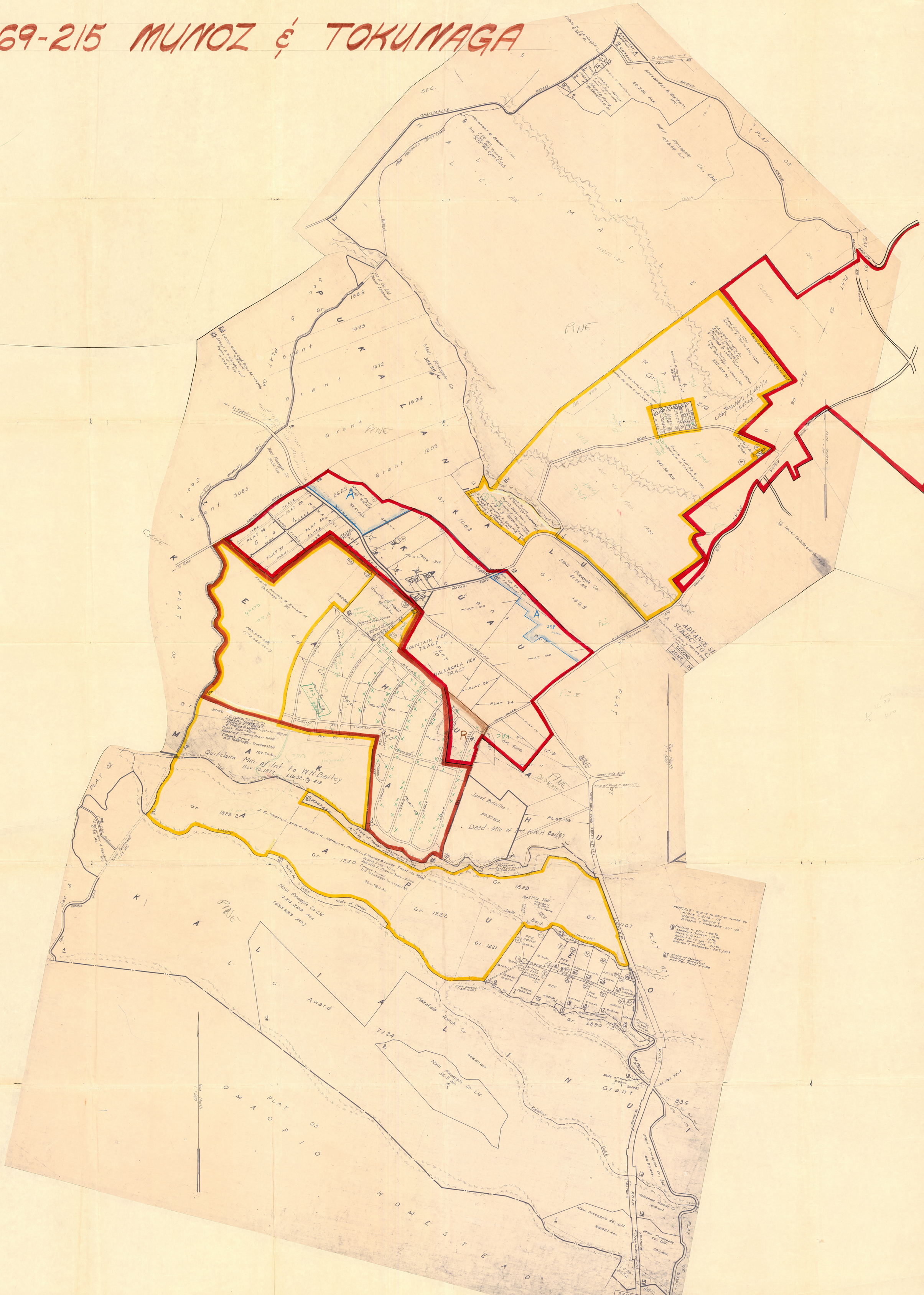
A69-215 - FRANK MUNOZ & DONALD HAYASHI TOKUNAGA

A69-215 MUNOZ & TOKUNAGA


HALIIMAILE
ROAD
New Hamakua Ditch Co.
Alexander & Baldwin Inc.
560 Ac.
Less 1.450 Ac. Tunnel & Ditch
5.370 Ac. Open Ditch
Maui Pineapple Co. Ltd.
107.859 Ac.
Ditch
Tunnel
Alexander & Baldwin Inc.
90.240 Ac.
Joseph Kamoi & Emma Kamoi & Elizabeth K. Ortiz et al
Alexander & Baldwin Inc.
To Puunoa
To Puunohoi
KALUANUI
BALDWIN
FLAT 02
FLAT 03
FLEMING
Maui Pineapple Co. Ltd.
1695
1672
1694
1203
3085
1088
1468
1320
1215
1829
1220
1222
1221
1167
2890
1213
1836
2625
3881
3886
Manuel Arce Estate
Frank Enos - Silva
Libby McNeill & Libby
Frank Munoz & H. Tokunaga
Frank Munoz & H. Tokunaga - Trustees
Libby McNeill & Libby (1945 Sale)
Louis DeCorte and Barbara
Dennis De Corte et ux
George De Corte et ux
Makani Road
Pukalani Place
Plat 28
Plat 27
Plat 30
Plat 29
Plat 31
Plat 32
Plat 33
Plat 44
Plat 45
Plat 46
Plat 47
Plat 48
Mountain View Tract
Haleakala View Tract
Highway
Kaalahuhu
Kaalahuhu Road
Kaalahuhu Ditch
Kalialinui
Kalialinui Gulch
Kalialinui Road
Upper Kula Road
Lower Kula Road Proj. F-037-1(2)
End of Proj. F-037-1(2)
Kula Highway
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AIRPORT

TO AIRPORT

KOKOMO

PUKALANI

MAKAWAO

A69-215 MUNOZ/TOKUNAGA

"JAMESTOWN"

KIHEI

WAIAKOA

CORRECTED
JAN 11 1979
AUG 14 1968
MAR 3 1969
MAR 21 1969
MAR 13 1950
APR 6 1950
MAY 26 1950
SEP 20 1950
OCT 23 1950
NOV 24 1950
FEB 5 1951
NOV 8 '68
Dwg. No. N.A. 1 P.S.C.
By: Tax Maps Bureau
Source:

A69-215 MUNOZ & TOKUNAGA

HALEAKALA HIGHWAY — PLAT 43 — MANAINA STREET — PLAT 44 — To Kula

PUKALANI STREET — PLAT 42 — PLAT 41 — PLAT 25 — IOLANI STREET

Frank Munoz & Donald H. Tokunaga -T/C
284,748 sf
Por. Lo. Ct. App. 1320
6.53 ac
Total Area of Roadway accounted for in 2-3-4-10
NOTE:
Por.

Koiwa Magata -Dower
Hiroshi Magata
Chikae Hironaka
Chitose Magata Miyake
George Magata
Sonoe Nagata Matsumoto
(Tsuneyo Gohara) le
61,107 sf

Minnie B., & Milvoy J. Nunes -J/T
87,492 sf

MOUNTAIN VIEW TRACT
Yoshito Horiuchi & wf. Evelyn E. -T/E
87,492 sf

George Gohara & wf Shisue -T/E
Joseph T. Gomes & wf Elsie E. -J/T
Tadashi Gohara & wf. Sachiye -J/T
35,241 sf
Ernest Carson & wf. Mary J. -T/E
Peter A. Pozzuni & wf. Julie A. -T/E
12,801 sf
Milvoy J. Nunes & wf Theresa C. -J/T
Manuel Batalha C. wf. Augusta F. -J/T.
Gross 50,444 sf
Less pl 77 sf
50,367 sf
Por.
John Molina & wf. Gwendolyn L. -J/T
100,877 sf
Manuel Batalha & wf Augusta -J/T
33551 sf
Manuel Batalha & wf Augusta -J/T
43649 sf

Hatsuyo Shimoda & wf
Chieko -J/T
36,509 sf
Sadao Imada & wf. Masami -T/E
14,952 sf
Sadao Imada & wf Masami -T/E
14,953 sf
Kamesuke Nakasone & wf. Gladys -T/E
32,670 sf
John De Camara & wf. Clara -J/T
15,304 sf
Isao Tengan, Kazue L. Lowder, Shigeru Tengan -J/T
Nobuo Kawahara & wf. Tsurue -J/T
38887 sf
Terry T. Takahashi & wf. Shirley K. -T/E
37,242 sf
25,224 sf

Edward S. Schmidling & wf. Miriam C. -J/T
73,295 sf
Pipe line R. of W.
Tadashi Owara & wf. Shizuka -J/T
22,622 sf
Kunio Hashimoto & wf. Kimiye -T/E
(James K. Nakamishi & wf. Chiyoko -T/E) 1/2
31,715 sf
Eisaku Kainuma & wf. Mitsue -J/T
20,806 sf

August M. Nascimento & wf. Olive C. -J/T
Masaichi Saki & wf. Tokie -J/T
(17,482 sf)
34,964 sf
Katherine H. Ching & hsb. Lawrence W.B. -J/T
17,482 sf
Daniel T. Onaga & wf. Miyoko -J/T
17,482 sf
Akira Shishido & wf. Winifred -J/T
34,964
(17,482 sf)
(17,482 sf)
Tor Y. Tomita & wf. Kiyoko -J/T
Toreo Tomita & wf. Kiyoko -J/T
17,482 sf
17,482 sf
Lawrence Abreu & wf. Irene L. -J/T
17,482 sf
Walter Yamashita & Mary Yamashita -T/Entirety
17,482 sf
Alfred S. Cravalho & wf. Margaret -J/T
17,482 sf
Harry J. Cambra & wf. Winona C. -T/E
17,482 sf
Manabu Tanaka & wf. Daisy T. -J/T
17,482 sf
Yosuke Tanaka & Manabu Tanaka -J/T
17,482 sf
Richard Cambra & wf. Rose -T/E
13,954 sf
Louis Cambra & wf. Margaret -J/T
13,939 sf
Ross, Jr. & wf. Agnes B. -T/E
17,482 sf
Christopher A. Crozier & wf. Fumiko -J/T
24,759 sf

Masaichi Saki & wf. Tokie -J/T
30,158 sf
Isamu T. Arakaki & wf. Shizuko -J/T
10,730 sf
Herman DeCoite & wf. Abelina -J/T
10,880 sf
John M. Fernandez & wf. Helen P. -J/T
10,980 sf
Clarence Moniz & wf. Christine -J/T
10,980 sf
Anthony A. Tam & wf. Anne K. -T/E
(Jacinto Ruiz & wf. Takie -T/E) Ag
10,980 sf
Jim Jimel & wf. Frances -T/E
51,455 sf

County of Maui 300 "G" sf

TRACT
Por. Grant
E
A
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A

Dropped Parcel: 12, 26

55 Philip G. Bruchal & wf. Julia S. -J/T

Por. of KULA, MAKAWAO, MAUI.

ADVANCE SHEET SUBJECT TO CHANGE

SECOND DIVISION		
ZONE	SEC.	PLAT
2	3	10

CONTAINING PARCELS
SCALE: 1in.=100 ft.

7229

PRINTED APR 18 1969

MAKAWAO

← Paia

TRUE NORTH
SCALE: 1"=1000'

URBAN DISTRICT

DISTRICT

TMK 2-4-01:2 (denied)
250.0 AC.

ROAD (8)

TMK 2-4-01:1 (denied)
241.55 AC.

MAKANI AVENUE

TMK 2-3-9:10 (denied)
33.50 AC. (8)

AGRICULTURAL

PUKALANI

URBAN DISTRICT

MAKAWAO

HIGHWAY

HALEAKALA

T.M.K.: 2-3-10-52 (approved)
234,748 Sq. Ft.
5.17 Ac
6.5 AC

LOT 95-A PUKALANI PARK

LOT 95-B (10.0 Acres)

UNIT I

UNIT II

PUKALANI STREET

UNIT IV

UNIT III

RURAL DIST.

AREA = (172.549 Acres)
= 182.549 Ac.

TMK 2-3-09:5 (Approved)

TMK 2-3-09:4 (approved)
129.70 AC.

TMK 2-3-09:5 (approved)
~~379.208~~ AC.
366.780 AC

STATE OF HAWAII (W. BOTELHO-LE) 12.718 AC

STATE OF HAWAII 8.471 AC

TMK 2-3-07:6
128.123 AC.

HAWAII CALFED (FERREIRA-LE) 18.265 AC

SCH

LANDCO HOLDINGS
(TAX KEYED)

7230



Munoz-Tokunaga
A69-215

1" = 2000'

DPED
OCT 16 1969

Vermont
REGIONAL PLANNING AND DEVELOPMENT
Newsletter

Vermont's Regional Planning and Development Program Continues to Grow

For Fiscal Year 1970, which began July 1, 1969, Vermont's Regional Planning and Development agencies had available to them, over $600,000 in Federal, State and local funds to continue their program of comprehensive planning and development activities.

The announcement of the Annual Grant from the Department of Housing and Urban Development to the State Central Planning Office, included Federal funds of $255,000 to be used for comprehensive planning purposes in the regions as well as for some local planning. The contribution of funds from the local communities who are participating in the regional planning process, added to Regional Planning assistance and staff services made available through the Central Planning Office, puts the fiscal 1970 expenditure from all three sources in excess of $382,000. The HUD annual grant program, which was just started in Vermont and represents a major change in policy on the Federal level, allows the State planning agency to fund regional and local planning activities on a yearly basis, and adds real flexibility to the planning process. For the first time, the HUD program reflects the necessity of continuing planning programs with the assistance of professional staffs at the regional level.

In June, the Vermont Development Board approved nearly $69,000 in Regional Development grant assistance to eight of the State's planning and development agencies. These funds are matched by the regions, and are used for annual operating budgets which enable the regions to employ full-time staff personnel and to have permanent office locations. The breakdown of regional development grant approvals is as follows:

	Fiscal 1970 Proposed Operating Budget	Fiscal 1970 Grant Request
Central Vermont	$ 12,000	$ 6,000.00
Chittenden	88,883	10,000.00
Franklin	31,020	3,127.50
Lamoille	16,522	8,261.00
Mad River	14,000	7,000.00
Northeast	25,000	11,500.00
Upper Valley	26,550	5,700.00
Windham	44,576	17,288.00
Totals	$258,551	$68,876.50

(Continued on Page 4)

THE GOVERNOR SPEAKS:

Your Role in Land Development



What is the role of Government, whether it be at the State, regional or local level, in the current problem of large real estate developments?

There is no question but Government's objectives must be to insure the quality of development of the land. We only have one opportunity to develop our mountainsides and if we make a mistake the first time, we won't have a second chance.

If Vermont is to be successful in achieving a balance between quality development and the preservation of our environment, then its going to take much more than laws, zoning or sub-division controls.

As important as these regulations are, in the final analysis we will not be successful in achieving the objective we want in this entire matter of vacation home and rural land development unless we achieve a climate of cooperation between private enterprise as represented by the developer, and government as represented by the town, the region or the State.

The State Legislature, Regional Planning and Development commissions or Boards of Selectmen can never pass sufficient regulations to achieve the balance we want and this can only be achieved if all parties involved are willing to work cooperatively towards the same objective.

This was my hope when I first invited the President of International Paper Company, Edward Hinman, to meet with me in Montpelier to discuss the Company's plans for its Vermont land developments. I felt if we could achieve a cooperative working arrangement with Mr. Hinman's Company we would achieve far better results than trying to threaten the Company with possible legal confrontations.

(Continued on Page 4)

A SPECIAL REPORT

Communities and Cluster Developments

Man is a gregarious being, preferring to live in the company of his fellow men in organized communities. Organized communities, villages, towns, and cities are preferred for several reasons, in past times of trouble the inhabitants were able to band together for mutual defense, there is a wider range of (schools, hospitals, churches, cultural activities) services and the greater possibility of personal advancement.

Unplanned growth has resulted in a loss of efficiency and convenience. It becomes difficult to move freely from place to place for services and transportation of goods within, and through the town. There is wasted space, and a minimum of public open space for scenic and recreational purposes. The total loss of time and efficiency results in an adverse effect on the economy of the community.

CLUSTER DEVELOPMENT*

The Cluster Principle evolved to relieve most of the problems associated with conventional development and it provides an environment conducive to a good life.

Using cluster, developers can build the same number of houses but only on a portion of the area used in a conventional design, with the bulk of the land left for open space and recreation. Thus, individual subdivisions become better places in which to live and a network of open spaces joined together by local governments can bring the outdoors into the heart of residential areas.

Cluster development is the principle of the early New England town. It is the grouping of houses more tightly together and using the land for common greens and squares.

What we are really talking about is a more effective land use: and it is a new range of choice that cluster provides that presents great opportunities. Let us consider the following facts:

1. *"Good aesthetics, it is said, make good economics."* In most cases it has been found that cluster developments have been outselling conventional developments of the same price range. The following table compares the total investment, before house construction of the conventional and cluster development.

SUBDIVISION COMPARISON

Conventional			Cluster	
Cost Factor	Linear Feet		Cost Factor	Linear Feet
1.2	15,000	Streets	1.0	12,500
2.6	15,000	Water Mains	1.0	5,700
2.25	12,000	Water Laterals	1.0	5,300
3.4	15,000	Sewer Mains	1.0	4,300
3.4	12,000	Sewer Laterals	1.0	3,500

Using the above cost factors a cluster development of 200 homes would require an investment of 1.3 million dollars before house construction. The conventional subdivision of the same size would require approximately 40 per cent more in development costs or a total of 1.8 million.

NOTE: The photographs of conventional and cluster subdivisions have been credited to the National Outdoor Recreation Resources Review Commission (Library of Congress Number 62-60017).

2. *People like to live in cluster development.* The usefulness and amenity of the open space layout becomes more important to the homeowner.

3. *The Town House concept has become popular in rural areas.* In most cases the town house is a row house that is not a "House in Town" at all and is often extremely expensive. Add a Woodstock facade, such as old fashioned gas street lamps, group them around common greens, and the result is a sales package that may turn out to be the "revolutionary" new concept of the next decade.

4. *Importance of Recreation in Cluster Development.* Some of the cluster developments include golf courses, bridle trails, and tennis courts. Several of the largest make recreation so integral a factor that they could be called "recreational communities". These feature a series of villages each centered around a special recreational activity, swimming is one for example, riding is another. While facilities are much less elaborate in the smaller developments as a minimum, almost all include swim clubs and childrens playgrounds.

5. *The basic procedures for common open spaces ownership and maintenance are working well.* The three basic methods are:

a. to deed open space to local governments
b. to set up special governmental districts
c. to establish a non-profit corporation consisting of homeowners.

The following problems concerning cluster development should be recognized.

1. Cluster could be frozen into a format as stereotyped as the conventional layout it is replacing.
2. Cluster development calls for a continued fresh approach to house design.
3. Cluster should not be used as a device to achieve unreasonable densities.
4. Communities should not use cluster as a cut-rate substitution for buying park land.
5. The great promise of cluster is in the exciting opportunities there are for linking open spaces together. There is too much *hack* site planning. Cluster offers unparalleled advantages for imaginative use of topography and landscape.

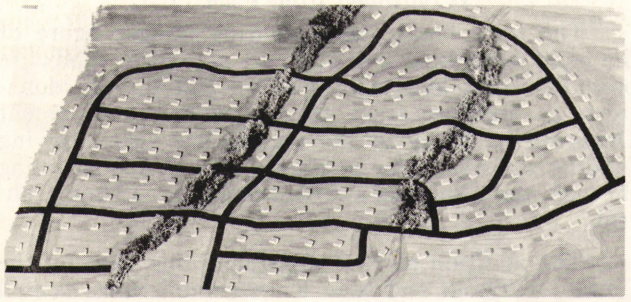
The potential of cluster is great and that is what makes it at this particular point in time, so tantalizing.

Cluster is still in the formative period. The very fact that cluster can mean so many different things may make definition difficult but it does provide a rich field of experimentation.

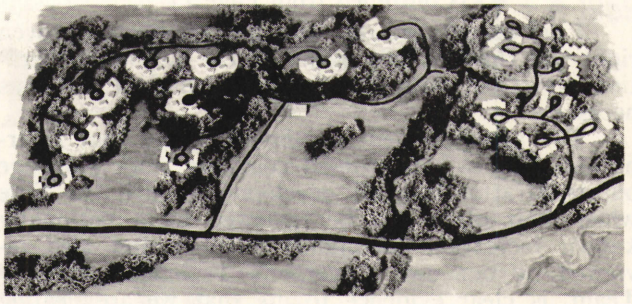
Several years from now decisions will have been made that will probably set the pattern of American residential development for a long time to come. But the decisions are still ours to make.

*William A. Whyte's Book Cluster Development, American Conservation Association, April, 1964.

CONVENTIONAL

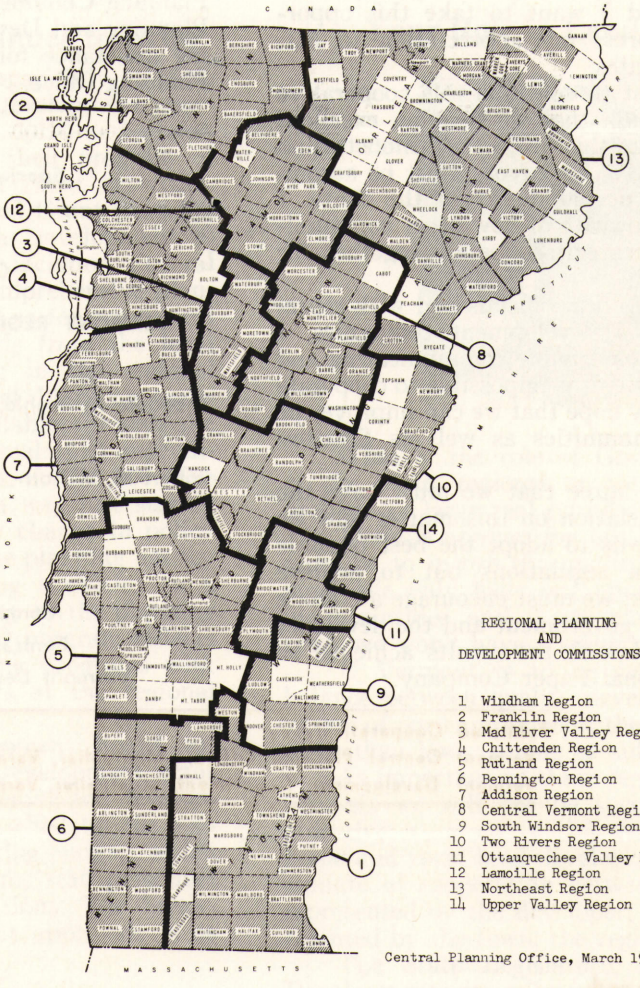


CLUSTER



REGIONAL PLANNING & DEVELOPMENT COMMISSIONS

Number of Commissions	14
Number of Communities	203
Population as % of 1960 State total	93%
Number of Communities as % of State's towns & cities	80%
Number of Commissions with Staff	8
Number of Resident Staff	18
Number of Commissions to Add Staff This Year	3



REGIONAL PLANNING AND DEVELOPMENT COMMISSIONS

1 Windham Region
2 Franklin Region
3 Mad River Valley Region
4 Chittenden Region
5 Rutland Region
6 Bennington Region
7 Addison Region
8 Central Vermont Region
9 South Windsor Region
10 Two Rivers Region
11 Ottauquechee Valley Region
12 Lamoille Region
13 Northeast Region
14 Upper Valley Region

Central Planning Office, March 1969

---

meet.. Russell L. Morgan, Executive Director to the Rutland Regional Planning Commission

Russ Morgan was born in the western New York community of Jamestown in 1932. He attended the public school system (graduating from high school in the top quarter of the class), as well as Jamestown Community College. He entered the United States Air Force in 1952 and attended drafting school at Fort Belvoir, Virginia. After serving approximately four years in the U. S. and overseas, he enrolled at Michigan State University completing a BS degree in Landscape Architecture in 1950. While at Michigan State, he won a blue ribbon in national design competition and was chosen for membership in an honorary fraternity.

From 1959-1963 he was employed with a consulting firm near Buffalo, New York as planner and designer working on zoning, comprehensive plans, golf courses, regional parks, etc. His next position was that of Senior and Principal Planner for the City of Erie, Pennsylvania where he was also a member of the Pennsylvania Planning Association. This position was followed by three years with the Central Massachusetts Regional Planning Commission.

Russ is now happy to be located in Rutland, Vermont with his wife and two children. As Director he hopes to utilize his varied experience to increase the acceptance of planning in the Rutland Region.

The Governor Speaks

(Continued from Page 1)

I am encouraged that this philosophy has proven right and that we have achieved the mutual cooperation and trust with the Company that we felt was necessary.

The announcement by the Company that International Paper had ordered complete work stoppage on its Stratton-Winhall development until the time when their plans can be reviewed by a nationally known recreation community planner and also reviewed by our own Governor's Technical Advisory Team, is clear evidence to me that we are dealing with honorable people who want to do the best possible they can in developing their Vermont land.

I don't believe we could ask for anything more from the Company and I want to take this opportunity to publicly express my appreciation to Mr. Hinman and his associates.

Not only do I want to continue this cooperative approach but I also think that we have an excellent opportunity here to make this project a demonstration of how similar cooperative endeavors must be accomplished on other land developments in the State. I hope this could be a showcase of how other communities and other companies can cooperate together for the mutual benefit of all.

From my talks with local officials and with representatives of other land development companies, I know that they have their trouble communicating and if they can't communicate, it is impossible to cooperate with each other. It is my hope that we can improve the situation in other communities as well as Stratton and Winhall.

In summary, I do agree that we must have the best possible State legislation on this matter and we must encourage the towns to adopt the best possible zoning and subdivision regulations but to achieve the objective we all seek, we must encourage a climate of cooperation between government and the developer and I am very pleased with the results achieved so far with the International Paper Company.

Regional Planning

(Continued from Page 1)

The total fiscal year operating budget figure of the eight commissions is $258,551 and these funds are provided from local communities and private donations as well as from the Vermont Development Department. Many of the regions are also receiving funding assistance for comprehensive crime planning through the Governor's Commission on Crime Control.

The addition of staff assistance this year by the Central Vermont and Mad River commissions, as well as a proposal for adding staff by the Addison Regional Planning Commission, will bring the total of staffed commissions to eleven. Both the Rutland Regional Planning Commission and the Ottauquechee Regional Planning and Development Commission, receive funding assistance for staff from HUD and the Central Planning Office.

Special contributors to this issue:

Gov. Deane C. Davis

Central Planning Office

VERMONT REGIONAL PLANNING & DEVELOPMENT NEWSLETTER

Theodore M. Riehle, Jr. ---------- Director
Central Planning Office

Robert M. Wilson ---------- Commissioner
Vermont Development Department

For Information Call

Montpelier, Vermont 223-2311
Central Planning Office Ext. 354
Vermont Development Department Ext. 661

Published Cooperatively by:
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Vermont Development Department, Montpelier, Vermont

Vermont
REGIONAL PLANNING AND DEVELOPMENT
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ECKBO
DEAN
AUSTIN &
WILLIAMS

October 2, 1969

Land Use Commission
State of Hawaii
Department of Planning
and Economic Development
State Capitol Building
Honolulu, Hawaii

Attn: Mr. Ramon Duran, Executive Officer

Re: A69-215 - Frank Munoz and Donald Hayashi Tokunaga

Gentlemen:

The following is our review of the subject petition in accordance with our contract.

We recognize that the Commission Staff has reviewed the subject petition as it applies to the criteria established by the Land Use District Regulations. We have chosen to emphasize that portion of the criteria concerned with urban growth that is dealt with in detail in our final technical report which is presently in the process of being printed.

We trust that this information will be of value to the Commission in its deliberation on this petition.

Information contained in our final technical report on the Land Use Districts and Regulations Review supplies the following information on urban growth for the Island of Maui.

