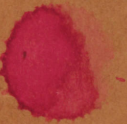




Wing
Jan 5 to Mar 6
Sheet ?



Maui News
Tues May 25, 1971

Land Parcel In Puuohala Zoned Urban

The State Land Use Commission took favorable action Friday on one item and held public hearings on two others at a meeting in Kahului.

The action item concerned a petition submitted by the County of Maui to rezone approximately 1.2 acres of land at Puuohala, Wailuku, from Agricultural to Urban District.

According to a memorandum prepared by the LUC staff, the change in zoning "appears to be technical and legal rather than a change in land use" because "the area in question is already in the requested uses (playground and residence)."

A motion introduced by Commissioner Eddie Tangen to concur with the staff's recommendation for approval was carried unanimously.

The first of the public hearings concerned a petition submitted by Takeo Sakamoto to amend—from Agricultural to Urban (for business use)—the land use district boundaries for approximately 23,749 square feet of property located on the makai side of Honoapiilani Highway, across from the Wai-kapu Steak House.

In his petition, Sakamoto requested the boundary change on the grounds that business has been conducted on the property in question for the past 70 years.

During a meeting on February 2, the Maui County Planning Commission voted unanimously to recommend approval of the request on the basis that "the parcels in question have been in urban use for a substantial period of time and were not suitable for agricultural purposes."

When questioned by the Commission as to his future plans for the property if it should be urbanized, Sakamoto answered that he had no definite plans.

At the close of the hearing, Sakamoto was advised that he had 15 days to file any further information before the Commission, which will take action on the matter within 90 days.

The second hearing concerned two areas in Maui County that were rezoned by the Commission in 1969, during its five-

(Continued On A-3)

Maui News
May 25, 1971

Land Parcel Zoned

(Continued From A-1)

year mandatory boundary review.

The purpose of the hearing—which was scheduled after the Attorney General questioned the procedures used during the 1969 review—was to gather additional testimony, with the understanding that the Commission may affirm or modify the zoning in view of the new evidence.

The first area under consideration involves 31 acres of land at Kula—located between Kula Highway and Lower Kula Road, approximately three miles south of the Pukalani-Makawao junction. Prior to the 1969 review, the acreage was classified as Rural. It is currently classified as Agricultural.

According to a report prepared by the LUC staff, the Maui Planning Commission at its meeting on April 6 recommended that the area be classified as Rural District because "more efficient use of the land could be made . . . greater harmony in land use can be achieved . . . and Rural zoning is in conformance with the County's General Plan for the area."

The staff report further said it had recommended to the Commission that the area be redesignated from a Rural to an Agricultural classification because the land has "been dedicated to grazing use for a minimum of 10 years by the landowners" and also comprise "areas considerably larger than those normally associated with Rural Districts."

Two persons offered testimony in support of the Agricultural classification. Henry Texeira, a property owner, said he wanted the land to remain Agricultural because he was raising cattle there now and might possibly plan to farm the land in the future.

Peter Wilmott, a board member of Life of the Land, said that he is in favor of maintaining the area as Agricultural—not Urban or Rural—because it will be used for farming in the near future.

The second area being reviewed involves 25 acres in the vicinity of Kalae, Molokai, about seven miles north of Kaunakakai. The area is currently classified as Urban. Prior to the 1969 review it was classified Rural and Agricultural.

According to the LUC staff report, the Maui Planning Commission on April 6 voted to recommend that the properties in question be classified Urban since "this is consistent with previous recommendations made by the Commission during consideration of the boundary change application filed several years ago by the Estate of Sophie Judd Cooke."

The report further said that the staff had recommended

rezoning during the boundary review of 1969 on the basis of the LUC approval of the Cooke petition and because it would eliminate a Rural spot-zone in that area.

