A69-222 - C. BREWER AND COMPANY (WAIEHU)

ROBERT O. OHATA AIP PE
PLANNER - ENGINEER
195 KU DRIVE, WAILUKU, HAWAII 96793

January 2, 1972

RECEIVED
JAN 4 1973
State of Hawaii
LAND USE COMMISSION

Mr. Howard Nakamura
Planning Director
County of Maui
Wailuku, Maui

Dear Mr. Nakamura:

re: Development of TMK 3-3-01:16 & 3-2-13:1
known as Waiehu Heights, Maui, Hawaii

The Waiehu Heights Associates, owners of approximately 158 acres in the Paukukalo and Waiehu area have requested that I confer with you in an effort to expedite the development of the subject lands.

We realize that our earlier submittal for extension of the Wailuku-Paukukalo General Plan to include the subject lands, and the submittal of the preliminary subdivision plat, could not be acted upon because the County was engaged in updating the General Plan for the entire Wailuku-Kahului and surrounding areas.

Now that the General Plan is before the County Council for adoption, we would like to concentrate our efforts to effect the development first mentioned above. It is imperative for the Waiehu Heights Associates to do this because the conveyance of the land from Wailuku Sugar Company specifies a repurchase clause as follows:

"Waiehu (Waiehu Heights Associates) agrees to develop no less than one-fifth (1/5) of the total area of the lands described in said Exhibit A on or prior to December 6, 1974, and no less than three-fourths (3/4) of said total area on or before December 6, 1976. This option to repurchase shall become effective in the event that Waiehu shall not have developed at least one-fifth . . . or three-fourths . "

Wailuku Sugar Company was prompted to require the development because the State Land Use Commission in approving the Urban classification for the subject land stated:

"Petitioners requesting amendments to District Boundaries shall make substantial progress in the development of the area rezoned to the new use approved within a period specified by the Commission not to exceed five (5) years from the date of approval of the boundary change. . . ."

Mr. Warren Unemori and I have confered with the Directors of Public Works Department and Water Department and have worked out tentative procedure to expedite the development. The developers would like to work closely with the County to effect the development, particularly since the time available is very limited.

Yours very truly,

Robert O. Ohata

Robert O. Ohata
Consultant to
Waiehu Heights Associates

cc: Waiehu Heights Associates
Wailuku Sugar Company
State Land Use Commission

xxxxxxxxxx
xxxxxxxxxx

June 10, 1971

Tatsuo Fujimoto
xxxxxxxxxxxxxx

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

Subject: A69-222 - C. Brewer & Co., Ltd.
(Waiehu, Maui)

Dear Mr. Nakamura:

Pursuant to your letter of May 13, 1971 requesting minutes of any meetings where the above subject matter was discussed, we are enclosing herewith proceedings of the Land Use Commission hearing on October 10, 1969 and the action meeting on December 5, 1969. You will note that these are only verbatim transcripts of the meetings and have not been officially adopted by the Commission as of this date.

Very truly yours,

TATSUO FUJIMOTO
Executive Officer

Encls.

9588

PLANNING COMMISSION
Yoshikazu Matsui, Chairman
Adrian Hussey, Vice-Chairman
Young Whee Chun
Joseph Franco
G. Alan Freeland
Kazuo Kage
George Murashige
John M. Fernandez, Ex-Officio
Carl Kaiama, Ex-Officio

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

Elmer F. Cravalho
Mayor

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

Howard Nakamura
Planning Director

RECEIVED
MAY 18 1971
State of Hawaii
LAND USE COMMISSION

May 13, 1971

Mr. Tatsuo Fujimoto
Executive Officer
Land Use Commission
State of Hawaii
P.O. Box 2359
Honolulu, Hawaii

Dear Mr. Fujimoto:

Re: Application for Boundary Change filed by C. Brewer and Company, Ltd., at Waiehu, Maui (A-69-222)

The above application was considered by the State Land Use Commission during the latter part of 1969. We would appreciate it if you would send us copies of the minutes of any meetings at which this matter was discussed by the Land Use Commission.

Your assistance in this matter would be greatly appreciated.

Yours very truly,

Howard K. Nakamura

HOWARD K. NAKAMURA
Planning Director

cc Mr. Thomas Yagi

January 23, 1970

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

Dear Mr. Ewart:

Pursuant to our letter to you of December 10, 1969 regarding approval by the Land Use Commission of the petition by C. Brewer & Company, Limited (A69-222) to amend the land use district boundaries at Waiehu, Maui, this is to advise that one of the tax map keys was incorrectly listed. The corrected tax map key (underscored) is listed below:

Location	Tax Map Key	Change	Acreage
Waiehu, Maui	3-2-13: portion of 1	Agricultural	180
	3-3-01: portion of 16	to Urban	

Very truly yours,

RAMON DURAN
Executive Officer

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

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.

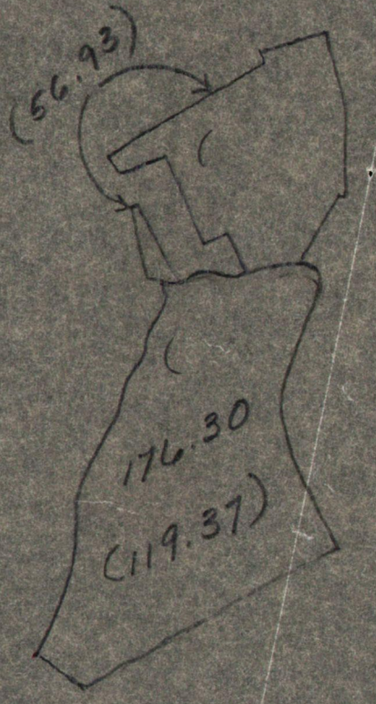
A69.222

Yours very truly,

Howard K. Nakamura

HOWARD K. NAKAMURA
Planning Director

1" = 2000'

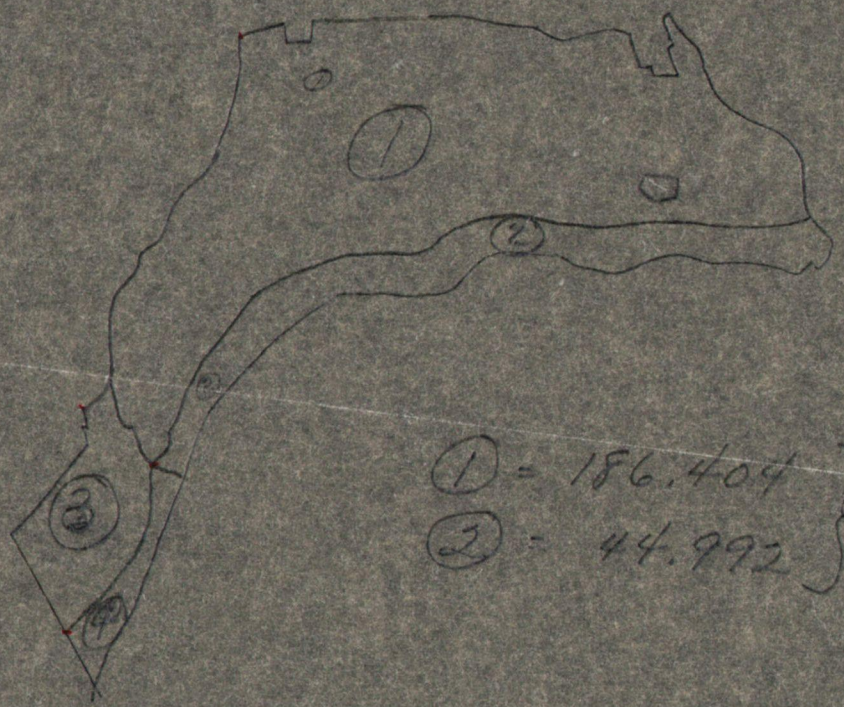




176.30
260.98
[illegible]

C. Brewer
Haiehu

389



→ N

① = 186.404
② = 44.992

231.40
− 3.47
227.93

③ 24.79
④ 8.26

33.05
260.98

38
105
60
333

390
260
130

C. Breeuer
Waihee

(3) A69-222 C. Brewer (Waiehu)

TMK 3-2-13: por 1 [redacted]
and 3-2-01: por of 16
Totalling approx. 180 acres

from A to H at Waiehu, Maui

Should be 3-3-01: 16 por

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 (A69-222) to amend the land use district boundaries at Waiehu, 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
Waiehu, Maui	3-2-13: portion of 1 3-2-01: portion of 16	Agricultural to Urban	180

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.

