Hearing Spec.
June 30 to Aug 29

A69-218 - MICHAEL T. MCCORMACK

December 10, 1969

Mr. Michael T. McCormack
1341 Lusitana Street
Honolulu, Hawaii 96813

Dear Mr. McCormack:

Your petition (A69-218) to amend the land use district boundaries at Kahana, Lahaina, Maui was reviewed by the Land Use Commission at its meeting on December 5, 1969 and approved as follows:

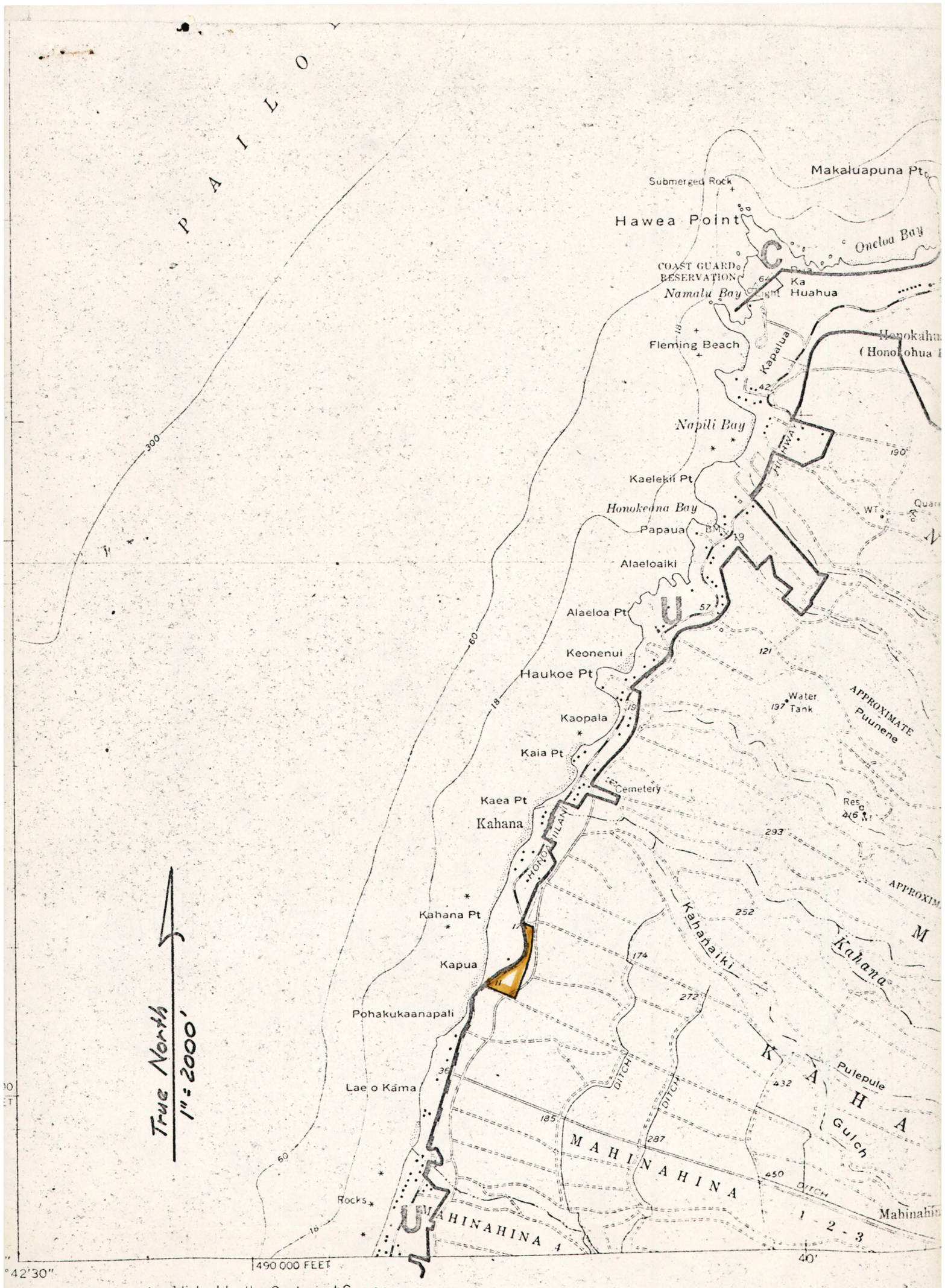
Location	Tax Map Key	Change Approved	Acreage
Kahana, Lahaina, Maui, Below proposed re-alignment of Honoapiilani Highway	4-3-1: por. of 12 & 13	Agricultural to Urban	6

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

Very truly yours,

RAMON DURAN
Executive Officer

Encls.
cc: Maui Planning Comm.
Department of Taxation
Maui Tax Assessor
Dept. of Land & Nat. Res.



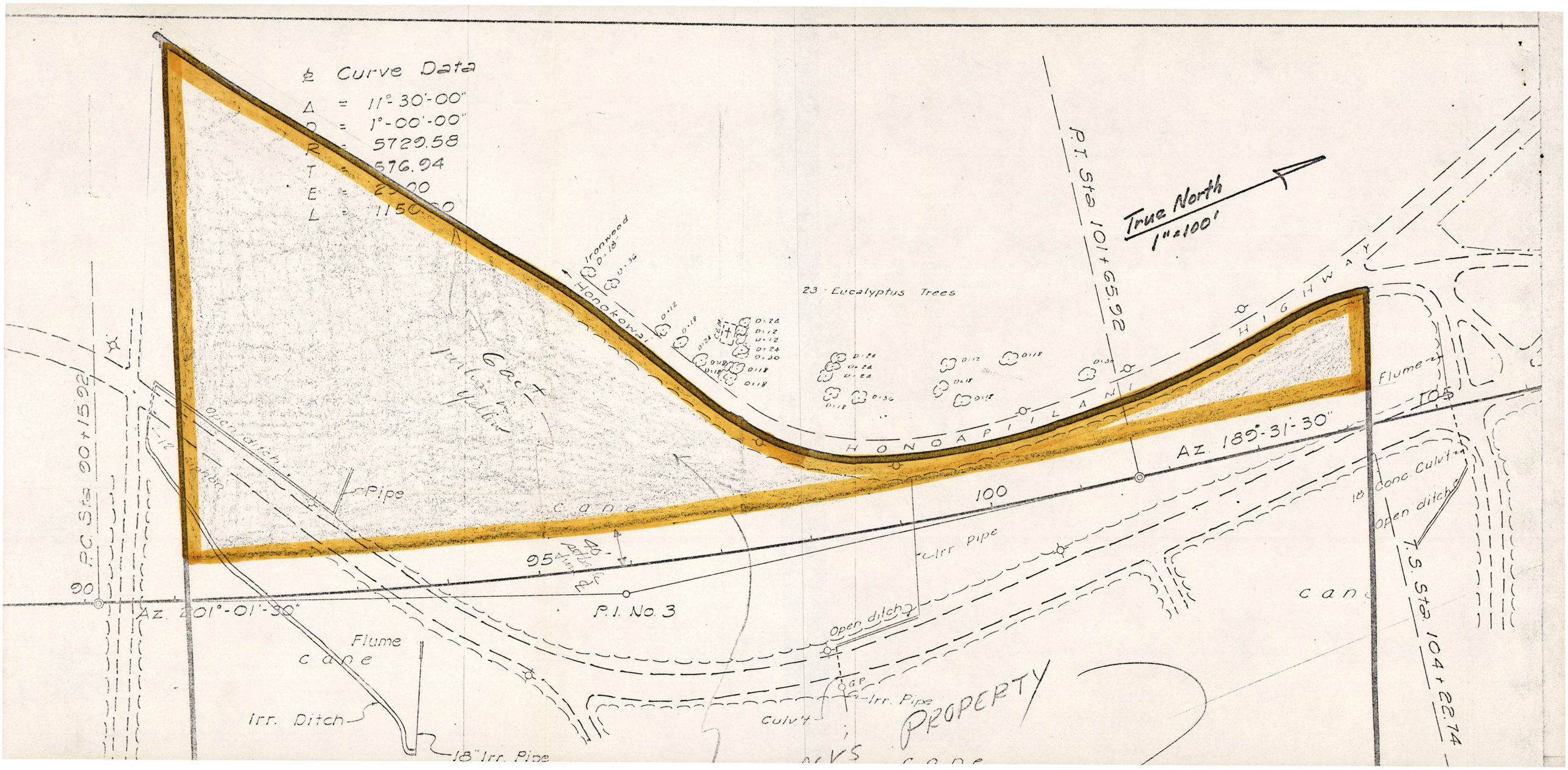
Mapped, edited, and published by the Geological Survey

Control by USGS and USC&GS

Topography from aerial photographs by multiplex methods
Aerial photographs taken 1950. Field check 1956

Hydrography compiled from USC&GS chart 4130 (1951)

Polyconic projection. Old Hawaiian datum
10,000-foot grid based on Hawaiian coordinate system,



℄ Curve Data
Δ = 11°-30'-00"
D = 1°-00'-00"
R = 5729.58
T = 576.94
E = 29.00
L = 1150.00
True North
1"=100'
P.T. Sta 101+65.92
23 - Eucalyptus Trees
Ironwood
Honokowai
HONOAPIILANI HIGHWAY
Flume
105
Az. 189°-31'-30"
100
95
90
P.C. Sta 90+15.92
Az. 201°-01'-30"
P.I. No. 3
Open ditch
Pipe
cane
Irr. Pipe
Open ditch
18" Conc. Culv't
Open ditch
T.S. Sta 104+22.74
Flume
cane
Irr. Ditch
18" Irr. Pipe
Culv't
Irr. Pipe
PROPERTY

RECEIVED FEB 17 1970

JOHN A. BURNS
GOVERNOR

FUJIO MATSUDA
DIRECTOR

E. ALVEY WRIGHT
DEPUTY DIRECTOR
JOHN H. McAULIFFE, JR.
DEPUTY DIRECTOR
LAWRENCE F. O. CHUN
DEPUTY DIRECTOR

STATE OF HAWAII
DEPARTMENT OF TRANSPORTATION
869 PUNCHBOWL STREET
HONOLULU, HAWAII 96813

P.O. Box 700
Wailuku, Hawaii
IN REPLY REFER TO:

HWY-M 2.9515

Feb. 16, 1970

cc Mike McCorma
Dave Anderson

Mr. Norman M. Saito
Consulting Engineer
P. O. Box L
Wailuku, Hawaii 96793

Attention: Mr. Tatsumi Imada

Dear Mr. Saito:

We have reviewed your map showing portions of parcels 1 and 2 Tax Map Key 4-3-01:12 and 13.

The final location of the proposed highway will be substantially in the location shown on your map.

Very truly yours,

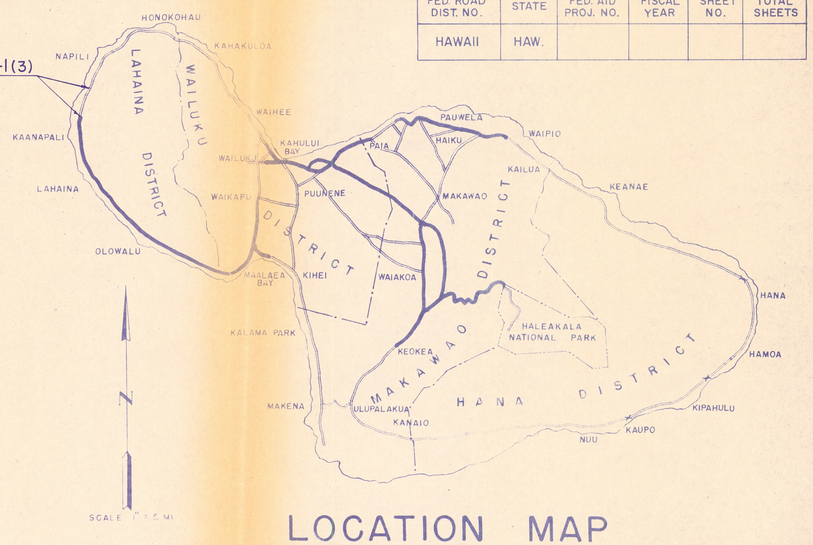
H. Hayashi

H. HAYASHI
District Engineer, Maui

HH:f

FED. ROAD DIST. NO.	STATE	FED. AID PROJ. NO.	FISCAL YEAR	SHEET NO.	TOTAL SHEETS
HAWAII	HAW.				

PROJ. NO. F-030-1(3)



LOCATION MAP

FEDERAL AID PROJECTS PREVIOUSLY CONSTRUCTED OR UNDER CONSTRUCTION

STATE OF HAWAII
DEPARTMENT OF TRANSPORTATION
HIGHWAYS DIVISION
HONOLULU, HAWAII

PLANS OF

HONOAPIILANI HIGHWAY
(HONOKOWAI TO HAUKOE POINT)
F.A.P. PROJECT NO. F-030-1(3)
DISTRICT OF LAIHAINA
ISLAND OF MAUI

SCALES

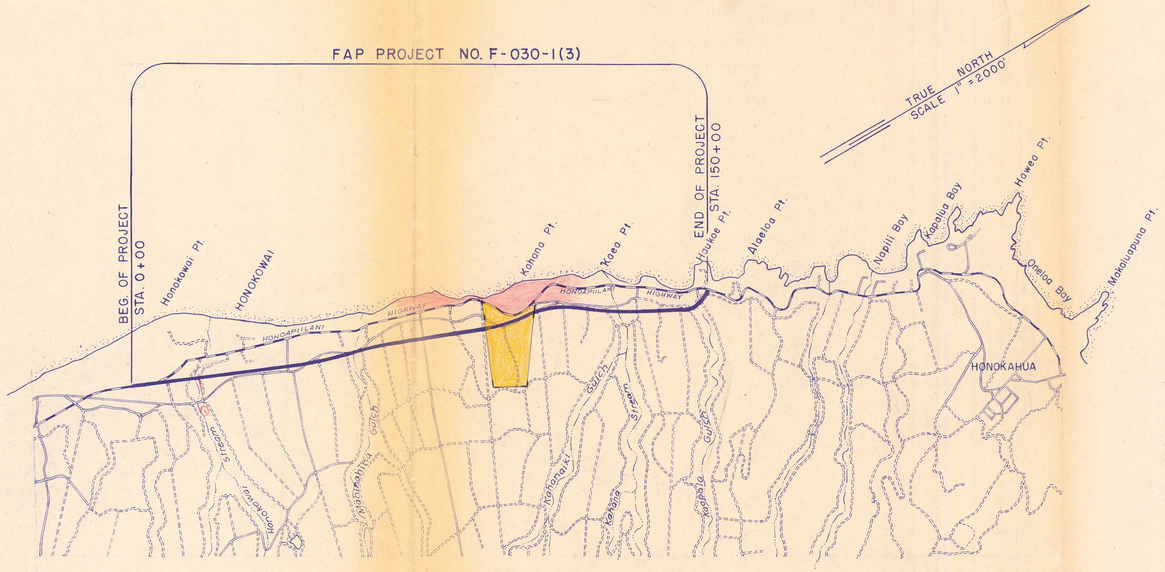
PLAN		1 IN. = 100 FT.
PROFILE	HOR.	1 IN. = 100 FT.
	VER.	1 IN. = 10 FT.
X-SECTIONS	HOR.	1 IN. = 10 FT.
	VER.	1 IN. = 10 FT.

INDEX TO DRAWINGS

SHEET NO	DESCRIPTION

CONVENTIONAL SIGNS

- Centerline — 15
- Electric Power Pole
- Telephone Pole
- Guy Pole — G.P.
- Fences (Named) — x — x — x —
- Trees (Named) — Mango
- Existing Roads
- Existing Culverts



LAYOUT OF PROJECT

GROSS LENGTH OF PROJECT	2.841
BRIDGES OVER 20' SPAN	0.000
NET LENGTH OF ROADWAY	

DESIGN CLASSIFICATION

ADT (1971)	1400
ADT (1991)	3350
DHV	11%
D	55/45
T	4%
T24	8%
V	60 MPH

ADVANCE SHEET
SUBJECT TO CHANGE

ADVANCE SHEET
SUBJECT TO CHANGE

Rec'd 7/7/69

APPROVED: DATE .....

.....
DIRECTOR OF TRANSPORTATION

DEPARTMENT OF TRANSPORTATION
BUREAU OF PUBLIC ROADS

APPROVED:

.....
DIVISION ENGINEER DATE

7241

℄ Curve Data
Δ = 11°30'-00"
D = 1°-00'-00"
R = 5729.58
T = 676.94
E = 28.00
L = 1150.00

P.I. Sta 101+65.92

True North
1"=100'

Honoapiilani Hwy

23 Eucalyptus Trees

H O N O A P I I L A N E H I G H W A Y

Az 189°-31'-30"

100

105

Flume

Open Ditch

Pipe

cane

95

Irr. pipe

P.I. No 3

Az 201°-01'-30"

90

P.C. Sta 90+15.92

Flume

Irr. Ditch

18" Irr. Pipe

Culvt

Irr. Pipe

Open ditch

18" Culvt

Open ditch

S.C. Sta 104+22.74

S.C. Sta 107+22.74

12" Irr. Pipe

P.I. No 4

110

Pig Pen

Pen

115

True North
Scale 1"=100'

18" Culvt

Irr. Pipe

C.S. Sta 115+00.07

S.T. Sta 118+00.07

P.C. Sta 119+58.78

Open Ditch

120

Irr. Pipe

cane

Cact
prairie to
yellow

McCORMACK'S PROPERTY

Total 52 acr

℄ Curve Data
Δ = 26°-56'-00"
D = 2°-30'-00"
Lc = 777.33
Ls = 300.00
T.S. = 699.18
Xc = 299.87
Yc = 6.54
Δc = 19°-26'-00"
Θs = 3°-45'-00"
L.T. = 200.04
S.T = 100.04

ADVANCE SHEET
SUBJECT TO CHANGE

ADVANCE SHEET
SUBJECT TO CHANGE

70
60
50
40
30
20
10
0

℄ Tangent

Profile of Existing Ground at ℄

Grade 4.8%

Grade 2.0%

Grade -1.4287%

40

30

20

10

0

90 91 92 93 94 95 96 97 98 99 100 101 102 103 104 105 106 107 108 109 110 111 112 113 114 115 116 117 118 119 120 121

PLATE 1—PLAN-PROFILE O. P. R. & R. E. STANDARD
KEUFFEL & ESSER CO., NEW YORK.

7242

NO. RT. OF WAY CHECKED

NO. STRUCTURE NOTATIONS CHKD.