> "The population for the Island of Maui at the time the district boundaries were drawn in 1963 was estimated to be approximately 35,000 people 1/. Current population to July 1, 1968 has been estimated by the Department of Planning and Economic Development 2/ to be 39,800 people for an increase of 4,400 people or 13 percent for the five year interval. This estimated increase is about 5 percent over an interpolation of estimated population

---

1/ Harland Bartholomew & Associates, Land Use Districts for the State of Hawaii, 1963.

2/ Department of Planning & Economic Development, Provisional Estimates of the Population of Hawaii by County, July 1, 1968.

for 1968 as derived from the State of Hawaii General Plan Revision Program 3/. In estimating the anticipated growth for the next ten years, the 5 percent adjustment factor was added to judicial district and county totals.

In 1963 it was estimated that 28,200 people resided in the existing urban areas 4/ of approximately 9,500 acres, with the balance of 6,800 living in agricultural or rural locations. If we assume that all of the growth since 1963 has occurred in the urban areas, the 1968 population estimate for these areas totals 32,600 people, and assuming for comparison purposes that the proposed population growth will occur in the existing urban areas, the 1978 projection totals 64,020 people.

The Urban Districts for the Island of Maui as adopted in 1964 and as tabulated by the State of Hawaii Revised General Plan in 1965 were estimated to contain 11,793 acres. Since 1964 approximately 649 acres have been added to this district by boundary changes, thereby providing an estimated total of 12,442 acres in 1968. In the Revised State General Plan 6,566 acres or 57 percent of the land in 1965 was considered vacant. We have not included all areas that have been added to the Urban Districts since 1965 as vacant lands as of 1968, because it is obvious that some of this land has been developed to provide for the estimated population growth.

Lacking sufficient data on the amount of vacant land existing in the Urban Districts in 1968, we have used an assumption based on interpolation of the absorption of vacant land projected in the Revised State General Plan that provides for the 5 percent population growth adjustment factor. Based on this assumption, the vacant lands within the Urban Districts are estimated to contain 6,288 acres as of 1968, with 6,154 acres considered occupied or developed.

It is estimated that average population density in the existing Urban District for Maui County is between 4 and 5 persons per acre. Applying this average density to the estimated ten year population increase of about 4,900 people, approximately 985 to 1,230 acres of gross urban land will be needed to accommodate this growth. By applying the urban land expansion factor of three times the anticipated growth, between 2,950 to 3,690 acres are required to 1978.

3/ Department of Planning & Economic Development, General Plan Revision Program, 1967.

4/ Harland Bartholomew & Associates, Land Use Districts for the State of Hawaii, 1963.

> "The present vacant lands in the Urban District are estimated to contain 6,282 acres. By applying the higher land absorption figure of 3,690 acres, the county would still have roughly 2,600 acres vacant in the existing Urban Districts after providing for three times the anticipated population growth."

The Makawao Judicial District in which the subject property is located includes the Urban Districts of Paia-Kuau, Pauwela, Haiku, Haliimaile, Pukalani, Makawao, Kula-Kai, Kula Omaopio, Waiakoa and Keokea.

Interpolation of the estimated resident population in 1968 indicates the existing population for these areas to be approximately 9,253 people. The 1978 projections show a possible increase of 12 percent or 1,156 people, for a total of 10,409.

In 1968 we estimated that there were about 3,699 acres in the existing Urban Districts. Interpolation of the data contained in the State General Plan Revision Program suggested that within these districts approximately 1,373 acres were considered developed in 1968, with the remaining 2,326 acres vacant or undeveloped.

This provides a seemingly high existing population density of about six persons per acre. For comparison purposes, if we assume that the existing population density is between four and six persons per acre, the estimated growth of 1,156 people would require between 193 and 289 acres. However, the estimated existing vacant lands can absorb well over three times the indicated growth in the judicial district.

As a result of the five year boundary review, we recommended that approximately 290 acres be rezoned from the then existing Urban Districts on the basis of the phasing out of plantation camps and various requests that have been made and denied previously for agricultural dedications. Thus, the existing vacant lands within the Urban Districts were reduced to approximately 2,036 acres.

The foregoing has been cited to reiterate the available data that were reviewed in examining the existing Urban Districts on the Island of Maui during the Land Use Boundary Review.

It appears that there is substantial vacant land presently zoned Urban to accommodate foreseeable growth as mandated

in the Land Use Law.

Based on the foregoing and with particular reference to the present law and regulations, we feel that the subject petition should not be approved at this time.

Sincerely yours,

ECKBO, DEAN, AUSTIN & WILLIAMS

Howard B. Altman
Associate

HBA:lrb

JAMES S. USHIJIMA
COUNTY CLERK

BONIFACE ESPINDA
DEPUTY COUNTY CLERK

OFFICE OF
COUNTY CLERK
COUNTY OF MAUI
WAILUKU, HAWAII 96793

August 19, 1969

RECEIVED
AUG 21 1969
State of Hawaii
LAND USE COMMISSION

Honorable Chairman and Members
Land Use Commission
State of Hawaii
Honolulu, Hawaii

Gentlemen:

In behalf of the Council of the County of Maui, we respectfully transmit a certified copy of Resolution No. 194, entitled, "Requesting the State Land Use Commission to Give Favorable Consideration for Urban Rezoning of a Certain Area in Pukalani," situated on the Island of Maui.

The members of the Council will deeply appreciate your consideration of their request.

Respectfully,

James S. Ushijima

JAMES S. USHIJIMA
County Clerk

/lye

enc.

Resolution

No 194 Introduced By MANUEL S. MOLINA Councilman

Manuel S. Molina

REQUESTING THE STATE LAND USE COMMISSION TO GIVE FAVORABLE CONSIDERATION FOR URBAN REZONING OF A CERTAIN AREA IN PUKALANI.

WHEREAS, the State of Hawaii, because of its beautiful scenery, comfortable climate, and friendly people, has attracted many people from far and wide; and

WHEREAS, Maui, the second largest island in the Hawaiian chain, is developing at a tremendous and rapid pace, requiring long range planning for the ever increasing population; and

WHEREAS, as a result thereof, the Maui Planning Commission and its professional planners have found it in the best interests of the County of Maui in its further economic development to rezone and make an additional 600 acres of land available in the Pukalani area for urban use; now, therefore,

BE IT RESOLVED by the Council of the County of Maui that it does hereby request the Land Use Commission of the State of Hawaii to carefully scrutinize the unfavorable report of the Land Use Commission staff and to give serious and favorable consideration for the rezoning of more lands in the Pukalani area for urban use; and

BE IT FURTHER RESOLVED that a certified copy of this resolution be transmitted to the Land Use Commission of the State of Hawaii.

COUNCIL OF THE COUNTY OF MAUI
WAILUKU, HAWAII 96793

CERTIFICATION OF ADOPTION

It is HEREBY CERTIFIED that the foregoing resolution was adopted by the Council of the County of Maui, State of Hawaii, on the 18th day of August, 19 65 by the following vote:

MEMBERS	Goro HOKAMA Chairman	Richard I. C. CALDITO Vice Chm.	Joseph E. BULGO	E. Loy CLUNEY	Marco M. MEYER	Manuel S. MOLINA	Lanny H. MORISAKI	Bernard H. TOKUNAGA	Yoneto YAMAGUCHI
ROLL CALL	Aye	Aye	Aye	Excused	Aye	Aye	Aye	Aye	Aye

James S. Ushijima
COUNTY CLERK, COUNTY OF MAUI

BEFORE THE LAND USE COMMISSION

STATE OF HAWAII

In the Matter of the Application of FRANK MUNOZ and DONALD HAYASHI TOKUNAGA, Petitioners.	)

ADDITIONAL SUPPLEMENTARY MEMORANDUM
IN SUPPORT OF APPLICATION

MEYER M. UEOKA
2121 Main Street
Wailuku, Maui, Hawaii

Attorney for Petitioners.

Of Counsel:

UEOKA & VAIL

BEFORE THE LAND USE COMMISSION

STATE OF HAWAII

In the Matter of the Application of FRANK MUNOZ and DONALD HAYASHI TOKUNAGA, Petitioners.	)

ADDITIONAL SUPPLEMENTARY MEMORANDUM
IN SUPPORT OF APPLICATION

I.

Statement

Frank Munoz and Donald Hayashi Tokunaga of Maui, Hawaii, on April 7, 1969, filed an application for amendment to district designation for some seven parcels of land totaling approximately 1,185 acres in the Makawao-Pukalani area of Maui.

Following a public hearing, the Maui Planning Commission on May 20, 1969, voted unanimously to recommend approval on several conditions, including the incremental concept with performance standards.

On August 1, 1969, at Kahului, the State of Hawaii Land Use Commission held a public hearing at which time testimony was received.

Petitioners Munoz and Tokunaga now submit this additional supplementary data in support of their application.

II

Ability of Petitioners to
Carry Out Their Plans

Petitioners Munoz and Tokunaga are experienced land developers. Besides having developed the first four increments of Pukalani Terrace, they were responsible for the successful Puuone Tract in Wailuku, Maui.

Mr. Munoz, besides being one arm of the local hui planning the proposed development, is also the contractor on whom most of the responsibility of the actual excavation, construction of utility lines, and road building will fall on.

Mr. Tokunaga is well known as the financial arm of the Petitioners. His job will be to insure the maximum use of the net assets and cash flow of this unique group to carry out the project as outlined in their application.

There is no question on the experience of these two men, their know-how and ability to get things done.

III

Demand for Proposed Urban Use
of Subject Property Exists Today

In 1967, the Department of Planning and Economic Development of the State of Hawaii, Dr. Shelley M. Mark, Director, reported a provisional population figure for the island of Maui of 38,864. A projection was made for Maui for the year 1975 of 41,095.

The same Department of Planning and Economic Development in 1968 had to revise its projected figures as stated in its

Maui County Facts Publication to read as follows:

"POPULATION. With nearly 50,000 residents, Maui is the third most populous county in the State. The resident population has been increasing slowly but steadily since 1961. By 1985, the population is projected at 58,500.

Resident population estimates in January 1968 and 1967 for Maui and Kalawao counties were:

	1968	1967
Maui County	49,800	48,600
Maui island	41,500	40,400
Molokai island	5,900	5,700
Lanai island	2,400	2,500
Kalawao County	230	240"

In just one year, Maui had reached its earlier eight-year population estimate.

The demand in the Pukalani area for houselots is exemplified by the sale of the first four increments developed by the Petitioners beginning in 1964. Although not recorded on the tax maps, every lot put up for sale has been sold, those not recorded being under deposit offer receipt acceptance contracts. The last increment placed on the market in January of this year without advertisement was sold out in six months. Resales are now common. Also in the Makawao-Pukalani area, the inventory of available lots are practically nil and there are no subdivision developments under present construction.

In May of this year, out of 454 lots, some 103 had homes constructed on them. Since that time, in the short four months that have gone by, the number of homes have increased to 141.

On the island of Maui, the only other development tract

of a larger degree is Alexander and Baldwin's "Dream City". There, the cost of lots have also risen parallel to construction costs.

The Petitioners, because of the original low purchase price of the land, were able to begin initial sale prices at Pukalani Terrace at 15 cents per square foot. By 1969, the price had gone up to 29 cents per square foot for the fourth increment. Resales are in the 35-40 cents scale. An estimated 75% of the sales are to Maui residents with the remainder to Oahu and mainland people.

As to the property located approximately one mile Makawao side of Haleakala Highway, for those not desirous of underground wiring, walking distance to a golf course, shopping center, etc., lower priced lots 10,000 square feet will be developed. These lots will also appeal to those who wish to live close to Makawao.

In addition to the projected population increase, the people who are in the sugar industry are gradually being forced to vacate their plantation camp homes as more land is planted in sugar and old deteriorated homes are not replaced. Perhaps even more so, these people are placed in a position of having been forced to buy homes and, therefore, seek reasonable priced houselots.

The massive Wailea joint venture development of A & B and Grosvenor International, which by 1985 projects 11,000 hotel rooms and employment of 12,500 persons, will certainly cause a demand for houselots within reasonable driving time. The first

phase of the "City of Flowers" is due for completion by 1975 and calls for construction of about 3,000 hotel units and only some housing for permanent employees.

However, as to the ordinary worker, which will be the majority of those employed, there is great doubt that he can afford the type of housing expected to be built for the more permanent high salaried employees. The area outside of Wailea complex will also be out of the price range he can afford. These prices will go higher rather than go lower as the demand and construction of improvements cost rise. For these workers, Pukalani will again provide a choice in price, distance, and convenience in their daily living.

There are also a certain amount of people who are seeking second homes on Maui while living in Honolulu, or who are looking towards the days of retirement. For these people, the climate and surroundings will be enticing.

IV

Basic Service Facilities are Presently Available or Will Become Available

The Petitioners in an unprecedented move have agreed to do several things which will greatly improve the availability of basic service facilities.

1. They propose to set aside ten acres adjacent to the present Pukalani Park for school purposes without cost to the government.

2. Park areas in the amount of a minimum of four in number, will be dedicated and landscaped again, without cost to

the government. Here a novel plan of using protective gulch locations may be utilized.

3. Lots for use by religious and other eleemosynary organizations will be reserved so that these groups need not compete on the open market for such sites.

4. A sewer treatment plant will be constructed to serve the entire area west of Haleakala Highway.

5. Construction of a transmission waterline to supply water will be carried out by the Petitioners, if the County of Maui's Board of Water Supply is unable to fulfill their own construction schedule. Reimbursement by the County to the Petitioners will come later, as others make use of said line.

Other facilities are presently available, such as the existing Makawao Elementary School and Maui High School, U. S. Post Office, and electricity. Both fire and police protection in the form of substations are in the County's newly adopted budget for the Kula area. A recreation complex having baseball and football fields are planned for the present 30 acres of Pukalani Park.

Commercial shops and stores are few today, however, in their application, Petitioners have planned for a shopping center with good access for all of Pukalani.

V

Lack of Availability of Other
Nearby Urban Designated Lands

Maui's land like the rest of the State of Hawaii, is controlled by large landowners ranging from the government

(federal, state, and local) to Alexander & Baldwin, C. Brewer and Co., Maui Pineapple Co., Bishop Estate, and on down to the several large ranch holdings. In the Makawao-Pukalani area, there are only four landowners, A & B, Maui Pine, Haleakala Ranch, and the Petitioners, who have sufficient land to propose the recreational-residential development similar to Petitioners' plans. However, the other landowners have indicated no intentions of developing their parcels.

The large landowners are not alone in their personal desire not to increase the density of their land. Many small private individual landowners owning a variety of lot sizes from many acres to just a few, have not and will not make their prized holdings available. They may also lack the know-how and finances, wish to preserve their present mode of leisure living, or hope to keep the land for their personal estates, even though they presently have favorable zoning for their parcels.

In the Makawao-Pukalani area some 878 acres are presently classified as urban, as compared to 1,200 acres and 3,450 acres in Kula and Kihei respectively, even though the first area supports 1,781 voters and 965 children who are in school, while Kula has 913 voters and 347 school population and Kihei 570 voters and 221 students. To not approve of Petitioners' request, would limit the future growth in this part of Maui.

All of the above is further emphasized by the fact that many acres in the Makawao-Pukalani area are part of roads, drainage and gulches. Some 575 acres in this area have been dedicated and approved for agricultural use, although situated in urban designated areas.

The Petitioners in their application, have some 1,185 acres which they are proposing to develop and place on the market.

VI

Schedule of Development

If the Petitioners' application for change of classification boundaries is approved by the Land Use Commission and rezoned appropriately by the Maui County Planning Commission within one year from the above actions, the parcels located on the Makawao side of Haleakala Highway will be developed and placed on the market. This would be the approximately 70 acres which are presently bounded on two sides by present urban designated properties. Approximately 225 lots will be able to be developed, with the first increment not less than 100 lots.

As to the land adjoining the present Pukalani Terrace, the non-golf course lots will be developed simultaneously in increments of not less than 100 lots with the above timetable.

Also within one year of the appropriate actions by the respective government boards and commissions, the Petitioners will complete their plans for landscaping of the entire area and the golf course. Architectural plans for the golf course clubhouse, apartments and shopping center, and construction plans will also be completed in the above time.

The first 10,000 square feet golf course lots are expected to be placed on the market before two years have elapsed.

All of the above plans to be drawn up are expected to be executed upon and completed within five years from the above

stated actions with the golf course ready for play by 1972, along with the initial phases of the shopping center.

Immediately after completion of development plans, construction will proceed as follows:

1. Sewerage treatment plant and appurtenances.

2. Roadway from Pukalani Terrace to Kula Highway, including bridge over Kaakakai Gulch.

3. Extension of water system from Pukalani Terrace Unit III across Kaakakai Gulch and water storage tanks to serve area below 1,600 feet elevation.

4. Groundwork for golf course, fairways and greens and necessary underground utilities and roadways.

VII

Feasibility of Plans

The Petitioners past performance in the Pukalani Terrace Units I through IV clearly indicates that regardless of what prices the developers and speculators are getting for their properties through Maui, their policy was and still is to make land available at the lowest possible prices.

The Petitioners, if they are to have their dreams and plans come true, need the reclassification of the 70 acres in Makawao and the 693 acres in Pukalani for the following reasons:

1. The total area to be developed into houselots does not include all the acres, as much is gulch land, some 25% will be roads and 200 acres are for the proposed golf course.

2. Certain improvements such as the sewerage treatment plant, water transmission line and storage, drainage and roads

from Kula Highway to Haleakala Highway must be designed and constructed to serve the entire area from the beginning. The costs of these items will be borne from the start.

3. The golf course is expected to cost $500,000.00, the clubhouse $250,000.00, the land $1,000,000.00 and its maintenance expense for five years is estimated at $250,000.00, and therefore, in itself will not be feasible, unless integrated as the marketing core around which a community can grow.

4. The golf course lots alone cannot bear all of the above community building costs. These costs must be spread out over the projected 1,200 lots. Therefore, the present approval of urban classification is necessary before the Petitioners can risk all the costs. The approval of the non-golf course area will allow subdivision of these areas first, while the golf course is developed. None of the lots around the golf course will be able to be sold until the entire construction area is completed and this is projected to take 2 to 2 1/2 years.

5. The sale of the lots in the Makawao area and the first non-golf course lots in Pukalani within one year, will also fill the immediate needs for houselots in the above areas and be a source of income.

The Petitioners, however, are confident that with the immediate approval of the above plans, with the demand for houselots in a community where a golf course, other recreational facilities in a time when shorter working hours mean more leisure time, schools, a shopping center, and pleasant climate are available and their maintenance of low cost houselots will be successful.

VIII

Conclusion

The Petitioners have submitted their entire 1,185 acres for reclassification to urban districts. They are in accord with the incremental performance standards concept as proposed by the newly adopted rules and regulations of the Land Use Commission and Maui County's own planning body.

However, the entire plan for the 1,185 acres has been presented for examination at this time by the respective government agencies.

The Petitioners respectfully request that the Land Use Commission of the State of Hawaii, approve of the reclassification to urban use the approximately 70 acres on the Makawao side of Haleakala Highway and reserve for future consideration the remainder of the 501.0 acres.

The Petitioners further respectfully request approval of all the other parcels of the area in the area known as Pukalani Terrace to urban classification.

File

January 15, 1971

Rom:

Mr. Dennis De Coite of Denny's Poultry Farm in Maui called and asked that he be put on our mailing list if and when a petition is submitted for the former Munoz-Tokunaga property below his farm. (We have noted this on our mailing list)

He said that a hui of about 100 people, headed by Richard Caldito, Councilman, purchased the Munoz-Tokunaga property and were planning on coming in for a boundary amendment. Last night, Caldito and Joe Bulgo called on him and told him that this time he would be fighting 100 people and also hinted that he would be harassed if he opposed the change. Mr. De Coite commented that it was getting to be like the Syndicate.

Also ~~xxkxx~~ relayed his great admiration for you and the Commissioners and appreciation for your help in the past.

D.

ASL ✓
LUC

LUC - 1-18-71

TO WHOM IT MAY CONCERN:

This is to certify that the attached documents are true and correct copies of documents on file in the office of the State Land Use Commission, Kamamalu Building, Honolulu, Hawaii.

Date: November 12, 1973 By_____
TATSUO FUJIMOTO
Executive Officer

Att.

For Tony Hong, DAG.

November 3, 1969

Mr. Meyer M. Ueoka
P. O. Box 344
Wailuku, Maui, HI 96793

Dear Mr. Ueoka:

This is in reference to your letter of October 22, 1969, pointing out a discrepancy in the acreage which was approved for urban zoning for lands at Pukalani, Maui.

This is to confirm that the tier of lots comprising a total of 13.46 acres and shown on the attached map was included in the area rezoned to Urban. Therefore, the total area approved is approximately 699 acres.

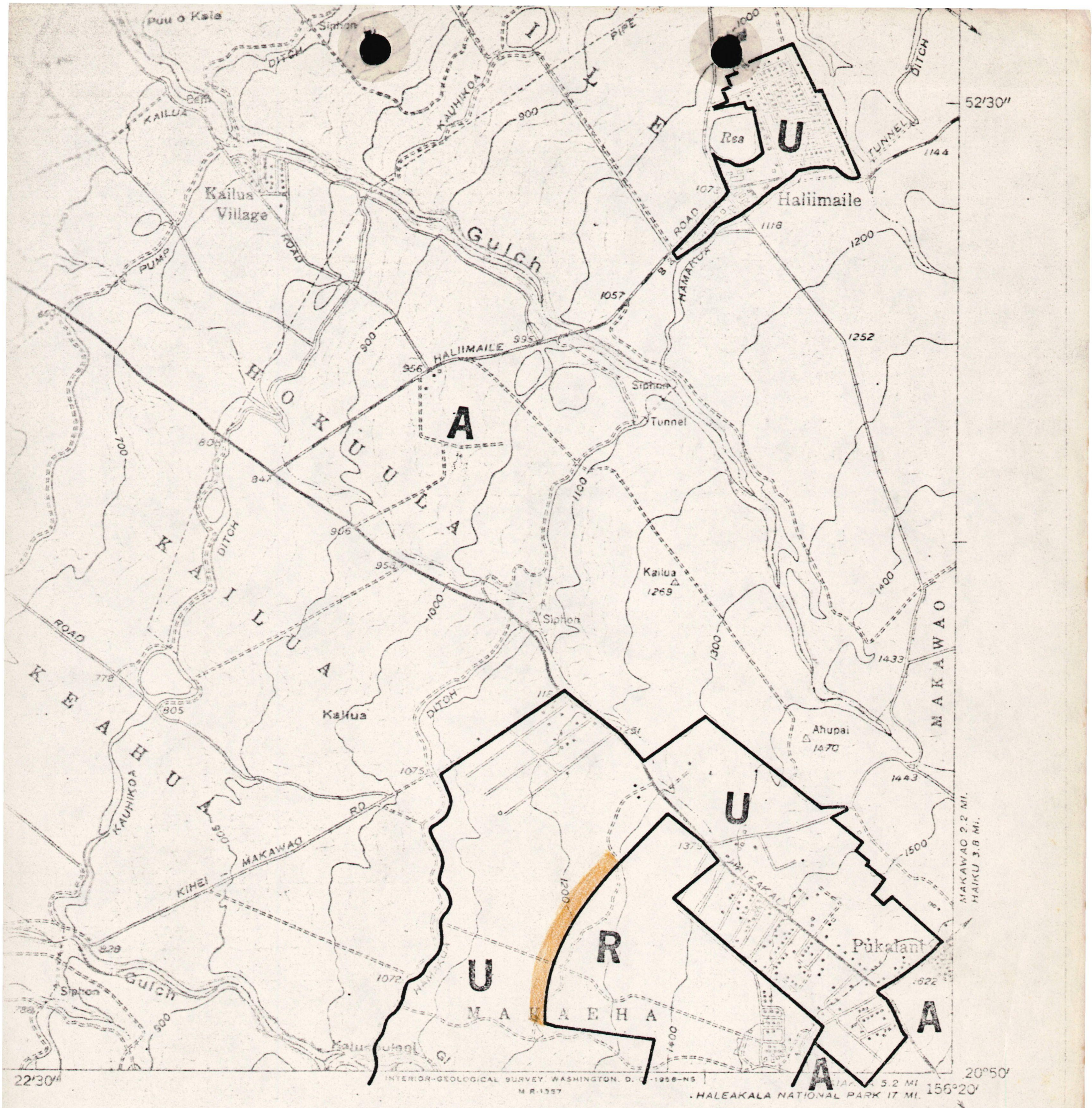
We are enclosing a copy of a portion of our District Map No. M-7 showing the district boundaries of the subject area for your information.

Very truly yours,

RAMON DURAN
Executive Officer

Enclosures: 2 maps

cc: Maui Planning Commission
Dept. of Land & Natural Resources
Dept. of Taxation
Dept. of Education
Council of the County of Maui
Dennis DeCoite

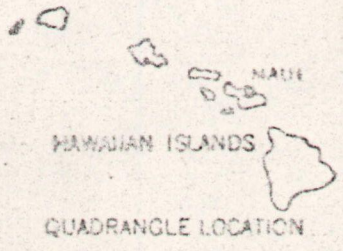


ROAD CLASSIFICATION

Heavy-duty — Light-duty

Medium-duty — Unimproved dirt

Map of the Island of Maui, scale 1:62 500, from an earlier survey is available



True North

M-7

1" = 2000'

PAIA, HAWAII

N 2050—W 15620/7.5

1954

3085

2625

Manuel Asue Trust Estate

32.87 Acs.

ROAD

AELOA

HALEAKALA

PLACE

PLAT 29

PUKALANI

PLACE

PLAT 30

PLACE

KCEA

IKEA

PLAT 28

ALEA

PLACE

PLAT 27

ALOHI

1638

PAHAA PLACE

LOTS

GRANT

17

18

500

PLAT 31

110.00 ac.

County of M

25.00 Ac.

26

Easement 75
Guy Wire Purpose [100 #]

Easement 74
Guy Wire Purp. [100 #]

Easement 73
Guy Wire Pur

PUKALANI

ST.

100

PLAT 49

HIOLANI

HAULANI

PUKALANI

MANELANI

PLAT 103

PLAT 45

APP

LIHOLANI

ST.

49

15

84'

Frank Munoz & Donald H. Tokunaga - T/C

182.548 Acs.
(172.548 Acs.)

Land

E

True North
1" = 500'

3089

J. E. Lyons, Timothy
Enos K., Auwae K. K.
Merwyn K., Francis L.
& Thomas B. Lyons - Trust - T/C - 38/100
Frank Enos - 31/100
Rosalie E. Thorne Gray - 31/100
(Frank Munoz
D H Tokunaga - Trustees) A/S

A 129.70 Ac.

Pgt. Gr. 1213

Quitclaim Min. of Int. to W. H. Bailey
Nov. 10, 1877
Lib 52, Pg. 412

K

3078

MEYER M. UEOKA
JOHN T. VAIL
Associates
B. MARTIN LUNA
LAWRENCE N. C. ING

UEOKA & VAIL

ATTORNEYS AT LAW
WAILUKU, MAUI, HAWAII 96793

2121 MAIN STREET
Post Office Box 433
Phone: 33-761

October 22, 1969

RECEIVED
23
State of Hawaii
LAND USE COMMISSION

Mr. Ramon Duran
Executive Officer
Land Use Commission
Department of Planning and
Economic Development
P. O. Box 2359
Honolulu, Hawaii 96804

Dear Mr. Duran:

This will acknowledge receipt of your letter dated October 7, 1969. A copy of same was reproduced and distributed to the petitioners.

We note from your letter that you state the total area approved was 685.5 acres, which we believe is erroneous, and that it should be 698.961 acres. In principle, all of our requests in the Pukalani area was approved by the Commission. Apparently, you failed to include the area noted in red, as shown on the map attached hereto, which originally was designated on the Tax Map Key as 2-3-09-5. Our application covering Tax Map Key 2-3-09-5 covers approximately 200 acres, as you will note in our application. It is understandable as to how this confusion has come about, and we would appreciate a correction of your letter dated October 7, 1969. That portion shown in red on the said map is now portion of 2-3-49, and covers Lots 474-499.

Land 2-3-49

Your favorable action in connection therewith will be greatly appreciated.

