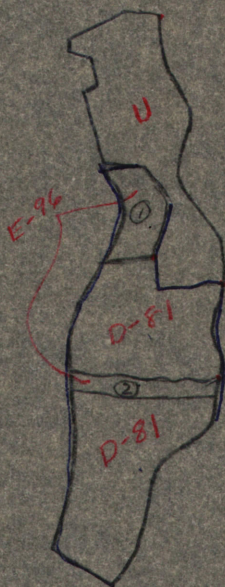


A69-221 - C. BREWER AND COMPANY (WAILUKU)

1" = 2000'



Total area - 131.31 ac
Area proposed to "A" - 98.25 ac

① 11.01 ac }
② 7.34 ac } 18.35 ac

Remain "U" - 33.06 (TMK 38.09 ac)
"A" less steep areas - 79.90

C. Brewer
Maui Hgts

UNITED STATES DEPARTMENT OF AGRICULTURE

SOIL CONSERVATION SERVICE

440 Alexander Young Building
Honolulu, Hawaii 96813

3048
HSE

October 8, 1969

Mr. Ramon Duran
Executive Officer
Dept. of Planning & Economic Dev.
Land Use Commission
P. O. Box 2359
Honolulu, Hawaii 96804

RECEIVED

OCT 9 1969

State of Hawaii
LAND USE COMMISSION

Dear Mr. Duran:

Subject: Tax Map Key 3-5-01: 1 and 3-5-02: 3
Wailuku, Maui

In response to your request concerning the above area dated October 1, 1969, the attached report based on our detailed soil survey was developed.

You will note in the report that--just considering soils--the limitation for the majority of land in question keys out "moderate" for homesites and for irrigated cropland. The limitation placed on the majority of this area for pasture is "slight."

In order to achieve the "moderate" limitation for irrigated cropland, of course, irrigation water would need to be introduced. Also, to produce pineapple and other row crops in the most efficient manner, the mechanical correction of the cobbly condition over most of the area would be desirable. The presence of cobbles would not be a serious deterrent to sugarcane or pasture production. You will note in the report that similar soils in the area are being successfully used for sugarcane production with irrigation.

We hope that our comments and report will be helpful to you in arriving at the subject land use decision.

Very truly yours,

Fred Haughton

Fred Haughton
State Conservationist

Attachment

HAWAII

OUR SOIL ★ OUR STRENGTH



UNITED STATES DEPARTMENT OF AGRICULTURE
SOIL CONSERVATION SERVICE

3

TABLE OF CONTENTS

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INTRODUCTION

This report is based on a detailed soil survey. Maps are provided which show limitations by color for slope, irrigated cropland, pasture and homesites, lawns and gardens. In addition, tables of soil interpretation for community development and recreational uses are included in this report.

This information is not intended to eliminate on-site investigations for specific structures on land use, but rather, serves as a guide for planning more detailed on-site investigations.

Criteria and assumptions used in determining the relative ratings for specific uses for community development and recreational uses are on file in the Soil Conservation Service office.

SOIL INTERPRETATIONS FOR
COMMUNITY DEVELOPMENT AND RECREATIONAL USES

Soil limitation ratings for community development and recreational uses are given in Table 1.

The soils are rated as having slight, moderate, or severe limitations. Soil properties such as depth to bedrock, smeariness, slope, stoniness, texture, and erosion hazard were considered in making these ratings. The importance of soil property may change as different uses are considered. For instance, a soil on steep slopes is generally suitable for paths and trails but poorly suited for homesites. The ratings point out degree and kind of limitations, but they do not eliminate the need for careful on-site investigations.

The three degrees of soil limitations are defined as follows:

1. Slight - These soils have few, if any, limitations for use.
2. Moderate - These soils have one or more properties that limit their use. Correcting these limitations will increase the installation and maintenance costs.
3. Severe - These soils have one or more properties that seriously limit their use. It may be possible to correct these limitations; however, the cost will be high.

Soils rated as severe may be best from an aesthetic standpoint and other reasons, but they require more site preparation or maintenance for such use.

It cannot be overemphasized that these interpretations are not the only features to consider when planning. Features such as the presence of trees, proximity to water, transportation, population centers and

(2)

other factors which affect desirability of a site are not considered. Other factors to consider in planning include, but are not limited to, availability of water, size of area, accessibility and location, legal or economic requirements, climate, and relationship to other similar facilities. Thus, interpretations of the soils are only one factor to be evaluated in deciding if a site or land use is feasible.

SOIL INTERPRETATIONS FOR AGRICULTURAL USES

The soils are rated as having slight, moderate, or severe limitations. Soil properties such as depth to bedrock, slope, texture, structure, stoniness, erosion hazard, and inherent fertility were considered in making these ratings.

Soil Limitation Ratings for Irrigated Cropland

The Wailuku and Iao soils are used for sugarcane under irrigation. With irrigation these soils are suited to a wide variety of climatically adapted crops. Without irrigation they are suited for pasture and pineapple. These soils are very sticky and very plastic when wet and are subject to compaction with heavy equipment. The Iao soil can be effectively cultivated only within a narrow moisture range. If the soil is plowed when it is too wet, large clods are formed.

Conservation of soil and water can be accomplished by cross slope or contour cultivation and use of crop residue. Diversion ditches are needed on long slopes to carry runoff water. The soil responds to fertilization. The kind and amount of fertilizer elements are best determined by soil tests, tissue analysis, and experience. Yields of sugarcane are about 12 to 15 tons per acre per crop.

SOIL LIMITATION RATINGS FOR PASTURE

Except for the Rough broken land, these soils have slight limitation for pasture use. Unimproved pastures in this area are estimated to produce 1,000 to 2,000 pounds of air-dry forage per acre per year.

Well-managed pastures will produce 2,000 to 4,800 pounds of air-dry forage per acre per year. Pasture management programs should consider the length of green feed period and the consistent variation in forage production from season to season. Pasture rotation, periodic deferment, and a good fertilization program will help maintain the desirable forage plants.

SOIL DESCRIPTIONS

WvC Wailuku silty clay, 7 to 15 percent slopes

This is a deep, well-drained soil developed on moderately sloping alluvial fans. Permeability is moderate. Inherent fertility is medium. Erosion hazard is slight to moderate. Land capability IIIe.

IbC Iao cobbly silty clay, 7 to 15 percent slopes

This is a deep, well-drained soil developed on moderately sloping fans and drainageways. Permeability is moderately slow. Inherent fertility is medium. Erosion hazard is moderate. Land capability IIIe.



IeC Iao clay, 7 to 15 percent slopes

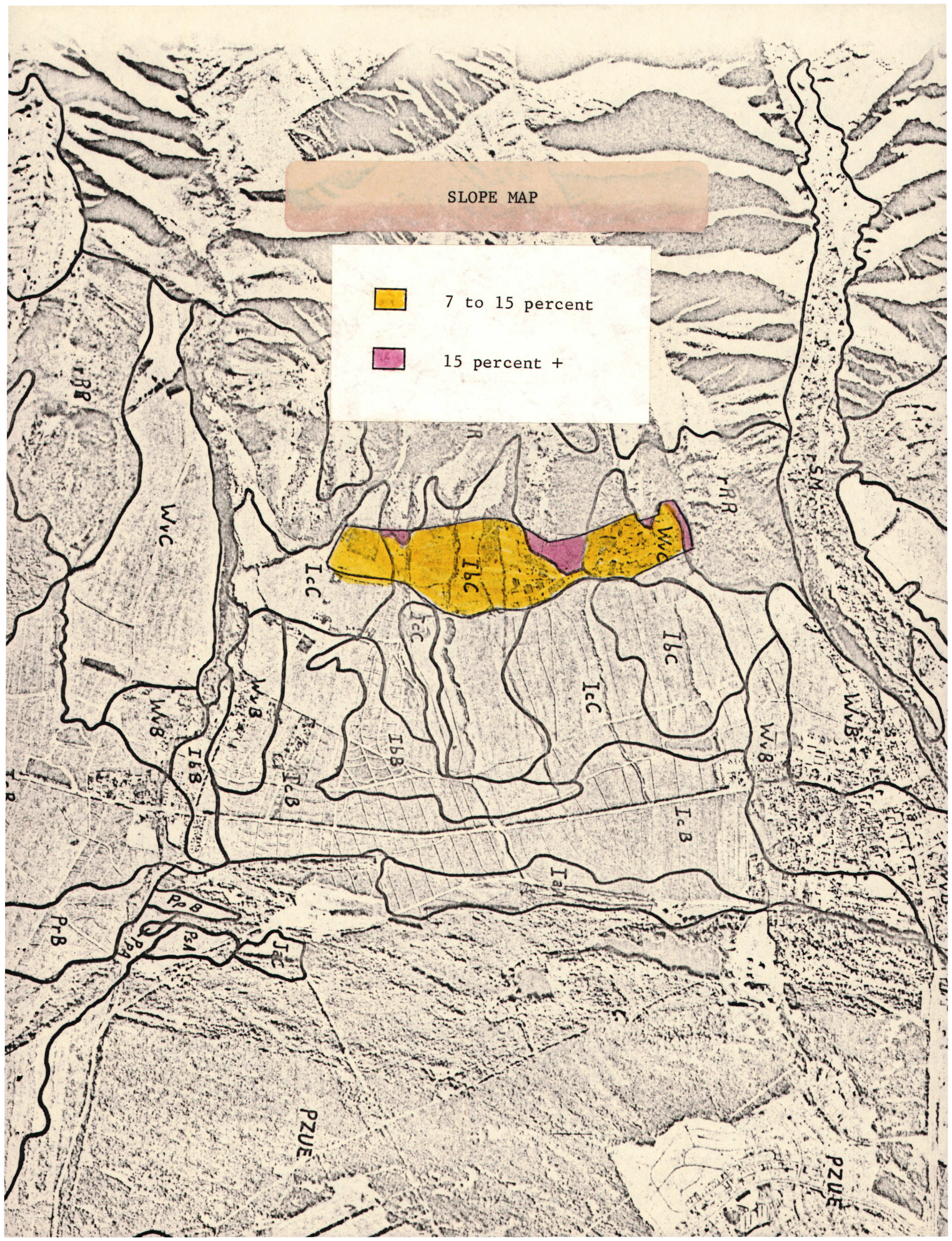
This is a deep, well-drained soil developed on moderately steep fans and drainageways. Permeability is moderately slow. Inherent fertility is medium. Erosion hazard is moderate. Land capability IIIe.

