

A68-187

- AMFAC, INC. (Punko III)

w/d





- Residential
- Apartment
- Commercial
- Resort Commercial
- Public
- Hotel
- Park
- Open Area

10304-2-P
 R. M. TOWILL CORPORATION
 233 MERCHANT STREET
 HONOLULU, HAWAII

PHOTO MAP
 OF
LANDS IN THE VICINITY OF KAAPALI
 HANAKAOG, MAUI, HAWAII

Proposed Land Use

SCALE 1" = 400'
 DATE OF PHOTOGRAPHY 8-31-66

Land Use Commission

P. O. Box 2359 · Honolulu, Hawaii 96804

July 23, 1969

Amfac Properties
P. O. Box 3230
Honolulu, Hawaii 96801

Attention: Mr. Charles Farr, Staff Engineer

Subject: Rezoning Request
TMK: 4-4-06: portion of 1, Puukolii, Maui

Gentlemen:

Pursuant to your request to the Land Use Commission for an urban designation of the above subject area, please be advised that in order for the Commission to favorably consider your request, it desires a 5-year development schedule describing in detail your anticipated construction program which the Commission may consider as a condition to rezoning to urban all or portions of your request.

This information should be in writing to the Land Use Commission, P. O. Box 2359, Honolulu, Hawaii 96804, before August 1 or you may submit your statement to the Land Use Commission on August 1, in Kahului, Maui, at which time the Commission will consider adopting the Maui County district boundaries.

A copy of our time performance section is enclosed for your information.

Very truly yours,

RAMON DURAN
Executive Officer

Enclosure

September 3, 1968

Amfac Properties
P. O. Box 3230
Honolulu, Hawaii 96801

Attention: Mr. Charles Farr
Staff Engineer

Gentlemen:

This is to acknowledge receipt of your letter dated May 24, 1968 requesting the withdrawal of your petition to rezone a portion of Tax Map Key 4-4-06: parcel 1, located above Kaanapali, Maui.

This is also to confirm your telephone conversation of September 3, 1968 that a refund of \$50.00 for the filing fee was forwarded to your office under State Warrant #20466.

Very truly yours,

RAMON DURAN
Executive Officer

cc: Maui Planning Comm.

2417
amfac properties

745 Fort Street
Telephone 58-511
MAILING ADDRESS:
P.O. Box 3230
Honolulu, Hawaii 96801

May 24, 1968

Mr. Ramon Duran, Director
State Land Use Commission
426 Queen Street
Honolulu, Hawaii 96813

RECEIVED

MAY 28 1968

State of Hawaii
LAND USE COMMISSION

Dear Mr. Duran:

On April 15, 1968, we submitted a request to amend the land use district boundaries as shown on Tax Map Key 4-4-06: portion 1 at Kaanapali, Maui, for an area of approximately 28 acres.

A letter dated May 22, 1968 from the Maui Planning Commission to you recommended denial for this requested change. The basis for denial was that the area is planted in sugar cane and that the lands are not needed in the foreseeable future for urbanization.

We can accept this determination that it is the opinion that we are premature at this time and, therefore, withdraw our application. Perhaps in February or March of 1969 when you are making boundary adjustments and we have more definite plans, this matter can be examined again at that time.

Thank you very much for your consideration and time spent on this request.

Very truly yours,

AMFAC PROPERTIES
a division of AMFAC, INC.

Charles Farr

Charles M. Farr
Staff Engineer

CMF:ms

cc: Messrs. Earl Stoner
Bill McCarthy
Robert Ohata

2413

JOSEPH S. MEDEIROS, JR., CHAIRMAN
YOSHIKAZU MATSUI, VICE-CHAIRMAN
G. ALAN FREELAND, MEMBER
WILLIAM HONG, MEMBER
ADRIAN HUSSEY, 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 COMMISSION

COUNTY OF MAUI

POST OFFICE BOX 1487

KAHULUI, MAUI, HAWAII 96732

May 22, 1968

RECEIVED

MAY 24 1968

State of Hawaii
LAND USE COMMISSION

Mr. Ramon Duran, Director
State Land Use Commission
426 Queen Street
Honolulu, Hawaii 96813

Dear Mr. Duran:

The Maui Planning Commission at its meeting of May 21, 1968, voted unanimously to recommend denial of a change of district boundary request from Amfac, Inc., for 28 acres in Kaanapali from Agricultural to Urban. The recommendation against the request is based on the following:

1. The area is planted in sugar cane.
2. The lands are not needed in the foreseeable future for urbanization. Approximately 100 acres makai of this particular parcel is presently classified urban. Of this amount, 30 acres is presently being developed as a planned development housing project. It will be some time before additional land for urbanizing is required in this area.
3. Although the County's General Plan calls for residential use for this area, the Commission feels extension is premature.

Very truly yours,

ROBERT O. OHATA
Planning Director

cc: Amfac, Inc.

State Form B14

STATE OF HAWAII

Department of Planning
and Economic Development

Department, Bureau or Commission

OFFICIAL
RECEIPT

No. 260

April 18 1968

RECEIVED from Ampac, Inc.

Fifty and no/100

DOLLARS

LUC - filing fee

\$ 50.00

Ether Umeda

Public Accountant

April 16, 1968

Planning Commission
County of Maui
P. O. Box 1487
Kahului, Maui

Attention: Mr. Robert Ohata, Director

Gentlemen:

Pursuant to Section 98H-4, RLH 1955, as amended, and Act 32 SLH 1965, we are enclosing a copy of petition for amendment to the land use district boundaries submitted by Amfac, Incorporated, together with supporting data.

Act 32 provides that within 45 days after receipt of the petition, the Commission of the County wherein the land is located shall forward its comments and recommendations to the Land Use Commission. It also provides that upon written request by the County Planning Commission, the Land Use Commission may grant an extension of not more than 15 days for the receipt of such comments and recommendations.

Very truly yours,

RAMON DURAN
Executive Officer

Encl.

State Form B14

STATE OF HAWAII

OFFICIAL
RECEIPT

No. 197

Land Use Commission

Department, Bureau or Commission

April 15 1968

RECEIVED from

Ampac, Inc.

Fifty & no/100

DOLLARS

Petition for Boundary Change

\$ 50⁰⁰

Don H. Hawkins

Public Accountant

STATE OF HAWAII
LAND USE COMMISSION

426 Queen Street
Honolulu, Hawaii

RECEIVED

APR 15 1968

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 _____

A68-187

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 M-2 Lahaina Quadrangle 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:

(See attached map)

Cane land mauka of Kaanapali beach rock.

9-9-06: jur of l
28 Act

Petitioner's interest in subject property:

Fee simple ownership

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

The Wahikuli ditch forming the mauka boundary impedes the economical cultivation of sugar cane within said parcel of the parcel for which reclassification is requested. The request is also made to produce a natural barrier for an orderly construction of homes in the area

(1) The petitioner will attach evidence in support of the following statement:
(see attached sheet)

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):

(See attached sheet)

(a) The land is usable and adaptable for the use it is proposed to be classified.

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

Signature(s)

Charles Farr

AMFAC, INC.

P. O. Box 3230

Address:

Honolulu, Hawaii

Telephone:

585-214

Petitioner's reason(s) for requesting boundary change: (continued)
below the ditch.

- (1) In order to produce the desired number of residences for Kaanapali and to have an orderly and logical development without causing many engineering problems to the cane fields, the Wahikuli ditch is a convenient divider for the land use classification. It has been proposed for residential use by the Maui 701 plan.

- (2) (a) The land is excellent for residential use and lends itself naturally to environmental development. It is served with domestic water, sewer, electric power and a county road.