A69-222

C. BREW

WAIHEE

WAIHEE

Waihee Pt

Waihee

Waihee

Reef

PACIFIC

Waihee

KAHEKILI

WAIEHU GOLF COURSE

Water Tank

Water Tank

Waiehu Pt

Park

Waiehu

Waiehu Village

ROAD

HIGHWAY

SPRECKELS

Stream

Stream

Mill Res

Puuohala Village

KAHEKILI DITCH

Waiehu

Waiehu

Paukukalo

Nehe Pt

KAHULUI BAY

Papohaku Park

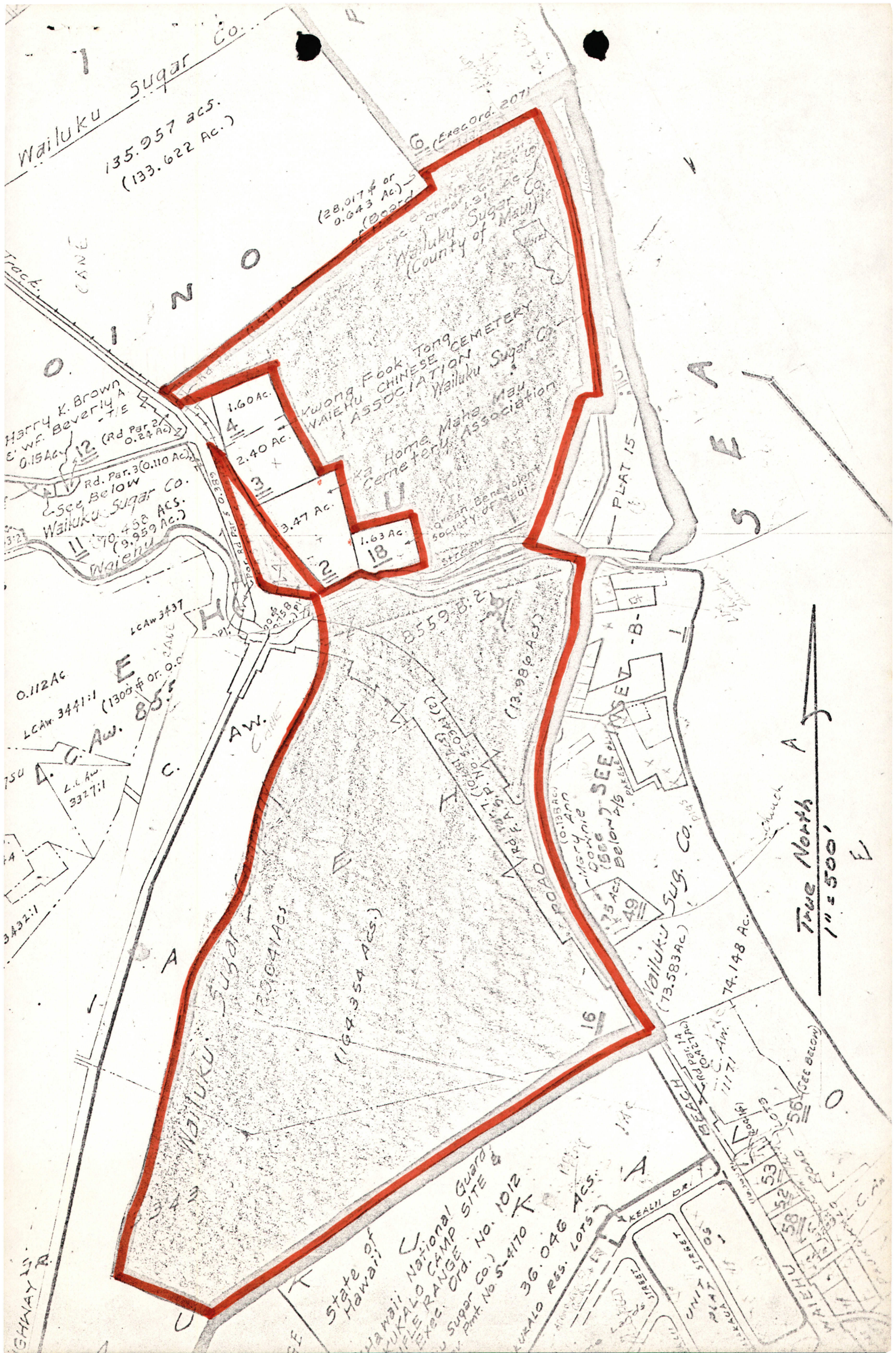
Halekii Heiau

Pihana Heiau

NATIONAL REGISTER OF HISTORIC PLACES

True North

1" = 2000'



Wailuku Sugar Co.
135.957 acs.
(133.622 Ac.)
(Exec Ord. 2071)
(28,017 ¢ or 0.643 Ac.)
Wailuku Sugar Co. (County of Maui)
Kwong Fook Tong WAIEHU CHINESE CEMETERY ASSOCIATION
Wailuku Sugar Co.
Ka Home Maha Mau Cemetery Association
Harry K. Brown
E. W. F. Beverly A.
0.15 Ac.
12 (Rd Par 2 0.24 Ac.)
Rd. Par. 3 (0.110 Ac.)
See Below
Wailuku Sugar Co.
11 (70.458 ACS.)
(9.959 Ac.)
Waiehu
1.60 Ac.
4
2.40 Ac.
3
3.47 Ac.
2
1.63 Ac.
18
Green Benevolent Society of Maui
PLAT 15
LCAw 3437
0.112 Ac
LCAw 3441:1
L.C. Aw. 855
L.C. Aw 3327:1
8559-B-2
(13.986 Acs.)
SEE INSET -B-
Mary Ann Downie (See Below)
Wailuku Sug. Co.
(73.583 Ac.)
74.148 Ac.
49
Wailuku Sugar
(164.354 Acs.)
16
State of Hawaii
Hawaii National Guard
KUKALO CAMP SITE &
RIFLE RANGE
Exec. Ord. No. 1012
Wailuku Sugar Co.
Pmt. No. S-4170
36.046 Acs.
KUKALO RES. LOTS
KEALII DR.
UNIT STREET
PLAT 1
WAIEHU
BEACH
56 (SEE BELOW)
53
52
58
True North
1" = 500'

STATE OF HAWAII

LAND USE COMMISSION

VOTE RECORD

ITEM A69-222 - C. BREWER & CO. DATE December 5, 1969

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

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

COMMENTS:

accept Concept of Plan & rezone Waiahu area only (180± acres)

carried.

STATE OF HAWAII
LAND USE COMMISSION

MEMORANDUM

December 5, 1969
1 p.m.