Very truly yours,

MEYER M. UEOKA

MMU:ldc
Encl.

STRATHMORE
ERASEWELL BOND
25% COTTON FIBER U.S.A.

PUKALANI PARK

TRUE NORTH
SCALE 1"=300'

FUTURE SUBDIVISION LOT 500

2-3-9-7

1-15-47-499 13.426

Drainage Easement

IOLANI STREET

LIHOLANI STREET

PUKALANI STREET

499 22,615 SQ.FT. 218.00	449 21,825 SQ.FT. 218.00	404 21,825 SQ.FT. 218.00	367 23,438 SQ.FT. 234.38
498 22,890 SQ.FT. 218.00	450 21,800 SQ.FT. 218.00	405 21,800 SQ.FT. 218.00	368 23,110 SQ.FT. 234.17
497 22,890 SQ.FT. 218.00	451 21,800 SQ.FT. 218.00	406 21,800 SQ.FT. 218.00	369 21,923 SQ.FT. 232.68
496 23,184 SQ.FT. 218.00	452 22,726 SQ.FT. 218.00	407 22,641 SQ.FT. 218.00	370 22,184 SQ.FT. 230.31
495 22,647 SQ.FT. 218.00	453 22,616 SQ.FT. 236.00	408 23,053 SQ.FT. 218.00	371 22,079 SQ.FT. 229.21
494 22,647 SQ.FT. 218.00	454 22,795 SQ.FT. 236.00	409 23,053 SQ.FT. 218.00	372 22,345 SQ.FT. 246.55
493 22,647 SQ.FT. 218.00	455 22,795 SQ.FT. 236.00	410 23,053 SQ.FT. 218.00	373 23,566 SQ.FT. 187.25
492 22,647 SQ.FT. 218.00	456 22,795 SQ.FT. 236.00	411 23,053 SQ.FT. 218.00	374 23,707 SQ.FT. 219.73
491 22,647 SQ.FT. 218.00	457 22,795 SQ.FT. 236.00	412 23,053 SQ.FT. 218.00	375 23,686 SQ.FT. 219.12
490 22,647 SQ.FT. 218.00	458 22,795 SQ.FT. 236.00	413 23,785 SQ.FT. 218.00	376 24,076 SQ.FT. 214.43
489 22,647 SQ.FT. 218.00	459 22,795 SQ.FT. 236.00	414 23,667 SQ.FT. 218.00	377 23,886 SQ.FT. 214.25
488 22,647 SQ.FT. 218.00	460 22,795 SQ.FT. 236.00	415 23,053 SQ.FT. 218.00	378 23,529 SQ.FT. 207.80
DRAINAGE LOT	DRAINAGE LOT	DRAINAGE LOT	379 23,673 SQ.FT. 200.86
487 22,798 SQ.FT. 218.00	461 22,896 SQ.FT. 218.00	416 23,053 SQ.FT. 218.00	380 23,406 SQ.FT. 200.00
486 22,647 SQ.FT. 218.00	462 23,244 SQ.FT. 218.00	417 23,053 SQ.FT. 218.00	381 23,407 SQ.FT. 170.00
485 22,647 SQ.FT. 218.00	463 23,244 SQ.FT. 218.00	418 23,053 SQ.FT. 218.00	382 23,127 SQ.FT. 212.00
484 22,647 SQ.FT. 218.00	464 23,244 SQ.FT. 218.00	419 23,053 SQ.FT. 218.00	383 22,896 SQ.FT. 212.00
483 22,647 SQ.FT. 218.00	465 23,244 SQ.FT. 218.00	420 23,385 SQ.FT. 218.00	384 23,762 SQ.FT. 218.00
482 22,647 SQ.FT. 218.00	466 23,244 SQ.FT. 218.00	421 21,800 SQ.FT. 218.00	385 23,569 SQ.FT. 218.00
481 22,647 SQ.FT. 218.00	467 23,244 SQ.FT. 218.00	422 21,800 SQ.FT. 218.00	386 22,697 SQ.FT. 188.00
480 22,647 SQ.FT. 218.00	468 23,244 SQ.FT. 218.00	423 21,825 SQ.FT. 188.00	387 22,890 SQ.FT. 218.00
479 22,647 SQ.FT. 218.00	469 23,328 SQ.FT. 218.00	424 23,569 SQ.FT. 218.00	388 22,890 SQ.FT. 218.00
478 21,972 SQ.FT. 218.00	470 24,411 SQ.FT. 219.08	425 23,762 SQ.FT. 218.00	389 23,789 SQ.FT. 218.00
477 21,833 SQ.FT. 233.22	471 26,712 SQ.FT. 205.48	426 23,761 SQ.FT. 214.10	390 23,585 SQ.FT. 217.56
476 21,808 SQ.FT. 188.00	472 26,037 SQ.FT. 261.47		391 23,684 SQ.FT. 217.45
475 21,849 SQ.FT. 218.00	473 27,010 SQ.FT. 278.74		392 23,684 SQ.FT. 217.42
474 21,800 SQ.FT. 218.00	428 21,825 SQ.FT. 188.00		393 23,686 SQ.FT. 217.49
	429 21,800 SQ.FT. 218.00		394 25,913 SQ.FT. 217.65
	430 21,800 SQ.FT. 218.00		395 26,191 SQ.FT. 218.37
	431 22,680 SQ.FT. 218.00		396 23,420 SQ.FT. 217.52
	432 22,809 SQ.FT. 217.53		397 23,421 SQ.FT. 217.44
	433 22,808 SQ.FT. 217.57		398 23,420 SQ.FT. 217.43
	434 22,810 SQ.FT. 217.62		399 23,423 SQ.FT. 217.49
	435 22,809 SQ.FT. 217.70		400 23,055 SQ.FT. 217.63
	436 22,810 SQ.FT. 217.73		401 22,890 SQ.FT. 218.00
	437 23,312 SQ.FT. 217.90		402 22,890 SQ.FT. 218.00
	438 22,890 SQ.FT. 218.00		403 22,697 SQ.FT. 218.00
	439 24,172 SQ.FT. 200.66		
	440 22,480 SQ.FT. 199.60		
	441 22,484 SQ.FT. 199.67		
	442 22,485 SQ.FT. 199.97		
	443 22,481 SQ.FT. 199.70		
	444 22,482 SQ.FT. 199.60		
	445 23,111 SQ.FT. 199.73		
	446 22,890 SQ.FT. 218.00		
	447 22,890 SQ.FT. 218.00		
	448 22,915 SQ.FT. 218.00		

NOTE:

denotes Easement for Guy wire purposes.

PUKALANI TERRACE - UNIT IV

AT KEAHUA, MAKAEHU, KULA, MAUI, HAWAII

Tax Map Key 2-3-09

261 Dairy Road
Kahului, Maui, Hawaii

LAND and CONSTRUCTION Co. Inc.

July 10, 1968

Munoz

	TMK	Ac
R to U	2-3-09:5	182.5
	2-3-10:52	6.5
A to U	2-3-09:9	129.7
	2-3-08:5	366.8
	(T) =	685.5 Ac

situated at Kula, Makawao, Maui

No Maps req.

Munoz

R to U = TMK 2-3-09:5

comprising approx. 182.5 Ac

October 7, 1969

Mr. Meyer M. Ueoka
P. O. Box 344
Wailuku, Maui, HI 96793

Dear Mr. Ueoka:

The petition by Frank Munoz and Donald Tokunaga (A69-215) to amend the land use district boundaries at Kula, Makawao, Maui, was reviewed by the Land Use Commission at its meeting on October 3, 1969, at Kaunakakai, Molokai, and approved as follows:

Tax Map Key	Acres	Change Approved
2-3-09: 5	182.5	From Rural to Urban
2-3-10: 52	6.5	From Rural to Urban
2-3-09: 4	129.7	From Agricultural to Urban
2-3-08: 5	366.8	From Agricultural to Urban

Total Acres 685.5 Approved

However, reclassification of the following areas was denied:

Tax Map Key	Acres	Changes Denied
2-3-09: 10	33.9	From Agricultural to Urban
2-4-01: 1	241.5	From Agricultural to Urban
2-4-01: 2	225.6	From Agricultural to Urban

Total Acres 501.0 Denied

11861.5

For your information, we are enclosing herewith a copy of Section 2.33, "Performance Time" of the Rules and Regulations of the Commission.

Very truly yours,

RAMON DURAN
Executive Officer

cc: Maui Planning Commission
Dept. of Land & Natural Resources
Dept. of Taxation
Dept. of Education
Council of the County of Maui
Dennis DeCoite

STATE OF HAWAII

LAND USE COMMISSION

VOTE RECORD

ITEM A69-215 - Frank Munoz & Donald Tokunaga DATE October 3, 1969

PLACE Molokai Community Center TIME 12:30 p.m.

	YES	NO	ABSTAIN	ABSENT
WUNG, LESLIE	✓			
NISHIMURA, SHIRO	✓			
INABA, GORO	✓			
YAMAMURA, TANJI	✓			
KIDO, SUNAO	✓			
MARK, SHELLEY				
NAPIER, ALEXANDER				
TANGEN, EDDIE	✓			
CHOI, WILBERT	✓			

S
M

COMMENTS: Pukalani 680 acres OK
Makawao - No

STATE OF HAWAII
LAND USE COMMISSION

MEMORANDUM

October 3, 1969
12:30 p.m.

TO: LAND USE COMMISSION

FROM: STAFF

SUBJECT: A69-215 - FRANK MUNOZ & DONALD HAYASHI TOKUNAGA

A public hearing was held on this request to rezone approximately 1,185 acres of land situated in the Agricultural and Rural Districts at Makawao and Pukalani into the Urban District. A residential subdivision of 2,500 lots, a shopping center, and an 18 hole golf course are proposed for the property in question.

It was noted at the hearing that the Maui County Planning Commission recommended approval in concept of the entire area west of Haleakala Highway involving approximately 685 acres. This is to be rezoned incrementally. Approximately 380 acres were recommended for the first increment. Also recommended for approval is a 70-acre portion of the property abutting Makawao.

The Land Use Commission staff recommended:

1. that only the 6.5-acre parcel proposed for the shopping center be rezoned from Rural to Urban as a need seems to exist in the area for more convenient shopping facilities,

2. that the 998 acres most of which are in pineapple production and presently in the Agricultural District should be retained in this district until a need for more urban land can be justified, and

3. that the 183 vacant acres in the existing Rural District be retained in this district to conform to the character of the surrounding development.

At the hearing attorney Meyer Ueoka, representing petitioners, testified that within one year after approval of the boundary change, the petitioners will have the following plans completed for their holdings at Pukalani:

1. landscape plans for the area,
2. golf course plans,
3. architectural plans for the clubhouse, apartments, and shopping center, and
4. construction plans.

All of the lots in the entire Pukalani area will be developed within 3-5 years. Concerning their Makawao holdings, the petitioners propose to develop about 200-225 lots per year or approximately 75 acres per year.

In addition, Mr. Ueoka testified that the developers propose to set aside a 10-acre parcel for school use by Maui

County and 45 acres of gulch area for a picnic park, also to be dedicated to the County.

Since the hearing an additional supplementary memorandum in support of the petition was submitted by Mr. Ueoka on August 21, 1969. This has been circulated to Commission members by the staff. In the memorandum, Mr. Ueoka reiterates and enlarges on some of the items discussed at the hearing. Under item VII, "Feasibility of Plans," Mr. Ueoka states that the entire area recommended for approval by the County needs to be reclassified, since the cost of developing the golf course, sewage plant, waterlines, and other improvements must be prorated over the entire 1,200 lots in order to make the proposed development feasible.

Also received on August 21, 1969, is Resolution #194 adopted by the Council of the County of Maui requesting the Land Use Commission to "carefully scrutinize the unfavorable report of the Land Use Commission staff and to give serious and favorable consideration for the rezoning of more lands in the Pukalani area for urban use". This resolution has also been circulated to Commission members.

A letter dated August 20, 1969, was received from the Maui Planning Director advising that on August 19, 1969, the Maui Planning Commission voted unanimously to amend their

original recommendation to reclassify 380 acres in the Pukalani area to 680 acres "because the developers submitted a feasibility study showing that the construction of the 380 acres would not be feasible". He states that the alternative would be a residential subdivision without a golf course and other amenities.

A letter dated September 10, 1969, was received from Mr. Dennis DeCoite, owner and manager of Denny's Poultry Farm at Makawao, voicing his concern over the compatibility of the existing agricultural operation and the urban uses proposed for the surrounding area. The 12 acres comprising the poultry farm are situated in the middle of the proposed development at Makawao. Mr. DeCoite states that he owns the biggest poultry farm on Maui with approximately 50,000 chickens and about $400,000 invested over the past 20 years. He requests that the Land Use Commission take his plight into consideration in rendering its decision on this petition.

An evaluation of the feasibility study lately submitted by the petitioners appears to indicate that the study is aimed at supporting the development of the golf course rather than the residential subdivision for which the petitioners claim a need. The need to include the golf course in the development is such an important factor that without that

amenity, the entire project would be economically unfeasible. One begins to wonder whether all developments encompassing over 380 acres would require the development of a golf course to make the project economically feasible.

The above, however, is not as critical an issue as the failure of the petitioners to substantiate the rezoning of 1,185 acres of agricultural lands for urban use--in view of the large urban reserve presently existing in Makawao and Pukalani. The petitioners have made much of the proposed Matson resort at Kihei. However, it is noted that the Kihei area contains an even greater reserve of vacant, urban zoned lands. In fact, this reserve existed since 1964 when the final boundaries were first established. Moreover, the 20 minutes' drive to Kihei mentioned by the petitioners will not become a reality until well after 1975. The State Highways Division has indicated that $200,000 have been set aside for planning a right of way acquisition of the Kihei-Ulupalakua Road but that the project is very low on the priority list.

The 330 acre Pukalani Urban District and the 550 acre Makawao Urban District are only moderately developed to begin with. Rezoning the subject property would increase the urban acreage of these areas by 135 percent and would result in further diluting the density of these Urban Districts.

The staff conservatively estimates that a total of approximately 200 acres within the Makawao Urban District are "potentially dedicable". The significance of this is that almost half of the Makawao Urban District is in some form of agricultural use which, if allowed, may be dedicated for agricultural use. Potentially dedicable lands within the Pukalani Urban District amount to approximately 120 acres. To further underscore the apparent lack of urban pressures in this area, a total of six petitions for agricultural dedications originating from within these Urban Districts were processed by the State Tax Office in the past two years.

Therefore, the staff reiterates its recommendation that only the 6.5 acres described by TMK 2-3-10: parcel 52 which are proposed for the shopping center be reclassified from Rural to Urban and that the remaining areas be retained in their present classification.

3055

ECKBO
DEAN
AUSTIN &
WILLIAMS

RECEIVED
OCT 3 1969
State of Hawaii
LAND USE COMMISSION

October 2, 1969

Land Use Commission
State of Hawaii
Department of Planning
and Economic Development
State Capitol Building
Honolulu, Hawaii

Attn: Mr. Ramon Duran, Executive Officer

Re: A69-215 - Frank Munoz and Donald Hayashi Tokunaga

Gentlemen:

The following is our review of the subject petition in accordance with our contract.

We recognize that the Commission Staff has reviewed the subject petition as it applies to the criteria established by the Land Use District Regulations. We have chosen to emphasize that portion of the criteria concerned with urban growth that is dealt with in detail in our final technical report which is presently in the process of being printed.

We trust that this information will be of value to the Commission in its deliberation on this petition.

Information contained in our final technical report on the Land Use Districts and Regulations Review supplies the following information on urban growth for the Island of Maui.

> "The population for the Island of Maui at the time the district boundaries were drawn in 1963 was estimated to be approximately 35,000 people 1/. Current population to July 1, 1968 has been estimated by the Department of Planning and Economic Development 2/ to be 39,800 people for an increase of 4,400 people or 13 percent for the five year interval. This estimated increase is about 5 percent over an interpolation of estimated population

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1/ Harland Bartholomew & Associates, Land Use Districts for the State of Hawaii, 1963.

2/ Department of Planning & Economic Development, Provisional Estimates of the Population of Hawaii by County, July 1, 1968.

for 1968 as derived from the State of Hawaii General Plan Revision Program 3/. In estimating the anticipated growth for the next ten years, the 5 percent adjustment factor was added to judicial district and county totals.

In 1963 it was estimated that 28,200 people resided in the existing urban areas 4/ of approximately 9,500 acres, with the balance of 6,800 living in agricultural or rural locations. If we assume that all of the growth since 1963 has occurred in the urban areas, the 1968 population estimate for these areas totals 32,600 people, and assuming for comparison purposes that the proposed population growth will occur in the existing urban areas, the 1978 projection totals 64,020 people.

The Urban Districts for the Island of Maui as adopted in 1964 and as tabulated by the State of Hawaii Revised General Plan in 1965 were estimated to contain 11,793 acres. Since 1964 approximately 649 acres have been added to this district by boundary changes, thereby providing an estimated total of 12,442 acres in 1968. In the Revised State General Plan 6,566 acres or 57 percent of the land in 1965 was considered vacant. We have not included all areas that have been added to the Urban Districts since 1965 as vacant lands as of 1968, because it is obvious that some of this land has been developed to provide for the estimated population growth.

Lacking sufficient data on the amount of vacant land existing in the Urban Districts in 1968, we have used an assumption based on interpolation of the absorption of vacant land projected in the Revised State General Plan that provides for the 5 percent population growth adjustment factor. Based on this assumption, the vacant lands within the Urban Districts are estimated to contain 6,288 acres as of 1968, with 6,154 acres considered occupied or developed.

It is estimated that average population density in the existing Urban District for Maui County is between 4 and 5 persons per acre. Applying this average density to the estimated ten year population increase of about 4,900 people, approximately 985 to 1,230 acres of gross urban land will be needed to accommodate this growth. By applying the urban land expansion factor of three times the anticipated growth, between 2,950 to 3,690 acres are required to 1978.

3/ Department of Planning & Economic Development, General Plan Revision Program, 1967.

4/ Harland Bartholomew & Associates, Land Use Districts for the State of Hawaii, 1963.

> "The present vacant lands in the Urban District are estimated to contain 6,282 acres. By applying the higher land absorption figure of 3,690 acres, the county would still have roughly 2,600 acres vacant in the existing Urban Districts after providing for three times the anticipated population growth."

The Makawao Judicial District in which the subject property is located includes the Urban Districts of Paia-Kuau, Pauwela, Haiku, Haliimaile, Pukalani, Makawao, Kula-Kai, Kula Omaopio, Waiakoa and Keokea.

Interpolation of the estimated resident population in 1968 indicates the existing population for these areas to be approximately 9,253 people. The 1978 projections show a possible increase of 12 percent or 1,156 people, for a total of 10,409.

In 1968 we estimated that there were about 3,699 acres in the existing Urban Districts. Interpolation of the data contained in the State General Plan Revision Program suggested that within these districts approximately 1,373 acres were considered developed in 1968, with the remaining 2,326 acres vacant or undeveloped.

This provides a seemingly high existing population density of about six persons per acre. For comparison purposes, if we assume that the existing population density is between four and six persons per acre, the estimated growth of 1,156 people would require between 193 and 289 acres. However, the estimated existing vacant lands can absorb well over three times the indicated growth in the judicial district.

As a result of the five year boundary review, we recommended that approximately 290 acres be rezoned from the then existing Urban Districts on the basis of the phasing out of plantation camps and various requests that have been made and denied previously for agricultural dedications. Thus, the existing vacant lands within the Urban Districts were reduced to approximately 2,036 acres.

The foregoing has been cited to reiterate the available data that were reviewed in examining the existing Urban Districts on the Island of Maui during the Land Use Boundary Review.

It appears that there is substantial vacant land presently zoned Urban to accommodate foreseeable growth as mandated

in the Land Use Law.

Based on the foregoing and with particular reference to the present law and regulations, we feel that the subject petition should not be approved at this time.

Sincerely yours,

ECKBO, DEAN, AUSTIN & WILLIAMS

Howard B. Altman
Associate

HBA:lrb

September 23, 1969

Mr. Meyer M. Ueoka
P. O. Box 433
Wailuku, Maui, HI 96793

Dear Mr. Ueoka:

The Land Use Commission next meets at 12:30 p.m. at the Kaunakakai Community Center, Kaunakakai, Molokai, on October 3, 1969.

On or about that time a decision on the petition of Frank Munoz and Donald Hayashi Tokunaga (A69-215) 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

Eagle-A
Type-Erase
25% COTTON FIBER

Munoz/Tokunaga file

September 16, 1969

Mr. Dennis DeCoite
Owner and Manager
Denny's Poultry Farm
R. R. 1 - Box 421
Makawao, Maui, HI

Dear Mr. DeCoite:

This is to acknowledge your letter dated September 10 regarding the proposed rezoning request of Messrs. Munoz and Tokunaga. Copies of your letter will be submitted to the Land Use Commission.

Please be advised that the tentative schedule for action on this request is October 3 at the Kaunakakai Community Center, island of Molokai. We will send you a notice to confirm this meeting. I am enclosing a copy of the staff report for your information.

For additional information you may contact this office.

Very truly yours,

RAMON DURAN
Executive Officer

Enclosure

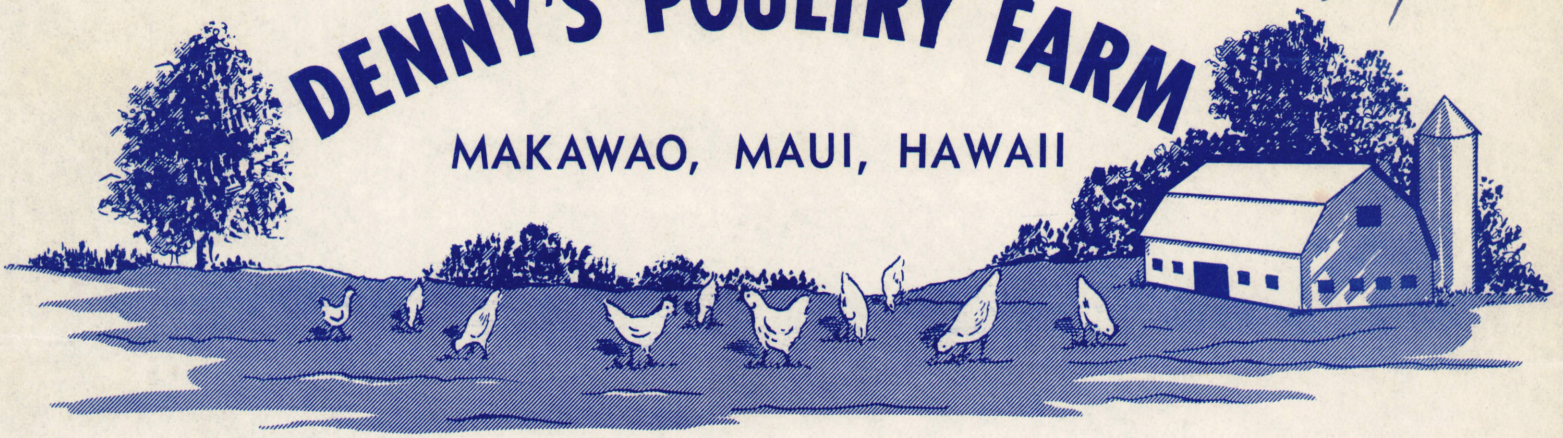
Telephone 425-341

R. R. 1 - Box 421

3007

DENNY'S POULTRY FARM

MAKAWAO, MAUI, HAWAII



September 10, 1969

RECEIVED
SEP 12 1969
State of Hawaii
LAND USE COMMISSION

Mr. Ramon Duran
Executive Officer
Department of Planning and Economic Development
Land Use Commission
P.O. Box 2359
Honolulu, Hawaii 96804

Dear Mr. Duran:

I have been informed by some of my neighboring farmers and ranchers that the Messrs. Munoz and Tokunaga are requesting for rezoning of such land called Makani in Makawao, Maui, to a residential area. I would like to inform you that I have 12 acres of land located approximately in the center of this land which is being requested for rezoning.

We are very much concerned about this matter and hope that the Land Use Commission will take this matter into great consideration. At present, we have the biggest poultry farm here on Maui and have approximately 50,000 chickens, and a number of hogs and horses. Our poultry buildings are 32' x 250' long which holds 10,000 birds per unit. Our farm investment at the present time is approximately $400,000. We have been in the farming business for the past 20 years. If this area is rezoned, there will probably be homes 50 feet away from our poultry buildings. I know that in the future this will affect my business as the residents would be complaining about the odors from the farm.

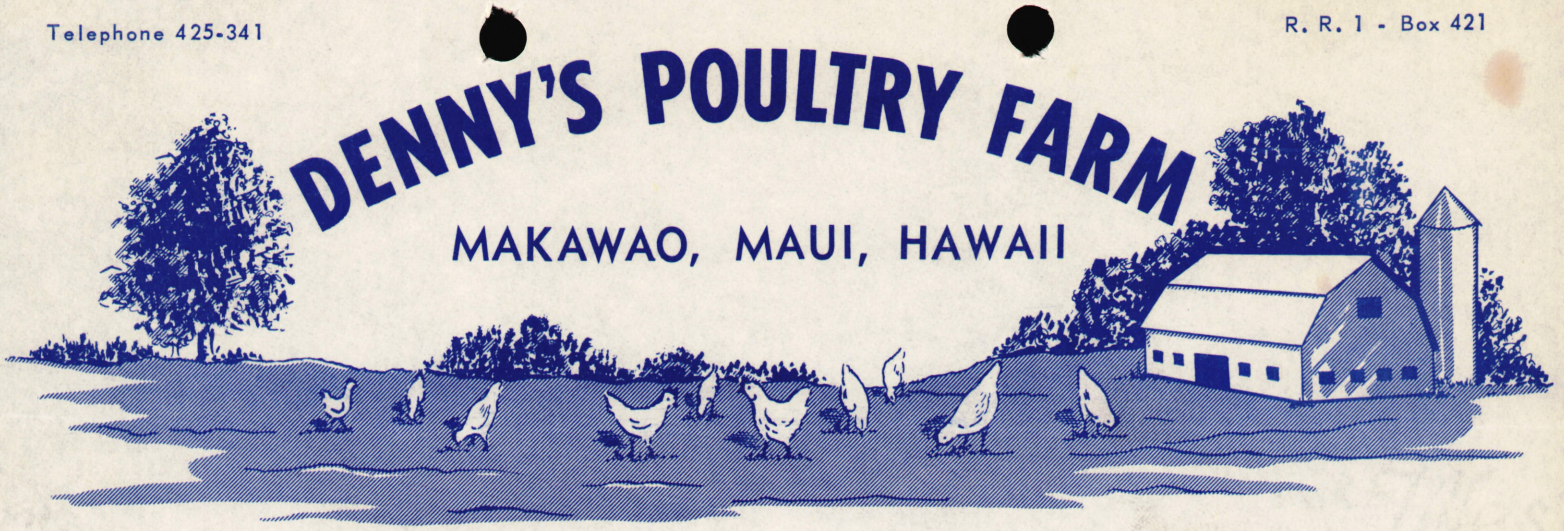
I have took some action here with the Maui Planning Commission, but it was suggested that I inform you of this situation.

As you know, Maui is rapidly growing and there is a great need for our farms here. We are now building another poultry house which will cost me approximately $20,000.

9. -69 sent copy to petitioners

Telephone 425-341

R. R. 1 - Box 421



I suggest that the Messrs. Munoz and Tokunaga consider making 2 acre parcels of this area which is now under consideration for rezoning. I know that some people are willing to buy such parcels for backyard farming or to raise a cow or horse. Tourism is a wonderful thing for Hawaii, but we also need our farms to produce the food for all of the people.

I know that the University of Hawaii is doing a tremendous job in trying to promote the farm industry here in Hawaii.

I hope you will take all of this into consideration and would appreciate it very much if you would inform me if there will be any public hearings on this matter as I am very much interested in attending.