rRR Rough broken land

This is a very steep land broken by numerous intermittent drainage channels. It occurs as gulches and mountainsides with slopes ranging from 40 to 70 percent. The soils are variable and are from 20 to more than 60 inches deep over soft weathered rock. Erosion hazard is severe. Land capability VIIe.

SLOPE MAP

-  7 to 15 percent
-  15 percent +





ADMINISTRATION, INC.
A SUBSIDIARY OF C. BREWER AND COMPANY, LIMITED

Suite 1501
Financial Plaza of the Pacific
Honolulu, Hawaii 96813
(808) 536-4461

Los Angeles, California 90017
(213) 680 9810

3144
RECEIVED

DEC // 1969

State of Hawaii
LAND USE COMMISSION

December 10, 1969

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

Dear Mr. Duran:

We wish to take this opportunity to express our appreciation for your time and consideration regarding our petitions 69-221 and 69-222 on the island of Maui. We are now in a position to begin implementation of the first increment of our development plan. Mahalo!

Sincerely,

Edward E. Crook
Administrative Assistant

EEC:jlp

② A69-221

C. Brewer (Wailuku)

TMK 3-5-01: por 1
3-5-02: por 3

Total 98 acres from U to A
Wailuku, Maui

December 10, 1969

Mr. G. R. Ewart, III
Assistant Secretary
C. Brewer & Company
P. O. Box 3470
Honolulu, Hawaii 96801

Dear Mr. Ewart:

The petition by C. Brewer & Company, Limited (A69-221) to amend the land use district boundaries at Wailuku, Maui was reviewed by the Land Use Commission at its meeting on December 5, 1969 and approved as follows:

<u>Location</u>	<u>Tax Map Key</u>	<u>Change Approved</u>	<u>Acreage</u>
Wailuku, Maui	3-5-01: portion of 1	Urban to Agricultural	98

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.

TO : G. R. Ewart
FROM : Alex Butchart
DATE : May 23, 1969

SUBJECT: URBAN AREA WAILUKU HEIGHTS

Enclosed is a section of tax map 3-5 noting the urban zoning in blue (123.02 acres) and the potential cane land in green (112.5). There are 95 acres of potential cane land within the urban area and the balance of the possible cane land is presently zoned agriculture.

We can put 7.5 acres of land into cane now as the present ditch can be used for water distribution to this area and can possibly take in another 7 or 8 acres if we cross the gulch. The crossing will be quite expensive for the area involved.

The balance of the area for cane will be utilized when we get our water distribution worked out.

STATE OF HAWAII
LAND USE COMMISSION

Molokai Community Center
Kaunakakai, Molokai

October 3, 1969
12:30 p.m.

STAFF REPORT

A69-221 - C. BREWER AND COMPANY (Wailuku)

The petitioners are requesting that approximately 98 acres be reclassified from the Urban District into the Agricultural District adjacent to the Wailuku Heights Subdivision and identified as TMK 3-5-01: 1 and 3-5-02: 3.

Background

The Wailuku Heights Urban District lies approximately 1½ miles southwest of the urban center of Wailuku, Maui. Access to the area is by Alu Road leading from Main Street at the base of Iao Valley. The Wailuku Heights Subdivision is substantially occupied by single family dwelling units. Makai or east of the subdivision, the lands are planted in sugar cane by Wailuku Sugar Company. An irrigation ditch from Iao Valley flows along the makai side of the Wailuku Heights Subdivision and the property in question, providing irrigation to the cane lands below. The area mauka or west is steep wooded lands at the base of the West Maui Mountains. The property in question is considerably steep immediately mauka of the existing subdivision. However, the lands to the south have an average slope of 12 percent and seem to be cleared, fallow grazing or cane lands.

The Land Study Bureau has classified the steep area of approximately 18 acres as E-96 "very poor" for overall agricultural productivity. As a selected crop productivity rating, the Land Study Bureau also rates this area as "E" or "very poor" for sugar cane primarily because the percent of slope ranges between 36 to 80 percent, predominantly 45, and not suited for machine tillability. The remainder of the area representing approximately 80 acres is rated D-81 with an overall agricultural productivity rating of "D" or "poor" with a selected crop productivity rating of "E" or "very poor" for sugar cane. Mean annual rainfall is 40 to 60 inches. The elevation of the property ranges between 750 feet and 1,000 feet above sea level. The cane lands makai of the Wailuku Heights Subdivision to Honoapiilani Highway are primarily rated "A" or "very good" overall productivity rating with some mauka lands in the "B" or "good" category.

In support of their request, the petitioners have stated the following:

- "a. This area is needed for cane cultivation in order that the company can increase its sugar output to more economically operate its mill at as near production as possible.
- "b. This area is suitable for agriculture and will be cultivated and planted and the company is presently developing water to irrigate additional cane lands."

County Recommendation

On July 14, 1969, the Maui County Planning Commission voted unanimously to recommend the following:

"Approximately 150 acres, being all of that part of the petition including lands on the Waikapu side of Wailuku Heights is recommended for approval. The shortage of water and other development problems make this area more desirable for agriculture than urban."

Analysis

There apparently is no need for additional urban development for housing purposes in this area. Thus, this area being taxed at an urban rate, from the standpoint of the petitioners, should more logically be located in the Agricultural District. Unfortunately, however, the soil rating by the Land Study Bureau of the area in question for agricultural purposes is "very poor" and "poor" for agricultural production.

The Land Use Commission has established standards for determining the boundaries of an Agricultural District. They include "lands with a high capacity for agricultural production". However, this, according to the Land Study Bureau, does not apply. Another criteria is "lands with sufficient potential for grazing may be included". However, the Land Study Bureau indicates that the "D" or "poor" soils, if used for grazing, have only a "fair" productive rating. These "lands are

surrounded by or are contiguous to agricultural lands" and therefore may be included in the Agricultural District.

"Lands in intensive agricultural use should be in the district," but such is not the case; and, this standard does not apply to this area. Also, an important and appropriate standard in this case is "lands not included in an Agricultural District and of indeterminate potential may be included in this district at such time as the productive capacity or potential of the land is demonstrated to the satisfaction of the Land Use Commission by the owner or appropriate governmental agency". This has not been demonstrated by the petitioners at this time. We have written to the Land Study Bureau, Soil Conservation Service, and the University Extension Service for their evaluation of this petition and have not at the writing of this report received their comments.

Reviewing the Urban District standards, we find that the area is "characterized by concentrations of people, structures, streets, and urban level of services". We also find that the property in question is "in close proximity to centers of trading and employment and to basic services such as water, schools, parks, police and fire protection". The original designation of urban for this area was to provide for "sufficient reserve areas for urban growth on a 10-year projection".

Also, the criteria "land contiguous with existing urban areas shall be given more consideration than non-contiguous lands" applies to the petitioned area.

"Lands included in the Urban District shall be those with satisfactory topography and drainage and reasonably free from the danger of floods and unstable soil conditions." This criteria is applicable to all but that small portion of the property in question which is steep and hilly or involves the area of the gulch.

