6-23:1 16,000 ±

STATE OF HAWAII
Department of PLANNING AND ECONOMIC DEVELOPMENT

KF P. 283 S.S. - T of H

Kahana silty clay
gently sloping (3 to 10%)
red soil (30-60" rain) deep 6'+ soil

by use
irrigated cane ± for pine

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

Kauai

F-32

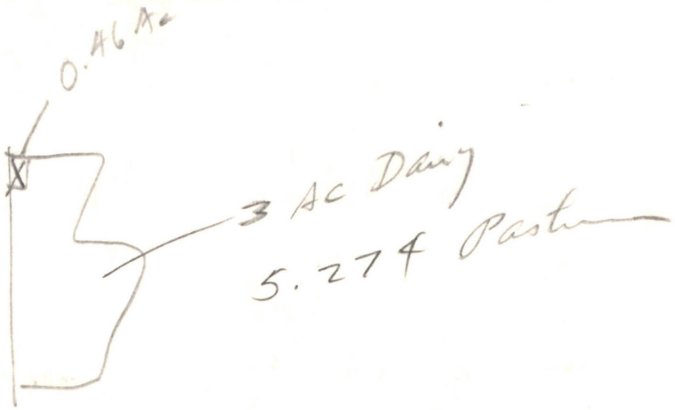
4-6-23 : 1

(1) Check area of dedication —

(2) Who? T. Sokei { 8,734 Total / 8.274 Pet.

(3) When? ~~162~~ 1963

Check Tagum



2-3-08:5
D. Taguma
Not Dedicated

4-6-22:1 — K-31
15.697 Ac - Pasture
Dedicated
Sokei (all)
1963

2190

P. O. BOX 111

COUNTY OF KAUAI · STATE OF HAWAII

LIHUE, KAUAI, HAWAII

TELEPHONE 2781

RECEIVED
JUN 9 1967
State of Hawaii
LAND USE COMMISSION

June 7, 1967

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

Attention: Mr. Ramon Duran, Executive Officer

Gentlemen: Subject: Petition for Amendment to the Land Use Commission District Boundary by Takato Sokei, Kapaa Homesteads (4th Series), Kauai

The Kauai Planning and Traffic Commission, at its regular meeting held on June 1, 1967, voted to approve the subject petition.

The Planning Commission therefore recommends approval for the land use district boundary change requested by the petitioner Mr. Takato Sokei.

The staff's comments and recommendation are attached for your information.

If we can further assist you on this matter, please do not hesitate to contact us.

Very truly yours,

PLANNING AND TRAFFIC COMMISSION

Brian Nishimoto

Brian Nishimoto, Director

attach.

150

STAFF REPORT

Purpose: Land Use District Boundary Change
Applicant: Mr. Takato Sokei
Location: Kapaa Homesteads, 4th Series
Tax Key: 4-6-22: Por. 1, Lots 1 to 6 inc.
4-6-23: Por. 1, Lot 11

Background

The lands under consideration for a change in Land Use district classification, from Agricultural to Urban is presently situated directly adjacent to the present urban boundaries as established by the State Land Use Commission on August 23, 1964.

The lots in question were originally a part of Grant 9925, Lot 208, Kapaa Homesteads, 4th Series, and was subdivided in March 1935, prior to the enactment of the County subdivision ordinance, adopted in May 1956. Lots 1 to 5 were subdivided into parcels of 15,695 square feet each; Lot 6 into 14,150 square feet and Lot 11 into 16,896 square feet.

All lots in question are served by a County road with all the necessary utilities. The County Board of Water Supply has indicated that the water service will be adequate for the present lots under consideration.

Analysis

All lots in question are presently non-conforming in the agricultural district but may be occupied by a single-family dwelling as per Part II, State Land Use District Regulations, Sub-Part D:2.19, which is the actual intent of the applicant.

Planning Commission staff review records show that two (2) of the lots, more specifically Lots 1 & 2 of Tax Key: 4-6-22: Portion 1 has already been granted permit for single-family dwellings.

Recommendation

It is recommended that the petitioner be granted a district boundary change from Agricultural to Urban due to the following reasons:

1. Original intent and subdivision of the lots in question. (Date of subdivision March 1935.)

2. Sufficient additional pastoral lands to continue the dairy business.

3. Non-conforming size lots in the agricultural designation.

4. Directly adjacent to the Urban boundary.

State Form B14

STATE OF HAWAII

OFFICIAL RECEIPT No. 188

Department of Planning and Economic Development
Department, Bureau or Commission

May 26 19 67

RECEIVED from Tatsuo Asari - Attorney at Law

Fifty and 20/100 DOLLARS

L.U.C. Hearing fees for Takato Sokei

$ 50.00

Jean H. Kamitono
Public Accountant

May 24, 1967

Mr. Tatsuo Asari
Attorney at Law
P. O. Box 126
Lihue, Kauai, Hawaii

Dear Mr. Asari:

This is to acknowledge the receipt of your check in the amount of $50.00 and a petition by Mr. Takato Sokei to amend the land use district boundaries as shown on Tax Map Keys 4-6-22: portion 1, and 4-6-23: portion 1, at Kapaa, Kauai.