Very truly yours,

DENNY'S POULTRY FARMS

Dennis De Coite
Owner and Manager

DD:rmf

cc: Maui Planning Commission

August 25, 1969

Mr. Robert O. Ohata
Planning Director
County of Maui
Planning Department
P. O. Box 1487
Kahului, Maui, Hawaii 96732

Dear Mr. Ohata:

This will acknowledge your letter of August 20, 1969, regarding amendments to your recommendation for change of district boundary as requested by Messrs. Munoz and Tokunaga.

Please be advised that we have transmitted this information to members of the Commission.

Very truly yours,

RAMON DURAN
Executive Officer

2979

Elmer F. Cravalho
Mayor

PLANNING COMMISSION
Yoshikazu Matsui, Chairman
Motohisa Unemori, Vice-Chairman
Joseph Franco
G. Alan Freeland
Adrian Hussey
Kazuo Kage
Ichiro Maehara
John M. Fernandez, Ex-Officio
Koichi Hamada, Ex-Officio

COUNTY OF MAUI
PLANNING DEPARTMENT
P. O. BOX 1487
KAHULUI, MAUI, HAWAII 96732

BOARD OF ADJUSTMENT
& APPEALS
Joseph S. Medeiros, Jr., Chairman
Peter Matsuoka, Vice-Chairman
William Hong
Ralph H. Moltzau
Thomas Yagi

Robert O. Ohata, Planning Director
Howard K. Nakamura, Dep. Pl. Dir.
Eva M. Duponte, Adm. Asst.

RECEIVED
AUG 22 1969
State of Hawaii
LAND USE COMMISSION

August 20, 1969

Land Use Commission
State of Hawaii
State Capitol
Honolulu, Hawaii 96813

Gentlemen:

Re: Change of District Boundary request from Munoz and Tokunaga for properties in the Pukalani area.

The Maui Planning Commission at its meeting of August 19, 1969, voted unanimously to recommend amendments to our recommendation regarding the petition for change of district boundary as requested by Munoz and Tokunaga for the Pukalani area. The change is for that portion of the application pertaining to lands in the Pukalani area. Please note that our prior recommendation was for the approval of some 380 acres from Agricultural to Urban classification. Our amended recommendation is for some 680 acres as bounded in orange on the attached map.

The Commission amended its prior action because the developers submitted a feasibility study showing that the construction of the 380 acres would not be feasible. The question then arose whether the development should be encouraged on the basis that the golf course and other amenities provided would be an asset to the area. The Commission feels that the nature of the development providing substantial amenities would serve the County of Maui's interest in developing the area. The alternative would be to do the development without the amenities noted. Accordingly, it would be unreasonable for government to demand amenities while creating an uneconomically-feasible situation.

We agree with the applicants that for the project to reasonably succeed, the entire 680 acres must be placed in the Urban classification. The question of weighing the public interest accruing from this development necessitated that our prior recommendation be amended.

Yours very truly,

Robert O. Ohata

ROBERT O. OHATA
Planning Director

cc Mr. Munoz, Mr. Tokunaga

8-29-69 - Commissioners

BEFORE THE PLANNING COMMISSION

COUNTY OF MAUI

In the Matter of the Application	)
	)
of	)
	)
FRANK MUNOZ and DONALD HAYASHI TOKUNAGA,	)
	)
Petitioners.	)
	)

ADDITIONAL SUPPLEMENTARY DATA
IN SUPPORT OF APPLICATION

MEYER M. UEOKA
2121 Main Street
Wailuku, Maui, Hawaii

Attorney for Petitioners.

Of Counsel:

UEOKA & VAIL

BEFORE THE PLANNING COMMISSION

COUNTY OF MAUI

In the Matter of the Application of FRANK MUNOZ and DONALD HAYASHI TOKUNAGA, Petitioners.	)

ADDITIONAL SUPPLEMENTARY DATA
IN SUPPORT OF APPLICATION

I

Statement

Frank Munoz and Donald Hayashi Tokunaga of Maui, Hawaii, on April 7, 1969, filed an application for amendment to district designation for some seven parcels of land totaling approximately 1,185 acres in the Makawao-Pukalani area of Maui.

Following a public hearing, the Maui Planning Commission on May 20, 1969, voted unanimously to recommend approval on several conditions, including the incremental concept with performance standards.

On August 1, 1969, at Kahului, the State of Hawaii Land Use Commission held a public hearing at which time testimony was received.

Petitioners Munoz and Tokunaga now submit this additional supplementary data in support of their application.

II

Ability of Petitioners to
Carry Out Their Plans

Petitioners Munoz and Tokunaga are experienced land developers. Besides having developed the first four increments of Pukalani Terrace, they were responsible for the successful Puuone Tract in Wailuku, Maui.

Mr. Munoz, besides being one arm of the local hui planning the proposed development, is also the contractor on whom most of the responsibility of the actual excavation, construction of utility lines, and road building will fall on.

Mr. Tokunaga is well known as the financial arm of the Petitioners. His job will be to insure the maximum use of the net assets and cash flow of this unique group to carry out the project as outlined in their application.

There is no question on the experience of these two men, their know-how and ability to get things done.

III

Demand for Proposed Urban Use
of Subject Property Exists Today

In 1967, the Department of Planning and Economic Development of the State of Hawaii, Dr. Shelley M. Mark, Director, reported a provisional population figure for the island of Maui of 38,864. A projection was made for Maui for the year 1975 of 41,095.

The same Department of Planning and Economic Development in 1968 had to revise its projected figures as stated in its

Maui County Facts Publication to read as follows:

> "POPULATION. With nearly 50,000 residents, Maui is the third most populous county in the State. The resident population has been increasing slowly but steadily since 1961. By 1985, the population is projected at 58,500.
>
> Resident population estimates in January 1968 and 1967 for Maui and Kalawao counties were:

	1968	1967
Maui County	49,800	48,600
Maui island	41,500	40,400
Molokai island	5,900	5,700
Lanai island	2,400	2,500
Kalawao County	230	240"

In just one year, Maui had reached its earlier eight-year population estimate.

The demand in the Pukalani area for houselots is exemplified by the sale of the first four increments developed by the Petitioners beginning in 1964. Although not recorded on the tax maps, every lot put up for sale has been sold, those not recorded being under deposit offer receipt acceptance contracts. The last increment placed on the market in January of this year without advertisement was sold out in six months. Resales are now common. Also in the Makawao-Pukalani area, the inventory of available lots are practically nil and there are no subdivision developments under present construction.

In May of this year, out of 454 lots, some 103 had homes constructed on them. Since that time, in the short four months that have gone by, the number of homes have increased to 141.

On the island of Maui, the only other development tract

of a larger degree is Alexander and Baldwin's "Dream City". There, the cost of lots have also risen parallel to construction costs.

The Petitioners, because of the original low purchase price of the land, were able to begin initial sale prices at Pukalani Terrace at 15 cents per square foot. By 1969, the price had gone up to 29 cents per square foot for the fourth increment. Resales are in the 35-40 cents scale. An estimated 75% of the sales are to Maui residents with the remainder to Oahu and mainland people.

As to the property located approximately one mile Makawao side of Haleakala Highway, for those not desirous of underground wiring, walking distance to a golf course, shopping center, etc., lower priced lots 10,000 square feet will be developed. These lots will also appeal to those who wish to live close to Makawao.

In addition to the projected population increase, the people who are in the sugar industry are gradually being forced to vacate their plantation camp homes as more land is planted in sugar and old deteriorated homes are not replaced. Perhaps even more so, these people are placed in a position of having been forced to buy homes and, therefore, seek reasonable priced houselots.

The massive Wailea joint venture development of A & B and Grosvenor International, which by 1985 projects 11,000 hotel rooms and employment of 12,500 persons, will certainly cause a demand for houselots within reasonable driving time. The first

phase of the "City of Flowers" is due for completion by 1975 and calls for construction of about 3,000 hotel units and only some housing for permanent employees.

However, as to the ordinary worker, which will be the majority of those employed, there is great doubt that he can afford the type of housing expected to be built for the more permanent high salaried employees. The area outside of Wailea complex will also be out of the price range he can afford. These prices will go higher rather than go lower as the demand and construction of improvements cost rise. For these workers, Pukalani will again provide a choice in price, distance, and convenience in their daily living.

There are also a certain amount of people who are seeking second homes on Maui while living in Honolulu, or who are looking towards the days of retirement. For these people, the climate and surroundings will be enticing.

IV

Basic Service Facilities are Presently Available or Will Become Available

The Petitioners in an unprecedented move have agreed to do several things which will greatly improve the availability of basic service facilities.

1. They propose to set aside ten acres adjacent to the present Pukalani Park for school purposes without cost to the government.

2. Park areas in the amount of a minimum of four in number, will be dedicated and landscaped again, without cost to

the government. Here a novel plan of using protective gulch locations may be utilized.

3. Lots for use by religious and other eleemosynary organizations will be reserved so that these groups need not compete on the open market for such sites.

4. A sewer treatment plant will be constructed to serve the entire area west of Haleakala Highway.

5. Construction of a transmission waterline to supply water will be carried out by the Petitioners, if the County of Maui's Board of Water Supply is unable to fulfill their own construction schedule. Reimbursement by the County to the Petitioners will come later, as others make use of said line.

Other facilities are presently available, such as the existing Makawao Elementary School and Maui High School, U. S. Post Office, and electricity. Both fire and police protection in the form of substations are in the County's newly adopted budget for the Kula area. A recreation complex having baseball and football fields are planned for the present 30 acres of Pukalani Park.

Commercial shops and stores are few today, however, in their application, Petitioners have planned for a shopping center with good access for all of Pukalani.

V

Lack of Availability of Other
Nearby Urban Designated Lands

Maui's land like the rest of the State of Hawaii, is controlled by large landowners ranging from the government

(federal, state, and local) to Alexander & Baldwin, C. Brewer and Co., Maui Pineapple Co., Bishop Estate, and on down to the several large ranch holdings. In the Makawao-Pukalani area, there are only four landowners, A & B, Maui Pine, Haleakala Ranch, and the Petitioners, who have sufficient land to propose the recreational-residential development similar to Petitioners' plans. However, the other landowners have indicated no intentions of developing their parcels.

The large landowners are not alone in their personal desire not to increase the density of their land. Many small private individual landowners owning a variety of lot sizes from many acres to just a few, have not and will not make their prized holdings available. They may also lack the know-how and finances, wish to preserve their present mode of leisure living, or hope to keep the land for their personal estates, even though they presently have favorable zoning for their parcels.

In the Makawao-Pukalani area some 878 acres are presently classified as urban, as compared to 1,200 acres and 3,450 acres in Kula and Kihei respectively, even though the first area supports 1,781 voters and 965 children who are in school, while Kula has 913 voters and 347 school population and Kihei 570 voters and 221 students. To not approve of Petitioners' request, would limit the future growth in this part of Maui.

All of the above is further emphasized by the fact that many acres in the Makawao-Pukalani area are part of roads, drainage and gulches or have been dedicated and approved for agricultural use, although situated in urban designated areas.

The Petitioners in their application, have some 1,185 acres which they are proposing to develop and place on the market.

VI

Schedule of Development

If the Petitioners' application for change of classification boundaries is approved by the Land Use Commission and rezoned appropriately by the Maui County Planning Commission within one year from the above actions, the parcels located on the Makawao side of Haleakala Highway will be developed and placed on the market. This would be the approximately 70 acres which are presently bounded on two sides by present urban designated properties. Approximately 225 lots will be able to be developed, with the first increment not less than 100 lots.

As to the land adjoining the present Pukalani Terrace, the non-golf course lots will be developed simultaneously in increments of not less than 100 lots with the above timetable.

Also within one year of the appropriate actions by the respective government boards and commissions, the Petitioners will complete their plans for landscaping of the entire area and the golf course. Architectural plans for the golf course clubhouse, apartments and shopping center, and construction plans will also be completed in the above time.

The first 10,000 square feet golf course lots are expected to be placed on the market before two years have elapsed.

All of the above plans to be drawn up are expected to be executed upon and completed within five years from the above

stated actions with the golf course ready for play by 1972, along with the initial phases of the shopping center.

Immediately after completion of development plans, construction will proceed as follows:

1. Sewerage treatment plant and appurtenances.

2. Roadway from Pukalani Terrace to Kula Highway, including bridge over Kaakakai Gulch.

3. Extension of water system from Pukalani Terrace Unit III across Kaakakai Gulch and water storage tanks to serve area below 1,600 feet elevation.

4. Groundwork for golf course, fairways and greens and necessary underground utilities and roadways.

VII

Feasibility of Plans

The Petitioners past performance in the Pukalani Terrace Units I through IV clearly indicates that regardless of what prices the developers and speculators are getting for their properties through Maui, their policy was and still is to make land available at the lowest possible prices.

The Petitioners, if they are to have their dreams and plans come true, need the reclassification of the 70 acres in Makawao and the 693 acres in Pukalani for the following reasons:

1. The total area to be developed into houselots does not include all the acres, as much is gulch land, some 25% will be roads and 200 acres are for the proposed golf course.

2. Certain improvements such as the sewerage treatment plant, water transmission line and storage, drainage and roads

must be designed and constructed to serve the entire area.

3. The golf course is expected to cost $750,000.00 and its maintenance expense, therefore, in itself will not be feasible, unless integrated as the marketing core around which a community can grow.

4. The sale of the lots in the Makawao area and the first lots in Pukalani within one year, will fill the immediate needs for houselots in the above areas and be a source of income.

The Petitioners are confident that with the above plans, with the demand for houselots in a community where a golf course, other recreational facilities in a time when shorter working hours mean more leisure time, schools, a shopping center, and pleasant climate are available and their maintenance of low cost houselots will be successful.

VIII

Conclusion

The Petitioners have submitted their entire 1,185 acres for reclassification to urban districts. They are in accord with the incremental performance standards concept as proposed by the newly adopted rules and regulations of the Land Use Commission and Maui County's own planning body.

However, the entire plan for the 1,185 acres has been presented for examination at this time by the respective government agencies.

The Petitioners respectfully request that the Planning Commission of the County of Maui, recommend approval of the reclassification to urban use the approximately 70 acres on the

Makawao side of Haleakala Highway and reserve for future consideration the remainder of the 501.0 acres.

The Petitioners further respectfully request recommendation of approval of all the other parcels of the area in the area known as Pukalani Terrace.

FEASIBILITY STUDY OF APPROXIMATE ACREAGE RECOMMENDED BY THE MAUI PLANNING COMMISSION TO THE STATE LAND USE COMMISSION FOR CHANGE OF DISTRICT BOUNDARIES

Maximum Estimated Revenues

House Lots--125 Acres or 5,445,000 sq.ft. @$1.00 psf	$5,445,000
Apartment Area--24 Acres or 1,045,000 sq.ft @$1.50 psf	1,567,500
Total Estimated Revenue	$7,012,500

Approximate Acreage: 456.2 Acres

Summation of said area:	Gulch	34.0 Ac.
	House Lots	125.0 Ac.
	Roadway	28.4 Ac.
	Golf Course Fairway & Greens	200.8 Ac.
	Clubhouse	20.1 Ac.
	Apartment Area	24.0 Ac.
	Planting Area	10.4 Ac.
	School Lot	10.0 Ac.
	Sewerage Treatment Plant	3.5 Ac.
	TOTAL ACREAGE	456.2 Ac.

Estimated Cost

Raw Land Value: Usable Acreage, 422.2 Ac. @$5,000 per Ac. $2,110,000

Estimated Development Cost Factors:

1.	Roadway (28 ft. pavement)	$24.00
2.	Sidewalk (4 ft. wide)	10.00
3.	Curb & Gutter	12.00
4.	Water	10.00
5.	Sewer (Incl. Treatment Plant)	16.00
6.	Drainage	5.00
7.	Electrical	9.00
	Total Development Cost per Lin.ft.	$86.00

1.	25,700 Lin. ft. @$86.00	$2,210,200
2.	Storage Assessment, Water--538 lots @$100 per lot	53,800
3.	Engineering--538 lots @ $300 per lot	161,400
4.	Golf Course	500,000
5.	Clubhouse	250,000
6.	Access Roads	
	Haleakala Hwy. to Hamakua Ditch (Kihei-Makawao Road)	20,000
	Hamakua Ditch to Kihei Road	40,000
7.	Other Costs:	
	Selling Costs	1,051,875
	Finance Carrying Charges	1,603,620
	Maintenance of Golf Course	250,000
	Total Estimated Cost	$8,250,895
	ESTIMATED NET LOSS	($1,238,395)

August 22, 1969

Mr. James S. Ushijima
County Clerk
County of Maui
Wailuku, Maui 96793

Dear Mr. Ushijima:

This will acknowledge your letter of August 19, 1969 transmitting a certified copy of Resolution No. 194 requesting favorable consideration for urban rezoning of Pukalani, Maui by the State Land Use Commission. Please be advised that a copy of the Resolution has been transmitted to each member of the Commission.

Very truly yours,

RAMON DURAN
Executive Officer

2976

JAMES S. USHIJIMA
COUNTY CLERK

BONIFACE ESPINDA
DEPUTY COUNTY CLERK

OFFICE OF
COUNTY CLERK
COUNTY OF MAUI
WAILUKU, HAWAII 96793

August 19, 1969

RECEIVED
AUG 21 1969
State of Hawaii
LAND USE COMMISSION

Honorable Chairman and Members
Land Use Commission
State of Hawaii
Honolulu, Hawaii

Gentlemen:

In behalf of the Council of the County of Maui, we respectfully transmit a certified copy of Resolution No. 194, entitled, "Requesting the State Land Use Commission to Give Favorable Consideration for Urban Rezoning of a Certain Area in Pukalani," situated on the Island of Maui.

The members of the Council will deeply appreciate your consideration of their request.

Respectfully,

James S. Ushijima

JAMES S. USHIJIMA
County Clerk

/lye

enc.

copy sue

Resolution

No 194 Introduced By MANUEL S. MOLINA Councilman

Manuel S. Molina

REQUESTING THE STATE LAND USE COMMISSION TO GIVE FAVORABLE CONSIDERATION FOR URBAN REZONING OF A CERTAIN AREA IN PUKALANI.

WHEREAS, the State of Hawaii, because of its beautiful scenery, comfortable climate, and friendly people, has attracted many people from far and wide; and

WHEREAS, Maui, the second largest island in the Hawaiian chain, is developing at a tremendous and rapid pace, requiring long range planning for the ever increasing population; and

WHEREAS, as a result thereof, the Maui Planning Commission and its professional planners have found it in the best interests of the County of Maui in its further economic development to rezone and make an additional 600 acres of land available in the Pukalani area for urban use; now, therefore,

BE IT RESOLVED by the Council of the County of Maui that it does hereby request the Land Use Commission of the State of Hawaii to carefully scrutinize the unfavorable report of the Land Use Commission staff and to give serious and favorable consideration for the rezoning of more lands in the Pukalani area for urban use; and

BE IT FURTHER RESOLVED that a certified copy of this resolution be transmitted to the Land Use Commission of the State of Hawaii.

STRATHMORE

COUNCIL OF THE COUNTY OF MAUI
WAILUKU, HAWAII 96793

CERTIFICATION OF ADOPTION

It is HEREBY CERTIFIED that the foregoing resolution was adopted by the Council of the County of Maui, State of Hawaii, on the 18th day of August, 19 69 by the following vote:

MEMBERS	Goro HOKAMA Chairman	Richard I. C. CALDITO Vice Chm.	Joseph E. BULGO	E. Loy CLUNEY	Marco M. MEYER	Manuel S. MOLINA	Lanny H. MORISAKI	Bernard H. TOKUNAGA	Yoneto YAMAGUCHI
ROLL CALL	Aye	Aye	Aye	Excused	Aye	Aye	Aye	Aye	Aye

James S. Uchijima
COUNTY CLERK, COUNTY OF MAUI

Revised 2/14/69

copy file

August 22, 1969

Mr. Meyer M. Ueoka
P. O. Box 433
Wailuku, Maui 96793

Re: Application of Frank Munoz and
Donald Tokunaga - A69-215

Dear Mr. Ueoka:

Thank you for your letter of August 19, 1969 enclosing 15 copies of additional supplementary memorandum for the above subject petition.

Please be advised that copies have been distributed to each Commission member as you requested.

Very truly yours,

RAMON DURAN
Executive Officer

2977

MEYER M. UEOKA
JOHN T. VAIL
Associates
B. MARTIN LUNA
LAWRENCE N. C. ING

ack. receipt of LUC distribution (into folder)

UEOKA & VAIL

ATTORNEYS AT LAW
WAILUKU, MAUI, HAWAII 96793

2121 MAIN STREET
Post Office Box 433
Phone: 33-761

August 19, 1969

RECEIVED
AUG 21 1969
State of Hawaii
LAND USE COMMISSION

Mr. Ramon Duran
State of Hawaii
Department of Planning
and Economic Development
Land Use Commission
Honolulu, Hawaii

RE: Application of Frank Munoz
and Donald Tokunaga - A69-215

Dear Mr. Duran:

Enclosed herewith please find 15 copies of our additional supplementary memorandum in the above matter.

Will you also please distribute the copies to the commission members for their perusal before the scheduled meeting.

Thank you for your assistance.

Very truly yours,

Meyer M. Ueoka

MEYER M. UEOKA

MMU:jyh

Enclosures

BEFORE THE LAND USE COMMISSION

STATE OF HAWAII

In the Matter of the Application of FRANK MUNOZ and DONALD HAYASHI TOKUNAGA, Petitioners.	)

SUPPLEMENTARY MEMORANDUM IN SUPPORT OF THE APPLICATION

Recd at Public Hrng Aug '69

MEYER M. UEOKA
2121 Main Street
Wailuku, Maui, Hawaii

Attorney for Petitioners.

Of Counsel:

UEOKA & VAIL

BEFORE THE LAND USE COMMISSION

STATE OF HAWAII

In the Matter of the Application of FRANK MUNOZ and DONALD HAYASHI TOKUNAGA, Petitioners.	)

SUPPLEMENTARY MEMORANDUM IN SUPPORT OF THE APPLICATION

FRANK MUNOZ and DONALD HAYASHI TOKUNAGA, Petitioners, doing business as LANDCO, are the owners of two (2) sections of land, hereinafter referred to as: (1) Pukalani Holdings, and (2) Makawao Holdings.

A. PUKALANI HOLDINGS

The Pukalani Holdings are identified on the Tax Map of the Second Taxation Division as Tax Key 2-3-10-52, 2-3-09-5, 2-3-09-4 and 2-3-08-5, having a total acreage of 695.418 acres. The Petitioners propose to construct a golf course which will cover approximately 200 acres of land. The developers also propose to set aside an area of ten (10) acres adjacent to the present Pukalani Park for school use by the County of Maui, possibly a stewardess school to be operated by an airline. In addition thereto, within the Pukalani Holdings there is a gulch which covers approximately forty-five (45) acres. A

portion of this gulch will be developed and landscaped by the Petitioners for a picnic park and turned over to the Park Department of the County of Maui. The remaining portion of the gulch will be developed to dam water. A portion of the gulch will also be used as a roadway to connect and serve the area beyond the gulch which will also be a portion of the proposed golf course.

The preliminary plan calls for house lots within the golf course, and there will be approximately 1,200 houselots. A sewage treatment plant will be constructed to serve the entire area. The waste water from the sewage plant will be drained into the dam, and the water then will be pumped to the golf course for watering.

DEVELOPMENT SCHEDULE

Within one year after receiving approval or change of classification, the Petitioners will have the following plans completed:

1. Landscape Plans for the entire area
2. Golf Course Plans
3. Architectural Plans for the Clubhouse, Apartment and Shopping Center
4. Construction Plans

All of the lots in the entire area will be developed within three to five years.

B. MAKAWAO HOLDINGS

The Petitioners are the owners of the parcels of land described on the Tax Map of the Second Taxation Division as

Tax Key 2-4-01-1 and 2-4-01-2, having a total acreage of 501.045 acres. Approximately 300 acres are presently leased for the growing of pineapple, and the lease will expire within three (3) years. The remaining 200 acres were not leased for the growing of pineapple because they were not suitable for such purposes. There is a tremendous growth of knotgrass on the 200 acres of land.

The Makawao Holdings are conveniently located and adaptable for small, medium cost residential houselots. There is a need for this type of houselots and the proposal is to develop approximately 200 to 225 lots per year, which would cover approximately 75 acres per yéar.

EXPERIENCE AND CAPABILITY

The Petitioners have vast experiences in land developments. Examples of which are the Puuone Tract, Kihei and the Makawao - Pukalani areas. The net worth of Landco is between four to five million dollars ($4-5,000,000), and its present cash flow is sufficient to carry out its program as outlined herein.

Dated at Wailuku, Maui, Hawaii, this 31 day of July, 1969.

Respectfully submitted,

FRANK MUNOZ and DONALD HAYASHI TOKUNAGA, Petitioners

By _____
Their Attorney

Of Counsel:

UEOKA & VAIL

MAUI COUNTY FACTS - 1968

RESEARCH AND SCIENCE

The summit of Haleakala has been termed one of the best sites in the world for astro-physical studies. Among its advantages are the 10,000-foot elevation, clear air, accessibility and relative closeness to the equator.

Located on the rim of Haleakala Crater is "Science City" – a research complex impressive in size and scope of equipment and research assignments.

A $5 million infra-red tracking station and astro-physical observatory for the Department of Defense was completed in 1965. This observatory houses a 60-inch reflector telescope and two 48-inch infra-red telescopes. It is operated by the University of Michigan and used jointly by that institution and the University of Hawaii.

The Institute of Geophysics, University of Hawaii, has two observatories at Haleakala – the C. E. Kenneth Mees solar laboratory and an air-glow and zodiacal light observatory. The Smithsonian Institution operates a satellite tracking station nearby. The Air Force and the Federal Aviation Agency also operate facilities on Haleakala.

POPULATION

With nearly 50,000 residents, Maui is the third most populous county in the state. The resident population has been increasing slowly but steadily since 1961. By 1985, the population is projected at 58,500.

Resident population estimates in January 1968 and 1967 for Maui and Kalawao counties were:

	1968	*1967*
Maui County	49,800	48,600
Maui Island	41,500	40,400
Molokai Island	5,900	5,700
Lanai Island	2,400	2,500
Kalawao County	230	240

Major population centers on Maui as shown in the 1960 census were: Wailuku 6,969; Kahului 4,223; Lahaina 3,423; and Puunene 3,054. On Molokai, major settlements were: Hoolehua 990; Mauna Loa 789, and Kaunakakai 740. Lanai City with 2,056 residents was the main settlement on Lanai.

Survey data on the ethnic makeup of the population of Maui County show these percentages for 1967: Japanese, 35; Caucasian, 16.0; Filipino, 14.2; Hawaiian, 1.9; Chinese, 1.5; Puerto Rican, 0.3; Part-Hawaiian, 20.9; other, 10.2.

GOVERNMENT

In Maui, as throughout the state, there are no separate municipal governments within the County.

On January 1, 1967, under new charters, Hawaii's three Neighbor Island Counties will change to a Mayor-City Council form of Government. Maui County will have an elected Mayor and a nine-member Council with two-year terms.

TAXES

Non-Federal taxes, under Hawaii's centralized tax system, are administered and collected by the State. Major sources of revenue are the general excise tax, corporate and personal income tax and real property tax.

There are no personal property taxes, nor special local levies such as those for school districts, municipal bonds and the like.

Real property tax rates are set by the counties and are based on land usage. For Fiscal Year 1969, the rates for Maui County per $1,000 valuation are set at:

Class	*Building*	*Land*
Residential	$13.99	$15.54
Hotel/Apartment/Resort	14.15	15.72
Commercial	14.26	15.85
Industrial	14.36	15.95
Agricultural	15.00	15.00
Conservation	15.00	15.00

TRANSPORTATION

Aloha Airlines and Hawaiian Airlines make frequent trips each day to Maui, Molokai and Lanai. Use of twin-engine jets has reduced flight time between Honolulu and Kahului to less than one-half hour. Both airlines provide passenger, freight and air mail services. Air taxi and charter service are also available.

There are two State airports on Maui – at Kahului and Hana – and one each on Molokai and Lanai. There is a small airfield at Kalaupapa and private landing strips at Kaanapali and other locations.