There has been considerable pressure on Maui for additional urban lands to accommodate the demand for housing generated by the increase in tourist activity. Many urban rezoning requests have involved lands in pineapple and sugar cultivation. If the Land Use Commission is to promote the intent of the Land Use Law, it is desirable that urban growth be directed away from areas that have a capability for agricultural activity or are in agricultural production.

Recommendation

The application of the standards for the Agricultural District and the Urban District clearly indicates that the property in question more appropriately qualifies for an urban classification. In view of the lack of additional evidence to prove the suitability of the area in question for agricultural purposes and because of the pressure to urbanize prime agricultural lands by various landowners on Maui, it seems desirable that the urban growth should occur on marginal

agricultural lands adjacent to existing Urban Districts, and
due to lack of sufficient evidence to the contrary, it is
recommended that this request be denied.

developer granted

10-5-69 Sun. Star Bulletin's Commission

zoning case delay

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 re-zoning 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 re-zoning of 123 acres in Wailuku Heights from urban to agricultural.

George R. Ewart, repre-

senting 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 re-zoning 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, Molo-kai, 14 miles east of Kaunakakai.

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

UNIVERSITY OF HAWAII

Land Study Bureau

October 2, 1969

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OCT 6 1969

State of Hawaii
LAND USE COMMISSION

Mr. Ramon Duran
Executive Officer
Land Use Commission
Dept. of Planning & Economic Development
P. O. Box 2359
Honolulu, HI 96804

Ramon
Dear Mr. Duran

The following comments are submitted in response to your inquiry of October 1, 1969, concerning tax parcels 3-5-01:1 and 3-5-02:3 in Wailuku, Maui.

The lands in these parcels are rated class D (poor) in general agricultural productivity because of the difficulty of obtaining adequate irrigation water. If water were readily available, the rating would be class B (moderately well suited for cultivation), and these lands would normally be cropped intensively. Should a supply of water be made available at a sufficiently low cost, these lands could be put in crops.

Whether these lands are used for crop production or residential purposes, a problem of soil erosion and runoff does exist. Consequently, caution is suggested particularly in the development of the steepest lands. Rainfall infiltration rates decrease as the vegetative cover (natural or planted) is removed and the area is covered with homes, driveways, roads and patios. Frequent flash floods--even with relatively low rainfall--can be the result. Infiltration provides for the recharge of the reservoir of ground water.

Aerial photographs of the Wailuku and Waikapu areas show urban encroachment into the sugar cane lands south of Wailuku from all directions. A determined effort is needed to hold the line from further urban expansion. One possible solution would be to encourage development in the Kahului sand hills. These lands are low in productivity, close to Wailuku, have high infiltration rates and offer stable building sites. Furthermore, the concentration or centralization of urban development will help to keep the cost of county and state services lower and their operation more efficient.

I trust this data will be of value in your deliberations.

Sincerely yours

Hal

Harold L. Baker
Director

3050



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OCT 10 1969

State of Hawaii
LAND USE COMMISSION

STATE OF HAWAII
DEPARTMENT OF LAND AND NATURAL RESOURCES
DIVISION OF WATER AND LAND DEVELOPMENT

P. O. BOX 373
HONOLULU, HAWAII 96809

October 7, 1969

ASC
C. Brewer
Wailuku Hts

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

Dear ^{Rom} Mr. Duran:

As requested, we reviewed the water situation relative to the proposed land use district change from Urban to Agriculture in the Wailuku Heights area on Maui.

There are about 70 residential lots presently developed in the Wailuku Heights Urban district covering slightly less than half the total Urban district. The remaining area is undeveloped and the proposed change calls for converting this undeveloped area to Agricultural uses.

The Maui County Water Department provides domestic water services to the 70 lots. The remaining undeveloped area has no water system, domestic or agricultural. Hence, putting the area into sugar cane will require construction of an irrigation system. However, since the surrounding areas are presently in sugar cane and irrigation water is available in Waikapu Valley, we see no problems in making water available to the area for agricultural purposes.

Very truly yours,

Bob

ROBERT T. CHUCK

MT:ey

3056

869-221
AST

UNIVERSITY OF HAWAII

Cooperative Extension Service · College of Tropical Agriculture
United States Department of Agriculture Cooperating

October 10, 1969

RECEIVED

OCT 16 1969

State of Hawaii
LAND USE COMMISSION

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

Dear Mr. Duran:

Your letter regarding Tax Map Key 3-5-01: 1 and 3-5-02: 3 Wailuku, Maui has been referred to me.

The soils in the subject area are the Iao series. This soil contains the montmorillonite type clays, and this may cause damage to structures placed upon them due to slippage such as that which has occurred in Aina Haina and Palolo Valley here on Oahu. This would favor agricultural usage for these soils, especially in the steeper areas. Suitability for use in high value crops, due to need for high fertilization and irrigation to produce economical yields, indicates a more desirable land use for agriculture.

The steep slopes included in this subject area are not suited for agricultural usage except for pasture. The soils are too shallow and too rocky for use with cultivated crops. It would be impractical to change the Land Study Bureau classification of very poor for cultivated crops.

My recommendation is to change to Agricultural District keeping in mind the necessity for high fertilization and for irrigation. It is possible to have land slippage and damage to structures if remaining in urban district and if intensive development for housing is undertaken.

I trust this information is useful to you. If I may be of further help in any way, please feel free to call upon me at any time.

Sincerely,

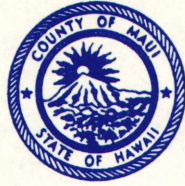
Wade W. McCall
Specialist in Soil Management

WWM:ak
cc: Dr. Sanford
Mr. Harry Sato - SCS

3057

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



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.

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

October 13, 1969

A69-221
ASC
RECEIVED

OCT 16 1969

State of Hawaii
LAND USE COMMISSION

Mr. Ramon Duran
Executive Officer
Land Use Commission
State of Hawaii
P. O. Box 2359
Honolulu, Hawaii 96804

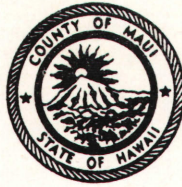
Dear Mr. Duran:

At the public hearing on Molokai, regarding C. Brewer and Company's application for a change in district boundary for 123 acres from urban to agricultural in the vicinity of Wailuku Heights, the question was raised as to the County zoning for this urban area.

At the present time, these lands are subject to the provisions of the County's interim zoning ordinance which does permit agricultural uses within urban areas. However, it is my feeling that if the Commission agrees that it is in the public interest for these lands to be utilized for agricultural uses, then they should be classified as such by the LUC rather than relying upon the provisions of our interim zoning ordinance which we will be proposing amendments to in the near future.

Very truly yours,

HOWARD K. NAKAMURA
Planning Director



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

3058

152
221/100

October 14, 1969

RECEIVED

OCT 16 1969

State of Hawaii
LAND USE COMMISSION

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

Dear Mr. Duran:


Subject: Tax Map Key 3-5-0:01 and 3-5-02:3, Wailuku, Maui

In reply to your letter of October 1, 1969, the following information is submitted for your review:

1. If further urban development is granted in this area, some improvement to the existing water system may be required;
2. Should the area be returned to agricultural use, water will be available to the area provided its use does not exceed domestic requirements.

We hope the above information is sufficient for your use. Should you need more information, please feel free to write us.

Sincerely,



Koichi Hamada, Director

CK/ao

"By Water All Things Find Life"

LAND USE COMMISSION

November 18, 1969

Mr. G. R. Ewart, III
Assistant Secretary
C. Brewer & Company
P. O. Box 3470
Honolulu, Hawaii 96801

Dear Mr. Ewart:

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 the petitions
by C. Brewer & Company (A69-221 and A69-222) to amend
the land use district boundaries at Wailuku and Waiehu,
Maui, 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

STATE OF HAWAII
LAND USE COMMISSION

MEMORANDUM

December 5, 1969
1 p.m.

TO: LAND USE COMMISSION
FROM: STAFF
SUBJECT: A69-221 - C. BREWER & COMPANY, LIMITED (Wailuku Heights)

A duly advertised public hearing was conducted on October 3, 1969, at Kaunakakai, Molokai, on the petitioners' request to rezone approximately 98 acres from the Urban District to the Agricultural District adjacent to the Wailuku Heights Subdivision and identified as TMK 3-5-01: 1 and 3-5-02: 3. The existing Wailuku Heights Subdivision is entirely developed and abuts the subject area. The mauka portion of the subject area is extremely steep. However, the remainder of the land has an average slope of 12 percent. The lands below the subject property are cane lands with a "good" soil suitability rating. The Land Study Bureau rated the property in question "very poor" and "poor" for overall agricultural productivity.