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 Kauai. We will inform you of the date of the hearing as soon as it is determined.

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

Very truly yours,

RAMON DURAN
Executive Officer

Encls.
cc: Kauai Planning Commission

May 24, 1967

Planning & Traffic Commission
County of Kauai
P. O. Box 111
Lihue, Kauai

Attention: Mr. Brian Nishimoto, Director

Gentlemen:

Pursuant to Section 98H-4, RLH 1955, as amended, and Act 32 SLH 1965, a copy of a petition for amendment to the land use district boundaries, submitted by Mr. Takato Sokei, is forwarded to you for your comments and recommendations.

Thank you for your cooperation.

Very truly yours,

RAMON DURAN
Executive Officer

Encls.

State Form B14

STATE OF HAWAII

OFFICIAL RECEIPT No. 167

Land Use Commission
Department, Bureau or Commission

May 22 1967

RECEIVED from Tatsuo Asari

Fifty & no/00 DOLLARS

Petition for boundary change - Takato Soken

$ 50.00

Dora Y. Hontawa
Public Accountant

STATE OF HAWAII
LAND USE COMMISSION

426 Queen Street
Honolulu, Hawaii

RECEIVED
MAY 22 1967
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_____

A67-155

PETITION FOR AMENDMENT TO THE LAND USE COMMISSION DISTRICT BOUNDARY

(I) (We) hereby request an amendment to the Land Use Commission District Boundary respecting the County of Kauai, Island of Kauai, map number and/or name K-5, Kapaa-Kealia-Wailua 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:

Tax Key 4-6-22 Portion of Tax Parcel 1, consisting of Lots 1 to 6. → 2.1 Ac±

Tax Key 4-6-23 Portion of Tax Parcel 1, Lot 11. → 16,960 ft² ± or 0.39 Ac

Total = 2.5 Ac±

Petitioner's interest in subject property:

Owner.

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

Intended urban use.

(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.

TAKATO SOKEI
BY:
Signature(s) Tatsuo Asari
Attorney

Address: P. O. Box 126

Telephone: 23-421

2179.

TATSUO ASARI
ATTORNEY AT LAW
LIHUE, KAUAI, HAWAII

PHONE 23-421

P. O. BOX 126

May 19, 1967

RECEIVED
MAY 22 1967
State of Hawaii
LAND USE COMMISSION

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

Dear Sir:

You will find attached, an original and copy of Petition for Amendment to the Land Use Commission District Boundary. Please be advised that petitioner is asking for the change on grounds that conditions and trends of development have so changed since adoption of the present classification, that the proposed classification is reasonable.

You will note from the attached map that the requested changes cover parcels which are surrounding at least on two sides by lands already classified as urban. The need for house-lots have been demonstrated, and petitioner request this change that urban utilization may be effected for the lands in question. They do not, in any material way, affect or jeopardize existing agricultural land, abutting it or in its vicinity.

