A68-189 AMFAC, INC. (Lahaina)

State Capitol · Honolulu, Hawaii 96804
Land Use Commission

July 23, 1969

Mr. Charles Farr
Amfac, Inc.
P. O. Box 3230
Honolulu, Hawaii

Subject: Rezoning Application by Amfac, Inc.
A68-189: Tax Map Key 4-5-15: portion of 1
Lahaina, Maui
25.7 acres from Agricultural to Urban

A68-190: Rezoning Application by Amfac, Inc.
Tax Map Key 4-4-06: portion of 1
Kaanapali, Maui
48.2 acres from Agricultural to Urban

Dear Mr. Farr:

Act 187 of the 1961 Legislature, the State Land Use Law, provides for a mandatory periodic 5-year review of the State land use district boundaries as established by the Land Use Commission. Since the current boundaries were established in August of 1964, the Land Use Commission is in the process of re-establishing these district boundaries.

Since the above petitioner requested and received a reclassification of their lands from Agricultural to Urban after the establishment of the permanent district boundaries in 1964, the Commission requests that you submit a progress report on the development of this property and a tentative schedule of development for the next five years before it reclassifies the lands in the County of Maui in the appropriate district.

A meeting has been scheduled for August 1 at the Kahului Library at 7 p.m., Kahului, Maui, to consider and enact the Maui County district boundaries.

You may submit a written statement to the Commission, P. O. Box 2359, Honolulu, Hawaii 96804, or appear at the Land Use Commission meeting on August 1, at Kahului, Maui, and present a verbal status report.

Very truly yours,

RAMON DURAN
Executive Officer

September 16, 1968

Amfac, Inc.
P. O. Box 3230
Honolulu, Hawaii

Attention: Mr. Charles Farr

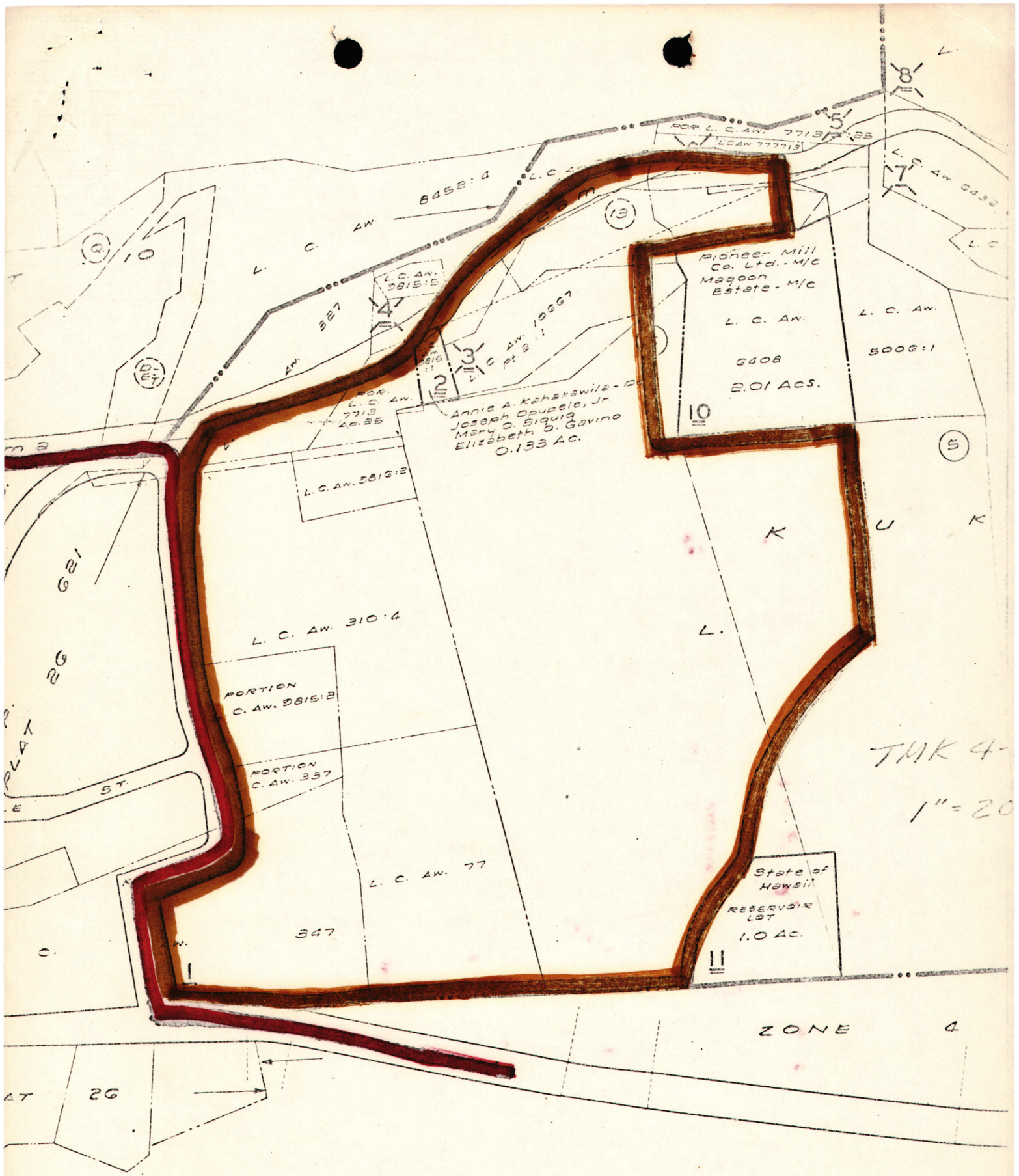
Gentlemen:

The petition by Amfac, Inc. (A68-189) to amend the land use district boundaries from an Agricultural District into an Urban District at Lahaina, Maui, identifiable by Tax Map Key 4-5-15: 1, was approved by the Land Use Commission at its meeting on September 13, 1968.

Very truly yours,

RAMON DURAN
Executive Officer

cc: Planning Dept., Maui
Dept. of Taxation
Dept. of Land & Nat. Res.


L. C. AW. 8452:4
L. C. AW. 3827
L. C. AW. 3815:5
L. C. AW. 10067 Pt 2 :1
L. C. AW. 3815:1
POR. L. C. AW. 7713 Ap. 25
L. C. AW. 3815:2
Annie A. Kahalewila-D
Joseph Opuaele, Jr.
Mary O. Siguia
Elizabeth S. Govino
0.133 Ac.
Pioneer Mill Co. Ltd. - M/C
Magoon Estate - M/C
L. C. AW. 6408
2.01 ACS.
L. C. AW. 5006:1
L. C. AW. 310:4
PORTION C. AW. 3815:2
PORTION C. AW. 337
L. C. AW. 77
347
State of Hawaii
RESERVOIR LOT
1.0 AC.
ZONE 4
TMK 4-
1"=20
L. C. AW. 7713
TMK 4-5-15
5C. 1"=200'
A68-139

STATE OF HAWAII
LAND USE COMMISSION

Minutes of Meeting

Molokai Community Center
Kaunakakai, Moloaki

September 13, 1968 - 2:30 p.m.

Commissioners Present: C. E. S. Burns, Jr., Chairman
Wilbert Choi
Shelley Mark
Alexander Napier
Goro Inaba
Leslie Wung
Shiro Nishimura
Keigo Murakami

Commissioners Absent: Sunao Kido

Staff Present: Ramon Duran, Executive Officer
Ah Sung Leong, Planner
George Pai, Legal Counsel
Dora Horikawa, Stenographer

Chairman Burns swore in persons planning to testify before the Commission.

HEARING

PETITION BY MOLOKAI RANCH, LTD. (A68-192) TO RECLASSIFY 6,800 ACRES FROM AGRICULTURAL TO URBAN AT THE WEST END OF MOLOKAI

Prior to the presentation of the staff report, Mr. Duran pointed out on the map the property under discussion and the other land uses on the Island of Molokai.

It was recommended by staff that an area sufficient to accommodate a 10-year growth, 1,460 acres, be rezoned to the Urban District. However, it was further recommended that the consultants be requested to review and comment on this application before final action is taken by the Commission. (See copy of report on file.)

Chairman Burns noted that the Maui Planning Commission had recommended approval of the petition and wondered what the County's responsibilities were in terms of supplying water, etc., to the project.

See pg. 7

Mr. Duran cautioned the Commission that a precedent might be set if the criteria for rezoning is based on the petition being supported by a financially sound institution. Thus, any petition for 5,000 or 10,000 acres may be reclassified when the justification is primarily financial backing. He further submitted that 6,800 acres represented a fantastic area to be developed in 10, 15 or even 20 years and that a realistic survey should be made and a timetable prepared for the Commission's review.

Chairman Burns concurred that the Executive Officer's point of view represented the Commission's thinking.

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

ACTION

PETITION BY AMFAC, INC. (A68-189) TO RECLASSIFY 25.7 ACRES FROM AGRICULTURAL TO URBAN AT LAHAINA, MAUI

A recommendation for approval of the petition by staff was based on the need for additional urban lands for low-cost employee housing in Lahaina and the fact that the existing subdivision is 100% developed and sold. (See copy of report on file.) As additional information, Mr. Leong read a letter from Colonel Walter Winegar, Deputy Division Engineer of the Corps of Engineers, expressing doubt that the "development would have any appreciable effect on flood flows since the area of the development would be less than 1 percent of the total drainage area".

Commissioner Murakami moved for approval of the petition as recommended by staff, seconded by Commissioner Napier, and the motion was carried by the following votes:

Ayes: Commissioners Nishimura, Napier, Choi, Mark, Murakami, and Inaba

Nays: Commissioner Wung

Abstain: Chairman Burns

PETITION BY AMFAC, INC. (A68-190) TO RECLASSIFY 48.2 ACRES FROM AGRICULTURAL TO URBAN AT KAANAPALI, MAUI

Mr. Duran advised that the recommendation for approval had been made by staff since the area is part of the Kaanapali resort destination area, characterized by city-like concentrations of

STATE OF HAWAII

LAND USE COMMISSION

VOTE RECORD

ITEM A68-189 - Amfac, Incorporated (Lahaina) DATE September 13, 1968

PLACE Molokai Community Center TIME 2:30 p.m.

	YES	NO	Absent	Abstain
NISHIMURA, SHIRO	✓			
NAPIER, ALEXANDER	✓			
CHOI, WILBERT	✓			
KIDO, SUNAO			✓	
MARK, SHELLEY	✓			
MURAKAMI, KEIGO	✓			
WUNG, LESLIE	✓	✓		
INABA, GORO	✓			
BURNS, C. E. S.				✓

COMMENTS:

Approve carried

STATE OF HAWAII
LAND USE COMMISSION

MEMORANDUM

September 13, 1968

TO: LAND USE COMMISSION

FROM: STAFF

SUBJECT: A68-189 - AMFAC - LAHAINA

A public hearing was held on July 26 '68 on this request to redistrict 25.7 acres of land situated at Lahaina, Maui, from an Agricultural to an Urban classification for a residential development for employees of Pioneer Mill Company, Limited.

Approval of the request was recommended by the Maui County Planning Commission because additional houselots for workers in Lahaina are urgently required, that additional cane land elsewhere will be provided to make up for the loss of cane lands and the change conforms to the Maui General Plan.

The Land Use Commission staff also recommended approval since the need for additional urban lands for low-cost employee housing in Lahaina has been demonstrated by the fact that the existing subdivision still under construction is 100% sold and that there is presently a waiting list containing names in excess of 150 families.

Mr. Charles Farr, staff engineer for Amfac, testified that the areas presently in cane within the Urban District in the vicinity of Kahoma Stream would not be feasible for low-cost employee housing development since:

1. The land is expensive that is near the sea and is zoned by the County for apartment use,
2. Water is not readily available and the cost to provide it would increase the cost of the homes beyond the low-income level,
3. The flood problem would have to be resolved.

