

A69-222 - C. BREWER & CO. (M74-3-6)

BEFORE THE LAND USE COMMISSION
OF THE STATE OF HAWAII

In the Matter of Determining)
Compliance with Section 6.3) DOCKET NO. A69-222, M74-4
of the Land Use Commission's)
Regulation Concerning the) C. BREWER AND COMPANY,
Boundary Amendment of C. Brewer) LIMITED
and Company, Limited)
_____)

This is to certify that this is a true and correct
copy of the document on file in the office of the
State Land Use Commission, Honolulu, Hawaii.

4/9/84

Date

by


Executive Officer

ORDER DETERMINING THAT C. BREWER AND COMPANY, LIMITED
HAS PROCEEDED TO DEVELOP ITS LANDS AT WAIHEE, MAUI IN
ACCORDANCE WITH SECTION 6-3 OF THE LUC REGULATIONS AND
THAT NO ACTION TO INITIATE A RECLASSIFICATION IS REQUIRED

BEFORE THE LAND USE COMMISSION
OF THE STATE OF HAWAII

In the Matter of Determining)
Compliance with Section 6.3) DOCKET NO. A69-222, M74-4
of the Land Use Commission's)
Regulation Concerning the) C. BREWER AND COMPANY,
Boundary Amendment of C. Brewer) LIMITED
and Company, Limited)
_____)

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HAS PROCEEDED TO DEVELOP ITS LANDS AT WAIHEE, MAUI IN
ACCORDANCE WITH SECTION 6-3 OF THE LUC REGULATIONS AND
THAT NO ACTION TO INITIATE A RECLASSIFICATION IS REQUIRED

The Land Use Commission (hereinafter referred to as Commission) initiated this proceeding on August 10, 1983, by the issuance of an order to show cause why Commission should not reclassify the subject properties for failure to comply with Section 6-3, Performance Time of the State Land Use Regulations. The Commission on October 4, 1983 having considered a Land Use Commission Staff Memorandum, oral and written testimony and exhibits from Oliver Dukelow, President of the Waihee Community Association, Paul Sato, attorney representing C. Brewer and Company, Limited (hereinafter referred to as C. Brewer), Roland Herberg and Charles Street representatives of C. Brewer, and Bert Sakata, a resident of Waihee, Maui, found the following facts:

1. By letter of March 21, 1983, Oliver Dukelow, President of the Waihee Community Association requested that the Commission consider reclassifying certain lands from the Urban

to the Agricultural District that were approved by the Commission under Docket No. A69-222 - C. Brewer and Company, Limited and M74-4.

2. At its meeting on August 10, 1983 the Commission conducted a hearing to determine whether C. Brewer made substantial progress in the development of the lands reclassified to Urban under Docket No. A69-222 and M74-4.

3. In Docket No. A69-222, C. Brewer petitioned the Commission to reclassify two separate areas totaling approximately 435 acres of land from the Agricultural to the Urban District at Waiehu and Waihee, Maui in 1969. The property at Waiehu contained approximately 180 acres and the property at Waihee contained approximately 255 acres. The 180-acre site at Waiehu was approved and the request for 255 acres at Waihee was denied.

4. The 180 acres reclassified by the Commission included Tax Map Key 3-2-13: Portion 1 and 3-3-01: Portion of 16.

5. C. Brewer proposed to develop single-family and multi-family residential units on the property.

6. Presently, two-thirds of the 180 acres have been developed into residential use. The remaining one-third is planned for residential use and the developers are applying for a Shoreline Management Area Permit with the County of Maui.

7. Under the procedures of the 1974 Land Use District Review, C. Brewer advised the Commission that it was interested in reclassifying approximately 236 acres of land from the Agricultural to the Urban District at Waihee, Maui. The LUC incorporated this request as part of its statewide review of

the land use district boundaries and reclassified approximately 64 of the 236 acres of land under Docket No. M74-4. The reclassification was made in two separate areas, one containing 30 acres (Waihee Village extension) and the other 34 acres (Hilltop residential).

8. The 64 acres reclassified by the Commission in 1974 include Tax Map Key 3-2-10: Portion 1.

9. C. Brewer proposed that approximately 130 houselots, a neighborhood store and other commercial services and open space be developed on the Waihee village extension site. Single family residential lots and homes were proposed for the Hilltop residential site.

10. Between the year 1969 and 1974, the Commission reclassified approximately 412 acres of land from the Agricultural to the Urban District at Waihee and Waiehu under Docket No. A69-222 and M74-4.

11. Of the total 412 acres reclassified, Petitioner has developed 260 acres into houselots; and the Petitioner has constructed 290 homes and 26 industrial buildings on the lots.

12. The County has granted subdivision or preliminary subdivision plan approval for an additional 88 acres.

13. Although the subject 64 acres is not yet developed, it is part of a larger overall development program by C. Brewer for the Waihee-Waiehu region of Maui. C. Brewer has been proceeding and is continuing to develop its urban designated lands in the area.

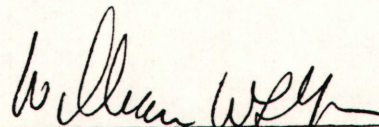
14. The County of Maui is considering adoption of a Community Development Plan for Waihee.

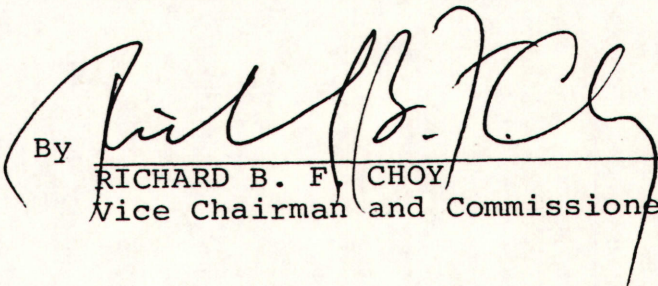
The Commission has determined that C. Brewer has made substantial progress to develop the subject properties pursuant to Section 6-3 of the Commission's regulation; and

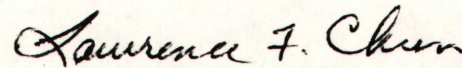
HEREBY ORDERS that there is no cause to initiate a reclassification of the property.

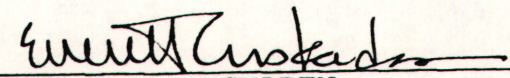
Dated at Honolulu, Hawaii, this 6th day of April, 1984 upon motion duly adopted by the Land Use Commission on the 4th day of October, 1983.

LAND USE COMMISSION
STATE OF HAWAII

By 
WILLIAM W. L. YUEN
Chairman and Commissioner

By 
RICHARD B. F. CHOY
Vice Chairman and Commissioner

By 
LAWRENCE F. CHUN
Commissioner

By 
EVERETT L. CUSKADEN
Commissioner

By Shinsei Miyasato
SHINSEI MIYASATO
Commissioner

By Winona E. Rubin
WINONA E. RUBIN
Commissioner

By T. Tacbian
TEOFILO PHIL TACBIAN
Commissioner

By Robert S. Tamaye
ROBERT S. TAMAYE
Commissioner

By Frederick P. Whittemore
FREDERICK P. WHITTEMORE
Commissioner

A69-222, M74-4 - C. BREWER & CO., LTD.

PS Form 3800, Feb. 1982

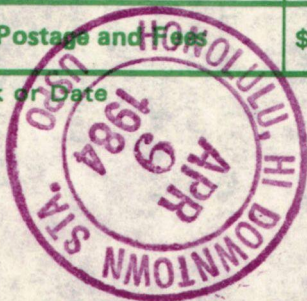
P 488 258 134

RECEIPT FOR CERTIFIED MAIL

NO INSURANCE COVERAGE PROVIDED—
NOT FOR INTERNATIONAL MAIL

(See Reverse)

Sent to Oliver Dukelow	
Street and No.	
P.O., State and ZIP Code	
Postage	\$ 37
Certified Fee	.75
Special Delivery Fee	
Restricted Delivery Fee	
Return Receipt Showing to whom and Date Delivered	.60
Return Receipt Showing to whom, Date, and Address of Delivery	
TOTAL Postage and Fees	\$ 17.7
Postmark or Date	



**STICK POSTAGE STAMPS TO ARTICLE TO COVER FIRST CLASS POSTAGE,
CERTIFIED MAIL FEE, AND CHARGES FOR ANY SELECTED OPTIONAL SERVICES. (see front)**

1. If you want this receipt postmarked, stick the gummed stub on the left portion of the address side of the article **leaving the receipt attached** and present the article at a post office service window or hand it to your rural carrier. (no extra charge)
2. If you do not want this receipt postmarked, stick the gummed stub on the left portion of the address side of the article, date, detach and retain the receipt, and mail the article.
3. If you want a return receipt, write the certified-mail number and your name and address on a return receipt card, Form 3811, and attach it to the front of the article by means of the gummed ends if space permits. Otherwise, affix to back of article. Endorse front of article **RETURN RECEIPT REQUESTED** adjacent to the number.
4. If you want delivery restricted to the addressee, or to an authorized agent of the addressee, endorse **RESTRICTED DELIVERY** on the front of the article.
5. Enter fees for the services requested in the appropriate spaces on the front of this receipt. If return receipt is requested, check the applicable blocks in Item 1 of Form 3811.
6. Save this receipt and present it if you make inquiry.

PS Form 3811, July 1982

- **SENDER:** Complete Items 1, 2, 3, and 4.
Add your address in the "RETURN TO" space on reverse.

(CONSULT POSTMASTER FOR FEES)

1. The following service is requested (check one).

 Show to whom and date delivered €

 Show to whom, date, and address of delivery .. €

- 2.
-
- RESTRICTED DELIVERY**
- €

(The restricted delivery fee is charged in addition to the return receipt fee.)

TOTAL \$ _____

- 3.
- ARTICLE ADDRESSED TO:**

Oliver Dukelow

- 4.
- TYPE OF SERVICE:**

 REGISTERED

 INSURED

 CERTIFIED

 COD

 EXPRESS MAIL

ARTICLE NUMBER

488 258 134

(Always obtain signature of addressee or agent)

I have received the article described above.

SIGNATURE Addressee Authorized agent

5. DATE OF DELIVERY

4/10/84

POSTMARK
(may be on reverse side)

6. ADDRESSEE'S ADDRESS (Only if requested)

7. UNABLE TO DELIVER BECAUSE:

7a. EMPLOYEE'S INITIALS

TC

RETURN RECEIPT

UNITED STATES POSTAL SERVICE
OFFICIAL BUSINESS



SENDER INSTRUCTIONS

Print your name, address, and ZIP Code in the space below.

- Complete Items 1, 2, 3, and 4 on the reverse.
- Attach to front of article if space permits, otherwise affix to back of article.
- Endorse article "Return Receipt Requested"
- adjacent to number.

State of Hawaii
LAND USE COMMISSION
PENALTY FOR PRIVATE USE, \$300
Room 104, Old Federal Building
335 Merchant Street
Honolulu, Hawaii 96813

**RETURN
TO**



(Name of Sender)

(Street or P.O. Box)

(City, State, and ZIP Code)

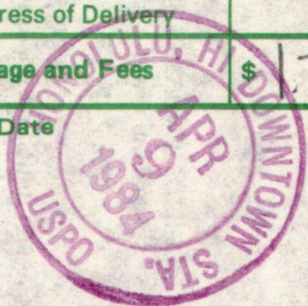
P 488 258 133

RECEIPT FOR CERTIFIED MAIL

NO INSURANCE COVERAGE PROVIDED—
NOT FOR INTERNATIONAL MAIL

(See Reverse)

Sent to Pete Moynahan	
Street and No.	
P.O., State and ZIP Code	
Postage	\$ 37
Certified Fee	.75
Special Delivery Fee	
Restricted Delivery Fee	
Return Receipt Showing to whom and Date Delivered	.60
Return Receipt Showing to whom, Date, and Address of Delivery	
TOTAL Postage and Fees	\$ 1.77
Postmark or Date	



**STICK POSTAGE STAMPS TO ARTICLE TO COVER FIRST CLASS POSTAGE,
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1. If you want this receipt postmarked, stick the gummed stub on the left portion of the address side of the article **leaving the receipt attached** and present the article at a post office service window or hand it to your rural carrier. (no extra charge)
2. If you do not want this receipt postmarked, stick the gummed stub on the left portion of the address side of the article, date, detach and retain the receipt, and mail the article.
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5. Enter fees for the services requested in the appropriate spaces on the front of this receipt. If return receipt is requested, check the applicable blocks in Item 1 of Form 3811.
6. Save this receipt and present it if you make inquiry.