Ocean transportation between the islands is by freighter or barge. There is a deep-water harbor with container freight facilities at Kahului and barge facilities at Hana on Maui. Barge facilities are available on Molokai and Lanai.

A network of more than 600 miles of highways connects the major towns on each of the islands. Motor vehicle registration for the county in December 1967 was 25,158.

UTILITIES

Electric power for industrial and residential use on Maui and Molokai is supplied by the Maui Electric Company, the Lahaina Light and Power Company and the Molokai Electric Company. In 1967, Lahaina Light and Power Company merged with Maui Electric Co. which now acts as the parent company. Power for Lanai is furnished by a private company.

Propane gas is furnished by the Maui Division of the Honolulu Gas Company. Metered gas is available in Kahului and Wailuku; cylinder gas is used in other sections of Maui.

Telephone service throughout the county is provided by the Hawaiian Telephone Company with head offices in Honolulu.

State Capitol

July 22, 1969

Mr. Meyer M. Ueoka
P. O. Box 433
Wailuku, Maui 96793

Dear Mr. Ueoka:

The Land Use Commission next meets on August 1, 1969 at 3:00 p.m. at the Kahului Library, Kahului, Maui. At that time, the application by Frank Munoz and Donald H. Tokunaga (A69-215) to amend the land use district boundaries will be heard.

Very truly yours,

RAMON DURAN, Executive Officer

Not part of evidence submitted To L.U.C.

Landowner's Information to EDAW
For Review of its Proposed Developments.

(Supplementary Sheet)

EDAW received from Land Co. 4/69

6. FEASIBILITY & MARKETING:

(A) Island Data:

Maui is the second largest island in the Hawaiian Chain having an area of approximately 728 square miles and extreme dimensions of 48 miles long and 26 miles wide. A valley like isthmus connects the mountain masses of its Eastern and Western ends, causing it to be popularly referred to as the "Valley Isle". Its topography and climate is varied being subtropical at lower elevations and temperate at its highest elevation which is the summit of Mt. Haleakala at 10,023 feet. Its principal airport and harbor is Kahului, located on the North end of the isthmus and being approximately 100 miles Southwest of Honolulu, Island of Oahu, which is the State Capital and Commercial Center of the Hawaiian Islands. The south end of the isthmus fronts along the warm and protected waters of Maalaea Bay and is known as the District of Kihei. Kihei is on the opposite end of the isthmus from Kahului and is approximately 10 miles distant and about 15-20 minutes travel by automobile from the Wailuku-Kahului Area. The Kihei District has a comparitively dry and warm climate being on the lee side and protected against all but Southerly or Kona storms which occur infrequently. Its 15-20 miles of sandy coastline and good beaches, stretching from Maalaea north to Makena southward, offers the largest potential for Resort Development on the Island of Maui. Although Kaanapali in the Lahaina District is already started and world reknown as a Tourist Destination Area, it is generally felt that Kihei has potentials to equal or likely surpass the Kaanapali-Napili Area because of its warm/dry climate, the miles and miles of its sandy coastline, the availability of good beachlands for development, the diversity of land ownership in the district, its proximity to the principal communities of Maui and the principal airport/harbor facilities at Kahului.

The principal agricultural products of Maui are sugar and pineapple. Diversified farming and ranching operations are carried on principally along the western flank of Mt. Haleakala which slopes downward gradually towards the Kihei-Makena Coastline. Much of Maui's rich agricultural lands, as well as its industrial and commercial activity, are to be found in the Central Maui District. About 70% of the population of the Island is also to be found within the valley plain with the principal towns of Wailuku and Kahului serving as the focal points. Outside the Wailuku-Kahului complex, the suburbs of Kihei and Makawao-Pukalani (both sectors about 15-20 minutes from Wailuku-Kahului) are the fastest growing areas from the standpoint of increase in individual land ownership and number of new homes. The reason for the growth of these areas can be attributed to availability of fee lands, moderate prices of land and its quick accessibility to the principal places of employment on Maui.

The Valley Isle has about Six percent of the total population of Hawaii. Most of these people live in Wailuku, Kahului and the nearby communities of Central Maui and find employment in the sugar and pineapple industries. Like Hawaii and Kauai, Maui also underwent a gradual decline in its population over the past several decades when mechanization practices in the principal agricultural industries were first introduced. Fewer jobs on the Sugar/Pineapple plantations caused individuals and families - particularly the younger ones - to seek employment on Oahu and the Mainland. However, because of the rapid growth of the Tourist industry within the last 5 years, Maui was the first to see the downward trend of its population taper off; and for the last 3 years, the Island has enjoyed a continuing increase of 2-3,000 people per annum. As a result, requirements for goods and services have climbed rapidly, and the need for more workers and housing increased greatly. We are entering a new Growth Era on Maui, and it is felt that the Valley Isle has the necessary land, economic climate and leadership potentials to accomodate and direct the new wave of anticipated developments.

Like the rest of the State, Maui is experiencing an uninterrupted growth and expansion which started about 6-7 years ago. The cause of the continued growth is the booming Tourist Industry, with the number of island visitors increasing from 80,000 about 5 years ago to over 255,000 visitors to Maui in 1968. The visitor industry is now the third largest source of income for Maui County (approximately 35 Million Dollars in 1968) and expanding activities in this area are largely centered around Kaanapali and Lahaina on the northwest coast of Maui. Long range resort development plans also have been announced for Molokai, Lanai and for the 1500 plus acres at Kihei owned by Alexander & Baldwin, Ltd.

Following is Maui County's Economic Patterns between 1962-1967 as reported by the Bank of Hawaii Annual Economic Review for 1968:

		1963	1967	Percent Change 1966 to 1967
Area	square miles	1161	same	none
Population	as of July 1,	45,625	51,442	3.6
Personal Income	$ Millions	84	130	10.2
Sugar	Tons	249,797	280,697	-7.4
Pineapple	$ Millions	39.2	46.5	-4.2
Diversified Agriculture	$ Millions	5.3	6.8	-5.5
Visitor Expenditures	$ Millions	4.9	28.1	47.9
Hotel Room Numbers	Number	529	2043	19.2
Telephones	Number	13,012	18,320	9.2
Retail Sales	$ Millions	45.5	61.9	6.5
Construction completed	$ Millions	7.1	11.3	-1.7
Building Permits	$ Millions	7.5	14.0	0.7
Real Property Tax Base	$ Millions	110	198	13.1
Housing Inventory	Number of units	13,230	15,284	3.0
Labor Force		17,090	19,530	2.6

(B) Pukalani and its relationship to the Kihei Resort Area:

Because Pukalani is no more than 10-12 miles from the Wailuku-Kahului Area, at elevation ranging from 1000-1500 feet with fertile soil and a wonderful view of the lowlands below, the area has seen a rapid growth in private land ownership and new homes. Within the last 10-12 years, there has been close to 1,000 acres of marginal pineapple lands taken out of agricultural uses there and converted to residential purposes. Because a generous supply of houselots were always available, land prices in the district has remained moderate - averaging between 30-50¢ per square foot. One-half acre rural houselots have been selling for $500-$600.00; whereas 10,000 sqft urban houselots have been selling for around $5,000.00. With the rapid increase in Subdivision Development costs, the lot prices for one-half rural houselots will increase greatly before too long; and it will become necessary to sell urban-sized houselots - even at higher per sqft price - in order to maintain reasonable overall Lot Price to encourage continued home ownership/construction there. It is also felt that greater recreational facilities will soon be needed as the number of homes there increase from around 5-600 to 3-4,000 before too long. In this connection, a Golf-course complex with a regional shopping center, a Lodge with limited apartment facilities nearby - together with the County-owned 25 acres Community Center there - will help the district to grow into a thriving and active community. Being only 15 minutes away by automobile from a soon to be 1st-class Jet Airport at Kahului, it is felt that with the view, climate, soil conditions and recreational amenities to be made available in the district, Pukalani will enjoy an accelerated growth so long as overall houselot prices there continue to be reasonable and within reach of the average home seeker.

Alexander & Baldwin, Ltd. recently had the internationally known firm of Grosvenor & Company make a detail feasibility study for their 1500 acres Resort Property at Kihei. Preliminary reports indicate that this International Planning Firm is most enthused about the potentials of the area, and are talking about a

5-6,000 hotel room complex there that would bring about and sustain a community there of around 50,000 people. In order to help with the growth of such a new Tourist Complex in the Kihei Area, the bulk of the service personnel needed will have to find reasonable housing conditions in the Central Maui communities; i.e., Kihei, Wailuku, Kahului, Puunene, Paia, Haiku, Makawao, Pukalani and Kula. It is safe to assume that over 50% of such new workers will be either coming from away, or will be single people of age to form new families so long as their new employment would permit of reasonable tenure and security. Of all the aforementioned communities, the district which has the greatest number, most suitable and reasonably priced fee lands - available to the general public, irregardless of employment preference - is the Pukalani Terrace lands, owned and developed in increments by Landco. To date, approximately 400 one-half acre Rural Houselots (100' x 220') have been sold there; and it is the desire of the owners to have the rest of their lands there rezoned, so that a more compact community of smaller houselots (preferably 10,000 sqft lots) with a Golf-course, other recreational facilities, a regional Shopping Center, a hillside Lodge with surrounding apartment area and ample Open Space could be planned there to eventually encompass a relatively new community of 10-15,000 people. Such a new suburb at Pukalani will add strength and balance to the economy, as well as overall growth and expansion of Central Maui; and will make possible a community of mobile workers that could staff and service any new expansion/developments that might take place from anywheres along the coastal plains of Central Maui to the upcountry district of Kula and Ulupalakua.

Not part of evidence submitted To L.U.C.

Maui County Requests Land Co

LAND OWNERS' INFORMATION TO EDAW

FOR REVIEW OF ITS PROPOSED DEVELOPMENT

1. Location of proposed project:

A. Description

1) County -- Maui

2) Judicial District -- Second

3) Geographic Locale -- Makawao, Kula, Maui

4) Quadrangle Sheet -- United States Department of Interior Geological Survey Quadrangles: Haiku, Paia, and Puu O Kali.

5) Tax Map Key -- State of Hawaii Taxation Maps

Second Division: Tax Map Key 2-3-10-52;
2-3-09-5;
2-3-09-4;
2-3-08-5;
2-4-01-1;
2-4-01-2;
2-3-9-10.

B. Mapping of Proposed Project

1) Landco Land Holdings Map (Tax Keyed) Scale: 1" = 1000'

2. Existing State Land Use District of Proposed Project:

A. TMK 2-3-10-52. State Rural District.

1) Description: Area: 234,758 square feet (5.389 Acres) situate at Keahua, Makaehu, Kula, Island and County of Maui, at the intersection of Pukalani Street and Haleakala Highway, portion of the land known as Pukalani Terrace.

2) Land Classification: C-21, Land Study Bureau, University of Hawaii, Bulletin No. 7.

3) State Land Use District Requested: State Urban District

4) Proposed Usage: Convenience Shopping Center.

5) Development Schedule: Development projected for occupancy 1969-1975. Plans and design of shopping center site to be constructed. Property will be made avaialble in fee. The shopping center should be fully developed and in operation by 1975, employing about 50 persons and serving Pukalani Terrace and the adjoining areas.

B. TMK 2-3-09-5. State Rural District

1) Description: Area: 182.548 Acres and lots 474 to 499 inclusive of Pukalani Terrace Unit IV, situate at Keahua, Makaehu, Kula, Island and County of Maui, portion of the lands known as Pukalani Terrace.

2) Land Classification: C-21, and D-44, Land Study Bureau, University of Hawaii, Bulletin No. 7.

3) State Land Use District Requested: State Urban District.

4) Proposed Usage: 18-Hole Golf Course, clubhouse, tennis court, swimming pool, apartments. The remainder of this parcel will be subdivided into 10,000 square foot houselots.

C. TMK 2-3-09-4. State Agricultural Land District.

1) Description: Area: 129.70 Acres. Situate at Makaehu, Kohoilo, Aapueo-Nui, Kula, County and Island of Maui, Hawaii. Adjoining Pukalani Terrace Unit III to the East and Pukalani Terrace Unit IV to the North. The South boundary runs along the center of Kaakakai Gulch, which adjoins our property, TMK 2-3-08-5.

2) Land Classification: D-44, Land Study Bureau, University of Hawaii, Bulletin No. 7.

3) State Land Use District Requested: State Urban District.

4) Proposed Usage: Portion of proposed 18-Hole Golf Course will be constructed on this parcel. The remainder of

this parcel will be subdivided into 10,000 square foot houselots.

5) Development Schedule: Tax Key 2-3-09-5 and 2-3-09-4 and lots 474 to 499 inclusive must be consolidated. It is necessary to consolidate the above parcels and design the entire consolidated area, develop the golf course and all golf course residential lots as a unit so as not to disturb the residences within the golf course area. The clubhouse is to be constructed after the golf course has been completed. It will require approximately two years to develop the golf course. No construction will be started during the year 1969 other than finalizing the best possible design for the area. Construction of the golf course area can commence during the year 1970. The clubhouse design will be one that can be built in sections. The area for apartments will be made available in fee as time and demands permit.

D. TMK 2-3-08-5. State Agricultural Land District.

1) Description: Area: 366.78 Acres. Situate at Makaehu, Kohoilo, Aapueo-Nui, Kula, County and Island of Maui, Hawaii, bounded by Kaluapulani Gulch to the North and Kalialinui Gulch to the South and HC&S Hamakua Ditch to the West and Lower Kula Road to the East.

2) Land Classification: D-44, C-59, B-37 and E-98, Land Study Bureau, University of Hawaii, Bulletin No. 7.

3) State Land Use District Requested: State Urban District

4) Proposed Usage: To be subdivided into 10,000 square foot houselots.

5) Development Schedule: This area will be subdivided into 10,000 square foot houselots at the rate of 100 to 150 lots per year commencing in the year 1973. It may be reasonable to locate portion of the golf course within this area.

E. TMK 2-4-01-2 and 2-3-9-10. State Agricultural Land District.

1) Description: Area: 259.515 Acres, situate at Kailua, Haliimaile, Makawao, County and Island of Maui, Hawaii and bounded by the Makawao Urban District to the North and Makani and Apana Roads to the South. The parcels are separated by Kailua Gulch.

2) Land Classification: C-21, C-49, E-95 and C-22, Land Study Bureau, University of Hawaii, Bulletin No. 7.

3) State Land Use District Requested: State Urban District.

4) Proposed Usage: To be subdivided into 10,000 square foot houselots.

5) Development Schedule: These parcels are presently leased for pineapple growing. The lease will expire within four years. Upon expiration of the lease, this property will be subdivided into 10,000 square foot houselots at the rate of fifty (50) lots per year to provide residential lots for those who desire to live in the Makawao area.

F. TMK 2-4-01-1. State Agricultural Land District.

1) Description: Area: 241.53 Acres. Situate at Kailua, Haliimaile, Makawao, County and Island of Maui, Hawaii, bounded by Makani and Apana Roads and the Makawao Urban district.

2) Land Classification: C-21, E-98, C-50 and C-49, Land Study Bureau, University of Hawaii, Bulletin No. 7.

3) State Land District Requested: State Urban District.

4) Proposed Usage: Will be subdivided into 10,000 square foot houselots.

5) Development Schedule: Approximately 41 Acres of this land is leased for pineapple growing. The lease will expire within four years. The remaining 200 acres is vacant and not in use. We propose to subdivide approximately fifty (50) 10,000 square foot houselots per year. The first 50 lots can be developed and made available for sale to the public about June, 1970.

3. Utilities and Services:

A. The following utilities and services will be constructed to serve all the individual lots.

1) Water

2) Electricity

3) Telephone

4) Macadam Roads

5) Proper drainage systems

6) (Presently under study and consideration) Sewer system and sewer treatment plant.

4. Open Lands

A. All gulch areas not need for other purposes will be dedicated as open lands.

5. Land Area in Acres of Proposed Project

A. Approximately 1,199.282 Acres.

STATE OF HAWAII
LAND USE COMMISSION

Kahului Library
Kahului, Maui

August 1, 1969
3 p.m.

STAFF REPORT

A69-215 - FRANK MUNOZ AND DONALD HAYASHI TOKUNAGA

The petitioners are requesting that approximately 1,185 acres of land in the Agricultural and Rural Districts be rezoned into the Urban District. The subject land includes three parcels adjacent to the Pukalani side of the Makawao urban area, two parcels in the present Pukalani Rural District, and two more parcels just south of Pukalani. The seven parcels which make up this petition are listed on the attached table.

7/30/69 - copy sent to petitioner (Meyer Ueoka)

TMK	Acres (by Tax Dept.)	Acres (by Petitioner)	Existing District	Existing Use	Soil Suitability Class. (Land Study Bureau)
Makawao (South)					
2-3-09:10	33.9	34.00	A	Pineapple	Fair (C21)
2-4-01: 1	241.5	241.00	A	Pasture/Vacant	Fair (1/3 C21, 1/3 C49, 1/3 C50)
2-4-01: 2	225.6	230.00	A	Pineapple	Fair (1/4 C49, 3/4 C21)
Pukalani (Rural Area)					
2-3-10:52	6.5	5.39	R	Vacant	Fair (C21)
2-3- 9: 5	182.5	200.00	R	Vacant	Fair & Poor (1/4 C21, 3/4 D44)
Pukalani (South)					
2-3-09: 4	129.7	129.70	A	Vacant	Poor & Very Poor (D44 & gulch E98)
2-3-08: 5	366.8	380.00	A	Vacant	Poor & Very Poor (1/2 D44, 1/2 C59, gulch E98)
TOTAL	1,186.5	1,250.00			

Background

Almost all of the subject land has been used for growing pineapple. This land has become available to developers as the pineapple acreage on the island of Maui gradually declined. The adjoining agricultural areas are vacant or in cane and pineapple. Approximately 36.5 acres on the Kula side of Pukalani are dedicated for pineapple cultivation. Land Use Commission staff research for an earlier Pukalani boundary change petition (A68-176 - Louis & Anna Phillips) indicated the decline in agriculture is due to limited rainfall and unavailability of low-cost water for pineapple or truck crops. Thus, the area's land use is in a transitory stage.

Although most of the soils in the Pukalani area are given an overall rating of C or "fair" without irrigation, almost 1,000 acres are rated A or "very good" with irrigation. Thus, these soils can be included as a part of the State's prime agricultural land. A summary of the Land Study Bureau's classification follows:

C21 (330± acres) - deep, well drained soil

B for pineapple and sugar without irrigation,

A for all agricultural uses with irrigation,

0-10% slopes, and 30-45 inch rainfall.

D44 (430± acres) - deep, well drained soil,

C for pineapple and grazing without irrigation,

A for all agricultural uses with irrigation,

0-10% slopes, and 20-35 inch rainfall.

C59 (180± acres) - deep, well drained soil,

C for pineapple and grazing without irrigation,

A for all agricultural uses with irrigation,

0-10% slopes, and 15-35 inch rainfall.

C49 (130± acres) - deep, well drained soil,

B for orchard, grazing and forage without irrigation,

B for pineapple and sugar with irrigation,

0-10% slopes, and 50-90 inch rainfall.

C50 (80± acres) - deep, well drained soil,

B for orchards and grazing without irrigation,

C for pineapple with irrigation,

11-20% slopes, and 50-90 inch rainfall.

E98 gulches, steep, unusable for agriculture.

The petitioners indicate the subject lands are "expected to provide housing sites for the future employees of the newly announced Wailea and Kihei resort centers". They state, "the projected cost of the development, which will include a shopping center, eighteen-hole golf course, and 2,500 residential lots equipped with underground wiring and other modern

advantages will be 8 to 10 million dollars". Mr. Munoz and Mr. Tokunaga hope to develop urban lots of 10,000 square feet and more on the south-westerly side of the Haleakala Highway and "maintain their market of low cost houselots" on the Makawao side of the Haleakala Highway.

The Maui Department of Water Supply has stated in their letter of June 17, 1969, to the Commission that the existing transmission waterline from Makawao to Pukalani is not capable of supporting the proposed urban development. The construction schedule to enlarge this transmission line is tentatively set for 1971. The subject land south of Makawao has an adequate transmission line. However, approximately 185 acres of the petitioners' land in the Pukalani area cannot be served from the Makawao-Pukalani transmission line. It would be necessary to construct a transmission line from the lower Kula transmission line to serve this area.

The existing utilities and public facilities in the area include a post office, a few shops, good access, electricity, and water. However, the impact of the proposed 2,500 homes or approximately 8,500 people will severely tax some of these facilities. The petitioners have planned a commercial center, but no public facilities are included in their submission to the Commission. The nearest school is

in Makawao. They propose, however, to dedicate a 10 acre school site next to the county park land in Pukalani and construct a sewage treatment plant.

The increased population needed to reside in the petitioners' development is difficult to predict because so much of the increase depends upon the tourist industry. The population of the island of Maui was 35,697 in 1960. The Department of Planning & Economic Development's provisional population for the island for 1967 was 38,864, or approximately an 8 percent increase. However, the Makawao area population decreased from 10,409 to 9,571 during this same period. The Department of Planning & Economic Development's 1967 population projection for the island of Maui for 1975 was 41,095. It should be noted, however, that the 8,500+ people who would reside in the petitioners' development represent a 20 percent increase in the 1967 population. It seems unlikely that the entire island's population will increase 20 percent in the next five years, and all this increase will certainly not take place in Pukalani.

County Recommendation

The Maui Planning Commission at its meeting of May 20, 1969, voted unanimously to recommend approval of the petition on the following bases:

"1. A portion of the Pukalani Terrace Unit IV was inadvertently added to the petition. The road construction and other improvements have already been constructed on the Rural basis, thus, this portion should not have been included with the petition. One tier of Rural lots on the extreme makai end of Unit IV is to be part of the change in district boundary.

2. The incremental concept, with performance standard should be used for this petition. Accordingly, the Urban classification, eventually for the entire development on the westerly side of Haleakala Highway is approved.

3. Incremental approval for Unit I shall be that area east of Kaakakai Gulch and makai of the Pukalani Terrace, and including the area noted as 'shopping center' abutting Haleakala Highway,

4. The practice tee, parking lot and other uses located makai of the Maui County Park may require relocation, necessitating possible location of portion of the golf course into area cross-hatched brown.

5. The applicant agrees to set aside a few lots for church purposes so that the church may not need to compete on the open market for sites.

6. The developers agree to dedicate, at no cost to the State or the County, an additional 10 acres makai of the 25 acre park area. This area will be set aside for school. The dedication is contingent upon commitment by the State that the school will be constructed in that area within a certain time. 5 YRS

7. The developers agree that neighborhood recreational facilities are necessary and will dedicate a minimum of four, two acre parcels for playground purposes. It is also agreed that the gulch may be used for such purposes. It was pointed out that the protective conditions might be superior for playground, than a lot in the middle of the residential area.

8. The lands on the Makawao side of Pukalani shall not be approved except approximately 70 acres between Makani Road and the first gulch on the Pukalani side. This area is not in agriculture at the present time because of the poor soil condition."

Analysis

The findings and declaration of purpose of the Land Use Law start out by stating "inadequate controls have caused many of Hawaii's limited and valuable lands to be used for purposes that may have a short-term gain to a few but result in a long-term loss to the income and growth potential of our economy". Unfortunately, today's economic climate does not encourage alternative agricultural uses of even our prime agricultural land. This land has been abandoned for agricultural use. Its leeward, sunny position makes it an ideal location for orchard crops according to the Land Study Bureau. It is also unfortunate that the only proposed alternative use to pineapple growing has been urbanization.

The question that has not been adequately answered is: What is the demand for the proposed urban use of the subject land? This report has already indicated that the proposed development, as a total development package considerably exceeds 1975 population projections for the island.

A field investigation in the spring of 1968 in a staff report for the Louis Phillips petition (A68-176) revealed

that only about 130 acres, or 33 percent of the total of 388 acres within the Pukalani Urban District were developed for residential uses. Little evidence of additional development was found in a later field check in May, 1969.

There has been development activity in the Pukalani Rural District which is being developed by the petitioners.

Tax Plat No.	No. of Lots	Unsold Lots*
41	99	9
42	52	8
45	62	16
47	125	38
48	63	46
49	53	29
TOTAL	454	146

* The number of unsold lots was determined by counting the lots still in the developer's name on the tax maps as shown in the Tax Office on July 23, 1969.

As of May, 1969, there were 103 homes built in this development or 23 percent of the total number of available lots.

The Louis Phillips petition was recently approved. He plans to develop 40 residential lots on his 14.3-acre parcel. A preliminary subdivision plan has been filed, but no construction has started to date. As a result of the five year boundary review, two parcels of 32.8 acres and 23.8 acres are recommended for removal from the Pukalani Urban District

to be designated in the Agricultural District. Still, less than one-half of the entire Pukalani urban and rural areas are developed.

There is also a considerable amount of vacant urban and rural land in neighboring communities. The Kokomo Rural District consists of 385 acres. The lack of developed land resulted in the proposed reduction of this district to 64 acres in the five year boundary review. Parts of the Makawao Urban District are also rural in character, so residential densities could be increased considerably. There also are extensive vacant lands in the Kula area. A field investigation in the fall of 1967 produced the following statistics for this area, and a recent review confirmed there has been no substantial change. There are over 1,200 acres of land in the Kula Rural Districts; and only about 350 acres of this total were in rural residential uses, including lots up to four acres in size. The 58-acre tract rezoned to Rural in 1968 for Edwin T. Ige is still in pasture use. He filed a tentative subdivision plan over a year ago; and, thus, this tentative approval has expired. The Jamestown urban area of 145 acres is practically vacant and overgrown with wattle trees. There are only a few homes in the subdivision makai of the Kula Lodge. The 45 acre Waiakoa urban

area is three-fourths vacant. This totals to over 1,000 acres in the Kula area alone which could be developed for the residential use. All these lands, both north and south of Pukalani, are on more inferior soils than the Pukalani soils; and climate and topography compare favorably with Pukalani.

The petitioners anticipate that service personnel from Matson's 5-6,000 hotel room tourist complex in the Kihei area will be seeking homes in the Pukalani area. Also, according to the petitioners, Pukalani will be 20 miles or 28 minutes driving time from Kihei upon completion of the proposed Kihei-Ulupalakua Road. Perhaps employees will commute this distance if they can afford the housing, but the developer's expectations seem optimistic. Furthermore, plans for the Matson tourist development recently submitted to the Commission proposes 565 acres for "future hotels, apartments, single family and employee housing". A 1965 field check of the Kihei area lists 3,450 acres in the Urban District of which approximately 2,500 acres were relatively unurbanized. There are also approximately 475 acres of land in the Rural Districts of this area and being subdivided and sold but without a single house under construction. Subsequent field checks again indicate there is ample vacant urban land still available in Kihei for residential development.

The proposed resort development at Waihee also intends to provide employee housing.

The petitioners have not submitted any development schedule nor have they justified the "need" requirement for the 2,500 dwelling units at Pukalani.

Our five year boundary review has already indicated there appears to be ample urban land already available on the island of Maui for the next five years.

Recommendation

In view of the above analysis, it is recommended that:

1. all the subject land now in the Agricultural District, (997.5 AC) 1,098.5 acres, should remain in this district until a need for urban can be justified,
2. the 182.5-acre parcel in the Rural District should also remain in this Rural District to conform to the character of the surrounding development, and
3. the 6.5-acre parcel for the proposed shopping center should be urbanized as requested, as a need seems to exist for more convenient shopping facilities.

1098.5
182.5
6.5
997.5

1098.5
182.5
6.5
1287.5

Denial of this petition is largely based on Land Use District Regulation 2.7 "U" Urban District.

"(b) It shall take into consideration the following specific factors:

(1) Proximity to centers of trading and employment facilities except where the development would generate new centers of trading and employment.

(3) Proximity to basic services such as sewers, water, sanitation, schools, parks, and police and fire protection.

(5) Sufficient reserve areas for urban growth in appropriate locations based on a ten (10) year projection.

(g) Lands with a high capacity for intensive cultivation shall not be included in this District when other lands are available that can adequately serve the urban needs."