Both the staff and Mr. Farr were queried about the possibility of compounding the flood problem if the subject area is developed for residential use.

In this regard, we have received a letter from a Mr. Norman M. Saito, the petitioner's consulting engineer with offices at Wailuku, Maui, stating in part:

> "We have reviewed this matter and found that this improvement will have very little effect on the total flow. In fact, it would benefit the Lahaina business district in that a definite pattern of flow towards the stream will be established. At present flood waters from this area could flow down Lahainaluna Road into town."

A letter from Mr. Earl Stoner, Jr., Administrative Assistant to the President of Amfac Properties, dated September 4, 1968, refers to Mr. Saito's report and adds that in the past as well as in all future developments, they have attempted to satisfactorily control flood water runoff so as not to cause additional problems to the lower makai areas.

The staff has also solicited comments from the U. S. Army Corps of Engineers and the U. S. Soil Conservation Service.

Mr. Fred Haughton, State Conservationist with the U. S. Soil Conservation Service, states that:

> "We could find little evidence of water runoff or erosion from the cane fields flowing into Kahoma Stream. Structural measures applied to Kahoma Stream for flood prevention will protect about 50 acres of lower cane lands plus the abandoned pineapple cannery, a few establishments, and residences."

He also indicated that the Corps of Engineers have reopened their studies for flood control in this area. In this regard, we have received a letter from Colonel Walter Winegar, Deputy Division Engineer of the Corps of Engineers acknowledging our request for information on the Kahoma Stream flood problem and stating that a report will be forthcoming as soon as field investigations are completed. * read 2 noted paragraphs in 2nd letter.

Therefore, in view of the above, the staff again recommends approval of this petition. The report referred to by Col. Winegar has since been recd and here are some of his comments:

2520

DEPARTMENT OF THE ARMY
PACIFIC OCEAN DIVISION, CORPS OF ENGINEERS
FORT ARMSTRONG
HONOLULU, HAWAII 96813

IN REPLY REFER TO:

PODGM/POHGP

10 September 1968

RECEIVED
SEP 11 1968
State of Hawaii
LAND USE COMMISSION

Mr. Ramon Duran, Executive Officer
Department of Planning and Economic Development
Land Use Commission
426 Queen Street
Honolulu, Hawaii 96813

Dear Mr. Duran:

This is in further reply to your letter of 1 August 1968 requesting flood plain information for Kahoma Stream, Maui, and Alenaio Stream, Hawaii. We have reviewed available information, and Engineers from this office and Honolulu District office have inspected the areas in the field.

The inclosed map of the Lahaina vicinity shows outlines of the flooded areas for the two greatest recorded floods on Kahoma Stream, those of May 1960 and December 1961, and the probable extent of flooding for the flood estimated to have an average exceedence of once in 100 years.

At least 13 damaging rainstorm floods have occurred in Lahaina since 1900. The floods of 1938, 1951, 1960, and 1961 caused severe damage. In addition to rainstorm floods, damaging tsunamis occurred in 1946 and 1960.

The Honolulu District, Corps of Engineers, office is now investigating a flood control project for Kahoma Stream with a report scheduled for FY 1970. A project previously was investigated under Public Law 685, and a plan for a concrete-lined flood channel was found to be feasible. However, the County of Maui was unable to provide necessary funds under the cost-sharing provision of this authority. The authority under which the present study is being made does not require a contribution from local interests for construction costs.

Channel encroachment has aggravated the flood situation on Kahoma Stream. Dumping of trash into the channel is evident in many locations causing a reduction in channel capacity. Measures to prevent dumping and other channel encroachment in the area proposed for urban development are essential to maintain flow capacity and minimize future flooding.

• The 100 yr flood would cover an area of roughly 200 acres and encompasses most of the area that is presently vacant in the Urban District

PODGM/POHGP 10 September 1968

Mr. Ramon Duran, Executive Officer

Here is another comment from Col. Winegar –

The proposed urbanization probably will increase runoff from the developed land. However, it would also be expected to quicken the runoff, and since the location is far downstream in the drainage basin, high runoff may be essentially complete before the main peak of the stream arrives. In any case, it is doubtful if development would have any appreciable effect on flood flows since the area of the development would be less than 1 percent of the total drainage area.

Alenaio Stream normally has little flow and does not have a history of frequent flooding. It does, however, have an appreciable flood potential as evidenced by the flood of 25 July 1966 which caused severe damage in downtown Hilo. The peak discharge on Alenaio Stream at Kapiolani Stream was estimated to be 2,800 cfs during this flood. There is no record of severe flooding in the areas proposed for development at the Komohana-Kukuau intersection. These areas are believed to be reasonably free from danger of flooding from Alenaio Stream, except for the part lying immediately adjacent to the stream. Since the channel here is poorly defined and does not have characteristics favorable to conveying high flow, it is considered advisable to reserve some distance between the stream and adjacent development for a floodway.

The Corps of Engineers has no plan for flood control on Alenaio Stream, but it is understood that the Soil Conservation Service is investigating a possible project there.

The effect of the proposed development on floods would be similar to that on Kahoma Stream in that it would be expected to increase and quicken runoff but probably would not increase flood peaks. The area involved is again less than 1 percent of the total drainage area.

Sincerely yours,

Walter L. Winegar

WALTER L. WINEGAR
Colonel, Corps of Engineers
Deputy Division Engineer

1 Incl
Flood map

Copies Furnished:
State of Hawaii, Div of Water &
Land Development w/inclosure
DistEngr Honolulu w/o inclosure

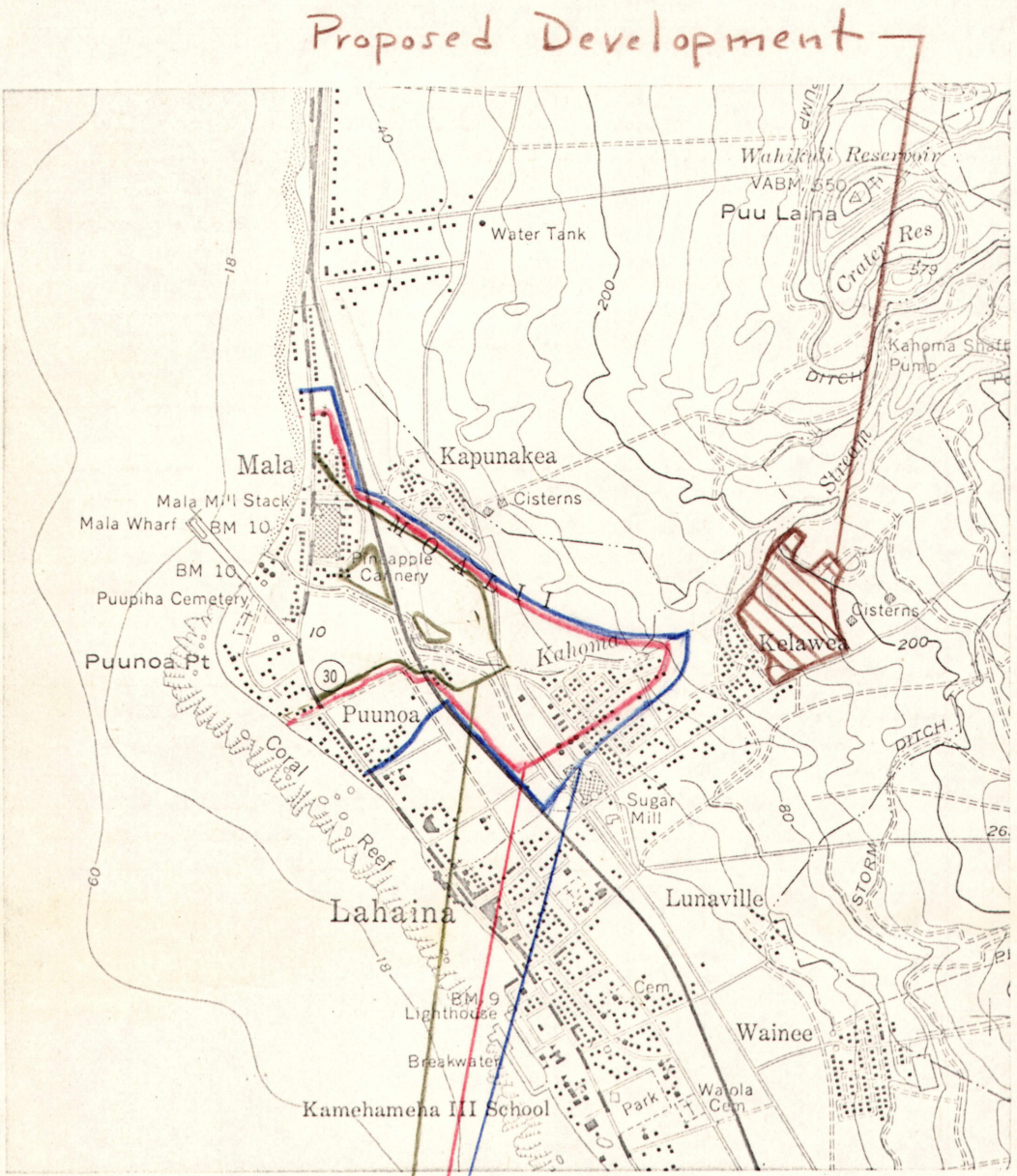

Proposed Development
Wahikuli Reservoir
VABM 550
Puu Laina
Water Tank
Crater Res
579
Kahoma Shaft
Pump
DITCH
Stream
Mala
Kapunakea
Mala Mill Stack
Mala Wharf
BM 10
Cisterns
BM 10
Pineapple Cannery
Puupiha Cemetery
Puunoa Pt
Kahoma
Kelawea
Cisterns
Puunoa
DITCH
Coral Reef
Sugar Mill
Lahaina
Lunaville
STORM
BM 9
Lighthouse
Cem
Wainee
Breakwater
Park
Waiola Cem
Kamehameha III School
100-yr Flood (9000 cfs) about 200 Ac
Flood of May 1960 (7750 cfs) about 150 Ac
Flood of Dec 1961 (3400 cfs) about 100 Ac

Fig 1

September 4, 1968

Amfac, Inc.
P. O. Box 3230
Honolulu, Hawaii

Attention: Mr. Charles Farr

Gentlemen:

The Land Use Commission next meets at 2:30 p.m. at the Molokai Community Center, Kaunakakai, Molokai, on September 13, 1968.

On or about that time a decision on the following petitions by Amfac, Inc. will be rendered:

A68-189 - TMK 4-5-15: portion of 1, Lahaina, Maui

A68-190 - TMK 4-4-06: portion of 1, Kaanapali, Maui

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

2503

ASL

UNITED STATES DEPARTMENT OF AGRICULTURE
SOIL CONSERVATION SERVICE

440 Alexander Young Building
Honolulu, Hawaii 96813

August 23, 1968

RECEIVED
AUG 27 1968
State of Hawaii
LAND USE COMMISSION

Mr. Ramon Duran
Executive Officer
Land Use Commission
426 Queen Street
Honolulu, Hawaii 96813

See A68-193 Goo folder ASC

Dear Mr. Duran:

This is in response to your request of August 1 for information on flood problems on properties near the Kahoma Stream, Maui, and the Alenaio Stream, Hawaii. Both areas have been surveyed by our soil scientists under the National Cooperative Soil Survey Program. Our watershed project planners have also made reconnaissance surveys near these areas for flood prevention project possibilities. Information which may be pertinent to the petition for land use changes are attached.

We hope the material will be of help to you in acting on the land use change petitions. If we can be of further help on this matter or on future petitions, please feel free to contact us.