June 6, 1978

Mr. Meyer M. Ueoka
UEOKA & LUNA
Attorneys at Law
2103 Wells Street
Wailuku, Maui 96793

Dear Mr. Ueoka:

This is in response to your letter of May 31, 1978 requesting the State Land Use Designation for a portion of TMK 4-3-10: 15, Maui. Our file and records reflect that under Docket Number A69-218 - MICHAEL T. MCCORMACK, the Land Use Commission considered the reclassification of the subject property. At that time, it was the intent of the Commission to reclassify all of the lands in question below the new highway alignment from agriculture to urban.

Subsequent to this boundary change, a letter request for a boundary interpretation for the subject area was made by Ms. Lani Au. A copy of the letter and response is attached for your information. Although the letter from this office states that TMK 4-3-10: 15 is located within the Agricultural District, this interpretation was based on the proposed new highway alignment at that time. However, now that the highway has been constructed I am interpreting, as was the intent of the Land Use Commission in 1969, the subject property identified as a portion of TMK 4-3-10: 15 or parcel 17-A comprising approximately 1.044 acres to be located within the State Land Use Urban District.

Should you have any questions on this matter, please call this office.

Sincerely,

GORDAN Y. FURUTANI
Executive Officer

GYF:jy
Encls.
cc: Ms. Lani Au

3755

MEYER M. UEOKA
B. MARTIN LUNA

Associates
PAUL M. UEOKA
ANTONIO V. RAMIL
LADD M. UEOKA
WILLIAM T. KINAKA

UEOKA & LUNA

ATTORNEYS AT LAW
WAILUKU, MAUI, HAWAII 96793

2103 WELLS STREET
Post Office Box H
Phone: 244-7914

May 31, 1978

LAND USE COMMISSION
STATE OF HAWAII
JUN 1 10 23 AM '78

Mr. Gordon Y. Furutani
Executive Officer
Land Use Commissions Staff
190 South King Street
Suite 1795
Honolulu, Hawaii 96813

Re: Parcel 17-A, Tax Key 4-3-10

Dear Mr. Furutani:

The State of Hawaii has proceeded with the condemnation of that portion of land described on the Tax Map as Tax Key 4-3-10-15. The State of Hawaii condemned the said parcel designated as Parcel 17 for the purpose of the construction of the Honoapiilani Highway.

There is a sliver of land designated as Parcel 17-A which was not needed for the highway purposes but was condemned by the State principally because it was a remnant. This parcel designated as 17-A is approximately 1.044 acres. The State of Hawaii is willing to release said Parcel 17-A from the condemnation suit as long as I waive severance damages.

It is my understanding that anything below the highway including Parcel 17-A is classified as Urban; and under the General Plan of the County of Maui, the same is zoned as Apartment.

Will you please give me an interpretation of the classification of Parcel 17-A as to whether or not, now that the highway boundaries have been clearly established, said Parcel 17-A is Agricultural or Urban.

Your cooperation in this matter will be greatly appreciated.

Very truly yours,

MEYER M. UEOKA

MMU:llf

Erasable Bond
25% COTTON FIBER

7417

LAND USE COMMISSION
STATE OF HAWAII

JUN 15 9 59 AM '76

12 June 1976

State Land Use Commission
Pacific Trade Center
Room 1795
Honolulu, Hawaii 96813

Mr. Leong,

It is my understanding that the following two parcels were rezoned through the State Land Use Commission from agriculture to urban on or about April of 1975:

2nd Division Tax Map Key 4/3/10/13 Owner Quality Pacific, Ltd.
2nd Division Tax Map Key 4/3/10/15 Owner Meyer M. Ueoka

I came to Honolulu and asked for this information. Your staff was very helpful but the question is still in doubt.

You were out of the office that particular day.

It is difficult for me to make the trip to Honolulu for both money and health reasons. I would appreciate an early reply by mail if possible.

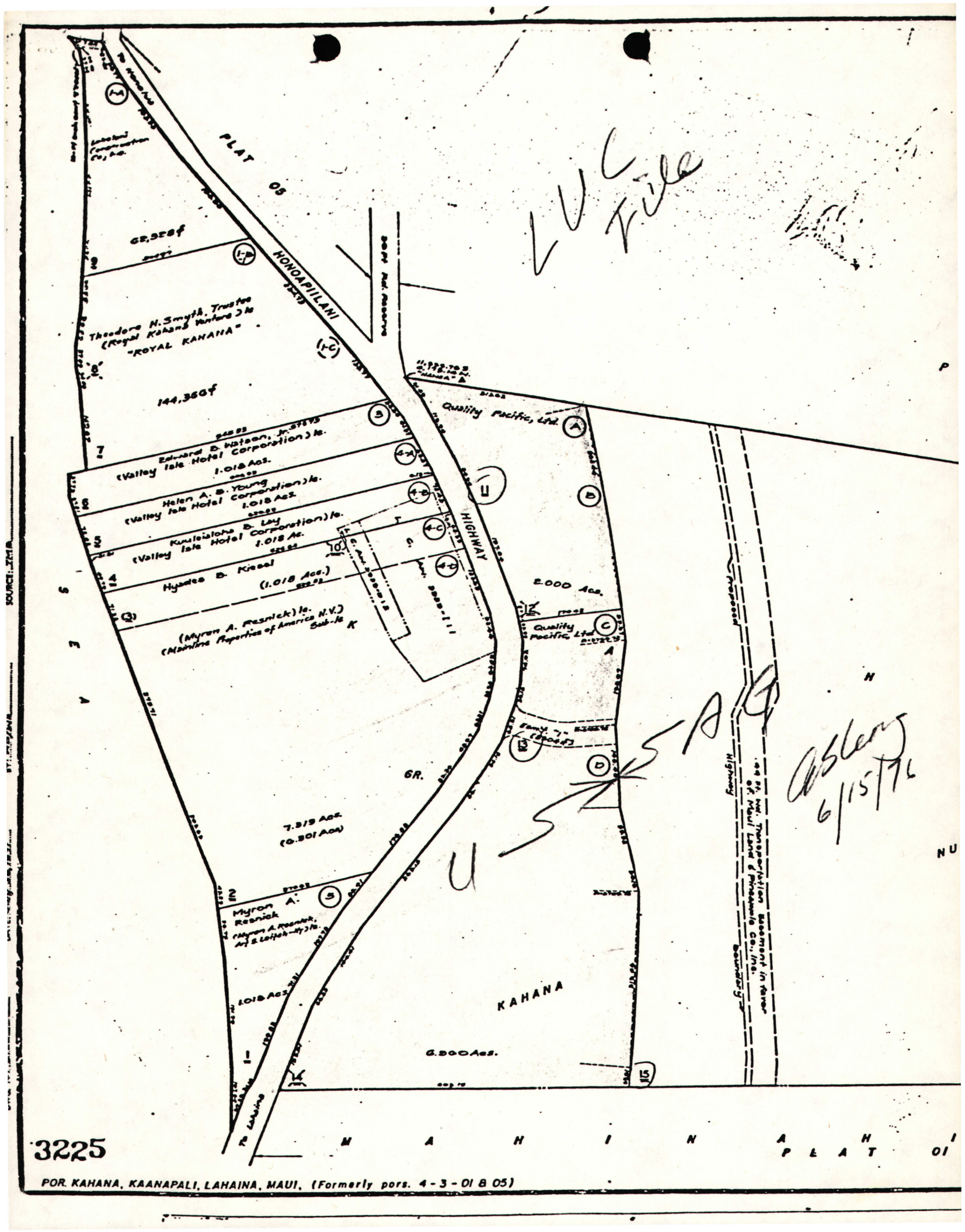
It is my understanding that these parcels were rezoned from agriculture to urban.

Inclosed is a stamped, self-addressed envelope for your convenience.

Mahalo Nui Loa,

Lani Au

Lani Au
P.O. Box 3637
Hilo, Hawaii
96720


PLAT 05
HONOAPIILANI
HIGHWAY
Theodore H. Smyth, Trustee
(Royal Kahana Venture) le
"ROYAL KAHANA"
144,360 f
Edward B. Watson, Jr.
(Valley Isle Hotel Corporation) le.
1.018 Acs.
Helen A. B. Young
(Valley Isle Hotel Corporation) le.
1.018 Acs.
Kuuleialoha B. Lay
(Valley Isle Hotel Corporation) le.
1.018 Ac.
Hyades B. Kiesel
(1.018 Acs.)
(Myron A. Resnick) le.
(Mainline Properties of America N.V.)
Sub-le
Quality Pacific, Ltd.
2.000 Acs.
Quality Pacific, Ltd.
7.319 Acs.
(6.301 Acs)
Myron A. Resnick
1.018 Acs.
KAHANA
6.900 Acs.
Proposed
Highway
Boundary
To Lahaina
LUC File
USSAG
Asleng 6/15/76
3225
M A H I N A H I
P L A T 01
POR. KAHANA, KAANAPALI, LAHAINA, MAUI, (Formerly pors. 4-3-01 & 05)

June 15, 1976

Ms. Lani Au
P. O. Box 3637
Hilo, Hawaii 96720

Dear Ms. Au:

This is in reply to your letter of June 12, 1976 relating to Maui Tax Map Key 4-3-10: 13 & 15 at Kahana, Maui.

Enclosed is a copy of Tax Map Key 4-3-10 showing the present Urban-Agricultural District boundary. Please note that parcels 11 and 13, situated makai of the proposed highway, are within the Urban District, but that parcel 15 is entirely within the Agricultural District. The makai Urban portion was reclassified from Agricultural to Urban by the Land Use Commission on December 5, 1969 as a result of a petition submitted by Michael T. McCormack under Docket No. A69-218. The area comprising parcel 15 was retained in the Agricultural District.

Should you need further clarification of this matter, please do not hesitate to contact this office.

Very truly yours,

AH SUNG LEONG
Acting Executive Officer

ASL:yk
Encl.

March 2, 1970

Mr. Michael T. McCormack
1341 Lusitana Street
Honolulu, Hawaii 96813

Dear Mr. McCormack:

This is in response to your letter of February 20, 1970 forwarding the map showing the final realignment of Honoapiilani Highway over parcels 12 and 13 of Tax Map Key 4-3-01 located at Kahana, Lahaina, Maui, and the letter of confirmation from the Maui District Engineer, State Department of Transportation dated February 16, 1970.

Since it was the intent of the Land Use Commission to approve only that portion of the subject property situated below the final alignment of Honoapiilani Highway, and since the alignment shown on the map attached to our letter of December 10, 1969 has since been readjusted and finalized, this will confirm that the area outlined in yellow on the attached map prepared by Norman Saito, and dated January 26, 1970, is the area reclassified from Agricultural to Urban by the Land Use Commission on December 5, 1969.

Very truly yours,

RAMON DURAN
Executive Officer

Encl.: Map
cc: Maui Planning Comm.
Department of Taxation
Maui Tax Assessor
Dept. of Land & Nat. Res.

3246
A64

inland marine development inc.
1341 LUSITANA STREET
HONOLULU, HAWAII 96813
TELEPHONE 537-6157

February 20, 1970

RECEIVED
FEB 24, 1970
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:

Reference is made to your letter and accompanying map telling us of the approval of our petition (A 69-218) on December 5, 1969.

In looking over the map, I noticed that the mauka limit of the highway alignment shown and also the urban boundary to be significantly lower than the final alignment the Division of Highways has agreed upon. I am, therefore, enclosing for your review and reference the latest map and alignment together with a copy of a letter from that State Highway Department confirming the location.

I would appreciate very much having your department re-issue the letter and map showing the corrected area and alignment, since the boundary is so closely followed by the other State and County agencies that we must work through in implementing our plans for development.

Very sincerely,

INLAND MARINE DEVELOPMENT, INC.

Mike McCormack

Michael T. McCormack, President

MMcC/my

Enclosures

cc: Dave Anderson

March 4, 1970

Mr. Michael T. McCormack
1341 Lusitana Street
Honolulu, Hawaii 96813

Dear Mr. McCormack:

This is in response to your letter of February 20, 1970, forwarding the map showing the final realignment of Honoapiilani Highway over parcels 12 and 13 of TMK 4-3-01 located at Kahana, Lahaina, Maui, and the letter of confirmation from the Maui District Engineer, State Department of Transportation, dated February 16, 1970.

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Very truly yours,

RAMON DURAN
Executive Officer

Enclosure: Map

cc: Maui Planning Commission
Department of Taxation
Maui Tax Assessor
Department of Land & Natural Resources

Tax Map Key: 4-3-01:13

TRUE NORTH
SCALE 1 in = 100 FT

HIGHWAY (150' R/W)

PROPOSED

660'±

550'±

150'

Portion of
Parcel 1
Area = 3.5 Ac ±

Cane Road

Existing Haul Cane

Portion of
Parcel 2
Area = 6.0 Ac ±

Tax Map Key: 4-3-01:12

665'±

615'±

340'±

HONOAPIILANI HIGHWAY

To Lahaina

MAP SHOWING

Portions of Parcels 1 and 2. Tax Map Key: 4-3-01:12 & 13
between Proposed Highway and Honoapiilani Highway

Scale: 1 in. = 100 ft. Date: Jan. 29, 1970

PREPARED BY:
NORMAN SAITO
ENGINEERING CONSULTANTS, INC.

3154

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.

December 17, 1969

RECEIVED
DEC 19 1969
State of Hawaii
LAND USE COMMISSION

Mr. Ramon Duran
Executive Officer
Land Use Commission
P.O. Box 2359
Honolulu, Hawaii

Dear Mr. Duran:

We have received a copy of the transmittal to Mr. Michael T. McCormack approving redistricting of approximately six acres in Kahana to Urban use. Mr. McCormack was in our office yesterday morning and there appears to be some question as to whether the boundary, as shown, actually represents the location of the realigned State Highway. Could you please look into this matter and inform our office of your findings inasmuch as we presently have under consideration another matter which is related to the location of the Urban boundary. Your early reply would be appreciated.

In addition, we have also noted that your communication regarding approval of C. Brewer's request for Urban designation in Paukukalo carries an incorrect tax key. 3-2-01: portion of 16 should be 3-3-01: portion of parcel 16.

Yours very truly,

Howard K. Nakamura

HOWARD K. NAKAMURA
Planning Director

correct
ASC

mike mccormack realtor
1341 LUSITANA ST. • HONOLULU, HAWAII 96813
TELEPHONE 537-3311

December 8, 1969

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

Dear Rom:

I want to thank you for your patience and sincere interest in hearing our petition out on the Kahana, Maui property.

We are grateful for receiving "Urban Designation" on that part which the Commission granted, so we can implement that area of the development right away. As far as the mauka portion is concerned I think I understand their action at this time.

To say I was not disappointed would not be true, and I now realize I must have positive County support in this matter. West Maui needs our kind of development and I must work towards an understanding with them over the next few months.

Very sincerely yours,

Mike

Michael T. McCormack

MMcC/my

AC9-218 McCormack

TMK 4-3-1: por of 12 + 13

at Kahana, Lahaina, Maui

from A to H – approx 6 acres

below proposed realignment

of Honoapiilani Hwy

December 10, 1969

Mr. Michael T. McCormack
1341 Lusitana Street
Honolulu, Hawaii 96813

Dear Mr. McCormack:

Your petition (A69-218) to amend the land use district boundaries at Kahana, Lahaina, Maui was reviewed by the Land Use Commission at its meeting on December 5, 1969 and approved as follows:

Location	Tax Map Key	Change Approved	Acreage
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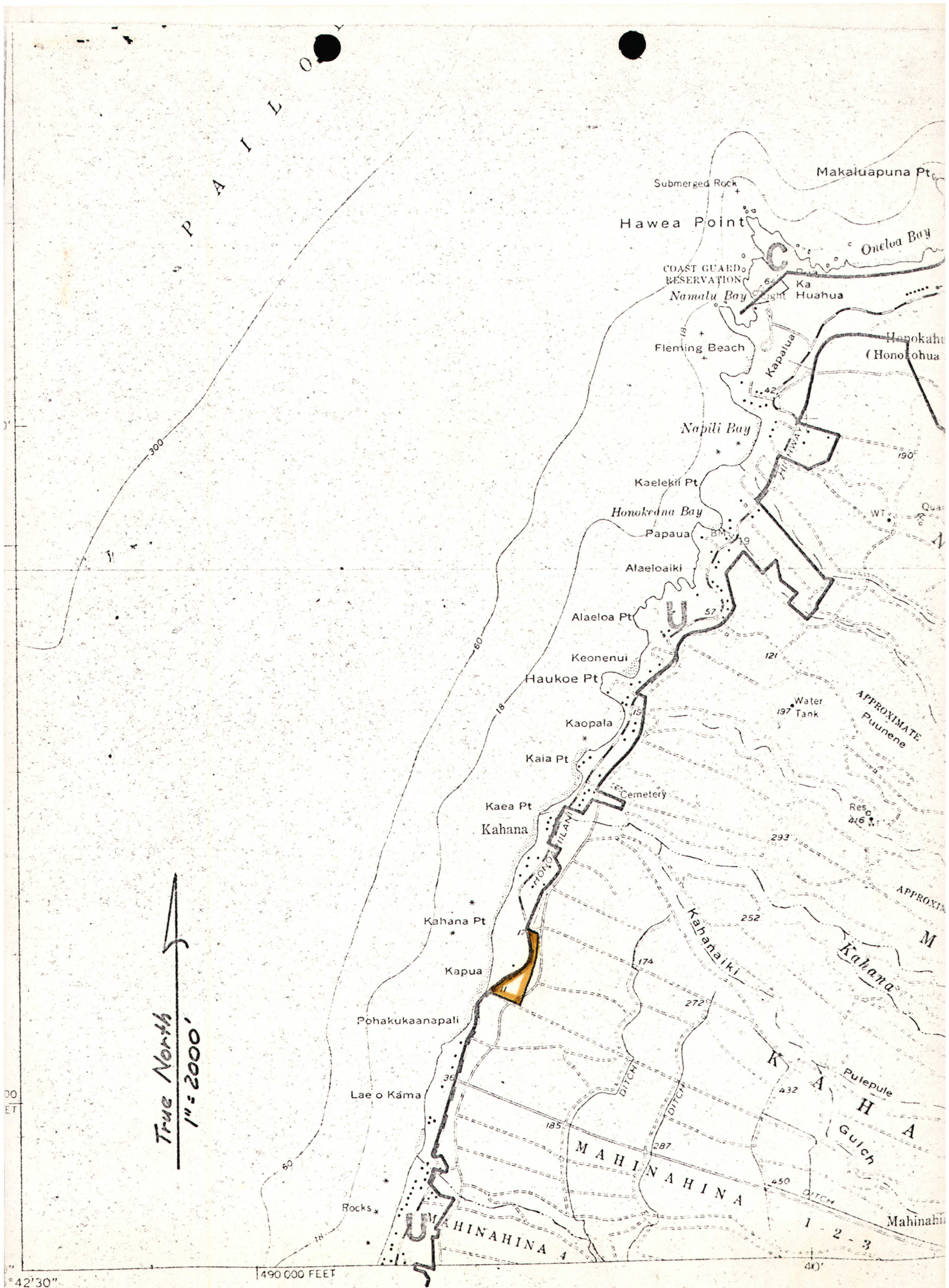
For your information, we are enclosing herewith a copy of our district map change and Section 2.33, "Performance Time" of the Rules and Regulations of the Commission.

