Hwy Spec
Aug 18 to Oct 17
Sked
Aug 28

40-35:2

A70-258 - HALE MAHAOLU & THE COUNTY OF MAUI

A70-258 HALE MAHAOLU & COUNTY OF MAUI

HIGHWAY — To KUIHELANI

HANA HIGHWAY

BALDWIN AVENUE

KAHULUI AIRPORT

CEMETERY

PASTURE

PLAYGROUND

PLAYGROUND
1.65 Ac.

CANE

70 HOUSELOTS (6000 ♯ MIN.)

PROJECT SITE

PROPOSED BY PASS ROAD

TO HAIKU

#1.9 Million July 1971

15 Ac Project

14,000 for HSE
6,000 for LOT
3,000 for Other Costs
#23,000 approx. total

FHA 235 program
3 & 4 B/R units

GENERAL INFORMATION
COUNTY ZONING - URBAN
STATE LUC - AGRICULTURAL
SUBDIVIDED AREA - 15.0 Ac.
PARK SITE - 1.65 Ac.
MIN. LOT SIZE - 6000 ♯
MIN. LOT WIDTH - 60'
NUMBER of HOUSE LOTS - 70

PRELIMINARY SUBDIVISION PLAN
PAIA - HALELANI
SUBDIVISION OF A PORTION OF TMK 2-5-02:21
INTO LOTS 1 TO 70 INCLUSIVE
THIS IS A FHA 235 HOUSING PROJECT

Start Construction: 1971
SPONSOR: HALE MAHAOLU for COUNTY of MAUI
MAUI PLANNING CONSULTANT: MUNEKIYO & ARAKAWA
PLANNER: CONSULTANT: MUNEKIYO & ARAKAWA
ENGINEER - SURVEYOR: WILLIAM F. MCCORRISTON, LTD.
SCALE: 1 INCH = 100 FEET

Faia Chinese Cemetery Assn. 7.52 acs.

Manjie Ah Mook Sang 1.222 Ac. Burial Ground

Mankuji Mission Sakyo Ueoka Satoru Endo - Trs 5.012 acs.

L.C. Aw. 8314:3

Trustee of Paia Hawaiian Protestant Church 1.32 acs.

Clarence N. Matsumoto & Masaji Paul C. & Mitsuko Matsumoto - JT

Kalluna Jr Ac. Cemetery

Ohana S. Schreiber

County of Maui

Seiya Chata

Nobuichi Kobayashi

Clifford K. Kobayashi

Maui Realty & Finance Co. Ltd.

Bank of Hawaii

John M. Medeiros

Satoki Ikeda

Union Oil Company of California

Lawrence S. Miyahira Ewf Myrna - T/E

Lahaina Sugar Co.

Pac. Kahului Ltd.

Isao Nakamoto - 1/3
Jimi Nakamoto - 1/3
Jan M. Haber - 1/3

TRUE NORTH
1" = 50'

7266

7267

A70-258 HALE MAHAOLU
COUNTY OF MAUI

PAIA

KUAU

MALIKO BAY

PAIA BY-PASS

KAHULUI AIRPORT

AREA REZONED
~~"A" to "U"~~ in 1969
"U" to "A"

PUUNENE

HALIIMAILE

PUKALANI

GORO INABA

EDDIE TANGEN

TATSUO FUJIMOTO

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

Date: September 7, 1971

TATSUO FUJIMOTO
Executive Officer

RECEIVED
AUG 31 1971
State of Hawaii
LAND USE COMMISSION

Civ. No. 33881

In the Circuit Court of the First Circuit

STATE OF HAWAII

ASIAN PACIFIC ASSOCIATES, INC.,

Plaintiff,

v.

HAWAII NATIONAL BANK, ET AL,

Defendant.

Subpoena

DUCES TECUM

1ST CIRCUIT COURT
STATE OF HAWAII
FILED
ISSUED
1971 AUG 30 PM 1 05
E. K. BUSH
CLERK

The State of Hawaii:

TO THE SHERIFF of the State of Hawaii or his Deputy, or any Police Officer in the State of Hawaii:

YOU ARE COMMANDED to Subpoena TATSUO FUJIMOTO, of the Land Use Commission, 465 South King Street, Honolulu, Hawaii, together with all letters, records, notes and transcriptions of phone conversations and any and all records regarding the transaction and purchase of Hale Mahaolu from the time said land was in use by Alexander Baldwin to present.

to appear at the ~~Court House in Honolulu, City and County~~ offices of RICHARD A. DUPERE, Suite 1220, 1441 Kapiolani Boulevard, Honolulu, Hawaii 96814 *of Honolulu, before* a Notary Public *on* Friday *the* 3rd *day of* September *19* 71 *at* 11:00 *o'clock* A. *M., to testify as witness on the part of* Plaintiff, ASIAN PACIFIC ASSOCIATES, INC. *in the above entitled matter.*

Hereof fail not, and of this process make due return.

WITNESS the Honorable Presiding Judge of the Circuit Court of the First Circuit, this 30 *day of* August *19* 71

E. K. Bush

Clerk, First Circuit Court
State Of Hawaii

RICHARD A. DUPERE
Suite 1220
1441 Kapiolani Boulevard
Honolulu, Hawaii 96814

Attorney for Plaintiff

I do hereby certify that this is a full, true, and correct copy of the original on file in this office.

Clerk, Circuit Court, First Circuit
State of Hawaii

FIRST CIRCUIT COURT SEAL STATE OF HAWAII

SERVED the within Subpoena by reading the same to the within named

_____

_____

_____

_____

_____

_____

_____

_____

at _____

this _____ *day of* _____

and at the same time handed _____ *the sum of* _____ *as witness fees, and the sum of* _____ *as traveling fees.*

_____
Sheriff

_____
Police Officer

RECEIVED
STATE OF HAWAII
LAND USE COMMISSION

March 8, 1971

Mr. Robert O. Ohata
Housing Consultant
County of Maui
195 Ku Drive
Wailuku, Hawaii 96793

Dear Mr. Ohata:

The petition by Hale Mahaolu and the County of Maui (A70-258) to amend the Land Use District Boundaries from an Agricultural District into an Urban District, at Paia, Maui, identifiable by Tax Map Key 2-5-05: parcel 21, was approved by the Land Use Commission at its meeting on March 5, 1971.

Prior to taking action on this petition, the enclosed memorandum was presented to the Commission.

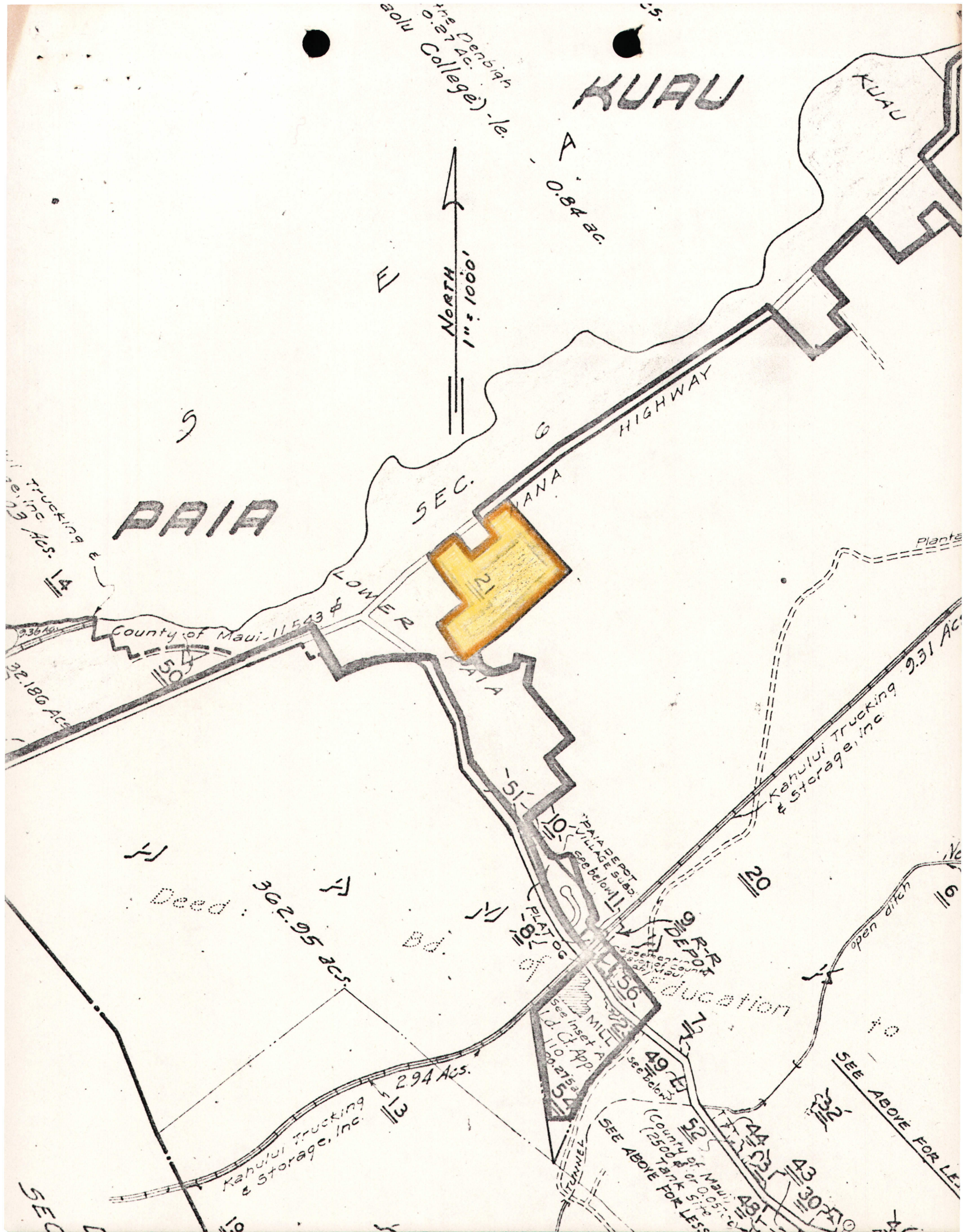
For your information, we are enclosing herewith a copy of Section 2.33, "Performance Time," of the Rules and Regulations of the Commission.