TO: LAND USE COMMISSION

FROM: STAFF

SUBJECT: A69-222 - C. BREWER & COMPANY, LIMITED (Waiehu-Waihee)

A duly advertised public hearing was conducted on October 3, 1969, at Kaunakakai, Molokai, on the petitioners' request to reclassify approximately 450 acres from the Agricultural and Conservation Districts to the Urban District. The property is located approximately 2½ miles north of the Wailuku, Maui, Civic Center. The request involves two areas--one on either side of the Waiehu Golf Course. Both parcels are situated makai of Kahekili Highway. The Waiehu area, the nearest parcel to Wailuku, contains approximately 180 acres. The second area or Waihee area between the seashore and the Waihee Urban District contains about 270 acres.

The Waiehu area is a large sand hill fringed by keawe trees. The highest point is approximately 178 feet above sea level, and the overall soil suitability rating is "very poor". Portions of the Waihee area near Waihee Valley are also characterized by sand hills fringed by keawe trees. However, it has about 1½ miles of shoreline. A portion of this area is used by Waihee Farm and Dairy, and a small portion is in sugar cane cultivation. There is a 3.47-acre kuleana owned

12-1-69 Sent copy of report & agenda to petitioners

by Peter H. Wallace in this area. The overall dairy land soil suitability rating was also "very poor". There was considerable discussion at the public hearing on the suitability of the land under cane cultivation for continued agricultural purposes. A letter since the public hearing from Dr. Harold L. Baker, Director, Land Study Bureau, states:

> "Re-examination of the area revealed that although the soils were predominantly dark red in color, they contained a very high proportion of coral sand. As a result, the field involved has been reclassified as only moderately productive or class C (fair) for sugar cane land. Because of the sandy nature of the soil, much larger application of irrigation water and fertilizers are required to obtain favorable crop yields. Also, seasonal burning of sugar cane leaves by the salt spray may cause a reduction in sugar production in this area."

The petitioners presented plans showing single family residential development, multiple family residential development, commercial shops, and two hotels. The first increment was estimated to cost $1.6 million for onsite construction and $600,000 for offsite construction. The total

cost of the three-stage development is approximately $13.5 million.

A report by Shepard, McDonald, and Cox on the effects of the April 1, 1946, tsunami indicated the water rose 23 feet at the mouth of Waihee Valley and 2.5 miles near Kahului, the water rose 20 feet damaging many beach houses except those on high land or constructed on stilts.

The County recommended approval of the Waiehu area east of the Waihee Golf Course and approximately 40 acres on the westerly side of the Waihee Urban Distirct but that the remaining area on the west of Waihee Golf Course occupied by sugar cane lands, dairy, and other agricultural uses not be rezoned at this time.

The petitioners have submitted a letter since the public hearing to further justify their request and also discusses the unsuitability of the 16-acre parcel of cane for agricultural purposes. This statement was substantiated by the Land Study Bureau. There was not, however, any statement from the C. Brewer Board of Directors assuring the relocation of the dairy or agricultural activities of Waihee Farm. A copy of this letter was circulated to the Land Use Commissioners.

The Land Use Commission staff recommended that the Waiehu area southeast of the golf course be placed in the

Urban District. However, because of the Land Study Bureau information received since the public hearing and because of the importance of this particular area for resort development, the staff amends its original recommendation and also recommends that approximately 16 acres in the Agricultural District planted in sugar cane at the northwest side of the Waiehu Golf Course also be placed in the Urban District and that the Land Use Commission initiate action to place the Waiehu Golf Course in the Urban District.

The staff further reiterates its recommendation that the balance of the Waihee area not be rezoned at this time until the area recommended for urban designation is substantially developed and the Waihee Dairy is relocated or assurances are received from the C. Brewer Board of Directors that the Waihee Farm will be relocated.

(1) North or Waiheu

Petitioner = 228
Priscilla = 260.98
ASC = 271 270

(2) South or Waiehu

Petitioner = 161
Priscilla = 176.30
ASC = 184 180

450

T2

Pet = 389
Pris = 437.28
ASC = 455

Waihee

273.64

454.53

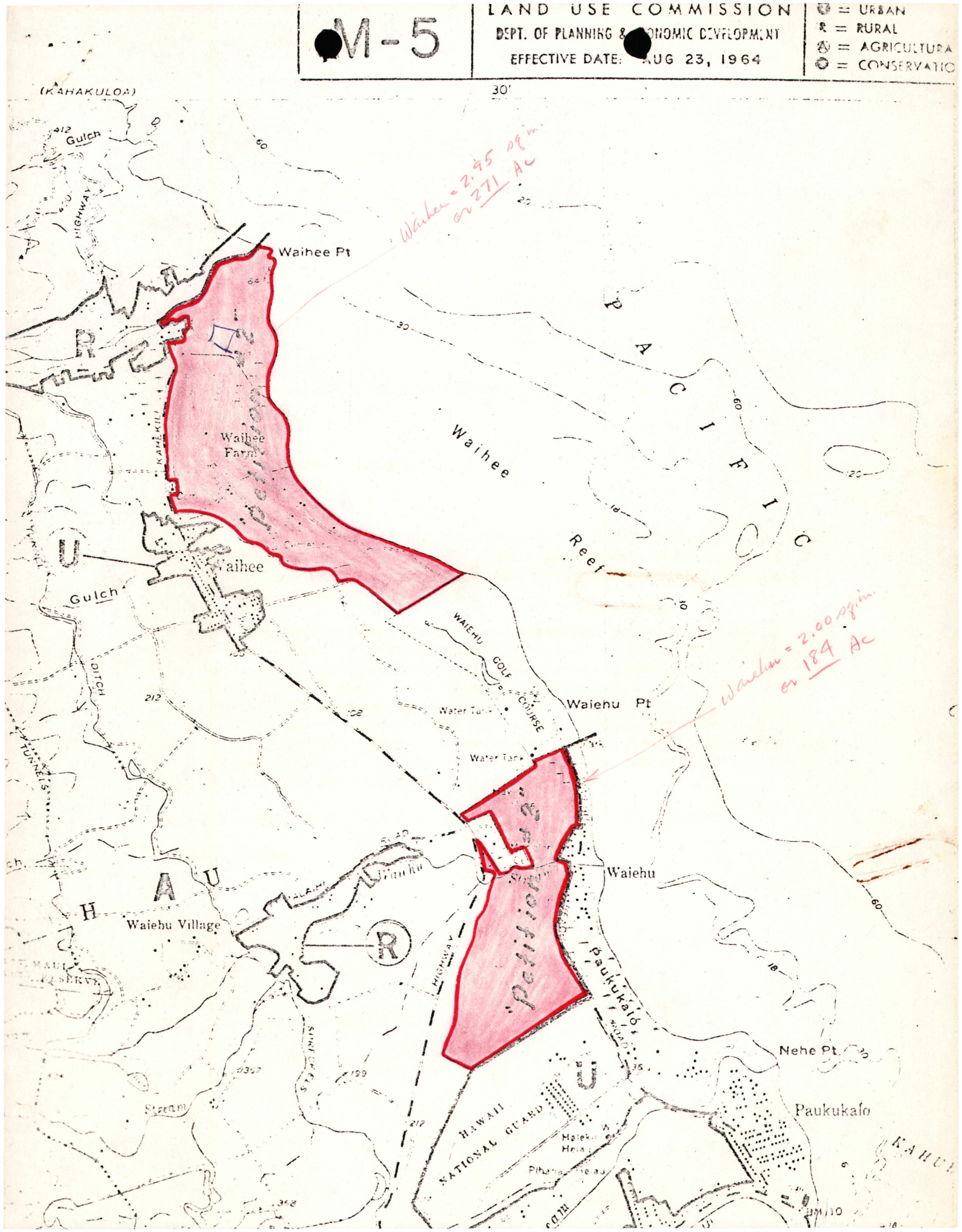
Waiehu

180.89

M-5

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

U = URBAN
R = RURAL
A = AGRICULTURA
C = CONSERVATIO



3080

~~ASC~~
A69-222

UNIVERSITY OF HAWAII

Land Study Bureau

October 15, 1969

RECEIVED
OCT 23
State of Hawaii
LAND USE COMMISSION

Land Use Commission
Dept. of Planning & Economic Development
State Capitol
Honolulu, HI 96813

Attention: Mr. Ramon Duran

Gentlemen

Recently a question was raised concerning our classification of the sugar cane lands between the Waiehu Golf Course and Wailuku Dairy situated to the north of Wailuku, Maui (see attached figure). This area has subsequently been re-examined in the field.