Very truly yours,

RAMON DURAN
Executive Officer

Encls.
cc: Maui Planning Comm.
Department of Taxation
Maui Tax Assessor
Dept. of Land & Nat. Res.



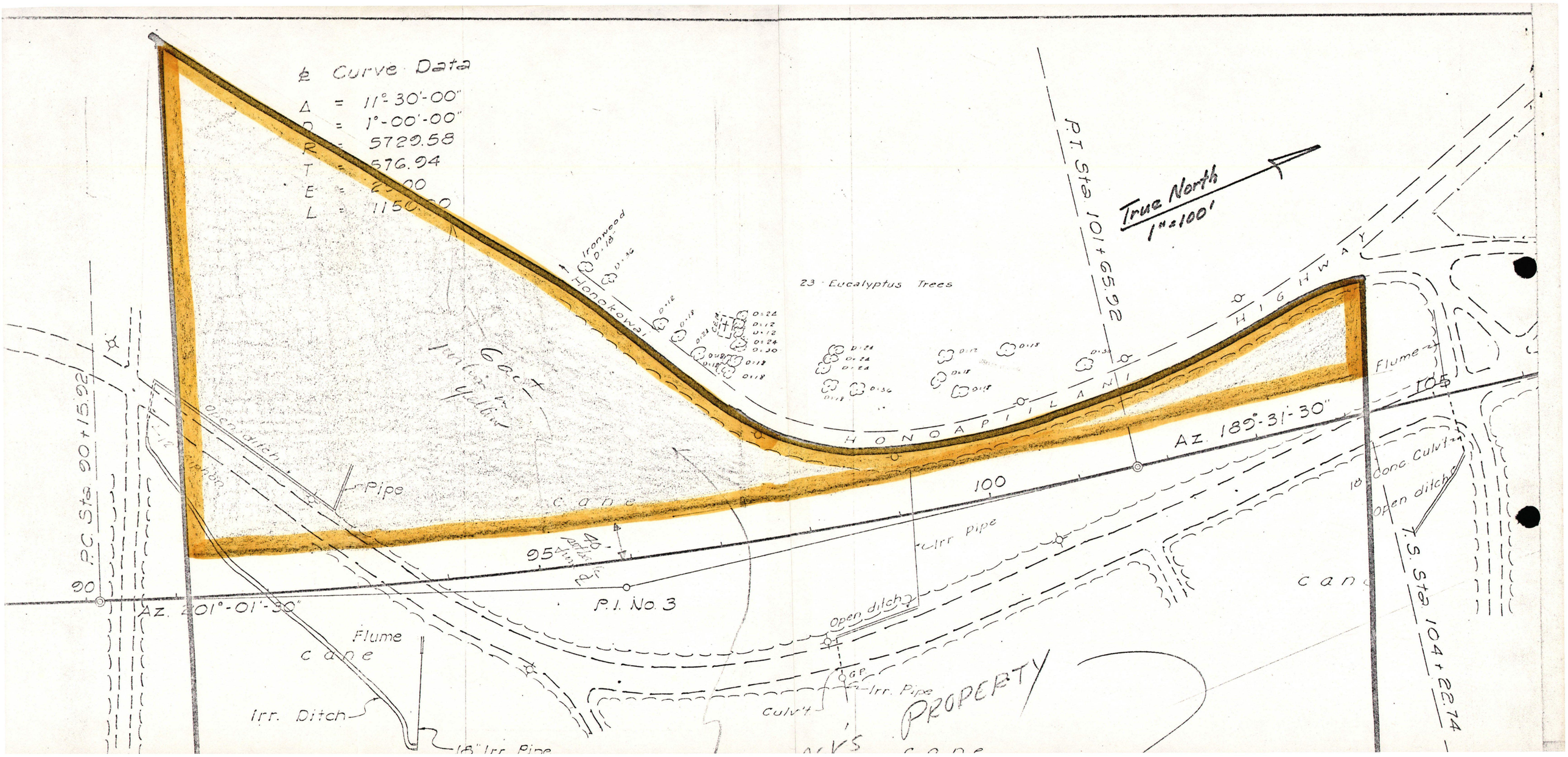
Mapped, edited, and published by the Geological Survey

Control by USGS and USC&GS

Topography from aerial photographs by multiplex methods
Aerial photographs taken 1950. Field check 1956

Hydrography compiled from USC&GS chart 4130 (1951)

Polyconic projection. Old Hawaiian datum
10,000-foot grid based on Hawaiian coordinate system.



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HONOAPIILANI HIGHWAY
Flume
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Az. 189°-31'-30"
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95
90
P.C. Sta. 90+15.92
Az. 201°-01'-30"
P.I. No. 3
Pipe
Open ditch
Irr. Pipe
Flume
cane
Irr. Ditch
18" Irr. Pipe
Culv't
Irr. Pipe
Open ditch
18" Conc. Culv't
Open ditch
T.S. Sta. 104+22.74
PROPERTY

STATE OF HAWAII

LAND USE COMMISSION

VOTE RECORD

ITEM A69-218 - MICHAEL T. MCCORMACK DATE December 5, 1969

PLACE Conference Room 326
State Capitol TIME 1:00 p.m.

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

COMMENTS:

staff rec - Makai portion

INTERMACK - INCREMENTAL DEVELOPMENT SCHEDULE, Kahana, Maui

	Apartments	Homes
By June, 1970		5 models
December, 1970		15
June, 1971	100	25
December, 1971		25
June, 1972	50	25
December, 1972		30
TOTALS	150	125

Housing, Not Labor, Called Maui's Problem

By Keith Haugen
Maui Bureau Chief

WAILUKU, Maui — Housing — not manpower — is Maui's critical shortage, a hotel manager told a joint Senate-House Labor Committee hearing here yesterday. He said major land owners should make land available to ease the situation.

Sheldon Randall, general manager of the Maui Hilton Hotel, said he has a waiting list of some 150 prospective employes — many of them highly qualified — but none was able to find housing on Maui's west coast.

He said he feels it is up to Amfac and others with property on that side of the island to make land available for housing.

Randall said 43 per cent of his hotel's employes (he has almost 100) live in Central and east Maui and many drive as much as 80 miles to work. He said he feared he would lose many of this 43 per cent when new hotels open at Kihei.

He said the hotel management must be very careful in scheduling work so as not to disrupt car pools.

RANDALL SAID many employes would move to the Lahaina-Kaanapali area — if they could find housing.

Randall outlined needs on West Maui, in order of importance as: Housing, day care centers for children of working mothers, transportation, motivation and more training in Hawaiiana for tourist industry workers.

Howard K. Nakamura, planning director for Maui County, said the County does not believe there is a critical manpower shortage. He said surveys indicate there is a considerable reserve as yet untapped including housewives, students and other.

STATE OF HAWAII
LAND USE COMMISSION

MEMORANDUM

December 5, 1969
1 p.m.

TO: LAND USE COMMISSION

FROM: STAFF

SUBJECT: A69-218 - MICHAEL T. McCORMACK

A duly advertised public hearing was conducted on October 3, 1969, in Kaunakakai, Molokai, to rezone approximately 52 acres of land situated at Kahana, Lahaina District, Maui, and identified as TMK 4-3-1: 12 and 13.

The developer desires an Urban designation to construct multi- and single-family residential units. The petitioner stated in support of his request that there are numerous resort developments recently completed or under construction in the area. Also, the general trend of rapid growth in both population and tourism and the continued accelerated economic growth in the State, island of Maui, and particularly the Lahaina Judicial District justifies additional urban zoning. The petitioner submitted statements from the large land holders in the area--Amfac Properties, Alexander and Baldwin, and Maui Pineapple Company, Limited that none of their lands are available to Mr. McCormack for residential development.

The Land Study Bureau has indicated that soil classification of the subject area as "very good" suitability for agricultural purposes. However, the petitioner stated the area "has paid

11-26-69 Rec'd copy & add agenda to petitioner

very low yields of return in the past five years". The area was used for sugar cultivation by Pioneer Mill.

The County recommended denial of the request. However, since the public hearing, the Maui County Planning Director submitted a letter to the Land Use Commission which states as follows:

> "The Maui Planning Commission at its meeting of October 22, 1969, voted to amend the recommendation submitted earlier with regard to Land Use Commission Change in District Boundary Application No. 44 in Kahana, Maui, submitted by Michael T. McCormack. The new recommendation of the Maui Planning Commission is that all lands lying makai of the proposed State highway be reclassified to Urban District."

The staff brought out at the hearing that the State has proposed a realignment of Honoapiilani Highway through the subject property. The State has fixed the proposed alignment and Mr. McCormack is agreeable to the State condemning the property on the basis of an Agricultural designation if the Commission were agreeable to zoning the lower portion but would dedicate it if the entire parcel were designated in the Urban District in order to permit him to start single-family

residential development above the highway. Mr. McCormack assured the Commission that if rezoned, the entire area would be substantially developed with structures within five years pursuant to the Commission's "Performance Time" regulation.

The staff recommended that the area makai of the proposed highway be rezoned urban at this time and that the mauka portion remain in the Agricultural District because of the suitable soil characteristics for agriculture, that ample undeveloped urban zoned land exists in the Kaanapali-Honokahua Urban District, and that the mauka portion did not conform to the Maui County General Plan.

There has been no evidence submitted since the public hearing to alter the staff's recommendation.

Maps - The area rec. by your staff and the Maui Pl. Comm. is shown in yellow on this maps.
This is the existing highway & the proposed realignment bisects the makai portion of Mr. McCormick's property.
This cut off area comprises approx. 6 acres

Goro Would you be willing to dedicate a portion of the land for road in case this goes through?

McCormack I was sort of taken aback by it. It's a 150' right of way. I would be willing to sell for agricultural price but not for free.

I would suggest that if the Commission could see fit to designate all of the land urban, we could afford the land to be dedicated. If they're going to give us incremental zoning which we requested--I thought that it could be stated that the urban boundary is whatever final line established as a final alignment--it would be our wish to have the state buy it for agricultural price.

LAND USE COMMISSION

November 18, 1969

Mr. Michael T. McCormack
1341 Lusitana Street
Honolulu, Hawaii 96813

Dear Mr. McCormack:

The Land Use Commission next meets at 1 p.m., in Conference Room 326, Third Floor, Ewa Wing, State Capitol, Honolulu, Hawaii, on December 5, 1969.

On or about that time a decision on your petition(A69-218) will be rendered.

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

Very truly yours,

RAMON DURAN
Executive Officer

Correct-it
Type-Erase

3089

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
OCT 27 1969
State of Hawaii
LAND USE COMMISSION

October 23, 1969

Mr. Wilbert H. S. Choi
Chairman, Land Use Commission
State of Hawaii
P. O. Box 2359
Honolulu, Hawaii 96804

Dear Mr. Choi:

The Maui Planning Commission at its meeting of October 22, 1969, voted to amend the recommendation submitted earlier with regard to Land Use Commission Change in District Boundary Application No. 44 in Kahana, Maui, submitted by Michael T. McCormack. The new recommendation of the Maui Planning Commission is that all lands lying makai of the proposed State highway be reclassified to urban district.

Very truly yours,

Howard K. Nakamura

HOWARD K. NAKAMURA
Planning Director

cc: Mr. Michael T. McCormack

developer granted zoning case delay

10-5-69 Pm. Star Bulletin & Advertiser

KAUNAKAKAI — The State Land Use Commissioner Friday approved a 60-day delay in ruling on a zoning request for 146 acres at Captain Cook on the Big Island.

The delay was asked by developer Kid McCoy.

McCoy is requesting rezoning from agricultural to urban use in order to construct 1,500 residences.

THE COMMISSION also held hearings on four other zoning requests. Action on the requests will be taken at future commission hearings.

C. Brewer & Co. asked the commission to re-zone two parcels of land totaling some 400 acres at Waiehu and Waihee, north of Wailuku, from agricultural to urban.

The company plans a $13.5 million development on the property.

Ramon Duran, commission executive officer, recommended approval of re-zoning of the Waiehu acreage closest to Wailuku.

HE RECOMMENDED deferral of the Waihee re-zoning until a dairy now on the property can be relocated.

Brewer also asked for rezoning of 123 acres in Wailuku Heights from urban to agricultural.

George R. Ewart, representing Brewer, said the company planned to grow sugar cane on the land. He indicated that re-zoning is being sought partly to offset criticism that too much Maui land is being taken out of agricultural production and being devoted to urban development.

HONOLULU REALTOR Mike McCormack asked the commission to consider rezoning of 50 acres from agricultural to urban in the Napili area north of Kaanapali.

McCormack plans a residential development.

Duran recommended that the commission deny re-zoning of most of the acreage because "ample undeveloped urban zoned lands already exist" in the area.

McCormack argued that a serious housing shortage exists on Maui and that organizations owning property now zoned for urban use have failed to develop the land.

THE COMMISSION also heard the request of Dr. James S. Shinn for re-zoning of 2.3 acres of land from rural to urban at Pukoo, Molokai, 14 miles east of Kaunakakai.

The land would be used for development of homesites 7,500 square feet in size.

305

mike mccormack realtor
1341 LUSITANA ST. • HONOLULU, HAWAII 96813 TELEPHONE 537-3311

RECEIVED
OCT 3 1969
State of Hawaii
LAND USE COMMISSION

October 3, 1969

Land Use Commission
P. O. Box 2359
Honolulu, Hawaii 96804

Gentlemen:

Re: Hearing at Kaunakakai Community Center,
Kaunakakai, Molokai, re Maui development

The purpose of my testimony today is to present additional information which will demonstrate the critical need for urban development on West Maui and also show the Commissioners why urban designation requested under our petition is reasonable and justifiable.

The need for housing for local consumption has been stated basically in our original petition request wherein reference to population figures and housing units are compared. All of these figures were obtained from our State Department of Planning and Economic Development and are substantiated in their written reports and mentioned again in your staff report.

That's only half the story, however, and I have here to discuss with you, for on-the-scene experiences, Bob Ricketts, my Area Manager for the Lahaina branch office of Mike McCormack, Realtor. Bob moved from Oahu to Lahaina earlier this year and he not only experienced the housing problem personally but has lived with it constantly in his role as "Real Estate Agent", if you will, who meets the public day in and day out.

The sad part about this situation, gentlemen, is that the people who have magnanimously created this housing demand, who have pioneered the development of the industry, the ones with the urban lands as mentioned by your staff, have not done much to solve the housing demand they have created for everyone, including themselves.

The Chamber of Commerce of Maui is vitally concerned, and recently held meetings in Lahaina to air these housing problems and seek possible solutions to the matter. In response to my inquiry about the result of the meetings, I submit herewith their reply, which is copies of minutes from the Housing Task Force Committee of the Chamber of Commerce, Maui.

copies to Comrs at meeting 10/3/69

Besides that, I took it upon myself as a typical Honolulu developer to seriously inquire of the large land owners about the availability of developable real property in the Lahaina District in the west end of Maui. These were AmFac, Alexander & Baldwin and, subsequently, Maui Pine. Their answers were all negative and I submit herewith copies of this correspondence to show this Commission just what an urban land control situation has done to our community!

In order to justify the granting or urbanization to our request, reference is made to the planning principles already adopted by the County of Maui and the established precedent of buffering hotel and apartment zoned lands from the cane fields with residential development.

Coincidentally, with both the largest land owners who undoubtedly had master plans of their own, land use patterns from the sea going mauka are shown and adopted as hotel-apartment-residential, then cane. In one case at Kaanapali the land use is divided by the new aligned highway. In the other instance the highway ends at the development but the same sequence makai to mauka is there.

In our location, which is composed of several small land owners, there was obviously no master plan nor any consolidated or unified presentation considered in the planning stage. Yet the same condition exists as at Kaanapali and Kapalua. In fact, several hotels are already about to start building, such as the very beautiful Maui South Seas by the Pacific Basin people.

Our plan is a good one and designed for the market of local people on Maui - apartment development is needed now along Honoapiilani Highway, then single-family residential subdivision lots just above that. That's what the public needs and wants: lots, or houses, or apartments to rent that they just can't get today!

Why not consider how small fifty-two (52) acres really are in the big picture and why not give us smaller, local developers a chance to demonstrate our sincere desire to implement our development plans.

The highway alignment is set now, so a decision can be made. The land is fallow and could even be sold off in 2-acre lots if necessary, though that wouldn't help the situation any. Lastly, why not consider adopting our development plan in principle, like you've done with others on Molokai. Grant us urban now, based on the staff recommendation, and incremental approval on the balance based on performance.

I thank you for allowing this presentation and if you have any questions I would be happy to answer them.

Very sincerely,

Michael T. McCormack

MMcC/my

inland
marine
development
inc.

1341 LUSITANA STREET
HONOLULU, HAWAII 96813
TELEPHONE 537-6157

August 12, 1969

Alexander & Baldwin
822 Bishop Street
Honolulu, Hawaii

Attention: John Cox

Dear John:

Our firm has been actively looking for developable real property on the west end of Maui and principally, in the Lahaina District. As the owner of large tracts of land there, I though perhaps your firm may entertain the idea of making available some of their lands either on a leasehold or fee simple basis.

We have noted with enthusiasm, the progress of the Alexander and Baldwin development in Kaanapali and the growth of population in Lahaina. We also experience as realtors in the market-place, the great demand that exists for residential housing for local consumption.

Here on the island of Oahu, our firm is actively engaged in the residential development business and would like to extend our operations to the Maui area as well. Perhaps you are familiar with our Oahu projects; Alii Bluffs and Alii Shores.

We feel because the housing demand is so great on west Maui, we would be interested in almost any size of parcel you may have available now.

I would appreciate hearing from you at your earliest convenience and would be very happy to meet with you to discuss any possible pieces of real estate that you may have for residential development purposes.