Very truly yours,

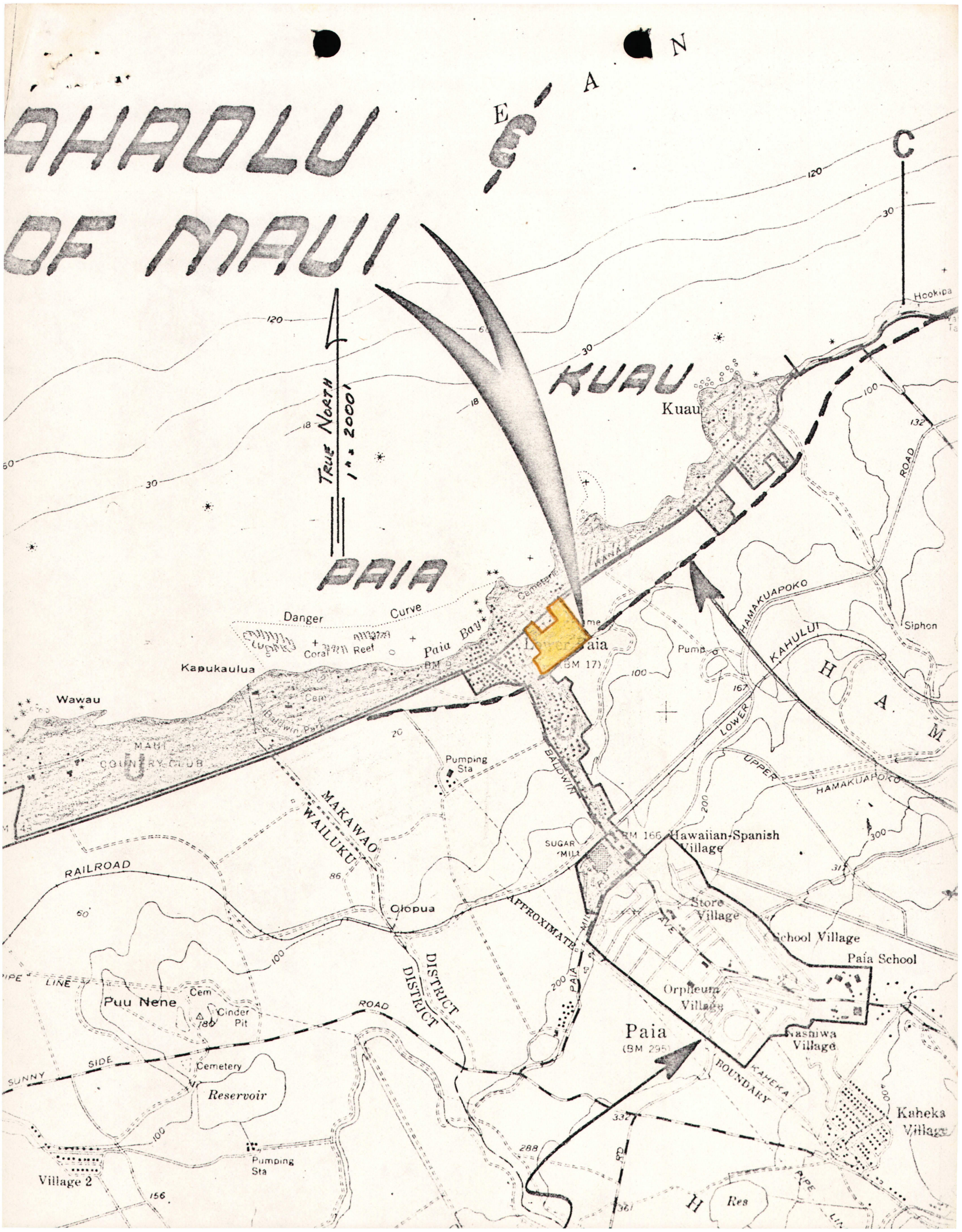
RAMON DURAN
Executive Officer

Enclosures 3

cc: Robert Yokoyama
Maui Planning Dept.
Maui Tax Administrator
Board of Water Supply, County of Maui
Tax Maps Branch, Dept. of Tax.
Property Technical Services, Dept. of Tax.
Planning Office, DLNR
Board of Land & Natural Resources
Facilities & Auxiliary Svcs. Br., DOE
Dept.of Transportation
Planning Division, DPED
Planning Branch, DAGS
Land Use Commission



KUAU
KUAU
A
0.84 ac.
NORTH
1" = 1000'
E
S
PAIA
SEC. 6
HIGHWAY
LOWER
PAIA
County of Maui-11.543 ϕ
32.186 Acs.
Kahului Trucking & Storage, Inc.
9.31 Acs.
Deed: 362.95 acs.
Bd. of Education
R-R DEPOT
PAIA DEPOT VILLAGE SUBD.
PLAT OG
MILL
see Inset A
Ld. Ct. App.
2.94 Acs.
Kahului Trucking & Storage, Inc.
TUNNEL
SEE ABOVE FOR LESS
SEE ABOVE FOR LESS
open ditch



AHAOLU
OF MAUI
E A N
C
KUAU
Kuau
PAIA
TRUE NORTH
1" = 2000'
Danger Curve
Coral Reef
Paia Bay
Kapukaulua
Wawau
MAUI COUNTRY CLUB
Baldwin Park
Cemeteries
Lower Paia
(BM 17)
Pump
Hookipa
Siphon
HAMAKUAPOKO
KAHULUI
LOWER
UPPER
HAMAKUAPOKO
ROAD
Pumping Sta
BALDWIN
MAKAWAO
WAILUKU
SUGAR MILL
BM 166
Hawaiian-Spanish Village
Store Village
School Village
Paia School
Orpheum Village
Nashiwa Village
Paia
(BM 295)
KAHEKA BOUNDARY
Kaheka Village
RAILROAD
Olopua
APPROXIMATE
DISTRICT
DISTRICT
PIPE LINE
Puu Nene
Cem
Cinder Pit
ROAD
SUNNY SIDE
Cemetery
Reservoir
Pumping Sta
Village 2
Res

STATE OF HAWAII
LAND USE COMMISSION

Minutes of Meeting

Maui Community College
Wailuku, Maui

Approved
JUL 1 1971

March 5, 1971 - 1 p.m.

Commissioners Present: Goro Inaba, Vice Chairman
Shelley Mark
Sunao Kido
Eddie Tangen
Leslie Wung
Tanji Yamamura
Stanley Sakahashi

Commissioner Absent: Alexander Napier

Staff Present: Ramon Duran, Executive Officer
Ah Sung Leong, Planner
Walton Hong, Deputy Attorney General
Jean Soma, Stenographer

Acting-Chairman Inaba called the meeting to order and swore in persons wishing to testify before the Commission.

HEARING

PETITION BY COUNTY OF MAUI, ET AL (A70-269) TO RECLASSIFY APPROXIMATELY 1.2 ACRES FROM AGRICULTURAL TO URBAN AT PUUOHALA, WAILUKU, MAUI

The Executive Officer, Mr. Duran, presented the staff report (see copy on file).

Maui Planning Director, Howard Nakamura, explained that the boundary amendment would allow the addition of only one house. Presently, the area contains only two dwellings and a County park. Mr. Nakamura also clarified that the additional house could be constructed on the large parcel without a subdivision.

Vice-Chairman Inaba closed the public hearing shortly thereafter and advised that the Commission will receive additional written testimony 15 days after the hearing.

ACTION

PETITION BY HALE MAHAOLU & THE COUNTY OF MAUI (A70-258) TO RECLASSIFY APPROXIMATELY 15 ACRES FROM AGRICULTURAL TO URBAN AT PAIA, MAUI

The staff report recommending approval of the petition was presented by Mr. Leong, staff planner (see copy on file).

Vice-Chairman Inaba asked the Executive Officer whether the buyers would be assessed with a higher rate if the lands were rezoned to an Urban classification. Mr. Duran replied that according to the petitioner, this would not happen as a result of the Commission's action.

In reply to questioning by Commissioner Sakahashi, Mr. Leong stated that according to the petitioner's statement, the house and lot package would range between $22,000 to $23,000 and that the upper range would reflect an Urban classification.

Mr. Masaru Omori, Chairman of the Hale Mahaolu project, testified that the landowner priced the land at $9,500 per acre, while an independent appraiser appraised the land at about $5,500 per acre. Since May, 1970, the organization has received 108 applications for the 70 parcels proposed in the development. Out of the 108 applicants, 59 qualified according to their income bracket. Also, 40 of the applicants are from plantation camps.

Commissioner Wung's motion to accept the staff's recommendation for approval of the petition was seconded by Commissioner Yamamura. The motion was carried unanimously.

SPECIAL PERMIT APPLICATION BY COUNTY OF MAUI (SP71-90) TO CONSTRUCT AND UTILIZE VACATION CABINS FOR OVERNIGHT USE AT KEOKEA, MAUI

The Executive Officer read the staff report recommending approval of the special permit subject to the condition that the State Land Board approve the application for cabin use in the park site (see copy on file).

STATE OF HAWAII

LAND USE COMMISSION

VOTE RECORD

ITEM A70-258 - HALE MAHAOLU & THE COUNTY OF MAUI

DATE March 5, 1971

PLACE Maui Community College

TIME 1:00 p.m.

NAME	YES	NO	ABSTAIN	ABSENT
SAKAHASHI, STANLEY	✓			
WUNG, LESLIE	✓			
YAMAMURA, TANJI	✓			
TANGEN, EDDIE	✓			
~~NAPIER, ALEXANDER~~				✓
MARK, SHELLEY	✓			
KIDO, SUNAO	✓			
INABA, GORO	✓			

M

S

COMMENTS:

As/ Staff RECOMMENDATION.

STATE OF HAWAII
LAND USE COMMISSION

MEMORANDUM

March 5, 1971

TO: LAND USE COMMISSION

FROM: STAFF

SUBJECT: A70-258 - HALE MAHAOLU & THE COUNTY OF MAUI (15 acres from Agricultural to Urban at Paia, Maui)

Action was deferred at the October 29, 1970 meeting of the Commission on Maui in order to permit the petitioner to obtain an indication from the landowner on whether the sales price will be based on Agriculture or Urban values if rezoned Urban by the Land Use Commission. The Commission felt that since prime Agricultural lands are being removed from production in order to meet the need for this low cost housing project, its value should not be inflated by a rezoning action.

A letter dated January 27, 1971 has since been received from Mr. Robert Ohata, petitioner's housing consultant stating that:

"With reference to the subject change of district boundary which was deferred pending negotiation for acquisition, we hereby respecfully request early approval.

We have received our own appraisal report which indicates that the land value must be established on the basis of urban classification inasmuch as the County General Plan shows it as such.

We do, however, appreciate the concern and assistance of the commission in this matter."

Sent to Robert Ohata 3-3-71

In view of the fact that considerable funds, time and effort have been committed to the project and in view of the petitioner's letter, the staff concurs with the Maui County Planning Commission in again recommending approval of this petition.

938 3

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

March 1, 1971

RECEIVED
MAR 3 1971
State of Hawaii
LAND USE COMMISSION

Mr. Ramon Duran
Executive Officer
Land Use Commission
P. O. Box 2359
Honolulu 96804

Dear Mr. Duran:

re: A70-258, Hale Mahaolu and County of Maui

Thank you for your letter of Feb. 26, 1971, informing of the meeting of March 5, 1971.

Please be informed that both Mr. Yokoyama and I will be on Molokai that day and will not be able to be at the meeting.

We regret our inability to attend, however, we do request that our petition for change in district boundary be approved because of the reasons stated earlier.

Yours very truly,

Robert O. Ohata
Housing Consultant
To Hale Mahaolu and
County of Maui

9385

JOHN A. BURNS
GOVERNOR

FUJIO MATSUDA
DIRECTOR

E. ALVEY WRIGHT
DEPUTY DIRECTOR

LAWRENCE F. O. CHUN
DEPUTY DIRECTOR

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

IN REPLY REFER TO:

PMN 7.1373

March 2, 1971

RECEIVED
MAR 3 1971
State of Hawaii
LAND USE COMMISSION

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

Gentlemen:

We have no comments for or against the applications appearing on your agenda of March 5, 1971.

Thank you forthe opportunity to review the applications.