The lands in question were mapped as red residual soils and rated as class b sugar cane lands. Re-examination of the area revealed that although the soils were predominantly dark red in color, they contained a very high proportion of coral sand. As a result, the field involved has been reclassified as only moderately productive or class c (Puu) sugar cane land. Because of the sandy nature of the soil, much larger application of irrigation water and fertilizers are required to obtain favorable crop yields. Also, seasonal burning of sugar cane leaves by the salt spray may cause a reduction in sugar production in this area.

Should you require additional information, please let us know.

Sincerely yours

Harold L. Baker

Harold L. Baker
Director

TS/HLB:gs
Attachment
cc: G. R. Ewart, C. Brewer

DETAILED LAND CLASSIFICATION - ISLAND OF MAUI

Map N

EKN- 2CC-



Land classification data field mapped 1966.

LAND CLASSIFICATION SYMBOL

B 14i

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

Approx. North

U.S.G.S. Quad. References: Wailuku

Approx. Scale (ft./in.) = 13,900 - Ground E
6

Aerial Photographs: U.S. Dept. of Agric

LAND STUDY BUREAU · · · UNIVERSITY

3066

C. BREWER AND COMPANY, LIMITED

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

October 20, 1969

RECEIVED
OCT 20 1969
State of Hawaii
LAND USE COMMISSION

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

Gentlemen:

Re: Petition No. A69-222

We wish to submit the following testimony to supplement that presented to you at your hearing on Molokai on October 3, 1969 in regard to our petition on behalf of Wailuku Sugar Company to rezone two areas of land from agriculture to urban -- one area of 161 acres lying on the Wailuku or easterly side of the Waiehu Municipal Golf Course and one area of 228 acres lying on the dairy or westerly side of the golf course.

Community-Type Subdivision:

In answer to the question of whether or not we were saying that we wanted all of the land use change petitioned for, or none of it, our answer was yes, but with qualifications. The chairman requested that we submit the qualifications to our answer.

The plan for the Waiehu-Waihee area is a medium density residential resort community development, built around a community center which would include open areas, recreational, cultural, commercial and other community facilities. In this planned community-type subdivision the owner of each unit would have a vested right in and an obligation to participate in the maintenance of most of the community facilities.

It would not be necessary to have all of the petitioned area available at one time but it would be necessary to begin with the development of at least a portion of the community center with beach and open areas and with some of the commercial, recreational and other community facilities in order to take full advantage of this community development approach. As planned, the community facilities would center in the general vicinity of the present dairy headquarters and this area would be needed as part of the initial phase. The rest of the area could be developed in two or three separate phases.

11-25-69 copy to Comm., EDBW

Cane Parcel:

At your suggestion we requested the Land Study Bureau to reclassify the 16-acre parcel of cane in the westerly or dairy area. The Bureau has inspected this area on the ground and has reclassified it and under date of October 15, 1969, has submitted a report to you indicating a change from the B82's rating first reported by them (fine, well-drained soil) to a C3's rating (coarse, excessively-drained soil). These sandy lands (class 3) extend generally throughout these two areas under petition in the strip between the sand hill ridges and the ocean. The plantation rates this 16-acre cane parcel very marginal for sugar cane, pointing out that it requires about three times as much water, with three times as many man hours of irrigation labor, and that with poor water and fertilizer distribution this cane area consequently has poor juice quality and light yields. This report by the plantation correlates with soil classification as now reported by the Land Study Bureau and should justify removal of this area from agricultural zoning, especially where its continued use for cane is of questionable value and would be a nuisance and a drawback to placing the adjoining sand lands to a higher and better use.

Very truly yours,

C. BREWER AND COMPANY, LIMITED

G. R. Ewart III

G. R. Ewart, III
Manager, Land Department

GRE:vw

Honolulu Agents
C. BREWER & CO., LTD.
Honolulu, Hawaii
Cable Address: "BREWER"

MANAGER'S OFFICE

WAILUKU SUGAR COMPANY

WAILUKU, MAUI, HAWAII 96793

September 2, 1969

LETTER NO. 133
REFERS TO

C. Brewer & Company, Ltd.,

Honolulu, Hawaii Attention: G. R. Ewart, III

Dear Sir:

The cane area adjacent to the dairy, which is included in our request to the Land Use Commission for rezoning, is very marginal land for sugar cane production. The area is very sandy which makes irrigation very difficult and yields poor.

We are only able to irrigate approximately 1.5 acres per man day in this part of the field compared to 4.5 acres per man day for the balance of the field, and require approximately three times as much water on the sandy parcel as we require on the same area in the rest of the field. The water used in this sandy area can be utilized to better advantage on more productive areas and on additional areas we can put into cane. We are enclosing an aerial photograph taken of this area in May 1969 to show the yellowing of the field due to the poor water and fertilizer distribution.

We do not separate different areas in one field when harvesting and do not have actual sugar yields between the area in question and the balance of the field. Juice quality is poor and yield light in this area causing sugar production to be considerably below that of the balance of the field.

Yours truly,

WAILUKU SUGAR COMPANY

C. G. Street, Jr., Manager

AB/fc
Encl.



Area to be rezoned. Note poor condition compared to balance of field at top of the picture.

AERIAL FIELD INSPECTION 5/13/69

developer granted zoning case delay

10-5-69 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 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, 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 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, Molokai, 14 miles east of Kaunakakai.

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

STATE OF HAWAII
LAND USE COMMISSION

Molokai Community Center
Kaunakakai, Molokai

October 3, 1969
12:30 p.m.

STAFF REPORT

A69-222 - C. BREWER AND COMPANY (Waiehu-Waihee)

The petitioners are requesting the reclassification of approximately 437 acres* from the Agricultural District to the Urban District, identified as TMK 3-3-01: 16, 3-2-10: 1 and 3-2-13: 1 and 10. The property in question is located in the Waiehu-Waihee area approximately 2½ miles north of the Wailuku, Maui Civic Center.

Background

This request involves two areas on either side of the Waiehu Golf Course. Both parcels are situated makai of Kahekili Highway. The nearest parcel to Wailuku containing approximately 176 acres is 2 miles distance. This property lies between the cane fields makai of Kahekili Highway, but mauka of the Waiehu Beach Road.

The second area containing about 260 acres lies makai of Kahekili Highway to the seashore between the Waihee Urban District and the Waihee Valley Rural District. The distance to Wailuku by Kahekili Highway is 3½ miles.

*Differences in areas are the result of the Land Use Commission staff planimetering of district boundary maps.