The petitioners stated they can provide water to the site in question and irrigate approximately 95 acres for sugar cane cultivation. The remainder would be used for cattle grazing. Since the public hearing we have received a letter from Howard Nakamura, Maui County Planning Director, stating the property in question is subject to the

12-1-69 sent copy of report & agenda to petitioner

County's Interim Zoning Ordinance which does permit agricultural uses within the urban areas. He also recommends that if the Commission agrees to the agricultural use of the subject area, it should then be classified in the Agricultural District as the County will be proposing amendments to their zoning ordinance in the near future. We also received a letter from Dr. Harold L. Baker, Director of the Land Study Bureau, which states that these lands are in the "poor" productivity category but when adequate irrigation water is provided, the rating would become Class B or a "good" suitability rating for cultivation.

A letter from Wade W. McCall, Specialist in Soil Management, University of Hawaii, Cooperative Extension Service, states in part:

"My recommendation is to change to Agricultural District keeping in mind the necessity for high fertilization and for irrigation. It is possible to have land slippage and damage to structures if remaining in Urban District and if intensive development for housing is undertaken."

Fred Haughton, State Conservationist, U. S. Department of Agriculture, has submitted a comprehensive soil survey of subject property which states in part:

"With irrigation the soils are suited to a wide variety of climatically adapted crops."

In view of the evidence submitted since the writing of the staff report at the public hearing and the above mentioned correspondence, the staff recommends the petition be approved.

STATE OF HAWAII
LAND USE COMMISSION

VOTE RECORD

ITEM A69-221 - C. BREWER & CO. DATE December 5, 1969
 PLACE Conference Room 326 TIME 1:00 p.m.
State Capitol

M
S

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

COMMENTS:

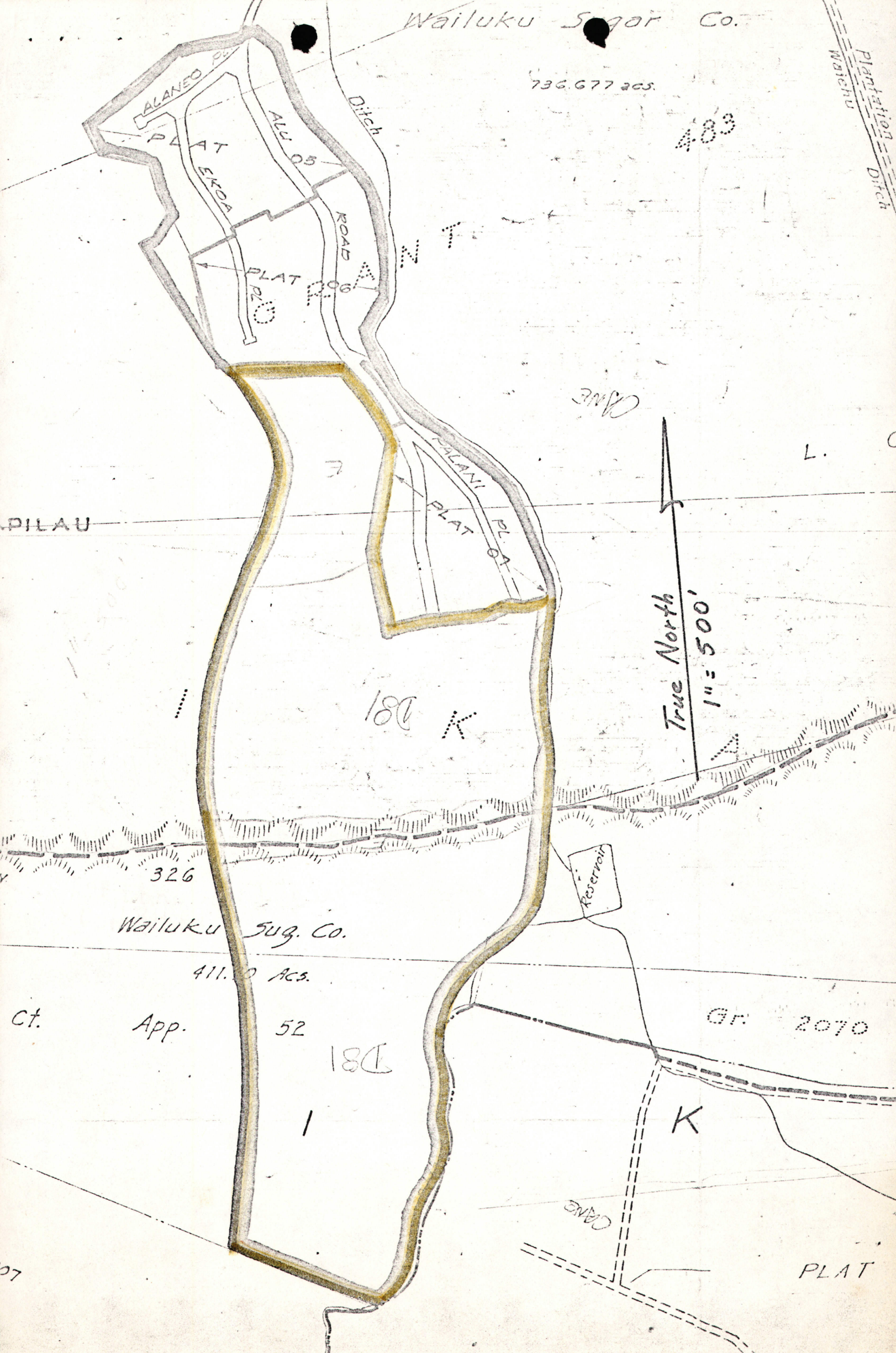
*app use per
staff rec.*

Wailuku Sugar Co.

736.677 acs.

483

Plantation
Wailuku
Ditch



PILAU

Wailuku Sug. Co.

411.0 Ac.

Ct. App. 52

180

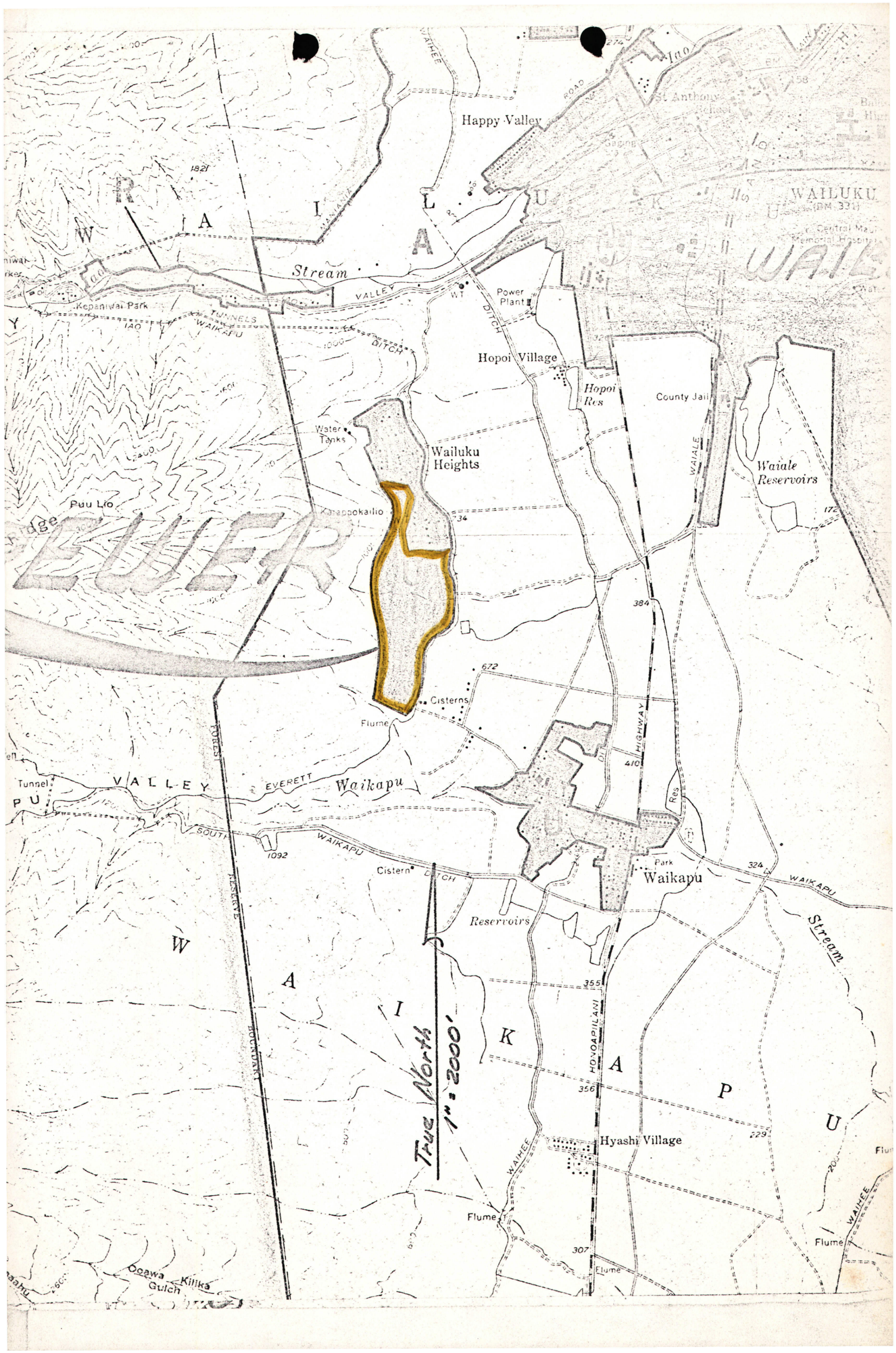
1

Gr. 2070

K

PLAT

07



Happy Valley

WAILUKU
(BM. 331)