Very truly yours,

Paul H. Arizumi

PAUL H. ARIZUMI
Property Management Officer

A70-258

February 26, 1971

Mr. Robert O. Ohata
Housing Consultant
County of Maui
195 Ku Drive
Wailuku, Hawaii 96793

Dear Mr. Ohata:

The Land Use Commission next meets at 1 p.m., in the Maui Community College, Lecture Hall No. 10-A, Science Building, Wailuku, Maui, on March 5, 1971.

On or about that time a decision on the petition by Hale Mahaolu and the County of Maui (A70-258) will be rendered.

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

Very truly yours,

RAMON DURAN
Executive Officer

Enclosure - Agenda

cc: Maui Planning Department
Robert Yokoyama

9226

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

27 January 1971

Rec'd 2-1-71

Mr. Ramon Duran
Executive Officer
Land Use Commission
State of Hawaii
Honolulu, Hawaii

Dear Mr. Duran:

re: Change of District Boundary of
15 acres at Paia, Maui, as
Requested by Hale Mahaolu and
County of Maui

With reference to the subject change of district boundary which was deferred pending negotiation for acquisition, we hereby respectfully request early approval.

We have received our own appraisal report which indicates that the land value must be established on the basis of urban classification inasmuch as the County General Plan shows it as such.

We do, however, appreciate the concern and assistance of the commission in this matter.

Yours very truly,

Robert O. Ohata

Robert O. Ohata
Housing Consultant
for Hale Mahaolu and
County of Maui

cc: Mr. Yamamura
Hale Mahaolu

LUC 2-8-71

December 21, 1970

Mr. Robert Yokoyama
Corporation Representative
Hale Mahaolu
Kane Street
Kahului, Maui 96732

Dear Mr. Yokoyama:

Pursuant to your letter request of December 10, 1970, the Land Use Commission, at its meeting on December 11, 1970, voted to grant an extension of 90 days for action on the petition by Hale Mahaolu and the County of Maui (A70-258) pending further negotiations with the property owner regarding land acquisition.

Very truly yours,

RAMON DURAN
Executive Officer

cc: Maui County

STATE OF HAWAII
LAND USE COMMISSION

APPROVED
FEB 26 1971

Minutes of Meeting

Discovery Room, Kona Hilton Hotel
Kailua, Kona, Hawaii

December 11, 1970 - 1 p.m.

Commissioners Present: Goro Inaba, Chairman Pro Tempore
Leslie Wung
Tanji Yamamura
Stanley Sakahashi
Shelley Mark

Commissioners Absent: Sunao Kido
Alexander Napier
Eddie Tangen

Staff Present: Ramon Duran, Executive Officer
Ah Sung Leong, Planner
Walton Hong, Deputy Attorney General
Dora Horikawa, Stenographer

The minutes of the September 11 and 26; October 9, 10, 29, and 31, 1970, meetings were approved as circulated to the Commission membership.

HEARING

PETITION BY LANIHAU CORPORATION, TRUSTEES OF PALANI LAND TRUST & L. R. GREENWELL TO REZONE APPROXIMATELY 64 ACRES FROM AGRICULTURAL TO URBAN AT KAILUA, KONA, HAWAII (A70-264)

Mr. Duran, the Executive Officer, gave a detailed description of the area under consideration and presented the staff report (see copy on file).

Commissioner Sakahashi questioned the reasoning behind the County Planning Commission's findings and recommendations which were quoted in the report by the staff.

Planner Glenn Miyao of the Hawaii County Planning Department replied that the findings reflected some of the

MISCELLANEOUS

STATUS OF VACANT URBAN LAND ON OAHU

Mr. Leong, staff planner, summarized a letter from Mr. James Pflueger (on file) in which he requested that the present Urban designation on his property be retained until the end of 1971 since he is presently negotiating with the adjoining landowner, Atherton Richards, for a joint venture residential development at Hawaii Loa Ridge. Another letter from Mr. Atherton Richards' representative, Mr. Ellsworth, confirmed that negotiations are being finalized.

Commissioner Sakahashi moved that a one-year extension be granted, provided a report showing substantial progress in the negotiations be submitted to the Land Use Commission every six months. The motion was seconded by Commissioner Yamamura and unanimously carried.

DEFERRAL REQUEST BY HALE MAHAOLU & THE COUNTY OF MAUI (A70-258)

The Executive Officer referred to a letter from Robert Yokoyama of Hale Mahaolu requesting an extension of time on action on petition A70-258 since negotiations with Alexander & Baldwin over the land purchase is still in progress.

Commissioner Yamamura's motion to grant a 90-day extension was seconded by Commissioner Sakahashi and unanimously carried.

TENTATIVE SCHEDULE

The next regular meeting of the Land Use Commission was decided to be held in Honolulu on December 18. A workshop on the shoreline setback was also scheduled for the afternoon of the 17th of December.

ADJOURNMENT

Thereafter, the meeting was adjourned.

STATE OF HAWAII
LAND USE COMMISSION

MEMORANDUM

December 11, 1970
1 p.m.

TO: Land Use Commission

FROM: Staff

SUBJECT: A70-258 - HALE MAHAOLU & THE COUNTY OF MAUI

A public hearing was held on August 28, 1970, on this request to rezone 15 acres of land at Paia, Maui, from Agricultural to Urban for a public low cost housing project.

The recommendation of the Maui Planning Commission is for approval of the request since:

1. it conforms to the County's General Plan,
2. it would meet the needs of people who would be relocated from plantation camps and the emergency housing near Kahului Airport,
3. it would be a remnant parcel resulting from construction of the Paia Bypass Road, and
4. adequate facilities and utilities exist in the area and are readily available.

It was reported at the hearing that the proposed development of 70 houselots, containing a minimum of 6,000 square feet per lot is expected to be developed under the Section 235 Program of the FHA. It was also noted that construction of the $1.9 million Paia Bypass Road is expected to begin in July of 1971 and end in April, 1972.

There have been no objections to the proposed project, and no additional evidence has been received since the public hearing from the petitioner or other interested parties.

An evaluation of all the facts received to date supports the findings of the Maui Planning Commission stated above. Approximately 200 acres at Upper Paia were reclassified from Urban to Agricultural by the Land Use Commission during the 1969 boundary review upon the recommendation of our consultants because of the phasing out of these plantation villages. It is expected that some of the families living in these villages will be accommodated in the proposed development. On the bases of the facts presented at the hearing and the need for low-cost housing and since the area conforms to the Urban standards, the staff recommends approval of this petition.

As you recall—
Action on this petition was deferred at the Oct 29th meeting of the Commission on Maui in order to permit the petitioner to obtain an indication from the landowner whether the sales price will be based on Agricultural or Urban values.
The Commission felt that since prime agricultural lands are being removed from production in order to meet the need for this low cost housing project, its value should not be inflated by a rezoning action.
The staff has received no word from the petitioner since the meeting of Oct 29.

9129

HALE MAHAOLU
Kane Street
Kahului, Hawaii 96732

RECEIVED
DEC 11, 1970
State of Hawaii
LAND USE COMMISSION

December 10, 1970

LAND USE COMMISSION
State of Hawaii
Honolulu, Hawaii

Gentlemen:

Regarding the request by Hale Mahaolu for a change in district boundary from agricultural to urban for lands at Paia, Maui, it is requested that action be deferred on this matter pending further negotiations with the property owner regarding land acquisition.

Your consideration in this matter would be appreciated.

Sincerely,

HALE MAHAOLU

Yokoyama

Robert T. Yokoyama
Corporation Representative

RTY:ffp

FILE

BOARD OF DIRECTORS - HALE MAHAOLU

M I N U T E S

Date: December 2, 1970 Time: 12:15 P.M. Place: Hale Mahaolu Community Hall

Present: Masaru Omori, Elaine Yamato, Rev. Alfred Vann, Thomas Noda, Ronald Kondo, Grace Lusby, Bud Uyenoyama, Miriam Mukai, Harry Olson, Donald Tokunaga, Robert Yokoyama, Fay Platiro.

1. Minutes: The minutes of the previous meeting was approved as circulated.

2. Communications: The Secretary reported on the following communications:

   A. Several letters received from people on the mainland interested in housing. It was agreed that priority should be given to local people. Mrs. Yamato was asked to write up this policy.

   B. Letter sent to Mr. Price, Director of HUD, submitting requisition for disbursement of funds to pay our contractor. It has been over six months since the final inspection, and we are still waiting for a requested audit. HUD requires an audit before final payment to the contractor.

   C. Letter received from HUD asking us to advise their auditors that our loan amount is $1,698,351 with accrued interest of $8,357.54.

   D. Insurance cost was higher than the bid submitted because of the inclusion of some unwanted additional coverage. Correction has been made.

   E. Payment of $25,527.17 interest for period May 1, 1970 through October 31, 1970.

   F. Letter received from GSA informing us that we are no longer eligible for GSA privileges.

   G. Our annual incumbency report has been submitted to HUD informing them of the addition of Howard Nakamura to the Board.

   H. Volunteers are needed to install pipes for our sprinkler system at Hale Mahaolu. Mr. Omori asked Mr. Yokoyama to talk to the Contractors Association for assistance.

3. Reports

   A. Hale Mahaolu

      1) Change in Budget - Submittal of the annual budget which must be submitted 30 days before the end of the year. The budget submitte is essentially the same as last year's except for the following:

         a) Hiring of Mr. Suyama on a full-time basis at a cost of $700 per month.

         b) Requested approval for a change in rent for the studio with alcove units, which presently cost $99 single and $109 double, to $104 single or double occupancy. Our budget requires that 35 be rented at couple rates and 35 at single rates but we hav found there are more single persons wishing to rent than coupl Presently, there are 54 singles and 16 couples renting these units.

         c) Because of the short operating period, electricity and water costs are assumed costs and not actual costs.

      Motion made by Mr. Tokunaga that the proposed budget be approved with the changes. Motion seconded and carried.

2) It was suggested by Mr. Omori that some of the applicants on the waiting list be screened so they can be ready to move in upon vacancy.

B. Paia Halelani

1) Approval of Low Bid for Home Construction - The Paia Committee on Housing met and recommended acceptance of the low bidder, Johnson Pacific. Bid submitted was for $988,568 averaging $14,124 per home. However with requested changes, the bid will be $1,044,960 averaging $14,928 per home; still $1,000 cheaper than the next lowest bid.

In arriving at their recommendation, the Committee:

a) Interviewed Johnson Pacific Company.

b) The Committee President, the Secretary and Mr. Ohata went to Honolulu to look at a constructed home similar to the plan submitted by Johnson Pacific. It is a prefabricated home. After the inspection, plan changes were requested such as prefinished wall paneling, extra windows, range and hood, etc. raising the cost by about $1,000.

c) Because of the long waiting period before construction, it was agreed that Hale Mahaolu would increase the contractual amount to meet pay raises gained by the workers as a result of union negotiation during the interim period.

Motion made by Mr. Olson to accept the Paia Housing Committee's recommendation to award the bid to Johnson Pacific Company. Motion seconded and carried.

2) Land Use Commission Request for Variance - The Commission deferred action on rezoning the Paia land from agricultural to urban until their next meeting on December 11.

3) We were informed by A&B that their assessor had set the fair market value of the land at $9,500 an acre. Because of the high cost, the County is planning to start condemnation proceeding.

4) Letters were sent to various banks informing them of the Paia 235 project and asking whether they would be interested in participatir in this program. The Bank of Hawaii and the First Hawaiian Bank both expressed interest.