Very sincerely,

INQUIRY

INLAND MARINE DEVELOPMENT, INC.

Michael T. McCormack, President

ALEXANDER & BALDWIN, INC.
822 BISHOP STREET • HONOLULU, HAWAII 96801 • PHONE 563-941
P. O. BOX 3440 TELEGRAPH "ALEXBALD"

August 19, 1969

Mr. Michael T. McCormack, President
Inland Marine Development, Inc.
1341 Lusitana Street
Honolulu, Hawaii 96813

Dear Mr. McCormack:

Thank you for your letter of August 12, 1969 inquiring about the availability of lands in the Lahaina area of Maui, either on a leasehold or fee simple basis.

Alexander & Baldwin, Inc. does not have any land in West Maui, but we suggest you write to:

Mr. Colin C. Cameron
Maui Pineapple Co., Ltd.
P. O. Box 187
Kahului, Maui, Hawaii 96732.

Yours very truly,

ALEXANDER & BALDWIN, INC.

By R. H. Cox
R. H. Cox, Manager
Land Division

RHC:McL

REPLY

inland
marine
development
inc.

1341 LUSITANA STREET
HONOLULU, HAWAII 96813
TELEPHONE 537-6157

August 12, 1969

Amfac Properties
P. O. Box 696
Lahaina, Maui, Hawaii

Attention: Peter A. Sanborn; Project Manager

Dear Peter:

Our firm has been actively looking for developable real property on the west end of Maui and principally, in the Lahaina district. As the owner of large tracts of land there, I thought perhaps your firm may entertain the idea of making available some of their lands either on a leasehold or fee simple basis.

We have noted with enthusiasm, the progress of the Amfac development in Kaanapali and the growth of population in Lahaina. We also experience as realtors in the market-place, the great demand that exists for residential housing for local consumption.

Here on the island of Oahu, our firm is actively engaged in the residential development business and would like to extend our operations to the Maui area as well. Perhaps you are familiar with our Oahu projects; Alii Bluffs and Alii Shores.

We feel because the housing demand is so great on west Maui, we would be interested in almost any size of parcel you may have available now.

I would appreciate hearing from you at your earliest convenience and would be very happy to meet with you to discuss any possible pieces of real estate that you may have for residential development purposes.

Very sincerely,

INLAND MARINE DEVELOPMENT, INC.

INQUIRY

Michael T. McCormack, President

MMcC.gp

amfac properties

Telephone 363-611
MAILING ADDRESS:
P. O. Box 696
Lahaina, Maui, Hawaii 96761

August 21, 1969

Mr. Michael T. McCormack, President
Island Marine Development, Inc.
1341 Lusitana Street
Honolulu, Hawaii 96813

Dear Mike:

With reference to your letter of August 12 we do not have any residential lands within the Lahaina area for sale at this time. The only lands available are those that we are planning to develop ourselves and have detailed plans on, which should materialize within the next year or so.

We will certainly keep you in mind, however,and place your letter within our file of interested purchasers within the Lahaina area.

Your continued interest in the West Maui/Lahaina area is greatly appreciated.

Sincerely yours,

Peter A. Sanborn
Project Manager

REPLY

inland
marine
development
inc.

August 23, 1969
1341 LUSITANA STREET
HONOLULU, HAWAII 96813
TELEPHONE 537-6157

Mr. Colin C. Cameron
Maui Pineapple Co., Ltd.
P. O. Box 187
Kahului, Maui, Hawaii 96732

Dear Mr. Cameron:

Our firm has been actively looking for developable real property on the west end of Maui and principally, in the Lahaina District. As the owner of large tracts of land there, I thought perhaps your firm may entertain the idea of making available some of their lands either on a leasehold or fee simple basis.

We have noted with enthusiasm, the progress of the Amfac development in Kaanapali and the growth of population in Lahaina. We also experience as realtors in the market-place, the great demand that exists for residential housing for local consumption.

Here on the island of Oahu, our firm is actively engaged in the residential development business and would like to extend our operations to the Maui area as well. Perhaps you are familiar with our Oahu projects; Alii Bluffs and Alii Shores.

We feel because the housing demand is so great on west Maui, we would be interested in almost any size of parcel you may have available now.

I would appreciate hearing from you at your earliest convenience and would be very happy to meet with you to discuss any possible pieces of real estate that you may have for residential development purposes.

Very sincerely,

INLAND MARINE DEVELOPMENT, INC.

INQUIRY

Michael T. McCormack, President

MMcC/gp

TELEGRAPH "MAUIPINE"

MAUI PINEAPPLE COMPANY, LTD.

P. O. BOX 187 / KAHULUI, MAUI, HAWAII 96732 / TELEPHONE 33-851

August 25, 1969

Mr. Michael T. McCormack
President
Inland Marine Development, Inc.
1341 Lusitana Street
Honolulu, Hawaii 96813

Dear Mr. McCormack:

We do not have any parcels of land available at the present time for either sale or lease for residential development purposes.

As you may know, we have just taken over the management of the company, and we are in the process of an extensive review of our properties and plans for their development. We hope to have this review substantially completed by or shortly after the end of this year and will then be in a position to discuss this type of development more intelligently with you.

In the meantime, we will be happy to keep you posted as we go along.

Sincerely yours,

MAUI PINEAPPLE COMPANY, LTD.

Colin C. Cameron
President

CCC
sm

REPLY

JOHN A. BURNS
GOVERNOR

FUJIO MATSUDA
DIRECTOR
E. ALVEY WRIGHT
DEPUTY DIRECTOR
JOHN H. McAULIFFE, JR.
DEPUTY DIRECTOR
LAWRENCE F. O. CHUN
DEPUTY DIRECTOR

STATE OF HAWAII
DEPARTMENT OF TRANSPORTATION
869 PUNCHBOWL STREET
HONOLULU, HAWAII 96813

IN REPLY REFER TO:
HWY-D
2.69612

July 14, 1969

Mr. Mike McCormack, Realtor
1341 Lusitana Street
Honolulu, Hawaii 96813

Dear Mr. McCormack:

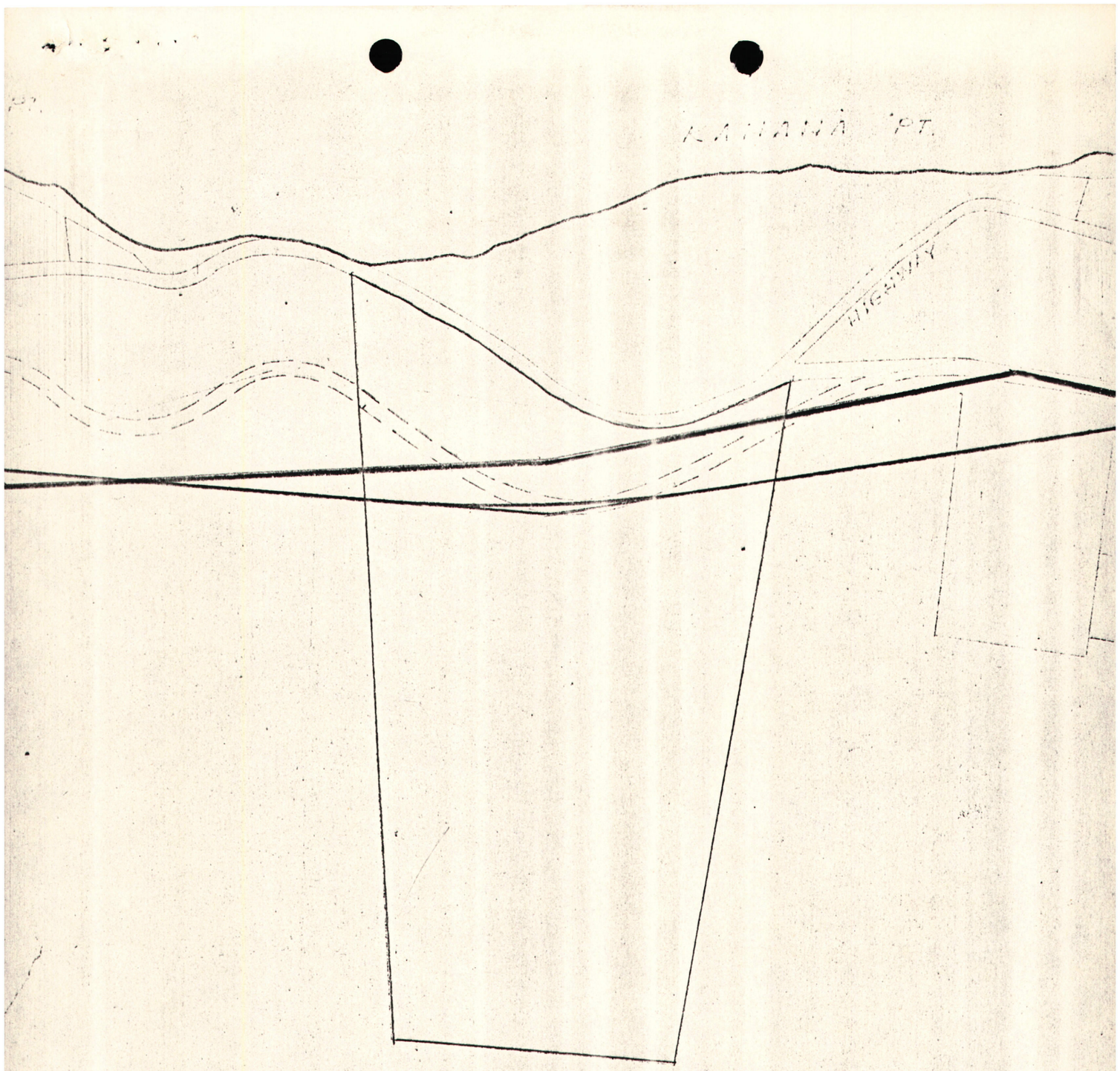
This will confirm your conversation with Mr. Herbert Tateishi, Assistant Chief-Engineering regarding the alignment of Honoapiilani Highway between Honokawai and Haukoe Point.

The alignment for this section of highway has been finalized and approved by the Bureau of Public Roads and the design plans are now in preparation by the Maui District Office.

The anticipated date of construction, barring unforeseen difficulties, is the middle of next year.

Very truly yours,

T. HARANO
Chief
Highways Division



Original Line

Adjusted Line

Final adjusted highway alignment
Obtained from State Highway Commission
October 2, 1969

HONOAPIILANI HIGHWAY

HONOKOWAI TO HAUKOE PT.
PROJ. No. F-030-1(3)
UNIT I
SCALE: 1" = 400'

MAUI CHAMBER OF COMMERCE
Board of Directors
Minutes of Meeting, September 10, 1968
Wailuku Hotel, 12:00 Noon
George Bogar, President, Presiding

Present: G. Bogar, G. Ezaki, G. Fujinaka, J. Hartley, G. Ivey, S. Langa, G. Luppold, M. Maude, A. Nakamura, S. Raymond, D. Sodetani, C. Street.
Press: R. Johnson, C. Young
Excused: J. Brooks, J. Frye, J. Hirai, W. Hong, R. Knox, M. Lyons, R. Ohigashi, A. Souza, T. Tagawa, D. Thomson, B. Tokunaga.

I. Call to Order- President Bogar called the meeting to order at 12:10 p.m.

II. Minutes- The minutes of the August 27, 1968, Board meeting was approved as circulated.

III. Provisional Housing Task Force - President Bogar attended a meeting of the task force committee in Lahaina and reported that the members apparently had the situation well in hand. In time financing and land acquisition will have to be worked out with A & B, Amfac and Pioneer Mill. All are represented on the committee. It appears that this matter will be well handled.

President Bogar did state that he recommended that private enterprise be allowed to participate in the development of low-income housing rather than have the state and federal governments finance and control the project. He further stated that the Chamber would do whatever possible to support the committee.

IV. CCofHawaii Maui Meeting - Mr. Bogar stated that plans are fairly well complete for the November 17-18 meeting of the Chamber of Commerce of Hawaii Board of Directors and their wives. Saturday will be a free day for the arriving off-Maui members. Sunday noon will be tee-off time for those who have signed up for the golf tournament. Other members can take a guided tour of the Lahaina Restoration area or play cards in an area provided for. That evening George Bogar suggested to C.J. Cavanagh that an awards cocktail party be held at which time prizes would be presented to the appropriate winners. Board members, both Maui and others, will then be free to make their own dinner arrangements where they please. Monday morning at 10:00 the Board will hold their regularly scheduled meeting. Then at noon all Maui Chamber members with their wives and guests are cordially invited to join off-island members for

a luncheon meeting and hear an address by Henry H. Walker, President of Amfac. President Bogar stated that a fairly good tournout is expected with 35 rooms already reserved for the occasion.

V. Planning Congress Report - Douglas Sodetani, who represented the Chamber at the 1968 Planning Congress, gave a brief report summarizing the objective of the conference and commenting on the many ideas offered, specifically those relating to transportation problems. He said that he was amazed at the estimated number of people who will be visiting Maui in the not too distant future and questioned whether or not we will have sufficient accommodations for them all.

VI. Tax Foundation Alternate Trustee - Manager reported that he had contacted Bill Wong, who regretfully declined to accept the alternate position as Maui's representative to the Tax Foundation. Mr. Herbert Gries was approached and since he does go to Honolulu each week agreed to discuss the matter with Fred Bennion, Director of the Foundation, and will have an answer later as to whether his visit to Honolulu will coincide with the meeting dates of the Tax Foundation.

VII. Legislative Committee Report - Manager read the following report of the Legislative Committee that met on September 3, 1968: Present at the meeting were: Sandy Langa (Chairman), Sozen Yogi and George Ezaki.

"The Committee discussed Maui County zoning ordinances and agreed that it appears that current zoning laws will aggravate present housing problems. This is especially true for low-income employee housing because of the limitation on square footage of building area to land area ratio. Previously, apartment zoning was based on percentage of the land area. Now, however, A-2 and A-3 districts have been revised and additional factors are involved.

"Because of this and other changes involving H-1 and H-2 hotel zoning, this committee recommends that it be allowed to re-evaluate certain Maui County zoning ordinances to determine if such ordinances are appropriate to the needs of the economy and report its findings to the Board at a later date.

"Also, the committee requests approval to send questionnaires to all Chamber members asking for comments on certain ordinances that need attention or revision."

Board members voted to grant the committee permission to study certain zoning ordinances and make recommendations to the Board. Also, approved the sending of a questionnaire to Chamber members as requested.

VIII Science Exhibit - The following request was received from Ed Tamura, Co-Chairman of the Horticultural Science Department:

"This year the Horticultural Science Department of the 46th Maui County Fair will put on an educational display of the different types of pesticides. Tentatively, this will be a combined display sponsored by various chemical distributors and the Horticultural Science Department.

"We would like the Maui Chamber of Commerce to help us publicize this display in our building. I do not expect any monetary help from the Chamber of Commerce itself, but might need a little kokua from some of its members."

The Board asked that the Manager offer the Chamber's kokua and work with Mr. Tamura in publicizing the display.

IX. Aloha Week - A letter from Aloha Week Hawaii thanking the Chamber for endorsing the 1968 festival was read. Mr. Leong, Treasurer, pointed out that with regard to the financial status of Maui Aloha Week that Aloha Week Hawaii allows flexibility in establishing their budget. However, if the Maui Chamber does feel the need for more financing in order to provide an adequate show on Maui that it should consult with the Maui Aloha Week Manager in planning the 1969 budget. Board members agreed that such action should be followed up by the Retail Committee.

X. Proposed Salaries for Legislators - The Chamber of Commerce of Windward Oahu sent a policy statement which was adopted by their Board of Directors opposing the exorbitant increase in salaries for legislators now under consideration by the Constitutional Convention. They asked that Maui Chamber support their position. The Windward Chamber recommends that a salary increase should be limited to $5,000 which would amount to a 100% increase in the present salary of $2,500.

After considerable discussion the Maui Chamber Board of Directors adopted the following:

The Directors voted not to increase the salaries of legislators to $12,000 per year. It was recommended that salaries remain at present levels and that the Governor appoint a commission to study and recommend what remuneration legislators should receive. Letters will be sent to the President of the Constitutional Convention, to all Maui delegates as well as to all Chambers of Commerce.

XI. Civic Brochure - Manager announced that he had resumed negotiations with Tongg Publishing Company for the compiliation of a Maui civic brochure to be used as a sales tool to promote new industries, encourage retired people to settle on Maui, and provide a visual aid to travel agents and developers so that they can become interested in Maui. Earlier efforts to have the brochure printed on Maui have all fallen through for various reasons.

County Chairman Cravalho, as well as the Maui Chamber Board of Directors have endorsed the concept of such a brochure. There will be no financial obligation by either the County or the Chamber. Advertising fees from the Maui merchants and institutions will cover the costs of printing some 10,000 booklets which will be used by the Chamber, the County and others to mail to bonified inquiries.

XII. Waihee Bridge Dedication - Mr. Charles Street will represent the Chamber and Wailuku Sugar Company at the dedication of the Waihee Bridge on September 11 at 2 p.m.

XIII. Announcements - 1) State and Federal Labor Regulations Refresher Seminar. Friday, October 18, Wailuku Hotel, 8:00 a.m. thru lunch. $7.50 per person includes luncheon.

2) Local Development Company Meeting, Maui Beach Hotel, October 25.

3) Chamber of Commerce of Hawaii Maui Board meeting, November 17 & 18, Sheraton-Maui. Membership meeting, 12 noon, Monday Nov.18. Henry Walker, President of Amfac to speak.

XIV. Adjournment - The meeting adjourned at 1:00 p.m.

Respectfully submitted,

Webb Beggs, Jr.
Manager

JOHN A. BURNS
GOVERNOR

3044
file - McCormack

FUJIO MATSUDA
DIRECTOR

E. ALVEY WRIGHT
DEPUTY DIRECTOR

JOHN H. McAULIFFE, JR.
DEPUTY DIRECTOR

LAWRENCE F. O. CHUN
DEPUTY DIRECTOR

STATE OF HAWAII
DEPARTMENT OF TRANSPORTATION
869 PUNCHBOWL STREET
HONOLULU, HAWAII 96813

IN REPLY REFER TO:
HWY-DD
2.80106

September 30, 1969

RECEIVED
OCT 1 1969
State of Hawaii
LAND USE COMMISSION

Department of Planning and
Economic Development
Land Use Commission
P. O. Box 2359
Honolulu, Hawaii 96804

Attention Mr. Ah Sung Leong

Gentlemen:

Reference is made to your letter of September 18, 1969 requesting comments and recommendations on Mr. Mike McCormack's request to rezone 52 acres as affected by the proposed Honoapiilani Highway realignment, Project No. F-030-1(3), Unit 1.