PS Form 3911, July 1982

● **SENDER:** Complete items 1, 2, 3, and 4.
Add your address in the "RETURN TO" space on reverse.

(CONSULT POSTMASTER FOR FEES)

1. The following service is requested (check one).
- Show to whom and date delivered \$
 - Show to whom, date, and address of delivery .. \$
2. **RESTRICTED DELIVERY** \$
(The restricted delivery fee is charged in addition to the return receipt fee.)

TOTAL \$ _____

3. **ARTICLE ADDRESSED TO:**

Pete Moynahan

4. **TYPE OF SERVICE:**

- REGISTERED INSURED
- CERTIFIED COD
- EXPRESS MAIL

ARTICLE NUMBER

488 258 133

(Always obtain signature of addressee or agent)

I have received the article described above.

SIGNATURE Addressee Authorized agent

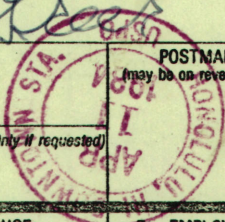
Donald [Signature]

5. **DATE OF DELIVERY**

APR 11 1984

POSTMARK

(may be on reverse side)



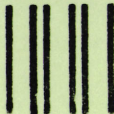
6. **ADDRESSEE'S ADDRESS** (Only if requested)

7. **UNABLE TO DELIVER BECAUSE:**

7a. **EMPLOYEE'S INITIALS**

RETURN RECEIPT

UNITED STATES POSTAL SERVICE
OFFICIAL BUSINESS



SENDER INSTRUCTIONS

Print your name, address, and ZIP Code in the space below.

- Complete items 1, 2, 3, and 4 on the reverse.
- Attach to front of article if space permits, otherwise affix to back of article.
- Endorse article "Return Receipt Requested"
- adjacent to number.

PENALTY FOR PRIVATE
USE, \$300

State of Hawaii
LAND USE COMMISSION

Room 104, Old Federal Building

335 Merchant Street

Honolulu, Hawaii 96813

**RETURN
TO**



(Name of Sender)

(Street or P.O. Box)

(City, State, and ZIP Code)

P 488 258 132

RECEIPT FOR CERTIFIED MAIL

NO INSURANCE COVERAGE PROVIDED—
NOT FOR INTERNATIONAL MAIL

(See Reverse)

Sent to Tosh Ishikawa	
Street and No.	
P.O., State and ZIP Code	
Postage	\$ 37
Certified Fee	.75
Special Delivery Fee	
Restricted Delivery Fee	
Return Receipt Showing to whom and Date Delivered	.60
Return Receipt Showing to whom, Date, and Address of Delivery	
TOTAL Postage and Fees	\$ 1.77
Postmark or Date	



A69-222, M74-4, C. BREWER & CO., LTD.

PS Form 3800, Feb. 1982

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PS Form 3811, July 1982

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Add your address in the "RETURN TO" space on reverse.

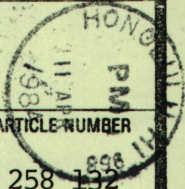
(CONSULT POSTMASTER FOR FEES)

1. The following service is requested (check one).
- Show to whom and date delivered \$
 - Show to whom, date, and address of delivery .. \$
2. **RESTRICTED DELIVERY** \$
(The restricted delivery fee is charged in addition to the return receipt fee.)

TOTAL \$ _____

3. ARTICLE ADDRESSED TO:

Tosh Ishikawa



4. TYPE OF SERVICE:

- REGISTERED INSURED
- CERTIFIED COD
- EXPRESS MAIL

ARTICLE NUMBER

488 258 132

(Always obtain signature of addressee or agent)

I have received the article described above.

SIGNATURE Addressee Authorized agent

Robyn Kauluku

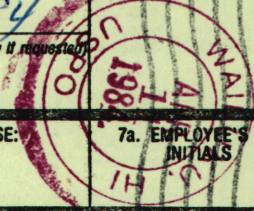
5. DATE OF DELIVERY

4/11/84

POSTMARK

(may be on reverse side)

6. ADDRESSEE'S ADDRESS *(Only if requested)*



7. UNABLE TO DELIVER BECAUSE:

7a. EMPLOYEE'S INITIALS

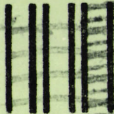
RETURN RECEIPT

UNITED STATES POSTAL SERVICE
OFFICIAL BUSINESS

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State of Hawaii
LAND USE COMMISSION
Room 104, Old Federal Building

PENALTY FOR PRIVATE
USE, \$300

335 Merchant Street
Honolulu, Hawaii 96813

**RETURN
TO**



(Name of Sender)

(Street or P.O. Box)

(City, State, and ZIP Code)

BEFORE THE LAND USE COMMISSION
OF THE STATE OF HAWAII

In the Matter of Determining)
Compliance with Section 6.3) DOCKET NO. A69-222, M74-4
of the Land Use Commission's)
Regulation Concerning the) C. BREWER AND COMPANY,
Boundary Amendment of C. Brewer) LIMITED
and Company, Limited)
_____)

CERTIFICATE OF SERVICE

I hereby certify that a copy of the Land Use Commission's Order Determining that C. Brewer and Company, Limited has Proceeded to Develop its Lands at Waihee, Maui in Accordance with Section 6-3 of the LUC Regulations and that No Action to Initiate a Reclassification is Required was served upon the following by either hand delivery or depositing the same in the U.S. Postal Service by certified mail:

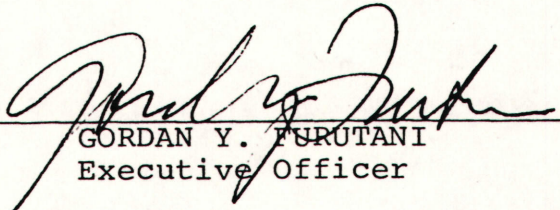
KENT M. KEITH, Director
Department of Planning and Economic Development
State of Hawaii
250 South King Street
Honolulu, Hawaii 96813

TOSH ISHIKAWA, Planning Director
Maui County Planning Department
200 South High Street
Wailuku, Hawaii 96793

PETE MOYNAHAN, Vice President
Hawaiiana Investment Co., Inc.
Property Planning and Control
P. O. Box 1826
Honolulu, HI 96805

OLIVER R. DUKELOW, President
Waihee Community Association
720 Kealii Drive
Wailuku, Hawaii 96793

DATED: Honolulu, Hawaii, this 9th day of April, 1984


GORDAN Y. FURUTANI
Executive Officer

DOCKET NO. A69-222, M74-4 - C. BREWER AND COMPANY, LIMITED

A certified copy of the Land Use Commission's Order Determining that C. Brewer and Company, Limited has Proceeded to Develop its Lands at Waihee, Maui in Accordance with Section 6-3 of the LUC Regulations and that No Action to Initiate a Reclassification is Required was served by regular mail to the following on April 9, 1984.

ANNETTE CHOCK, Deputy Attorney General
Department of the Attorney General
State Capitol, 4th Floor
Honolulu, Hawaii 96813

H. RODGER BETTS, Corporation Counsel
Office of the Corporation Counsel
County of Maui
200 South High Street
Wailuku, Hawaii 96793



STATE OF HAWAII
DEPARTMENT OF PLANNING
AND ECONOMIC DEVELOPMENT

LAND USE COMMISSION

Room 104, Old Federal Bldg., 335 Merchant Street
Honolulu, Hawaii 96813 Telephone: 548-4611

GEORGE R. ARIYOSHI
Governor

WILLIAM W. L. YUEN
Chairman

RICHARD B. F. CHOY
Vice Chairman

COMMISSION MEMBERS:

Lawrence F. Chun
Everett L. Cuskaden
Shinsei Miyasato
Winona E. Rubin
Teofilo Phil Tacbian
Robert S. Tamaye
Frederick P. Whittemore

GORDAN Y. FURUTANI
Executive Officer

October 13, 1983

Mr. Kent M. Keith, Director
Department of Planning and Economic Development
State of Hawaii
250 South King Street
Honolulu, HI 96813

Attention: Mr. Tatsuo Fujimoto, Head, Land Use Division

Dear Mr. Keith:

Re: A69-222 (M74-4) - C. Brewer and Company

This is to notify you that at its meeting on October 4, 1983 the Land Use Commission determined that satisfactory compliance with Section 6.3 of the Commission Regulations was made by the petitioner regarding lands included in the above docket number. A copy of the Land Use Commission Findings of Fact and Decision and Order will be served on you as soon as it is finalized.

Sincerely yours,

GORDAN Y. FURUTANI
Executive Officer

GYF: gm
cc: Annette Chock, Deputy Attorney General



STATE OF HAWAII
DEPARTMENT OF PLANNING
AND ECONOMIC DEVELOPMENT

LAND USE COMMISSION

Room 104, Old Federal Bldg., 335 Merchant Street
Honolulu, Hawaii 96813 Telephone: 548-4611

GEORGE R. ARIYOSHI
Governor

WILLIAM W. L. YUEN
Chairman

RICHARD B. F. CHOY
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COMMISSION MEMBERS:

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Shinsei Miyasato
Winona E. Rubin
Teofilo Phil Tacbian
Robert S. Tamaye
Frederick P. Whittemore

GORDAN Y. FURUTANI
Executive Officer

October 13, 1983

Mr. Tosh Ishikawa, Planning Director
Maui County Planning Department
200 South High Street
Wailuku, Hawaii 96793

Dear Mr. Ishikawa:

Re: A69-222 (M74-4) - C. Brewer and Company

This is to notify you that at its meeting on October 4, 1983 the Land Use Commission determined that satisfactory compliance with Section 6.3 of the Commission Regulations was made by the petitioner regarding lands included in the above docket number. A copy of the Land Use Commission Findings of Fact and Decision and Order will be served on you as soon as it is finalized.

Sincerely yours,

GORDAN Y. FURUTANI
Executive Officer

GYF:gm
cc: H. Rodger Betts, Corporation Counsel



STATE OF HAWAII
DEPARTMENT OF PLANNING
AND ECONOMIC DEVELOPMENT

LAND USE COMMISSION

Room 104, Old Federal Bldg., 335 Merchant Street
Honolulu, Hawaii 96813 Telephone: 548-4611

GEORGE R. ARIYOSHI
Governor

WILLIAM W. L. YUEN
Chairman

RICHARD B. F. CHOY
Vice Chairman

October 13, 1983

COMMISSION MEMBERS:

Lawrence F. Chun
Everett L. Cuskaden
Shinsei Miyasato
Winona E. Rubin
Teofilo Phil Tacbian
Robert S. Tamaye
Frederick P. Whittemore

GORDAN Y. FURUTANI
Executive Officer


Mr. Pete Moynahan, Vice President
Hawaiiana Investment Co., Inc.
Property Planning and Control
P. O. Box 1826
Honolulu, HI 96805

Dear Mr. Moynahan:

Re: A69-222 (M74-4) - C. Brewer and Company

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GORDAN Y. FURUTANI
Executive Officer

GYF: gm



STATE OF HAWAII
DEPARTMENT OF PLANNING
AND ECONOMIC DEVELOPMENT

LAND USE COMMISSION

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Shinsei Miyasato
Winona E. Rubin
Teofilo Phil Tacbian
Robert S. Tamaye
Frederick P. Whittemore

GORDAN Y. FURUTANI
Executive Officer

October 13, 1983

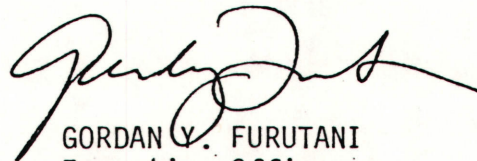
Mr. Oliver R. Dukelow, President
Waihee Community Association
720 Kealii Drive
Wailuku, Hawaii 96793

Dear Mr. Dukelow:

Re: A69-222 (M74-4) - C. Brewer and Company

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Sincerely yours,



GORDAN Y. FURUTANI
Executive Officer

GYF: gm

STATE OF HAWAII
LAND USE COMMISSION

VOTE RECORD

ITEM A69-222 (M74-4)
C. Brewer & Company (Maui)

DATE October 4, 1983

PLACE House Conf. Room 310, State Capitol
Honolulu, Hawaii

TIME 9:00 a.m.