C. New Housing Schedule

1) Mr. Yokoyama reported that the chief of the Farm Home Loan informed the Mayor that money is available in their program. Home buyers would pay more because there is no interest subsidy except in certain cases, but income limits would be higher and there would be no service charge or payment of points.

2) Mr. Tokunaga suggested that another means of financing would be the State Housing bill.

D. Molokai Housing

1) Approval of Site Selected above Manila Camp - It was reported that at a public meeting, the people of Molokai selected the area above Manila Camp as their first choice for housing. Mayor Cravalho spoke to Mr. Harrison Cook as to whether they would be willing to sell the land and he indicated willingness. He suggested we talk to his manager.

2) Approval to Hire Housing Consultant and Site Engineer - Mr. Omori asked the Board to take action on the hiring of a housing consultant and site engineer for the project.

a) Motion made by Mr. Tokunaga that Mr. Robert Ohata be appointed as housing consultant for the Molokai Project and that he be given the authority to hire the site engineer subject to the approval of the Executive Committee. Motion seconded and carried.

E. Wahikuli Terrace

1) Mr. Yokoyama reported that difficulties had been encountered in firming up the contract with Johnson Pacific Co. and Blackstock, their supply firm. Several meetings were held. Johnson Pacific now has a bond and a contract with Blackstock. By the end of January, four homes should be completed.

2) Mr. Tanaka of Land and Construction has been having difficulty in getting the site prepared because of the rocks.

3) Regular meetings are held on Fridays with Johnson Pacific, Land and Construction, Robert Ohata, Warren Unemori, Robert Sano and Mr. Yokoyama to discuss problems.

4) Mr. Yokoyama reported that the delay in construction will result in a delay in getting the homes ready and sold on time and may result in Hale Mahaolu running out of funds. A request for County loan of about $300,000 may be needed.

5) Approval Land Purchase - The land will be sold for 21 cents. Purchase of the land has been approved.

6) We are still awaiting word of final commitment on the applicants from First Hawaiian Bank. Out of the 84 submitted for final approval, about 70 were approved. There are still additional applicants to be interviewed. Mr. Kondo suggested that Mr. Yokoyama call Mr. Woods to ask him when he will be interviewing the additional applicants, as well as notifying applicants of their approval. He suggested that letters be sent to the applicants informing them of the delay if Mr. Woods does not plan to do this within 30 days.

F. Tentative Housing Construction Schedule

1) Mayor Cravalho asked Mr. Ohata and Mr. Yokoyama to make a tentative housing construction schedule for the County of Maui using the same cooperative effort between private and governmental agencies.

The following schedule was submitted:

a) Lahaina - 124 homes should be completed by April 1971.
b) Paia - Construction should start in January 1971.
c) Molokai - Construction should start in May of 1972.
d) Pukalani - About 60 homes needed.
e) Wailuku - About 200 homes may be started in June of 1971. under either Urban Renewal or Hale Mahaolu.
f) Haiku - About 30 homes needed
g) Kahului - Additional units may be constructed.

G. Hiring of Part-Time Account Clerk

1) Mr. Yokoyama asked the Board for approval to hire an account clerk on a part-time basis and a covenants inspector to inspect homes to see that the covenants are followed. Positions are to be paid from housing funds. Mr. Tokunaga suggested that a covenants committee be formed among the residents of Wahikuli Terrace to see that the covenants are enforced rather than hire someone.

a) Motion was made, seconded and carried approving the hiring of a part-time account clerk.

4. Adjournment: The meeting was adjourned at 1:00 p.m.

November 23, 1970

Mr. Robert O. Ohata
Housing Consultant
County of Maui
195 Ku Drive
Wailuku, Maui, HI 96793

Dear Mr. Ohata:

The Land Use Commission next meets at 1 p.m., in the Discovery Room, Kona Hilton Hotel, Kailua, Kona, Hawaii, on December 11, 1970.

On or about that time a decision on the petition by Hale Mahaolu and the County of Maui (A70-258) will be rendered.

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

Very truly yours,

RAMON DURAN
Executive Officer

Enclosure - Agenda

cc: Maui Planning Department

November 2, 1970

Mr. Robert O. Ohata
195 Ku Drive
Wailuku, Maui, HI 96793

Dear Mr. Ohata:

At your request, the Land Use Commission, at its meeting on October 29, 1970, voted to defer action on the petition by Hale Mahaolu and the County of Maui (A70-258) to amend the land use district boundaries at Paia, Maui.

We would appreciate receiving a letter from you agreeing to a 15-day extension for action on this petition from November 26, 1970, the expiration date for action on this petition, to December 11, 1970, when a Land Use Commission meeting is scheduled in Kona, Hawaii. We will notify you of the exact time and place of the meeting.

Very truly yours,

RAMON DURAN
Executive Officer

cc: Maui Planning Commission
Howard Nakamura, Maui Planning Department
Robert Yokoyama, Hale Mahaolu

905

Housing Consultant
COUNTY OF MAUI
195 Ku Drive
Wailuku, Hawaii 96793

RECEIVED
NOV 6, 1970
State of Hawaii
LAND USE COMMISSION

November 4, 1970

Mr. Ramon Duran
Executive Officer
State of Hawaii
LAND USE COMMISSION
P. O. Box 2359
Honolulu, Hawaii 96804

Dear Mr. Duran:

Reference is made to your letter regarding the rezoning of 15 acres at Paia (A70-258). We hereby agree to the 15-day extension as requested in your letter of November 2, 1970.

Sincerely,

Robert O. Ohata

Robert O. Ohata
Housing Consultant

ROO:ffp

cc: Maui Planning Commission

STATE OF HAWAII
LAND USE COMMISSION

APPROVED
DEC 11 1970

Minutes of Meeting

Lecture Hall No. 10, Science Building
Maui Community College, Wailuku, Maui

October 29, 1970 - 7 p.m.

Commissioners Present: Alexander Napier, Chairman Pro Tempore
Eddie Tangen
Sunao Kido
Shelley Mark
Leslie Wung
Tanji Yamamura
Stanley Sakahashi

Commissioner Absent: Goro Inaba

Staff Present: Ramon Duran, Executive Officer
Ah Sung Leong, Planner
Walton Hong, Deputy Attorney General
Jean Soma, Stenographer

Acting Chairman Alex Napier called the meeting to order. The Executive Officer, Mr. Ramon Duran, swore in persons wishing to testify before the Commission, and explained the procedure usually followed by the Commission in the conduct of its meeting.

HEARING

SHORELINE SETBACK

Mr. Duran presented the background of the shoreline setback law and explained in detail the provisions contained therein.

Mr. Jack Meddings of Kihei asked whether property owners at Kihei would be allowed to build the same type of retaining walls now being constructed by the County at Kalama Park in Kihei.

The Executive Officer replied that the question of what

PETITION BY HALE MAHAOLU AND THE COUNTY OF MAUI (A70-258) TO RECLASSIFY 15 ACRES FROM AGRICULTURAL TO URBAN AT PAIA, MAUI

The staff planner presented the staff memorandum and briefly outlined the land uses around the area under petition.

Mr. Bob Ohata, consultant for the petitioners, indicated that the petitioners' goal is to provide qualified applicants with a house and lot package for approximately $23,000 to $25,000. Bids for construction of the homes were opened about 2 weeks ago. The bids will be firm for a period of 5 months during which negotiations and processing of the petition can proceed. He added that the bid on the house is $14,000, complete with driveways, sidewalks and grading. Lot improvements will cost about $1 per square foot or $6,000 per lot, and other costs such as interest, consultant fees, etc. will add $2,000 to $3,000.

Commissioner Tangen questioned Mr. Ohata about the negotiations with A&B, the owner of the land.

Mr. Ohata replied that they are awaiting the appraisal report which will determine the price of the land.

Commissioner Tangen questioned whether the approval of this petition would automatically increase the price of the land. The Executive Officer recalled similar instances in the past in which the landowner went on record to say that rezoning of the land would not increase the purchase price of the land to governmental agencies. He felt that since prime agricultural lands are being removed from production in order to meet the need for this low-cost housing project, the value of the land should not be inflated by a rezoning action.

Commissioner Mark asked whether the goal of $23,000 to $25,000 is based on an appraisal of urban or agricultural prices.

Mr. Ohata replied that the raw land value is not the most expensive item and that the high estimate of $25,000 allowed for an urban valuation.

The Commission's legal counsel advised that a commitment from the landowners to sell the land at agricultural prices

would not be legally binding but that the Commission may defer action in order that the petitioner can get a commitment from A&B. However, if such a commitment cannot be secured, the Commission will still act on the petition.

Commissioner Tangen's motion for deferral of action on this petition was seconded by Commissioner Wung and carried by the following votes:

Ayes: Commissioners Tangen, Yamamura, Kido, Mark and Wung

Noes: Commissioners Sakahashi and Napier.

DECLARATORY RULING REQUEST

Mr. Duran presented the staff memorandum (on file) on a request by Mrs. Alfreda Worst asking whether a single-family residence and a manager's cottage may be constructed on a 2.13 acre parcel situated in the Rural District. The lot presently contains a 4-unit motel operation.

Attorney Lawrence Ing, representing Mrs. Worst, agreed with the staff that the manager's unit would in fact be expanding a non-conforming use and, therefore, withdrew that portion of the request. He stated that the tax valuation in 1964 jumped from $898 to $6,495; that other non-conforming uses exists nearby; and that the situation is complicated by the fact that the existing facility contains 4 studio units and 2 kitchens housed in one structure. The special permit procedure was considered, but in an effort to save time and costs, a declaratory ruling was requested.

Maui Planning Director H. Nakamura felt that the motel operation should be isolated as a non-conforming use and not thought of as single-family dwellings. Since a dwelling does not presently exist, he felt that Mrs. Worst should be permitted to build her own residence on the lot.

In reply to questioning by Commissioner Mark, Mr. Duran stated that he had no doubt that the manager's house is an expansion of a non-conforming use. However, in regard to the owner's residence, there is nothing to prevent its conversion to a manager's unit should the owners decide to move. The basic question is whether another house can be built on the property and still be within the intent of the Land Use Law.

STATE OF HAWAII

LAND USE COMMISSION

VOTE RECORD

ITEM A70-258 - HALE MAHAOLU & COUNTY OF MAUI

DATE October 29, 1970

PLACE Maui Community College
Wailuku, Maui

TIME 7 p.m.

	NAME	YES	NO	ABSTAIN	ABSENT
M	TANGEN, EDDIE	✓			
	Chairman NAPIER, ALEXANDER		✓		
	YAMAMURA, TANJI	✓			
	KIDO, SUNAO	✓			
	MARK, SHELLEY	✓			
	SAKAHASHI, STAN	+	✓		
S	WUNG, LESLIE	✓			
	~~INABA, GORO~~				✓

COMMENTS:

defer till ~~Nov. 26~~ DEC. 11
~~letter from Ohata~~
~~that A&B land be sold at~~
~~Ag. rates~~

carried

STATE OF HAWAII
LAND USE COMMISSION

MEMORANDUM

October 29, 1970
7 p.m.

TO: Land Use Commission

FROM: Staff

SUBJECT: A70-258 - HALE MAHAOLU & THE COUNTY OF MAUI

A public hearing was held on August 28, 1970, on this request to rezone 15 acres of land at Paia, Maui, from Agricultural to Urban for a public low cost housing project.