We suggest that if it is possible, the area required for the new highway right of way be excluded from the rezoning so that our acquisition costs may be kept at agricultural rates.

We also recommend that the rezoning to urban land use be confined to the area makai of the proposed highway.

Very truly yours,

T. HARANO
Chief
Highways Division

mike mccormack realtor
1341 LUSITANA ST. • HONOLULU, HAWAII 96813
TELEPHONE 537-3311

October 3, 1969

Land Use Commission
P. O. Box 2359
Honolulu, Hawaii 96804

Gentlemen:

Re: Hearing at Kaunakakai Community Center,
Kaunakakai, Molokai, re Maui development

The purpose of my testimony today is to present additional information which will demonstrate the critical need for urban development on West Maui and also show the Commissioners why urban designation requested under our petition is reasonable and justifiable.

The need for housing for local consumption has been stated basically in our original petition request wherein reference to population figures and housing units are compared. All of these figures were obtained from our State Department of Planning and Economic Development and are substantiated in their written reports and mentioned again in your staff report.

That's only half the story, however, and I have here to discuss with you, for on-the-scene experiences, Bob Ricketts, my Area Manager for the Lahaina branch office of Mike McCormack, Realtor. Bob moved from Oahu to Lahaina earlier this year and he not only experienced the housing problem personally but has lived with it constantly in his role as "Real Estate Agent", if you will, who meets the public day in and day out.

The sad part about this situation, gentlemen, is that the people who have magnanimously created this housing demand, who have pioneered the development of the industry, the ones with the urban lands as mentioned by your staff, have not done much to solve the housing demand they have created for everyone, including themselves.

The Chamber of Commerce of Maui is vitally concerned, and recently held meetings in Lahaina to air these housing problems and seek possible solutions to the matter. In response to my inquiry about the result of the meetings, I submit herewith their reply, which is copies of minutes from the Housing Task Force Committee of the Chamber of Commerce, Maui.

Besides that, I took it upon myself as a typical Honolulu developer to seriously inquire of the large land owners about the availability of developable real property in the Lahaina District in the west end of Maui. These were AmFac, Alexander & Baldwin and, subsequently, Maui Pine. Their answers were all negative and I submit herewith copies of this correspondence to show this Commission just what an urban land control situation has done to our community!

In order to justify the granting or urbanization to our request, reference is made to the planning principles already adopted by the County of Maui and the established precedent of buffering hotel and apartment zoned lands from the cane fields with residential development.

Coincidentally, with both the largest land owners who undoubtedly had master plans of their own, land use patterns from the sea going mauka are shown and adopted as hotel-apartment-residential, then cane. In one case at Kaanapali the land use is divided by the new aligned highway. In the other instance the highway ends at the development but the same sequence makai to mauka is there.

In our location, which is composed of several small land owners, there was obviously no master plan nor any consolidated or unified presentation considered in the planning stage. Yet the same condition exists as at Kaanapali and Kapalua. In fact, several hotels are already about to start building, such as the very beautiful Maui South Seas by the Pacific Basin people.

Our plan is a good one and designed for the market of local people on Maui - apartment development is needed now along Honoapiilani Highway, then single-family residential subdivision lots just above that. That's what the public needs and wants: lots, or houses, or apartments to rent that they just can't get today!

Why not consider how small fifty-two (52) acres really are in the big picture and why not give us smaller, local developers a chance to demonstrate our sincere desire to implement our development plans.

The highway alignment is set now, so a decision can be made. The land is fallow and could even be sold off in 2-acre lots if necessary, though that wouldn't help the situation any. Lastly, why not consider adopting our development plan in principle, like you've done with others on Molokai. Grant us urban now, based on the staff recommendation, and incremental approval on the balance based on performance.

I thank you for allowing this presentation and if you have any questions I would be happy to answer them.

Very sincerely,

Michael T. McCormack

MMcC/my

I-1
Urban

inland
marine
development
inc.

1341 LUSITANA STREET
HONOLULU, HAWAII 96813
TELEPHONE 537-6157

August 12, 1969

Amfac Properties
P. O. Box 696
Lahaina, Maui, Hawaii

Attention: Peter A. Sanborn; Project Manager

Dear Peter:

Our firm has been actively looking for developable real property on the west end of Maui and principally, in the Lahaina district. As the owner of large tracts of land there, I thought perhaps your firm may entertain the idea of making available some of their lands either on a leasehold or fee simple basis.

We have noted with enthusiasm, the progress of the Amfac development in Kaanapali and the growth of population in Lahaina. We also experience as realtors in the market-place, the great demand that exists for residential housing for local consumption.

Here on the island of Oahu, our firm is actively engaged in the residential development business and would like to extend our operations to the Maui area as well. Perhaps you are familiar with our Oahu projects; Alii Bluffs and Alii Shores.

We feel because the housing demand is so great on west Maui, we would be interested in almost any size of parcel you may have available now.

I would appreciate hearing from you at your earliest convenience and would be very happy to meet with you to discuss any possible pieces of real estate that you may have for residential development purposes.

Very sincerely,

INLAND MARINE DEVELOPMENT, INC.

INQUIRY

Michael T. McCormack, President

MMcC.gp

amfac properties

Telephone 363-611
MAILING ADDRESS:
P. O. Box 696
Lahaina, Maui, Hawaii 96761

August 21, 1969

Mr. Michael T. McCormack, President
Island Marine Development, Inc.
1341 Lusitana Street
Honolulu, Hawaii 96813

Dear Mike:

With reference to your letter of August 12 we do not have any residential lands within the Lahaina area for sale at this time. The only lands available are those that we are planning to develop ourselves and have detailed plans on, which should materialize within the next year or so.

We will certainly keep you in mind, however, and place your letter within our file of interested purchasers within the Lahaina area.

Your continued interest in the West Maui/Lahaina area is greatly appreciated.

Sincerely yours,

Peter A. Sanborn
Project Manager

REPLY

1341 LUSITANA STREET
HONOLULU, HAWAII 96813
TELEPHONE 537-6157

inland marine development inc.

August 12, 1969

Alexander & Baldwin
822 Bishop Street
Honolulu, Hawaii

Attention: John Cox

Dear John:

Our firm has been actively looking for developable real property on the west end of Maui and principally, in the Lahaina District. As the owner of large tracts of land there, I though perhaps your firm may entertain the idea of making available some of their lands either on a leasehold or fee simple basis.

We have noted with enthusiasm, the progress of the Alexander and Baldwin development in Kaanapali and the growth of population in Lahaina. We also experience as realtors in the market-place, the great demand that exists for residential housing for local consumption.

Here on the island of Oahu, our firm is actively engaged in the residential development business and would like to extend our operations to the Maui area as well. Perhaps you are familiar with our Oahu projects; Alii Bluffs and Alii Shores.

We feel because the housing demand is so great on west Maui, we would be interested in almost any size of parcel you may have available now.

I would appreciate hearing from you at your earliest convenience and would be very happy to meet with you to discuss any possible pieces of real estate that you may have for residential development purposes.

Very sincerely,

INQUIRY

INLAND MARINE DEVELOPMENT, INC.

Michael T. McCormack, President

ALEXANDER & BALDWIN, INC.
822 BISHOP STREET • HONOLULU, HAWAII 96801 • PHONE 563-941
P. O. BOX 3440 TELEGRAPH "ALEXBALD"

August 19, 1969

Mr. Michael T. McCormack, President
Inland Marine Development, Inc.
1341 Lusitana Street
Honolulu, Hawaii 96813

Dear Mr. McCormack:

Thank you for your letter of August 12, 1969 inquiring about the availability of lands in the Lahaina area of Maui, either on a leasehold or fee simple basis.

Alexander & Baldwin, Inc. does not have any land in West Maui, but we suggest you write to:

Mr. Colin C. Cameron
Maui Pineapple Co., Ltd.
P. O. Box 187
Kahului, Maui, Hawaii 96732.

Yours very truly,

ALEXANDER & BALDWIN, INC.

By R. H. Cox
R. H. Cox, Manager
Land Division

RHC:McL

REPLY

inland
marine
development
inc.

1341 LUSITANA STREET
HONOLULU, HAWAII 96813
TELEPHONE 537-6157

August 23, 1969

Mr. Colin C. Cameron
Maui Pineapple Co., Ltd.
P. O. Box 187
Kahului, Maui, Hawaii 96732

Dear Mr. Cameron:

Our firm has been actively looking for developable real property on the west end of Maui and principally, in the Lahaina District. As the owner of large tracts of land there, I thought perhaps your firm may entertain the idea of making available some of their lands either on a leasehold or fee simple basis.

We have noted with enthusiasm, the progress of the Amfac development in Kaanapali and the growth of population in Lahaina. We also experience as realtors in the market-place, the great demand that exists for residential housing for local consumption.

Here on the island of Oahu, our firm is actively engaged in the residential development business and would like to extend our operations to the Maui area as well. Perhaps you are familiar with our Oahu projects; Alii Bluffs and Alii Shores.

We feel because the housing demand is so great on west Maui, we would be interested in almost any size of parcel you may have available now.

I would appreciate hearing from you at your earliest convenience and would be very happy to meet with you to discuss any possible pieces of real estate that you may have for residential development purposes.

Very sincerely,

INLAND MARINE DEVELOPMENT, INC.

INQUIRY

Michael T. McCormack, President

MMcC/gp

TELEGRAPH "MAUIPINE"

MAUI PINEAPPLE COMPANY, LTD.

P. O. BOX 187 / KAHULUI, MAUI, HAWAII 96732 / TELEPHONE 55-951

August 25, 1969

Mr. Michael T. McCormack
President
Inland Marine Development, Inc.
1341 Lusitana Street
Honolulu, Hawaii 96813

Dear Mr. McCormack:

We do not have any parcels of land available at the present time for either sale or lease for residential development purposes.

As you may know, we have just taken over the management of the company, and we are in the process of an extensive review of our properties and plans for their development. We hope to have this review substantially completed by or shortly after the end of this year and will then be in a position to discuss this type of development more intelligently with you.

In the meantime, we will be happy to keep you posted as we go along.

Sincerely yours,

MAUI PINEAPPLE COMPANY, LTD.

Colin C. Cameron
President

CCC
sm

REPLY

JOHN A. BURNS
GOVERNOR

FUJIO MATSUDA
DIRECTOR
E. ALVEY WRIGHT
DEPUTY DIRECTOR
JOHN H. McAULIFFE, JR.
DEPUTY DIRECTOR
LAWRENCE F. O. CHUN
DEPUTY DIRECTOR

STATE OF HAWAII
DEPARTMENT OF TRANSPORTATION
869 PUNCHBOWL STREET
HONOLULU, HAWAII 96813

IN REPLY REFER TO:
HWY-D
2.69612

July 14, 1969

Mr. Mike McCormack, Realtor
1341 Lusitana Street
Honolulu, Hawaii 96813

Dear Mr. McCormack:

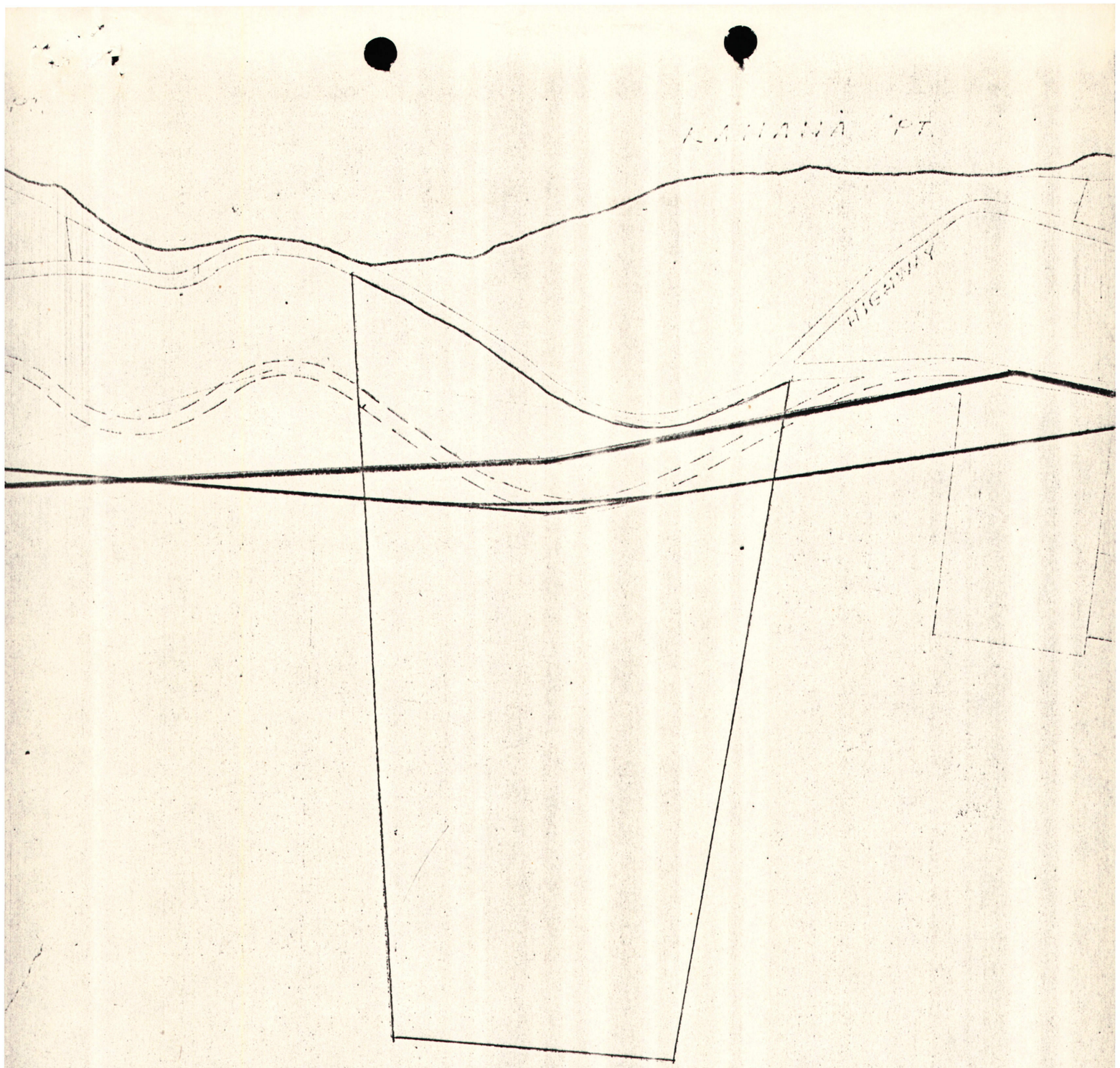
This will confirm your conversation with Mr. Herbert Tateishi, Assistant Chief-Engineering regarding the alignment of Honoapiilani Highway between Honokawai and Haukoe Point.

The alignment for this section of highway has been finalized and approved by the Bureau of Public Roads and the design plans are now in preparation by the Maui District Office.

The anticipated date of construction, barring unforeseen difficulties, is the middle of next year.

Very truly yours,

T. HARANO
Chief
Highways Division



Original Line

Adjusted Line

Final adjusted highway alignment
Obtained from State Highway Commission
October 2, 1969

HONOAPIILANI HIGHWAY

HONOKOWAI TO HAUKOE PT.
PROJ. Nº F-030-1(3)
UNIT I
SCALE: 1" = 400'

STATE OF HAWAII
LAND USE COMMISSION

Molokai Community Center
Kaunakakai, Molokai

October 3, 1969
12:30 p.m.

STAFF REPORT

A69-218 - MICHAEL T. McCORMACK

A boundary change petition respecting TMK 4-3-1: parcels 12 and 13 comprising a total of approximately 52 acres of land situated at Kahana, Lahaina District, Maui, has been submitted by Mr. Michael T. McCormack. The proposed reclassification from Agriculture to Urban, if approved, would allow the petitioner to proceed with a residential development involving both multi-family apartments and single-family homes.

In substantiation of the need for reclassification, Mr. McCormack states:

> "The numerous resort developments existing, under construction and seriously planned, I feel are generally known by this commission. It is the housing market of West Maui which is the basis for demonstrating a need because this trend of rapid growth in both population and tourism is expected to continue. Accelerated economic growth appears likely for the State of Hawaii as a whole and the Island of Maui, but applies particularly to Lahaina Judicial District."

Also submitted as evidence are:

1. population estimates and projections developed by the Department of Planning & Economic Development, indicating a trend toward continued growth in the Lahaina District. The estimated

10-1-69 send copy to petitioner

population in Lahaina District of 5,679 in 1966 is expected to increase to 7,400 by 1975 for a gain of 1,721 persons,

2. figures showing a rise in the housing inventory in Maui County from 12,597 in 1960 to 15,744 in 1968,

3. figures showing the volume of new residential construction from 1960 to 1967 indicating that an average of 329 new single family units per year for the period covered and an increasing trend toward apartment and duplex structures, and

4. statistics pointing to the rapid increase in the visitor plant inventory, especially in the Lahaina-Kaanapali-Napili area.

Based on the above data, the petitioner reasons that additional housing units will be required in those areas where tourist facilities are concentrated. He points out that the Kaanapali resort area presently has the largest inventory of hotel rooms of all the resort centers in the neighbor islands and also the largest volume of planned hotel units. Apartments will also be needed for non-residents such as construction workers and long-stay tourists who would prefer accommodations other than those offered by transient hotels.

The petitioner plans to incrementally develop a community of residences containing both multi- and single-family units in a $25,000 to $40,000 price range. He feels that his past performance on Maui should be considered, where 49 acres were rezoned at Makawao by the Land Use Commission. The entire area has been subdivided and sold. Improvements are 75 percent complete and 25 homes are occupied.

The property in question is located three miles north of Kaanapali and about the same distance from the proposed resort center at Honokahua. An impressive number of new apartment hotel projects are intermixed with the older single-family residences which existed along the coastal strip prior to the construction boom. The subject property is presently used for cane cultivation. According to the petitioner, it "has paid very low yields of return in the past five years". A month-to-month lease with Pioneer Mill is presently in effect.

Land Study Bureau classification of the subject land is A44i which indicates the following:

1. The land is non-stony, deep, fine textured, well drained, well suited for machine tillage, presently irrigated, contains slopes of less than 10 percent and prevailing uses are pine-apple and cane cultivation. Master productivity

rating for agricultural use is rated "A" or "very good".