Stream

Hopoi Village

Waikuku Heights

Waiale Reservoirs

Water Tanks

Hopoi Res

County Jail

Kapapokailio

Flume

Cisterns

VALLEY

Waikapu

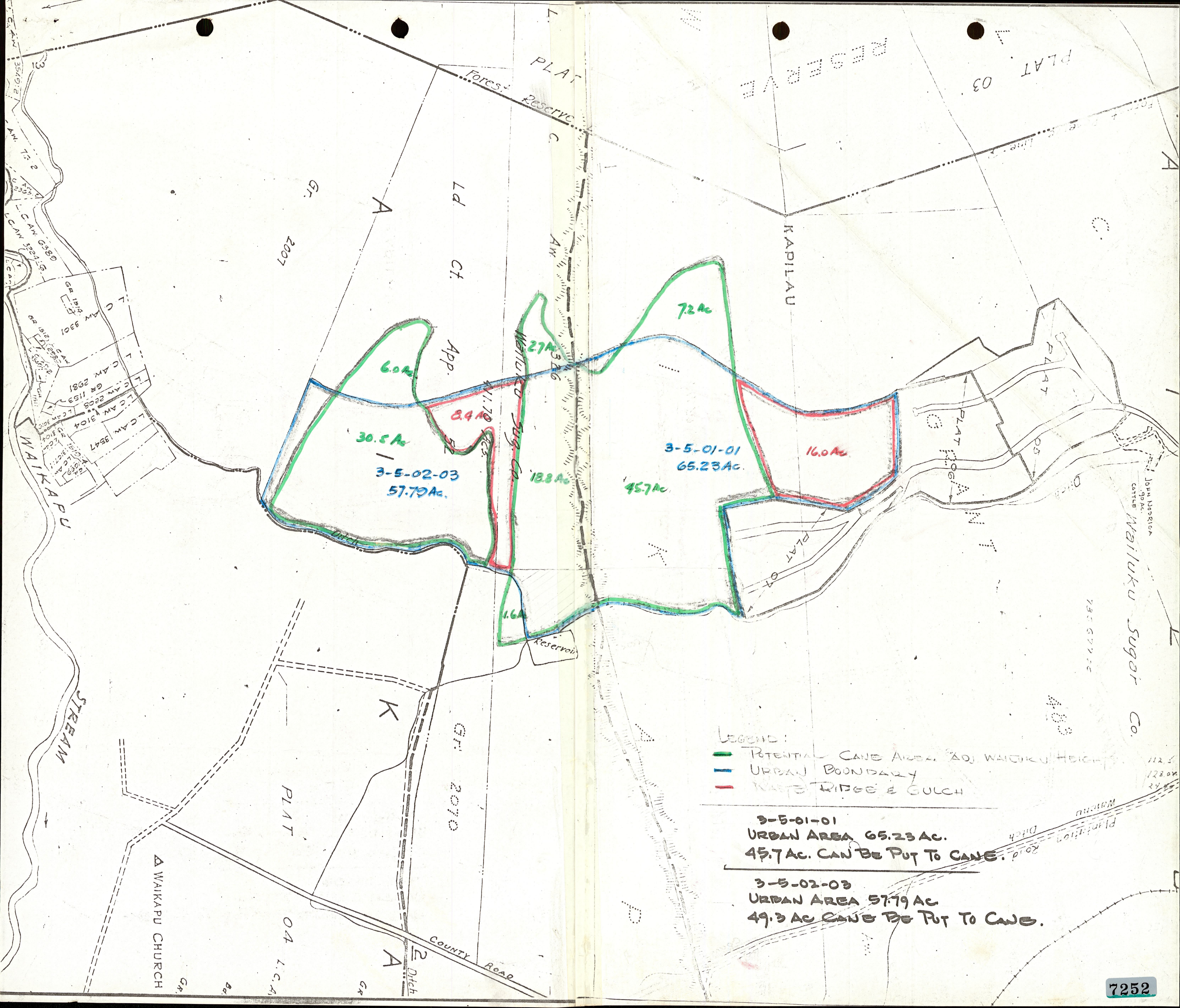
Park
Waikapu

Reservoirs

True North
1" = 2000'

Hyashi Village

Ooawa Gulch
Kilikia



PLAT 03
RESERVE

PLAT
Forest Reserve

KAPILAU

GR 2007

A

Ld Ct.

App.

AW 326

72Ac

60Ac

27Ac

30.5Ac

3-5-02-03
57.79Ac.

8.4Ac

18.8Ac

3-5-01-01
65.23Ac.

45.7Ac

16.0Ac

Reservoir

K

GR 2070

PLAT

WAIKAPU CHURCH

04 L.C.A.

A

COUNTY ROAD

LEGEND:

- POTENTIAL CANE AREA 30J WAIKAPU HEIGHT
- URBAN BOUNDARY
- RIDGE & GULCH

3-5-01-01
URBAN AREA 65.23 AC.
45.7 AC. CAN BE PUT TO CANE.

3-5-02-03
URBAN AREA 57.79 AC
49.3 AC CAN BE PUT TO CANE.

September 23, 1969

Mr. G. R. Ewart, III
Assistant Secretary
C. Brewer & Company
P. O. Box 3470
Honolulu, Hawaii 96801

Dear Mr. Ewart:

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 the applications by C. Brewer &
Company (A69221 and A69-222) to amend the land use
district boundaries at Wailuku and Waiehu, Maui,
will be heard.

Very truly yours,

RAMON DURAN
Executive Officer

*Cagle-A
Type-Erase*

October 1, 1969

Dr. Harold Baker, Director
Land Study Bureau
Room 301, 2065 South King Street
Honolulu, Hawaii 96814

Subject: Tax Map Key 3-5-01: 1 and 3-5-02: 3
Wailuku, Maui

Dear Dr. Baker:

The Land Use Commission is presently considering a petition involving the above subject area for a change in land use district from an Urban to the Agricultural District. We would therefore appreciate your comments as to whether the soils of this property are best suited for agricultural or urban purposes. If your recommendation is for agricultural use, we would also appreciate receiving your comments on how the productivity rating can be improved from the present Land Study Bureau classification of "poor" to "very poor" for the subject area.

A public hearing is scheduled on Molokai on October 3, 1969 and action will occur 45 to 90 days later.

Your early comments and recommendation will be appreciated.

Very truly yours,

RAMON DURAN
Executive Officer

October 1, 1969

Cooperative Extension Service
University of Hawaii
2525 Varney Circle
Honolulu, Hawaii

Attention: Soils Department

Subject: Tax Map Key 3-5-01: 1 and 3-5-02: 3
Wailuku, Maui

Gentlemen:

The Land Use Commission is presently considering a petition involving the above subject area for a change in land use district from an Urban to the Agricultural District. We would therefore appreciate your comments as to whether the soils of this property are best suited for agricultural or urban purposes. If your recommendation is for agricultural use, we would also appreciate receiving your comments on how the productivity rating can be improved from the present Land Study Bureau classification of "poor" to "very poor" for the subject area.

A public hearing is scheduled on Molokai on October 3, 1969 and action will occur 45 to 90 days later.

Your early comments and recommendation will be appreciated.

Very truly yours,

RAMON DURAN
Executive Officer

October 1, 1969

Soil Conservation Service
U. S. Department of Agriculture
Room 440, Alexander Young Building
Honolulu, Hawaii

Subject: Tax Map Key 3-5-01: 1 and 3-5-02: 3
Wailuku, Maui

Gentlemen:

The Land Use Commission is presently considering a petition involving the above subject area for a change in land use district from an Urban to the Agricultural District. We would therefore appreciate your comments as to whether the soils of this property are best suited for agricultural or urban purposes. If your recommendation is for agricultural use, we would also appreciate receiving your comments on how the productivity rating can be improved from the present Land Study Bureau classification of "poor" to "very poor" for the subject area.

A public hearing is scheduled on Molokai on October 3, 1969 and action will occur 45 to 90 days later.