	NAME	YES	NO	ABSTAIN	ABSENT
M	WHITTEMORE, FREDERICK	X			
	CHUN, LAWRENCE F.	X			
	TACBIAN, TEOFILO PHIL	X			
	TAMAYE, ROBERT S.	X			
S	MIYASATO, SHINSEI	X			
	CUSKADEN, EVERETT L.	X			
	CHOY, RICHARD B. F.	X			
	RUBIN, WINONA E.	X			
	YUEN, WILLIAM W. L.	X			

Comments:

I move that the Commission find substantial progress has been made by the petitioner and that no action is necessary.

STATE OF HAWAII
LAND USE COMMISSION

Minutes of Meeting

House Conference Room 310
Third Floor, State Capitol
Honolulu, Hawaii

October 4, 1983 - 9:00 a.m.

Approved
11/22/83

COMMISSIONERS PRESENT: William Yuen, Chairman (10:10 a.m.)
Richard Choy, Vice Chairman
Lawrence Chun
Everett Cuskaden (10:10 a.m.)
Shinsei Miyasato
Winona Rubin
Teofilo Tacbian
Robert Tamaye
Frederick Whittemore

STAFF PRESENT: Gordan Furutani, Executive Officer
Carolee Aoki, Deputy Attorney General
Raymond Young, Planner
Dora Horikawa, Chief Clerk

Katherine Stanley, Court Reporter

The meeting was called to order by Chairman Choy who presided over the action proceedings on the petition by Kalua Koi Corporation.

ACTION

A82-542 - KALUA KOI CORPORATION

In the matter of the petition by Kalua Koi Corporation, Docket A82-542, hearings were conducted by the Land Use Commission on March 15, 1983, March 21, 1983, March 22, 1983, April 7, 1983, April 8, 1983 and May 18, 1983. It was determined by Chairman Choy that all of the Commissioners present today were eligible to participate in the action on the subject petition.

The Executive Officer pointed out the property under petition and oriented it with various surrounding landmarks.

Appearances

James Funaki, Attorney representing the petitioner

Steve Garcia, Deputy Corporation Counsel, representing the Maui Planning Department

The Commissioners were polled as follows:

Ayes: Commissioners Tamaye, Rubin, Chun, Whittemore,
Miyasato, Chairman Choy

Nay: Commissioner Tacbian

The motion was carried.

Commissioner Rubin moved to approve the reclassification of 11.5 acres from the Agricultural District into the Urban District. It was seconded by Commissioner Whittemore and the motion was unanimously approved.

In the matter of the 23.8 acres, it was moved by Commissioner Rubin, seconded by Commissioner Tamaye, that the Commission reopen the hearing for the purpose of receiving additional information regarding the use of the property. The motion was unanimously carried.

Chairman Yuen arrived to conduct the balance of the proceedings for the day.

✓ A69-222 - C. BREWER AND COMPANY

Chairman Yuen recalled that on August 10, 1983, the Commission had held a hearing, pursuant to an inquiry by the Waihee Neighborhood Board as to the progress or lack of progress on subject lands by the petitioner, C. Brewer and Company. Today, the Commission will determine whether there was cause to take further action on the petition and, if cause did exist, whether the Commission will institute a petition to reclassify the property.

It was moved by Commissioner Whittemore, seconded by Commissioner Miyasato, that the Commission find substantial progress had been made by the petitioner and that no action was required. The motion was unanimously carried.

A69-242 - PUKOO PROPERTIES, INC.

Chairman Yuen stated that the Commission had held a hearing in late 1982 on the order to show cause why developer had not proceeded to develop certain lands at Pukoo, Molokai, upon a complaint filed by Mr. George Peabody. At that time, the Commission had determined that it would defer action on the matter until approximately 9 months later.

Today, the Commission will hear from both Mr. Peabody and the Maud Van Cortlandt Schroll Trust, after which the Commission will take action.

STATE OF HAWAII
LAND USE COMMISSION

NOTIFICATION OF LAND USE COMMISSION MEETING

DATE, TIME AND PLACE

October 4, 1983 - 9:00 a.m.
House Conference Room 310
Third Floor, State Capitol
Honolulu, Hawaii

REC'D. BY

1983 SEP 22 AM 11 07

LT. GOVERNOR'S OFFICE

A G E N D A

I. ACTION

✓ 1. A69-222 (M74-4) - C. Brewer and Company (Maui)

To show cause why landowner/developer has not proceeded to develop certain lands at Waihee, Maui.

2. A69-242 - Pukoo Properties, Inc. (Molokai)

To show cause why developer has not proceeded to develop certain lands at Pukoo, Molokai.

3. A83-547 - Richard T. Tajiri and Helen H. Kawahara (Maui)

To reclassify approximately 1.75 acres of land currently in the Agricultural District into the Urban District at Haiku, Maui, for a residential subdivision.

4. A83-548 - Department of Planning and Economic Development (Halawa Medium Security Facility) (Oahu)

To reclassify approximately 1.19 acres of land currently in the Conservation District into the Urban District at Halawa, Ewa District, City and County of Honolulu, for a medium security prison facility.

5. DR83-9 - Douglas Meller (Oahu)

To consider a request for declaratory ruling regarding the shoreline and zone of wave action.

III. MISCELLANEOUS

1. Adoption of Minutes JUL 20 1983 AUG 10 1983

2. Tentative Meeting Schedule

9/21/83 - A copy of this agenda was mailed to all persons and organizations on the attached mailing lists:

1. STATEWIDE 2. OAHU 3. MAUI-MOLOKAI-LANAI

STATE OF HAWAII
LAND USE COMMISSION
Room 104, Old Federal Building
335 Merchant Street
Honolulu, Hawaii 96813

September 23, 1983

A D D I T I O N T O A G E N D A

TO WHOM IT MAY CONCERN:

SUBJECT: Land Use Commission Meeting
October 4, 1983
House Conference Room 310
Third Floor, State Capitol
Honolulu, Hawaii

REC'D. BY

1983 SEP 26 AM 10 40

LT. GOVERNOR'S OFFICE

This is to advise you that the following items have been added to the October 4, 1983 Agenda:

9:00 a.m.

I. ACTION

6. A82-542 - Kalua Koi Corporation (Molokai)

To reclassify approximately 924.7 acres of land currently in the Urban District into the Rural District; 54.6 acres of land currently in the Agricultural District into the Rural District; and 35.3 acres of land currently in the Agricultural District into the Urban District at Kaluakoi, Molokai, for residential, commercial and recreational purposes.

2:00 p.m.

II. CONTINUED HEARING

1. A83-551 - Oceanic Properties, Inc. (Oahu)

To reclassify approximately 256 acres of land currently in the Agricultural District into the Urban District at Waipio, Ewa, Oahu for a high technology park development.

STATE OF HAWAII
LAND USE COMMISSION
Room 104, Old Federal Bldg.
335 Merchant Street
Honolulu, Hawaii 96813

September 21, 1983

Mr. Kent M. Keith, Director
Department of Planning and
Economic Development
State of Hawaii
250 South King Street
Honolulu, Hawaii 96813

Attention: Mr. Tatsuo Fujimoto, Head, Land Use Division

Dear Mr. Keith:

Enclosed is a Land Use Commission meeting agenda.

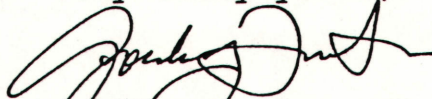
Please note that petitions

- (ORDER TO)
✓ A69-222 (M74-4) - C. BREWER AND COMPANY (MAUI) (SHOW CAUSE) *
A69-242 - PUKOO PROPERTIES, INC. (MOLOKAI) (ORDER TO SHOW CAUSE) *
A83-547 - RICHARD T. TAJIRI & HELEN H. KAWAHARA (MAUI) **
DEPARTMENT OF PLANNING & ECONOMIC DEVELOPMENT
A83-548 - (HALAWA MEDIUM SECURITY FACILITY) (OAHU) **
DR83-9 - DOUGLAS MELLER (OAHU) (DECLARATORY RULING) *

will be *considered
 **acted on at that time.

Should you have any questions on these matters, please
contact this office.

Very truly yours,


GORDAN Y. FURUTANI
Executive Officer

Enclosure: Agenda

STATE OF HAWAII
LAND USE COMMISSION
Room 104, Old Federal Bldg.
335 Merchant Street
Honolulu, Hawaii 96813

September 21, 1983

Ms. Annette Chock
Deputy Attorney General
Department of Attorney General
State of Hawaii
4th Floor, State Capitol
Honolulu, Hawaii 96813

Dear Ms. Chock:

Enclosed is a Land Use Commission meeting agenda.

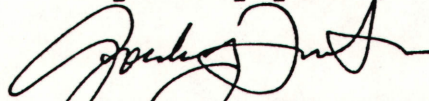
Please note that petitions

- (ORDER TO SHOW)
A69-222 (M74-4) - C. BREWER AND COMPANY (MAUI) (CAUSE) *
A69-242 - PUKOO PROPERTIES, INC. (MOLOKAI) (ORDER TO SHOW CAUSE) *
A83-547 - RICHARD T. TAJIRI & HELEN H. KAWAHARA (MAUI) **
DEPARTMENT OF PLANNING & ECONOMIC DEVELOPMENT
A83-548 - (HALAWA MEDIUM SECURITY FACILITY) (OAHU) **
DR83-9 - DOUGLAS MELLER (OAHU) (DECLARATORY RULING) *

will be *considered
 **acted on at that time.

Should you have any questions on these matters, please contact this office.

Very truly yours,



GORDAN Y. FURUTANI
Executive Officer

Enclosure: Agenda

STATE OF HAWAII
LAND USE COMMISSION
Room 104, Old Federal Bldg.
335 Merchant Street
Honolulu, Hawaii 96813

September 21, 1983

Mr. Tosh Ishikawa
Planning Director
Planning Department
County of Maui
200 South High Street
Wailuku, Maui, Hawaii 96793

Dear Mr. Ishikawa:

Enclosed is a Land Use Commission meeting agenda.

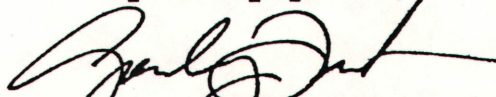
Please note that petition(s)

- ✓ A69-222 (M74-4) - C. BREWER AND COMPANY (ORDER TO SHOW CAUSE) *
- A69-242 - PUKOO PROPERTIES, INC. (ORDER TO SHOW CAUSE) *
- A83-547 - RICHARD T. TAJIRI AND HELEN H. KAWAHARA (MAUI) **

will be *considered
 **acted on at that time.

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

Very truly yours,



GORDAN Y. FURUTANI
Executive Officer

Enclosure: Agenda

STATE OF HAWAII
LAND USE COMMISSION
Room 104, Old Federal Bldg.
335 Merchant Street
Honolulu, Hawaii 96813

September 21, 1983

Mr. H. Rodger Betts
Corporation Counsel
Office of the Corporation Counsel
County of Maui
200 South High Street
Wailuku, Maui, Hawaii 96793

Dear Mr. Betts:

Enclosed is a Land Use Commission meeting agenda.

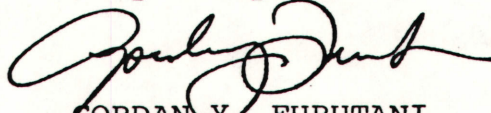
Please note that petition(s)

✓ A69-222 (M74-4) - C. BREWER AND COMPANY (ORDER TO SHOW CAUSE)*
A69-242 - PUKOO PROPERTIES, INC. (ORDER TO SHOW CAUSE)*
A83-547 - RICHARD T. TAJIRI AND HELEN H. KAWAHARA (MAUI)**

will be *considered
 **acted on at that time.