XXXXXXXXXXXX
XXXXXXXXXXXX

May 24, 1971

Tatsuo Fujimoto
XXXXXXXXXXXX

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

Dear Mr. Nakamura:

The petition by the County of Maui (A70-269) to amend the Land Use District Boundaries from an Agricultural District into an Urban District at Puuohala, Wailuku, Maui, identifiable by Tax Map Keys 3-3-04: parcel 43; 3-3-02: parcels 3 and 25; was approved by the Land Use Commission at its meeting on May 21, 1971.

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

Very truly yours,

Encl.

TATSUO FUJIMOTO
Executive Officer

cc: Parks Dept., County
of Maui
Mayor Elmer Cravalho
Frank Haleakala
Mary Wallace
Henry Kailiehu
Maui Tax Administrator
Bd. of Water Supply, County of Maui
Tax Maps Branch, Dept. of Taxation
Property Technical Services, Dept. of Tax.
Planning Office, DLNR
Board of Land & Natural Resources
Facilities & Auxiliary Svcs Branch, DOE
Dept. of Transportation
Planning Division, DPED
Planning Branch, DAGS
Land Use Commission

STATE OF HAWAII
LAND USE COMMISSION

Minutes of Meeting

May 21, 1971 - 1 p.m.

Kahului Library
Kahului, Maui

APPROVED
JUL 16 1971

Commissioners Present: Goro Inaba, Vice Chairman
Leslie Wung
Stanley Sakahashi
Eddie Tangen
Alexander Napier
Sunao Kido

Commissioners Absent: Shelley Mark
Tanji Yamamura

Staff Present: Tatsuo Fujimoto, Executive Officer
Ah Sung Leong, Planner
Sidney Ayabe, Deputy Attorney General
Dora Horikawa, Stenographer

ADOPTION OF MINUTES

Commissioner Tangen moved that the minutes of the February 26, 1971 meeting be approved as circulated to the Commission, seconded by Commissioner Wung, and unanimously carried.

HEARINGS

PETITION BY TAKEO SAKAMOTO (A71-276) TO RECLASSIFY APPROXIMATELY 23,745 SQUARE FEET FROM THE AGRICULTURAL DISTRICT TO THE URBAN DISTRICT AT WAIKAPU, MAUI

Mr. Tatsuo Fujimoto, Executive Officer, presented the staff report.

It was brought out that neither the petitioner, nor the Maui Planning Department, in its recommendation to the Land Use Commission, had indicated the intended use of subject land.

May 21, 1971

Mr. George P. Cooke, property owner in Area 2, Naiwa, Molokai, requested clarification of the subject matter under consideration in today's hearing. Mr. Leong explained that the areas under petition were formerly in the State's Rural and Agricultural Districts prior to the 1969 5-year boundary, but had subsequently been reclassified into the Urban District.

Since there was no further testimony, the hearing was closed.

ACTION

✓ PETITION BY COUNTY OF MAUI, ET AL (A70-269) TO RECLASSIFY APPROXIMATELY 1.21 ACRES FROM THE AGRICULTURAL DISTRICT TO THE URBAN DISTRICT AT PUUOHALA, WAILUKU, MAUI

Mr. Fujimoto read the staff memo recommending approval of the petition based on findings as submitted in the report (see copy of memo on file).

Commissioner Tangen moved to concur with staff's recommendation, seconded by Commissioner Napier, and the motion was unanimously carried.

MISCELLANEOUS

LETTER FROM MRS. JANE SODERHOLM

The Executive Officer called the Commission's attention to a letter from Mrs. Jane Soderholm to Commissioner Tange dated May 7, 1971, requesting that the Land Use Commission conduct a new hearing on the Mount Olomana rezoning as part of the 17 parcels which were rezoned during the 1969 5-year boundary review and on which the Commission was conducting new public hearings.

Chairman Inaba felt that this was a legal question and should properly be referred to the Attorney General's Office.