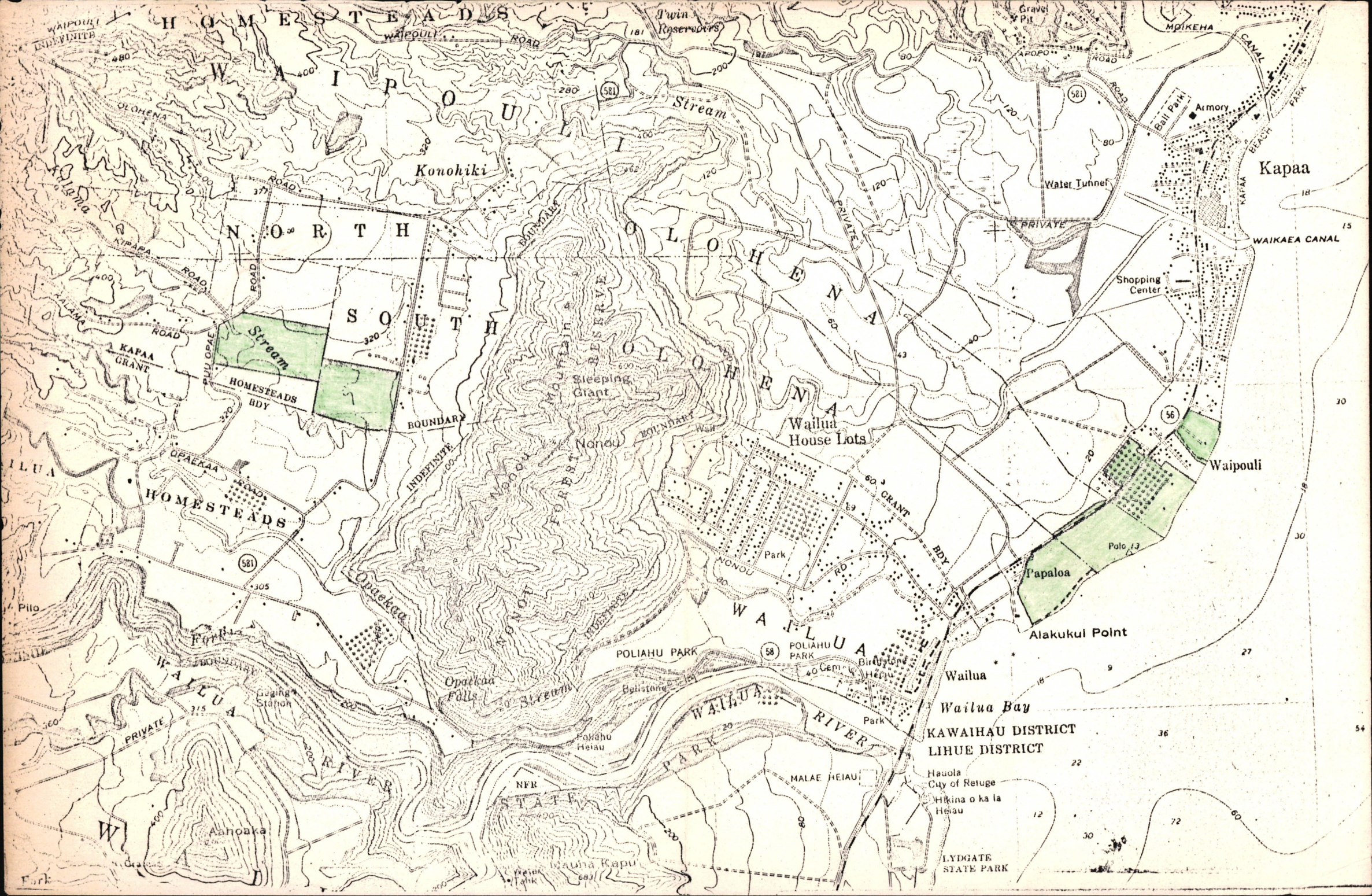
It is hereby requested that this matter be given your prompt attention, and if there is any other material required by you, we will be glad to provide same.