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

Very truly yours,



GORDAN Y. FURUTANI
Executive Officer

Enclosure: Agenda

STATE OF HAWAII
LAND USE COMMISSION
Room 104, Old Federal Bldg.
335 Merchant Street
Honolulu, Hawaii 96813

September 21, 1983

Mr. Pete Moynahan, Vice President
Hawaiiana Investment Co., Inc.
Property Planning and Control
P. O. Box 1826
Honolulu, Hawaii 96805

Dear Mr. Moynahan:

Enclosed is a Land Use Commission meeting agenda.

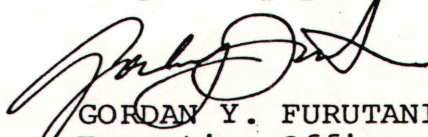
Please note that petition(s)

A69-222 (M74-4) - C. BREWER AND COMPANY (MAUI)
(Order to Show Cause)

will be considered at that time.

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

Very truly yours,


GORDAN Y. FURUTANI
Executive Officer

Enclosure: Agenda

cc: Mr. Charles G. Street, Jr., Vice President
Hawaiiana Investment Co., Inc.
P. O. Box 1157
Wailuku, Maui, Hawaii 96793

STATE OF HAWAII
LAND USE COMMISSION
Room 104, Old Federal Bldg.
335 Merchant Street
Honolulu, Hawaii 96813

September 21, 1983

Mr. Oliver R. Dukelow, President
Waihee Community Association
720 Kealii Drive
Wailuku, Maui, Hawaii 96793

Dear Mr. Dukelow:

Enclosed is a Land Use Commission meeting agenda.


Please note that petition(s)

A69-222 (M74-4) - C. BREWER AND COMPANY (MAUI)
(Order to Show Cause)

will be considered at that time.

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

Very truly yours,


GORDAN Y. FURUTANI
Executive Officer

Enclosure: Agenda

August 18, 1983

Mr. Pete Moynahan
Vice President
Hawaiiana Investment Co., Inc.
Property Planning and Control
P. O. Box 1826
Honolulu, Hawaii 96805

Dear Mr. Moynahan:

SUBJECT: Show Cause Hearing on A69-222 and M74-4 to
Determine if Landowner has Proceeded to
Develop Certain Lands at Waihee, Maui in
Accordance with Section 6-3 of the
Land Use Commission Regulations

This is to advise you that at its meeting on August 10, 1983 at Wailea, Maui, the Land Use Commission conducted a hearing on the above subject and voted to defer taking any action until a later date.

You will be notified in writing of the time, date and place the Land Use Commission will render a decision on this matter.

In the meantime, if you have any questions, please contact the Commission office.

Sincerely,

GORDAN Y. FURUTANI
Executive Officer

GYF:yk

cc: Mr. Kent Keith, Director, DPED
Mr. Tosh Ishikawa, Maui Planning Director
Mr. Oliver R. Dukelow, President
Waihee Community Association
Mr. Charles G. Street, Jr., Vice President
Hawaiiana Investment Co., Inc., Wailuku

STATE OF HAWAII
LAND USE COMMISSION

MEMORANDUM

TO: Land Use Commission

DATE: August 10, 1983

FROM: Staff

SUBJECT: Request to Reclassify Certain Lands at Waihee, Maui
by Waihee Community Association (Oliver R. Dukelow,
President)

Background Information

By letter of March 21, 1983, the Waihee Community Association requested that the LUC consider reclassifying certain lands from the Urban to the Agricultural District that were approved the LUC under Docket No. A69-222 and the LUC 1974 five-year boundary review under Docket No. M74-3, M74-4, M74-5 and M74-6. At a subsequent meeting the LUC decided to conduct a hearing to determine whether the owner/developer had made substantial progress in the development of the subject properties.

On July 28, 1983, staff was advised by Oliver Dukelow that the Waihee Community Association was not concerned with the Wailuku area and therefore Docket No.'s M74-3 (which was not approved by the Land Use Commission) and M74-5 and M74-6 which concern lands in the Wailuku-Wailuku Heights area should not be the subject of the show cause hearing. For the Commissioners' information the following is a description of the lands in question and the proposed development for each area (see attached map "A" for site location).

1. A69-222 - C Brewer and Company

In 1969, C. Brewer and Company petitioned the Land Use Commission to reclassify two separate areas totaling approximately 435 acres of land from the Agricultural to the Urban District at Waiehu and Waihee, Maui. The property at Waiehu contained approximately 180 acres and the property at Waihee contained approximately 255 acres. The commission approved the reclassification of the 180 acres at Waiehu and denied the request for the reclassification at Waihee.

In its petition, the Petitioner proposed to develop single family and multi-family residential units on the Waiehu property. The number of units to be constructed, a



development plan and detailed construction phasing and schedule was not provided.

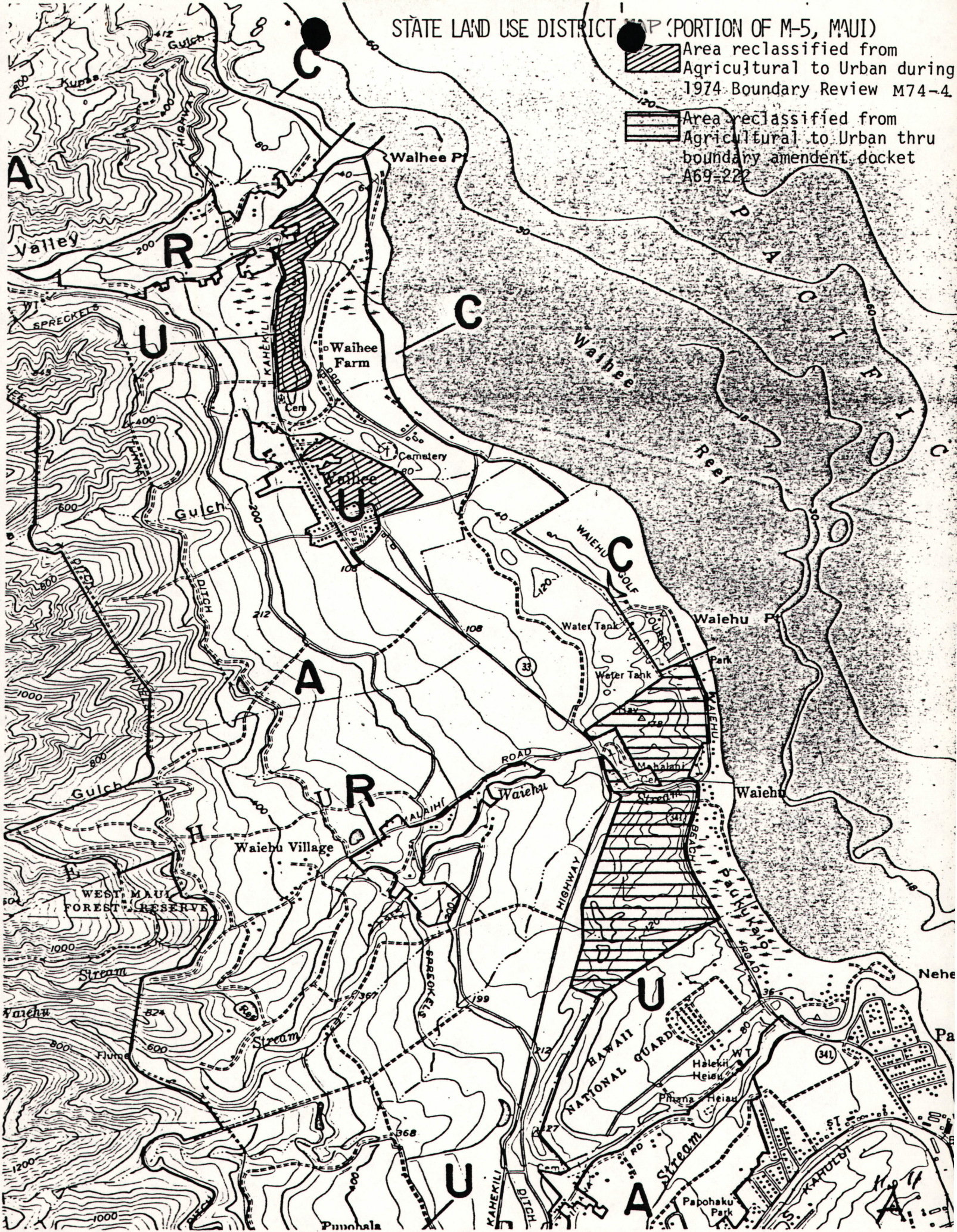
2. 1974 Land Use District Boundary Review, Docket No. M74-4

Under the procedures of the 1974 Land Use District Review, C. Brewer and Company advised the Land Use Commission that it was interested in reclassifying approximately 236 acres of land from the Agricultural to the Urban District at Waihee, Maui. The LUC incorporated this request as part of its statewide review of the land use district boundaries and reclassified approximately 64 of the 236 acres of land. The reclassification was made in two separate areas, one containing 30 acres (Waihee Village extension) and the other 34 acres (Hilltop residential). The attached map, "A," shows the parcels redistributed by the LUC. Also attached as "B" is a Decision and Order with map for the subject area.

In its request for consideration to reclassify the subject sites, C. Brewer proposed that approximately 130 houselots, a neighborhood store and other commercial services and open space be developed on the Waihee village extension site. Single family residential lots and homes were proposed for the Hilltop residential site. The C. Brewer plan also included proposals for the development of a retreat area, cluster residential and Rural residential areas. The request to reclassify these areas, however, was not approved by the LUC. C. Brewer further indicated that development for the total project would require 12 years. A copy of the proposed development plan is attached as "C."

STATE LAND USE DISTRICT MAP (PORTION OF M-5, MAUI)

-  Area reclassified from Agricultural to Urban during 1974 Boundary Review M74-4
-  Area reclassified from Agricultural to Urban thru boundary amendent docket A69-222



BEFORE THE LAND USE COMMISSION
OF THE STATE OF HAWAII

In the Matter of the)
Classification and)
Districting of Certain)
Lands at Waihee,)
Island of Maui)

DOCKET NO. M74-4

This is to certify that this is a true and correct copy of the
Decision and Order on file in the office of the State Land Use
Commission, Honolulu, Hawaii.

5/28/75
Date

by *D. Thomas Delymoto*
Executive Officer

DECISION AND ORDER

This matter, being a proceeding pursuant to Hawaii Revised Statutes Section 205-11, to consider a proposed district boundary concerning certain lands situate at Waihee, island of Maui, was heard by the Land Use Commission at Kahului on October 3, 1974. C. Brewer & Co., Ltd. was admitted as a party in this docket. The Commission having considered the record makes the following findings of fact and conclusions of law.

FINDINGS OF FACT

1. The subject property contains approximately 236 acres and is described by Tax Map Key 3-2-10: a portion of parcel 1; 3-2-13: a portion of parcel 10; and situate at Waihee, Hawaii. The subject property is owned by Wailuku Sugar Company, a subsidiary of C. Brewer & Co., Ltd.
2. The subject property is proposed for reclassification from the Agricultural District to the Urban District classification.
3. The subject property is south of the Waihee rural district and extends south to the Waiehu Golf Course. The subject property abuts and is contiguous to the eastern half of the Waihee Urban District. The Conservation District which runs along the shoreline and abuts the subject property is not the subject of this proposed reclassification.
4. Approximately 50 acres of the subject property are in sugar cane production; the balance are in pasture use and vacant. The pasture areas were the site of the former Waihee Dairy which ceased operation in September, 1971. The owners state that the cane areas will be replaced by about 60 acres of fee

"B"

10. The owners state that the Department of Education student enrollment forecast indicates a downward trend and the additional students resulting from the proposed development would not cause any overcrowding or require additional school facilities.

11. The portion of the subject property planted in sugar cane is situated adjacent to Urban District lands developed with residences, and is classified as Residential and Agricultural on the County General Plan. The proximity of the residences and the prevailing northeast winds subject residents to discomfort and hazard from agricultural operations. This portion of the subject property is to be used for low and moderate income housing as the first phase of the proposed development.