Commissioner Tangen moved that the matter be referred to the Attorney General's Office for his comment, and that staff reply to Mrs. Soderholm of the Commission's action, with the suggestion that any further communication be addressed to the Attorney General. The motion was seconded by Commissioner Wung and unanimously passed.

STATE OF HAWAII
LAND USE COMMISSION

VOTE RECORD

ITEM A70-269 - COUNTY OF MAUI, ET AL DATE May 21, 1971

PLACE Kahului Library TIME 1:00 p.m.

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

COMMENTS:

STATE OF HAWAII
LAND USE COMMISSION

MEMORANDUM

May 21, 1971
1 p.m.

TO: Land Use Commission
FROM: Staff
SUBJECT: A70-269 - COUNTY OF MAUI, ET AL (Puuhala)

A Maui County petition to rezone approximately 1.2 acres of land from Agricultural to Urban was heard on March 5, 1971.

It is noted by the staff that:

1. The subject area is contiguous to the existing Urban District. Adequate utilities and access are available.
2. The Maui Water Department and the State Department of Transportation have advised that they have no objections to the proposed rezoning.
3. The Land Study Bureau notes that the lands in question are not in agricultural production; hence, the proposed change will not involve a loss of agricultural lands.
4. The Maui County Planning Commission at its November 24, 1970, meeting voted unanimously to recommend approval of the request on the basis that "the parcels are presently developed in accordance with urban standards and not suitable for agricultural use".

5-14-71 Sent copy to petitioner.

The Land Study Bureau best summarizes the staff's view on this request in indicating that "this petition for a zoning change from Agricultural to Urban District appears to be technical and legal rather than a change in land use. The area in question is already in the requested uses (playground and residence)".

No other significant data was received at the public hearing and to date. Therefore, based on the above findings, it is recommended that the petition be approved.

JOHN A. BURNS
GOVERNOR



9591
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 7.1403

May 17, 1971

RECEIVED

State of Hawaii
LAND USE COMMISSION

Mr. Tatsuo Fujimoto
Executive Officer
Land Use Commission
P. O. Box 2359
Honolulu, Hawaii 96804

Dear Mr. Fujimoto:

Subject: Boundary Change Applications
A71-288, A71-276 and A70-269

Dear Mr. Fujimoto:

We have reviewed the subject applications and have no objections to them. None of the above affects our public facilities.

Thank you for the opportunity to comment on the applications.

Very truly yours,

A handwritten signature in cursive script, appearing to read "Paul H. Arizumi".

PAUL H. ARIZUMI
Property Management Officer

May 13, 1971

XXXXXXXXXXXX
XXXXXXXXXXXX

Tatsuo Fujimoto
XXXXXXXXXXXX

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

Dear Mr. Nakamura:

The Land Use Commission next meets at 1:00 p.m., at the Kahului Library, Kahului, Maui on May 21, 1971.

On or about that time, a decision on the petition by the County of Maui, et al (A70-269) 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,

TATSUO FUJIMOTO
Executive Officer

Encl. - Agenda
cc: Mayor Cravalho
Frank Haleakala
Mary Wallace
Henry Kailiehu

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.