Your early comments and recommendation will be appreciated.

Very truly yours,

RAMON DURAN
Executive Officer

October 1, 1969

Mr. Koichi Hamada, Director
Department of Water Supply
County of Maui
P. O. Box 547
Kahului, Maui 96732

Subject: Tax Map Key 3-5-01: 1 and 3-5-02: 3
Wailuku, Maui

Dear Mr. Hamada:

The Land Use Commission is presently considering a petition involving the above subject area for a change in land use district from an Urban to the Agricultural District. We would therefore appreciate your comments on the availability of water service for domestic uses and also for agricultural purposes.

A public hearing is scheduled on Molokai on October 3, 1969 and action will occur 45 to 90 days later.

Your early comments will be appreciated.

Very truly yours,

RAMON DURAN
Executive Officer

Encl.

October 1, 1969

Mr. Robert T. Chuck, Manager
Water and Land Development Division
Department of Land & Natural Resources
Honolulu, Hawaii

Subject: Tax Map Key 3-5-01: 1 and 3-5-02: 3
Wailuku, Maui

Dear Mr. Chuck:

The Land Use Commission is presently considering a petition involving the above subject area for a change in land use district from an Urban to the Agricultural District. We would therefore appreciate your comments on the availability of water service for domestic uses and also for agricultural purposes.

A public hearing is scheduled on Molokai on October 3, 1969 and action will occur 45 to 90 days later.

Your early comments will be appreciated.

Very truly yours,

RAMON DURAN
Executive Officer

Encl.

C. BREWER AND COMPANY, LIMITED

P.O. BOX 3470
HONOLULU, HAWAII 96801
TELEPHONE 536-4461
CABLE ADDRESS: BREWER

August 1, 1969

Mr. Robert O. Ohata,
Planning Director
Planning Department
County of Maui
P. O. Box 1487
Kahului, Maui, Hawaii 96730

Dear Sir:

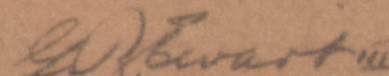
We received a copy of your letter of July 24, 1969 addressed to Mr. C. E. S. Burns, Chairman, and members, Land Use Commission, re: A69-221 and A69-222 -- C. Brewer and Company, reporting recommendations adapted by your Commission at your meeting of July 23, 1969 in regard to our petition to the Land Use Commission for changes in zoning on Wailuku Sugar Company lands.

Our understanding of your action at that meeting in regard to sugar cane and dairy lands west of the Waiheea Golf Course was that recommendation was "to be deferred pending further study." In paragraph 4 of your letter, however, you state that this area "shall be retained in Agricultural Classification." You further state "Incremental development may indicate that Urban Classification may be approved some time in the future." We assume that by reference to "incremental development" you suggest that development of the other areas rezoned should be undertaken first -- that is the 40 acres of sandhills west of the golf course and the 150 acres east of the golf course. For the record we would like to point out that, as Mr. John Kay stated in reply to a direct question from your Chairman at your meeting, it would not be feasible for us to undertake now the development of the remaining lands as a first increment if the dairy and cane lands in question are excluded.

We are proceeding now with further specific studies in regard to relocation of the dairy and would like an opportunity to pursue with you further study of the whole problem of development in this area.

Very truly yours,

C. BREWER AND COMPANY, LIMITED



G. R. Ewart, III
Manager, Land Department

GRE:vw

cc: Land Use Commission

July 15, 1969

Mr. Howard K. Nakamura
Deputy Planning Director
Maui Planning Department
P. O. Box 1487
Kahului, Maui 96732

Re: A69-221 and A69-222 - C. Brewer & Co.

Dear Mr. Nakamura:

Pursuant to your request of July 3, 1969, please be advised that an extension of 15 days to submit your comments and recommendations on the above petition is hereby granted as provided under Act 32.

Very truly yours,

RAMON DURAN
Executive Officer

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

2875
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

JUL 10 1969

State of Hawaii
LAND USE COMMISSION

July 3, 1969

Mr. C. E. S. Burns, Chairman
State Land Use Commission
State of Hawaii
State Capitol
Honolulu, Hawaii

Dear Mr. Burns:

With regard to the petition submitted by C. Brewer and Company for amendments to Land Use District Boundaries on the Island of Maui (A69-221 and A69-222), the Maui County Planning Commission hereby requests an extension of 15 days for the transmittal of comments and recommendations to the Land Use Commission.

We are presently in the process of reviewing the application and holding informal meetings with officials of C. Brewer and Co. for the purpose of obtaining sufficient background data and information to come to a rational decision. However, the regular meeting date at which we are tentatively scheduled to take formal action on the application is on July 22, 1969, slightly beyond the 45 days provided by the State Land Use Law.

Your favorable consideration of this request for extension would be appreciated. Please inform us as to your decision by July 15, 1969, so that if necessary, a special meeting of the Commission may be scheduled to comply with the statutory requirements.

Very truly yours,

Howard K. Nakamura

HOWARD K. NAKAMURA
Deputy Planning Director

cc: Mr. G. R. Ewart III
Mr. Toshi Ansai

Star Bull 6/18/69

State, Maui officials discuss Waihee project with Brewer

Plans for a \$13.5 million development on Wailuku Sugar Co. lands in the Waihee area are under discussion with both State and Maui County officials.

Long-range developments would involve a combination of low-density residential areas, apartment building construction, a shopping center, and hotels suitable for both visitors and retired people.

PLANS also include provision for park and recreation areas and a country club facility.

Boyd MacNaughton, president of C. Brewer and Co.,

which controls the Valley Island plantation, confirmed yesterday that detailed discussions have been taking place.

The Waihee development proposal was announced several months ago when C. Brewer revealed overall development plans for its land holdings — particularly those in Kau on the Big Island.

But details of the Maui plan were lacking at the time.

MacNAUGHTON stressed, however, that since the development is contingent upon securing a change in zoning, discussions with Maui offi-

cials and with the State Land Use Commission are of a preliminary nature only.

The site of the project lies along the ocean shore and in the sand hills north of Wailuku on both sides of the Waiehu golf course.

Some of the area is occupied by the Waihee Dairy, owned by Wailuku Sugar Co.

MacNaughton said, if plans are approved, the dairy would be relocated.

THE PROJECT would be programmed for development between 1972 and 1975.

Between 150 and 200 acres would be involved in developing the first 10 parcels of the

overall plan; while the entire project, if and when completed, might cover between 200 and 300 acres, he indicated.

MacNaughton said the project would be a Wailuku Sugar Co. development and that it would be logical for Brewer's land development division to execute the plan.

State Form B14

STATE OF HAWAII

Department of Planning
and Economic Development

OFFICIAL
RECEIPT

No. 052

Department, Bureau or Commission

June 6 19 69

RECEIVED from C. Brewer and Company
One Hundred and no/100 DOLLARS

LUC - filing fee

\$ 100.00

Ether Umeda

Public Accountant

June 5, 1969

Mr. G. R. Ewart, III
Assistant Secretary
C. Brewer & Company
P. O. Box 3470
Honolulu, Hawaii 96801

Dear Mr. Ewart:

This is to acknowledge the receipt of a check in the amount of \$100.00 and two (2) applications to amend the land use district boundaries at Wailuku and Waiehu, Maui.

In accordance with Section 98H-4, RLH 1955, as amended, and Act 32, SLH 1965, this Commission must schedule a public hearing on these petitions no sooner than 60 days and no more than 120 days. After 45 but within 90 days following the public hearing, the Land Use Commission is obliged to render a decision on these petitions.

A hearing schedule will be determined at a later date to consider the several pending petitions, including these, 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 Comm.

State Form B14

STATE OF HAWAII

OFFICIAL
RECEIPT

No. 232

Land Use Commission
Department, Bureau or Commission

RECEIVED from C. Brewer + Co. June 5 1969

One hundred + 00/100 DOLLARS

2 Petitions for Boundary Change

\$ 100⁰⁰

Don G. Horkawa
Public Accountant

June 5, 1969

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

Attention: Mr. Robert O. Ohata, Planning Director

Gentlemen:

Pursuant to Section 98H-4, RLH 1955, as amended, and Act 32 SLH 1965, we are enclosing copies of two (2) petitions for amendment to the land use district boundaries submitted by C. Brewer and Company, (A69-221 and A69-222).

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.