12. This Commission finds that approximately 64 acres of subject property as shown on the map attached hereto is needed within the foreseeable future for urban uses. The remaining 172 acres proposed for Urban classification is in excess of foreseeable urban needs.

CONCLUSIONS OF LAW

Pursuant to Section 205-11, Hawaii Revised Statutes, and Section 2.5 to 2.10 of the Land Use District Regulations, it appears reasonable that approximately 64 acres of subject property now in the Agricultural District be classified to the Urban District. It also appears reasonable that the remaining 172 acres of subject property currently under Agricultural District be retained in the same classification.

The proposed findings submitted by Wailuku Sugar Company and C. Brewer and Co., Ltd. are answered as follows:

1. Paragraphs 1, 2, 3, 4, 6, 8, 9, 10, and 11 are admitted.
2. Paragraphs 5 and 7 are admitted except for the need of 236 acres for urban use. This Commission finds that 64 acres are sufficient to accommodate foreseeable urban needs.

ORDER

IT IS HEREBY ORDERED:

That in the Docket M74-4, approximately 64 acres are hereby reclassified

land now being put into cane in other areas of the plantation. Further, an additional 600 acres of new cane land leased from Alexander and Baldwin located near Waikapu will also be converted into cane production.

5. The owners propose to develop a wide range of housing types including single-family residences, large one-half acre rural single-family residences and cluster residential to meet the needs of a wide range for the area. Additionally a "low-key kamaaina retreat is planned for the area." The market absorption is tentatively scheduled over seven years. The first phase of this proposed development includes the development of approximately 30 acres of land for low income people in 130 single-family residential houses near Waihee Village. The second phase will be rural development of one-half acre lots on the north side of Waihee Stream. The third phase is approximately 27 acres in a planned unit development adjacent to the golf course. The fourth phase is the kamaaina retreat involving approximately 50 acres. The fifth phase includes two cluster planned unit developments on 15 acres. The sixth phase is a small convenience goods commercial center on approximately 3 acres.

6. For overall agricultural suitability, the Land Study Bureau rates the subject property "B" or good for lands in the first phase--low income housing; "E" or very poor for lands in the former pasture and sand hill area; and "C" or fair for lands in the second phase-rural area.

7. Maui County zoning for the subject property is Agricultural and the General Plan designation includes Open Space, Agricultural, and Urban, according to the owners. The Maui County Planning Commission indicated that the reclassification does not conform to the Wailuku-Kahului General Plan except for 30 acres adjacent to Waihee Village and designated for employee and moderate income housing.

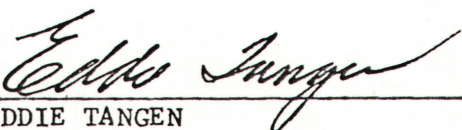
8. Water to Waihee Village is supplied from the Mokuhou source in Wailuku. Presently an 8-inch pipeline delivers water to Waihee from Wailuku, not considered large enough to supply the village and proposed extension under peak requirements.

9. The Waihee Village is not served by a sewer system. Present plans do not include the subject property as part of the Central Maui Sewer System.

from the Agricultural District to the Urban District classification, as shown on the attached map and made a part hereof. The remaining acreage of approximately 172 acres is hereby retained in the Agricultural District classification.

Done at Honolulu, Hawaii, this 28th day of May,
1975, per motion passed by the Commission on December 17, 1974.

LAND USE COMMISSION
STATE OF HAWAII



EDDIE TANGEN
Chairman

Tide North
T-80

S E A

L.C. Am 3886B-1
L.C. Am 3715-1
L.C. Am 3740A-1
L.C. Am 3740B-1

Wailuku Sugar Company
258.139 Ac.

PLAT 02

STREAM

L.C. Am 4225

L.C. Am 3331

L.C. Am 4113

L.C. Am 4284-4

7715 AP 24

L.C. Am 4256
L.C. Am 4402
L.C. Am 4389
L.C. Am 4389-2
L.C. Am 4389-1

L.C. Am 4389-D-2M-2

L.C. Am 4284-1

39 Act

30 Act

PLAT 05

PLAT 06

GOVERNMENT

PLAT 07

PLAT 08

Parcels Dropped-6,3,14

M74-4

TRK 3-2-10: portions of PARCEL 1
TOTAL 64 Act
RECLASSIFY FROM A to U

ADVANCE SHEET
SUBJECT TO CHANGE

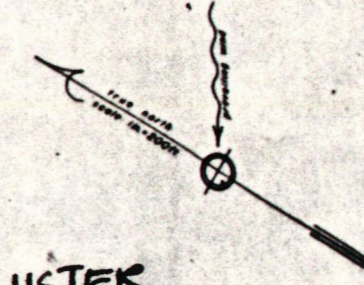
ADVANCE SHEET
SUBJECT TO CHANGE

SECOND	
ZONE	SEC
3	2
CONTAINING	
Scale 1" = 100'	

2994

WAIHEE, WAILUKU, MAUI

p a c i f i c o c e a n



CLUSTER
CO-CONDOMINIUM

PUD RETREAT

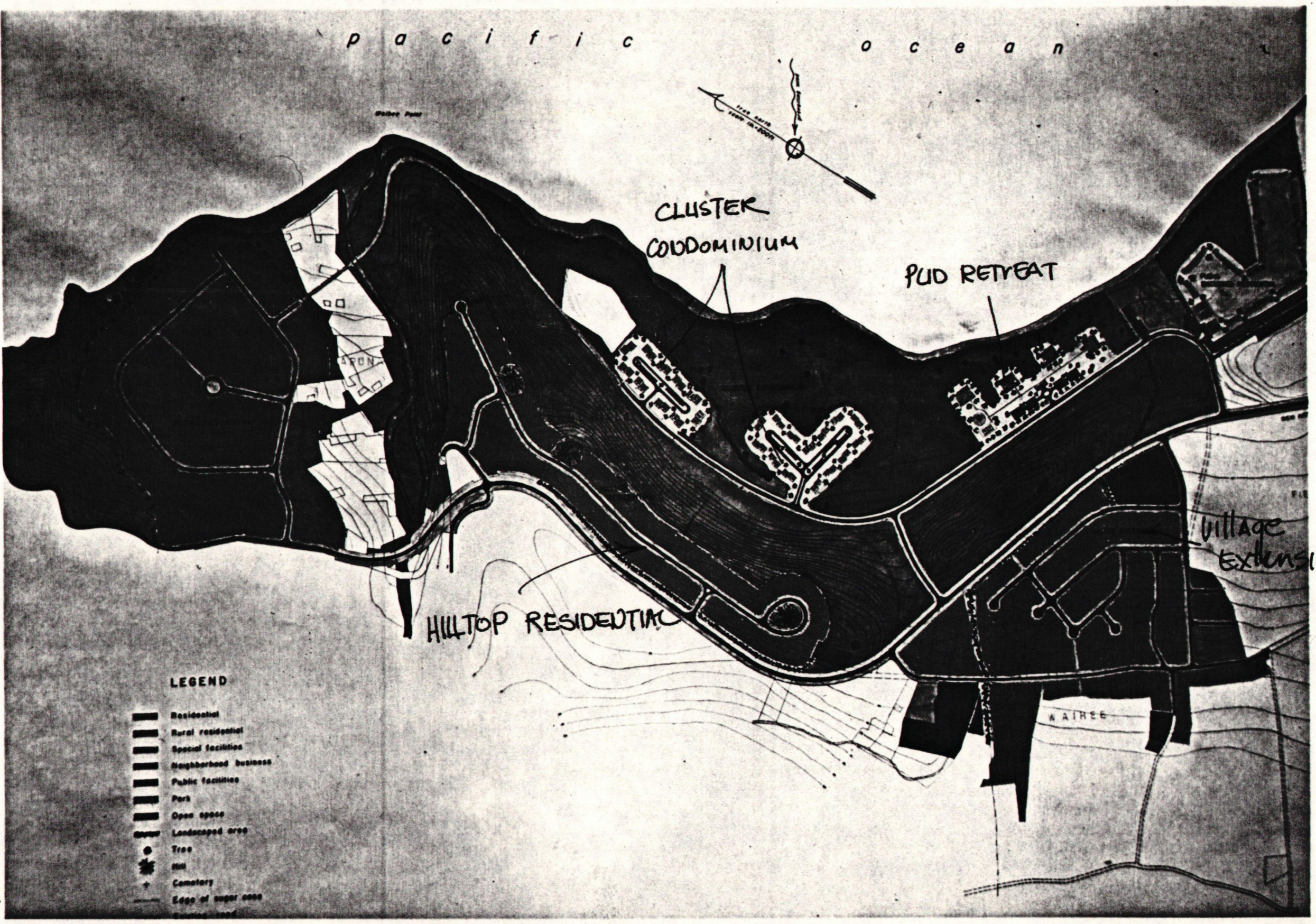
HILLTOP RESIDENTIAL

Village
Extension

LEGEND

- Residential
- Rural residential
- Special facilities
- Neighborhood business
- Public facilities
- Park
- Open space
- Landscaped area
- Tree
- Hill
- Cemetery
- Edge of sugar cane
- Existing road

Development Proposal "C"



STATE OF HAWAII
LAND USE COMMISSION

VOTE RECORD

ITEM A69-222 (M74-3 thru 6)
C. BREWER & COMPANY (Maui)

DATE August 10, 1983

PLACE Kukui Ilima Room
Hotel Inter-Continental Maui-Wailie

TIME 4:00 p.m.

	NAME	YES	NO	ABSTAIN	ABSENT
	WHITTEMORE, FREDERICK				
S	CHUN, LAWRENCE F.				
	TACBIAN, TEOFILO PHIL				
	TAMAYE, ROBERT S.				
	MIYASATO, SHINSEI				
	CUSKADEN, EVERETT L.				X
	CHOY, RICHARD B. F.				
M	RUBIN, WINONA E.				
	YUEN, WILLIAM W. L.				

Comments:

I move to defer taking any action on the request by Mr. Dukelow.

(passed unanimously by voice vote)

STATE OF HAWAII
LAND USE COMMISSION

Minutes of Meeting

Kukui Ilima Room
Hotel Inter-Continental Maui-Wailea
Wailea, Maui

Approved
10/4/83

August 10, 1983 - 4:00 p.m.

COMMISSIONERS PRESENT: William Yuen, Chairman
Richard Choy, Vice Chairman
Lawrence Chun
Shinsei Miyasato
Winona Rubin
Teofilo Tacbian
Robert Tamaye
Frederick Whittemore

COMMISSIONER ABSENT: Everett Cuskaden

STAFF PRESENT: Gordan Furutani, Executive Officer
Carolee Aoki, Deputy Attorney General
Dora Horikawa, Chief Clerk

Jean McManus, Court Reporter

ACTION

Adoption of Decision and Orders

A82-530 - AMFAC PROPERTY DEVELOPMENT CORPORATION

Vice Chairman Choy moved, seconded by Commissioner Rubin, to adopt the final Decision and Order on A82-530, Amfac Property Development Corporation, and it was unanimously carried by voice vote.

A82-536 - HALEAKALA RANCH

Upon motion by Vice Chairman Choy, seconded by Commissioner Whittemore, the Decision and Order on A82-536, Haleakala Ranch, was unanimously adopted.

HEARING

✓ A69-222 - C. BREWER AND COPMANY

Chairman Yuen stated that the Commission was in receipt of a letter request from Mr. Oliver Dukelow, representing the Waihee Community Association, to reclassify certain lands at

Waihee, Maui due to a lack of progress in the development of the lands. It was further noted by the Chairman that the Commission will receive testimony today from Mr. Dukelow and a representative of C. Brewer & Company, and will subsequently take action, either today or at a later date, as to whether the Commission will initiate a petition to downzone the lands under discussion.

Since Mr. Dukelow had not yet made an appearance, it was decided to move on to the next item on the agenda.

ACTION (cont.)

A81-525 - Y-O LIMITED PARTNERSHIP

Motion to delete Condition C of the Decision & Order

Appearances

Wendell Kimura, Attorney representing petitioner

Arguments

By Mr. Kimura----- 7 to 9

Due to the absence of Mr. Sidney Fuke, Planning Director, Hawaii Planning Department, the matter was deferred to a later time.