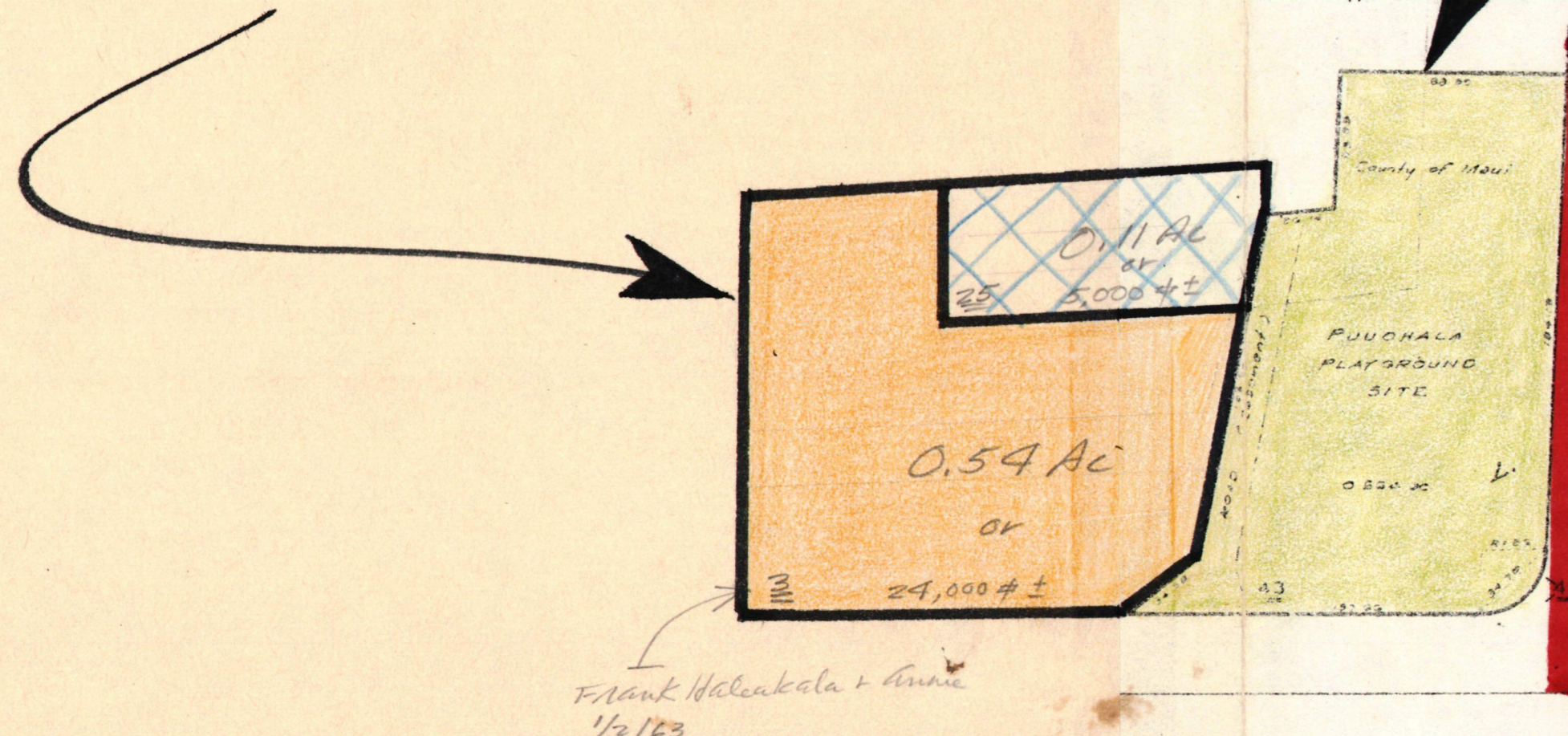
Mr. Masaru Omori, Chairman of the Hale Mahaolu project, testified that the landowner priced the land at \$9,500 per acre, while an independent appraiser appraised the land at about \$5,500 per acre. Since May, 1970, the organization has received 108 applications for the 70 parcels proposed in the development. 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