The Waiehu area is a large sand hill fringed by keawe trees. The highest point is approximately 178 feet above sea level. The area is considerably eroded and appears to have no agricultural activity on the premises at the present time. The property abuts the area known as the Hawaii National Guard rifle and training area. Nearby is the Hawaiian Homes Commission residential subdivision. All of the lots in this subdivision are developed with houses. Considerable vacant urban zoned area exists on the remainder of the Hawaiian Homes Commission property. The area makai of the Waiehu Beach Road is low and marshy, with homes concentrated near the beach road. The remaining mauka lands are planted in sugar cane.

The Land Study Bureau rates the Waiehu area as E58 "very poor" for overall agricultural rating as well as for selected crop productivities such as pineapple, vegetable, sugar cane, orchard, grazing and forage. This same rating has been applied to the Hawaiian Homes Commission property. However, the abutting cane lands along Kahekili Highway are rated B82i or "good" as an overall agricultural rating and for sugar cane specifically.

The Waihee area is also characterized primarily by sand hills fringed by keawe trees and has 1½ miles of shoreline.

However, the area is being used by Waihee Farm and Dairy and also about 25 acres are planted for sugar cane cultivation. There is also a 3.47-acre kuleana which is owned by Peter H. Wallace according to the tax maps. The lands surrounding the petitioned Waihee area are presently planted in sugar cane by Wailuku Sugar Company except for the golf course. The shoreline along Waihee area varies from sandy to bedrock. There is a narrow strip of sand beach near the golf course below about a 15 foot pali. The bedrock exists on the Waihee Point end of the property in question. The waters for the most part are protected by the Waihee reef. However, exposed to the trades, the water is usually choppy. According to the State's Shoreline Study completed in 1965, the pasture areas for Waihee Farm between the sand hill and the sea are marshy land and subject to tsunami inundation. The report states "off Waihee Farm and to the southward, however, the consolidated and unconsolidated alluvium has bordering it a narrow beach of poorly sorted sand and gravel as coarse as cobbles". Since the filing of the petition, the Land Use Commission designated the shoreline into the Conservation District to a depth of approximately 300 feet and involves about 45 acres. "At the mouth of Waihee Valley, halfway between Kahakuloa and Kahului, the water was up 23 feet but no damage was done. At the

northern side of Paukakalo, 2.5 miles nearer Kahului, the water rose 20 feet. Some of the many beach houses there were damaged, but most were on land too high to be reached or were built well off the ground on stilts so that the water flowed under them."* The Waihee parcel, including the dairy lands, has an overall rating of E "very poor" for agricultural production by the Land Study Bureau. However, 25 acres presently in sugar cane are rated B82i for an overall rating and a specific rating for sugar cane procution of "good". The temperature averages between 78° during the summer to 68° during the winter and mean wind velocity between 11.8 and 18.1 miles per hour. Yearly average rainfall is 30 to 40 inches in this area according to the C. Brewer report.

At the present time water, electricity, and good access exist to the site.

There are no plans shown by the petitioner for the development of the Waiehu lands (approximately 119 acres) abutting the Hawaiian Homes Commission property. However, on the 57-acre property abutting the golf course, single family, detached and semi-detached dwelling units are proposed. Development on the Waihee parcel includes two hotels, commercial shops, neighborhood recreational facilities, single-family residences, and apartments.

*Statement from F. P. Shepard, G. A. MacDonald, and D. C. Cox in their report entitled "The Tsunami of April 1, 1946".

The Brewer report envisions Phase I or the first increment of three to begin in 1969 although construction is scheduled for 1971. The first phase includes development abutting the golf course in the Waiehu area for single-family detached and semi-detached dwelling units and residential and apartment development in the pasture area mauka of the existing dairy. A 100-unit hotel is also proposed in this area. Estimated on-site capital requirements for the first increment is $1.6 million. Off-site construction estimates are $600,000.

The second increment for which construction should start in 1972 will also include single-family, semi-attached and clustered dwelling unit development with two and three story split level condominiums on the side and top of the sand hill near Waihee Point. The on-site capital requirements are estimated at $1.5 million.

The third increment is scheduled for construction in 1973 and 1974 at an estimated capital requirement for on-site development at $4.7 million. This includes the commercial core village for shops, convenience and service facilities, country club, and an additional 100 units to the hotel complex.

Total capital requirements for the development of these lands, including on-site and off-site improvements, are approximately $13.5 million.

County Recommendation

The Maui County Planning Commission, on July 24, 1969, voted unanimously to recommend the following:

"1. Approximately 150 acres being all of that portion east of Waihee Golf Course are herewith recommended for urban classification from agricultural. This area is wasteland at the present time. It would be the logical extension of the Wailuku urban area.

"2. Approximately 40 acres of vacant land located makai and parallel to Kahekili Highway on the westerly side of Waihee town is recommended urban from agricultural. This is waste, unused land at the present time, composed mostly of sand dunes.

"3. The remaining 100 to 120 acres situated on the westerly side of Waihee Golf Course and being occupied as sugar cane lands, dairy, feed pens, grazing and other peripheral uses or unused lands shall be retained in agricultural classification. The basic philosophy of the Land Use Law is to utilize vacant land first before going into agricultural land. Incremental development may indicate that urban classification may be approved some time in the future."

However, the Maui County Planning Commission, as a result of a request for clarification by C. Brewer and Company, later revised its recommendation as follows:

> "The Maui Planning Commission at its meeting of August 5, 1969, voted unanimously to request an amendment to their recommendation regarding the change in district boundary requested by C. Brewer and Company for properties in Wailuku and Waihee. Specifically, the amendment transmitted herewith is to remove the 40 acres of sandhills west of the golf course and in the vicinity of the dairy from their recommendation for change from agricultural to urban. In other words, the Maui Commission feels that this 40 acres should not have been included in the change from agricultural to urban, inasmuch as it is part of the 150 acres which lie west of the golf course. The letter from Mr. Ewart, Manager, Land Department, C. Brewer and Company, explains further the relationship of the 40 acres to the remainder of the land."

C. Brewer and Company, deisiring that the entire area be recommended for rezoning, informed the Maui Planning Department that " 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 of this area".

Analysis

Practically all of the area requested for rezoning is rated "very poor" for agricultural production. Certainly the 176 acre Waiehu area does not qualify for the Agricultural District because it is not being used for agricultural purposes

and it has no potential for agriculture. The 260 acre Waihee area, however, is different. About 25 acres are in cane cultivation, and the soil characteristics are classified as "good" for cane cultivation. These 25 acres are equivalent to 50 acres at Wailuku Heights that C. Brewer proposes to develop for cane, and the petitioners have stated regarding their Wailuku Heights petition: "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". The remaining portion, although classified as "very poor" for agricultural productivity, is being intensively used by the Waihee Farm and Dairy operation. Otherwise, this area would not truly qualify for the Agricultural District classification either.

The petitioners have not submitted proof "that the area is needed" for urban purposes nor has any information been furnished regarding the relocation of the dairy. There are only two dairy operations on Maui, and the Waihee Dairy supplies about 40 percent of the market. It is desirable that this operation be protected and maintained.

Reviewing the standards for an Urban District, we find that the property in question is in close proximity to water, electricity, parks, police and fire protection, and in close

proximity to centers of trade and employment. Adjacent areas are also characterized by city-like concentrations of people and structures. The topography of the area is generally satisfactory with good drainge and free from danger of floods, except for the low-lying area being used for pasture purposes by Waihee Dairy. Reports indicate this area below the sand hills is subject to tsunami and flooding. This low area is proposed for open recreational space by the petitioners so these adverse physical effects should not hinder the proposed development. The designation of the Conservation District along the shoreline by the Land Use Commission on August 1, 1969, is also in conformity with the petitioners' development plans.