Commissioner Chun moved, seconded by Commissioner Rubin, to go into executive session to discuss a communication which had been received from the Deputy Attorney General.

Chairman Yuen stated for the record that during the executive session, the Commission received advice from its Deputy Attorney General concerning the implications of the litigation pending in the Second Circuit Court on the request for declaratory ruling before the Commission regarding the construction of a single-family dwelling within the Agricultural District.

DR83-8 - LAND USE COMMISSION (CIVIL NO. 4702(1), Kepoikai C. Aluli, et al, Second Circuit Court

Chairman Yuen advised that the issue before the Commission at this time was whether or not a farm dwelling can be established on lands within the Agricultural District, upon which agricultural activity for personal use only will be conducted.

Commissioner Rubin moved that in the matter of DR83-8, Civil No. 4702(1), the Commission accept the opinion rendered by its Deputy Attorney General. It was seconded by Commissioner Chun and the motion was unanimously carried by voice vote.

A81-525 - Y-O LIMITED PARTNERSHIP (cont.)

Appearance

Sidney Fuke, Planning Director, Hawaii Planning Department

Arguments

By Mr. Fuke-----13 to 14

Examination of Mr. Fuke by Vice Chairman
Choy-----14 to 15

Examination of Mr. Fuke by Chairman Yuen--15 to 16

Commissioner Whittemore moved to approve the petitioner's request to delete condition "C" of the Decision and Order on Docket A81-525, Y-O Limited Partnership. It was seconded by Commissioner Tamaye and unanimously carried.

At 5:15 p.m., a recess was taken by the Commission and the meeting reconvened at 5:30 p.m.

5:30 p.m.

Chairman Yuen announced that the Commission will now consider the first item on the agenda which had been deferred.

HEARING (cont.)

A69-222 - C. BREWER AND COMPANY

Appearances

Oliver Dukelow, President of the Waihee Community Ass.

Paul Sato, Attorney representing C. Brewer and Company

At the Chairman's request, Mr. Furutani, Executive Officer, oriented the Commission to the area involved in the subject docket. Mr. Furutani also elaborated on the specific area which was of major concern to the Community Association.

Arguments

By Mr. Dukelow-----21 to 27

Examination of Mr. Dukelow by Commissioner
Tachian-----27 to 29

Examination by Vice Chairman Choy-----29 to 30

Examination by Commissioner Chun-----30 to 32

Examination by Commissioner Rubin-----32 to 34

Examination by Chairman Yuen-----34 to 38

Examination by Commissioner Whittemore-----38

By Mr, Sato-----38 to 42

Roland L. Herberg - Senior Vice President, C. Brewer & Co.

Oral testimony-----43 to 49

Examination by Commissioner Rubin-----50 to 51

Charles Street, Vice President, Hawaiiana Investment Co.
on Maui

Oral testimony-----51 to 52

Examination by Commissioner Rubin-----52

Examination by Chairman Yuen-----53 to 54

Roland L. Herberg (recalled)

Examination by Commissioner Tachian-----54 to 55

Exhibits

Petitioner's exhibits A, A-1 and A-2 were marked for identification and moved into evidence.

Dukelow's exhibit 1 was admitted into evidence.

Public Witness

Bert Sakata - Waihee resident

Oral testimony-----56 to 58

Bert Sakata (cont.)

Examination by Chairman Yuen-----58 to 59

Commissioner Rubin moved, seconded by Commissioner Whittemore, to defer taking any action on the request by Mr. Dukelow. Chairman Yuen reiterated that Mr. Dukelow was requesting the Commission to initiate a petition to reclassify the subject property, upon its own motion, a step which the Commission did not take lightly. The motion was unanimously carried.

Chairman Yuen advised that the Commission will schedule action on Mr. Dukelow's request at some future date.

Adoption of Minutes

The minutes of April 14, 1983, April 18, 1983, May 3, 1983 and May 6, 1983 were adopted as circulated.

The meeting was adjourned at 6:50 p.m.

STATE OF HAWAII
LAND USE COMMISSION

VOTE RECORD

ITEM A69-222 (M74-3 thru 6) DATE August 10, 1983
C. Brewer & Company (Maui)
 PLACE Kukui Ilima Room TIME 4:00 p.m.
Hotel Inter-Continental Maui-
Wailea

ORDER TO SHOW CAUSE

	NAME	YES	NO	ABSTAIN	ABSENT
M	RUBIN, WINONA E.				
	CHOY, RICHARD B. F.				
	CUSKADEN, EVERETT L.				
S	WHITTEMORE, FREDERICK				
	TACBIAN, TEOFILO PHIL				
	TAMAYE, ROBERT S.				
	MIYASATO, SHINSEI				
	CHUN, LAWRENCE F.				
	YUEN, WILLIAM W. L.				

Comments:

I move to defer taking any action on the request by Mr. Dukelow.

Carried by voice vote.

STATE OF HAWAII
LAND USE COMMISSION

NOTIFICATION OF LAND USE COMMISSION MEETING

DATE, TIME AND PLACE

August 10, 1983 - 4:00 p.m.
Kukui Ilima Room
Hotel Inter-Continental Maui-Wailea
Wailea, Maui

REC'D. BY

1983 JUL 28 AM 9 09

LT. GOVERNOR'S OFFICE

A G E N D A

I. HEARING

1. A69-222 (M74-3 through 6) - C. Brewer and Company (Maui)

To show cause why landowner/developer has not proceeded to develop certain lands at Waihee, Maui.

II. ACTION

1. A81-525 - Y-0 Limited Partnership (Hawaii)

To consider and act on Petitioner's Motion to Delete Condition "C" of the Decision and Order regarding Land Use Commission Docket No. A81-525.

2. DR83-8 - Land Use Commission (Civil No. 4702(1), Kepoikai C. Aluli, et al, Circuit Court of the Second Circuit) (Maui)

Declaratory Ruling - To determine whether a single-family dwelling may be placed on Lot 2, Kaonoulu Lots, Kula, Maui, Tax Map Key 2-2-006: 105, consisting of approximately 11.795 acres; and Lot 3, Kaonoulu Lots, Kula, Maui, Tax Map Key 2-2-006: 001, consisting of approximately 10.460 acres.

3. Adoption of Final Decision and Orders

- a. A82-530 - Amfac Property Development Corporation (Kauai)
b. A82-536 - Haleakala Ranch Company (Maui)

III. MISCELLANEOUS

1. Adoption of Minutes **APR 14 1983** **APR 18 1983** **MAY 3 1983** **MAY 6 1983**
2. Tentative Meeting Schedule

7/29/83 - A copy of this agenda was mailed to all persons and organizations on the attached mailing lists:

1. STATEWIDE 2. OAHU 3. HAWAII 4. MAUI-MOLOKAI-LANAI
5. KAUAI

STATE OF HAWAII
LAND USE COMMISSION
Room 104, Old Federal Bldg.
335 Merchant Street
Honolulu, Hawaii 96813

July 28, 1983

Mr. Kent M. Keith, Director
Department of Planning and
Economic Development
State of Hawaii
250 South King Street
Honolulu, Hawaii 96813

Attention: Mr. Tatsuo Fujimoto, Head, Land Use Division

Dear Mr. Keith:

Enclosed is a Land Use Commission meeting agenda.

Please note that petitions

A69-222 - C. Brewer and Company (Maui) (Order to Show Cause)*

(Motion to Delete

A81-525 - Y-O Limited Partnership (Hawaii) (Condition "C") *

(Declaratory Ruling) *

DR83-8 - LUC (Civil No. 4702(1), Kepoikai C. Aluli, et al (Maui)

(Adoption of Final Decision and Order)

A82-530 - Amfac Property Development Corporation (Kauai)**

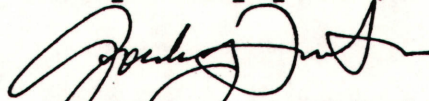
A82-536 - Haleakala Ranch Company (Maui)**

(Adoption of Final Decision and Order)

will be * considered
** acted on at that time.

Should you have any questions on these matters, please contact this office.

Very truly yours,



GORDAN Y. FURUTANI
Executive Officer

Enclosure: Agenda

STATE OF HAWAII
LAND USE COMMISSION
Room 104, Old Federal Bldg.
335 Merchant Street
Honolulu, Hawaii 96813

July 28, 1983

Ms. Annette Chock
Deputy Attorney General
Department of Attorney General
State of Hawaii
4th Floor, State Capitol
Honolulu, Hawaii 96813

Dear Ms. Chock:

Enclosed is a Land Use Commission meeting agenda.

Please note that petitions

✓ A69-222 - C. Brewer and Company (Maui) (Order to Show Cause)*
(Motion to Delete)
A81-525 - Y-O Limited Partnership (Hawaii) (Condition "C") *
(Declaratory Ruling) ... *

DR83-8 - LUC (Civil No. 4702(1), Keпоikai C. Aluli, et al (Maui)
(Adoption of Final Decision and Order)

A82-530 - Amfac Property Development Corporation (Kauai)**

A82-536 - Haleakala Ranch Company (Maui)**

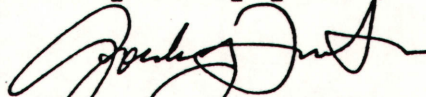
(Adoption of Final Decision and Order)

*considered

will be **acted on at that time.

Should you have any questions on these matters, please contact this office.

Very truly yours,



GORDAN Y. FURUTANI
Executive Officer

Enclosure: Agenda

STATE OF HAWAII
LAND USE COMMISSION
Room 104, Old Federal Bldg.
335 Merchant Street
Honolulu, Hawaii 96813

July 28, 1983

Mr. Tosh Ishikawa, Planning Director
Planning Department
County of Maui
200 South High Street
Wailuku, Maui, Hawaii 96793

Dear Mr. Ishikawa:

Enclosed is a Land Use Commission meeting agenda.

Please note that petitions

✓ A69-222 - C. Brewer and Company (Maui) (Order to Show Cause)*

DR83-8 - Land Use Commission (Civil No. 4702(1), Kepoikai C.

Aluli, et al (Maui) (Declaratory Ruling)*

A82-536 - Haleakala Ranch Company (Maui) (Adoption of Final

Decision and Order)**

will be *considered
 **acted on at that time.

Should you have any questions on these matters, please contact this office.

Very truly yours,



GORDAN Y. FURUTANI
Executive Officer

Enclosure: Agenda

STATE OF HAWAII
LAND USE COMMISSION
Room 104, Old Federal Bldg.
335 Merchant Street
Honolulu, Hawaii 96813

July 28, 1983

Mr. H. Rodger Betts
Corporation Counsel
County of Maui
Wailuku, Maui, Hawaii 96793

Dear Mr. Betts:

Enclosed is a Land Use Commission meeting agenda.

Please note that petitions

A69-222 - C. Brewer and Company (Maui) (Order to Show Cause)*

DR83-8 - Land Use Commission (Civil No. 4702(1), Kepoikai C.

Aluli, et al) (Maui) (Declaratory Ruling)*

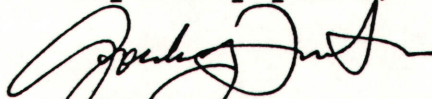
A82-536 - Haleakala Ranch Company (Maui) (Adoption of Final

Decision and Order)**

will be *considered
 **acted on at that time.

Should you have any questions on these matters, please contact this office.

Very truly yours,



GORDAN Y. FURUTANI
Executive Officer

Enclosure: Agenda

See letter to parties July 28, 1983:

Kent M. Keith
Tosh Ishikawa
Pete Moynahan (cc Charles Street)
Oliver R. Dukelow

July 28, 1983

Mr. Kent M. Keith, Director
Department of Planning and
Economic Development
State of Hawaii
250 South King Street
Honolulu, Hawaii 96813

Attention: Mr. Tatsuo Fujimoto, Head, Land Use Division

Re: Docket No. A69-222 - C. Brewer and Company
and Land Use Boundary Review Docket No. M74-4

Dear Mr. Keith:

This is a follow-up to my letter of April 15, 1983 regarding the above matter.