2. Median annual rainfall in this area is recorded as 30.1 inches. Ground elevation ranges from 10 feet near the highway to approximately 170 feet at the mauka end. The basic utilities are available and urban amenities are located six miles away in Lahaina.

County Recommendation

Disapproval of the petition is recommended by the Maui Planning Commission for the following reasons:

"1. The General Plan for the Lahaina area adopted by the County Council as Ordinance No. 558 shows the area mauka of the proposed new highway in the agricultural land use. This area may be as much as 33 acres.

"2. The alignment of the new State highway has not been absolutely determined due to the review by the Federal Bureau of Public Roads.

"3. This area is presently in sugar cane. The removal of the agricultural use may be premature at this time."

It is noted that the alignment has since been reviewed & final approval has been secured.

Analysis

A drive along the urban strip from Kaanapali to Honokahua appears to confirm much of the data submitted by the petitioner. The numerous tourist and vacation-oriented facilities existing, under construction, and planned along this six-mile stretch is impressive. However, at both the polar resort centers of Kaanapali and Honokahua, substantial acreages of undeveloped urban-districted lands exist. In fact, the 263 acres at Honokahua which were rezoned from Agriculture and Conservation to Urban by the Land Use Commission in July, 1965, are still vacant.

The extensive canefields fringing the foothills of the West Maui mountains not only contribute substantially to the State's economy but add significantly to West Maui's scenic assets. Moreover, the land involved in this petition is prime agricultural land, the protection of which is one of the stated purposes of the Land Use Law.

One of the significant issues pertaining to this request is the proposed realignment of Honoapiilani Highway through the subject property. Recent information from the State Highway Division indicates that the new alignment has been finalized and approved and that the anticipated date of construction, barring unforeseen difficulties is the middle of

next year. In a letter of reply dated August 7, 1969, they have advised that "although the basic alignment has been determined, it may be adjusted slightly as design progresses".

Map → This is a map from the Highway Division showing the finalized alignment. This is Honoapiilani Hwy to the left & the brown line shows the lower bound. of Mr. Mc.'s prop. The highway chops off about 6 acres here which is colored in yellow.

Since the realignment of the highway bisects the parcel in question, the small makai portion involving approximately six acres would more logically be included in the abutting Urban District. The highway would then serve as a well defined physical boundary between the intensive agricultural activities on the mauka side and urban developments on the makai side.

However, urbanization of the mauka portion at this time is not justified for the following reasons:

1. Ample undeveloped urban-zoned lands already exist at Kaanapali and Honokahua for the uses proposed in this petition.
2. Being prime agricultural land, the property is well suited for the uses for which it is presently classified.
3. The proposed use of the mauka portion does not conform to the use prescribed by the Maui General Plan.

Recommendation

Therefore, it is the staff's recommendation that the portion of the subject property mauka of the proposed highway

be retained in its present classification but that the makai portion be reclassified to an Urban designation. It is also recommended that should there be an adjustment in the alignment of the highway into the area recommended for urbanization, that the affected area be dedicated for road purposes by the petitioner. The State should not be required to pay for the increased valuation of the property due to this action.

Bob Rickerts (?) - 30-50,000 tract - no listing in West Maui
McCormack - large Amfac, A & B + Maui
H. Nakamura -

September 23, 1969

Mr. Mike McCormack
1341 Lusitana Street
Honolulu, Hawaii 96813

Dear Mr. McCormack:

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

At that time your application (A69-218) to amend the land use district boundaries at Napili, Lahaina, Maui, will be heard.

Very truly yours,

RAMON DURAN
Executive Officer

Eagle-A
Type-Cast
25% COTTON FIBER

2967

JOHN A. BURNS
GOgovernor

RECEIVED
AUG 13 1969
State of Hawaii
LAND USE COMMISSION

FUJIO MATSUDA
DIRECTOR
E. ALVEY WRIGHT
DEPUTY DIRECTOR
JOHN H. McAULIFFE, JR.
DEPUTY DIRECTOR
LAWRENCE F. O. CHUN
DEPUTY DIRECTOR

STATE OF HAWAII
DEPARTMENT OF TRANSPORTATION
869 PUNCHBOWL STREET
HONOLULU, HAWAII 96813

IN REPLY REFER TO:
HWY-DD
2.70080

August 7, 1969

Department of Planning and
Economic Development
P. O. Box 2359
Honolulu, Hawaii 96804

Attention Mr. Ah Sung Leong

Gentlemen:

As requested in your letter dated July 28, 1969, we are forwarding to you a set of plans for Honoapiilani Highway, Honokowai to Haukoe Point, showing the proposed new alignment.

Please be advised that although the basic alignment has been determined, it may be adjusted slightly as design progresses.

Very truly yours,

for T. HARANO
Chief
Highways Division

Enclosure

Any objections from Hwy Dept re: rezoning?

September 18, 1969

Mr. T. Harano, Chief
Highways Division
Department of Transportation
869 Punchbowl Street
Honolulu, Hawaii 96813

Subject: Reference to your letter No. HWY-DD 2.70080

Dear Mr. Harano:

Thank you for the set of plans showing the proposed new alignment of Honoapiilani Highway between Honokowai and Haukoe Point, Lahaina, Maui.

May we further ask for any comments and recommendations, if any, that you may have regarding Mr. Mike McCormack's request to rezone the 52 acres shown on the enclosed map ~~for~~ from an Agriculture to Urban land use district designation.

A reply before October 3, 1969, will be appreciated, since the public hearing on this matter is scheduled for that day.

Thank you for your cooperation.

Very truly yours,

AH SUNG LEONG
Planner

Enclosure: Map

P. O. Box 2359, Honolulu, Hawaii 96804

July 28, 1969

Mr. T. Harano, Chief
Highways Division
Department of Transportation
869 Punchbowl Street
Honolulu, Hawaii 96813

Dear Mr. Harano:

Enclosed are copies of correspondence received by this office in regard to the realignment of Honoapiilani Highway between Honokawai and Haukoe Point on the Island of Maui.

We would appreciate having a map of the finalized alignment in order to evaluate Mr. McCormack's petition for amendment of the State's land use district boundaries which will be publicly heard on October 3, 1969.

Thank you for your cooperation.

Very truly yours,

AH SUNG LEONG
Planner

Encls.

2919.

mike mccormack realtor
1341 LUSITANA ST. • HONOLULU, HAWAII 96813 TELEPHONE 537-3311

July 18,1969

ESC
where's map?
can you get one

RECEIVED
JUL 25 1969
State of Hawaii
LAND USE COMMISSION

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

Attention: Ramon Duran

Subject: Deferral of our Petition for Urbanization to Tax Key 2nd Division 4--3--1--12 & 13

Gentlemen:

Enclosed herewith is a copy of a letter from the Chief of the Highway Division from the State of Hawaii, confirming the final alignment of the Honoapiilani Highway in the area in which our property is located.

The recommended plans of the Land Use consultants, during the boundary review, recommended deferral until finalization of the alignment. I feel we now have the verification that would permit you to take action on our petition.

It is hoped that urbanization will be granted, and on land below the alignment, as discussed at the commission hearing at their meeting on Maui in May.

Very sincerely,

Mike McCormack

Michael T. McCormack

MMcC/gp

Enclosure:

cc: Dave Anderson

JOHN A. BURNS
GOVERNOR

FUJIO MATSUDA
DIRECTOR

E. ALVEY WRIGHT
DEPUTY DIRECTOR
JOHN H. McAULIFFE, JR.
DEPUTY DIRECTOR
LAWRENCE F. O. CHUN
DEPUTY DIRECTOR

STATE OF HAWAII
DEPARTMENT OF TRANSPORTATION
869 PUNCHBOWL STREET
HONOLULU, HAWAII 96813

IN REPLY REFER TO:
HWY-D
2.69612

July 14, 1969

Mr. Mike McCormack, Realtor
1341 Lusitana Street
Honolulu, Hawaii 96813

Dear Mr. McCormack:

This will confirm your conversation with Mr. Herbert Tateishi, Assistant Chief-Engineering regarding the alignment of Honoapiilani Highway between Honokawai and Haukoe Point.

The alignment for this section of highway has been finalized and approved by the Bureau of Public Roads and the design plans are now in preparation by the Maui District Office.

The anticipated date of construction, barring unforeseen difficulties, is the middle of next year.

Very truly yours,

T. HARANO
Chief
Highways Division

June 3, 1969

Mr. Michael T. McCormack
1341 Lusitana Street
Honolulu, Hawaii 96813

Dear Mr. McCormack:

Pursuant to your letter request of May 26, 1969, this is to advise you that the Land Use Commission will postpone the public hearing on your petition (A69-218) until the latter part of August, 1969, at which time you may either request withdrawal of your petition or submit additional information regarding the Honoapiilani Highway alignment so that we may proceed with the public hearing.

Very truly yours,

RAMON DURAN
Executive Officer

2809

mike mccormack realtor
1341 LUSITANA ST. • HONOLULU, HAWAII 96813 TELEPHONE 537-3311

May 26, 1969

RECEIVED
MAY 1969
State of Hawaii
LAND USE COMMISSION

Land Use Commission
Department of Land and Natural Resources
State of Hawaii
Honolulu, Hawaii

Subject: Petition of 52 acres to Urban use
in Kahana, Lahaina, Maui;
Tax Map Key 4-3-1-12 & 13

Gentlemen:

I hereby request that you defer any action on the above subject petition. This would also be in accordance with the recommendations of your consultants, Dean, Eckbo, Austin & williams, under the five-year boundary review considerations.

Contrary to my testimony given at your Maui meeting of Friday, May 9, 1969, I have since learned that the final alignment of the Honoapiilani Highway has not been settled and information I had obtained from the State Highway Department was incorrect.

The decision and communication of the Maui County Planning Commission in this matter prompted me to seek further information from the ultimate authority on Highways; the Federal Bureau of Public Roads. Their deputy director, a Mr. Segawa, stated to me that the basic corridor is set, but the final alignment is not agreed upon; contrary to what the State had said. He also stated that this alighment could be adjusted anywhere from a few feet to several hundred feet. This situation obviously can have a significant affect on our property and the decision of where to grant urban boundary change.

In view of the unsettled highway alignment, I respectfully request you hold a decision on our petition in abeyance.

I have been informed by the Federal Bureau, that the alignment alternate routes are being compared and a decision on the matter should be made in the next few months.

Very sincerely,

Michael T. McCormack

cc: Dave Anderson
Maui County Planning Commission

2790

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.

May 21, 1969

RECEIVED
MAY 23 1969
State of Hawaii
LAND USE COMMISSION

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

Gentlemen:

Re: Change of District Boundary in Kahana from Mike McCormack

The Maui Planning Commission at its meeting of May 20, 1969, voted to recommend against the approval of a Change in District Boundary request from Mr. Michael T. McCormack for parcel in Kahana from Agricultural classification to Urban. The votes were as follows:

6 Ayes
None dissenting
1 Absent

The action of the Maui Commission to deny the petition was based on the fact that:

1. The General Plan for the Lahaina area adopted by the County Council as Ordinance No. 558 shows the area mauka of the proposed new highway in the agricultural land use. This area may be as much as 33 acres.

2. The alignment of the new State highway has not been absolutely determined due to the review by the Federal Bureau of Public Roads.

3. This area is presently in sugar cane. The removal of the agricultural use may be premature at this time.

Very truly yours,

Robert O. Ohata

ROBERT O. OHATA
Planning Director

cc Mr. Michael T. McCormack

State Form B14

STATE OF HAWAII

OFFICIAL RECEIPT No. 039

Department of Planning and Economic Development
Department, Bureau or Commission

May 13 1969

RECEIVED from Michael J. McCormack

-Fifty and no/100 DOLLARS

LUC - filing fee

$ 50.00

Esther Umeda
Public Accountant

May 2, 1969

Planning Commission
County of Maui
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 Michael T. McCormack (A69-218), together with maps and 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.

May 2, 1969

Mr. Mike McCormack, Realtor
1341 Lusitana Street
Honolulu, Hawaii 96813

Dear Mr. McCormack:

This is to acknowledge the receipt of your check in the amount of $50 and your application to amend the land use district boundaries as shown on Tax Map Key 2nd Division, 4-3-1: 12 and 13, island of 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

State Form B14

STATE OF HAWAII

OFFICIAL RECEIPT No. 229

Land Use Commission
Department, Bureau or Commission

May 1, 1969

RECEIVED from Michael S. McCormack

Fifty and no/100 DOLLARS

Petition for boundary change

$50.00

Jean Soma
Public Accountant

mike mccormack realtor
1341 LUSITANA ST. • HONOLULU, HAWAII 96813 TELEPHONE 537-3311

April 28, 1969

RECEIVED
MAY 1 1969
State of Hawaii
LAND USE COMMISSION

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

Subject: Petition for Urban Boundary change, Kahana, Maui
Tax Map Key 2nd Division 4-3-1-12 & 13

Gentlemen:

Submitted herewith is a petition for amendment of the District boundary from agricultural to urban for our property in Kahana, Lahaina, Maui.

The undersigned parties are the new owners of the subject property, formerly held by Gladys A. Brandt, evidence attached, Exhibit "a".

We respectfully request the Land Use Commission amend the general plan for the following reasons:

LOCATION & BACKGROUND:

The subject property consists of 52 acres and is located right on Honoapiilani Highway, mid-way between the resort centers of Kaanapali and Napili, where it is separated by a number of new motels, apartments and homes which dot both sides of the beach road. The commercial center of Lahaina is approximately 4 1/2 miles away with all its facilities including schools, police, fire and all other public facilities. The area is served by all utilities except a public sewer system which is common everywhere outside the immediate center of Lahaina.

The overall terrain is quite good; gently sloping mauka from the highway from elevation 10' to 160' with no grades in excess of 10%. The land is presently used in sugar cane and has paid very low yields of return in the past five years. A month-to-month land lease with Pioneer Mill Co. is presently in effect.

The subject land abuts the urban district on Honoapiilani Highway and is directly across from a high density hotel zone where several condominiums and hotel developments are about to begin construction.

In the stretch of land generally following the shoreline from Lahaina to Honolua, the County of Maui has master planned their vision of land uses for the area. This document generally referred to as the Lahaina "701" plan envisions a comprehensive and urban-like land use pattern of which the subject land of this petition is covered by.

The loss of this small acreage of cane land to Pioneer Mill Co. is obviously insignificant to them based on a number of factors:

1. They have set the pace in this district for converting their own lands from agricultural to urban.

2. They have stated that with the abandonment of plantation camps and employee-type housing becoming available in the near future, it will permit replacement of these lands in cane.

NEEDS & DEVELOPMENT:

The numerous resort developments existing, under construction and seriously planned, I feel are generally known by this commission. It is the housing market of West Maui which is the basis for demonstrating a need because this trend of rapid growth in both population and tourism is expected to continue. Accelerated economic growth appears likely for the State of Hawaii as a whole and the Island of Maui, but applies particularly to Lahaina Judicial District.

Lahaina District (the western half of West Maui) reached an all-time population high in 1940, declined for two decades, then resumed growing. Trends since 1940 reported for the State, Maui and Lahaina District are as follows:

POPULATION ESTIMATES: 1940 - 1968

YEAR	STATE	ISLAND OF MAUI	LAHAINA DISTRICT
April 1, 1940	422,770	46,919	8,291
April 1, 1950	499,794	40,103	5,973
April 1, 1960	634,703	35,717	4,844
July 1, 1966	743,878	38,316	5,679
July 1, 1967	759,582	42,226	N. A.
Jan. 1, 1968	792,444	43,607	N. A.
PROJECTIONS:			
April 1, 1970	849,000	38,300	6,200
April 1, 1975	961,600	41,100	7,400

The projections cited on the above chart were made by the Department of Planning and Economic Development of the State of Hawaii. They indicate continued growth in this area.

The housing inventory for the County of Maui, which includes the Island of Molokai and Lanai, has risen from 12,597 on April 1, 1960 to 15,744 in April 1, 1968. Unfortunately, data are not available for individual islands or districts.

Maui County has reported a large volume of new residential construction since 1960. Annual totals on private buildings authroized by permits are as follows:

PRIVATE RESIDENTIAL CONSTRUCTION AND
HOUSING CHANGES FOR MAUI: 1960 - 1970

Year Authorized	New 1-Family Units	Units in New Duplex & Apt. Structures	1/ Housing Changes
1960	364	10	-38
1961	281	19	+ 1
1962	319	76	-28
1963	344	143	-32
1964	268	38	-52
1965	335	176	-22
1966	345	106	-41
1967	372	166	-43
	2628		

1/ Net change resulting from conversion, demolition or disaster.

Source: Redevelopment and Housing Research, July 1968, Report No. 28.

Civilian de facto population per housing unit in Maui County dropped from 3.56 in 1960 to 3.28 in 1967 and rose to 3.32 in 1968. About 2.6 per cent of all housing units were in governmental housing in 1966 and 1967. In 1968, 2.5 per cent of all units were public housing.

With a continuation of the upward growth trend of tourism on Maui, additional housing units will be required for residents in those areas where hotels and tourist facilities are concentrated. The Kaanapali Resort Destination area presently has the largest room inventory of any resort area in the neighbor islands. The Lahaina-Kaanapali-Napili area also have the largest volume of planned additional hotel units.

Apartments, or housing units, will also be required for non-residents such as construction workers and other personnel, mainly, however, for long-stay tourists who would prefer living accommodations in other than transient hotels. There is presently obvious that additional living units in West Maui are required and in short supply at the present.

The following table shows hotel units under construction or planned as of July 1968. It reveals the tremendous share which the Lahaina-Kaanapali-Napili area contributes to Maui's total tourist picture.

VISITOR PLANT INVENTORY - AS OF JULY, 1968

	Existing Units	Additional Units	Announced Completion Date for Planned Additional Units 1968	1969	1970	No Date
State of Hawaii	20,604	26,858	2,941	5,636	7,523	10,758
MAUI	2,108	2,405	138	338	269	1,660
Lahaina-Kaanapali-Napili	1,333	2,303	138	338	269	1,558

Land Use Commission

Forecasts published by the State of Hawaii indicate the following trend in total hotel room inventory:

CURRENT PROJECTED HOTEL ROOM INVENTORY 1970 AND 1980

	State	Island of Maui	Lahaina District
1970: December	22,700	2,426	1,650
1980: December	41,000	4,760	3,600

These statistics point to rapid expansion of the West Maui housing and hotel room supply.

The owners of the subject land propose to develop the property for resident population use. With a total land area of 52 acres, it will be possible to master plan and incrementally devleop our property into an identifiable community of residences containing multi-family apartments and single-family homes.