Yours very truly,

TATSUO ASARI

TA:la

Enclosures

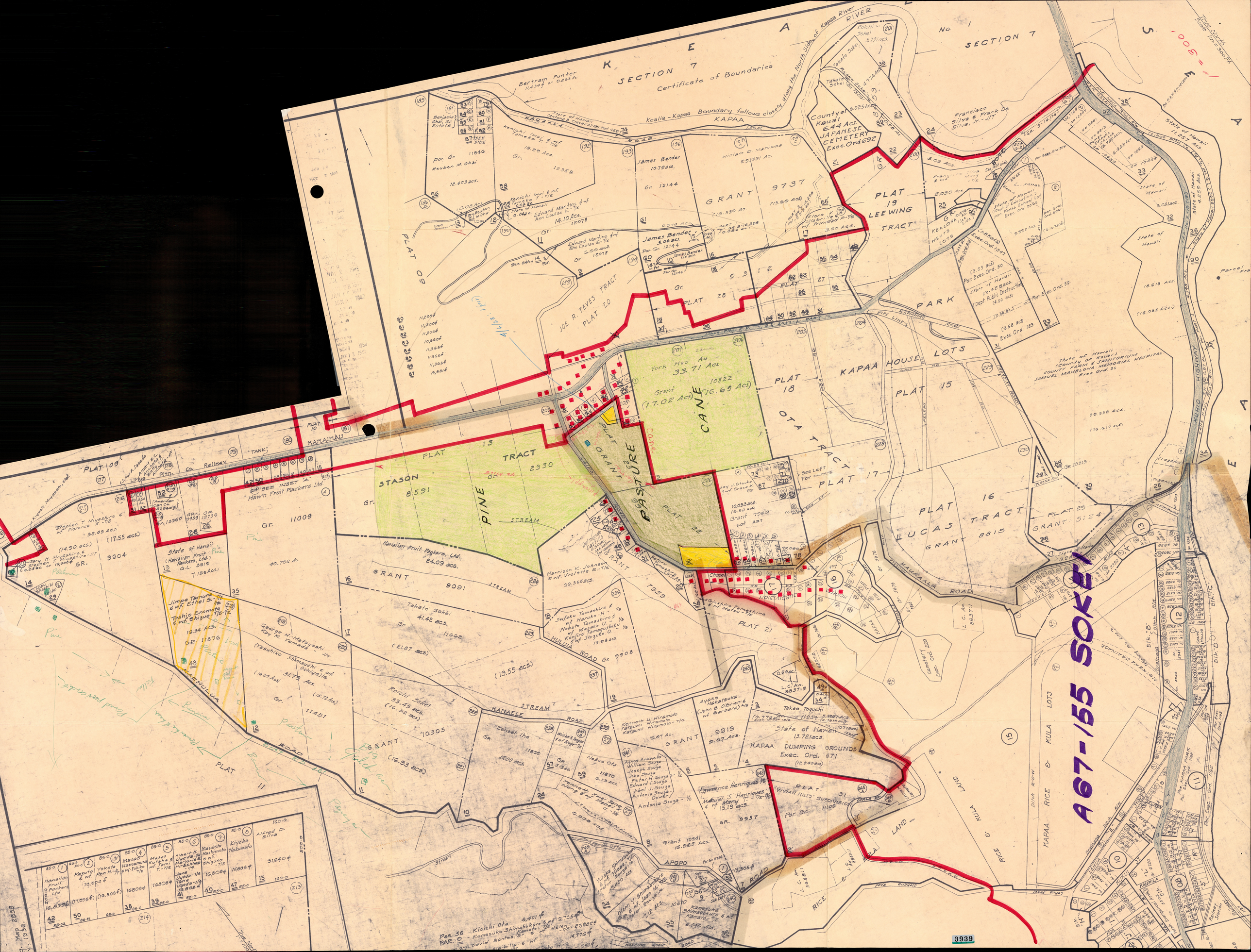


HOMESTEADS
WAIPOULI
NORTH
SOUTH
OLOHENA
Konohiki
Stream
Twin Reservoirs
Gravel Pit
MOIKEHA
CANAL
Armory
Ball Park
Kapaa
Water Tunnel
PRIVATE
WAIKAEA CANAL
Shopping Center
Sleeping Giant
Nonou
Wailua House Lots
Waipouli
Papaloa
Alakukui Point
Polo
Park
WAILUA
POLIAHU PARK
Wailua
Wailua Bay
KAWAIHAU DISTRICT
LIHUE DISTRICT
Hauola City of Refuge
Hikina o ka la Heiau
LYDGATE STATE PARK
MALAE HEIAU
Opaekaa Falls
Opaekaa
Gaging Station
Aahoaka
Mauna Kapu
Pilo
KAPAA GRANT
HOMESTEADS BDY
OPAEKAA ROAD
KIPAPA ROAD
KALAMA ROAD
OLOHENA ROAD
WAIPOULI ROAD
INDEFINITE
BOUNDARY
GRANT BDY
NONOU RD
WAILUA RIVER
STATE PARK
NFR


KAWAIHAU ROAD
PLAT 20
Takeko Soke
15,905 ± f
Takao & Nobaru Kojima
15,300 ± f
Takamatsu Takahashi & wf Masano K. T/E
15,300 ± f
Kyoko Soke
15,293 ± f
Kyoko Soke & Iwao Soke - J/T
15,300 ± f
SOKEI ROAD
34,967 ± f
(16,737 ± f)
(16,836 ± f)
Antonio Maglinti
Vicente Maglinti
13,452 ± f
Mrs Milagros Cortez
19,526 ± f
Afanasio Miguel & wf Magdalena M. T/E
14,791 ± f
Nisaburo Nishizawa
19,127 ± f
Tajiro & Nishizawa
Seiichi Shimabukuro
23,382 ± f
Mrs Elizabeth A Apana
24,461 ± f
Frank A Apana
17,698 ± f
Tadashi Furugen & wf Tomoko T. T/E
15,968 ± f
Nobuo Fujitani & wf Yoshi - T/E
21,261 ± f
Minoru Furugen & wf Yachiyo M - T/E
16,985 ± f
Apana
Apana
Apana

RECEIVED
MAY 22 1967
State of Hawaii
LAND USE COMMISSION

3938


A67-155 SOKEI
SECTION 7
Certificate of Boundaries
Kealia - Kapaa Boundary follows closely along the North Side of Kapaa River
KAPAA
RIVER
No. 1
SECTION 7
County of Kauai 6.44 Acs. JAPANESE CEMETERY Exec. Ord. 692
PLAT 19 LEEWING TRACT
GRANT 9737
PLAT 09
JOE R. TEVES TRACT PLAT 20
PLAT 28
PARK
KAPAA HOUSE LOTS
PLAT 15
PLAT 18
OTA TRACT
PLAT 17
PLAT 16
LUCAS TRACT
GRANT 8815
PLAT 29
GRANT 5124
PLAT 13
STASON TRACT
PINE
PASTURE
CANE
PLAT 22
PLAT 21
GRANT 9091
GRANT 9919
GRANT 10305
GRANT 10541
GRANT 9957
PLAT 11
PLAT 31
KAPAA DUMPING GROUNDS Exec. Ord. 671
State of Hawaii 13.721 acs.
KAWAIHAU
KAEHULUA
KANAELE
HULUIA ROAD
HAUAALA ROAD
APOPO
KAPAA RICE & KULA LAND
KUHIO HIGHWAY
3939

A67-155 SOKEI



KAPAA - KEALIA - WAILUA

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

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

3940

K-5

CORRECTED
FEB 16 1939
SEP 17 1940
SEP 18 1943
MAY 10 1945
JUL 29 1946
NOV 9 1946
JUL 8 1947
SEP 3 1948
OCT 17 1950
FEB 28 1951
PAY 25 60
JUN 2 61
JUL 7 70