Sincerely yours,

Fred Haughton

Fred Haughton
State Conservationist

Attachments

ATTACHMENT 1

Information for the Land Use Commission on property near the Kahoma Stream, Lahaina, Maui, described in correspondence of August 1, 1968, from Mr. Duran to the Soil Conservation Service:

1. The following excerpts from a report to the State Conservationist, dated March 21, 1963, describes the flood areas and early flood control proposals. We understand that since the above report, the Corps of Engineers have reopened their studies for flood control in this area.

> "The Kahoma Stream watershed extends from Puu Kukui at elevation 5788 ft. to sea level at the stream outlet at Mala. The 3200 ac. drainage area of the stream is comprised of approximately 220 ac. of Forest Reserve lands, 250 ac. of pasture lands, 100 ac. of cane land, and the remaining 650 ac. in steep, non-use valley lands. The Kahoma and Kanaha Streams join at a point approximately 8000 feet above the outlet to form the main Kahoma Stream which is deeply entrenched until it reaches the vicinity of the Pioneer Mill Company mill. Observations of overbanking at the cane haul road bridge to the mill were made by company officials. Evidence of depositions of various sized boulders from this point upstream indicate that channel blockage may have caused some of the flooding. The same type of boulders were observed as far as 2½ miles above the bridge, indicating that the boulders were originating from the upper reaches of the watershed.
>
> "A field examination and review of reports in our files indicate that while there is some erosion from the cane fields as well as mauka pastures, only a minor amount get into the stream channel. Most of this silt is dropped on the fields to the south of Lahaina and some flow into the ocean through the Kauaula Stream.
>
> "We could find little evidence of water runoff or erosion from the cane fields flowing into Kahoma Stream.
>
> "Structural measures applied to Kahoma Stream for flood prevention will protect in the neighborhood of 50 acres of lower cane lands plus the abandoned pineapple cannery, a few establishments and residences.
>
> "Review of the files indicated that SCS had made several studies of this area with the thought of applying PL-566 authority. We also checked the "Flood Control and Flood Water Conservation in Hawaii" Volume II recently released by the Department of Land and Natural Resources. We reviewed the Corps of Engineers Reconnaissance Report on Kahoma Stream

of September 28, 1962, after returning to Honolulu. The latter report indicates that a feasible channel enlargement could be developed to prevent some $42,300 annual damages at a cost of $930,000 (annual cost $41,200) under PL-685 authority. Benefit-cost ratio was stated as 1.03:1.0. The report "recommends no further study be made of Kahoma Stream under PL-685 and that the authorized survey investigation be undertaken when funds are made available." This report indicates that Maui County (local interest) was unable to contribute their share of the cost estimated at $530,000.

"Conclusions: A structural program may involve (1) a diversion above town taking the flow to the north of Lahaina into a gully for conveyance to the ocean, or (2) a channel improvement with a debris basin to remove the bigger boulders from the flow, or (3) a channel improvement and realignment without an adequate debris basin but with carefully designed high wall channel to contain the debris and with a rigid clean-out program.

"The relation of land treatment to any structural program on this channel is minor, however, the need for a conservation program on the pasture and cane lands is indicated. Pastures are generally in poor condition as evidenced by the number and size of land scars. Silt from these pastures pours onto the cane fields below and into field roads and main canals.

"Cane fields themselves contribute some silt to roads and canals, however, they are fairly stable when covered. Runoff from fields is channeled into draws and roads causing excessive gullying and filling the canals with sediment. Many road surfaces are washed out completely after storms and sediment deposits on lower roads, highways, fields, and residences result in costly repair.

"In view of the fact that Kahoma Stream might be a feasible flood control project, although the Corps of Engineers report only a benefit-cost ratio of 1.03:1.00 (we require at least a 1.2:1.0), it is possible that some program could be developed on the remaining lands on the West Maui coastal area, at least a land treatment program is needed to protect the fields themselves."

2. A soils description and pertinent interpretations covering the parcel in question follow:

The soils in this area are mapped as the Wahikuli series. Soils of the Wahikuli series are 20 to 40 inches deep, well-drained silty clays developed from basic igneous rock and are influenced by volcanic ash. Where the soils are not cultivated, the dominant vegetation is kiawe, feather fingergrass, bermudagrass, and uhaloa. The annual rainfall is 12 to 20 inches. Mean annual air temperature is about 75°F.

The Wahikuli soils is a dark reddish-brown silty clay. The surface layer is about 15 inches thick. Bedrock occurs at about 30 inches.

The subsoil has high bearing capacity, low compressibility, stable slopes, and low to moderate shrink-swell potential. This soil is suitable as a foundation site for low buildings with slight limitations for urban development.

Slopes range from 3 to 8 percent. Most of this area is nonstony. However about 25 percent of this area is stony and very stony.

Almost all of this soil is used for sugarcane. With irrigation, this soil is suited for sugarcane, pineapple, and a wide variety of truck crops. Without irrigation, it is suited for pasture.

LIMITATIONS AND HAZARDS FOR SPECIFIC USES

Soil	Low Buildings	Streets	Parking Lots	Lawns and Golf Fairways	Septic filter fields (Cesspools)	Play Areas (Organized Games)	Paths and Trails
Wahikuli silty clay, 3 to 8 percent slopes	None to slight.	None to slight.	Moderate. Gentle slopes.	None to slight.	None to slight.	Moderate. Gentle slopes.	None to slight.

LIMITATIONS AND HAZARDS FOR SPECIFIC USES

The table rates the soils described on this site in terms of limitations for low buildings, streets, parking lots, laws and golf fairways, septic filter fields, play areas, and paths and trails. The degree of limitation assigned to the soil indicates the severity of problems that can be expected. At a price, almost any limitation can be overcome. The decision as to whether or not a soil will be used for a specific purpose regardless of its limitation is beyond the scope of this information. This information is not intended to eliminate onsite investigations.

The four degrees of soil limitations are:

1. None to slight limitations

   These soils have few, if any, limitations for use.

2. Moderate limitation

   These soils have one or more characteristics which limit their use. Correcting these limitations will increase the installation and maintenance costs.

3. Severe limitation

   These soils have one or more characteristics which seriously limit their use. It may be possible to correct these problems, however, the cost is usually high.

4. Very severe limitation

   These soils have one or more characteristics which very seriously limit their use. The limitations are very difficult to correct and cost will be very high.

LUC MEETING - JULY 26, 1968 - LAHAINA DISTRICT COURT

QUESTIONS THAT NEED TO BE ANSWERED

Amfac - Lahaina - A68-189

1. With the development of that area, can they compound the flooding control problem further makai of _____ (inaudible).

   RD - We can investigate that.

2. Commissioner Choi - Would this subdivision cause further flooding and whether or not you were planning to drain the water into the stream. Could you work on that with the staff?

3. Commissioner Inaba - Why are you getting into prime agricultural lands for a low-cost housing development?

Amfac - Kaanapali - A68-190

1. Commissioner Nishimura - What is the density in the Kaanapali area?

   RD - County must determine that.

2481

ASC

DEPARTMENT OF THE ARMY
PACIFIC OCEAN DIVISION, CORPS OF ENGINEERS
FORT ARMSTRONG
HONOLULU, HAWAII 96813

IN REPLY REFER TO:

PODGM

RECEIVED
AUG 7, 1968
State of Hawaii
LAND USE COMMISSION

6 August 1968

Mr. Ramon Duran
Executive Officer
Land Use Commission
426 Queen Street
Honolulu, Hawaii 96813

Dear Mr. Duran:

We have received your letter of 1 August requesting Flood Plain Information for Kahoma Stream, Maui, and Alenaio Stream, Hawaii.

The information requested is very detailed and not fully available. However, this Office and our Honolulu District Office will compile all information available in addition to inspecting the areas involved. We will send you a letter report as soon as the office and field investigations can be completed.

Sincerely,

Walter L. Winegar

WALTER L. WINEGAR
Colonel, Corps of Engineers
Deputy Division Engineer

FODGM

6 August 1968

Mr. Ramon Duran
Executive Officer
Land Use Commission
426 Queen Street
Honolulu, Hawaii 96813

Dear Mr. Duran:

We have received your letter of 1 August requesting Flood Plain Information for Kahoma Stream, Maui, and Alenaio Stream, Hawaii.

The information requested is very detailed and not fully available. However, this Office and our Honolulu District Office will compile all information available in addition to inspecting the areas involved. We will send you a letter report as soon as the office and field investigations can be completed.

Sincerely,

WALTER L. WINEGAR
Colonel, Corps of Engineers
Deputy Division Engineer

NORMAN M. SAITO
CONSULTING ENGINEER
P. O. BOX L
WAILUKU, MAUI, HAWAII 96793

TELEPHONE 35-278

August 2, 1968

RECEIVED
AUG 7, 1968
State of Hawaii
LAND USE COMMISSION

Mr. Rom Duran
Executive Officer
Land Use Commission
426 Queen Street
Honolulu, Hawaii

Dear Mr. Duran:

I understand you are concerned about the added storm water into Kahoma Stream which the proposed Amfac Properties Inc.'s Kelawea Mauka Subdivision would contribute.

We have reviewed this matter and found that this improvement will have very little effect on the total flow. In fact, it would benefit the Lahaina business district in that a definite pattern of flow towards the stream will be established. At present, flood waters from this area could flow down Lahaina-luna Road into town.

Our computations for the run-off from the improvement area consisting of roughly 30 acres show a maximum flow of 133 cfs as a subdivision, 133 cfs as a newly harvested cane field or 72 cfs with growing cane. Any flow from a cane field would be heavily silted and would add to the pollution. Our computations were based on a rainfall of 6.8 inches per hour rather than the 5.6 from the Corps of Engineers report.

Comparing these figures with the flood flow of 7,750 cfs established by the Corps of Engineers or their proposed 8,800 cfs design in their report dated April 14, 1967 the contribution from this subdivision is insignificant.

Very truly yours,

Norman M. Saito

Norman M. Saito
Consulting Engineer

NMS:nu

August 2, 1968

Mr. Rom Duran
Executive Officer
Land Use Commission
426 Queen Street
Honolulu, Hawaii

Dear Mr. Duran:

I understand you are concerned about the added storm water into Kahoma Stream which the proposed Amfac Properties Inc.'s Kelawea Mauka Subdivision would contribute.

We have reviewed this matter and found that this improvement will have very little effect on the total flow. In fact, it would benefit the Lahaina business district in that a definite pattern of flow towards the stream will be established. At present, flood waters from this area could flow down Lahaina-luna Road into town.

Our computations for the run-off from the improvement area consisting of roughly 30 acres show a maximum flow of 133 cfs as a subdivision, 133 cfs as a newly harvested cane field or 72 cfs with growing cane. Any flow from a cane field would be heavily silted and would add to the pollution. Our computations were based on a rainfall of 6.8 inches per hour rather than the 5.6 from the Corps of Engineers report.

Comparing these figures with the flood flow of 7,750 cfs established by the Corps of Engineers or their proposed 8,800 cfs design in their report dated April 14, 1967 the contribution from this subdivision is insignificant.

Very truly yours,

Norman M. Saito

Norman M. Saito
Consulting Engineer

NMS:nu

From DLNR (DOWALD)
Kazu Hayashida
(Flood Control Engr)

KAHOMA STREAM FLOOD CONTROL PROJECT

Lahaina, Maui, Hawaii

Authorization

A detailed project report was completed under Section 205 of the Flood Control Act of 1948. Rivers and Harbors Act of 1960 and 1962 authorizes a survey.

Physical Background

The Kahoma drainage basin is situated on the northwest or leeward side of the West Maui Mountains on the island of Maui. Kahoma Stream, the principal watercourse in the drainage basin of 11 square miles, originates in the West Maui Mountains and flows westward to the sea at an average gradient of 700 feet per mile. During heavy rains, surface water precipitates down the steep mountain slopes, collects in the stream and rushes down to flood the flatter coastal lands.