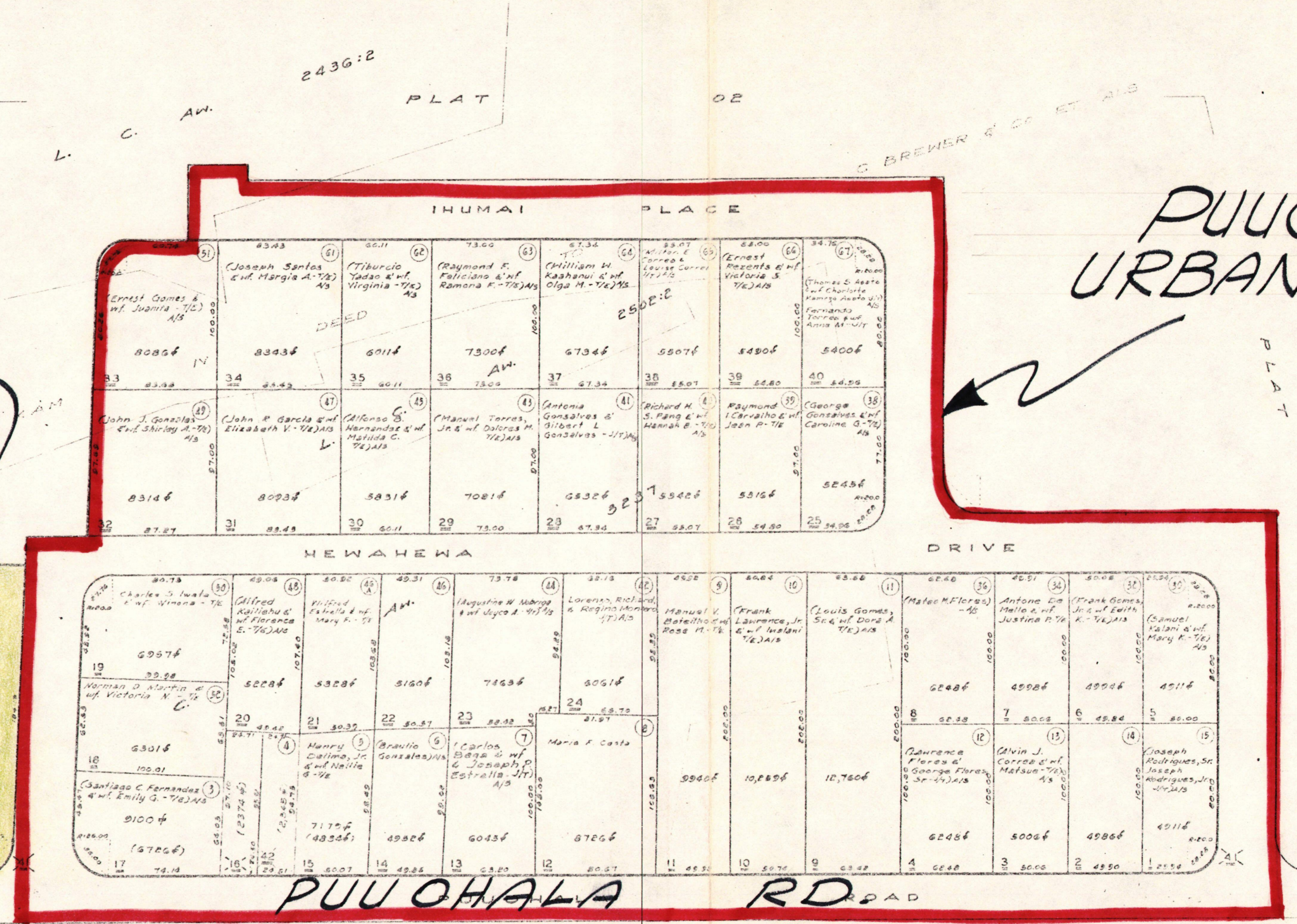
The Executive Officer read the staff report recommending approval of the special permit subject to the condition that the State Land Board approve the application for cabin use in the park site (see copy on file).

COUNTY PLAYGROUND
SUBJECT PARCEL

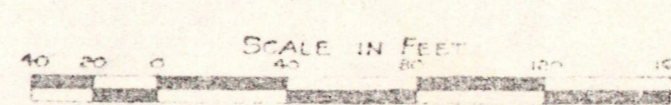


Frank Haleakala + Annie
1/2/23

TRUE NORTH
Scale: 1"=80'



1" = 80'



Note: All lots owned by Wailuku Sugar Co. unless otherwise noted.
The Hawaiian Insurance & Guaranty Co., Ltd. owner of Pkgs. 3, 4, 5, 9, 10, 12, 15, 23, 24, 25, 27, 29, 30, 31, 32, 34, 35, 36, 39.