Petitions of this magnitude should also include a timetable for development and an economic feasibility study.

2846

File A69-215

RECEIVED
JUN 19 1969
State of Hawaii
LAND USE COMMISSION

DEPARTMENT OF WATER SUPPLY
COUNTY OF MAUI
P. O. BOX 547
KAHULUI, MAUI, HAWAII 96732

June 17, 1969

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

Dear Mr. Duran:

In reply to your letter of May 21, 1969, the following information is submitted for your review.

1. The existing transmission water line from Makawao to Pukalani is not capable of supporting the proposed urban development in the Pukalani area unless portion of Makawao-Pukalani transmission line is enlarged, which project is tentatively scheduled for construction in 1971 by this department. Should any development be done before then, it is very possible that the developer may be required to contribute to the cost of this improvement. Under our rules and regulations, developers are required to construct water storage or pay storage assessments and to finance transmission lines when required by the department.

Approximately 185 acres of Landco's 749 acres in the Pukalani area cannot be served from the Makawao-Pukalani transmission line. To serve this area it will be necessary for Landco to construct the transmission line from our Lower Kula Transmission Line.

To service Landco's lands TMK: 2-4-01-1 and 2-4-01-2, the transmission line of this water system is adequate. The subdivider may connect to our 12-inch water main at the Makani Road-Makawao Avenue junction.

2. We are not able to reply or to comment on your second question as to whether or not water disposal will contaminate the ground water in Haiku, Hamakuapoko and Paia. The ground water from these area's are being considered as distant

future source development for domestic use.

3. Irrigation water cannot be made available at low cost. Although the Lower Kula Transmission Line is only a few miles away, pipeline extension to service this area would be quite costly.

It is not the policy of this department to deter development on Maui; however, growth throughout the County will require growth improvements and only by planning and contributions by developers can these growth demands be met.

We therefore request you earnestly review the above comments in your determination on this petition for rezoning of the Pukalani area.

Sincerely,

K Hamada

Koichi Hamada, Director
Department of Water Supply

KH/CK/ct

cc: Central file
Engr.

June 2, 1969

Mr. Meyer M. Ueoka
P. O. Box 433
Wailuku, Maui 96793

Dear Mr. Ueoka:

This is to acknowledge receipt of your letter of May 26, 1969 enclosing 12 copies of statement in support of the petition for Frank Munoz and Donald H. Tokunaga.

Please be advised that copies of your statement will be transmitted to each member of the Land Use Commission.

Very truly yours,

RAMON DURAN
Executive Officer

2808

MEYER M. UEOKA
JOHN T. VAIL
Associates
B. MARTIN LUNA
LAWRENCE N. C. ING

UEOKA & VAIL

ATTORNEYS AT LAW
WAILUKU, MAUI, HAWAII 96793

2121 MAIN STREET
Post Office Box 433
Phone: 33-761

1 ck. Letter & Distributed

May 26, 1969

RECEIVED
MAY 29, 1969
State of Hawaii
LAND USE COMMISSION

Mr. Ramon Duran
Secretary
Land Use Commission
State of Hawaii
Capitol Building
Honolulu, Hawaii

RE: Petition of Frank Munoz
and Donald H. Tokunaga

Dear Sir:

Enclosed herewith please find twelve copies of statement in support of the petition for Frank Munoz and Donald H. Tokunaga regarding their Pukalani property. Will you please distribute these to each of the commissioners.

Very truly yours,

Meyer M. Ueoka

MEYER M. UEOKA

MMU:jyh

Enclosures

BEFORE THE LAND USE COMMISSION

STATE OF HAWAII

In the Matter of the Petition	)
	)
of	)
	)
FRANK MUNOZ and DONALD H. TOKUNAGA,	)
	)
Requesting Amendment to District Designation, Land Use Commission, State of Hawaii.	)

MEYER M. UEOKA #811
2121 Main Street
Wailuku, Maui, Hawaii

Attorney for Petitioners.

Table of Contents

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Petition to State Land Use Commission	Exhibit "A"

INTRODUCTION

On April 7, 1969, Frank Munoz and Donald H. Tokunaga of Wailuku, Maui, Hawaii, filed a petition for rezoning to the State of Hawaii Land Use Commission, in connection with certain parcels of land consisting of approximately 1,250 acres situate at Makawao-Kula, Maui, Hawaii. (Hereto attached as Exhibit "A".) The petitioners herein, have requested that the district designations of said property be amended from its present class of rural and agricultural district to urban use.

The petitioners have forecast the continuing economic growth of Maui and the ever increasing need for moderately priced land and housing. The projected cost of the development, which will include a shopping center, eighteen-hole golf course, and 2,500 residential lots equipped with underground wiring and other modern advantages, will be eight to ten million dollars. The new area is expected to also provide housing sites for the future employees of the newly announced Wailea and Kihei resort centers. This development will not only add to Maui's current boom, but will boost the entire Pukalani-Makawao-Kula area and thereby fulfill one of the needs for a balanced growth on the island of Maui.

In 1961, the State administration acknowledged the unprecedented rate of growth (following statehood) in population and economy, stemming largely from the in-flow of visitors and new residents alike. The General Plan of the State of Hawaii.

The report recognized a developing trend of continued growth over the twenty-year period projected. Conservative population projections forecast a population increase by 1980 of from some 993,000 to 1.2 million, liberal forecast go upward to 2.0 million, with the concomitant pressures for accelerated economic development.

The Department of Planning and Economic Development has itself, in a recent report, affirmed the major role the tourist industry has assumed in Hawaii's economy. Hawaii's Tourism Research, Date and Projections (Nov. 1968). Although recognizing the virtual impossibility of "serviceable long-range forecasts of visitor volumes and hotel inventories," it is generally conceded that labor shortage and employee housing are two major problems which are presently facing all islands. The necessity of having private enterprise, with government cooperation, fill the demands occasioned thereby is obvious.

Brief Background of Petitioners

Frank Munoz and Donald H. Tokunaga, the petitioners in this application, are long-time Maui residents and businessmen who have acquired the necessary experience to successfully carry out the projected development as planned. Both men were involved in the original development of the first four increments of Pukalani Terrace, where 450 lots have been sold and 100 homes already built.

Mr. Munoz is the Manager of Land and Construction Company, Inc., a company which is one of the island's largest construction firms. Formerly a realtor, Munoz has steadily increased his time with the above company, leading it into a broad range of activities, such as pipe-laying, road and sewer and land clearing and grading, excavating, civil engineering and land surveying, and land development and subdivision work. There is no question of Munoz's contribution to Maui's growth.

Mr. Tokunaga is President and principal owner of Maui Realty Company, Inc. Starting out in the firm as a bookkeeper, he advanced to cashier and other responsible positions until upon the splitting-up of the original Maui Realty, he along with four other employees, was able to purchase the real estate and insurance departments of the company. Maui Realty has quickly advanced in the real estate and development field until today it ranks with the largest land controlling interests on the island. Tokunaga has also been an active citizen, concerned

with the growth of the community in all phases, and is recognized as one of the civic leaders of Maui.

Munoz and Tokunaga, along with other members of their local hui, have been able to work together to bring forth for the people of Maui the first four increments of Pukalani Terrace and hope to continue to so do in the future.

The Land - Makawao-Kula, Maui, Hawaii

General Description.

Tax Map Key Designation and Area Size:

2-3-10-52	5.39	acres	6.5
2-3-09-05	200	acres	182.5
2-3-09-04	129.7	acres	
2-3-08-05	380	acres	366.8
2-4-01-01	241	acres	
2-4-01-02	230	acres	225.6
2-3-09-10	34	acres	

Calculated area is approximately 1,250 acres.

Topography of Initial Subdivision: Sloping upward from Makai to Mauka and with ridges and gullies. There is a large gulch that runs through the property and a second gulch that borders one side. Overall grading would be required for improvement plans. Sloping is sufficient to insure ocean view. The elevation is approximately 3,000 feet.

Soil Condition: There is an abundance of rock cropping, insofar as the property is stony and poorly suited for agricultural use. Soil fertility and normal rainfall will support a sparse covering of native trees, shrubs and vines.

? Conflicts with L.S.B.

Boundaries of Initial Subdivision: On the north, said subdivision is bounded by the first four increments of Pukalani Terrace, which in turn runs parallel to Haleakala Highway. On the east end is the new Kula Highway.

The south boundary is Kalialinui Gulch and along the west side is the Hamakua Ditch.

Distances from:

Town	Miles	Time
Kahului	12	18 minutes
Wailuku	17	25 minutes
Kihei (upon completion of proposed Ulupalakua Road)	20	28 minutes

Proposed Use of Land

The present zoning of the subject property is part rural and part agricultural. However, because of the topography and slope and general physical characteristics, it is poorly suited for agricultural use. To convert the area for intensive agricultural purposes would not be economically feasible, insofar as the cost of excavation and abundance of rocks.

For the parcels located on the westerly side of Haleakala Highway, Mr. Munoz and Mr. Tokunaga hope to develop urban lots of 10,000 square feet and more. Some of the lots will be adjacent to the fairways of the proposed golf course, while the remainder will have pleasant view of lush golf greens, in addition to the beautiful scenery of all of central Maui. The golf course would allow the developers to take full advantage of such features as the slopes and gullies, which would otherwise be wasted lands. The parcels of land will be located a very short distance away from the proposed shopping center and present urban areas where stores are available.

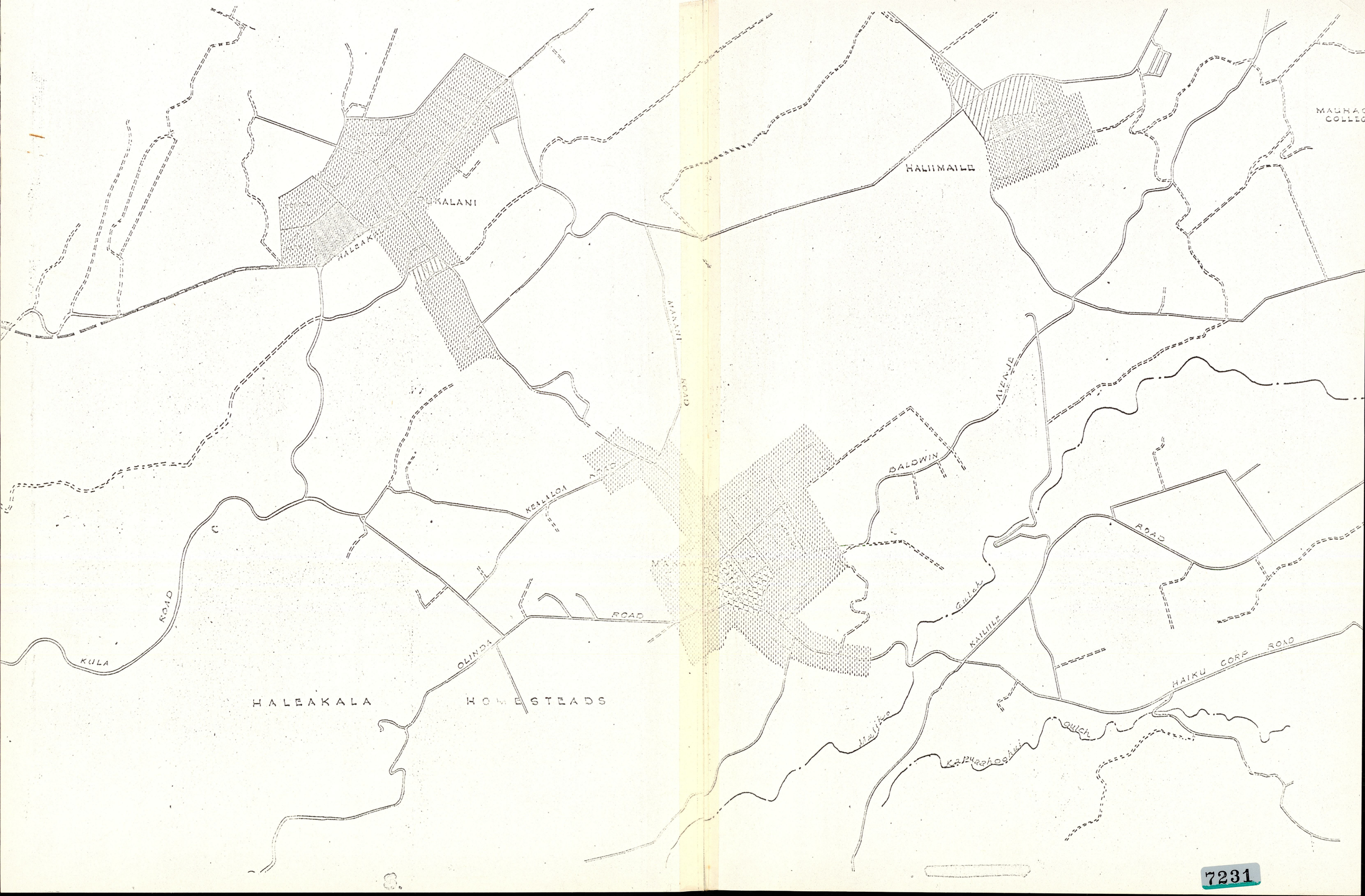
As to the lands on the Makawao side of Haleakala Highway, the developers plan to maintain their market of low-cost house lots. These lots will be available for persons who wish to live close to urban shopping facilities, but do not feel it is necessary to be able to "walk" to the golf course.

The highways connecting Pukalani area with Kahului-Wailuku, Kula and Kihei (in the near future), are just a few seconds driving time away. Also situated nearby is progressive

Makawao Elementary School. Maui High is also presently located relatively closeby, although its future site is up in the air at this time.

Munoz and Tokunaga envisionize the time when Makawao, Pukalani, and Paia will comprise a community making up another population center on Maui.


MAUI — WAILUKU
WAILUKU DITCH
Waiehu Gulch
Kuligilani
Gulch
Kealaloa Gulch
Kealaloa Gulch
Kealaloa



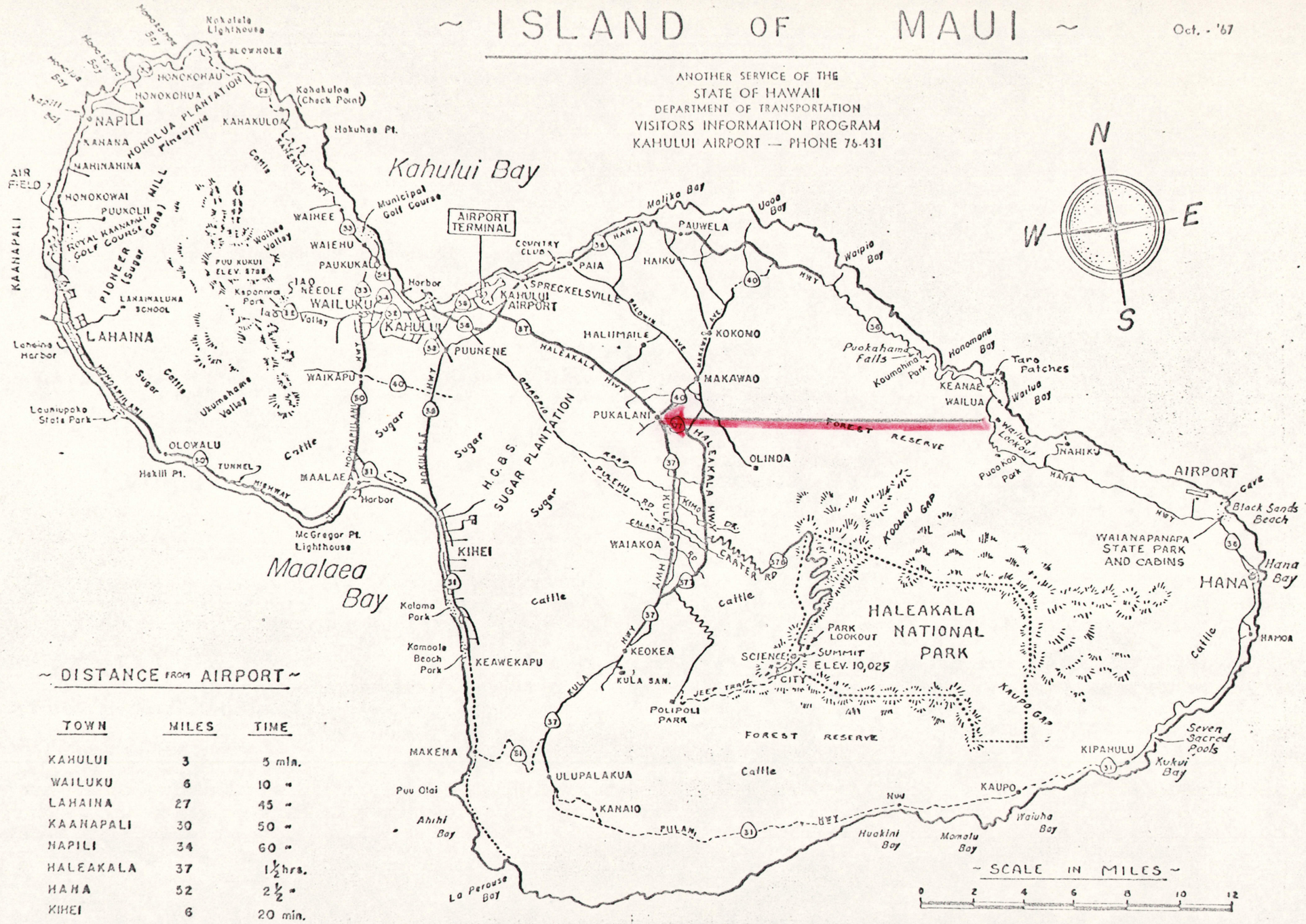
HALEAKALA
HALIIMAILE
MAUHAO
COLLEG
MAKANI
ROAD
KEALALOA
ROAD
BALDWIN
AVENUE
ROAD
KULA
ROAD
OLINDA
ROAD
HALEAKALA
HOMESTEADS
Gulch
KAILIILE
HAIKU CORP ROAD
Gulch

7231

~ ISLAND OF MAUI ~

Oct. - '67

ANOTHER SERVICE OF THE
STATE OF HAWAII
DEPARTMENT OF TRANSPORTATION
VISITORS INFORMATION PROGRAM
KAHULUI AIRPORT — PHONE 76-431



~ DISTANCE FROM AIRPORT ~

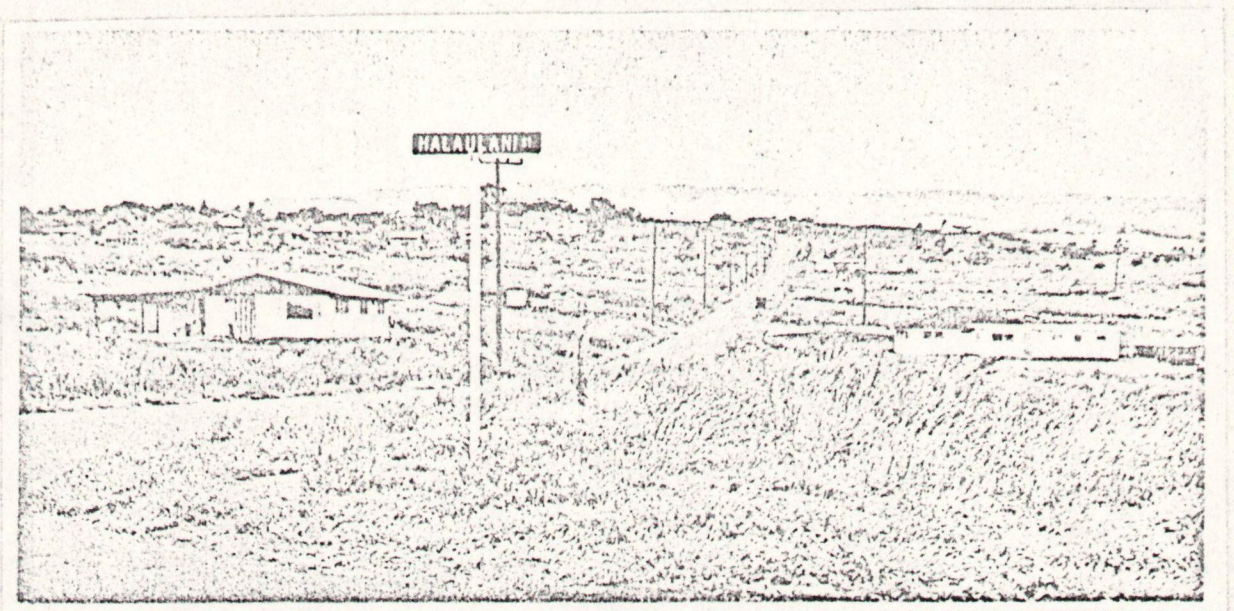
TOWN	MILES	TIME
KAHULUI	3	5 min.
WAILUKU	6	10 "
LAHAINA	27	45 "
KAANAPALI	30	50 "
NAPILI	34	60 "
HALEAKALA	37	1½ hrs.
HANA	52	2½ "
KIHEI	6	20 min.
MAALAEA	6	20 min.

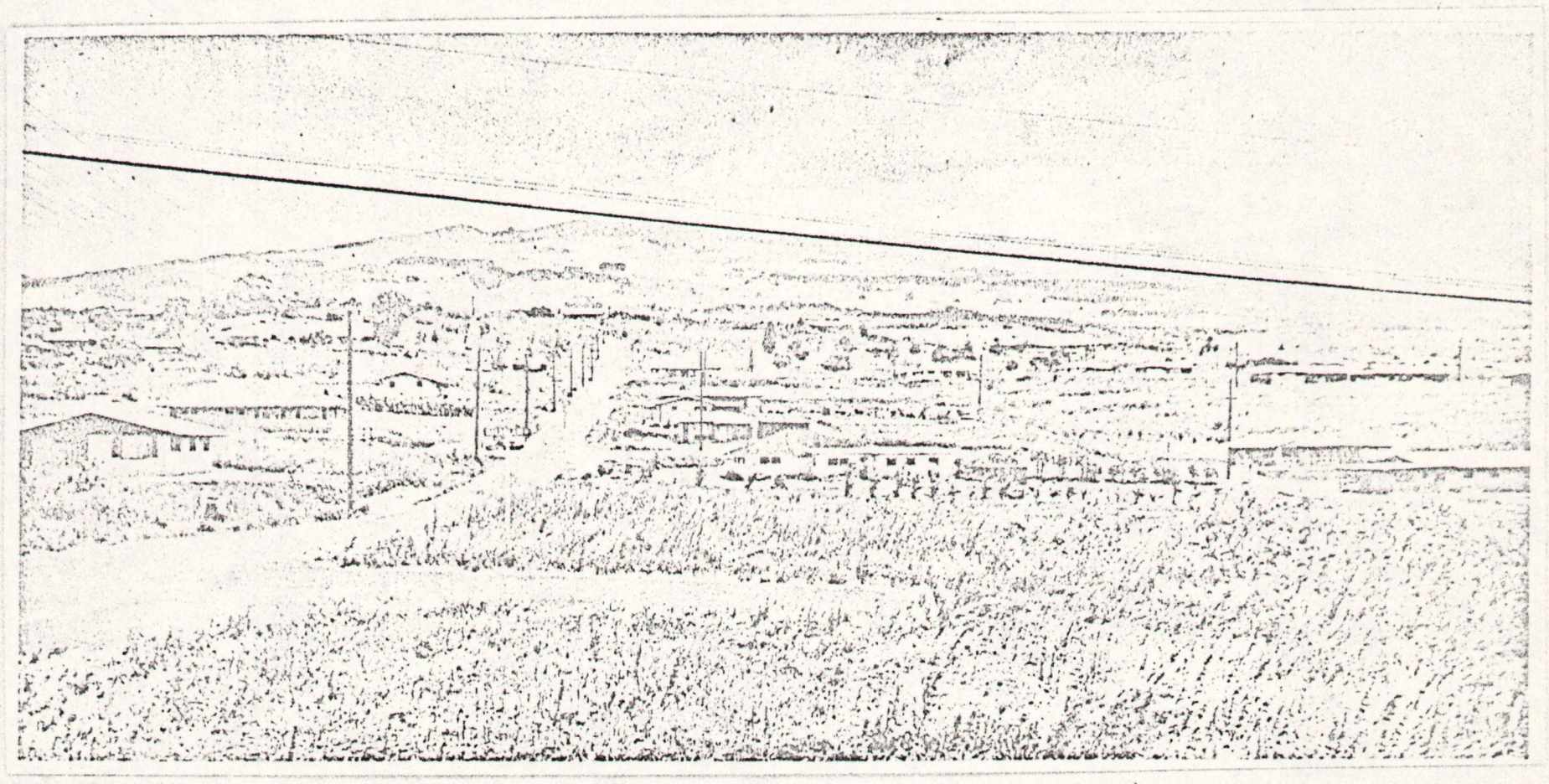
~ SCALE IN MILES ~

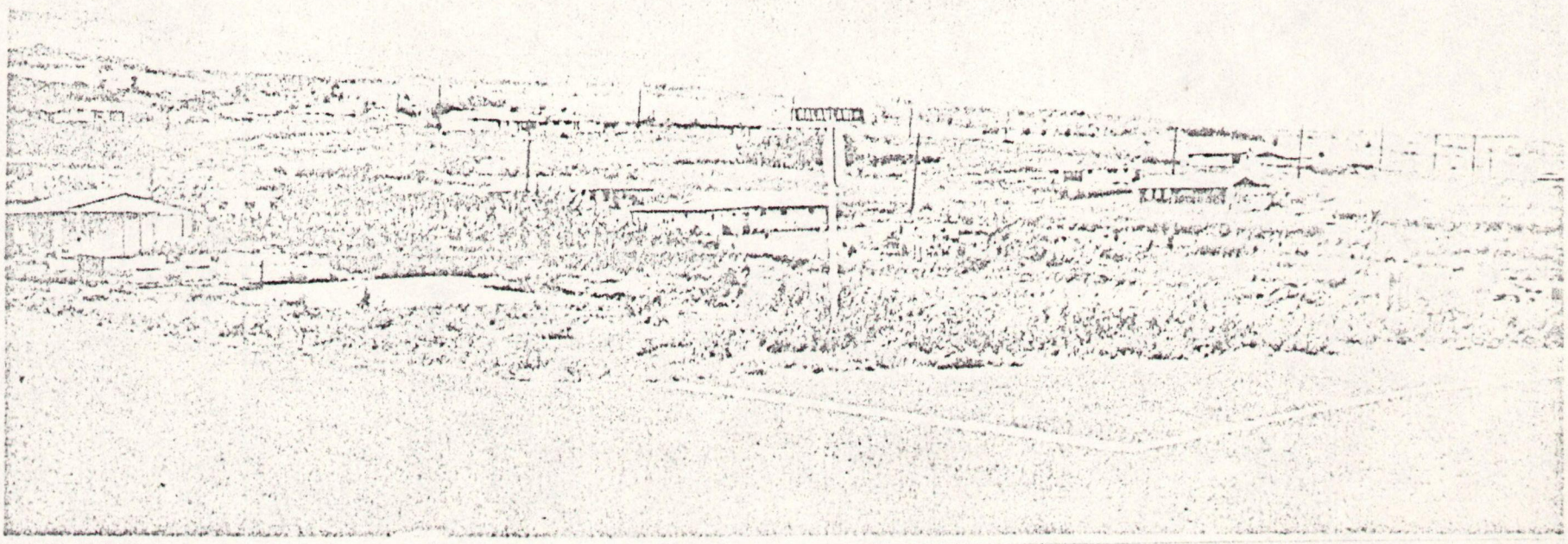
0 2 4 6 8 10 12

PICTURES OF

PRESENT DEVELOPMENT OF PUKALANI TERRACE







FACTORS INFLUENCING LAND CHARACTERISTICS

The natural characteristics and capablilities of land may differ because of variations in any one, or a combination, of the land factors such as soil properties, surface relief, drainage characteristics, and climate. Variations in the lands of Maui are the result of the action of a number of dynamic natural and human forces which have developed the lands as they exist today.

A brief discussion of these factors is presented below.