From May to September the prevailing northeast tradewinds bring frequent showers but only occasionally produce heavy rainfall. The more intense precipitation occurs from October through April when the area is susceptible to cyclonic storms which bring extremely moist air from the leeward direction and produce orographic rainfall when the air is forced upward by the mountain barrier. Also, during this winter period, cold frontal passages quite commonly produce heavy precipitation. The median annual rainfall in the basin varies from 13 inches at the coast to 400 inches in the upper reaches.

Flood Problem

Because of the steepness of the terrain, flood waters flow at extreme velocities and with little or no warning inundate the Lahaina area at the coast. As a result, extensive damages have occurred to buildings, land, crops, and other improvements.

Lahaina, formerly the capital of Hawaii, is a major tourist destination area. In recent years, the community has been actively restoring many of the historic sites and the urban section has added a shopping center and additional hotel units to accommodate the increasing number of visitors to the area. More residential subdivisions are being developed for people who support the hotel and other resort facilities. A large portion of the basin lands is in sugar cane, a major industry in Hawaii.

A flood disaster will certainly hinder the tremendous strides taken in developing the Lahaina area. To maintain the present momentum, flood waters must be controlled as soon as possible.

Kahoma Stream Flood Control Project

Proposed Solution

To cope with the flood problem, the local agencies have improved about 4,000 feet of the channel but with the growth of the area, the residents now desire a greater degree of flood protection. The Corps' study recommends about 5,000 feet of channel starting from the sea be deepened, widened, realigned and lined. Also, it recommends that three bridges be replaced to allow greater flows to pass beneath these structures.

Present Status of the Project

Limits Federal participation to $1 Million; balance by State

A detailed project report was completed under Section 205 of the 1948 Flood Control Act, as amended. The total cost of the project is an estimated $2,400,000. Because of the $1,000,000 limitation on federal assistance, the local share of the cost would be an estimated $1,400,000. Therefore, the local authorities have requested that this project be continued under a survey study authorized by the Flood Control Acts of 1960 and 1962. ← Congressional approval required

Study funds are needed before the District Engineer can start the survey. Most of the information needed for the survey are contained in the detailed project report and if the survey is completed in the near future the total cost of the project may not be materially affected. Assuming that the total cost of the project remains the same in the survey, the federal and non-federal share would be an estimated $1,800,000 and $600,000 respectively.

By utilizing the detailed project report, the completion of the survey would be expedited. Study funds are needed immediately.

(1) If funding all goes smoothly, construction may be initiated around '72 or '73

(2) Residential development on the 25 acres would add to the flooding problem but it is difficult to say to what extent.

(3) See Aerial map submitted by ARFAC for problem area (outlined in pencil)

FROM: USGS Publication: Water Resources Data for Hawaii & Other Pacific Areas (1966)

40-6385. Kahoma Stream at Lahaina

Location.--Lat 20°53'10", long 156°40'36", on right bank 0.2 mile west of Kelawea, 0.6 mile northeast of Lahaina, 0.6 mile downstream from Kanaha Stream, and 0.9 mile upstream from mouth.

Drainage area.--5.22 sq mi.

Records available.--October 1962 to June 1966.

Gage.--Water-stage recorder. Altitude of gage is 90 ft (from topographic map).

Extremes.--Maximum discharge during year, 1,610 mgd (2,490 cfs) July 11 (gage height, 11.03 ft), from rating curve extended above 3.1 mgd on basis of slope-area measurements at gage heights 5.90 and 11.03 ft; no flow most of the time.
1962-66: Maximum discharge, that of July 11, 1965; no flow most of the time each year.
Maximum discharge known, 5,010 mgd (7,750 cfs) May 13, 1960, by slope-area measurement of peak flow at site 0.5 mile upstream.

Remarks.--Records fair. Diversion above station by Pioneer Mill Co. for irrigation of sugarcane. Diversion from Kanaha Stream above station by Maui County Board of Water Supply for domestic use. Continuous records of rainfall are obtained at station.

Discharge, in million gallons a day, fiscal year July 1965 to June 1966

Day	July	Aug.	Sept.	Oct.	Nov.	Dec.	Jan.	Feb.	Mar.	Apr.	May	June
1	0	0			0	0.13	0	0		0		0
2	0	0			0	.04	0	0		0		0
3	0	0			0	0	0	0		0		0
4	0	0			0	0	.02	0		0		0
5	0	0			0	5.7	0	0		0		0
6	0	0			0	73	0	0		0		0
7	0	0			0	15	0	0		0		0
8	0	0			0	1.9	0	0		0		0
9	0	14			0	1.4	.72	0		0		0
10	0	.47			0	5.6	.46	0		0		0
11	136	0			0	5.3	.03	0		0		0
12	19	0			15	2.1	.02	0		0		0
13	.04	0			2.1	.37	0	0		0		0
14	0	0			3.3	.21	0	0		0		0
15	.05	0			30	3.8	0	.02		0		0
16	0	0			3.5	1.0	0	0		0		0
17	.21	0			.61	1.8	0	0		0		0
18	.26	0			.59	33	0	0		0		0
19	0	0			3.3	5.3	30	0		0		0
20	0	0			43	4.2	14	0		0		0
21	0	0			5.0	1.1	.69	0		0		0
22	0	0			2.1	.29	2.2	0		0		0
23	0	0			2.3	.05	0	0		0		0
24	0	0			.26	0	0	0		0		0
25	0	0			.28	0	0	0		0		0
26	0	0			.35	0	0	0		0		0
27	0	0			.55	0	0	0		0		0
28	0	0			32	0	0	0		0		0
29	0	0			3.3	0	0	----------		0		3.9
30	0	0			.44	0	0	----------		.82		.28
31	0	0	----------		----------	0	0	----------		----------		----------
Total	155.56	14.47	0	0	147.97	163.29	48.14	0.02	0	0.82	0	4.18
Mean												
Mgd	5.02	0.467	0	0	4.93	5.27	1.55	0.0007	0	0.027	0	0.139
Cfs	7.77	0.723	0	0	7.63	8.15	2.40	0.001	0	0.042	0	0.215
Ac-ft	477	44	0	0	454	501	148	0.06	0	2.5	0	13
Max	136	14	0	0	43	73	30	0.02	0	0.82	0	3.9
Min	0	0	0	0	0	0	0	0	0	0	0	0

Calendar Year 1965: Max 136 Min 0 Mean (mgd) 1.59 Mean (cfs) 2.46 Ac-ft 1,780
Fiscal Year 1965-66: Max 136 Min 0 Mean (mgd) 1.46 Mean (cfs) 2.26 Ac-ft 1,640

Peak discharge (base, 250 mgd)

Date	Time	Gage height	Discharge Mgd	Discharge Cfs	Date	Time	Gage height	Discharge Mgd	Discharge Cfs
7-11	2030	11.03	1,610	2,490	12- 6	2130	6.10	385	596
8- 9	1700	5.83	290	449	1-19	2200	6.56	549	849
11-20	0900	6.12	392	607					

FROM: DLNR DOWALD publication Flood Control + Flood Water Conservation in Hawaii Vol II 1963

EXISTING PROGRAMS, MAUI

1. *KAHOMA STREAM FLOOD CONTROL PROJECT*
Lahaina Watershed

Physical Background. Kahoma Stream originates in the West Maui mountains and meanders northwestward above Lahaina town as it nears the sea. This stream and its tributaries, which make up the Kahoma Stream sub-watershed, are well-defined throughout their entire length of roughly 8.5 miles.

To handle surface runoff originating in this subwatershed of 6.2 square miles, a rubble masonry rectangular channel has been installed from the stream's mouth to roughly a mile upstream.

Flood Problem. The direct cause of floods is the inadequate capacity and alignment of the existing channel improvement. Storm runoff flows toward the sea at high velocities because of the rather steep ground gradient, which averages 8 percent. As a result, channel walls are overtopped at stream bends, and flooding occurs.

There have been many floods which have caused severe damage. In terms of economic loss, the flood of October 1961 was the worst on record, resulting in flood damage estimated at $1,500,000 to Pioneer Mill property, plus additional damage to other property in the area. Previous major floods causing damage well over $100,000 occurred in 1938, 1951, and 1960 as the result of cyclonic storms, and in 1946 due to tsunami inundation.

Existing Program. In June 1960, the U.S. Army Corps of Engineers, Honolulu Engineer District, was authorized to prepare a reconnaissance report. The contemplated plan of improvement consists of enlarging the existing channel and providing grouted stone facing channel walls from the stream's mouth to roughly a mile upstream. These improvements have been estimated to cost $930,000, of which $400,000 would be federal contributions if this project is to be covered under Public Law 685 (Small Flood Control Projects Act).

In October 1960, the reconnaissance report draft was reviewed by the U.S. Army Corps of Engineers, Pacific Ocean Division. A report recommending that no further study be made under Public Law 685 but that an authorized survey be undertaken when funds become available was submitted to the Division in October 1961 by the District Engineer. This action may be attributed to the inability of local interests to raise non-federal construction funds as required under Public Law 685. However, Maui County is willing to assume local responsibilities other than construction funds contribution.

Recommended Measures. In view of the urgent need for adequate flood prevention measures and the possibility of a favorable benefit-cost ratio under federal justification criteria, Maui County should (1) reapply for federal assistance, (2) request the Governor of Hawaii to reapply for federal assistance under Public Law 87-874, which amended Public Law 685, or (3) through the West Maui Soil and Water Conservation District initiate a new program where local participating funds are limited to land acquisition, rights-of-way, and costs other than construction funds. Other recommendations are:

1. Flood plain zoning: Since flood control programs normally require many years before construction is completed, establish encroachment zones along Kahoma Stream and in the potential tsunami inundation areas delineated on page M-17.
2. Land treatment: Practice proper soil conservation measures to help retard and lessen surface and sediment runoff.
3. Flood fighting unit: Organize a Lahaina area flood fighting unit.
4. Warning and evacuation: Maintain surveillance during tsunami, surf, and small craft warnings. Evacuate when instructed by the responsible agency.
5. Federal aid: The state should offer full cooperation to Maui County so that flood prevention works may be realized through federal assistance.

2. *IAO STREAM FLOOD CONTROL PROJECT*
Wailuku Watershed

Physical Background. The Iao Stream subwatershed covers an area of approximately 10.1 square miles and extends from the West Maui mountains, at peak elevation 5,788 feet, to the sea on the windward side of Maui. Well defined Iao Stream, which flows through Wailuku and along Paukukalo subdivision, is about 7.7 miles long.

Local interests have expended approximately $600,000 from 1951 to 1955 for flood control works and a new bridge in Wailuku. Channel improvements consist of about 2,900 feet of widened stream with levees, flood walls, slope paving, and control structures. These improvements do not provide full protection since they terminate at approximately 9,000 feet from the mouth of the stream.

With the exception of the improved portion in Wailuku, the natural stream meanders, and its floor bed is composed generally of boulders and rocks of various size. During excessive precipitation, portions of the banks erode, notably at bends. Consequently, the stream width is periodically widened.

Flood Problem. The flash nature of floods in Iao Stream makes it nearly impossible to issue flood warnings. Floods since 1915 have caused considerable property damage and claimed an estimated 15 human lives. The January 1916 flood alone was responsible for 13 lives and destroyed 50 to 75 homes, leaving 250 people homeless.

DOWALD public
Vol II '63

ically justified. The outcome of the investigations and studies is anticipated in early 1963.

Recommended Measures. Cursory examination indicates that construction costs of the required works would be in terms of millions. For a project of this scope to be evaluated for federal participation, cooperation of local residents in making available past flood damage information is essential. In addition, the following recommended program is needed:

1. Flood plain zoning: Establish flood plain encroachment zones in the potential tsunami inundation areas delineated on page M-21.
2. Warning and evacuation: Maintain surveillance during tsunami, surf, and small craft warnings. Evacuate when instructed by the responsible agency.
3. Land treatment: Practice proper soil conservation measures to retard and lessen surface and sediment runoff.
4. Flood fighting unit: Organize a Kihei area unit.