There has not been any offerings to the public in the Lahaina District to the best of our knowledge of apartments, condominiums or housing specifically tailored to the resident population in a 25 to 40,000 price range. It is our plan and our hope to do such as this.

Considering the facts of existing urban classified land and the many petitioners who request changes for land use and development but do not perform after receiving it, I should like the commission to know that neither of the two owners are known as land speculators; in fact both Inter Island Builders and Developers and myself are active successful developers both on Oahu and Maui.

An example of performance might be sited from my last petition request wherein urban designation was granted for 49 acres in Makawao, Maui in November 1966. Since then, the entire development has been subdivided and sold. Improvements are 75% completed and 25 homes are already occupied.

In conclusion, we feel this area falls into the defined catagory of Urban land. That it complies with an adopted County General Plan and that we are capable of developing a product for a demonstrated need. Your favorable consideration of our petition will be appreciated.

Very sincerely,

Michael T. McCormack

MMcC/gp

Enclosure: Exhibit "A"

MORTGAGEE'S CERTIFICATE OF TITLE

Issued for the protection of the mortgagee herein or assignee thereof.
Maximum liability limited to the debt secured by the mortgage referred to herein and no liability is assumed as to any other person.

We hereby certify that we have carefully examined the Indexes in the Offices of the Clerks of the Supreme Court, District Court of the United States for the District of Hawaii and Registrar of Conveyances, as to the title of

-M I K E M c C O R M A C K, I N C.- and

-INTER-ISLAND BUILDERS AND DEVELOPERS, LTD.-,

(BOTH HAWAII CORPORATIONS)

in and to:-

The premises described in Exhibit "A" hereto attached and made a part hereof and being the same premises that were conveyed to the said -MIKE McCORMACK, INC.-, a Hawaii corporation, and -INTER-ISLAND BUILDERS AND DEVELOPERS, LTD.-, also a Hawaii corporation, by -GLADYS AINOA BRANDT-, unmarried, by Deed dated December 30th, 1968 and recorded in the Office of the Registrar of Conveyances at Honolulu in Liber 6358 on Pages 390-393.

A N D W E further certify that there are no liens or encumbrances of whatsoever kind or nature against said title, save and except the following, to-wit:-

TITLE GUARANTY OF HAWAII
INCORPORATED
HONOLULU, HAWAII

EXHIBIT "A"

-MIKE McCORMACK, INC.-
-INTER-ISLAND BUILDERS AND DEVELOPERS, LTD.-

-T O-

-GLADYS AINOA BRANDT-
(U N M A R R I E D)

-M O R T G A G E-

DATED: DECEMBER 30th, 1968

CONSIDERATION: $650,000.00 AND FURTHER ADVANCES

-VOL. 6358 PAGE 394-

-M O R T G A G E:-

The premises under search, to secure the repayment of the sum of $650,000.00.

-T A X E S-

For any taxes that may be due and owing and a lien on the lands under search, reference is hereby made to the Office of the Tax Assessor of the District in which said lands are situated.

-K E Y-

-ZONE-	-SECTION-	-PLAT-	-PARCELS-
4	3	01	12
4	3	01	13

A N D W E further certify that the legal title to said parcels of land is vested in the said

-M I K E M c C O R M A C K, I N C.- and

-INTER-ISLAND BUILDERS AND DEVELOPERS, LTD.-,

(BOTH HAWAII CORPORATIONS)

as shown by said Indexes, SUBJECT, HOWEVER, as aforesaid, and SUBJECT FURTHER, to the reservation in favor of the State of Hawaii of all mineral and metallic mines as reserved in Royal Patent Grant Number 1166.

EXECUTED this the -FIFTH- day of -FEBRUARY-, A.D. Nineteen Hundred and Sixty-Nine (1969), at 8:00 O'clock A.M.

TITLE GUARANTY OF HAWAII,
INCORPORATED

BY _____

-EXHIBIT "A"-

All of those certain parcels of land (portions of the land described in Royal Patent Grant Number 1166 to D. Baldwin, et al), situate, lying and being in Kahana, Kaanapali, Island and County of Maui, State of Hawaii, and thus bounded and described:-

PARCEL NUMBER ONE (1):

Commencing at a driven pipe which bears by true azimuth and distance from the southwest corner of Lot 8 (File Plan No. 123) 22° 41' 48.87 feet and running by true azimuths as follows:-

1.	302°	44'	30"	2145.0	feet to a driven pipe;
2.	28°	13'	40"	454.8	feet to a driven pipe;
3.	116°	31'	00"	2055.7	feet along adjoining lot to a driven pipe;
4.	239°	11'	30"	184.7	feet along Government Road to a pipe;
5.	212°	06'	00"	171.7	feet along Government Road to a pipe;
6.	182°	08'	00"	317.25	feet along Government Road to a pipe;
7.	172°	46'	00"	86.8	feet along Government Road to the point of beginning.

Containing an Area of 26.0 Acres, or thereabouts.

PARCEL NUMBER TWO (2):

Commencing at a driven pipe on the boundary between Kahana and Mahinahina 1, 2 and 3 on the mauka side of the Government Road and running by true azimuths as follows:

1.	293°	16'		2282.0	feet along Kahana-Mahinahina boundary to a driven pipe, thence
2.	208°	13'	30"	450.0	feet to a driven pipe, thence
3.	116°	31'		2055.7	feet to a driven pipe on the mauka side of Government Road, thence
4.	59°	11'	30"	345.0	feet along Government Road to a driven pipe, thence
5.	48°	05'		148.7	feet along Government Road to a driven pipe, thence
6.	24°	40'		152.0	feet along Government Road to the point of beginning.

Containing an Area of 26.0 Acres, or thereabouts.

EXCEPTING AND RESERVING from the above described Parcels 1 and 2 that certain right of way reserved by -H. A. BALDWIN-, -W. D. BALDWIN-, -F. F. BALDWIN-, -J. P. COOKE- and -S. A. BALDWIN-, as Trustees under the Will of H. P. Baldwin, deceased, in Deeds each dated December 31,

TITLE GUARANTY OF HAWAII
INCORPORATED
HONOLULU, HAWAII

1914 and recorded in the Office of the Registrar of Conveyances at Honolulu in Liber 410, Page 177 and in Liber 410, Page 179, containing a total area of 2 acres, more or less.

-END OF EXHIBIT "A"-

TITLE GUARANTY OF HAWAII
INCORPORATED
HONOLULU, HAWAII

STATE OF HAWAII
LAND USE COMMISSION

426 Queen Street
Honolulu, Hawaii

This space for LUC use

Date Petition and Fee received by LUC 5-1-69

Date forwarded to County for recommendation 5-2-69

Date Petition, and County recommendation received by LUC 5-21-69

A69-218

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 LAHAINA, Island of MAUI, map number and/or name 2nd Division 4-3-1-12&13 to change the district designation of the following described property from its present classification in a(n) AGRICULTURAL district into a(n) URBAN district.

7.464 ac
42.25 "
49.71

RECEIVED
MAY 1 1969
State of Hawaii
LAND USE COMMISSION

Description of property:

SEE ATTACHED MAPS

Petitioner's interest in subject property:

SEE ATTACHED PETITION

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

X (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):

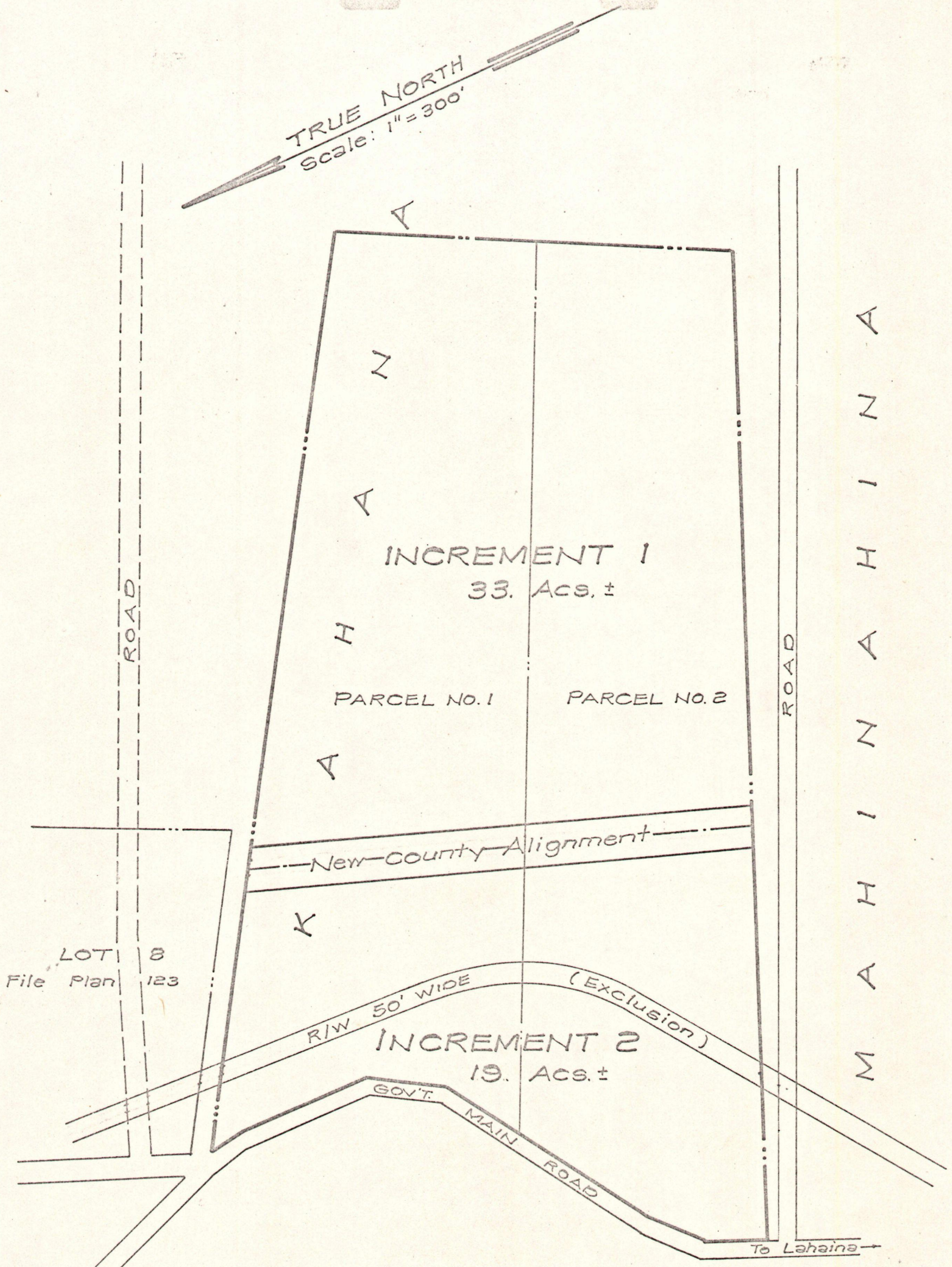
(a) The land is usable and adaptable for the use it is proposed to be classified.

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

Signature(s) Michael T. McCormack

Address: 1341 Lusitana St.

Telephone: 537-3311



GROSS AREA

INCREMENTS 1 & 2 - 52 Acs.

LESS EXCLUSION (50' R/W) - 2 Acs.

NET AREA - 50 Acs.

EXHIBIT "A"

GLADYS A. BRANDT TO MIKE McCORMACK, INC. & INTERISLAND BUILDERS & DEVELOPERS, LTD.

Tax Map Key: 2ND. DIV. 4-3-01-12 & 13

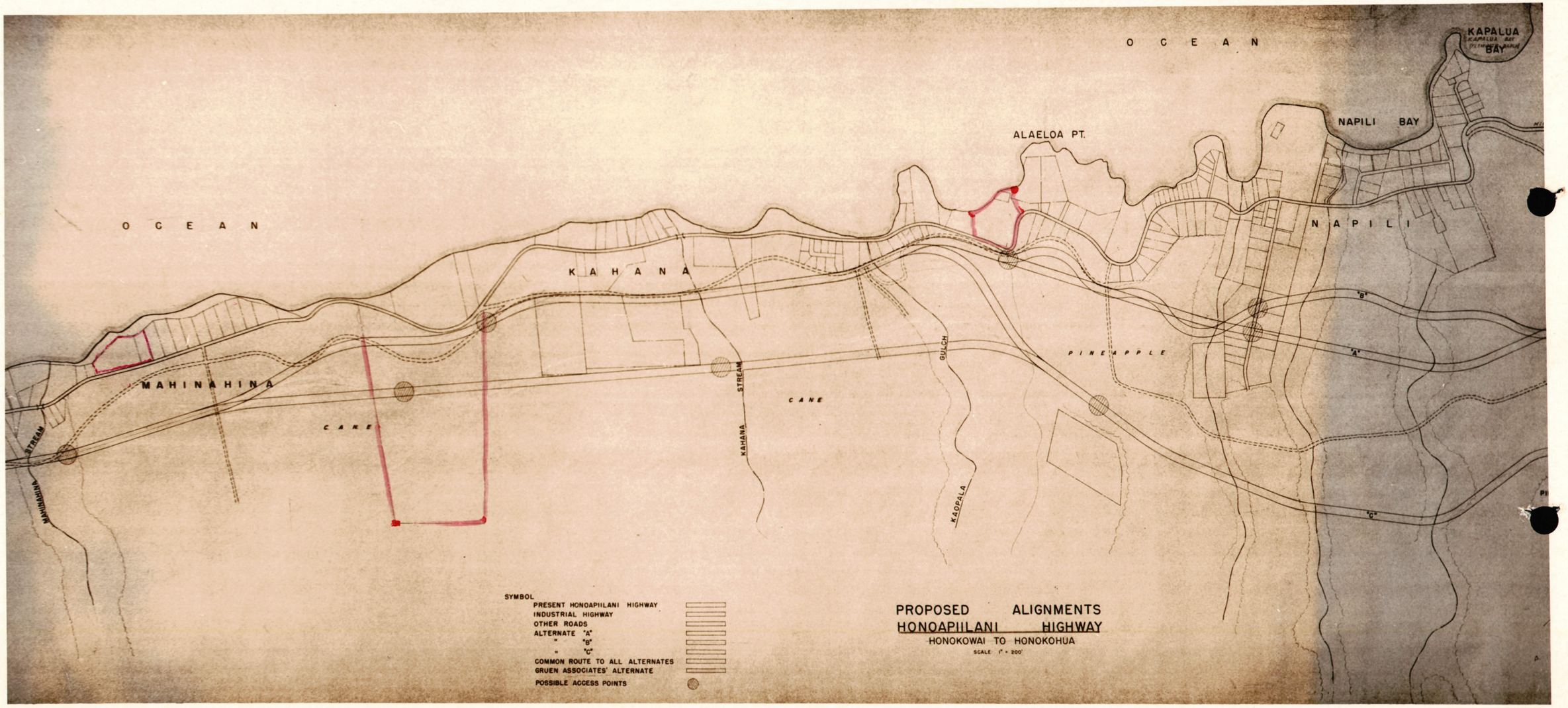
00493-O-E

R. M. TOWILL CORPORATION

CIVIL ENGINEERS • SURVEYORS

733 MERCHANT ST. • HONOLULU, HAWAII 96813

DECEMBER 28, 1968


O C E A N
KAPALUA BAY
NAPILI BAY
ALAELOA PT.
O C E A N
K A H A N A
N A P I L I
MAHINAHINA
MAHINAHINA STREAM
CANE
CANE
KAHANA STREAM
GULCH
KAOPALA
PINEAPPLE
"A"
"B"
"C"
SYMBOL
PRESENT HONOAPIILANI HIGHWAY
INDUSTRIAL HIGHWAY
OTHER ROADS
ALTERNATE "A"
" "B"
" "C"
COMMON ROUTE TO ALL ALTERNATES
GRUEN ASSOCIATES' ALTERNATE
POSSIBLE ACCESS POINTS
PROPOSED ALIGNMENTS
HONOAPIILANI HIGHWAY
HONOKOWAI TO HONOKOHUA
SCALE 1" = 200'

PLEASE CREDIT
NELSON/ZELLERS PHOTO

4801- 3620

NELSON & ZELLERS
Photo-Craft Co.
1341 LUSITANA ST.
HONOLULU, HAWAII 96813
PHONE 501-208

NAPILI 1 PLAT 01

NAPILI 2 PLAT 01

NAPILI 3 PLAT 01

NAPILI 4 PLAT 01

NAPILI 5 PLAT 01

NAPILI 6 PLAT 01

NAPILI 7 PLAT 01

NAPILI 8 PLAT 01

NAPILI 9 PLAT 01

NAPILI 10 PLAT 01

NAPILI

Tax Map Key: 4-5-01:13

TRUE NORTH
SCALE 1 in = 100 FT

PROPOSED HIGHWAY (150' R/W)

150'

660'±

Portion of
Parcel 1
Area = 3.5 Ac ±

Haul Cane Road

Existing

340'±

HONOAPIILANI HIGHWAY

665'±

Portion of
Parcel 2
Area = 6.0 Ac ±

Tax Map Key: 4-3-01:12

550'±

615'±

To Lahaina

MAP SHOWING

Portions of Parcels 1 and 2. Tax Map Key: 4-3-01:12 & 13
between Proposed Highway and Honoapiilani Highway

Scale: 1 in. = 100 ft. Date: Jan. 26, 1970

PREPARED BY:
NORMAN SAITO
ENGINEERING CONSULTANTS, INC.
KAILUA, MAUI, HAWAII

7243

Tax Map Key: 4-3-01:13

TRUE NORTH
SCALE 1 in = 100 FT

HIGHWAY (150' R/W)

PROPOSED

550'±

150'

660'±

Portion of
Parcel 1
Area = 3.5 Ac ±

Cane Road

Existing Haul Cane

265'±

Tax Map Key: 4-3-01:12

Portion of
Parcel 2
Area = 6.0 Ac ±

615'±

340'±

HONOAPIILANI HIGHWAY

To Lahaina

MAP SHOWING

Portions of Parcels 1 and 2. Tax Map Key: 4-3-01:12 & 13
between Proposed Highway and Honoapiilani Highway

Scale: 1 in. = 100 ft. Date: Jan. 26, 1990

PREPARED BY:
NORMAN SAITO
ENGINEERING CONSULTANTS, INC.
KAILUA, MAUI, HAWAII

7244

Tax Map Key: 4-3-01:13

TRUE NORTH
SCALE 1 in = 100 FT

HIGHWAY (150' R/W)

PROPOSED

150'