The recommendation of the Maui Planning Commission is for approval of the request since:

1. it conforms to the County's General Plan,
2. it would meet the needs of people who would be relocated from plantation camps and the emergency housing near Kahului Airport,
3. it would be a remnant parcel resulting from construction of the Paia Bypass Road, and
4. adequate facilities and utilities exist in the area and are readily available.

Hse #14,000
Lots - 6,000/lot
OTHER #2-3,000

It was reported at the hearing that the proposed development of 70 houselots, containing a minimum of 6,000 square feet per lot is expected to be developed under the Section 235 Program of the FHA. It was also noted that construction of the $1.9 million Paia Bypass Road is expected to begin in July of 1971 and end in April, 1972.

10-23-70 final copy to petitioner

There have been no objections to the proposed project, and no additional evidence has been received since the public hearing from the petitioner or other interested parties.

An evaluation of all the facts received to date supports the findings of the Maui Planning Commission stated above. Approximately 200 acres at Upper Paia were reclassified from Urban to Agricultural by the Land Use Commission during the 1969 boundary review upon the recommendation of our consultants because of the phasing out of these plantation villages. It is expected that some of the families living in these villages will be accommodated in the proposed development. On the bases of the facts presented at the hearing and the need for low-cost housing and since the area conforms to the Urban standards, the staff recommends approval of this petition.

October 13, 1970

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

Dear Mr. Nakamura:

The Land Use Commission next meets at 7 p.m., in the Maui Community College Science Building, Lecture Hall No. 10, 310 Kaahumanu Avenue, Wailuku, Maui, on October 29, 1970.

On or about that time a decision on the petition by Hale Mahaolu and the County of Maui (A70-258) will be rendered. If a deferral is necessary, notify the Land Use Commission any time before the matter is called for consideration by the Commission at the meeting. The Commission will evaluate the reasons and consider the request for a deferral.

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

Very truly yours,

RAMON DURAN
Executive Officer

Enclosure - Agenda

STATE OF HAWAII
LAND USE COMMISSION

Approved 10-29-70

Minutes of Meeting

Kamehameha III School Cafetorium
Lahaina, Maui

August 28, 1970 - 7 p.m.

Commissioners Present: Goro Inaba, Chairman Pro Tempore
Shelley Mark
Sunao Kido
Alexander Napier
Eddie Tangen
Leslie Wung
Tanji Yamamura
Stanley Sakahashi

Commissioner Absent: Wilbert Choi, Chairman

Staff Present: Ramon Duran, Executive Officer
Ah Sung Leong, Planner
Walton Hong, Deputy Attorney General
Jean Soma, Stenographer

Vice-Chairman Inaba called the meeting to order and swore in persons wishing to testify before the Commission. Subsequently, he called for the first item on the agenda.

HEARINGS

PETITION BY THE DEPARTMENT OF ACCOUNTING & GENERAL SERVICES (A70-254) TO REZONE 37.75 ACRES FROM AGRICULTURAL TO URBAN AT WAKIU, HANA, MAUI

Mr. Leong, staff planner, presented the staff report and oriented the Commission to the subject site by using the maps posted on the wall. In reply to questions from the Commission, Mr. Leong elaborated that the take-off pattern for the nearby Hana Airport is over the sea; that the Hana School District extends from Keanae to beyond Kaupo for a distance of 40 miles; that the Hana Hospital is located almost a mile from the proposed school site; and that during the 1969-70

PETITION BY HALE MAHAOLU & THE COUNTY OF MAUI (A70-258) TO REZONE 15 ACRES FROM AGRICULTURAL TO URBAN AT PAIA, MAUI

The staff planner read the staff report and described the area in question.

Mr. Robert Ohata, consultant for the petitioners, explained that Hale Mahaolu is a non-profit organization of several eleemosynary institutions. The County of Maui found this organization to be an ideal vehicle to help carry out its housing program and has subsidized it with staff and money. Final financing is tied into the FHA 235 Program which is a subsidized mortgage program. He advised that the contract for housing is being readied as are the engineering plans. There will be 58 three-bedroom units and 12 four-bedroom units for a total of 70 homes. It will cost approximately $14,000 for the house and $6,000 for the lot; and, together with other costs, the total will be about $22,000 to $23,000.

A buy-back provision and a requirement that the units be owner occupied will preclude speculation. It is hoped that the project will be completed by the end of 1971.

Mr. Ohata added that under the FHA 235 Program, low-income families unable to meet the monthly mortgage will need to pay only 20 percent of their net income; and, the balance will be paid by the federal government. The applicant must meet asset and income limitation requirements in order to qualify for the program, thereby limiting speculation. However, after the mortgage period of 20-25 years, the buyer may divest himself of his interests.

Commissioner Tangen expressed his approval of the proposed project and of Maui County's housing program.

In reply to questions by the Executive Officer, Mr. Ohata stated that negotiations for the land owned by A & B will be started soon. He added that other similar projects are in progress or contemplated at Lahaina, Molokai, Lanai, and Wailuku.

Mr. Howard Nakamura, Maui Planning Director, added that the County administration wholeheartedly supports the proposal. It will also accommodate many families who will be displaced by the phasing out of the plantation villages in Upper Paia.

Since there was no further testimony, the public hearing on this petition was closed by Vice-Chairman Inaba.

The Vice-Chairman then called for a ten-minute recess.

ACTION

PETITION BY MANUEL & BERTHA SANCHEZ (A70-246) TO REZONE 30 ACRES FROM AGRICULTURAL TO URBAN AT WAILUA HOMESTEADS, WAILUA, KAUAI

Vice-Chairman Inaba reconvened the meeting and announced that any petitioner wishing to defer action on their petition to a later date should do so prior to the staff's presentation.

The Executive Officer proceeded to describe the area under petition but was interrupted by Commissioner Sakahashi who stated that the petitioners may not have heard the announcement regarding deferral.

Attorney Hiroshi Sakai, representing the petitioner, requested a deferral of about 60 days.

Commissioner Tangen asked for the reason for the request since a previous request for deferral of action on this matter was approved by the Commission on Kauai. He added that the representation made in Kauai was that time was needed in order to gather the information requested by the Commission.

Commissioner Sakahashi stated that the petitioners felt they needed more time to prove to the Commission that they are not speculators but that they wanted to put up a package deal.

Commissioner Tangen noted that this matter was heard on May 8, action deferred on August 1 upon the petitioners' request, and he is now requesting another deferral. He suggested that unless the petitioners' reasons are substantial, the request for deferment be denied by the Commission.

Commissioner Mark suggested that in view of the serious deliberations which are in progress for providing additional housing, the petitioners withdraw the petition and come up with a good solid justification for the Commission.

The Vice-Chairman called the petitioners' attention to Commissioner Mark's suggestion. However, since the petitioners

D R A F T

STATE OF HAWAII
LAND USE COMMISSION

Kamehameha III School Cafetorium
Lahaina, Maui

August 28, 1970
7 p.m.

STAFF REPORT

A70-258 - HALE MAHAOLU & THE COUNTY OF MAUI

The petitioners are requesting that approximately 15 acres of TMK 2-5-05: 21 at Paia, Maui, be rezoned from the Agricultural District into the Urban District for a public low-cost housing project.

The property is located on the mauka side of Hana Highway approximately 800 feet on the Hana side of Baldwin Avenue

The existing Urban District of Paia abuts theproperty in question on two sides. The parcel is now in sugar cane cultivation by H C & S Company, a division of Alexander & Baldwin, Inc. The property in question encompasses approximately two acres consisting of four parcels--three are houselots, and the large lot ~~of approximately 1.3 acres~~ belongs to the Trustees of Paia Hawaiian Protestant Church. ~~and is~~ occupied by a church andcemetery. ~~Across Hana Highway~~ On the makai side opposite the site in question is a 7.5 acre pasture and a 6 acre cemetery. The commercial area of Paia is centered around the intersection of Hana Highway and Baldwin Avenue. The Paia Elementary School is

approximately 2 miles mauka of Baldwin Avenue. The Maui High School is located approximately 3 miles at Hamakuapoko. Power and water are available to the site. Baldwin Beach Park is approximately 1 miles distance. Kahului Shopping Center is 8 miles away or a driving time of approximately 10 minutes. The land within one-quarter mile of the intersection of Hana Highway and Baldwin Avenue within the Urban District (with the exception of a 7-acre pasture) is substantially developed with urban uses. There are, however, some urban-zoned lands in cane cultivation on the makai side of the Hana Highway between the ocean and the highway ~~that are zoned urban by but in sugar cane cultivation.~~

The County General Plan designation for the subject area is for urban development, and the petitioners propose to subdivide the 15 acres into approximately 70 houselots. The minimum lot area will be 6,000 square feet and the minimum lot width will be 60 feet. A 1.6-acre park site is proposed in the development. The project is to be an FHA 235 housing project identified as "Paia Halelani". The planning consultant on the project is Robert O. Ohata, AIP, PE; and, the engineer-surveyor is Warren S. Unemori.

The petitioners have submitted ~~in support of their petition to show~~ evidence of "need" and that the land is "usable and adaptable" for the proposed use as follows:

1. ~~The~~ This site was selected for the housing project because it is so designated on the Paia General Plan adopted by the County of Maui. ~~One hundred and eight~~ 108 applications have been received to this date, and more are coming in. Of ~~this~~ That number, 60 applicants appear to qualify as low-income families. The housing will fulfill the needs for low-cost housing of that area, plus housing necessary because of ~~closing down~~ close down of ~~NASKA~~ Naska Housing and Upper Paia Housing.

2. "The County's General Plan showing this area as low-cost housing indicates its usability and adaptability for such use. The attached preliminary subdivision plan shows how the project will be developed."

A letter transmitted from Alexander & Baldwin, Inc. to Mr. Ohata states in part as follows:

"As you know, this parcel is now in sugar cane cultivation. HC&S Co., a division of A & B, Inc., would, of course, prefer that it remain in cane. However, being conscious of the public need for low cost housing and the power of the County of Maui to condemn land for this purpose, we will honor our previous commitment to the County by being as cooperative as possible.

"We are prepared to negotiate the sale of this 15 acre parcel in Lower Paia. Terms of the sale are subject to approval of the Board of Directors of A & B, Inc. We further authorize you to file applications for rezoning of this tract with the County Planning Department and the State Land Use Commission.

"The cane presently on this parcel is a plant crop scheduled for harvest this fall. Under normal circumstances, the plantation expects to take two additional crops before planting. If this area should be required for housing before completion of the second ratoon crop, we would expect to be paid for crop damage as well as for the land."

A letter from Howard K. Nakamura, Planning Director, to the Land Use Commission, states in part:

"The subdivision will be developed jointly by the County of Maui and Hale Mahaolu, a nonprofit organization made up of various community groups. It is anticipated that the project will be developed under the Section 235 Program of the Federal Housing Administration.

"Inasmuch as the County of Maui is a co-sponsor of the project it is respectfully requested that the filing fee be waived. In addition, since housing is an item of vital concern to all of us and the sponsors are anxious to proceed with the project, your assistance in expediting this request would be greatly appreciated.

"Should you have any questions, please feel free to contact this office or Mr. Robert Yokoyama, Corporatin Represantative, Hale Mahaolu."

The Land Study Bureau has stated that the lands presently planted to irrigated sugar cane are classified as class A lands for a variety of agricultural uses. Soils are deep, non-stony, well-drained, and/gentle slope with a. The average annual rainfall is approximately 30 inches.