Geology. Geology should be discussed first, because geological materials set the stage for land development and geologic processes determine the route of this development. For example, topography of the lands is highly dependent upon the chemical composition and physical structure of the rocks as well as weathering forces.

Maui is the second largest (728 square miles) and the second youngest island in the Hawaiian group. It is volcanic in origin; two separate volcanic cones are believed to have created the two major land masses. The larger East Maui land mass is geologically younger, created by the Haleakala volcanoes during the middle Pleistocene time. Volcanic activities of Puu Kukui are believed to have formed the smaller West Maui land mass during the middle or late Tertiary time (4).

Volcanic rocks (either aa or pahoehoe), cinders, and ash form the basic materials from which soils have developed. On the slopes of Haleakala, volcanic ash and cinders are the important soil materials. The gently sloping lands of Central Maui, the plateaus, and coastal flats of West Maui are the result of alluvial depositions and the decomposition of basaltic materials. These are the intensively cultivated land areas on Maui.

The steep-walled canyons of the West Maui Mountains suggest an older geological age than that of East Maui lands. On the leeward slopes of Haleakala are extensive areas of young vol-

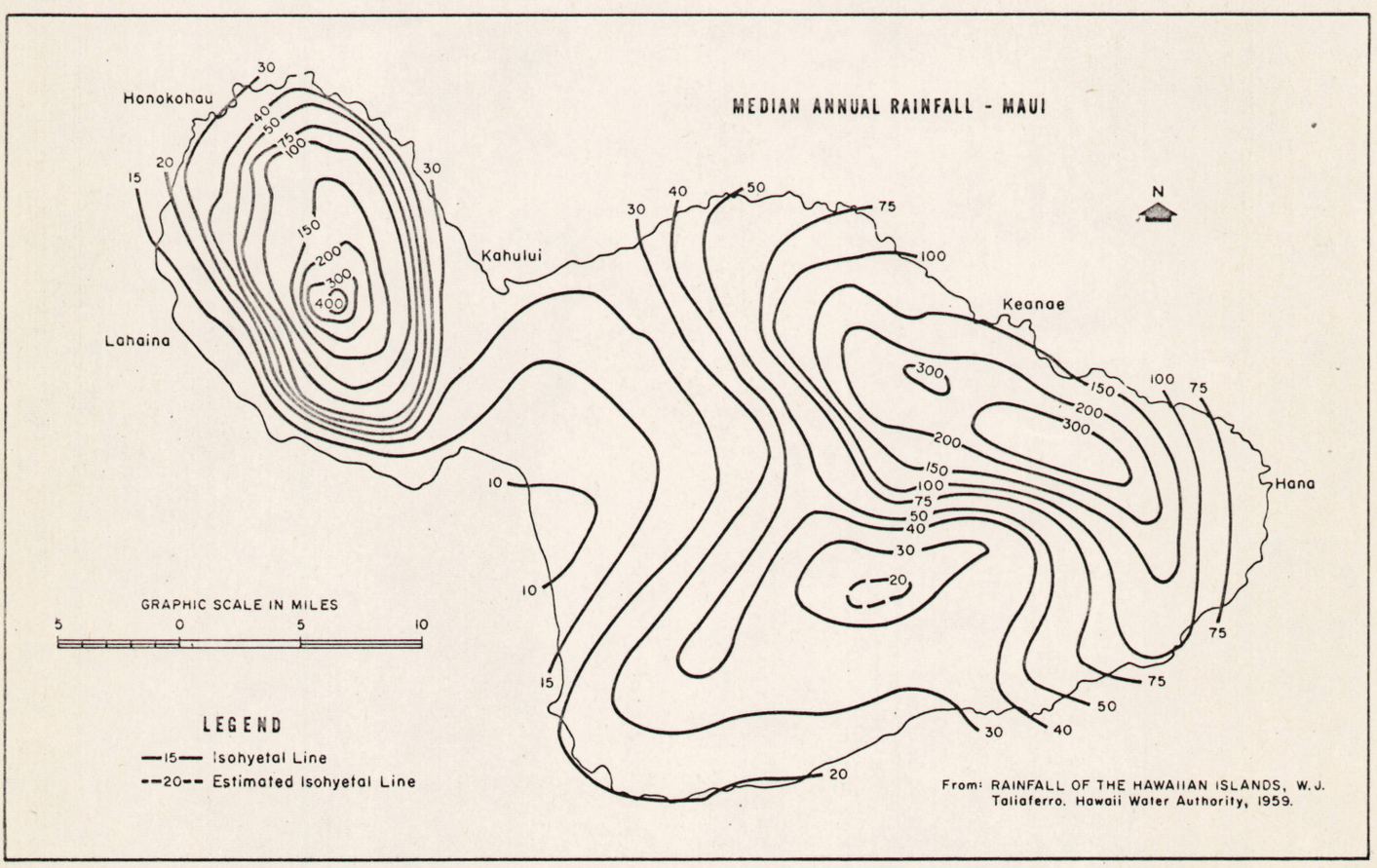
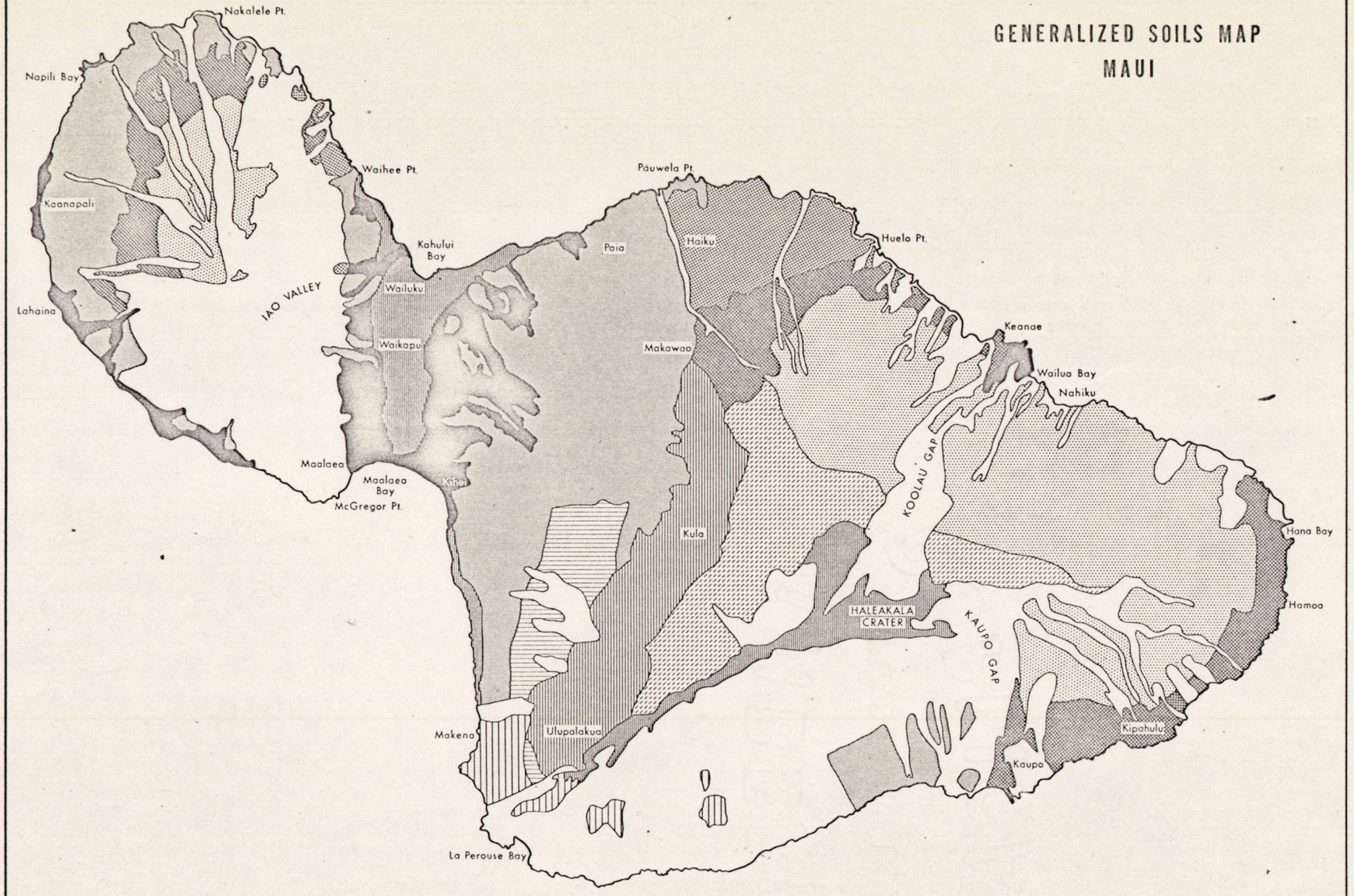


Figure 1

GENERALIZED SOILS MAP
MAUI



LEGEND

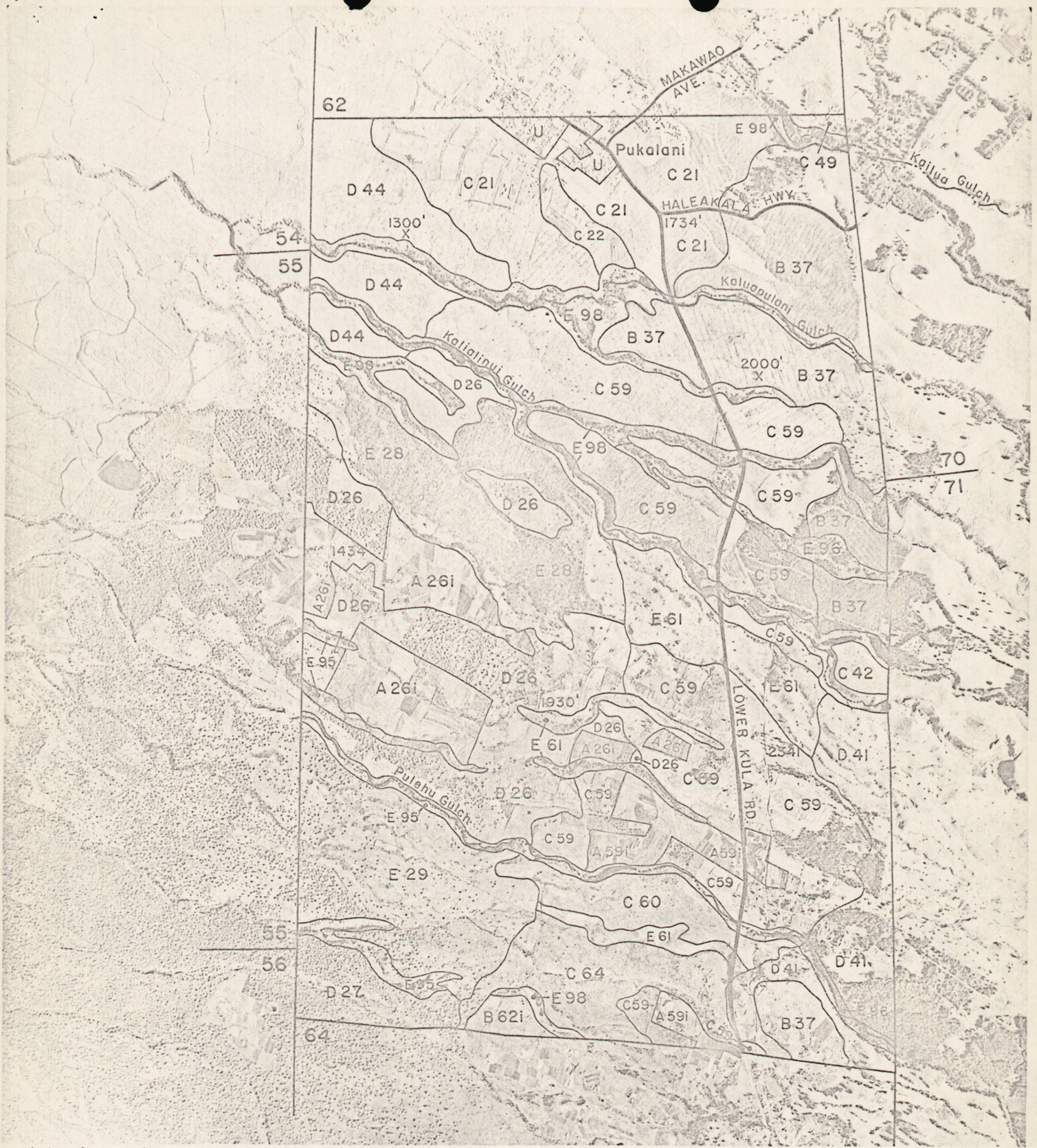
- Low Humic Latosol
- Humic Latosol
- Hydrol Humic Latosol
- Humic Ferruginous Latosol
- Red Desert
- Reddish Brown
- Reddish Prairie
- Latosolic Brown Forest
- Regosol
- Alluvial
- Lithosol

NORTH

Graphic Scale In Miles

5 0 5 10

From: SOIL SURVEY OF THE TERRITORY OF HAWAII, Soil Survey Series 1939, No. 25. Issued Sept. 1955.



Land classification data field mapped 1966.

LAND CLASSIFICATION SYMBOL

B 14i

- Master Productivity Rating
- Land Type. Number and letter "i" if irrigated; number only if unirrigated. (See sections of text where land types are defined and rated by selected uses.)

Approx. North

U.S.G.S. Quad. References: Paia, Haiku, Puu o Kali, Kilohana

Approx. Scale (ft./in.) = $\frac{18,100 - \text{Ground Elevation}}{6}$

Aerial Photographs: U.S. Dept. of Agriculture, A.S.C.S.

LAND STUDY BUREAU···UNIVERSITY OF HAWAII

STATE OF HAWAII
LAND USE COMMISSION

426 Queen Street
Honolulu, Hawaii

This space for LUC use

Date Petition and Fee received by LUC _____

Date forwarded to County for recommendation _____

Date Petition, and County recommendation received by LUC _____

PETITION FOR AMENDMENT 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 See Exhibit A 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 Exhibit A

Petitioner's interest in subject property:

Owner

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

See attached letter.

(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) Frank Munoz

Donald Hayashi Tokunaga

By: _____
Their Attorney

Address: 2121 Main Street
Wailuku, Maui, Hawaii

Telephone: 33-761

Exhibit "A"

April 3, 1969

Land Use Commission
State of Hawaii
Honolulu, Hawaii

Gentlemen:

We hereby respectfully request for the reclassification of the parcels of land described in Exhibit A, and in support thereof, we submit the following:

(A) Island Data:

Maui is the second largest island in the Hawaiian Chain having an area of approximately 728 square miles and extreme dimensions of 48 miles long and 26 miles wide. A valley like isthmus connects the mountain masses of its Eastern and Western ends, causing it to be popularly referred to as the "Valley Isle". Its topography and climate is varied being subtropical at lower elevations and temperate at its highest elevation, which is the summit of Mt. Haleakala at 10,023 feet. Its principal airport and harbor is in Kahului, located on the North end of the isthmus and being approximately 100 miles Southwest of Honolulu, Island of Oahu, which is the State Capital and Commercial Center of the Hawaiian Islands. The South end of the isthmus fronts along the warm and protected waters of Maalaea Bay and is known as the District of Kihei. Kihei is on the opposite end of the isthmus from Kahului and is approximately 10 miles distant and about 15-20 minutes travel by automobile from the Wailuku-Kahului area. The Kihei District has a comparatively dry and warm climate being on the lee side and protected against all but Southerly or Kona storms which occur infrequently. Its 15-20 miles of sandy coastline and good beaches, stretching from Maalaea north to Makena southward, offers the largest potential for Resort Development on the Island of Maui. Although Kaanapali in the Lahaina District is already started and world reknown as a Tourist Destination Area, it is generally felt that Kihei has potentials to equal or likely surpass the Kaanapali-Napili Area because of its warm/dry climate, the miles and miles of its sandy coastline, the availability of good beachlands for development, the diversity of land ownership in the district, its proximity to the principal communities of Maui and the principal airport/harbor facilities at Kahului.

The principal agricultural products of Maui are Sugar and Pineapple. Diversified farming and ranching operations are

carried on principally along the western flank of Mt. Haleakala which slopes downward gradually towards the Kihei-Makena Coastline. Much of Maui's rich agricultural lands, as well as its industrial and commercial activity, are to be found in the Central Maui District. About 70% of the population of the Island is also to be found within the valley plain with the principal towns of Wailuku and Kahului serving as the focal points. Outside the Wailuku-Kahului complex, the suburbs of Kihei and Makawao-Pukalani (both sectors about 15-20 minutes from Wailuku-Kahului) are the fastest growing areas from the standpoint of increase in individual land ownership and number of new homes. The reason for the growth of these areas can be attributed to availability of fee lands, moderate prices of land and its quick accessibility to the principal places of employment on Maui.

The Valley Isle has about six per cent of the total population of Hawaii. Most of these people live in Wailuku, Kahului and the nearby communities of Central Maui and find employment in the sugar and pineapple industries. Like Hawaii and Kauai, Maui also underwent a gradual decline in its population over the past several decades when mechanization practices in the principal agricultural industries were first introduced. Power jobs on the Sugar/Pineapple plantations caused individuals and families--particularly the younger ones--to seek employment on Oahu and the Mainland. However, because of the rapid growth of the Tourist Industry within the last 5 years, Maui was the first to see the downward trend of its population taper off; and for the last 3 years, the Island has enjoyed a continuing increase of 2-3,000 people per annum. As a result, requirements for goods and services have climbed rapidly, and the need for more workers and housing increased greatly. We are entering a new Growth Era on Maui; and it is felt that the Valley Isle has the necessary land, economic climate and leadership potentials to accomodate and direct the new wave of anticipated developments.

Like the rest of the State, Maui is experiencing an uninterrupted growth and expansion which started about 6-7 years ago. The cause of the continued growth is the booming Tourist Industry, with the number of island visitors increasing from 50,000 about 5 years ago to over 255,000 visitors to Maui in 1968. The visitor industry is now the third largest source of income for Maui County (approximately 35 million dollars in 1968) and expanding activities in this area are largely centered around Kaanapali and Lahaina on the northwest coast of Maui. Long range resort development plans also have been announced for Molokai, Lanai and for the 1500 plus acres at Kihei owned by Alexander & Baldwin, Ltd.

Following is Maui County's Economic Patterns between 1962-1967 as reported by the Bank of Hawaii Annual Economic Review for 1968:

		1962	1967	Percent Change 1966 to 1967
Area	square miles	1161	same	none
Population	as of July 1	46,625	51,442	3.6
Personal Income	$ Millions	84	130	10.2
Sugar	Tons	249,797	280,697	-7.4
Pineapple	$ Millions	39.2	45.5	-4.2
Diversified Agriculture	$ Millions	5.3	5.8	-5.5
Visitor Expenditures	$ Millions	4.9	28.1	47.9
Hotel Room Numbers	Number	529	2043	19.2
Telephones	Number	13,012	18,320	9.2
Retail Sales	$ Millions	45.5	61.9	6.5
Construction completed	$ Millions	7.1	11.8	-1.7
Building Permits	$ Millions	7.5	14.0	0.7
Real Property Tax Base	$ Millions	110	198	13.1
Housing Inventory	Number of units	13,230	15,284	3.0
Labor Force		17,090	19,530	2.6

P.P.E.P. Projected 50,680 by 1975

Estimate for 1967 is 47,165

(B) Pukalani and its relationship to the Kihei Resort Area:

Because Pukalani is no more than 10-12 miles from the Wailuku-Kahului Area, at elevation ranging from 1000-1500 feet with fertile soil and a wonderful view of the lowlands

below, the area has seen a rapid growth in private land ownership and new homes. Within the last 10-12 years, there has been close to 1,000 acres of marginal pineapple lands taken out of agricultural uses there and converted to residential purpose. Because a generous supply of houselots were always available, land prices in the district has remained moderate--averaging between 30-50 cents per square foot. One-half acre rural houselots have been selling for $5,500-6,500.00; whereas 10,000 square feet urban houselots have been selling for around $5,000.00. With the rapid increase in Subdivision Development costs, the let prices for one-half rural houselots will increase greatly before too long; and it will become necessary to sell urban-sized houselots--even at higher per square foot price--in order to maintain reasonable overall Lot Price to encourage continued home ownership/construction trend there. It is also felt that greater recreational facilities will soon be needed as the number of homes there increase from around 5-600 to 3-4,000 before too long. In this connection, a Golf-course complex with a regional shopping center, a Lodge with limited apartment facilities nearby--together with the County-owned 25 acres Community Center there--will help the district to grow into a thriving and active community. Being only 15 minutes away by automobile from a soon to be 1st-class Jet Airport at Kahului, it is felt that with the view, climate, soil conditions and recreational amenities to be made available in the district, Pukalani will enjoy an accelerated growth so long as overall houselot prices there continue to be reasonable and within reach of the average home seeker.

Alexander & Baldwin, Ltd. recently had the internationally known firm of Grosvenor & Company make a detail feasibility study for their 1500 acres Resort Property at Kihei. Preliminary reports indicate that this International Planning Firm is most enthused about the potentials of the area, and are talking about a 5-6,000 hotel room complex there that would bring about and sustain a community there of around 50,000 people. In order to help with the growth of such a new Tourist Complex in the Kihei Area, the bulk of the service personnel needed will have to find reasonable housing conditions in the Central Maui communities: i.e., Kihei, Wailuku, Kahului, Puunene, Paia, Haiku, Makawao, Pukalani and Kula. It is safe to assume that over 50% of such new workers will be either coming from away, or will be single people of age to form new families so long as their new employment would permit of reasonable tenure and security. Of all the aforementioned communities, the district which has the greatest number, most suitable and reasonably prices fee lands--available to the general public, irregardless of employment preference--is the Pukalani Terrace lands, owned and developed in increments by Landco. To date, approximately

400 one-half acre Rural Houselots (100' x 220') have been sold there; and it is the desire of the owners to have the rest of their lands there rezoned, so that a more compact community of smaller houselots (preferably 10,000 square feet lots) with a Golf-course, other recreational facilities, a regional Shopping Center, a hillside Lodge with surrounding apartment area and ample Open Space could be planned there to eventually encompass a relatively new community of 10-15,000 people. Such a new suburb at Pukalani will add strength and balance to the economy, as well as overall growth and expansion of Central Maui; and will make possible a community of mobile workers that could staff and service any new expansion/developments that might take place from anywhere along the coastal plains of Central Maui to the upcountry district of Kula and Ulupalakua.

Based on the foregoing, we respectfully submit that: (1) the land is usable and adaptable for the use it is proposed to be classified, and (2) the conditions and trends of development have so changed since adoption of the present classification that the proposed classification is reasonable. If we are going to meet the fast changing growth and the needs of the populace, it is imperative that our request be granted.

Very truly yours,

FRANK MUNOZ and DONALD
HAYASHI TOKUNAGA

By _____
Their Attorney

EXHIBIT A

1. Location of parcels sought for reclassification.

A. Description:

(1)	County	Maui
(2)	Judicial District	Second
(3)	Geographic Locale	Portion of Kula, Makawao, Maui
(4)	Quad sheet	Haiku, Paia, and Puu-o-kali quandrangles
(5)	Tax Map Key	TMK 2-3-10-52; 2-3-09-5; 2-3-09-4; 2-3-08-5; 2-4-01-1; 2-4-01-2; and 2-3-9-10

Existing Land Use District:

TMK 2-3-10-52 Area 234,748 square feet (5.39 acres). At intersection of Pukalani Street & Haleakala Highway. Existing Land Use District-Rural. Requesting change to Urban zoning so that the parcel could be used for Regional Shopping Center as recommended by Maui County Planning Commission. Part of Pukalani Terrace that was originally zoned Agricultural and rezoned to Rural Classification by the Land Use Commission.

TMK 2-3-09-5 Approximately 200 acres (includes approximately 18 acres from 4th Increments of Pukalani Terrace). Area below County Park and 4th Increment. Presently zoned Rural. The greater portion of the proposed 18 hole Golf Course (approximately 157 acres) will be located in this parcel. Urban zoning requested for this whole 200 acres.

TMK 2-3-09-4 129.70 acres. Area adjoining III Increment to the East and IV Increment to the north. Present Land Use Classification-Agricultural. Formerly used for pineapple growing; but left as abandoned field for the past 5-6 years. About 6 holes of the proposed 18 hole Golf course will be located on this parcel. Urban zoning requested for this parcel.

TMK 2-3-08-5 Approximately 380 acres which runs from New Lower Kula Road down to Hamakua Ditch (uppermost section of H.C.&S. Company's canelands). Over one-half of the lower portion of this 380 acres parcel is separated by a narrow, deep gorge from the II and III Increments of Pukalani Terrace and TMK 2-3-09-4 immediately preceding. Has been in dry, marginal pasturage long before Land Use Commission first zoned the area agricultural. Requesting Urban zoning for same, as Golf Course Development will likely force Developers to provide new access from the Lower Kula Road into the Pukalani Terrace area and the proposed Golf Course site.

TMK 2-4-01-1 Approximately 241 acres, bounded by Makawao Avenue, Makani and Apana Roads.

TMK 2-4-01-2 Approximately 230 acres, Makai side of Makani Road and bounded to the north by the Makawao Urban District.

TMK 2-3-9-10 Approximately 34 acres, Makai side of Makani Road and bounded to the south by the Pukalani Urban District.

The last three (3) parcels are contiguous to one another, are all makai side of Makawao Avenue, are sandwiched between the Urban Districts of Makawao and Pukalani and are criss-crossed by the county-owned Makani and Apana Roads. Although they are presently zoned Agricultural and are being used for a limited time only for continued pineapple growing, its location between the growing urban districts of Makawao and Pukalani makes it inevitable that the zoning of these lands someday be changed to Urban. Request Urban zoning for same now, or some assurance from the Land Use Commission of the lands use review/reconsideration at a later date.

2. Land area in acres of proposed project.

   Approximately 1250 acres

3. Land Uses requested.

   A. Land Use District Requested ..... Urban

   B. Proposed Uses:

(1) Residential-Single Family

(a) Acreage
(b) Number of units proposed
(c) Project population
(d) Proposed densities
(e) Projected Sales Prices

(2) Residential-Multi-Family

(a) Acreage
(b) Number of units proposed
(c) Projected population
(d) Proposed densities
(e) Projected Sales Prices

(3) Hotels

(a) Acreage
(b) Number of rooms proposed
(c) Type
(d) Number of jobs provided

(4) Commercial

(a) Acreage ..... approximately 25 acres
(b) Type ..... 5 acres for Regional Shopping; 20 acres for Golf Course Development
(c) Service area assumed
(d) Number of jobs provided

(5) Industrial.....None
(a) Acreage
(b) Type
(c) Number of jobs provided

(6) Institutional

(a) Acreage ..... approximately 25 acres
(b) Type ..... Convalescent and Home for Aged

(7) Recreation/Openlands

(a) Acreage ..... Approximately 200 acres
(b) Public, quasi or semi-public, private
(c) Type ..... 157 acres Golf Course and rest in gulches, parking areas, etc.

(8) Agricultural

(a) Area
(b) Type
(c) Evidence of suitability

(9) Circulation

(a) Major and minor road system proposed
(b) Public, private

(10) Utilities and Services

(a) Water ..... Yes
(b) Power ..... Yes
(c) Sewage treatment .. No
(d) Telephone ..... Yes

4. Development Schedule.

A. Development projected for occupancy from 1968-1973.

B. Development projected for occupancy from 1973-1978.

C. Development projection after 1978.

D. Total development projected.

5. Feasibility and Marketing.

A. Assumptions used for marketing analysis:

(1) Population trends
(2) Economic trends
(3) Employment opportunities

B. Evidence of Need:

(1) Based on assumptions
(2) Based on existing projections
(3) Based on new projections and data

6. Experience of Developer/Landowner.

A. Completed projects of the type and scale of the proposed development.

B. Summary of land economics of the completed project:

(1) Projected development timetable
(2) Actual development timetable

C. Other completed projects in the State.

7. General description of proposed project.

A. Goals and intent of project.

B. Names of consultants.

C. Design standards and controls.

·2789

Elmer F. Cravalho
Mayor

PLANNING COMMISSION
Yoshikazu Matsui, Chairman
Motohisa Unemori, Vice-Chairman
Joseph Franco
G. Alan Freeland
Adrian Hussey
Kazuo Kage
Ichiro Maehara
John M. Fernandez, Ex-Officio
Koichi Hamada, Ex-Officio

COUNTY OF MAUI
PLANNING DEPARTMENT
P. O. BOX 1487
KAHULUI, MAUI, HAWAII 96732

BOARD OF ADJUSTMENT
& APPEALS
Joseph S. Medeiros, Jr., Chairman
Peter Matsuoka, Vice-Chairman
William Hong
Ralph H. Moltzau
Thomas Yagi

Robert O. Ohata, Planning Director
Howard K. Nakamura, Dep. Pl. Dir.
Eva M. Duponte, Adm. Asst.