Recommendation

Because of the pressure to urbanize productive agricultural lands on the Island of Maui and since this area in question, with the exception of the 25 acres in sugar cane area has no agricultural potential, it is recommended that the Waiehu area be rezoned immediately and that the Waihee area be deferred until the dairy has been relocated, or that the area, with the exception of the sugar cane lands, be rezoned provided that the petitioners satisfactorily present a proposal for relocating the dairy.

2958

A69-224

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.

See A69-224

RECEIVED
AUG 8 1969
State of Hawaii
LAND USE COMMISSION

August 6, 1969

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

Gentlemen:

The Maui Planning Commission at its meeting of August 5, 1969, voted unanimously to request an amendment to their recommendation regarding the change in district boundary requested by C. Brewer and Company for properties in Wailuku and Waihee. Specifically, the amendment transmitted herewith is to remove the 40 acres of sandhills west of the golf course and in the vicinity of the dairy from their recommendation for change from Agricultural to Urban. In other words, the Maui Commission feels that this 40 acres should not have been included in the change from Agricultural to Urban, inasmuch as it is part of the 150 acres which lies west of the golf course. The letter from Mr. Ewart, Manager, Land Department, C. Brewer and Company, explains further the relationship of the 40 acres to the remainder of the land.

Very truly yours,

Robert O. Ohata

ROBERT O. OHATA
Planning Director

Encl.

cc C. Brewer and Company

A69-222
Sel-221

C. BREWER AND COMPANY, LIMITED

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

August 1, 1969

RECEIVED
AUG 5 1969
State of Hawaii
LAND USE COMMISSION

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 Waihee 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 ✓

2929

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
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BOARD OF ADJUSTMENT
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Joseph S. Medeiros, Jr., Chairman
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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

July 24, 1969

RECEIVED
JUL 28 1969
State of Hawaii
LAND USE COMMISSION

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

Gentlemen:

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

The Maui Planning Commission at its meeting of July 23, 1969, voted unanimously to recommend as follows regarding the subject petition by C. Brewer and Company:

1. Approximately 150 acres, being all of that part of the petition including lands on the Waikapu side of Wailuku Heights from Urban to Agricultural is recommended for approval. The shortage of water and other development problems makes this area more desirable for Agricultural than Urban.

2. Approximately 150 acres, being all of that portion east of the Waiehu Golf Course is herewith recommended for Urban classification from Agricultural. This area is waste land at the present time. It would be the logical extension of the Wailuku Urban area.

3. Approximately 40 acres of vacant land located makai and parallel to Kahekili Highway on the westerly side of Waihee Town is recommended Urban from Agricultural. This is waste unused land at the present time composed mostly of sand dunes.

4. The remaining 100 to 120 acres situated on the westerly side of Waihee Golf Course and being occupied as sugar cane lands, dairy, feed pens, grazing and other peripheral use or unused lands shall be retained in Agricultural classification. The basic philosophy of the Land Use Law is to utilize vacant land first before going into Agricultural land. Incremental development may indicate that Urban classification may be approved sometime in the future.

Very truly yours,

Robert O. Ohata

ROBERT O. OHATA, Planning Director

cc C. Brewer & Co.

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.

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.

C. Brewer and Company
LIMITED

FOUNDED 1826

POST OFFICE BOX 3470 • HONOLULU, HAWAII 96801

June 3, 1969

RECEIVED
JUN 5
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.

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

RECEIVED
JUN 5 1969
State of Hawaii
LAND USE COMMISSION

This space for LUC use

Date Petition and Fee received by LUC_____

Date forwarded to County for recommendation_____

Date Petition, and County recommendation received by LUC_____

PETITION FOR AMENDMENT TO THE LAND USE COMMISSION DISTRICT BOUNDARY

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

Description of property:

See Attached Map "Petition #2"
(Portions TMK 3301 parcel 16, 3210 parcel 1, 3213 parcels 1 & 10)

Petitioner's interest in subject property:

Owner

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

See Attached letter.

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

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

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

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

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

Signature(s) WAILUKU SUGAR COMPANY

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

Address: P. O. Box 3470 Honolulu 96801

Telephone: ~~534~~-6641 536-4461

D R A F T

STATE OF HAWAII
LAND USE COMMISSION

MEMORANDUM

TO: LAND USE COMMISSION

FROM: STAFF

SUBJECT: A69-221 - C. Brewer (Wailuku Hts.)

A duly advertised public hearing was conducted on October 3, 1969, at Kaunakaki, 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 ~~is~~ has an average slope of 12 percent. The lands below ~~Wailuku Heights and~~ the subject property are cane lands with a "good" soil~~s~~ suitability rating. The Land Study Bureau ~~presently~~ 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 ~~80~~ 95 ~~(?) check notes~~ acres ~~which can~~ 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,

"B"

states that these lands are in the "poor" productivity category but when adequate irrigation water is provided, the rating

stating the property in question is ~~in the~~ subject to the County's Interim Zoning Ordinance which does permit agricultural uses within the urban areas, ~~but~~ 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 Harold L. Baker, Director of the Land Study Bureau, which ~~states that lands in the "poor" productivity category are provided with adequate irrigation water the rating~~ when would become Class B or a "good" suitability rating for cultivation. See "B"

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."

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.

(A) see pg 3

(A)

Haughton
Fred ~~Hulten~~, 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."


A69-222 C. BREWER
"U"
INSET -A-
"U"
INSET -B-
PAUKUKALO
WAIEHU BEACH ROAD
KUHIO PLACE
Glass Sales & Service, Inc.
Parcel 85 Cayetano Antonio & wf. Ligaya -T/E
Perpetual Easement
Grace Kaiue
Kimiyo J. Sakai 1.4 Acs.
Masue Kalakaua (Yei Takahashi) le 1.62 Acs.
Sarah Reinhardt Trust 2.20 Acs.
Teruko Fujimoto 1.33 Acs.
Frank I. Silva 0.92 ac. (0.61 ac.)
Wailuku Sugar Co. 0.53 Ac.
L.D.S. Church 0.41 Ac.
Henry Maio
Albert A. Hesser
Beatrice H. Kailiponi
Rosalie Kaululaau
Henry K. Kaaa, Jr.
Sarah Wallace
Eloise Richards
Dropped Parcels: 13, 35, 36, 40, 32, 37
TAXATION MAPS BUREAU
TERRITORY OF HAWAII
TAX MAP
SECOND DIVISION
ZONE 3 SEC. 3 PLAT 01
CONTAINING PARCELS
SCALE: AS NOTED
ADVANCE SHEET SUBJECT TO CHANGE
Por. of PAUKUKALO-WAIEHU, WAILUKU MAUI
Dwg. No. 1 (Revised 4/22/39 H.N.)
Source: Tax Maps Bureau & Survey Dept.
By: P.K. Feb. 1934
JUN 25 1969
7256

7257

A69-222
C. BREWER

WAIHEE

WAIEHU

WAILUKU

KAHULUI

A69-221 C. BREWER

DRAFT

STATE OF HAWAII
LAND USE COMMISSION

MEMORANDUM

TO: LAND USE COMMISSION

FROM: STAFF

SUBJECT: A69-222 - C. BREWER & COMPANY, LIMITED (Waiehu-Waihee)