During our 1969 boundary review program, the Commission supported by ~~with~~ the recommendation of our consultants expanded the present Urban District to include a minor area makai of the Hana Highway adjacent to Baldwin Park. The Commission, pursuant to the request of the landowners and upon recommendation of the consultants, also rezoned approximately 200 acres mauka of the sugar mill from Urban to the Agricultural District reflecting the phasing out of the existing camp areas and the return of these areas to sugar cane by 1973.

over

STATE OF HAWAII
LAND USE COMMISSION

Kamehameha III School Cafetorium
Lahaina, Maui

August 28, 1970
7 p.m.

STAFF REPORT

A70-258 - HALE MAHAOLU & THE COUNTY OF MAUI

The petitioners are requesting that approximately 15 acres of TMK 2-5-05: 21 at Paia, Maui, be rezoned from the Agricultural District into the Urban District for a public low-cost housing project.

The property is located on the mauka side of the Hana Highway approximately 800 feet on the Hana side of Baldwin Avenue. (Map

The existing Urban District of Paia abuts the property in question on two sides. The parcel is now in sugar cane cultivation by HC&S Company, a division of Alexander & Baldwin, Inc. The property in question encompasses on three sides approximately two acres consisting of four parcels--three are houselots, and one large lot occupied by a church and cemetery, which belongs to the Trustees of Paia Hawaiian Protestant Church. On the makai side of Hana Highway opposite the site in question is a 7.5-acre pasture and a 6-acre cemetery. The commercial area of Paia is centered around the intersection of Hana Highway and Baldwin Avenue. The Paia Elementary School is approximately 2 miles mauka of

8-24-70 pink copy to H. Nakamura, R. Yokoyama, Comm.

Baldwin Avenue. The Maui High School is located approximately 3 miles at Hamakuapoko. Baldwin Beach Park is approximately 1 mile distance. The Kahului Shopping Center is 8 miles away or a driving time of approximately 10 minutes. The land within one-quarter mile of the intersection of Hana Highway and Baldwin Avenue and within the Urban District (with the exception of a 7-acre pasture) is substantially developed with urban uses. There are, however, some urban-zoned lands in cane cultivation on the makai side of the Hana Highway between the ocean and the highway more than a quarter mile distance.

Power and water are available to the site.

The preliminary 1970 census tabulations show the Lower Paia total resident population increased from 925 in 1960 to 1,118 in 1970.

The County General Plan designation of the subject area is for urban development, and the petitioners propose to subdivide the 15 acres into approximately 70 houselots. The minimum lot area will be 6,000 square feet, and the minimum lot width will be 60 feet. A 1.6-acre park site is proposed in the development. The project is to be an FHA 235 housing project identified as "Paia Halelani". The planning consultant on the project is Robert O. Ohata, ~~AIP, PE;~~ and, the engineer-surveyor is Warren S. Unemori.

The petitioners have submitted evidence of "need" and that the land is "usable and adaptable" for the proposed use as follows:

1. "This site was selected for the housing project because it is so designated on the Paia General Plan adopted by the County of Maui. 108 applications have been received to this date and more are coming in. Of that number, 60 applicants appear to qualify as low-income families. The housing will fulfill the needs for low-cost housing of that area, plus housing necessary because of close-down of Naska Housing and Upper Paia housing.

2. "The County's General Plan showing this area as low-cost housing indicates its usability and adaptability for such use. The attached preliminary subdivision plan shows how the project will be developed."

A letter transmitted from Alexander & Baldwin, Inc. to Mr. Ohata states in part as follows:

"As you know, this parcel is now in sugar cane cultivation. HC&S Co., a division of A & B, Inc., would, of course, prefer that it remain in cane.

However, being conscious of the public need for low cost housing and the power of the County of Maui to condemn land for this purpose, we will honor our previous commitment to the County by being as cooperative as possible.

"We are prepared to negotiate the sale of this 15 acre parcel in Lower Paia. Terms of the sale are subject to approval of the Board of Directors of A & B, Inc. We further authorize you to file applications for rezoning of this tract with the County Planning Department and the State Land Use Commission.

"The cane presently on this parcel is a plant crop scheduled for harvest this fall. Under normal circumstances, the plantation expects to take two additional crops before planting. If this area should be required for housing before completion of the second ratoon crop, we would expect to be paid for crop damage as well as for the land."

A letter from Howard K. Nakamura, Planning Director, to the Land Use Commission, states in part:

"The subdivision will be developed jointly by the County of Maui and Hale Mahaolu, a nonprofit

organization made up of various community groups. It is anticipated that the project will be developed under the Section 235 Program of the Federal Housing Administration.

"Inasmuch as the County of Maui is a co-sponsor of the project it is respectfully requested that the filing fee be waived. In addition, since housing is an item of vital concern to all of us and the sponsors are anxious to proceed with the project, your assistance in expediting this request would be greatly appreciated.

"Should you have any questions, please feel free to contact this office or Mr. Robert Yokoyama, Corporation Representative, Hale Mahaolu."

The Land Study Bureau has stated that the lands presently planted to irrigated sugar cane are classified as class A lands for a variety of agricultural uses. Soils are deep, non-stony, well-drained, and with a gentle slope. The average annual rainfall is approximately 30 inches.

During our 1969 boundary review program, the Commission supported by the recommendation of our consultants expanded the present Urban District to include a minor area makai of the Hana Highway adjacent to Baldwin Park. The Commission,

pursuant to the request of the landowners and upon recommendation of the consultants, also rezoned approximately 200 acres mauka of the sugar mill from Urban to the Agricultural District reflecting the phasing out of the existing camp areas and the return of these areas to sugar cane by 1973.

The Department of Transportation proposes to realign the Hana Highway mauka of the subject area. Project No. F-036-1(4) has had the planning phase completed and is now in the preliminary design stage. The design report to the Federal Bureau of Public Roads recommending final alignment is pending. The engineering, acquisition, and construction are estimated to cost approximately $1.9 million. An appropriation of $68,000 was made by the State in 1967, of which $28,000 were allocated for planning. This facility will have limited pedestrian and vehicular access but at a grade intersection of Baldwin Avenue. The bypass begins mauka just after Baldwin Park and again connects to the old Hana Highway beyond Hookipa Park, a distance of approximately 3 miles. Construction is scheduled to begin July, 1971, and end April, 1972.

These are the relevant factors known on this petition to the staff at this time of the public hearing.

Since the writing of this report, we have recd a letter dtd Aug 24 from Mr. Howard Hakamura, Maui Planning Director advising that:

(see next pg)

8898

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

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

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

RECEIVED
AUG 25, 1970
State of Hawaii
LAND USE COMMISSION

August 24, 1970

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

Dear Mr. Duran:

Re: Petition for Boundary Change from Agricultural to Urban District from Hale Mahaolu and the County of Maui (A-70-258)

The Maui Planning Commission at its meeting of August 18, 1970, voted unanimously to recommend approval of the above request for a boundary change in Paia, Maui, from Agricultural to Urban District. In recommending approval the Commission noted the following:

1. The proposal conforms with the County's General Plan for the area which is aimed at rejuvenation of Paia Town.

2. The project would assist in meeting the County's overall housing needs for persons presently residing in plantation camps scheduled to be phased out shortly and those families who would be relocated from the emergency homes (HHA) located within the Kahului Airport boundaries.

3. Although the area is presently in sugar cane, construction of the proposed bypass road would create remnant pockets between the new and old highway which would be impractical to maintain in agricultural production. The subject parcel is one such remnant.

4. Adequate utilities such as sewer, water, roadways and parks are available or will be provided in conjunction with the proposed development.

Yours very truly,

Howard K. Nakamura

HOWARD K. NAKAMURA
Planning Director

cc Mayor Cravalho, Mr. Yokoyama

8-28-70 Xerox to Comm.

DOT 4-337
(HWY-D 7/69)

HIGHWAYS DIVISION
DESIGN BRANCH
TRANSMITTAL MEMORANDUM

LETTER NO. _____

TO MR LEONG, Land Use Commission
Dept. Planning & Econ. Dev.

DATE 8-12-70

ATTN: _____

FROM:
- ☐ HWY-D
- ☒ HWY-DD
- ☐ HWY-DH
- ☐ HWY-DB
- ☐ HWY-DT
- ☐ HWY-DC

SUBJECT: HANA BELT ROAD
Lower Paia Section
F-036-1(4) Island of Maui

We are forwarding the following:

☐ Attached ☐ Under Separate Cover

- ☐ Estimate
- ☐ Shop drawings
- ☐ Utility Agreement
- ☐ Calculation
- ☐ Descriptions
- ☐ Contract
- ☒ Prints / Sketches
- ☐ Addendum
- ☐ PS&E Checklist
- ☐ Plans
- ☒ Copy of Letter
- ☐ Specifications
- ☐ Special Provisions
- ☒ Design Data

☐ _____

COPIES	DESCRIPTION

These are transmitted as checked below:

- ☐ For Approval
- ☐ For Review and Comments
- ☐ Appropriate Attention and Action
- ☐ For Your Information & File
- ☒ As Requested
- ☐ Approved as Submitted
- ☐ Approved as Noted
- ☐ Returned for Corrections
- ☐ Resubmit __ Copies for Approval
- ☐ Suspense Date _____

☐ _____

REMARKS: _____

Copies sent to:

Signed Mike Muira
By Supervising Design Engineer

This space for reply:

8-12-70

Proj. No. F-036-1(4)

DESIGN STATUS: Planning Phase Completed
Preliminary Design in Progress. Design Report to Federal Bureau of Public Roads recommending final alignment is pending.

Construction Schedule

Begin Construction: July 1971
End Construction: April 1972

Current Cost

Prel. Engineering	120,000
ACQUISITION	460,000
Construction	1,282,250
TOTAL	# 1,862,250

Appropriation

Act 217/67 Sec. 1 Item C-96 #68,000

Allotment: B-67-381-D, #28,000

Access Control: No pedestrian access
No driveway connections
At-Grade Intersections at Baldwin Ave. and Holomua Rd.

HWY-PS
2.85601

JUL 17 1970

Honorable Shelley M. Mark
Director
Department of Planning and
Economic Development
1010 Richards Street
Honolulu, Hawaii 96813

Attention: Mr. Frank Skrivanek, State Planning Coordinator

Dear Dr. Mark:

Subject: State Clearinghouse Review, Notification of Request for Federal Participation, Hana Belt Road, Lower Paia Section, F.A.P. Project No. F-036-1(4)

We hereby notify you of our intent to request Federal participation for the subject project from the U. S. Department of Transportation, Bureau of Public Roads. Per BPR interpretation of the requirements of BPR 50-1-70, an evidence of coordination with the appropriate clearinghouse is required. The following information is submitted for review:

1. Applicant: Department of Transportation, Highways Division, 869 Punchbowl Street

2. Project Title: Hana Belt Road, Lower Paia Section, F.A.P. Project No. F-036-1(4)

3. Federal Program: Federal-aid Highway Program

4. Federal Agency Concerned: Administered by the U. S. Department of Transportation, Federal Highway Administration, Bureau of Public Roads

5. Formal Application Date: The program was approved on October 23, 1962.

6. Person Preparing Notification: Clarence Yamamoto, Highway Planning Branch, Phone 548-2211, ext. 352.

7. Project Information:

a. Objectives

(1) To provide the most feasible route through the Lower Paia, by-passing the central business district and connecting two improved segments of the Hana Belt Road.