2817

C. Brewer and Company LIMITED

FOUNDED 1826
POST OFFICE BOX 3470 • HONOLULU, HAWAII 96801

June 3, 1969

RECEIVED

JUN 5 1969

State of Hawaii
LAND USE COMMISSION

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

Gentlemen:

OK

Petition for Boundary Change

On behalf of Wailuku Sugar Company, we herewith submit the following Petitions for Amendment to the Land Use Commission District Boundary and request the changes as indicated below:

1. Petition for a change in zoning from urban to agriculture in the Wailuku area, vicinity of Wailuku Heights Subdivision, portions of tax map keys 3501 parcel 1 and 3502 parcel 3 as shown colored in green and labeled "Petition #1" on the attached map.

a. This area is needed for cane cultivation in order that the Company can increase its sugar output to more economically operate its mill at as near production capacity as possible.

b. This area is suitable for agriculture and will be cultivated and planted. The Company is presently developing water to irrigate additional cane lands.

2. Petition for a change in zoning from agriculture to urban in the Waiehu area, portion of tax map key 3301 parcel 16 and in the Waiehu-Waihee area, portions of tax map keys 3210 parcel 1 and 3213 parcels 1 and 10, vicinity of the Municipal Golf Course, as shown colored in red and labeled "Petition #2" on the attached map. This area is also shown, beginning on page 112, in the report entitled "Land Development Plan and Program for C. Brewer and Co., Ltd. 1969-1982", copies of which have been furnished to the Land Use Commission and the Maui County Planning Commission.

a. As indicated in the abovementioned report, this area is programmed for development to include commercial shops, neighborhood recreational facilities, single-family residences and apartments.

State of Hawaii,
Land Use Commission
June 3, 1969
Page 2

b. This area is comprised mostly of sand hill pasture and is not suitable for intensive agriculture. The town of Wailuku is cut off on three sides, thus leaving only this direction for normal growth and expansion. The Company has received numerous requests from developers for land in this area.

Enclosed find our check in the amount of one hundred dollars (\$100.00) covering the filing fee of fifty dollars (\$50.00) for each petition as required by the general provisions.

Very truly yours,

WAILUKU SUGAR COMPANY



G. R. Ewart, III
Assistant Secretary

LAM:vw
Encl.

cc: Mr. C. G. Street, Jr., Manager
Wailuku Sugar Company

Mr. John S. Kay

STATE OF HAWAII
LAND USE COMMISSION
State Capitol
426 Queen Street
Honolulu, Hawaii

AL9-221

RECEIVED

JUN 5 1969

This space for LUC use

Date Petition and Fee received
by LUC _____

Date forwarded to County for
recommendation _____

Date Petition, and County
recommendation received by
LUC _____

State of Hawaii
LAND USE COMMISSION
PETITION FOR AMENDMENT TO THE LAND USE COMMISSION DISTRICT BOUNDARY

(1) (We) hereby request an amendment to the Land Use Commission District Boundary respecting the County of Maui, Island of Maui, map number and/or name M-5, LUC Bdry Map (1964) to change the district designation of the following described property from its present classification in a(n) urban district into a(n) agriculture district.

Description of property:

See attached map "Petition #1"
(Portions TMK 3501 parcel 1 and 3502 parcel 3, 2nd Taxation Div.)

Petitioner's interest in subject property:

Owner

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

See Attached letter.

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

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

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

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

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

Signature (\$) WAILUKU SUGAR COMPANY

By: G. R. Ewart, III
G. R. Ewart, III
Assistant Secretary

Address: P. O. Box 3470, Honolulu 96801

Telephone: 534-6641

INSET-C
Scale: 1 in = 100 Ft.

INSET-A
UNO TRACT
Scale: 1 in = 100 ft.

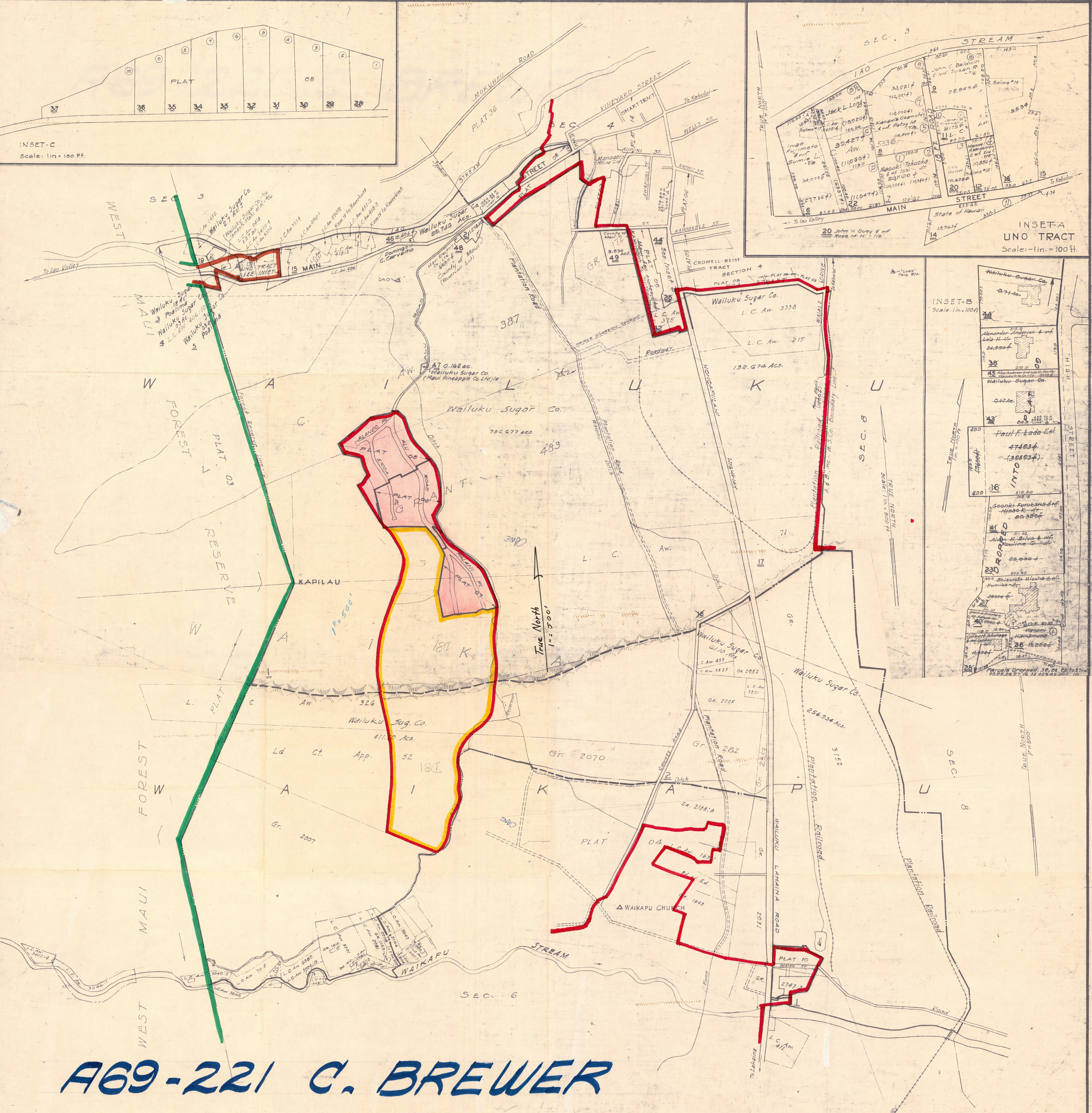
INSET-B
Scale: 1 in = 100 ft.

A69-221 C. BREWER

SECOND	DIVISION
ZONE	SEC. PLAT
3	5 02
CONTAINING PARCELS	
SCALE: 1 in = 500 ft.	