PLAT 10
"CASTRO TRACT"
LOT 181

LOT 187

PLAT 09

LOT 188 FREITAS PLAT 24

TRACT
LOT 189

PLAT 20

LIHUE PLTN CO. LTD. RAILROAD RIGHT OF WAY

KAWAIHAU ROAD

Por. G.L. 2087-L. PART 10

1	2	3	4	ROAD	5	6	7	8	9	10	11	12	ROAD	13	14	15	16	17	18	19	20	21	ROAD	22
Felix Bautista & wf. Mary V. 1/2	Henrietta M. Gaspar	Wilson S. Vata & wf. Margaret H. -T/E	Harrison Johnson & wf. Violette R. -T/E		Teodorico Javellana & wf. Annie T/E		Dionisia Salvador & wf. Andres -T/E	Conrado Castillo & wf. Maxima T/E	Toshio Tone	Kenichi Nakakura & wf. Mary E. -T/E	Welcome Javellana	Teofilo Tecbian Jr. & wf. Casie M. -T/E		John F. Barretto Jr. & wf. Kathleen T/E	Kamesuke & Yasuo Nishihara 1/T	Henry F. & Helen Christiansen	Joseph K. Contrades Jr. & wf. Dora S. -T/E	Samuel Ching	John A. Guerrero & wf. Germina -T/E	Yoshio Sakahara & wf. Sachiko T/E	Shimako H. Watanabe & hsb. Kohei 1/T	Keichi Matsushima & wf. Lillian K.Y. -T/E		35,785 ±
21,025 ±	18,000 ±	18,000 ±	18,000 ±		17200 ±	17400 ±	17,400 ±	18,000 ±	18,000 ±	18,000 ±	18,000 ±	18,000 ±		21,070 ±	17910 ±	18,000 ±	18,000 ±	18,000 ±	18,000 ±	18,000 ±	18,000 ±	18,000 ±	18,000 ±		
25	24	23	22		21	20	19	18	17	16	15	14		13	12	11	10	9	8	7	6	5	4		

Mary C. Stason - Dower & 1/1
Joseph D. Stason - 1/3 -
Dorothy M. Milles - 1/3 - Rdm.
Mildred H. Sample - 1/3
(Hawaiian Fruit Packers, Ltd.) l/e.
(Expires 3/14/69)

52.50 Ac.±

(Hawaiian Fruit Packers, Ltd.) l/e. (Expires 3/14/69) 23
17,090 ±

(Hawaiian Fruit Packers, Ltd.) l/e. (Expires 3/14/69) 24
22,413 ±

3
2

PLAT 12

LOT 213

LOT 212

LOT 211

LOT 210

LOT 209

LOT 208

PLAT 23

GRANT 8591

GRANT 8930

LAIPO ROAD

PLAT 22

LOT 224
GRANT 9091
PLAT 12

LOT 225
GRANT 7959

TRUE NORTH
1" = 100'

STASON TRACT, KAPAA HOMESTEADS, SERIES 4, KAWAIHAU, KAUAI.

SUBJECT TO CHANGE

JUN 20 1967

TAXATION MAPS BUREAU
TERRITORY OF HAWAII
TAX MAP
FOURTH DIVISION

ZONE	SEC.	PLAT
4	6	13

CONTAINING PARCELS
SCALE: 1 in. = 100 ft.

PRINTED 3941

Dwg. No. 2962
Source: Tax Maps Bureau E. Stason Tract Map
By: A.K.B. E. A.S.Q. September 1936.

CORRECTED
OCT 23 1944
JAN 23 1945
OCT 16 '48

HANALEI DIST.
ZONE 5 SEC 2

KEALIA
SEC 1

KEALIA FOREST RESERVE

01

SECTION 6

"A"

"B"

WAIPOULI
SEC 4

Kealia Road
Waipouli
1" = 2000'

True North
1" = 1000'

Certificate of Boundaries No 1

FOREST RESERVE
(See Insert)