PUUOHALA VILLAGE SUBD. WAILUKU, MAUI, S. H. (FORMERLY Pkgs. 33-02)

SUBJECT TO CHANGE

DEPARTMENT OF THE TAX COMMISSIONER
TAXATION MAPS BUREAU
STATE OF HAWAII
TAX MAP

SECOND	SECTION	DIVISION	PLAT
3	3	04	

CONTAINING SCALE IN FEET

STATE OF HAWAII
LAND USE COMMISSION

Maui Community College
Wailuku, Maui

March 5, 1971
1 p.m.

STAFF REPORT

A70-269 - COUNTY OF MAUI, ET AL (Puuhala)

Planning Director, Howard K. Nakamura, of the Maui Planning Department, has submitted a boundary change petition to rezone 1.2 acres of land situated at Puuhala, Wailuku, Maui, from an Agricultural to an Urban designation. The property is described as TMK 3-3-04: parcel 43; 3-3-02: parcels 3 and 25.

The land in question abuts the Urban District of Puuhala which is situated approximately 1,500 feet west of Kahekili Highway in the vicinity of Happy Valley. Puuhala Village is a 20 acre plantation community surrounded by cane fields. Parcel 43, containing 0.56 acre, has been used for the past three years as a County playground. It contains play equipment, a basketball court, and lighting equipment. Restroom facilities will soon be constructed by the County. Parcels 3 and 25 are privately owned and contain 0.54 and 0.11 acre, respectively. There is one dwelling on each parcel and no agricultural uses are evident. Letters from the landowners Frank and Annie Haleakala (parcel 3) and Mary Wallace and Henry Kailiehu (parcel 25) authorizing the

Sent to Howard Nakamura 3-3-71

Maui Planning Department to present their case are on file.

The subject site is designated "urban" by the Land Study Bureau. However, soils in the surrounding area are rated "B" or good for overall agricultural use. Slopes are less than 10 percent, and rainfall ranges between 20 and 40 inches annually. The elevation is approximately 300 feet, and basic utilities are available.

In support of the request, the petitioner submits that:

"The subject property, TMK 3-3-04: 43, is needed for its existing use as a park and playground for Puuohala Village, which is an isolated Urban District surrounded by cane fields. This is the only County-owned parcel in the area to serve this purpose. There is ample land available for agricultural use in the immediately surrounding area.

"The other subject properties are needed for the principal use they have served for the past 14 years, and that is their use as places of residence.

"Puuohala Park (TMK 3-3-04: 43) is already being used as an active playground and park. It is equipped with playground facilities, and more

facilities are planned to be added by the County Parks Department. It is contiguous to the Puuohala Village subdivision, which it serves, and has adequate utilities and access roads available.

"The other subject properties (TMK 3-3-02: parcels 3 and 25) are well suited for the residential use proposed. It is contiguous to the existing Urban District, and has adequate utilities and access roads available."

The Maui Water Department and the State Transportation Department have advised that they have no objections to the proposed rezoning.

The Land Study Bureau comments that:

"This petition for a zoning change from Agricultural to Urban District appears to be technical and legal rather than a change in land use. The area in question is already in the requested uses (playground and residence). The lands are not in agricultural production hence the proposed change will not involve a loss of agricultural lands. However, any additional urban growth in this area would encroach upon productive agricultural lands."

County Recommendation

At its meeting on November 24, 1970, the Maui County Planning Commission voted unanimously to recommend approval of the request on the basis that "the parcels are presently developed in accordance with urban standards and not suitable for agricultural use."