(2) The project alignment will provide more traffic carrying capacity, higher road-user benefit to motorists, greater traffic and community serviceability, greater safety, least possible amount of community disruption and lower total construction and maintenance costs.

(3) Divert and separate the heavy trucking hauling activities and high speed vehicular traffic from funneling through the business district.

(4) Limiting the present highway to local, low speed traffic would be conducive to development and upgrading of business and residential areas.

(5) The proposed alignment conforms to the County's Master Plan and it is compatible with Maui Planning Commissions' future plans for upgrading and revitalizing Paia by providing additional land for residential expansion between the present road and the new facility.

b. Facility or improvement to be provided:

Provide a 2-lane limited access control highway with a 140-foot minimum right-of-way width. The project length is approximately 2.78 miles.

c. Location of project: Hana Belt Road, Lower Paia, Maui.

It begins west of Lower Paia and about 0.30 mile east of Baldwin Park. It heads east following the southern limits of the business district of Lower Paia and crosses Baldwin Avenue approximately 800 feet south of Hana Belt Road. From this point it runs in a northeasterly direction approximately 800 feet south and parallel to the existing Hana Belt Road to Kuau. Beyond Kuau it curves north following the coast and ends east of Hookipa Park connecting with the Maliko Section of Hana Belt Road. (see attached sketch map)

d. Coordination: County of Maui, State Department of Land and Natural Resources.

e. Financing:

The estimated total cost of the project is $1,692,250.00, the ratio of Federal/State participation being approximately 50/50.

General Comments:

After the initial BPR program approval on October 23, 1962, a corridor public hearing was held on June 20, 1968, at Kahului Library conference room, Kahului, Maui. An opportunity for a design public hearing was afforded to the public on July 2 and 9, 1969. However, no request for a hearing was received.

We are reviewing the design plans of this project at this time for subsequent submittal to the Bureau of Public Roads for approval. We hope to advance into the rights-of-way acquisition and construction phases soon. Clearance per IM 50-1-70 is required.

May we again solicit your expeditious coordination of our notification for Federal participation in this project.

Very truly yours,

T. HARANO
Chief
Highways Division

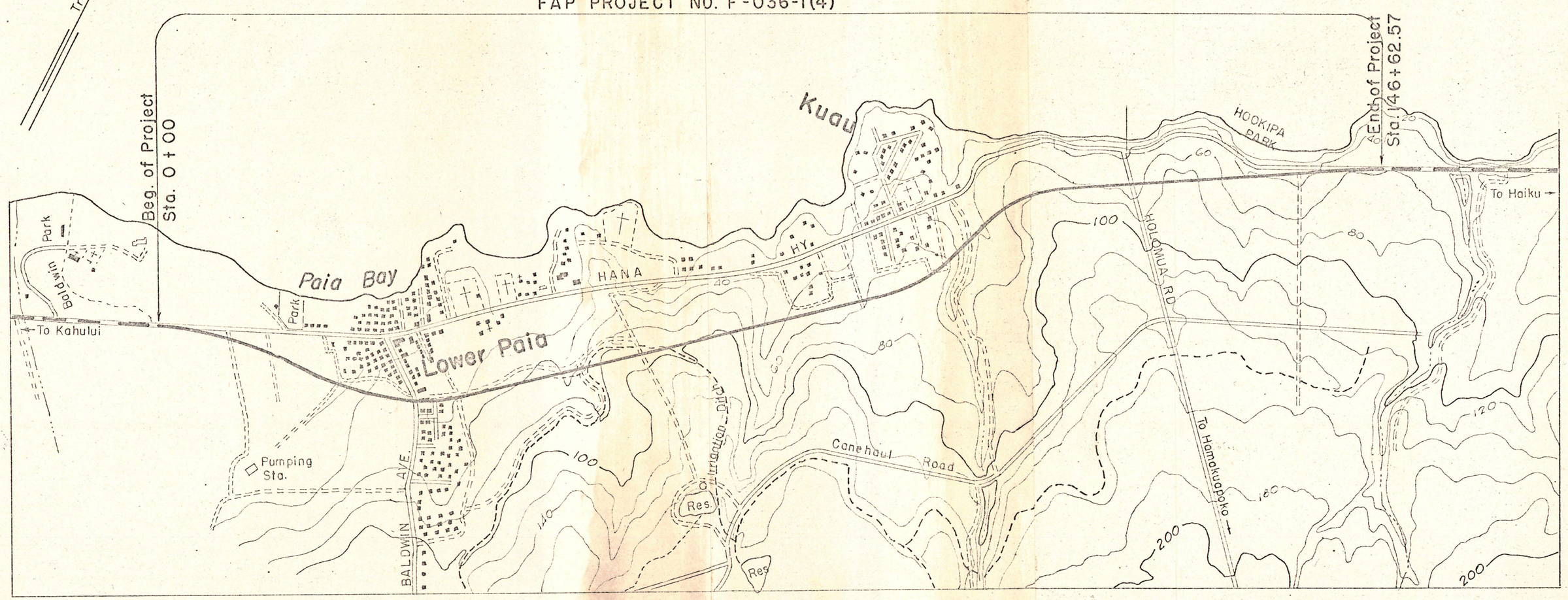
RT:by

Attachment

cc: HWY-DD (Miura) w/attachment
Original & 3 copies to DPED

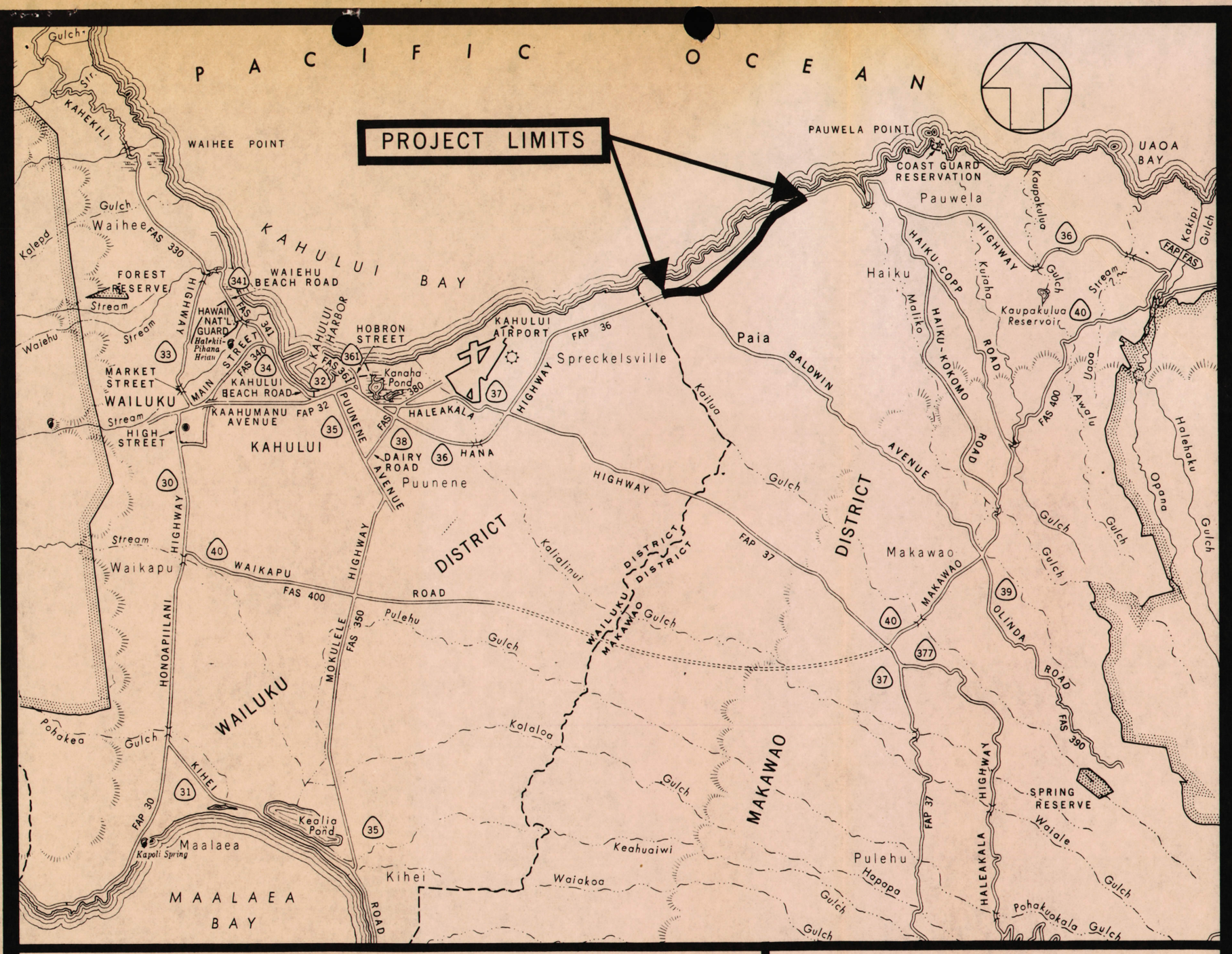
8-12-70

FAP PROJECT NO. F-036-1(4)



LAYOUT OF PROJECT

SCALE: 1" = 1000'



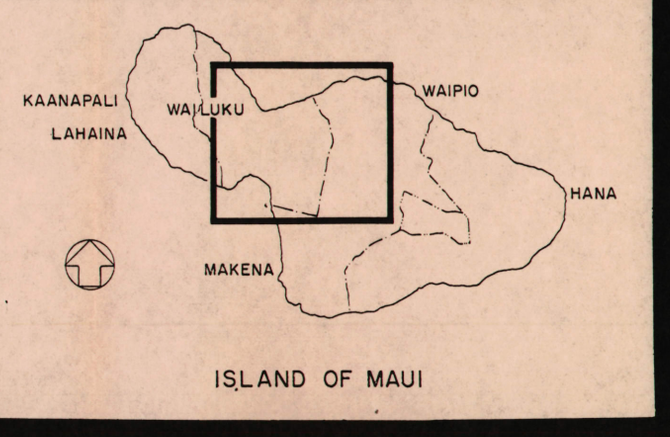
LOCATION MAP

HANA BELT ROAD

Lower Paia Section

SCALE IN MILE

0 1 2 3



ISLAND OF MAUI

UNIVERSITY OF HAWAII

LAND STUDY BUREAU

Petition No. A70-258
15 Acres at Paia, Maui (Hale Mahaolu)

Location: Parcel is situated to the east of the intersection of Baldwin and Hana Highways in Lower Paia. The lands are adjacent to the Paia Hawaiian Protestant Church.

Land Description: The lands are presently planted to irrigated sugar cane. Under irrigated conditions, these lands are classified as Class A lands for a variety of agricultural uses. Soils are deep, nonstony, well drained with gentle slope.

Conclusion: These lands are well suited for a variety of agricultural uses. The basic reason for selecting this site appears to be its proximity to developed urban area.

ACADEMY BOND
RAG CONTENT
VALLEY PAPER CO
U.S.A.

8/13/70

August 6, 1970

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

Dear Mr. Nakamura:

The Land Use Commission next meets on August 28, 1970, at 7 p.m., in the Kamehameha III School Cafetorium, Lahaina, Maui.