SEE INSERT BELOW

KAPAA FIRST HOMESTEAD SERIES

KAPAA THIRD HOMESTEAD SERIES

KAPAA HOMESTEADS 2ND SERIES

KAPAA HOMESTEADS 3RD SERIES

KAPAA HOMESTEADS 4TH SERIES

KAPAA HOMESTEADS 5TH SERIES

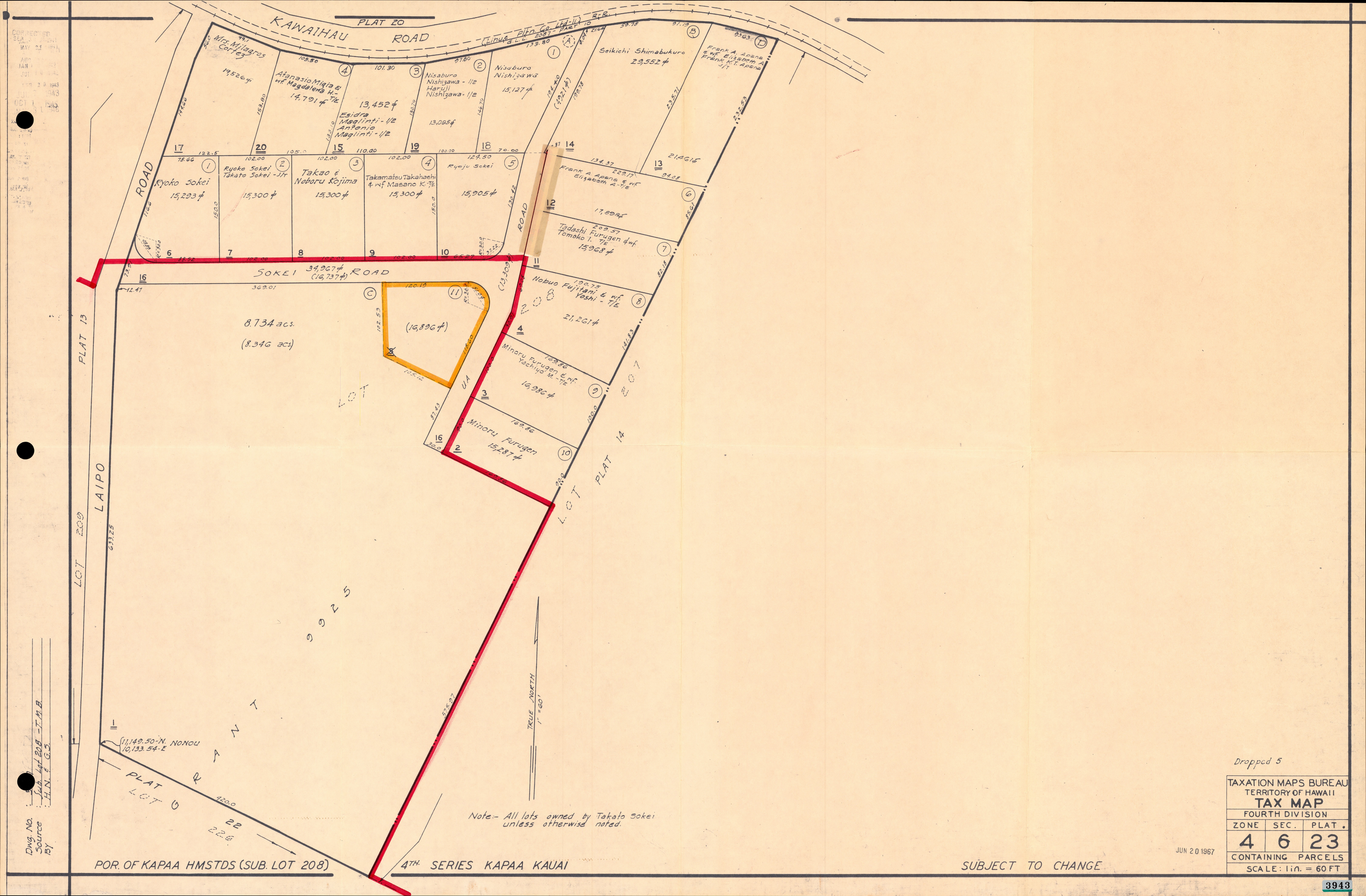
SECTION 7

SECTION 4

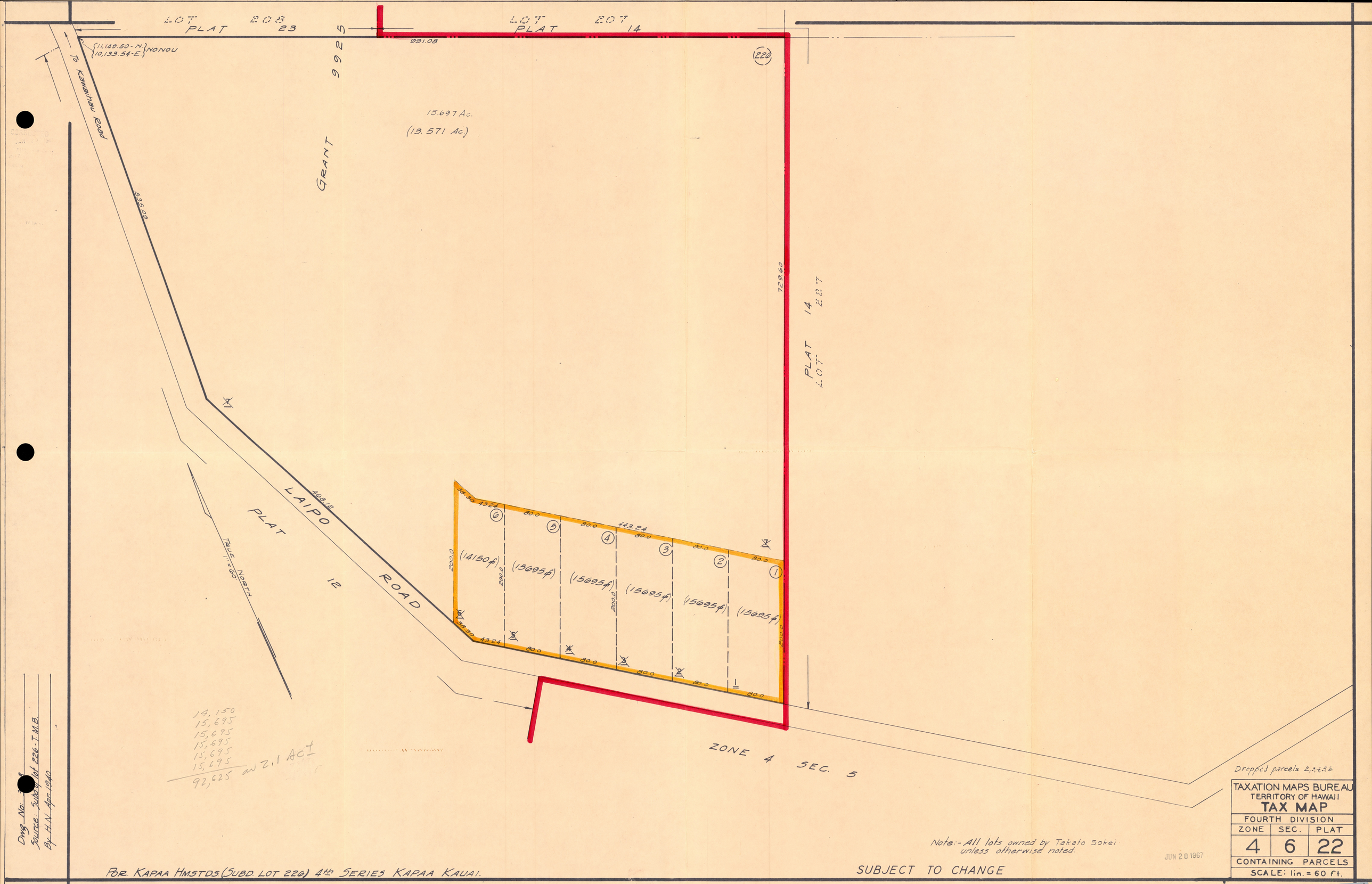
SECTION 3

SECTION 5

Gr. 8991 38.0 Acs.
Gr. 7516 27.7 Acs.
Gr. 7073 27.4 Acs.
Gr. 7024 22.8 Acs.
Gr. 5265 131.7 Acs.
Gr. 7353 35.5 Acs.
Gr. 7582 16.3 Acs.
Gr. 7626 Net. 34.84 Acs.
Gr. 7670 23.1 Acs. Net 21.2
Gr. 7803 20.3 Acs.
Gr. 7372 21.3 Acs.
Gr. 7807 22.0 Acs.
Gr. 7331 25.7 Acs.
Gr. 7284 21.5 Acs.
Gr. 7517 20.7 Acs.
Gr. 7331 23.4 Acs.
Gr. 7023 24.1 Acs.
Gr. 9073 29.1 Acs.
Gr. 7625 10.5 Acs.
Gr. 7283 19.5 Acs.
Gr. 7051 23.0 Acs.
Gr. 7365 41.4 Acs.
Gr. 6185 35.5 Acs.
Gr. 7139 35.5 Acs.
Gr. 8726 53.3 Acs.
Gr. 6460 36.2 Acs.
Gr. 7317 36.8 Acs.
Gr. 6887 31.7 Ac.
Gr. 7323 39.5 Acs.
Gr. 7602 Net. 21.54 Acs.
Gr. 7677 Net 21.6
S.H.A. 1139 Net 21.68
S.H.A. 1139 Net 17.80 Acs.
11335 419
Gr. 8035 10.82 Acs.
Gr. 8235 13.624 Acs.
Gr. 8334 Net. 15.47 Ac.
Gr. 8307 Net. 18.30 Acs.
Gr. 7079 Net 15.43
Gr. 8591 15.30 Acs.
Gr. 8130 16.07 Acs.
Gr. 9061 24.00 Acs.