A duly advertised public hearing was conducted on October 3, 1969, at Kaunakakai, Molokai, on the petitioners' request to reclassify approximately 450 acres from the Agricultural & Conservation Districts to the Urban District. The property is located approximately 2½ miles north of the Wailuku, Maui, Civic Center. The request involves two areas--one on either side of the Waiehu Golf Course. Both parcels are situated makai of Kahekili Highway. The Waiehu area, the nearest parcel to Wailuku, contains approximately 180 acres. The second area, the Waihee area, contains about 270 acres between the seashore and the Waihee Urban District. The Waiehu area is a large sand hill fringed by keawe trees. The highest point is approximately 178 feet above sea level, and the overall soil suitability rating is "very poor". Portions of the Waihee area near Waihee Valley are also characterized by sand hills fringed by keawe trees. However, it has about 1½ miles of shoreline. A portion of this area is used by Waihee Farm and Dairy and a small portion is planted in sugar cane cultivation. There is a

3.47-acre kuleana owned by Peter H. Wallace in this area. The overall dairy land soil suitability rating was also "very poor". There was considerable discussion at the public hearing on the suitability of the land under cane cultivation for continued agricultural purposes. A letter since the public hearing from Dr. Baker, Land Study Bureau, states:

> "Re-examination of the area revealed that although the soils were predominantly dark red in color, they contained a very high proportion of coral sand. As a result, the field involved has been reclassified as only moderately productive or class c (fair) for sugar cane land. Because of the sandy nature of the soil, much larger application of irrigation water and fertilizers are required to obtain favorable crop yields. Also, seasonal burning of sugar cane leaves by the salt spray may cause a reduction in sugar production in this area."

The petitioners presented plans showing single family residential development, multiple family residential development, commercial shops, and two hotels. The first increment was estimated to cost $1.6 million for onsite construction and $600,000 for offsite construction. The total cost of the three-stage development is approximately $13.5 million.

A report by Shepard, McDonald, and Cox on the effects of the April 1, 1946, tsunami indicated the water rose 23 feet at the mouth of Waihee Valley and 2.5 miles near Kahuluu, water the/rose 20 feet damaging many beach houses except those on high land or constructed on stilts.

The County recommended approval of the ~~property~~ Waiehu area east of the Waihee Golf Course ~~(150 acres)~~ and approximately 40 acres on the westerly side of Waihee ~~town~~ the Urban Dist. but that the remaining ~~100-120 acres~~ area on the ~~westerly~~ side of Waihee Golf Course occupied by sugar cane lands, diary, ~~and cemetery~~ and other agricultural uses not be rezoned at this time. ~~The Land Use Commission~~

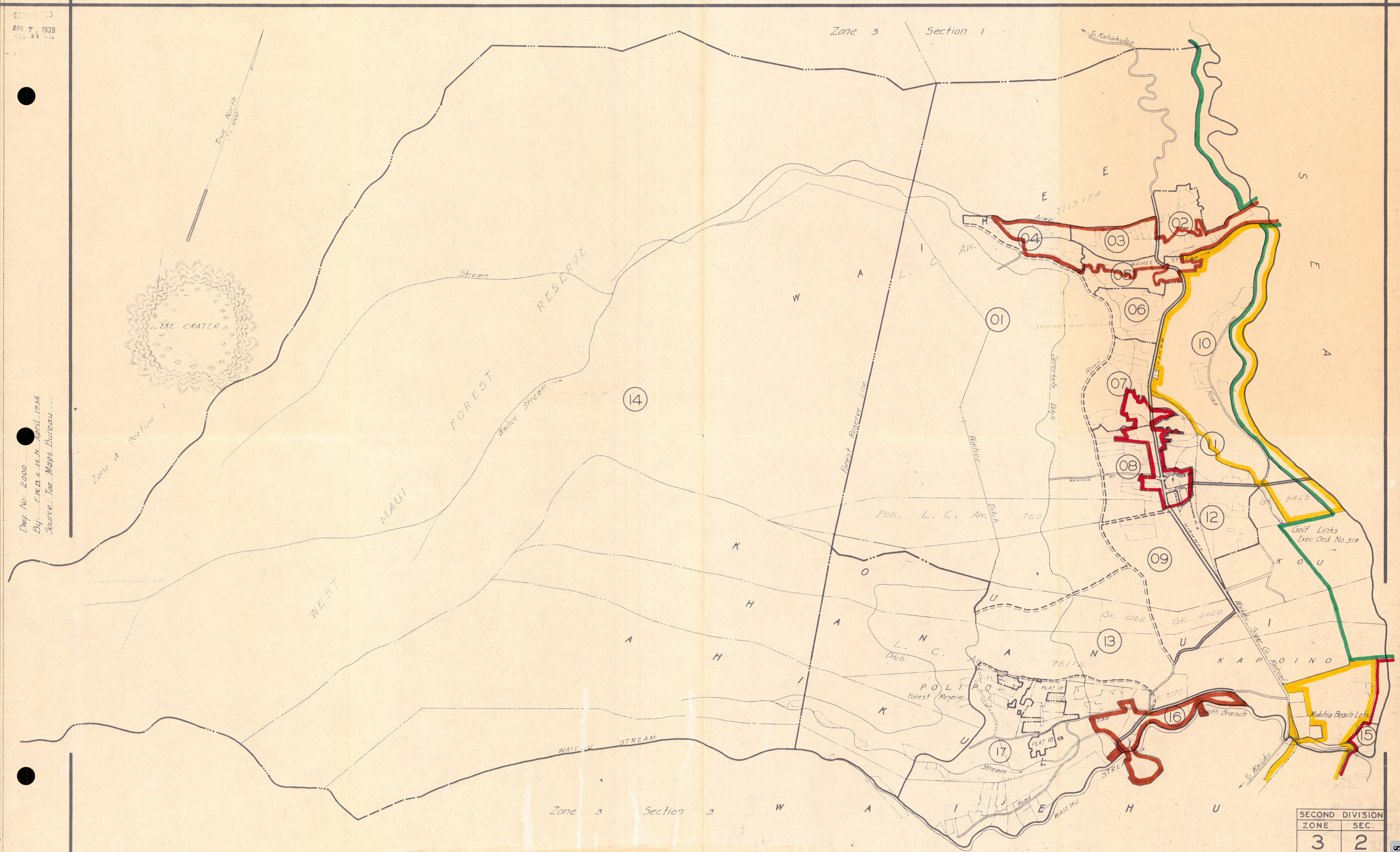
(A) The Land Use Commission staff recommended that the Waiehu area southeast of the golf course be placed in the Urban District. However, because of the Land Study Bureau information received since the public hearing and because of the importance of this particular area for resort development, the staff ~~reiterates~~ amends its original recommendation to rezone and the Waiehu area to urban but also recommends that ~~the~~ approx. 16 acres in sugar cane at the northwest side of the Waiehu Golf Course also be placed in the Urban District and that the Land Use Commission initiate action to place the Waiehu Golf Course in the Urban District. ~~The Commission~~

The staff further reiterates its recommendation that

the balance of the Waihee area not be rezoned at this time until the area recommended for urban designation is substantially developed and the Waihee dairy is relocated or assurances are received from the C. Brewer Board of Directors that the Waihee farm will be relocated.

You will note that they used the figures 161 acres easterly of Wailuku and 228 on the westerly side of the golf course. The petitioners have submitted a letter since the public hearing to further justify their request and also discusses the unsuitability of the 16-acre parcel of cane for agricultural purposes. This statement was substantiated by the Land Study Bureau. There was not, however, any statement from the C. Brewer Board assuring the relocation of the dairy or agricultural activities of Waihee farm. A copy of this letter was circulated to the Land Use Commissioners

CORRECTED
APR 7 1939
DEC 28 1939



WAIHEE, WAIEHU, WAILUKU, MAUI

SECOND DIVISION	
ZONE	SEC.
3	2
CONTAINING PLATS	
SCALE: 1 in. = 1000 ft.	