At that time the application by Hale Mahaolu and the County of Maui (A70-258) to amend the land use district boundaries at Paia, Maui, will be heard.

Very truly yours,

RAMON DURAN
Executive Officer

Enclosure - Agenda

STATE OF HAWAII
LAND USE COMMISSION
P. O. BOX 2359
HONOLULU, HAWAII 96804

AUG 4 1970

NOTIFICATION OF BOUNDARY CHANGE APPLICATION

A70-258 - Hale Mahaolu & the County of Maui

Please be advised that a boundary change application has been filed with the Land Use Commission to rezone approximately 15 acres from the Agricultural District to the Urban District on a portion of parcel 21, TMK 2-5-05. This property is generally located at Paia, Maui. The intended use of the property is a public low-cost housing project.

A public hearing on this application is scheduled for August 28, 1970, 7 p.m., at the Kamehameha III School Cafetorium, Lahaina, Maui.*

We would appreciate any written comments for or against this request, or you or your agent may appear at the public hearing. Please do not hesitate to call this matter to the attention of other interested parties.

Should you desire additional information, feel free to contact this office.

Very truly yours,

Ramon Duran

RAMON DURAN
Executive Officer

* See enclosed agenda

D R A F T

ASL _____

STATE OF HAWAII
LAND USE COMMISSION
P. O. BOX 2359
HONOLULU, HAWAII 96804

NOTIFICATION OF BOUNDARY CHANGE APPLICATION

A70-258 - Hale Mahaolu & the County of Maui

Please be advised that a boundary change application has been filed with the Land Use Commission to rezone approximately 15 acres from the Agricultural District to the Urban District on a portion of parcel 21, TMK 2-5-05. This property is generally located at Paia, Maui. The intended use of the property is a public low-cost housing project.

A public hearing on this application is [redacted] scheduled for August 28, 1970, at the Kamehameha III School Cafeteria, Lahaina, Maui.*

We would appreciate any written comments for or against this request, or you or your agent may appear at the public hearing. Please do not hesitate to call this matter to the attention of other interested parties.

Should you desire additional information, feel free to contact this office.

Very truly yours,

RAMON DURAN
Executive Officer

* See enclosed agenda

August 4, 1970

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

Attention: Mr. Howard Nakamura
Planning Director

Gentlemen:

This is in reference to the petition for amendment to the land use district boundaries submitted by Hale Mahaolu and the County of Maui (A70-258).

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

June 19, 1970

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

Dear Mr. Nakamura:

This is to acknowledge the receipt of a petition by Hale Mahaolu and the County of Maui to amend the land use district boundaries at Paia, Maui, Hawaii.

In Accordance with Section 205-4, Hawaii Revised Statutes, this Commission must schedule a public hearing on this petition no sooner than 60 days and no more than 120 days. After 45 but within 90 days following the public hearing, the Land Use Commission is obliged to render a decision on this petition.

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

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

Very truly yours,

RAMON DURAN
Executive Officer

cc: Robert Yokoyama, Hale Mahaolu

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

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

June 12, 1970

RECEIVED
JUN 19 1970
State of Hawaii
LAND USE COMMISSION

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

Dear Mr. Choi:

Transmitted is a petition for amendment to the Land Use District Boundary from Agricultural to Urban District for a parcel of land located at Paia, Maui, Hawaii. Also included is a letter from Alexander and Baldwin, Inc. indicating that the land will be made available to the County of Maui and authorizing the petitioner to apply for the boundary change.

The subdivision will be developed jointly by the County of Maui and Hale Mahaolu, a nonprofit organization made up of various community groups. It is anticipated that the project will be developed under the Section 235 Program of the Federal Housing Administration.

Inasmuch as the County of Maui is a co-sponsor of the project it is respectfully requested that the filing fee be waived. In addition, since housing is an item of vital concern to all of us and the sponsors are anxious to proceed with the project, your assistance in expediting this request would be greatly appreciated.

Should you have any questions, please feel free to contact this office or Mr. Robert Yokoyama, Corporation Representative, Hale Mahaolu.

Yours very truly,

Howard K. Nakamura

HOWARD K. NAKAMURA
Planning Director

cc Mr. Robert Yokoyama
cc Mayor Cravalho
cc Mr. Tanji Yamamura

ALEXANDER & BALDWIN INC.

822 BISHOP STREET · HONOLULU, HAWAII 96813

TELEPHONE 536-3941 · TELEGRAPH: ALEXBALD

June 3, 1970

Mr. Robert O. Ohata, P.E.
195 Ku Drive
Wailuku, Hawaii 96793

Dear Mr. Ohata:

We acknowledge receipt of your letter of May 21, 1970, on behalf of Hale Mahaolu and the County of Maui, relative to availability of approximately 15 acres of Tax Key 2-5-05-21, Paia, Maui, for a public low-cost housing project.

As you know, this parcel is now in sugar cane cultivation. HC&SCo, a division of A & B, Inc., would, of course, prefer that it remain in cane. However, being conscious of the public need for low cost housing and the power of the County of Maui to condemn land for this purpose, we will honor our previous commitment to the County by being as cooperative as possible.

We are prepared to negotiate the sale of this 15 acre parcel in lower Paia. Terms of the sale are subject to approval of the Board of Directors of A & B, Inc. We further authorize you to file applications for rezoning of this tract with the County Planning Department and the State Land Use Commission.

The cane presently on this parcel is a plant crop scheduled for harvest this fall. Under normal circumstances, the plantation expects to take two additional crops before planting. If this area should be required for housing before completion of the second ratoon crop, we would expect to be paid for crop damage as well as for the land.

Very truly yours,

E B Holroyde

E. B. Holroyde
Vice President

RHC:br

POST OFFICE BOX 3440 · HONOLULU, HAWAII 96801

STATE OF HAWAII
LAND USE COMMISSION

State Capitol
P. O. Box 2359
Honolulu, Hawaii 96804

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 _____

A70-258

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 _____ to change the district designation of the following described property from its present classification in a(n) Agricultural district into a(n) Urban district.

RECEIVED
JUN 19, 1970
State of Hawaii
LAND USE COMMISSION

Description of property:

TMK 2-5-05: Portion of 21 (Paia Halelani)

Petitioner's interest in subject property:

Petitioner will acquire the property. Letter of intent and authorization to apply for this change attached herewith.

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

(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.

(OVER)

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

Signature(s) Toshiaki Robert Yakyame

For: Hale Mahaolu and the County of Maui

Address: Kane St., Kahului, Hi. 96732

Telephone: 35-615

(1) Attached evidence showing need for urban classification:

This site was selected for the housing project because it is so designated on the Paia General Plan adopted by the County of Maui. 108 applications have been received to this date and more are coming in. Of that number, 60 applicants appear to qualify as low-income families. The housing will fulfill the needs for low-cost housing of that area, plus housing necessary because of close-down of Naska Housing and Upper Paia housing.

(2) The land is usable and adaptable for the use:

The County's General Plan showing this area as low-cost housing indicates its usability and adaptability for such use. The attached preliminary subdivision plan shows how the project will be developed.

A70-258 HALE MAHAOLU E, COUNTY OF MAUI

All parcels listed below owned by Alexander & Baldwin, Inc. & leased, unless otherwise noted.

23 (Standard Oil Co.)-le.
26 (Paia Hongwanji Mission)-le. 0.86 ac.
27 (Paia Hongwanji Mission)-le. 0.90 ac.

43 (County of Maui)-le.
44 (East Maui Baptist Churches)-le. 0.75 Ac.
48 (County of Maui)-le. 1.60 Acs.
1 (Bishop First National Bank)-le. 0.20 ac.
9 (Kahului Railroad Co.)-le. 1.67 acs.
30 (Paia Congregational Church)-le. 1.14 acs.
52 (Trustees of Maunaolu College)-le.
53 (Hawaiian Islands Mission Trustees of the Pelekunihi Mission)-le. 0.67 Ac.

KUAU

A 0.84 ac.

NORTH 1" = 1000'

PAIA

SEC. G

LOWER PAIA

HANA HIGHWAY

(Paia Hongwanji Mission)-le. 1.02 Acs.

Kahului Trucking & Storage, Inc. 1.03 Acs.

(County of Maui)-le.

County of Maui-11,543 ±

32.180 Acs.

12.53 Acs.

To Kahului

Ditch

Tunnel

Haiku open ditch

New open ditch

Total area for open ditches 3.51 Acs.

Kahului Trucking & Storage, Inc. 9.31 Acs.

Plantation Roadway

Road

HOLOMUA

803.105 Acs.

MAUI HIGH SCHOOL

(9626.82-N, 0159.63-E) PUUNENE A

Res. 7

AVENUE

1000.63 Ac (1098.63 Acs.)

PLAT 04

Res. 8

Res. 17

(Lib. 12 Page 403)

Jan. 30, 1860

Lowrie Ditch

Oahu

College

Deed: Bd. of Education

Oahu Mission 0.250 Acs.

WAILUKU ZONE 3 DISTRICT SEC. 8

294 Acs.

Kahului Trucking & Storage, Inc.

229 Acs. (open ditch)

Pipe Line R/W To County of Maui

Plantation Roadway

SEE ABOVE FOR LESSEES

State of Hawaii Bd. of Ed. Pub Inst. 797 (Dept. Exec. Edn) School

(1.374 Ac)

(6.5 Ac)

2.0 Ac SEE BELOW

(2.0 Ac)

(3.0 Ac)

HOSPITAL

BALDWIN AVENUE

OLD MAKAWAO ROAD

11216:27

PLAT 03

3G2.95 Acs.

SEC. 6

SEC. 5

SEC. 7

SEC. 9

SEC. 10

SEC. 11

SEC. 12

SEC. 13

SEC. 14

SEC. 15

SEC. 16

SEC. 17

SEC. 18

SEC. 19

SEC. 20

SEC. 21

SEC. 22

SEC. 23

SEC. 24

SEC. 25

SEC. 26

SEC. 27

SEC. 28

SEC. 29

SEC. 30

SEC. 31

SEC. 32

SEC. 33

SEC. 34

SEC. 35

SEC. 36

SEC. 37

SEC. 38

SEC. 39

SEC. 40

SEC. 41

SEC. 42

SEC. 43

SEC. 44

SEC. 45

SEC. 46

SEC. 47

SEC. 48

SEC. 49

SEC. 50

SEC. 51

SEC. 52

SEC. 53

SEC. 54

PAIA DEPT. VILLAGE BLDG. See below

RR DEPOT

MILL See Inset A

Ld Ct App 1108 to 1754

(County of Maui) (250± gal. tank storage) See above for lessees

Plantation Roadway

Pipe Line R/W To County of Maui

(Paia Hongwanji Mission)-le. 0.90 ac.

Kahului Trucking & Storage, Inc.

Korean Church State of Hawaii

Catholic Ch. of the Diocese of Hawaii

Kahului Trucking & Storage, Inc.

Hawn Telephone Co.

2.00 Ac.

0.31 ac.

G.037 ± or 0.138 ac.

2.661 Acs. POWER HOUSE

KAHERA

Cecilia E. Soule-s/4.8 ac

Annie McN. Enomoto-1/4.8 ac

Jane McN. Donnell-1/4.8 ac

Alexander McN. Anderson-1/4.8 ac

Arthur D. McNicoll-1/4.8 ac

0.25 Ac.

CEMETERY

TMK 2-5-05

TRUE NORTH 1" = 1000'

7268