PLANNED PROGRAMS, MAUI

a. LAHAINA PROGRAM
Lahaina Watershed

Physical Background. This sub-watershed of approximately 8.0 square miles lies adjacent and to the south of the Kahoma Stream sub-watershed, the location of an existing flood control program. Because of the proximity of the two sub-watersheds, an interchanging of storm runoff quite possibly occurs during heavy rainfall.

Within the geographical southern limit of this sub-watershed, the only major stream is Kauaula. Numerous dry watercourses lie between Kauaula and Kahoma Streams. Similar to the other sub-watersheds in this region, the ground gradient is steep, averaging 17 percent. Surface runoff during heavy rainfall consequently approaches lower elevations at a faster rate, erodes unstable and soft materials, and converges ultimately on Lahaina community.

Flood Problem. During the October 31 to November 3, 1961, cyclonic storm, considered by many as worst of the past fifteen floods, the Lahaina area suffered $1,672,825 flood damage from Lahaina to Napili. Most severe damage to the Lahaina area was due to overtopping of Kahoma Stream. A portion of the floodwater resulted from sheet flow runoff originating in this sub-watershed and conveyed into Kahoma Stream by road pavement, new gullies, and ditches. Post-flood inspection showed that some of the runoff from the Lahainaluna High School area created new gullies or flowed in sheets toward the Kahoma Stream flood plain.

Three recorded tsunamis, in 1946, 1957 and 1960, have inundated Lahaina's coastal area. One life was lost during the 1946 tsunami. This low-lying region is considered a major tsunami inundation zone.

Recommended Measures.

1. Flood plain zoning: Establish encroachment zones along natural watercourses and in the potential tsunami inundation areas delineated on page M-17.
2. Land treatment: Practice proper soil conservation measures to help retard and reduce surface and sediment runoff.
3. Warning and evacuation: Maintain surveillance during tsunami, surf, and small craft warnings. Evacuate when instructed by the responsible agency.
4. Works of improvement: Construct diversion and interceptor channels and debris basin(s); enlarge existing reservoirs and/or provide new ponding areas or reservoirs; improve the lower reaches of the major streams to act as excess floodwater outlet channels.
5. Flood fighting unit: Organize a Lahaina area unit.

b. WAHIKULI-HAHAKEA PROGRAM
Lahaina Watershed

Physical Background. The triangular shaped Wahikuli-Hahakea sub-watershed is approximately 9.7 square miles in area and encompasses portions of Mala, Puukoli community, and the Kaanapali resort complex. Topographically, the steep ground gradient slopes at roughly 15 percent from the upper sub-watershed limit to the sea, and many dry gulches, irrigation ditches, storage reservoirs, and sugar cane fields are found in this normally dry region.

Flood Problem. Except for gully erosion and debris deposits on cane land and State Highway 30, the flood problem before construction of the Kaanapali resort complex was minor. However, with ground denudation following construction activities and the occupation of the area, the flood problem has magnified considerably.

Severe damage from debris deposits and gully erosion in the Kaanapali resort area occurred during the October 31 to November 3, 1961, cyclonic storm. A drainage report dealing with the Kaanapali development vicinity was prepared by a private consultant early in 1962. The report gives flow quantities and presents possible solutions to the flood problem.

Recommended Measures.

1. Land treatment: Practice proper soil conservation measures to help retard and reduce surface and sediment runoff.
2. Flood plain zoning: Establish encroachment

STATE OF HAWAII
LAND USE COMMISSION

Minutes of Meeting

Lahaina District Court
Lahaina, Maui

July 26, 1968 - 2:00 p.m.

Commissioners Present: Wilbert Choi, Chairman pro tempore
Shelley M. Mark
Leslie Wung
Goro Inaba
Shiro Nishimura
Keigo Murakami

Commissioners Absent: C. E. S. Burns
Alexander Napier

Staff Present: Ramon Duran, Executive Officer
Ah Sung Leong, Planner IV
George Pai, Legal Counsel
Dora Horikawa, Stenographer

Chairman Choi swore in persons wishing to testify before the Commission today.

ADOPTION OF MINUTES

The minutes of April 5, 1968, and May 17, 1968, were approved as circulated.

HEARINGS

PETITION BY FRANK L. JAMES (A68-186) TO RECLASSIFY 1.8 ACRES FROM AGRICULTURAL TO URBAN AT HAMAKUAPOKO, MAKAWAO, MAUI

A detailed description of the surrounding areas and their uses in relation to the subject parcel was presented by Mr. Duran.

Based on the criteria and standards established for the Agricultural District, the question of "spot zoning" and the lack of utilities and poor access, it was the staff's recommendation that the petition be denied (see staff report on file).

Mr. John Vail, attorney representing the petitioner, contended that since the gulch area was completely separated from the other surrounding agriculturally-zoned parcels, the reclassification to Urban would not constitute spot zoning. He added that subject parcel offered an ideal setting for recreational purposes since it was shielded from the Kona winds by the mountains and that the breeze from the ocean was nice and cool.

Mr. Vail argued that the County's recommendation for denial on the basis that the property was low lying was not true since the elevation on the level portion was 30 feet.

Access problem to the property would be eased through negotiations with the State, and there would be no traffic hazard.

Mr. Vail concluded that since subject property had no agricultural potential, to keep it in the agricultural designation would be akin to taking a man's property away from him.

Mr. James testified that his project envisioned a development similar to the Kula Lodge which was nationally renowned. With respect to public utilities, he submitted that a survey of underground water had revealed it could supply all the water that would be needed, and that electricity was already available. Sewage system would be subject to county standards.

Mr. Duran commented contrary to Mr. Vail's statement that this was not water frontage property. Mr. Vail contended that there was an easement access from the property under the bridge to the beach. Mr. James added that the distance was about 100 to 150 feet from the bridge to the ocean.

The Executive Officer also brought out the fact that the petitioner could not determine that access directly to the Hana Highway would be available to him until approved by the Department of Transportation.

The hearing was closed thereafter.

PETITION BY AMFAC INCORPORATED (A68-189) TO RECLASSIFY 25.7 ACRES FROM AGRICULTURAL TO URBAN AT LAHAINA, MAUI

It was recommended by the staff that the petition be approved since the need for additional urban land to provide

low-cost housing for employees living in old plantation camps as well as employees of the tourist industry working in Lahaina and Kaanapali had been d[illegible]ed (see copy of report on file).

Commissioner Kido wondered what effect the development of this property would have on the flood control problem. Mr. Duran replied that this would be investigated and reported back to the Commission.

In response to Commissioner Nishimura's question, Mr. Farr explained that the lands in the Urban District presently planted in cane was designated for school under the 701 plan. Furthermore, the area was subject to flooding and there was not sufficient area here to economically develop employee housing.

The need to widen Lahainaluna Road to accommodate the traffic that would be created by the proposed development plus the present on-going subdivision project was pointed out by Commissioner Murakami.

Mr. Farr advised that the employees will be given the first opportunity to buy into the proposed subdivision and that it would be open to the general public thereafter.

The hearing was closed since there was no further testimony.

PETITION BY AMFAC INCORPORATED (A68-190) TO RECLASSIFY 48.2 ACRES FROM AGRICULTURAL TO URBAN AT KAANAPALI, MAUI

Staff recommendation was for approval of the petition since the area was characterized by city-like concentrations of people, etc., was in close proximity to the trading center of Lahaina, basic public services were available and would not contribute to scattered urban developments. (See copy of report on file.)

Commissioner Kido suggested the possibility of rezoning only the 10 acres for the residential development and keeping the proposed golf course in agriculture inasmuch as this was a permitted use within an Agricultural District.

Mr. Duran questioned permitting golf courses within an Agricultural District and commented that this should be explored by our consultants during the boundary and regulations review.

STATE OF HAWAII
LAND USE COMMISSION

Lahaina District Court
Lahaina, Maui

July 26, 1968
2:00 p.m.

STAFF REPORT

A68-189 - AMFAC INCORPORATED - LAHAINA

The petitioners are requesting that 25.7 acres of land identified as TMK 4-5-15: 1 abutting and mauka of the Urban District of Lahaina be rezoned from Agricultural to Urban for a residential development for employees of Pioneer Mill Company, Limited.

Background

The property in question is located approximately 1 mile mauka of Honoapiilani Highway abutting the Urban District of Lahaina. The elementary school is located approximately 1 1/4 miles away adjacent to the Lahaina Marina. Lahainaluna High School is approximately 1 mile mauka of the property in question. The area is served by all utilities.

The overall soil suitability classification according to the Land Study Bureau is "very good" or well suited for machine tillage, not stony and with slopes not in excess of 10%. The median annual rainfall in Lahaina at elevation 50 feet is 13.8 inches. Elevation of the property in question ranges from approximately 120 feet to 200 feet above sea level. At the present time the area is used for growing sugar cane by Pioneer Mill.

At the present time Amfac is constructing an 88-lot subdivision in the Urban District of Lahaina a few hundred feet from the property in question for fee simple house and lots for their employees. These lots were all sold immediately at a package price of $16,000. The developers plan to build approximately 100 more lots in the area under petition and also anticipates the immediate sale and development of these lots as the waiting list is in excess of 150 at the present time. The planning of the original Paunau Subdivision

was jointly accomplished through the efforts of the ILWU and the Pioneer Mill, and the area under discussion if rezoned would be similarly planned. All past experience indicates that the subdivision will be an improvement over the one under construction.

Within the Lahaina Urban District mauka of the sugar mill, the area is entirely developed with urban uses. There are a number of acres planted in sugar cane within the Urban District along Honoapiilani Highway in the vicinity of the pineapple cannery and Mala Wharf. This area is subject to flooding by Kahoma Stream and therefore cannot be used for urban purposes at this time. Also, this area is not adequately served by water and will require the construction of a major trunk line from the water sources above. As these water facilities are constructed and as the flood problem is eliminated, it is anticipated that this lower portion will be developed for multi-family use. The proposed 701 General Plan for the Lahaina area recently completed and pending adoption by the County so designates this area for apartment use. The area in question is designated for residential use on this plan.

County Recommendation

The Maui County Planning Commission on May 21 voted to recommend approval of the change in zoning because additional houselots for workers in the Lahaina District was urgently required, that additional cane land elsewhere will be provided to make up for the loss of sugar cane land, and the change conforms to the General Plan of Maui County.

It might be noted at this point that we have also rec'd a letter from Donald Rickard, chairman of Unit 2103 of ILWU Local 142 urging favorable action on this petition so that additional housing units can be made available for employees of Pioneer Mill. This letter was dtd Jul 19 '68.

Analysis

The need for additional urban land to provide low-cost housing for employees living in old plantation camps as well as employees of the tourist industry working in Lahaina and Kaanapali has been demonstrated by the fact that the existing subdivision in Lahaina and under construction is 100% sold, and there

presently exists a waiting list containing names in excess of 150 families. There are approximately 200 dwelling units in old plantation camps throughout Pioneer Mill's cane fields that need to be replaced. Lands economically suitable for this type of development within the Lahaina Urban District are entirely developed. As the old plantation camps are abandoned and razed, the land will be planted to sugar cane. Thus, scattered urban pockets will be eliminated and consolidated with large concentrations of urban uses.

Recommendation

Based on the above findings and analysis, it is the recommendation that this request be approved.