In accordance with Section 6.3 of the State Land Use Commission's Regulations, the Land Use Commission will be conducting a hearing to determine whether the owners/developers have made substantial progress in the development of certain properties identified on the attached map. A copy of the meeting agenda is enclosed for your information.

The Land Use Commission will appreciate any comments or input you may have on this matter and invite you to participate in the hearing.

Sincerely,

GORDAN Y. FURUTANI
Executive Officer

GYF:yk
Encl.: Agenda

July 28, 1983

Mr. Tosh Ishikawa
Planning Director
County of Maui
200 South High Street
Wailuku, Maui, Hawaii 96793

Re: Docket No. A69-222 - C. Brewer and Company
and Land Use Boundary Review Docket No. M74-4

Dear Mr. Ishikawa:

This is a follow-up to my letter of April 15, 1983 regarding the above matter.

In accordance with Section 6.3 of the State Land Use Commission's Regulations, the Land Use Commission will be conducting a hearing to determine whether the owners/developers have made substantial progress in the development of certain properties identified on the attached map. A copy of the meeting agenda is enclosed for your information.

The Land Use Commission will appreciate any comments or input you may have on this matter and invite you to participate in the hearing.

Sincerely,

GORDAN Y. FURUTANI
Executive Officer

GYF:yk
Encl.: Agenda

July 28, 1983

Mr. Pete Moynahan
Vice President
Hawaiiana Investment Co., Inc.
Property Planning and Control
P. O. Box 1826
Honolulu, Hawaii 96805

Re: Docket No. A69-222 - C. Brewer and Company
and Land Use Boundary Review Docket No. M74-4

Dear Mr. Moynahan:

This is a follow-up to my letter of April 15, 1983 regarding the above matter.

In accordance with Section 6.3 of the State Land Use Commission's Regulations, the Land Use Commission will be conducting a hearing to determine whether C. Brewer and Company have made substantial progress in the development of certain properties identified on the attached map. A copy of the meeting agenda is enclosed for your information.

The Land Use Commission will appreciate any comments or input you may have on this matter and invite you to participate in the hearing.

Sincerely,

GORDAN Y. FURUTANI
Executive Officer

GYF:yk
Encl: Agenda

cc: Mr. Charles G. Street, Jr., Vice President
Hawaiiana Investment Co., Inc.
P. O. Box 1157
Wailuku, Maui, Hawaii 96793

July 28, 1983

Mr. Oliver R. Dukelow, President
Waihee Community Association
720 Kealii Drive
Wailuku, Maui, Hawaii 96793

Re: Docket No. A69-222 - C. Brewer and Company
and Land Use Boundary Review Docket No. M74-4

Dear Mr. Dukelow:

This is a follow-up to my letter of April 15, 1983 regarding the above matter.

In accordance with Section 6.3 of the State Land Use Commission's Regulations, the Land Use Commission will be conducting a hearing to determine whether the owners/developers have made substantial progress in the development of certain properties identified on the attached map. A copy of the meeting agenda is enclosed for your information.



The Land Use Commission will appreciate any comments or input you may have on this matter and invite you to participate in the hearing.

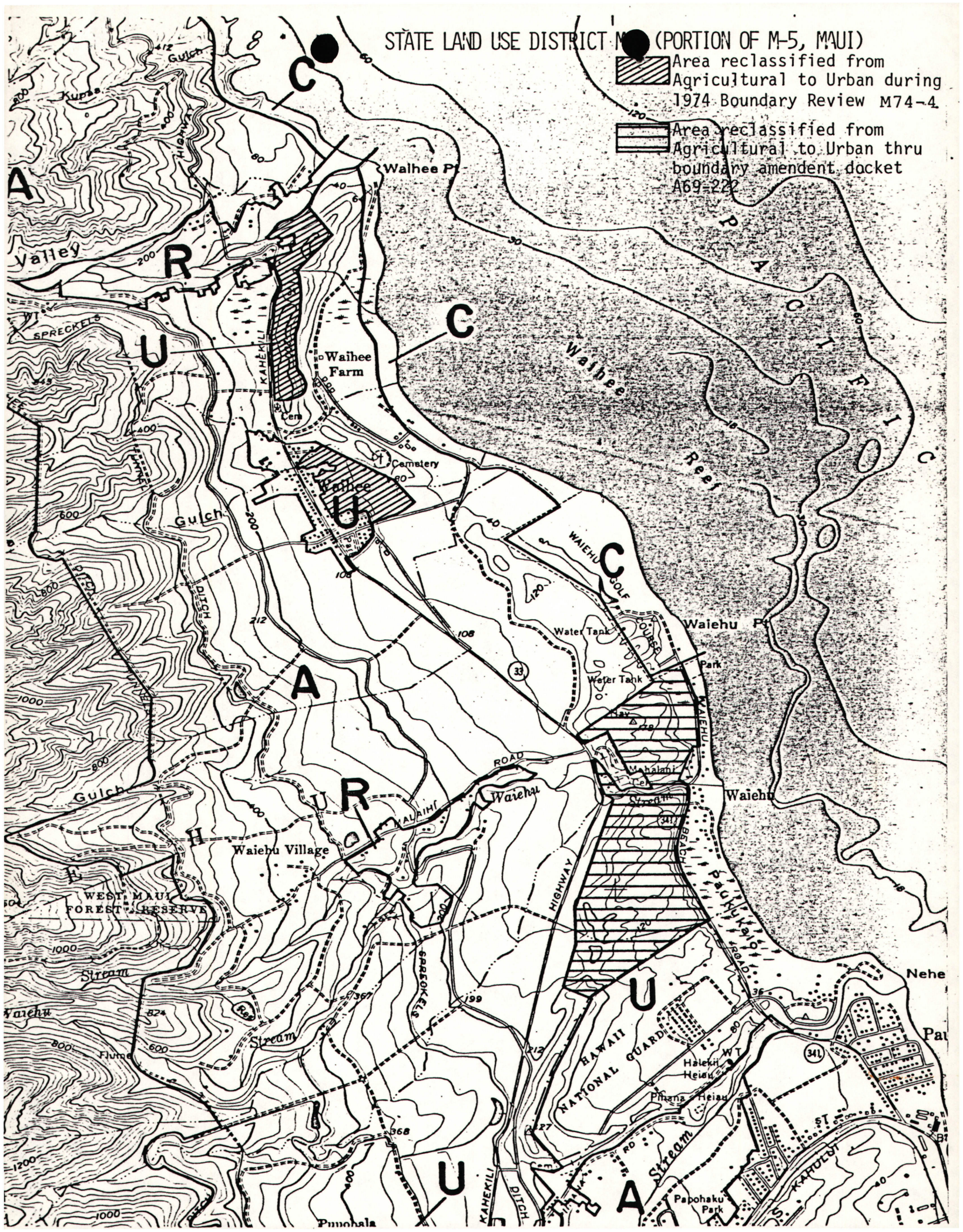
Sincerely,

GORDAN Y. FURUTANI
Executive Officer

GYF:yk
Encl.: Agenda

STATE LAND USE DISTRICT M (PORTION OF M-5, MAUI)

-  Area reclassified from Agricultural to Urban during 1974 Boundary Review M74-4
-  Area reclassified from Agricultural to Urban thru boundary amendent docket A69-222



WAIHEE COMMUNITY ASSOCIATION

JANET GOO, Secretary
RR 1, BOX 124
WAILUKU, HAWAII 96793

OLIVER R. DUKELOW, President
720 Kealii Drive
Wailuku, Hawaii 96793

July 5, 1983

Mr. Gordon Furutani
Executive Officer
State Land Use Commission
Room 104, Old Federal Building
335 Merchant Street
Honolulu, Hawaii 96813

Re: Petition of C. Brewer and Co., Ltd.
Docket No. A69-222; M74-3-6

JUL 12 11 28 AM '83
LAND USE COMMISSION
STATE OF HAWAII

Dear Mr. Furutani:

In response to your letter dated April 15, 1983 regarding the Waihee Community's request to reclassify certain lands owned by C. Brewer and Company, Ltd., at Waihee, Maui, from urban to agriculture, has a time, date and place for this hearing been established by the Land Use Commission? If there is any information you might want from the Waihee Community's prospective, please feel free to contact me. Possibly, a community meeting with your representative might clarify our wants and needs and enlighten you about our concerns in this matter.

This is an important decision to render, and we feel that both C. Brewer and Company, Ltd. and our community's interest are on the line. The reasons C. Brewer and Company, Ltd. gave for the original classification of certain parcels of land were certainly not in harmony with the community's interest. Because of this original land reclassification and incidents following this reclassification, C. Brewer's image has hit a low point. We feel very strongly about our request to reclassify certain lands from urban back to agriculture.

Again, if you need additional information from our community, please feel free to contact me.

Thank you for your time and thoughtful consideration in this matter.

Very truly yours,

Oliver R. Dukelow
Oliver R. Dukelow
President

April 15, 1983

Mr. Oliver Dukelow
President
Waihee Community Association
720 Kealii Drive
Wailuku, Hawaii 96793

Dear Mr. Dukelow:

Your letter of March 21, 1983 requesting that certain lands owned by C. Brewer and Company Ltd. at Waihee, Maui be reclassified from the Urban to the Agricultural District was forwarded to the State Land Use Commission. After considering your request, the Commission has decided to conduct a hearing on this matter to gain more background information on this project and to determine if Section 6-3, Performance Time of the State Land Use Regulations have been compiled to by C. Brewer. We will advise you of the time, date, and place of this hearing as soon as one is established by the Land Use Commission.

Please contact me if you have any questions concerning the above.

Sincerely,

GORDAN Y. FURUTANI
Executive Officer

GYF:gh
cc: Mr. Charles Street
Maui County Council
Maui County Planning

April 15, 1983

Mr. Harold P. Luscomb
H.I.C. Vice President
Property Planning & Control
P.O. Box 1826
Honolulu, Hawaii 96805

Dear Mr. Luscomb:

In response to a letter from Mr. Oliver Dukelow, President of the Waihee Community Association, regarding certain lands that C. Brewer and Company Ltd. owns at Waihee, Maui, the State Land Use Commission has decided to bring the matter for hearing. A copy of the letter from Mr. Dukelow is enclosed for your information.

The hearing is being held to obtain more background information on this project and to determine if Section 6-3 Performance Time of the State Land Use Regulations have been complied with. The time, date, and place for this meeting have not been established, however as soon as the details of the hearing are finalized by the Commission, we will provide you this information in writing. In the meantime, if you have any questions regarding the above please contact me.