ADVANCE SHEET
SUBJECT TO CHANGE

7258

PRINTED JUN 25 1969

SEP 9 1938
FEB 14
MAY 20
NOV 2 1950
MAR 1969
JAN 22 1969

INSET

Auwai
True North
Rebecca M. Min
Coralyn M. Min - 1/2
2.04 acs.
Frederick E. Eckart, Jr.
2.02 acs.
L C Aw
STREAM
17
18
451:1
420.7
140.7
282.5
179.6
179.2
119.2
182.3

MAUI FOREST RESERVE
Forest Reserve Line 2
MAUI PLAT 03

SECTION 2 PLAT 17

L.C Aw. 2468:2
L. C. Aw. 3275-J
L.C Aw. 3275-D
L.C Aw. 3275-E-6
Waihee Ditch
(0.45 ac.) L.C.Aw. 2461:2
L.C Aw. 3275-W
L.C Aw. 2468:1
15
14
13
26 (SEE BELOW) L.C. Aw. 3456:4
Wailuku Sugar Co. 49/96
Hattie Gallarde 36/96
Rose Maio-Dori
Harry Maio
Henry Maio
Deborah Maio 12/96
(Violet K. Mori, Sally K. Blaka, James Kaimikaia, Jr. Est. 1.05 Acs)
Southern Fork
L.C Aw. 3275-H
L.C Aw. 11222
L.C Aw. 3451
L.C. Aw. 3259
Waiehu
12 Acs
12
Simplicio E. Cerizo & wf Modesta F. Tle
L.C Aw. 2419:2
L.C Aw. 2554:1
Stream
L.C Aw. 2554:2
L.C Aw. 3189:4
L.C Aw. 3189:5
North Fork Waiehu
Alexander & Baldwin, Inc. 0.29 Ac. 19
22 W.S.Co. 0.02 ac.
21 W.S.Co. 0.06 Ac.
10 W.S.Co. 0.08 Ac.
Road
Pailima
Weir
11 Alexander & Baldwin, Inc. 0.36 Ac.
Kam. IV to C. Brewer
L.C Aw. 3275-Y
L.C Aw. 3275-T
L.C Aw. 2672:1
L.C Aw. 2672:2
L.C Aw. 1806:4
L.C Aw. 3275-C
L.C Aw. 3275-B
L.C Aw. 3275-A
L.C Aw. 3275-X
L.C Aw. 3275-V
L.C Aw. 1806:3
L.C Aw. 1806:2
L.C Aw. 3432:1
L.C Aw. 3444
L.C Aw. 3327:1
L.C Aw. 3275-U
L.C Aw. 3441:1
L.C Aw. 2526
L.C Aw. 3436
L.C Aw. 3374
R.P. 6091 L.C Aw. 3277 16
Por. Rd. Par 5 (0.138 Ac.)
To Waihee
8559-B:20
SEC. 2 PLAT 16
Maru Kanoa & Julia Baldwin 1/2
Ruth K. Ah Hee et al 1/2
1.49 ac.
SEC. 2 PLAT 13
PARCEL 3:
Yasunobu Miyahira & wf Sumiko - T/E over (1.378 Ac. or 2.008 Ac.)
Solomon K. Hana - C (1.378 Ac.)
1 7 Aw.
8 9 Aw.
E
H
C
U

Wailuku Sugar Company
1555.719 Acs.
(1556.281 Ac.)
Reservoir
L.C Aw. 3275-E-3
Ditch (open)
20 Alexander & Baldwin, Inc. 4.07 acs.
Spreckels Ditch
HIGHWAY
Kaheki
Plantation Railroad
PLAT 01
Ditch
Waihee Ditch
PUUOHALA & KAUOUKUU
Kamehameha Deed
L.C Aw. 2495:1
L.C Aw. 3428
L.C Aw. 3418
L.C Aw. 377
L.C Aw. 3383
L.C Aw. 3382
L.C Aw. 2436:2
L.C Aw. 2436:3
L.C Aw. 3298
L.C Aw. 3330
L.C Aw. 2502:2
L.C Aw. 453:2
L.C Aw. 406:1
22 (See below) 0.54 Ac.
23 Tsuyoshi Kimura & wf & Kiyue E. Asato
PUUOHALA PLACE
PLAT 04 VILLAGE
PUUOHALA SUBD. L.C Aw. 3237
L.C Aw. 453:1
ROAD
PIIHANA PLACE
PLAT 32
PLAT 33
MARKET ST.
To Main St.
MAUHAU
SEC. 4 PLAT 34
PLAT 35
PLAT 36
STREAM
Siphon
L.C Aw. 2455
L.C Aw. 2458
L.C Aw. 2428
L.C Aw. 2527:1
L.C Aw. 4068
L.C Aw. 2503:2
L.C Aw. 2537:3465
County of Maui 0.93 Ac.
24
L.C Aw. 2435
L.C Aw. 2452
L.C Aw. 451:3 (0.21 Ac.)
17 SEE INSET 18
L.C Aw. 451:1
L.C Aw. 418
L.C Aw. 3225
L.C Aw. 7907
3 Frank A. Helealoha & wf. Annie H. - T/E
25 Mary Wallace & Henry Kalleiehu J/T 4.814 ¢
26 Wailuku Sugar Co. Abraham K. McAulton & wf Rose E. - T/E - M/C 0.78 Ac.
WAILUKU 7900.51 N. 1794.24 W.
K
L
A
I
W
E
S
N
A69-222 C. BREWER
True North 1" = 500'

Portion of PAUKUKALO, WAILUKU, MAUI

Dwg No. 192
By: J.A.K. March 8, 1934
Source: Tax Maps Bureau & Survey Dept.

Parcels Dropped: 2, 4, 6, 8, 15, 16,

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

ADVANCE SHEET SUBJECT TO CHANGE

PRINTED JUN 25 1969

7259

3 2 13

WAIEHU & WAILUKU
SECTION 3

A69-222 C. BREWER

AIEHU- WAILUKU- MAUI.

7260

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A69-222 C. BREWER

WAIHEE, WAILUKU, MAUI

Dwg No. 1898
By: P.K. - J.A.K. - Feb. 12, 1934
Source: Tax Maps Bureau

TRUE North
1" = 200'

S E A

Wailuku Sugar Company
255.189 Ac.
(231.654 Ac.)

L.C.Aw. 3886B:2

Robert H. Wallace et al
3.474 Ac.
L.C. Aw. 3775:1

L.C.Aw. 4439:3
L.C.Aw. 3866:3
L.C.Aw. 5333:1
L.C.Aw. 4296:2
L.C.Aw. 8695:2
L.C.Aw. 4438B:2

L.C.Aw. 4284:4
7713
Ap. 24

L.C.Aw. 4389-D:2&M:2
L.C.Aw. 4296 Ap 213
L.C.Aw. 4389 Ap 2
L.C.Aw. 4389 D:2 & M:1
L.C.Aw. 4408:2

L.C.Aw. 4284:1
L.C.Aw. 4284:4
L.C.Aw. 4284:2

Theresa M. Erlich
0.939 Ac.
Patrick Spencer
Ap. 1 of L.C.Aw. 4284:4
Ap. 2 of L.C.Aw. 4284:4
Ap. 3 of L.C.Aw. 4284:4
Ap. 4 of L.C.Aw. 4284:4
Ap. 5 of L.C.Aw. 4284:4
Ap. 6 of L.C.Aw. 4284:4
Ap. 7 of L.C.Aw. 4284:4
Ap. 8 of L.C.Aw. 4284:4
Ap.