ADVANCE SHEET
SUBJECT TO CHANGE

Portion of WAIKAPU, WAILUKU, MAUI



LAND USE DISTRICT BOUNDARIES

DISTRICT MAP

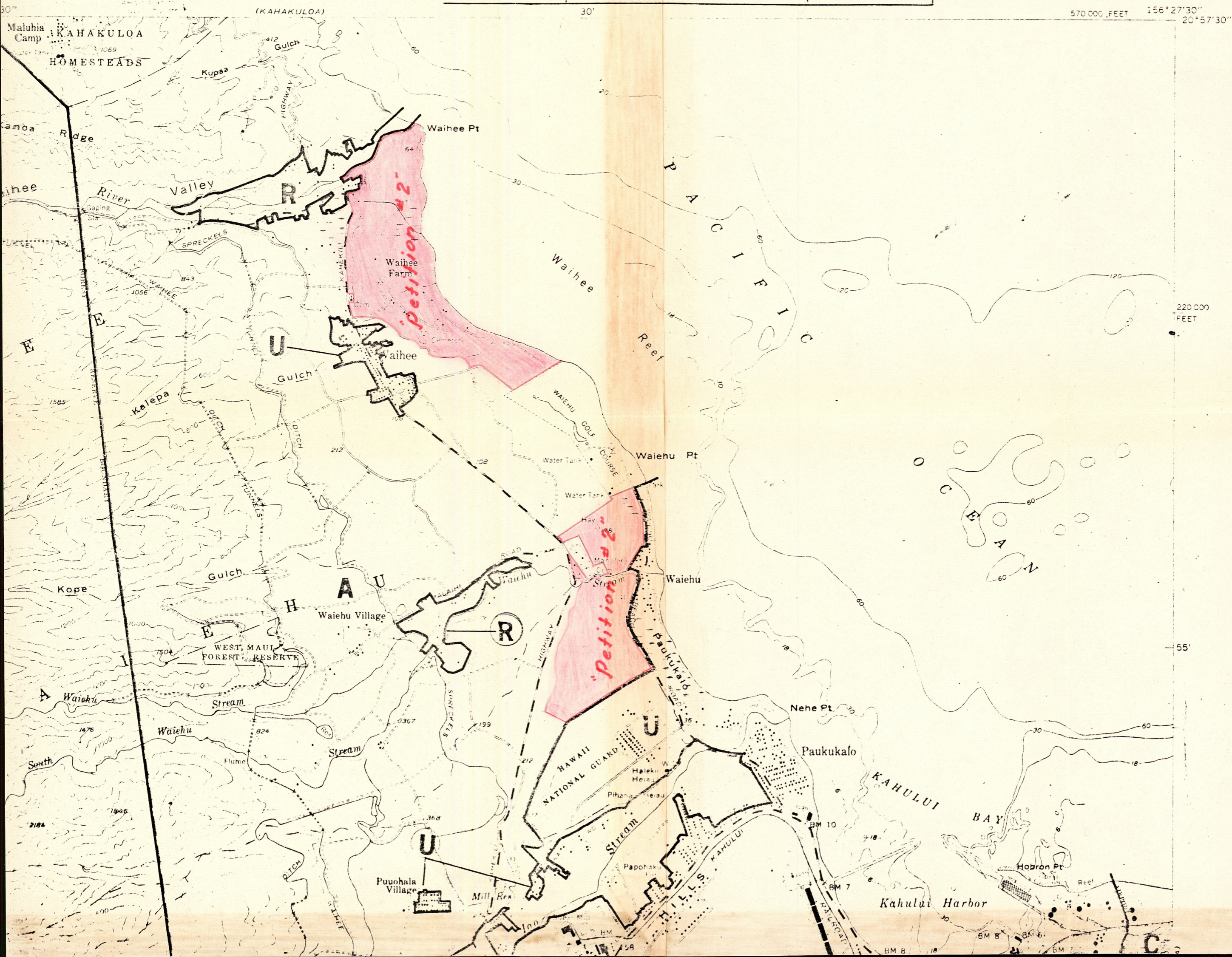
M-5

STATE OF HAWAII
LAND USE COMMISSION
DEPT. OF PLANNING & ECONOMIC DEVELOPMENT
EFFECTIVE DATE: AUG 23, 1964

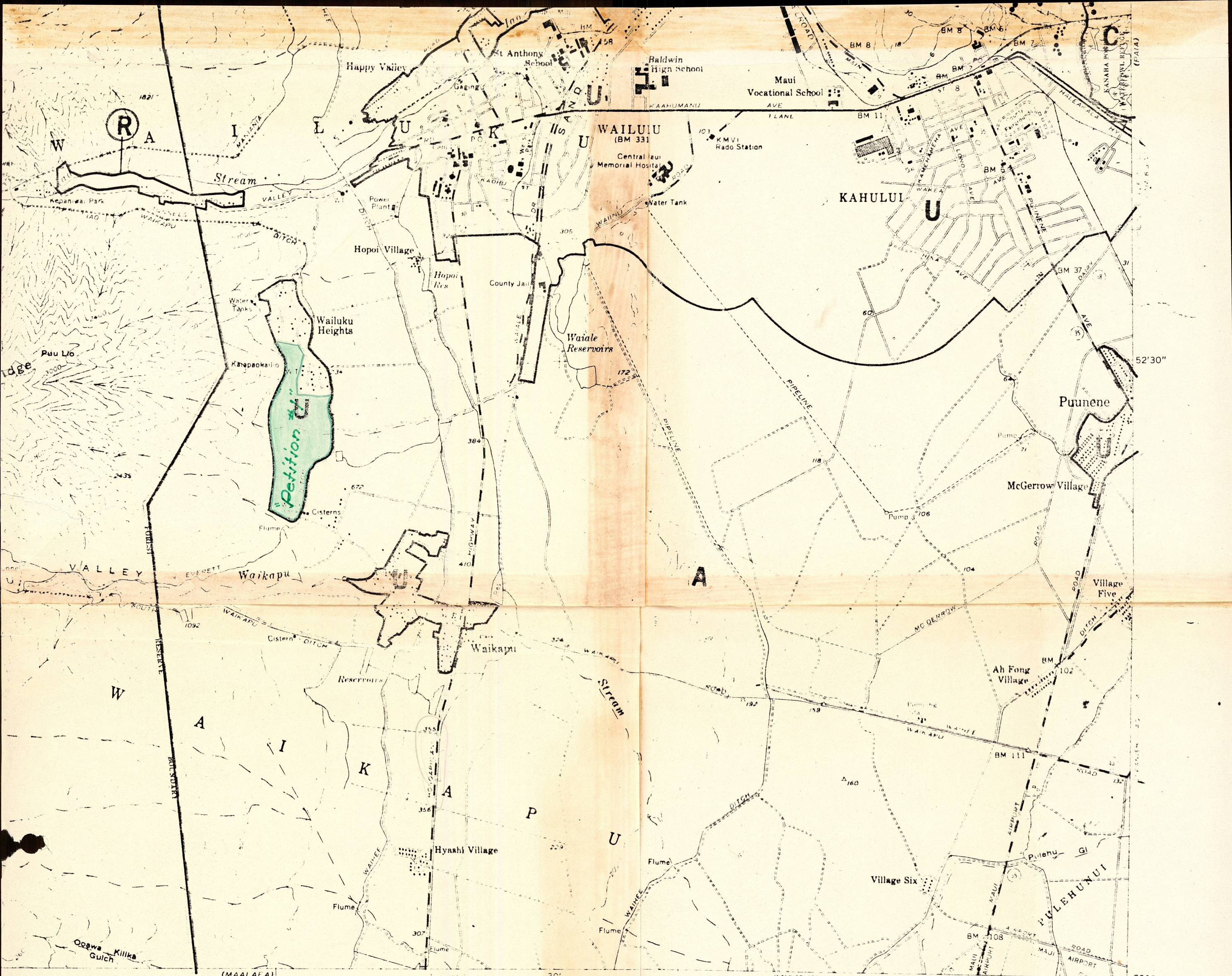
DISTRICTS

- U = URBAN
- R = RURAL
- A = AGRICULTURAL
- C = CONSERVATION

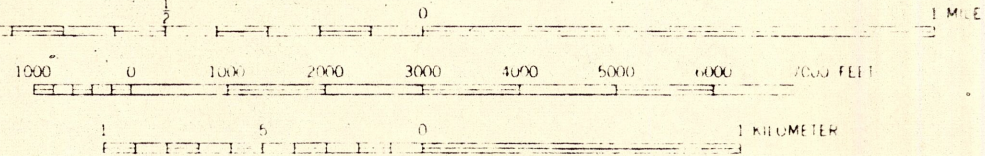
WAILUKU QUADRANGLE
HAWAII—MAUI CO.
ISLAND OF MAUI
7.5 MINUTE SERIES (TOPOGRAPHIC)



7254

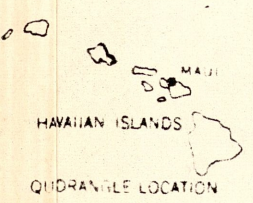


SCALE 1:24,000



CONTOUR INTERVAL 40 FEET
 DASHED LINES REPRESENT 20-FOOT CONTOURS
 DATUM IS MEAN SEA LEVEL
 DEPTH CURVES IN FEET - DATUM IS MEAN LOWER LOW WATER
 SHORELINE SHOWN REPRESENTS THE APPROXIMATE LINE OF MEAN HIGH WATER
 THE AVERAGE RANGE OF TIDE IS APPROXIMATELY 2 FEET

THIS MAP COMPLIES WITH NATIONAL MAP ACCURACY STANDARDS
 FOR SALE BY U. S. GEOLOGICAL SURVEY, DENVER 2, COLORADO OR WASHINGTON 25, D. C.
 A FOLDER DESCRIBING TOPOGRAPHIC MAPS AND SYMBOLS IS AVAILABLE ON REQUEST



ROAD CLASSIFICATION

Heavy-duty	—————	Light-duty	—————
Medium-duty	—————	Unimproved dirt	-----

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

M-5 WAILUKU, HAWAII
 N 2050--W 15627.5/7.5

1955