Gr. 7059 17.01 Acs.
Gr. 7960 16.56 Acs.
Gr. 8812 Net. 15.80
Gr. 9347 Net 18.0 Ac.
Gr. 8079 Net. 1.27
Gr. 7266
Gr. 7625 Net 0.76
Gr. 8033 Net 0.87 Ac.
Gr. 9346 Net 0.30 Ac.
Gr. 7697 Net 0.9 Ac.
Gr. 7691 Net 1.02 Acs.
Gr. 8812 Net 1.04 Ac.
Net 27.43 Ac.
Net 16.76 Acs.
Net 17.27
Net 11.48 Acs.
Net 13.63
Net 16.50 Ac.
Net 0.97 Ac.
Net 0.91 Ac.
Net 1.03 Ac.
Net 1.45 Ac.
Net 1.15 Ac.
Net 1.11 Ac.
Net 1.10 Ac.
Net 0.88
Net 1.41 Ac.
S.H.A. 1342 Net 18.58 Ac.
S.H.A. 1350 16.62 Ac.
S.H.A. 1341 16.45 Ac.
S.H.A. 1343 21.87 Ac.
S.H.A. 1354
S.H.A. 1337 19.55 Ac.
S.H.A. 1330 13.06 Ac.
S.H.A. 1376 18.76 Ac.
S.H.A. 1375 18.14 Ac.
S.H.A. 1373 16.87 Ac.
S.H.A. 1374 18.19 Ac.
S.H.A. 1376 19.88 Ac.
S.H.A. 1732 22.38 Ac.
S.H.A. 1346 Net 16.04
S.H.A. 1334 Net 16.50 Ac.
S.H.A. 1335 Net 16.43
S.H.A. 1336 7.02 Ac.
S.H.A. 1339 Net 17.88 Ac.
S.H.A. 1338 Net 18.96 Ac.
S.H.A. 1340 Net 18.87 Ac.
S.H.A. 1344 Net 16.63
S.H.A. 1345 Net 16.76 Ac.
S.H.A. 1347 Net 16.63
S.H.A. 1348 Net 16.63
S.H.A. 1349 Net 16.63
S.H.A. 1350 Net 16.63
S.H.A. 1351 Net 16.63
S.H.A. 1352 Net 16.63
S.H.A. 1353 Net 16.63
S.H.A. 1354 Net 16.63
S.H.A. 1355 Net 16.63
S.H.A. 1356 Net 16.63
S.H.A.