Sincerely,

GORDAN Y. FURUTANI
Executive Officer

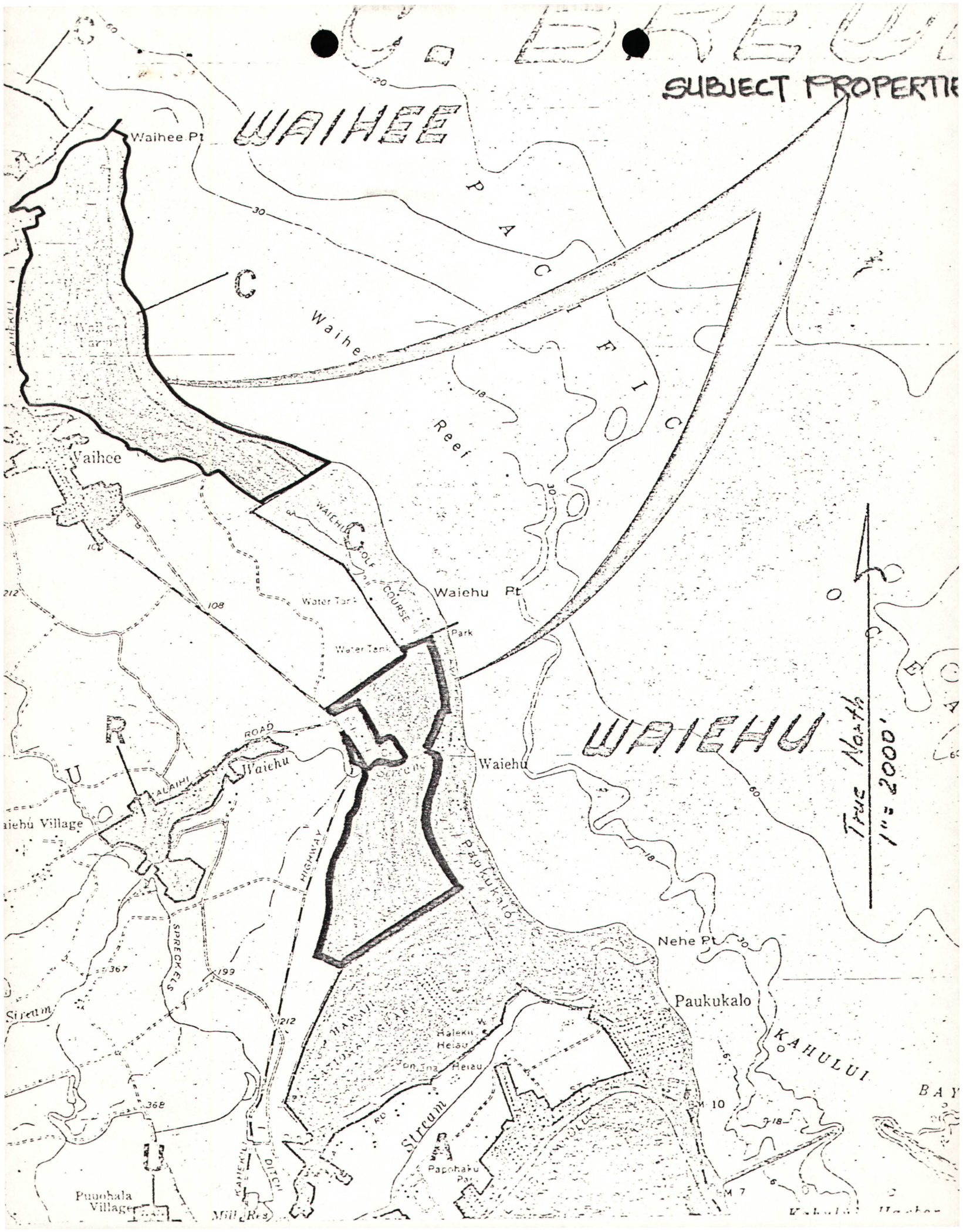
GYF:gh
Encl.

SUBJECT PROPERTIES

WAIHEE

WAIIEHU

True North
1" = 2000'



April 15, 1983

Mr. Tosh Ishikawa
Planning Director
County of Maui
200 South High Street
Wailuku, Hawaii 96793

Dear Mr. Ishikawa:

In response to a request by Mr. Oliver Dukelow (copy of letter attached) and in accordance with Section 6.3 of the State Land Use Commission's Regulations, the Land Use Commission will be conducting a hearing to determine whether the owners/developers (C. Brewer Company Ltd.) have made substantial progress in the development of certain properties at Waihee, Maui, Tax Map Key 3-2-13:por 1; 3-3-01:por 16 (a copy of the map is attached). You will be informed of the hearing date as soon as one is established.

The Land Use Commission will appreciate any comments or input you may have on this matter and invite you to participate in the hearing.

Sincerely,

GORDAN Y. FURUTANI
Executive Officer

GYF:gh
Encl. v/map

April 15, 1983

Mr. Hideto Kono, Director
Department of Planning and
Economic Development
State of Hawaii
250 South King Street
Honolulu, Hawaii 96813

Attention: Mr. Tatsuo Fujimoto, Head, Land Use Division

Dear Mr. Kono:

In response to a request by Mr. Oliver Dukelow (copy of letter attached) and in accordance with Section 6.3 of the State Land Use Commission's Regulations, the Land Use Commission will be conducting a hearing to determine whether the owners/developers (C. Brewer Company Ltd.) have made substantial progress in the development of certain properties at Waihee, Maui, Tax Map Key 3-2-13:por 1; 3-3-01:por 16 (a copy of the map is attached). You will be informed of the hearing date as soon as one is established.

The Land Use Commission will appreciate any comments or input you may have on this matter and invite you to participate in the hearing.

Sincerely,

GORDAN Y. FURUTANI
Executive Officer

GYF:gh
Encl. *w/map*
cc: Annette Chock

720 Kealii Drive
Wailuku, Hawaii 96793
March 21, 1983

Mr. Gordon Furutani
Executive Officer
Land Use Commission
State of Hawaii
Honolulu, Hawaii 96804

Re: Petition of C. Brewer and Co., Ltd.
Docket No. A69-222, M74-3-6

LAND USE COMMISSION
STATE OF HAWAII
MAR 23 11 27 AM '83

Dear Mr. Furutani:

In 1969, C. Brewer and Co., Ltd., petitioned the State Land Use Commission to reclassify lands in Waihe'e, Maui, from the Agricultural district to the Urban district. The Commission agreed to reclassify over 100 acres.

During the 1974 Boundary Review process, the Commission asked for a progress report on C. Brewer's proposed development and was presented with "A Plan for the Waihee Area" prepared by Robert Ohata. The plan contains a color-coded map showing the location of cluster condominiums, hilltop and rural residences, an enclosed residential area, a resort "Retreat", and a Waihe'e Village Extension. These 506 dwelling units on 357 acres would increase the resident population by 1,510.

Stages for the development of the units are described on pages 30-33 of the plan submitted by C. Brewer, and specific completion dates for these stages, beginning in 1974, are detailed in a chart, a copy of which is attached to this letter. In the nine years since that time, C. Brewer has made no apparent progress in the development of the reclassified lands, and those lands have been used continuously for agricultural purposes.

The Land Use Guidance Policies of the Commission state that:

"(8) The Commission is encouraged to reclassify urban lands which . . . are not developed in a timely manner."

Waihee Community Association
720 Kealii Drive
Wailuku, Hawaii 96793

LUC 3-22-83

Mr. Gordon Furutani
Page 2
March 21, 1983

The Waihe'e Community Association formulated a plan for their community, which recommended that all agricultural lands in Waihe'e remain in agricultural classification and that all urban lands, with the exception of a small family subdivision, be reclassified to agriculture. Those recommendations were accepted by the Citizens Advisory Committee and were incorporated into the Wailuku-Kahului Community Plan.

C. Brewer has not made any substantial progress since the boundary change was approved, and our community recommends a change in the classification of the land.

We formally request that the Commission reclassify the land back to agriculture by issuing an Order to Show Cause to C. Brewer and by scheduling a public hearing on Maui, at which C. Brewer can be given an opportunity to explain why the properties should not revert to its former land use classification, pursuant to Part VII, 7-2(1) of your Rules of Practice and Procedure.

Please respond to this letter in writing within a month, indicating whether or not the Commission intends to schedule a public hearing on this matter. If we are unaware of any important details, we hope you will inform us.

Thank you for your kind consideration.

Me Ka Ha'aha'e,
(Respectfully submitted,)

WAIHEE COMMUNITY ASSOCIATION

By Oliver Dukelow
Oliver Dukelow
President

Enc.

cc: Mr. Charles Street
Maui County Planning Department
Maui County Council

720 Kealii Drive
Wailuku, Hawaii 96793
March 22, 1983

Mr. Gordon Furutani
Executive Officer
State Land Use Commission
Room 104, Old Federal Building
335 Merchant Street
Honolulu, Hawaii 96813

MAR 23 11 28 AM '83
LAND USE COMMISSION
STATE OF HAWAII

Re: Petition of C. Brewer and Co., Ltd.
Docket No. A69-222; M74-3-6

Dear Mr. Furutani:

Please find enclosed the chart which sets out the completion dates for the various stages of C. Brewer and Co., Ltd.'s development, which was referred to in our letter dated March 21, 1983. It has been nine years since C. Brewer was to commence the first stage of development of the Waihe'e Village Extension, but no development has taken place on either this stage or subsequent stages outlined on the chart.

Our Association recommended that all undeveloped urban lands, with the exception of a small family subdivision be reclassified to agriculture. We were primarily concerned with the lands in Waihe'e which were reclassified for development by C. Brewer.

I look forward to your written response. If you have any questions, please feel free to call me at 244-5405.

Me Ka Ha'aha'e,
(Respectfully submitted,)

WAIHEE COMMUNITY ASSOCIATION

By Oliver R. Dukelow
Oliver Dukelow
President

Enc.

xc: Mr. Charles Street
Maui County Planning Department
Maui County Council

MAR 23 11 29 AM '83

STAGING OF DEVELOPMENTS

COST ESTIMATES¹

SUMMARY OF AREAS (acres)⁴

	STAGING OF DEVELOPMENTS											COST ESTIMATES ¹				SUMMARY OF AREAS (acres) ⁴						
	1974	75	76	77	78	79	80	81	82	83	84	85	Street & other improvements	Landscaping, amenities, etc.	Dwelling Units: No.	Dwelling Units: Costs	TOTAL	Net Area	Roadway feet	acre	Park or Open Space	TOTAL
Village Extension	█	█											\$750,000	\$20,000	130	\$2,480,000	\$3,250,000	20.3	5,450	5.5	1.6	27.4
Sewer Treatment Plant		█											270,000	2,000	-	-	272,000	.2	-	-	.4	.6
Water Supply		█											170,000	-	-	-	170,000	1.0	-	-	-	1.0
Rural Res. Inc. I			█	█									330,000	10,000	34	- ³	340,000	19.2	2,885	3.0	5.2	27.4
PUD-B, Retreat				█	█								220,000	70,000	72	760,000	1,050,000	9.8	1,830	2.5	12.0	24.3
Beach Park				█	█								(10,000) ²	(2,000) ²	-	-	(12,000) ²	-	-	-	4.5	4.5
School & Park Addition				█	█								(326,000) ²	(4,000) ²	-	-	(330,000) ²	.9	-	-	1.0	1.9
PUD-C, Cluster Condo					█	█							310,000	110,000	56	1,680,000	2,100,000	8.4	2,070	2.9	23.9	35.2
Rural Res. Inc. II						█	█						340,000	10,000	44	- ³	350,000	24.6	2,560	2.6	1.8	29.0
Neighborhood Store							█	█					-	20,000	-	1,400,000	1,420,000	3.4	-	-	-	3.4
Kahekilli Highway								█	█				(700,000) ²	(10,000) ²	-	-	(710,000) ²	-	9,700	17.8	-	17.8
PUD-D, Cluster Condo									█	█			280,000	100,000	40	1,360,000	1,740,000	5.5	1,970	2.7	17.0	25.2
Hilltop Residential										█	█		860,000	40,000	90	- ³	900,000	23.1	4,445	4.5 ⁵	3.5	31.1
PUD-A, Enclosed Res.											█	█	-	180,000	160	5,100,000	5,280,000	16.5	-	-	10.0	26.5
Sandhills Open Space																					88.6	88.6
Walhee Stream OS																					13.5	13.5
TOTAL													\$3,530,000²	\$562,000²	626	\$12,780,000	\$16,872,000²	132.9	30,910	41.5	183.0	357.4

¹ Inflation factor of 6% per year included.

² Government cost; not included in TOTAL.

³ Dwellings to be individually constructed.

⁴ Wailuku Sugar Co. lands only (partly owned land not included)


⁵ Extra roadway required through property other than WSCO.


LUC Map
AG9-222 1
M74-4

UNITED STATES
DEPARTMENT OF THE INTERIOR
GEOLOGICAL SURVEY

DISTRICT MAP M-5	STATE OF HAWAII	DISTRICTS
	LAND USE COMMISSION	U = URBAN
	DEPT. OF PLANNING & ECONOMIC DEVELOPMENT	R = RURAL
	EFFECTIVE DATE: DEC 20 1974	A = AGRICULTURAL
		C = CONSERVATION

WAILUKU QUADRANGLE
HAWAII—MAUI CO.
ISLAND OF MAUI
7.5 MINUTE SERIES (TOPOGRAPHIC)
570,000 FEET 156° 27' 30" 20° 57' 30"

 AREA CLASSIFIED FROM AGRICULTURAL TO URBAN DURING 1974 BOUNDARY REVIEW (M74-4)

 AREA CLASSIFIED FROM AGRICULTURAL TO URBAN THRU BOUNDARY AMENDMENT DOCKET A69-222



A69-222 (M74-4)
C. BREWER and COMPANY