245

INTERNATIONAL LONGSHOREMEN'S & WAREHOUSEMEN'S UNION
LOCAL OFFICE 451 ATKINSON DRIVE • HONOLULU, HAWAII 96814 • PHONE 949-4161
HAWAII DIVISION: 100 West Lanikaula St., Hilo, Hawaii 96720 • OAHU DIVISION: 451 Atkinson Drive, Honolulu, Hawaii 96814
MAUI COUNTY DIVISION: Lower Main Street, Wailuku, Maui 96793 • KAUAI DIVISION: P. O. Box 589, Lihue, Kauai 96766
LOCAL 142

RECEIVED
JUL 19 1968
State of Hawaii
LAND USE COMMISSION

July 19, 1968

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

Attention: Mr. Ramon Duran, Executive Officer

Gentlemen:

We are informed that a request for land use change has been submitted to you by Amfac Properties for its Kelawea subdivision and said property is identified as Tax Key 4-5-15 Portion of Lot 1 covering approximately 27 acres.

The request for land use change from agricultural to urban use is in accordance with the recently adopted 701 Plan for Lahaina, and Amfac Properties is planning to develop its second residential subdivision.

We would like to request your favorable action on this land use change so that additional employee housing units for Pioneer Mill Company employees can be made available.

Very truly yours,

Donald Rickard

Donald Rickard, Chairman
ILWU Local 142, Unit 2103
440-E Hauola Street
Lahaina, Hawaii 96761

July 16, 1968

Amfac, Inc.
P. O. Box 3230
Honolulu, Hawaii

Attention: Mr. Charles Farr

Gentlemen:

This is to advise you that the Land Use Commission will meet on July 26, 1968 at 2:00 p.m., at the Lahaina District Court, Lahaina, Maui. At that time, the following petitions by Amfac, Inc. to amend the land use district boundaries will be heard:

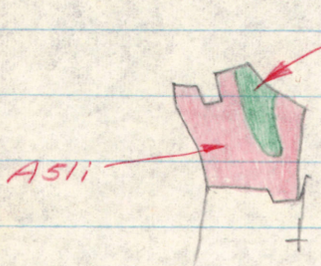
A68-189 - TMK 4-5-15: portion of 1, Lahaina, Maui

A68-190 - TMK 4-4-06: portion of 1, Kaanapali, Maui

Very ;truly yours,

RAMON DURAN
Executive Officer

A68-189 - Camjac (Lahaina)



A = Very good
B = Good
i = irrigated

(1) Soils

A51i = well suited for machine tillage; non-stony; deep, 0-10%; fine textured, well drained; 15 to 25" rainfall; now mostly in sugarcane.

B52i = moderately suited for machinery; stony; deep 0-10% fine, well drained; now mostly in sugarcane, recreation use

(2) Rainfall - Key # 361 Lahaina (Elev = 50')
median annual = 13.8"

(3) Elev = 120 to 200' elev.

2412

ROBERT O. OHATA
PLANNING DIRECTOR

EVA M. DUPONTE
ADMINISTRATIVE ASSISTANT

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 to recommend approval of a change in zoning request from Amfac, Inc., for 28.7 acres mauka of Kelawea Village in Lahaina, from Agricultural to Urban. The approval is based on the following:

1. Additional house lots for workers in the Lahaina district is urgently required.

2. Additional cane land elsewhere will be provided to make up for the loss of sugar cane land.

3. The change conforms with the General Plan of the County of Maui.

Very truly yours,

Robert O. Ohata

ROBERT O. OHATA
Planning Director

cc: Amfac, Inc.

State Form B14

STATE OF HAWAII

OFFICIAL RECEIPT No. 265

Department of Planning and Economic Development
Department, Bureau or Commission

May 8 19 68

RECEIVED from Amfac Inc.

One Hundred and no/100 DOLLARS

LUC - filing fees

$ 100.00

Esther Umeda
Public Accountant

May 6, 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 copies of 2 petitions for amendment to the land use district boundaries submitted by Amfac, Inc., together with supporting data and maps.

Act 32 provides that within 45 days after receipt of a 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

Encls.

State Form B14

STATE OF HAWAII

OFFICIAL RECEIPT No. 199

Land Use Commission
Department, Bureau or Commission

May 7 1968

RECEIVED from Ampac, Inc.

Fifty & no/100 DOLLARS

Petition for Boundary Change

$50.00

Dom G. Horikawa
Public Accountant

May 6, 1968

Amfac, Inc.
P. O. Box 3230
Honolulu, Hawaii

Attention: Mr. Charles Farr

Gentlemen:

This will acknowledge receipt of your check in the amount of $100.00 and two petitions by Amfac, Inc. to amend the land use district boundaries as indicated below:

A68-189 - TMK 4-5-15: portion of 1, from Agricultural to Urban at Lahaina, Maui

A68-190 - TMK 4-4-06: portion of 1, from Agricultural to Urban at Kaanapali, Maui

In accordance with Section 98H-4, RLH 1955, as amended, and Act 32 SLH 1965, this Commission must schedule public hearings on these petitions 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 these petitions.

The hearings will be determined at a later date to consider the several pending petitions, including yours, in the County of Maui.

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

Very truly yours,

RAMON DURAN
Executive Officer

cc: Maui Planning Commission

STATE OF HAWAII
LAND USE COMMISSION

426 Queen Street
Honolulu, Hawaii

RECEIVED
MAY 3 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 _____

A68-189

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 Lahaina 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 and waste land adjoining the uppermost residential subdivision in Lahaina.

TMK 4-5-15: portion of 1 (25.7 Ac)±
Pioneer Mill Co, Ltd

Petitioner's interest in subject property:

Fee simple ownership

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

(See attached sheet)

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

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

(2) The petitioner will attach evidence in support of either of the following statements (cross out one):

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

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

Signature(s) Charles Fan

AMFAC, INC.

P. O. Box 3230

Address: Honolulu, Hawaii

Telephone: 58511

4-5-09: 1, 5
4-5-15: 1 por., 2

Petitioner's Reason(s) for Requesting Boundary Changes:

This request is made to allow the phased development of a continued employee support housing program for the Lahaina community. Present lands held by the petitioner within the Lahaina area are unsatisfactory for the development of satisfactory housing for agricultural and tourist industry workers in that development costs are too high to allow selling prices within the means of these people. Additionally, before certain vacant low lands can be developed, major capital improvements such as the proposed Kahoma Stream Flood Control Project must be completed. The 25.7 acres being requested for urban district use will be developed in two or three phases of immediate construction of employee housing to fill the acute shortage presently existing in the Lahaina community.

The area is readily accessible to Lahaina town and to schools and employers in the immediate vicinity. It is also immediately adjacent to an area which has been developed over the past few years as a support residential subdivision for the Lahaina community.

The proposed request agrees with the Land Use Program indicated in the Lahaina 701 Land Use Map which was approved by the Board of Supervisors of the County of Maui on April 30, 1968. The land is excellent for residential use and lends itself naturally to environmental development and is served with water, sewer and electric power and a major County road. In the future, it will be served by an additional major County road which will be the main mauka service road for the Lahaina community.

GEOLOGICAL SURVEY

DATE: AUG 23, 1964

C = CONSERVATION

7.5 MINUTE SERIES (TOPOGRAPHIC)

KAANAPALI

800 Ac

A68-190 AMFAC

A68-189 AMFAC

LAHAINA

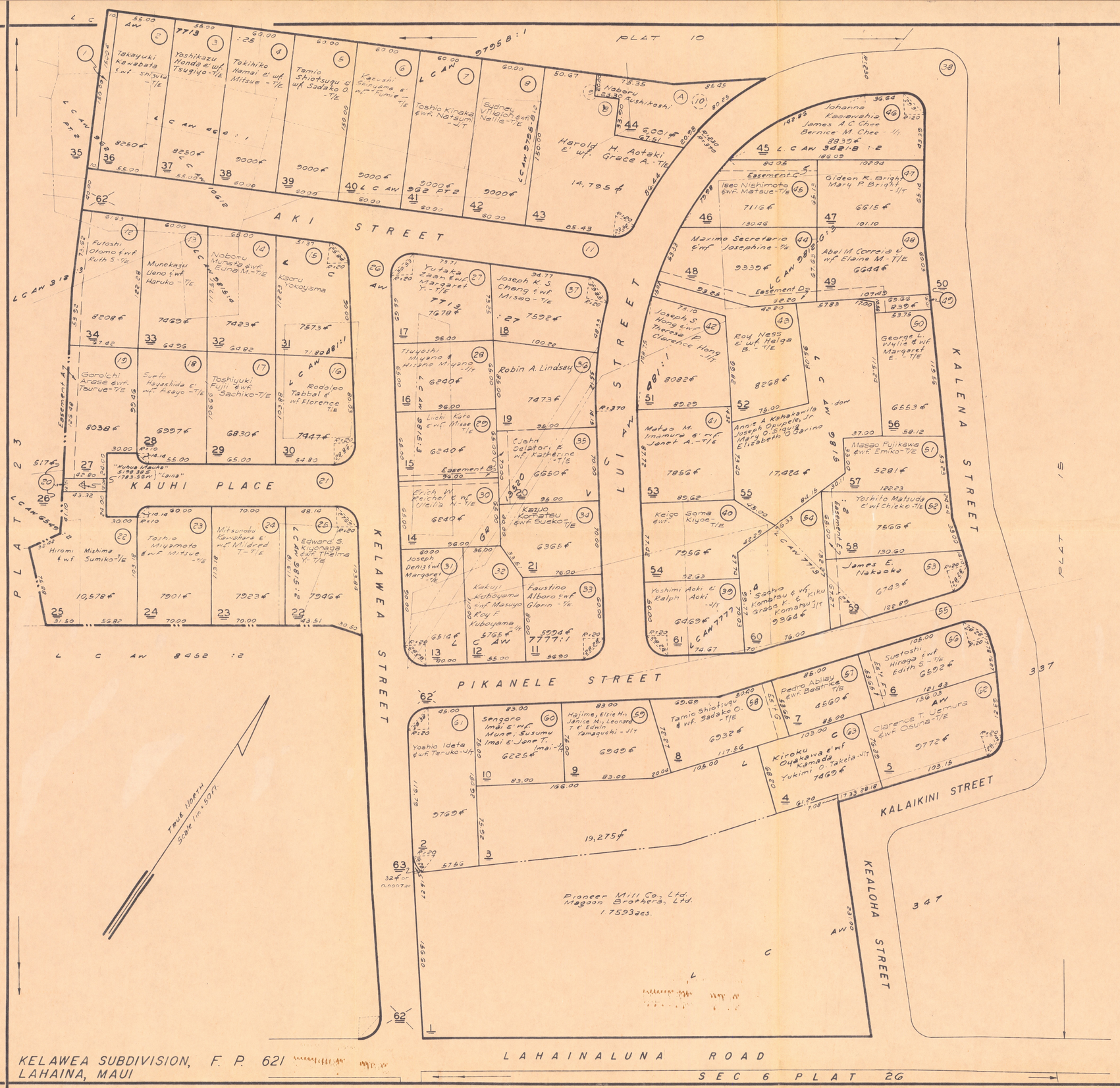
730 AC

TO WAILUKU — C

Lahaina to:
Wailuku = 21 MILES
Kaanapali = 3½ "