~~S.C.~~ - R.G.

RECEIVED
MAY 23 1969
State of Hawaii
LAND USE COMMISSION

May 21, 1969

Land Use Commission
State of Hawaii
State Capitol
Honolulu, Hawaii 96813

Gentlemen:

Re: Change of District Boundary in Pukalani from Munoz and Tokunaga

The Maui Planning Commission at its meeting of May 20, 1969, voted unanimously to recommend approval of the change of district boundary from Agricultural to Urban of parcels in the Pukalani area submitted by Mr. Munoz and Mr. Tokunaga as follows:

1. A portion of the Pukalani Terrace Unit IV was inadvertently added to the petition. The road construction and other improvements have already been constructed on the Rural basis, thus, this portion should not have been included with the petition. One tier of Rural lots on the extreme makai end of Unit IV is to be part of the change in district boundary.

2. The incremental concept, with performance standard should be used for this petition. Accordingly, the Urban classification, eventually for the entire development on the westerly side of Haleakala Highway is approved.

3. Incremental approval for Unit I shall be that area east of Kaakakai Gulch and makai of the Pukalani Terrace, and including the area noted as "shopping center" abutting Haleakala Highway.

4. The practice tee, parking lot and other uses located makai of the Maui County Park may require relocation, necessitating possible location of portion of the golf course into area cross-hatched brown.

5. The applicant agrees to set aside a few lots for church purposes so that the church may not need to compete on the open market for sites.

6. The developers agree to dedicate, at no cost to the State or the County, an additional 10 acres makai of the 25 acre park area. This area will be set aside for school. The dedication is contingent upon commitment by the State that the school will be constructed in that area within a certain time.

7. The developers agree that neighborhood recreational facilities are necessary and will dedicate a minimum of four, two acre parcels for playground purposes. It is also agreed that the gulch may be used for such purposes. It was pointed out that the protective conditions might be superior for playground, than a lot in the middle of the residential area.

8. The lands on the Makawao side of Pukalani shall not be approved except approximately 70 acres between Makani Road and the first gulch on the Pukalani side. This area is not in agriculture at the present time because of the poor soil condition.

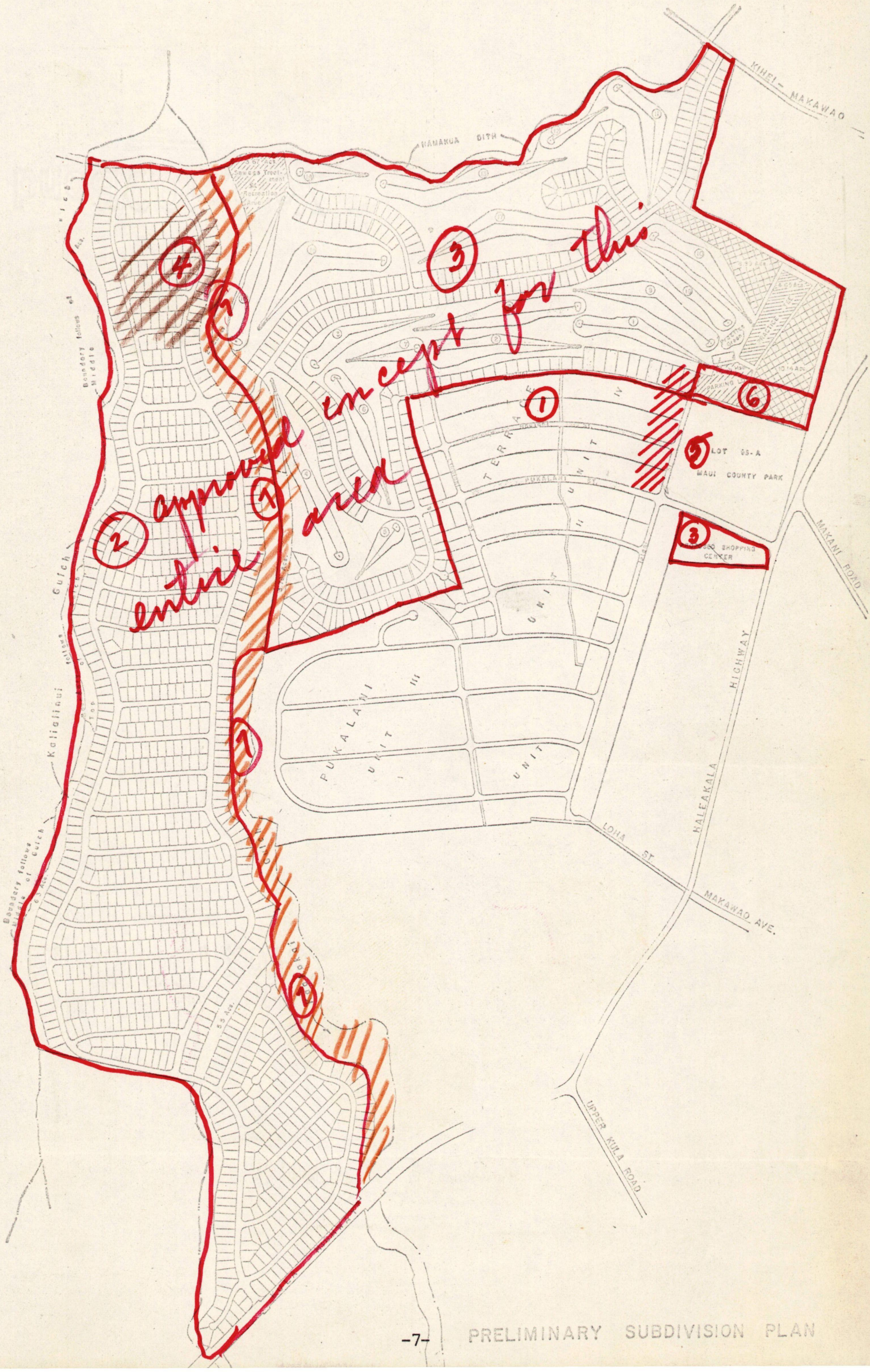
(The attach maps show numbers identifying the points listed above.)

Very truly yours,

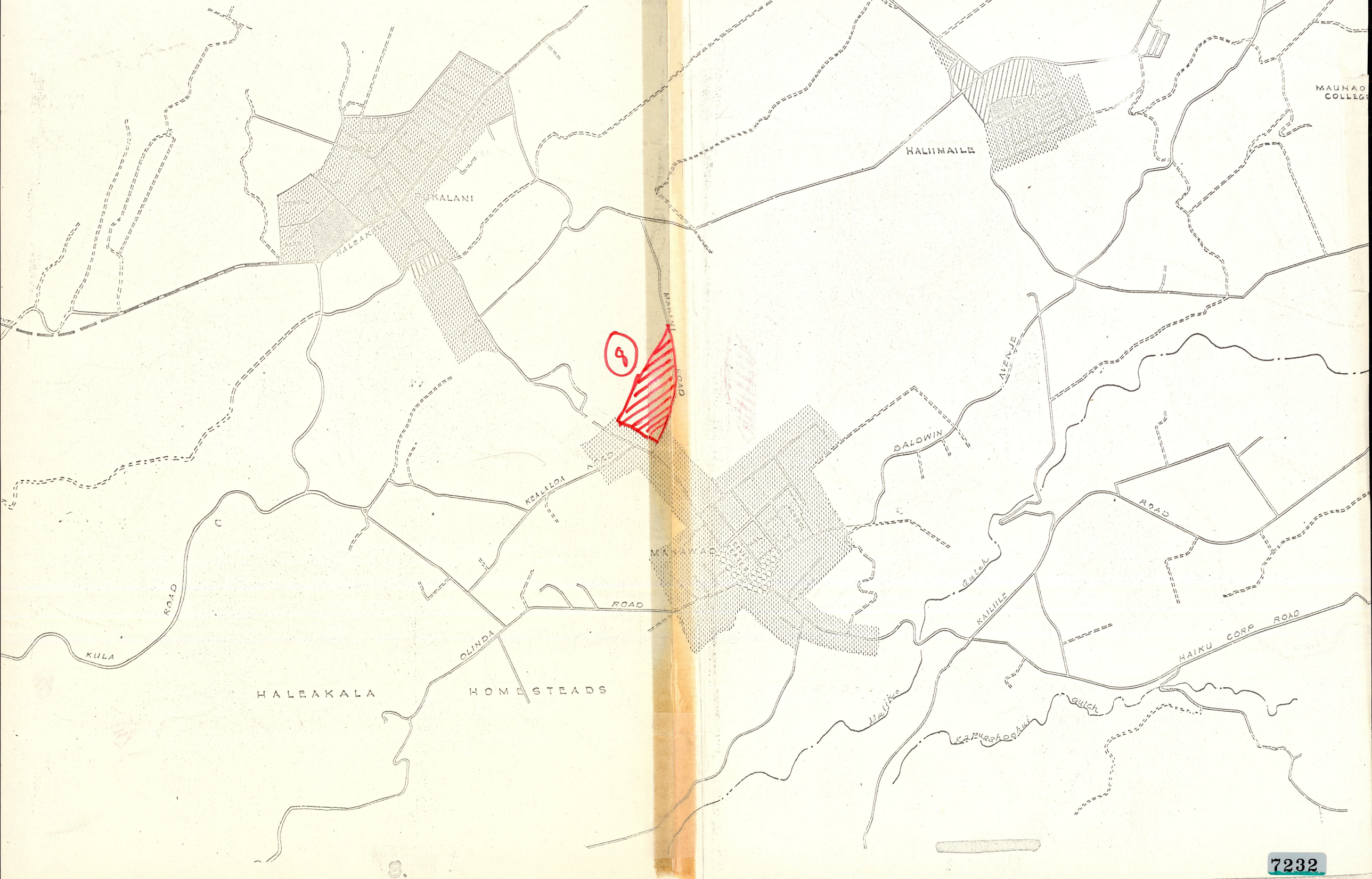
Robert O. Ohata

ROBERT O. OHATA
Planning Director

cc Mr. Meyer Ueoka
cc Mr. Frank Munoz
cc Mr. Donald Tokunaga



PRELIMINARY SUBDIVISION PLAN


KALANI
HALEAKALA
HALIIMAILE
MAUHAO
COLLEGE
ROAD
KEALALOA
AVENUE
MAKAWAO
BALDWIN
ROAD
Gulch
KAILIILE
ROAD
KULA
ROAD
OLINDA
ROAD
HALEAKALA
HOMESTEADS
HAIKU CORP ROAD
Gulch
9

7232

2751

RECEIVED
MAY 7, 1969
State of Hawaii
LAND USE COMMISSION

Pukalani, Maui
May 6, 1969

Land Use Commission
Department of Planning and
Economic Development
State of Hawaii
Honolulu, Hawaii

Gentlemen:

Enclosed herewith, please find a resolution which was duly adopted by the members of the Pukalani Community Association. Your favorable action on the application of Mr. Frank Munoz and Mr. Donald H. Tokunaga, who are seeking re-classification of their land situate at Pukalani, will be greatly appreciated.

Very truly yours,

Kunio Kobayashi

President

Pukalani Community Assn.

WHEREAS, Frank Munoz and Donald H. Tokunaga of Wailuku, Maui, doing business as LANDCO, recently had publicly announced the proposed development of 1,250 acres of land, situate in the Pukalani area, lands which are owned by them; and,

WHEREAS, included in the proposed development are a shopping center, eighteen-hole golf course, other recreational facilities, and homesites; and,

WHEREAS, such development will have a tremendous economic impact in the East Maui District; especially Kula, Makawao and Paia areas, thereby bringing about a balance growth for the island of Maui; now, therefore,

BE IT RESOLVED, by the members of the Pukalani Community Association that they do hereby support Mr. Frank Munoz and Mr. Donald H. Tokunaga in their application for re-classification of their land situate in Pukalani, and the Maui County Planning Commission and the Land Use Commission of the State of Hawaii are respectfully urged to grant the request of the applicants; and,

BE IT FURTHER RESOLVED, that a copy hereof may be transmitted to the Maui County Planning Commission and the Land Use Commission of the State of Hawaii.

I certify that the foregoing was duly adopted on the 4th day of May, 1969.

Ethel Ujiie
Secretary

State Form B14

STATE OF HAWAII

OFFICIAL RECEIPT No. 026

Department of Planning and Economic Development
Department, Bureau or Commission

April 11 19 69

RECEIVED from Meyer M. Ueoka

- Fifty and no/100 DOLLARS

LUC- filing fee

$ 50.00

Esther Umeda
Public Accountant

April 10, 1969

Mr. Meyer M. Ueoka
Ueoka and Vail
P. O. Box 433
Wailuku, Maui

Dear Mr. Ueoka:

This is to acknowledge the receipt of your check in the amount of $50.00 and application by Frank Munoz and Donald Hayashi Tokunaga to amend the land use district boundaries as shown on Tax Map Keys 2-3-10: 52, 2-3-09: 5, 2-3-09: 4, 2-3-08: 5, 2-4-01: 1, 2-4-01:2, and 2-3-9: 10, Kula, Makawao, Hamakuapoko, Maui.

In accordance with Section 98H-4, RLH 1955, as amended, and Act 32, SLH 1965, this commission must schedule a public hearing on this 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 this petition.

A hearing schedule will be determined at a later date to consider the several pending petitions, including this, in the County of Maui. We will inform you of the hearing date as soon as it is determined.

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

Very truly yours,

RAMON DURAN
Executive Officer

cc: Maui Planning Commission

April 10, 1969

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

Attention: Mr. Robert O. Ohata, Planning 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 Frank Munoz and Donald Hayashi Tokunaga (A69-215), 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 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. 226

Land Use Commission
Department, Bureau or Commission

April 7 1969

RECEIVED from Meyer M. Uoka

Fifty & no/100 **DOLLARS**

Petition for boundary change by Frank Munoz and Donald Hayashi Tokunaga

$50.00

Jean Soma
Public Accountant

2712

MEYER M. UEOKA
JOHN T. VAIL
Associates
B. MARTIN LUNA
LAWRENCE N. C. ING

UEOKA & VAIL

ATTORNEYS AT LAW
WAILUKU, MAUI, HAWAII 96793

2121 MAIN STREET
Post Office Box 433
Phone: 33-761

April 3, 1969

RECEIVED
APR 7 1969
State of Hawaii
LAND USE COMMISSION

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

Re: Petition for Amendment to the Land Use Commission District Boundary-Frank Munoz and Donald Hayashi Tokunaga

Gentlemen:

Enclosed herewith please find petition for amendment to the Land Use Commission district boundary governing the parcel of land therein described, together with our check in the sum of $50.00 to cover the cost of filing fee.

We have also enclosed herewith a map showing all of the parcels of land and also a preliminary plan showing the proposed Golf Course and proposed Subdivision.

Your favorable action will be greatly appreciated.

Very truly yours,

Meyer M. Ueoka

MEYER M. UEOKA

MMU:ldc
Encls.

STATE OF HAWAII
LAND USE COMMISSION

426 Queen Street
Honolulu, Hawaii

RECEIVED
APR 7 1969
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 _____

A69-215

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 See Exhibit A 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 Exhibit A

Petitioner's interest in subject property:

Owner

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

See attached letter.

(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) Frank Munoz

Donald Hayashi Tokunaga

By: _____
Their Attorney

Address: ~~2121 Main Street~~
Wailuku, Maui, Hawaii

Telephone: ~~33-761~~

April 3, 1969

Land Use Commission
State of Hawaii
Honolulu, Hawaii

Gentlemen:

We hereby respectfully request for the reclassification of the parcels of land described in Exhibit A, and in support thereof, we submit the following:

(A) Island Data:

Maui is the second largest island in the Hawaiian Chain having an area of approximately 728 square miles and extreme dimensions of 48 miles long and 26 miles wide. A valley like isthmus connects the mountain masses of its Eastern and Western ends, causing it to be popularly referred to as the "Valley Isle". Its topography and climate is varied being subtropical at lower elevations and temperate at its highest elevation, which is the summit of Mt. Haleakala at 10,023 feet. Its principal airport and harbor is in Kahului, located on the North end of the isthmus and being approximately 100 miles Southwest of Honolulu, Island of Oahu, which is the State Capital and Commercial Center of the Hawaiian Islands. The South end of the isthmus fronts along the warm and protected waters of Maalaea Bay and is known as the District of Kihei. Kihei is on the opposite end of the isthmus from Kahului and is approximately 10 miles distant and about 15-20 minutes travel by automobile from the Wailuku-Kahului area. The Kihei District has a comparatively dry and warm climate being on the lee side and protected against all but Southerly or Kona storms which occur infrequently. Its 15-20 miles of sandy coastline and good beaches, stretching from Maalaea north to Makena southward, offers the largest potential for Resort Development on the Island of Maui. Although Kaanapali in the Lahaina District is already started and world reknown as a Tourist Destination Area, it is generally felt that Kihei has potentials to equal or likely surpass the Kaanapali-Napili Area because of its warm/dry climate, the miles and miles of its sandy coastline, the availability of good beachlands for development, the diversity of land ownership in the district, its proximity to the principal communities of Maui and the principal airport/harbor facilities at Kahului.

The principal agricultural products of Maui are Sugar and Pineapple. Diversified farming and ranching operations are

carried on principally along the western flank of Mt. Haleakala which slopes downward gradually towards the Kihei-Makena Coastline. Much of Maui's rich agricultural lands, as well as its industrial and commercial activity, are to be found in the Central Maui District. About 70% of the population of the Island is also to be found within the valley plain with the principal towns of Wailuku and Kahului serving as the focal points. Outside the Wailuku-Kahului complex, the suburbs of Kihei and Makawao-Pukalani (both sectors about 15-20 minutes from Wailuku-Kahului) are the fastest growing areas from the standpoint of increase in individual land ownership and number of new homes. The reason for the growth of these areas can be attributed to availability of fee lands, moderate prices of land and its quick accessibility to the principal places of employment on Maui.

The Valley Isle has about six per cent of the total population of Hawaii. Most of these people live in Wailuku, Kahului and the nearby communities of Central Maui and find employment in the sugar and pineapple industries. Like Hawaii and Kauai, Maui also underwent a gradual decline in its population over the past several decades when mechanization practices in the principal agricultural industries were first introduced. Power jobs on the Sugar/Pineapple plantations caused individuals and families--particularly the younger ones--to seek employment on Oahu and the Mainland. However, because of the rapid growth of the Tourist Industry within the last 5 years, Maui was the first to see the downward trend of its population taper off; and for the last 3 years, the Island has enjoyed a continuing increase of 2-3,000 people per annum. As a result, requirements for goods and services have climbed rapidly, and the need for more workers and housing increased greatly. We are entering a new Growth Era on Maui; and it is felt that the Valley Isle has the necessary land, economic climate and leadership potentials to accomodate and direct the new wave of anticipated developments.

Like the rest of the State, Maui is experiencing an uninterrupted growth and expansion which started about 6-7 years ago. The cause of the continued growth is the booming Tourist Industry, with the number of island visitors increasing from 50,000 about 5 years ago to over 255,000 visitors to Maui in 1968. The visitor industry is now the third largest source of income for Maui County (approximately 35 million dollars in 1968) and expanding activities in this area are largely centered around Kaanapali and Lahaina on the northwest coast of Maui. Long range resort development plans also have been announced for Molokai, Lanai and for the 1500 plus acres at Kihei owned by Alexander & Baldwin, Ltd.

Following is Maui County's Economic Patterns between 1962-1967 as reported by the Bank of Hawaii Annual Economic Review for 1968:

		1962	1967	Percent Change 1966 to 1967
Area	square miles	1161	same	none
Population	as of July 1	46,625	51,442	3.6
Personal Income	$ Millions	84	130	10.2
Sugar	Tons	249,797	280,697	-7.4
Pineapple	$ Millions	39.2	45.5	-4.2
Diversified Agriculture	$ Millions	5.3	5.8	-5.5
Visitor Expenditures	$ Millions	4.9	28.1	47.9
Hotel Room Numbers	Number	529	2043	19.2
Telephones	Number	13,012	18,320	9.2
Retail Sales	$ Millions	45.5	61.9	6.5
Construction completed	$ Millions	7.1	11.8	-1.7
Building Permits	$ Millions	7.5	14.0	0.7
Real Property Tax Base	$ Millions	110	198	13.1
Housing Inventory	Number of units	13,230	15,284	3.0
Labor Force		17,090	19,530	2.6

(B) Pukalani and its relationship to the Kihei Resort Area:

Because Pukalani is no more than 10-12 miles from the Wailuku-Kahului Area, at elevation ranging from 1000-1500 feet with fertile soil and a wonderful view of the lowlands

below, the area has seen a rapid growth in private land ownership and new homes. Within the last 10-12 years, there has been close to 1,000 acres of marginal pineapple lands taken out of agricultural uses there and converted to residential purpose. Because a generous supply of houselots were always available, land prices in the district has remained moderate--averaging between 30-50 cents per square foot. One-half acre rural houselots have been selling for $5,500-6,500.00; whereas 10,000 square feet urban houselots have been selling for around $5,000.00. With the rapid increase in Subdivision Development costs, the let prices for one-half rural houselots will increase greatly before too long; and it will become necessary to sell urban-sized houselots--even at higher per square foot price--in order to maintain reasonable overall Lot Price to encourage continued home ownership/construction trend there. It is also felt that greater recreational facilities will soon be needed as the number of homes there increase from around 5-600 to 3-4,000 before too long. In this connection, a Golf-course complex with a regional shopping center, a Lodge with limited apartment facilities nearby--together with the County-owned 25 acres Community Center there--will help the district to grow into a thriving and active community. Being only 15 minutes away by automobile from a soon to be 1st-class Jet Airport at Kahului, it is felt that with the view, climate, soil conditions and recreational amenities to be made available in the district, Pukalani will enjoy an accelerated growth so long as overall houselot prices there continue to be reasonable and within reach of the average home seeker.

Alexander & Baldwin, Ltd. recently had the internationally known firm of Grosvenor & Company make a detail feasibility study for their 1500 acres Resort Property at Kihei. Preliminary reports indicate that this International Planning Firm is most enthused about the potentials of the area, and are talking about a 5-6,000 hotel room complex there that would bring about and sustain a community there of around 50,000 people. In order to help with the growth of such a new Tourist Complex in the Kihei Area, the bulk of the service personnel needed will have to find reasonable housing conditions in the Central Maui communities: i.e., Kihei, Wailuku, Kahului, Puunene, Paia, Haiku, Makawao, Pukalani and Kula. It is safe to assume that over 50% of such new workers will be either coming from away, or will be single people of age to form new families so long as their new employment would permit of reasonable tenure and security. Of all the aforementioned communities, the district which has the greatest number, most suitable and reasonably prices fee lands--available to the general public, irregardless of employment preference--is the Pukalani Terrace lands, owned and developed in increments by Landco. To date, approximately

400 one-half acre Rural Houselots (100' x 220') have been sold there; and it is the desire of the owners to have the rest of their lands there rezoned, so that a more compact community of smaller houselots (preferably 10,000 square feet lots) with a Golf-course, other recreational facilities, a regional Shopping Center, a hillside Lodge with surrounding apartment area and ample Open Space could be planned there to eventually encompass a relatively new community of 10-15,000 people. Such a new suburb at Pukalani will add strength and balance to the economy, as well as overall growth and expansion of Central Maui; and will make possible a community of mobile workers that could staff and service any new expansion/developments that might take place from anywhere along the coastal plains of Central Maui to the upcountry district of Kula and Ulupalakua.

Based on the foregoing, we respectfully submit that: (1) the land is usable and adaptable for the use it is proposed to be classified, and (2) the conditions and trends of development have so changed since adoption of the present classification that the proposed classification is reasonable. If we are going to meet the fast changing growth and the needs of the populace, it is imperative that our request be granted.

Very truly yours,

FRANK MUNOZ and DONALD
HAYASHI TOKUNAGA

By _____
Their Attorney

EXHIBIT A

1. Location of parcels sought for reclassification.

A. Description:

(1)	County	Maui
(2)	Judicial District	Second
(3)	Geographic Locale	Portion of Kula, Makawao, Maui
(4)	Quad sheet	Haiku, Paia, and Puu-o-kali quandrangles
(5)	Tax Map Key	TMK 2-3-10-52; 2-3-09-5; 2-3-09-4; 2-3-08-5; 2-4-01-1; 2-4-01-2; and 2-3-9-10

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A Makani Road and bounded to the north by the Makawao Urban District.

TMK 2-3-9-10 Approximately 34 acres, Makai side of Makani
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The last three (3) parcels are contiguous to one another, are all makai side of Makawao Avenue, are sandwiched between the Urban Districts of Makawao and Pukalani and are criss-crossed by the county-owned Makani and Apana Roads. Although they are presently zoned Agricultural and are being used for a limited time only for continued pineapple growing, its location between the growing urban districts of Makawao and Pukalani makes it inevitable that the zoning of these lands someday be changed to Urban. Request Urban zoning for same now, or some assurance from the Land Use Commission of the lands use review/reconsideration at a later date.

2. Land area in acres of proposed project.

   Approximately 1250 acres

3. Land Uses requested.

   A. Land Use District Requested ..... Urban

   B. Proposed Uses:

(1) Residential-Single Family

(a) Acreage
(b) Number of units proposed
(c) Project population
(d) Proposed densities
(e) Projected Sales Prices

(2) Residential-Multi-Family

(a) Acreage
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(c) Projected population
(d) Proposed densities
(e) Projected Sales Prices

(3) Hotels

(a) Acreage
(b) Number of rooms proposed
(c) Type
(d) Number of jobs provided

(4) Commercial

(a) Acreage ..... approximately 25 acres
(b) Type ..... 5 acres for Regional Shopping; 20 acres for Golf Course Development
(c) Service area assumed
(d) Number of jobs provided

(5) Industrial.....None
(a) Acreage
(b) Type
(c) Number of jobs provided

(6) Institutional

(a) Acreage ..... approximately 25 acres
(b) Type ..... Convalescent and Home for Aged

(7) Recreation/Openlands

(a) Acreage ..... Approximately 200 acres
(b) Public, quasi or semi-public, private
(c) Type ..... 157 acres Golf Course and rest in gulches, parking areas, etc.

(8) Agricultural

(a) Area
(b) Type
(c) Evidence of suitability

(9) Circulation

(a) Major and minor road system proposed
(b) Public, private

(10) Utilities and Services

(a) Water ..... Yes
(b) Power ..... Yes
(c) Sewage treatment .. No
(d) Telephone ..... Yes

4. Development Schedule.

A. Development projected for occupancy from 1968-1973.

B. Development projected for occupancy from 1973-1978.

C. Development projection after 1978.

D. Total development projected.

5. Feasibility and Marketing.

A. Assumptions used for marketing analysis:

(1) Population trends
(2) Economic trends
(3) Employment opportunities

B. Evidence of Need:

(1) Based on assumptions
(2) Based on existing projections
(3) Based on new projections and data

6. Experience of Developer/Landowner.

A. Completed projects of the type and scale of the proposed development.

B. Summary of land economics of the completed project:

(1) Projected development timetable
(2) Actual development timetable

C. Other completed projects in the State.

7. General description of proposed project.

A. Goals and intent of project.

B. Names of consultants.

C. Design standards and controls.