KAWAIHAU ROAD
PLAT 20
(Linue Pltn. Co. Ltd-II) R.R.
G.L.E. 2087 - PART 10
Mrs. Milagros Cortez
19,526 ft
Atanasio Migia & wf. Magdalena H.-T/E
14,791 ft
13,452 ft
Esidra Maglinti - 1/2
Antonio Maglinti - 1/2
Nisaburo Nishigawa - 1/2
Haruji Nishigawa - 1/2
13,095 ft
Nisaburo Nishigawa
15,127 ft
Seikichi Shimabukuro
29,552 ft
Frank A. Apana & wf. Elizabeth A.
Frank K.T. Apana J/T
21,461 ft
Ryoko Sokei
15,293 ft
Ryoko Sokei
Takato Sokei - J/T
15,300 ft
Takao & Noboru Kojima
15,300 ft
Takamatsu Takahashi & wf. Masano K.-T/E
15,300 ft
Ryoju Sokei
15,905 ft
Frank A. Apana & wf. Elizabeth A.-T/E
17,898 ft
Tadashi Furugen & wf. Tomoko I. T/E
15,968 ft
Nobuo Fujitani & wf. Yoshi - T/E
21,261 ft
Minoru Furugen & wf. Yachiyo M.-T/E
16,986 ft
Minoru Furugen
15,287 ft
SOKEI ROAD
34,967 ft
(16,737 ft)
8.734 acs.
(8.346 acs)
(16,896 ft)
LOT 208
LOT 207
LOT PLAT 14
LOT 209
LAIPO
PLAT 13
PLAT 22
LOT 226
GRANT 9925
11,149.50-N. NONOU
10,133.54-E
TRUE NORTH
1" = 60'
Note:- All lots owned by Takato Sokei unless otherwise noted.
POR. OF KAPAA HMSTDS (SUB. LOT 208)
4TH. SERIES KAPAA KAUAI
SUBJECT TO CHANGE
Dropped 5
TAXATION MAPS BUREAU
TERRITORY OF HAWAII
TAX MAP
FOURTH DIVISION
ZONE 4
SEC. 6
PLAT. 23
CONTAINING PARCELS
SCALE: 1 in. = 60 FT
JUN 20 1967
3943


LOT 208
PLAT 23
LOT 207
PLAT 14
991.08
226
{11,149.50-N.
10,133.54-E.} NONOU
To Kawaihau Road
9925
GRANT
15.697 Ac.
(13.571 Ac.)
535.09
729.60
PLAT 14
LOT 227
LAIPO ROAD
PLAT 12
468.12
TRUE NORTH
1" = 60'
443.24
(14150 ft)
(15695 ft)
(15695 ft)
(15695 ft)
(15695 ft)
(15695 ft)
ZONE 4 SEC. 5
14,150
15,695
15,695
15,695
15,695
15,695
92,625 or 2.1 Ac±
Dropped parcels 2,3,4,5,6
Note:- All lots owned by Takato Sokei unless otherwise noted.
JUN 20 1967
SUBJECT TO CHANGE
Dwg. No.
Source: Subdy lot 226-T.M.B.
By H.N. Apr. 1940
POR. KAPAA HMSTDS (SUBD. LOT 226) 4th SERIES KAPAA KAUAI.
TAXATION MAPS BUREAU
TERRITORY OF HAWAII
TAX MAP
FOURTH DIVISION
ZONE 4
SEC. 6
PLAT 22
CONTAINING PARCELS
SCALE: 1in. = 60 ft.
3944