7524

Honokowai
Honokowai Pt
Kaanapali
Ammonia Tanks
Kekaa Pt
Hanakaoo Pt
Hanakaoo Cemetery
Puukolii
Puukolii Reservoir
Honokowai Res
Pump House
Water Tank
Abandoned
Pumping Sta
Flume
Tunnel
Ditch
Pipeline
Hanakaoo
Wahikuli
Wahikuli Reservoir
Puu Lania
Crater
Kahoma Shell Pump
Lahainaluna High School
Cistern
Mala
Mala Wharf
Mala Mail Stack
BM 10
Pineapple Cannery
Puunoa Cemetery
Puunoa Pt
Puunoa
Kahoma
Kelawea
Kapunakea
Sugar Mill
Lahaina
Lunaville
Wainee
BM 9
Lighthouse
Breakwater
Kamehameha III School
Waiola Church
Lahaina Nav Base
Makila (Sue)
Wahenukole
Launiupoko
Launiupoko Res
Launiupoko Pt
Puu Hipa
Puu Mahanalua Nui
Launiupoko VABM 809
Lahaina SE Base
National Guard Rifle Range
BM 15
Nalima Wai
Ka Puali
Awalua
Kaanapali Golf Course
Honokowai Stream
Kahana
Kaulalewelewe
Kaulalewelewe Stream
Honokowai Ridge
Honokowai Valley
Kahana Ridge
Kahana Stream
Kahana Gulch
Kahana Valley
Wahikuli Gulch
Wahikuli
Hanakaoo Gulch
Hanakaoo
Hanakaoo Stream
Hanakaoo Valley
Kapunakea Gulch
Kapunakea
Kapunakea Stream
Kapunakea Valley
Kahoma Stream
Kahoma Valley
Kelawea Stream
Kelawea Valley
Launiupoko Stream
Launiupoko Valley
Olowalu Stream
Olowalu Valley
Olowalu
Helu
Helu Ridge
Lihau
Lihau Stream
Lihau Valley
Helepahaki
Ulaula
Puu Kukui
Puu Kukui Ridge
Paupau
Paupau VABM 2261
Kauaula
Kauaula Stream
Kauaula Valley
Violet Lake
Grant 3484
Grant Gulch
Grant Stream
Grant Valley
Kuhua
Puuki
Puuki Gulch
Puuki Stream
Puuki Valley
Kuholilea
Puuolai
Puuolai Gulch
Puuolai Stream
Puuolai Valley
Pauau
Pauau Gulch
Pauau Stream
Pauau Valley
Naeawa
Naeawa Gulch
Naeawa Stream
Naeawa Valley
Kahana Valley
Kahana Stream
Kahana Gulch
Kahana Valley
Honokowai Valley
Honokowai Stream
Honokowai Gulch
Honokowai Valley
Wahikuli Valley
Wahikuli Stream
Wahikuli Gulch
Wahikuli Valley
Hanakaoo Valley
Hanakaoo Stream
Hanakaoo Gulch
Hanakaoo Valley
Kapunakea Valley
Kapunakea Stream
Kapunakea Gulch
Kapunakea Valley
Kahoma Valley
Kahoma Stream
Kahoma Gulch
Kahoma Valley
Kelawea Valley
Kelawea Stream
Kelawea Gulch
Kelawea Valley
Launiupoko Valley
Launiupoko Stream
Launiupoko Gulch
Launiupoko Valley
Olowalu Valley
Olowalu Stream
Olowalu Gulch
Olowalu Valley
Helu Valley
Helu Stream
Helu Gulch
Helu Valley
Lihau Valley
Lihau Stream
Lihau Gulch
Lihau Valley
Helepahaki Valley
Helepahaki Stream
Helepahaki Gulch
Helepahaki Valley
Ulaula Valley
Ulaula Stream
Ulaula Gulch
Ulaula Valley
Puu Kukui Valley
Puu Kukui Stream
Puu Kukui Gulch
Puu Kukui Valley
Paupau Valley
Paupau Stream
Paupau Gulch
Paupau Valley
Kauaula Valley
Kauaula Stream
Kauaula Gulch
Kauaula Valley
Grant Valley
Grant Stream
Grant Gulch
Grant Valley
Kuhua Valley
Puuki Valley
Puuki Stream
Puuki Gulch
Puuki Valley
Kuholilea Valley
Puuolai Valley
Puuolai Stream
Puuolai Gulch
Puuolai Valley
Pauau Valley
Pauau Stream
Pauau Gulch
Pauau Valley
Naeawa Valley
Naeawa Stream
Naeawa Gulch



NOTE: All lots owned by Pioneer Mill Co., Ltd unless otherwise noted.

ALL "U"

Dropped Parcels: 62,

DEPARTMENT OF THE TAX COMMISSIONER
TAXATION MAPS BUREAU
TERRITORY OF HAWAII
TAX MAP

SECOND		DIVISION
ZONE	SEC.	PLAT
4	5	26
CONTAINING		PARCELS

SCALE: 1 IN. = 50 FT

SUBJECT TO CHANGE

KELAWEA SUBDIVISION, F. P. 621
LAHAINA, MAUI

DWG. NO. [illegible]
SOURCE: F.P. 621
BY: HN/LB JAN 13, 1959

JUL 8 1960

7525

4 5 21

SECTION 4

HANAKAOO

True North
1" = 600'

To Kaanapali

SEA

HANAKAOO

SECTION 4

State of Hawaii
5.712 Acs.
1
(4.468 ac.)
(1.244 ac.)

State of Hawaii

(AMFAC Properties)
per Rev. Rmt S-4122
1160.7387 Acs.

(1124.577 Acs)

Road

Honokohau Ditch R/W

4
3.000

State of Hawaii
Pioneer Mill Co., Ltd.*
1087.0 acs.

(824.0 acs)

Road

Ditch

Wahikuli

State of Hawaii
6.356 Acs.
(P.M. Co. Ltd.)1e
5
per G.L. S-3835

40' Wide

Hahakea

Ditch

600.65 Acs.

Gulch

State of Hawaii
(AMFAC Properties)
per Rev. Rmt S-4122

Ditch

Gulch

Ditch

Gulch

Ditch

Ditch

Dit

4 6 18

PUU LAINA

KAHOMA VALLEY

SECTION 5
PLAT 21

STREAM

State of Hawaii
(Pioneer Mill Co., Ltd.) le
Por G.L.S-3988

A-3

53.89 acs.

State of Hawaii
(Dept of Education)
LAHAINALUA SCHOOL
por Exec Order 251

(425.904 acs)

426.10 Acs.

PANAEWA

D-1

748.5

D-2 (0.196 ac)

TOP OF PALI

PLAT 17

FOREST RESERVE LINE

PAUPAU

PLAT 25

True North
1" = 600'

11

KAHOMA

State of Hawaii
(Pioneer Mill Co., Ltd.) le
Por G.L.S-3988
490.80 ac.

A-1

A-2 (1.401 acs.)

State of Hawaii
(Pioneer Mill Co., Ltd.) le
Por G.L.S-3988
26.71 acs.

10

B-2 (0.270 ac.)

STREAM

SEC 5 PLAT 17

6

KAHAHA

SEC 5 PLAT

4

State of Hawaii
35.685 Acs.
Dept of Education
LAHAINALUNA
HIGH SCHOOL
Por Exec. Ord.

B-1

pitch

State of Hawaii
(Pioneer Mill Co.,
Ltd.) le
Por G.L.S-5008

3

5

54.587 Ac
11.124
Acs.

37.832 Acs.

Water Tank

50' Pipe Line

C.T.

B-4

State of Hawaii
86.837 acs.

LAHAINALUNA SCHOOL

gymnasium

B-3

(3.031 acs)

APP.

12

7

C

State of Hawaii
(Pioneer Mill Co. Ltd.) le
G.L.S-3984
162.6 Acs.

403 Am.

15 Gr
S-13660
(1.003 ac)

13

16 0.271 ac.

17 4.251 Acs.

State of Hawaii
(County of Maui
Bd. of Water Supply)
Exec. Ord. 2136
EXPLORATORY WELL SITE

State of Hawaii
Pioneer Mill Co., Ltd.) le
Por G.L.S-5008

M-R 4.5

4

B. P. Bishop Estate
(Pioneer Mill Co., Ltd.) -le.
1183.50 Acs.

SECTION 5

B.P. Bishop Est. (Pioneer Mill Co. Ltd.) le
(12.722 acs)

ROAD

L.C.Aw. 7713:86

PAUNAU

KAHAINALUNA

KUHUA ST.

KALE PL.

KEAKA PL.

KANUIA PL.

PLAT 28

PLAT 27

LAWELAU ST.

KEONAKI ST.

PLAT 26

PLAT 24

DICKENSON ST.

MILL STREET

PLAT 16

Road

Ditch

STREET

PLAT 15

KOOKA

Pioneer Mill Co. Ltd.
48.72 acs.

POLANUI

L.C.Aw.8559:3

PLAT 14

PLAT 19

PLAT 20

KAUAULA

WAINEE

Pioneer Mill Co. Ltd.
133.44 acs.
Pipe Line
L.C.Aw. 5601:61

Auwai

Pillani

Wall

PLAT 21

PLAT 23

PLAT 22

SECTION 7

STREAM

(F.R.-33.65 ac.)

Pioneer Mill Co., Ltd.
3.82 acs.

L.C.Aw. 8812:1

9

Manawaipae Stream

359°-45'
76.74 HUDPOPE

Pioneer Mill Co. Ltd.
0.42 ac.

8

True North
1" = 600'

Appr. by:
Revised by:
Appr. by:

DWG. No. 37
By: DOC. DIV.
Source: Amer. Co.

LAHAINA, MAUI.

ALL "A"

Pars. dropped: 15,

SECOND DIVISION		
ZONE	SEC.	PLAT
4	6	18
CONTAINING PARCELS		
Scale: 1 in. = 600 ft.		

ADVANCE SHEET
SUBJECT TO CHANGE

PRINTED JUL 8 1958

7527

GRANT 11073

Owners of Parcel 67
Macario Bedoya & Wf
Maximina
Francisco S. Bedoya &
Wf. Florence K.
Joseph Bedoy & Wf.
Beatrice
Benancio Bedoya
Pedro Bedoya
Theodora Bedoya - J/T

L. C. AW. 6781
L. C. AW. 11148:1
R. P. 2650
PLAT 24
0.563 Ac.
Eddie, Nana, Akuna, Darlingboy & Cecilia Lum Kim Chow - 5/10
Sam. Alfred, Elizabeth A. & William Kimokeo - 20/70
Pioneer Mill Co. Ltd. - 30/70
Cecilia Morris Est.

Shinzo Watanabe & wf Umeyo - J/T — 9,012 ♯ — 61
Kakichi Nakamura & wf Kikue - J/T — 7,961 ♯ — 60
Larry Y. Kotaki & wf. Asaye - J/T — 9,261 ♯ — 59
L. C. AW. 9962:2
L. C. AW. 4641:1
L. C. AW. 10618:2

AKI STREET

C. AW. — 41
Masaru Kajihara & wf Chiku - J/T — 10,765 ♯
Seisho Yonamine & wf Shigue - J/T — 8,408 ♯ — 42
Asaji Kajiyama & wf Hamayo - J/T — 9,492 ♯ — 43
312:3
58
57
56
Charles Makekau Est. — 5,490 ♯
Meli Makekau Est. — 10,764 ♯
55
Kikue Harada
Osamu Harada — 9321 ♯
54
6540:2
53
Pioneer Mill Co, Ltd. - 11/1
Cecilia Morris Est. - 6/1
0.315 Ac.
52
51

Eddie, Nana, Akuna, Darlingboy & Cecilia Lum Kim Chow - 5/10
Sam. Alfred, Elizabeth A. & William Kimokeo - 20/70
Pioneer Mill Co. Ltd. - 30/70
Cecilia Morris Est.
62
120.80
Yoshio Ideta & wf. Teruko - T/E — 37
Kanachi Ohara & wf Chiki & Ayako Tanaka - J/T — 40
13,248 ♯
L. C. AW. 11216:18
9,707 ♯
63
64
Samuel K. Aki
Nalani A August
1.282 Acs. (pl.)
7587:2
0.645 Ac.
69
Thomas T. Yamada & wf. Osato - T/E — 36
8,895 ♯
See above — 37
7,972 ♯
Joseph Lanoza & wf. Irene - J/T — 38
7,709 ♯
1742
68
67
66
65
Samuel K. Aki
Nalani A August
0.277 Ac.
AW.
C.
70
72