660'±

Portion of
Parcel 1
Area = 3.5 Ac ±

Existing Haul Cane Road

340'±

HONOAPIILANI HIGHWAY

665'±

550'±

Portion of
Parcel 2
Area = 6.0 Ac ±

Tax Map Key: 4-3-01:12

615'±

To Lahaina

MAP SHOWING

Portions of Parcels 1 and 2. Tax Map Key: 4-3-01:12 & 13
between Proposed Highway and Honoapiilani Highway

Scale: 1 in. = 100 ft. Date: Jan. 29, 1990

PREPARED BY:
NORMAN SAITO
ENGINEERING CONSULTANTS, INC.
KAILUA, MAUI, HAWAII

7245

Tax Map Key: 4-3-01:13

TRUE NORTH
SCALE 1 in = 100 FT

PROPOSED HIGHWAY (150' R/W)

550'±

660'±

665'±

915'±

Portion of
Parcel 1
Area = 3.5 Ac ±

Portion of
Parcel 2
Area = 6.0 Ac ±

Tax Map Key: 4-3-01:12

Existing Haul Cane Road

340'±

HONOAPIILANI HIGHWAY

To Lahaina

MAP SHOWING

Portions of Parcels 1 and 2. Tax Map Key: 4-3-01:12 & 13
between Proposed Highway and Honoapiilani Highway

Scale: 1 in. = 100 ft. Date: Jan. 29, 1970

PREPARED BY:
NORMAN SAITO
ENGINEERING CONSULTANTS, INC.
KAILUA, MAUI, HAWAII

7246

Tax Map Key: 4-5-01:13

TRUE NORTH
SCALE 1 in = 100 FT

PROPOSED HIGHWAY (150' R/W)

660'±

550'±

265'±

615'±

340'±

150'

Existing Haul Cane Road

Portion of
Parcel 1
Area = 3.5 Ac ±

Portion of
Parcel 2
Area = 6.0 Ac ±

Tax Map Key: 4-3-01:12

HONOAPIILANI HIGHWAY

To Lahaina

MAP SHOWING

Portions of Parcels 1 and 2. Tax Map Key: 4-3-01:12 & 13
between Proposed Highway and Honoapiilani Highway

Scale: 1 in. = 100 ft. Date: Jan. 29, 1990

PREPARED BY:
NORMAN SAITO
ENGINEERING CONSULTANTS, INC.
KAILUA, MAUI, HAWAII

7247

PAILOLO CHANNEL

HONOLUA BAY

FLEMING BEACH

HONOKAHUA

KAANAPALI

LAHAINA

A69-218 McCORMACK

URBAN

AGRICULTURE

CONSERVATION

Honolua Bay
Honolua
Makuleia Bay
BM 124
Submerged Rocks
Kamane
Punalau Pt
Lipoa Point
VABM 136
Mafo 2
Kulaokaea
Pohakupuile
Konehelelee
HONOAPIILANI HIGHWAY
HEAKALANI HEAU
Water Tank
Honokohau Bay
Kanounou Pt
Nakalele Pt
VABM 305
Honokohau 2
COAST GUARD RESERVATION
Light
Puu Kaeo 358
Quarry
Keawalua
Corral
Kula o Kalailoloa
Honokohau
Water Tank 482
Punaha Gulch
Water Tank 412
Pohakupuile
APPROXIMATE
Water Tanks
Puu Klea 732
Papua Gulch
Honolua Gulch
Honokohau Gulch
Poelua Bay
BM 216
Akaiakahi
Waiakeakua
Waikeakua
Anakaluahine
Maalehe
Gulch
WAILUKU LAHAINA DISTRICT
TERRITORIAL PASTURE IMPROVEMENT AREA
KAHAKULOA DISTRICT
Poelua Gulch
APPROXIMATE
Honokahua
(Honokohua PO)
Honokahua Bay
Onelua Bay
Namalu Bay
Hawea Point
Submerged Rock
Makaluapuna Pt
COAST GUARD RESERVATION
Ka Huahua
Cem
Napili Bay
Kapalua
Kapalua Beach
Kaeleku Pt
Honokeana Bay
Papaua
BM 10
Alaeloaiki
Alaeloa Pt
Keonenui
Haukoe Pt
Kaopala
Kaia Pt
Kaea Pt
Kahana
Cemetery
Kahana Pt
Kapua
Pohakukaanapali
Lae o Kama
Rocks
Honokowai
Coral Reef
Honokowai Pt
Water Tank
Honokowai Res
Pump House
Power Plant
Water Tank
Aband Res
Puukolii
Puukolii Reservoir
Kaanapali
Ammonia Tanks
Kekaa Pt
VABM
Hanakaoo Pt
Hanakaoo Cemetery
Pumping Sta
Hahakea
Wahikuli
Wahikuli Reservoir
VABM
Puu Lama
Crater
Crater Res
Water Tank
Kahoma Shaft Pump
Power Plant
Cistern
Lahainaluna High School
Mala
Mala M/I Stack
Mala Wharf
BM 10
Pineapple Cannery
Puuhiha Cemetery
Puunoa Pt
Puunoa
Kapunakea
Cisterns
Kahoma
Kelawa
Sugar Mill
Lahaina
BM 9
Lighthouse
Breakwater
Kamehameha III School
Lunaville
Wainee
Cem
Park
Wahola Church
Lahaina NW Base
Siphon
Makila (Site)
Wahanukole
Launiupoko
Launiupoko Pt
Launiupoko VABM 809
Puu Mahanalua Nui
Puu Hipa 1002
Lahaina SE Base
National Guard Rifle Range
BM 15
Nalima Wai
Ka Puali
Awalua
Corral
Reef
Coral
Pump
Ditch
Flume
Tunnel
Pipeline
Gulch
Stream
Res
Cem(s)
Quarry
Water Tank
Power Plant
Cistern
Siphon
Pump House

A69-218 McCORMACK

HONOLUA BAY

FLEMING BEACH

KAANAPALI

HONOKAHUA

MAKALUAPUNA PT.

ALAELAE PT.

HONOLUA BAY

Mary P. Kamaka - Lit 1/12
Doreen Saito - 1/12
Abraham Kamaka - 1/12
Yvonne L.K. Thrope - 1/12
Charles L.K. Kamaka - 1/12
Clement Kamaka - 1/12
Nancy P. Kamaka - 1/12
James E. Fleming, et al - 1/12
Elizabeth H. Fleming, et al - 1/12
2.0 Acs.

Herman L. Faarbye & wf Miriam S. Tie
(See above) 0.540 Ac.

Maui Pineapple Co. Ltd
(Haw. Evan. Assn. Le)
0.27 Ac.

State of Hawaii
(Haw. Evan. Assn. Le)
1.85 acs.
HONOKAHUA (SCH. LOT 49)
Exec. Ord. No. 491
Roman Catholic Church
0.34 ac.

United States of America
100 acs
HAWEA LIGHTHOUSE

(138.02 Ac.) GOV'T MAIN ROAD (138.163 Ac.)

CAMP

DAIRY

FIELD 46

FIELD 47

FIELD 48

FIELD 49

FIELD 42

FIELD 38

FIELD 45

FIELD 32

FIELD 33

FIELD 35

FIELD 30

FIELD 29

FIELD 28

FIELD 31

FIELD 106

FIELD 105

FIELD 104

FIELD 103

FIELD 109

ORCHARD

Aloe plant

PLAT 02

PLAT 03

PLAT 04

PLAT 05

PLAT 07

PLAT 08

HONOKAHUA STREAM

HONOLUA DITCH

L.C. Aw. 4243-C
Co. 8 ac
L.C. Aw. 4250-3
(1.02 ac)
L.C. Aw. 4250-2
(0.79 ac)
L.C. Aw. 4250-1
(0.78 ac)
L.C. Aw. 4240-4
L.C. Aw. 3687-2
L.C. Aw. 4243-B-1
L.C. Aw. 4243-B-2
(0.64 ac)
Maui Pineapple Co., Ltd
5950.209 Acs.

HONOKAHUA CAMP
(10.43 ac.)

Pineapple Hill Resort, Ltd. - le
(1.796 Acs.)

State of Hawaii
(Maui Pineapple Co. Ltd - le)
5524-2-3
145.868 Acs.

State of Hawaii
(Maui Pineapple Co. Ltd - le)
5524-4
5870 Acs.

Maui Pineapple Co. Ltd
2073.374 Acs.

Pioneer Mill Co. Ltd. - le
L.C. Aw. 4268-A

Maui Pineapple Co. Ltd
(Pioneer Mill Co. Ltd) - le
3094.044 Acs.

Mike McCormack Inc.
(Island Builders & Developers, Ltd)
9.275 Ac.

Mike McCormack Inc.
(Island Builders & Developers, Ltd)
7.46 Ac.

Kaanapali Landscapers, Ltd.
10.3106

County of Maui
(Board of Water Supply)
21.0007

Lillian Nakoa Sarai - 10/15 Et al.

Edward Napeepae
William P. Iaela - 96/192
Matilda Napeepae
Victoria Napeepae 8/192
Raymond Iaela
Henry Iaela 8/192
Elizabeth Ekkart, Jr. 8/192
Margaret Iaela 8/192
Rose Kinune 8/192
John Kapaku, Jr. 8/192
Marvin Kapaku 8/192
Sally Kapaku 8/192
Donald Kapaku 8/192
Rolana Kapaku 8/192

MAHINAHINA VILLAGE

PUUKOLII CAMP

Honokowai Waterworks Pipe Line Right of Way

General Lease 1841
1153.89 Ac

General Lease 1842
197.2 Ac.

Pipe Line Ditch

Ditch

Road

KAHANANUI

KAHUA

WAHIKULI

AKEKAA

KENGAPILIKAU

SEE INSET

MAUI FOREST RESERVE

SEE INSET

ZONE 4 SEC. 5

TRUE NORTH
Scale 1" = 200'

HONOAPIILANI HIGHWAY

24 26 & 27 (Valley Isle Highway Corporation) Le

22 71,051 sf

23 (175,049 sf)

24 Edward B. Watson, Jr (See Lot H) 1.018 Acs.

26 Helen A.B. Young (See Lot H) 1.018 Ac.

27 Kuulaialoha B. Lay (See Lot H) 1.002 Ac

Hyades B. Kiesel (Pacific Basin Travel Systems Corp. 1/2)

Myron A. Resnick & Rosanne D. Resnick 25 Sisters 1.078 Acs.

ENLARGEMENT OF PARCEL 11 (V-3-01)
Scale 1" = 200'

A11 "A"

4301

True North
1" = 1000'

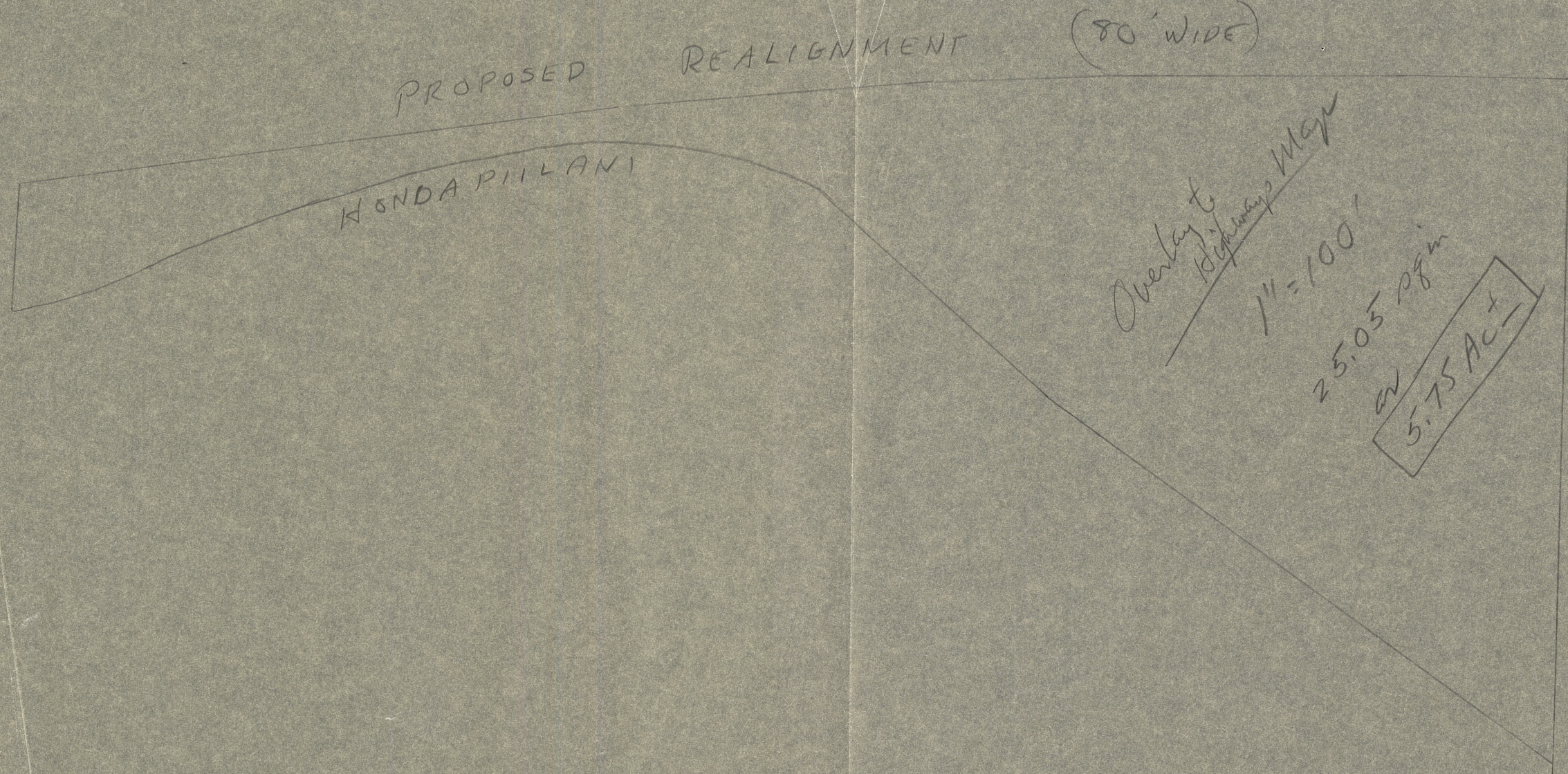
SEC. 3

Honokowai Stream

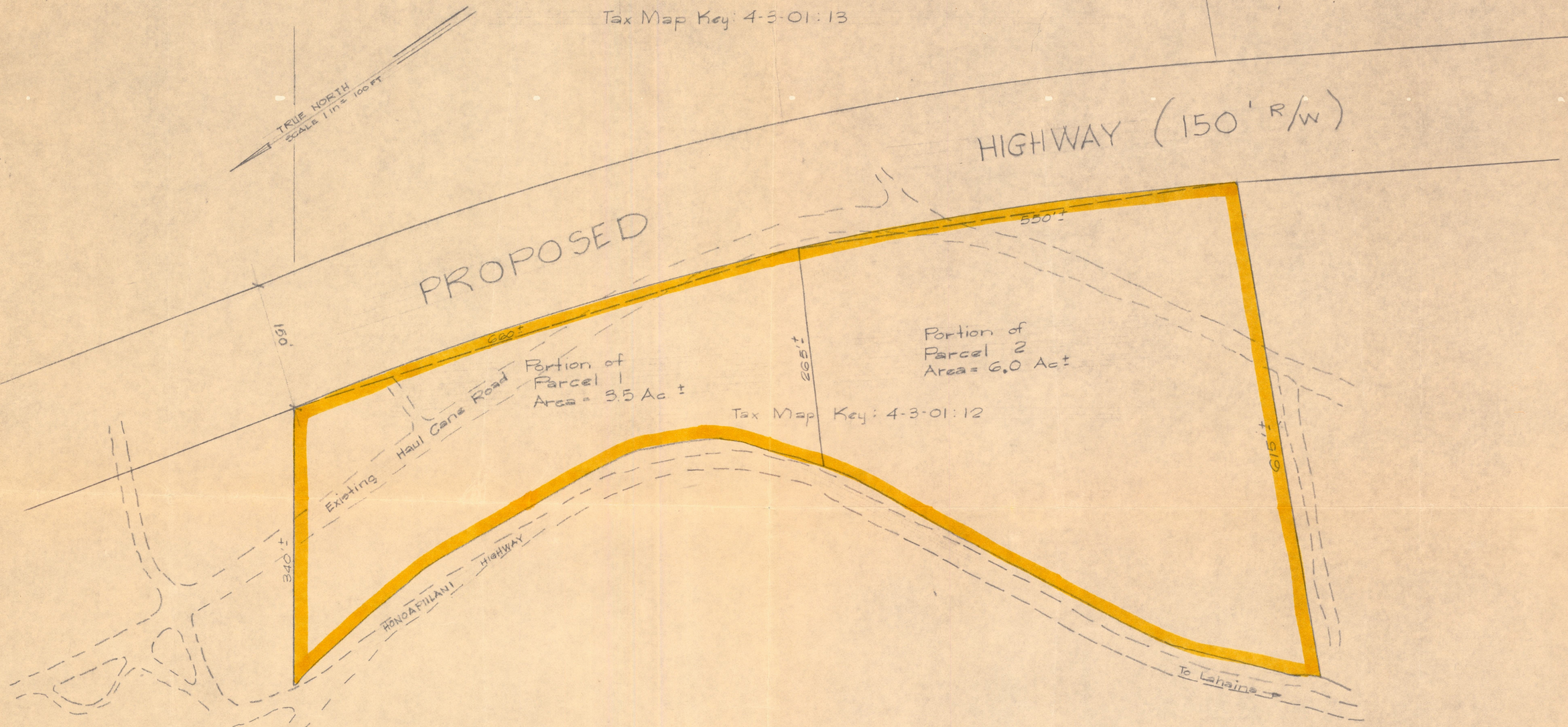
FOREST

ZONE 4

7249


PROPOSED REALIGNMENT (80' WIDE)
HONDAPIILANI
Overlay to Highways Map
1" = 100'
25.05 sq in
or
5.75 Ac ±

7250



MAP SHOWING

Portions of Parcels 1 and 2. Tax Map Key: 4-3-01:12 & 13
between Proposed Highway and Honoapiilani Highway

Scale: 1 in. = 100 ft. Date: Jan. 26, 1970

PREPARED BY:
NORMAN SAITO
ENGINEERING CONSULTANTS, INC.
WAILUKU, MAUI, HAWAII

Tax Map Key: 4-3-01:12 & 13

7251