PAEOHI STREET

KOPILI STREET

MELA STREET

KUAWA TRACT

Yoshiyuki Fujiyama & wf Humiko - T/E — 32
Shuichi Nagaoka & wf Shigeko - J/T
Kazumi Nagaoka Hazel T.N. Okimoto - T/E
5,652 ♯ - Rdm.
Kenichi Mikuthima & wf. Futae - J/T — 33
5,700 ♯
5,700 ♯
Masuichi Shingaruta & wf. Etsuei - T/E — 34
5700 ♯
Masao Ito & wf. Ichie - J/T — 35
6,581 ♯
Various Owners See TMB 776'83
Yoshinobu Yoshino — 30
4388 Takue Osato — 29
Toshihiro Kadama & wf. Fukie - J/T — 28
Hatsumi & Kazuo Murakami - J/T — 27
Yoshio Watanabe & wf Tomie - J/T — 26
4,960 ♯
5,746 ♯
5,705 ♯
5,705 ♯
5,705 ♯
6,763 ♯
Tsuruno Seo — 25
6,907 ♯
31
36
35
34
33
32
Kunio Okamoto & wf Paula & Irene Oxamelo - J/T — 23
8,045 ♯
Heiji Okimoto & wf Masako - J/T — 24
7,487 ♯
45
44
Easement
118.33
Tsuruno Seo — 25
108.28
6,907 ♯
82.60
Z=115.0
32

HAUOLA PLACE

KALE STREET

Samuel K. Aki
Nalani K. August
0.10 Ac.
L. C. Aw. 11243:3
14
Taado Toshikiyo & wf Chiyoko H. - J/T — 49 A
(859 ♯) — 49 B
314.18
6540:3
30,035 ♯
C.
AW.
L.
Joseph Rickard — 8580 ♯ (8,721 ♯) — 6540:1
Victor J. Rickard — 8,750 ♯
Victor J. Rickard, Sr. & wf. Marion H. - J/T — 17 — 7,208 ♯
Helen F. Vierra, decd. - 1/8
Enos Freitas
Edmund Freitas Est. - 1/8
Alvina F. Victor, decd. - 1/8
Winona Nale & wf Annie - T/E
Easement 10 in Use of Owners of Lot 16
15
16
17,470 ♯
L. C. Aw. 387:1
17,068 ♯
L. C. Aw. 387:1
Pt. 5, Sec. 1
No. 4
13
12
11
10
71
Joseph Rickard
32:2
13,648 ♯
6430
L. C. Aw.
L. C. Aw.
123.32
To Front Street

Matsuyoshi Nagao & wf. Michie - J/T — 15 — 7,277 ♯
Donald A. Rickard Est. & wf Frances N. - J/T — 14 — 7,362 ♯
Toshio Kishi & wf Yvonne - J/T — 13 B — 7260 ♯
Otto Dias & Wf. Akiko - J/T — 12 — 8,183 ♯
Natsu Murata, Satsue Sasaki & Tokie Murata J/T — 16 — 8,164 ♯
18
19
20
21
22
26
Matsu Ige, Takeo Ige & wf Joyce F. - J/T — 74 — 9,178 ♯
Koshio Takatsuka & wf Hatsue - J/T — 9,427 ♯
9
Akira Imano & wf Alice E. - J/T — 13 A — 2024:1 — 12,273 ♯
75
Seichi Fujinara & wf. Tatsue - J/T — 7 — 14,680 ♯
8
Eitaro Yasuhara & wf Fuje T. - J/T — 11,310 ♯
7
David R. Lopes & wf Christina K. - J/T — 23 — 8,001 ♯
Easement "B" 10 in Use of Owners of Lot 23
Harumi Fuji & wf. Sada E. - T/E — 11 — 9,323 ♯
PLAN 310
24
Hiroshi Sakamoto & wf. Hisako K. - J/T — 5 — 9,340 ♯
Herbert S. Kinores & wf. Dorothy - J/T — 4 — 7,727 ♯
6
5
KEAKA PL.
Mary A. Pombo — 3 — 7,832 ♯
Charles J. Nunes & wf. Florinda - J/T — 2 — 8,335 ♯
Harumi & Humiko Yashimoto - J/T — 1-A — 9874 ♯
3
2
1-A
Lawrence T. Minami & wf Hazel M. - T/E — 10 — 7293 ♯
Tadae Sato & wf Kiyomi - T/E — 7287 ♯
76
77
25
508
KELAWEA ST.
73
To Lahainaluna School
SUBJECT TO CHANGE

Manuel Coreia, Jr. — 0.084 Ac. — 47
Harriet H. Rodrigues — 6,465 ♯ — 46
Manuel Coreia — L. — 0.40 Ac.
Richard T. Fukamoto & wf Ellen K. - J/T — 22
William Kealoha & wf Elsie M. - J/T — 6,086 ♯ — 48
5,026 ♯
49
50
L. C. Aw. 6540:2
S 61°08.38 0.W 1733.40 LAINA
TRUE NORTH S.32°. 11m E 59 ft
26

Note: All lots owned by Pioneer Mill Co, Ltd. unless otherwise noted.

Parcels dropped: 4, 28, GG, 71, 60, 72,

ALL "U"

DEPARTMENT OF THE TAX COMMISSIONER
TAXATION MAPS BUREAU
TERRITORY OF HAWAII
TAX MAP

SECOND DIVISION		
ZONE	SEC.	PLAT
4	5	23

CONTAINING PARCELS
SCALE: 1 IN. 50 FEET

DWG. NO: 4171 Direct Tracing of File Plan 508
SOURCE: 1 File Plan 508 Aug. 3, 1953
BY: ROY-WRK.

LAHAINALUNA ROAD

LAHAINA, MAUI

JUL 9 1968

7528

4 6 16

SEE INSERT

← To Lahainaluna School

LAHAINALUNA ROAD

KALE ST.

KUHUA ST.

SEC. 5 PLAT 23

SEC. 5 PLAT 25

SEC. 5 PLAT 09

ELISHA MILL ROAD

KUAI PLACE

PAUNAU PAUU PL.

PAUNAU TERRACE

PAUNAU TR. No. 2 F. P. 566

KAHULA PLACE

PUPU PL.

Kanahiki

SUB'D. STREET

PAUOA STREET

PAUWALA PLACE

ALIKA PLACE

(DICKENSON STREET)

PLAT 18

PLAT 27

PLAT 26

PLAT 23

PLAT 09

PLAT 10

PLAT 11

PLAT 12

PLAT 15

PRISON ROAD

MILL STREET

Roadway

DRAIN DITCH

(UNDERGROUND DITCH)

DOUBLE SETTLING BASIN

KELAWEA STREET

LAHAINA, MAUI.

L.C.Aw. 7713:2 & 6410:1

L.C.Aw. 6433

L.C.Aw. 5621

L.C.Aw. 387:6

L.C.Aw. 6243

L.C.Aw. 4667

L.C.Aw. 8519-B:7

L.C.Aw. 8524-B:2

L.C.Aw. 8524-B:5

L.C.Aw. 8013:2

L.C.Aw. 7865:2

L.C.Aw. 7866:3

L.C.Aw. 7865 Ap. 3

L.C.Aw. 7866

L.C.Aw. 3974:1

L.C.Aw. 2145:1

L.C.Aw. 3549

L.C.Aw. 4804:2

L.C.Aw. 4761:1

L.C.Aw. 6410:1

L.C.Aw. 3849:2

L.C.Aw. 4994:1

L.C.Aw. 7711:1

L.C.Aw. 7712:2

L.C.Aw. 3849:1

L.C.Aw. 3849:3

L.C.Aw. 3849:4

L.C.Aw. 3849:5

L.C.Aw. 3849:6

L.C.Aw. 3849:7

L.C.Aw. 3849:8

L.C.Aw. 3849:9

L.C.Aw. 3849:10

L.C.Aw. 3849:11

L.C.Aw. 3849:12

L.C.Aw. 3849:13

L.C.Aw. 3849:14

L.C.Aw. 3849:15

L.C.Aw. 3849:16

L.C.Aw. 3849:17

L.C.Aw. 3849:18

L.C.Aw. 3849:19

L.C.Aw. 3849:20

L.C.Aw. 3849:21

L.C.Aw. 3849:22

L.C.Aw.

A68-190 AMFAC

KAANAPALI

HANAKAOO, AND HONOKOWAI, LAHAINA, MAUI.

LAHAINA

1" = 1000'

A68-189

INSET
Scale 1" = 2000'

ADVANCE SHEET
SUBJECT TO CHANGE

MAHINAHINA 1 and 4

ZONE 4 SEC. 3

HONOKOWAI

HANAKAOO

WAHIKULI

PUUKOLII CAMP

KAANAPALI

LAHAINA

HONOKAHUA

ZONE 4 SEC. 2

SEC. 5

Honokowai Stream

Amalu Stream

Kapalua Gulch

Honokowai Water Works Pipe Line Right of Way

General Lease 1841
1153.89 Ac.

General Lease 1842
197.2 Ac.

Pipe Line R.O.W.

Road

Ditch

Pipe Line

Flume

Gr. 4350
5.0 Ac.

Gr. 7844
32.4 Ac.

Gr. 2869.2
9.88 Ac.

L.C.Aw. 11216:3
20.49 Ac.

L.C.Aw. 11216:4
29.37 Ac.

L.C.Aw. 6722:3
19.86 Ac.

L.C.Aw. 5005:1
45.84 Ac.

L.C.Aw. 76:2
31.70 Ac.

L.C.Aw. 5121:1
10.29 Ac.

L.C.Aw. 327-B-4
4.8 Ac.

L.C.Aw. 327-B-3
5.5 Ac.

L.C.Aw. 76:3
32.8 Ac.

L.C.Aw. 327-B-5
30.5 Ac.

L.C.Aw. 76:1
9.7 Ac.

L.C.Aw. 327-B-6
160 Ac.

L.C.Aw. 76:1
320.0 Ac.

L.C. App. 485

R.P. 2567

L.C.Aw. 7715 Part 1

Puu Kolii

Kahoma Stream

Honokahua Ditch

Ditch from Kahoma and Kanaha

SEE INSET

Honokowai Ditch

Road #1 Mauka

Road #2 Mauka

Road #3 Mauka

Road #5 Mauka

Road #6 Mauka

Road #7 Mauka

Road #9 Mauka

Road #10 Mauka

Road #11 Mauka

Road #12 Mauka

Road #13 Mauka

Road #14 Mauka

Road #15 Mauka

Road #1 Makai

Road #2 Makai

Road #3 Makai

Honokahua Ditch

Honokohau Ditch

Ditch

Gulch

Wahikuli

Hahakea Gulch

Kanaha Ditch

Kahoma Stream

Halona Stream

Kauaula Stream

Kaopala Gulch

Kanaha Pond

Kanaha

Various L.C.Awds.

Cane Flume

Upper Flume

Sewer Force Main

Sewer Pump

Reservoir and Chlorine Station

Gr. 4684

Lahainaluna School

Ld. Ct. App.

Ld. Ct. App. 439

403 Am.

PAUPAU

Kaugula

Puukukui

Mala Wharf

Pipe Line For Wahikuli

Trail For Wahikuli

Honokohau Ditch

Honokahua Ditch

Kahoma Ditch

Kauaula Ditch

Wahikuli Ditch

Kanaha Ditch

Various Ditches

Honokowai Ditch

Ditch

Ditch

Legend

- Residential
- Duplex
- Apartment
- Commercial
- Industry (Heavy)
- Industry (Light)
- Public
- Hotel
- Park
- Historic District
- Open Area

Proposed Land Use
West Maui

LAHAINA 201 PLAN

WAHIKULI
HOUSE LOTS

STATE

STATE OF HAWAII

A68-189 AMFAC

STREAM

MILL

25.7 ACRES

LAHAINALUNA SCHOOL

LAHAINA

PIONEER
HOTEL

KAHOMA

BISHOP ESTATE

PM

SH

STATE

7532