A boundary interpretation request by Maui County and on behalf of Mr. Frank Haleakala was considered by this Commission on September 26, 1970. It was unanimously determined that Mr. Haleakala's parcel and the other two properties now under petition are situated within the State's Agricultural District. However, the Commission felt that it should more appropriately be included in the adjacent Urban District and concurred that the County of Maui should initiate a boundary change petition involving all three parcels. This petition is the result of the September 26 action.

These are the pertinent facts relating to the above request known to the staff at this time.

JOHN A. BURNS
GOVERNOR



9385
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 for the opportunity to review the applications.

Very truly yours,

A handwritten signature in cursive script that reads "Paul H. Arizumi".

PAUL H. ARIZUMI
Property Management Officer

A70-269

February 26, 1971

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

Dear Mr. Nakamura:

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

At that time the application by the County of Maui,
et al (A70-269) to amend the land use district boundaries
at Puuohala, Wailuku, Maui, will be heard.

Very truly yours,

RAMON DURAN
Executive Officer

Enclosure - Agenda

cc: Mayor Cravalho
Mr. Frank Haleakala
Mary Wallace
Mr. Henry Kailiehu

State of Hawaii
LAND USE COMMISSION
P. O. Box 2359
Honolulu, Hawaii 96804

P H O T O G R A P H



A70-269

MAGE Co

PVUOHALA VILLAGE

9189

Handwritten notes:
KSC ✓
can you...
report on A70-269
many goals about
map commission

UNIVERSITY OF HAWAII

Land Study Bureau

January 6, 1971

RECEIVED
JAN 11 1971

State of Hawaii
LAND USE COMMISSION

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

Dear Mr. Duran

The following comments are on lands being considered for rezoning on Maui and Hawaii under applications A70-269 and SP70-87, respectively:

A70-269 County of Maui, et al
Puuhala, Wailuku, Maui

This petition for a zoning change from Agricultural to Urban District appears to be technical and legal rather than a change in land use. The area in question is already in the requested uses (playground and residence). The lands are not in agricultural production hence the proposed change will not involve a loss of agricultural lands. However, any additional urban growth in this area would encroach upon productive agricultural lands.

SP70-87 Kuwaye Brothers, Inc.
Kahuku, Kau, Hawaii

This application for a special permit to operate a quarry operation does not involve a land zoning change.

Study of the area on aerial photographs does not indicate any urban type developments that could be adversely affected by the dust and noise from a quarry operation.

It may be desirable to put a time limitation on the special permit so that the operation does not become permanent.

Sincerely yours

Handwritten signature:
Harold L. Baker

Harold L. Baker
Director

922



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

RECEIVED

Jan. 25, 1971

State of Hawaii
LAND USE COMMISSION

January 19, 1971

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

Dear Mr. Duran:

Subject: Boundary Change Application A70-269 - County of Maui, et al
(Puuhala, Wailuku)

This is in reply to your communication of December 24, 1970 regarding the subject application.

We have no objection to your approving rezoning of the Agricultural District to Urban District for residential and park purposes.

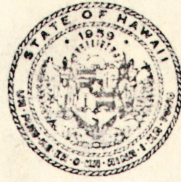
Sincerely,

For Carl Kaiama, Director

TI/ao

"By Water All Things Find Life"

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 7.1350

December 30, 1970

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

31, 1970

LAND USE COMMISSION

Dear Mr. Duran:

We have reviewed the applications of A70-269 and SP70-87 and we are pleased to inform you that we have no objections regarding these applications.

Thank you for the opportunity to comment on the above applications.

Very truly yours,

A handwritten signature in cursive script, reading "Paul H. Arizumi".

PAUL H. ARIZUMI

Fiv

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

DEC 24 1970

NOTIFICATION OF BOUNDARY CHANGE APPLICATION

A70-269 - COUNTY OF MAUI, ET AL (PUUOHALA, WAILUKU)

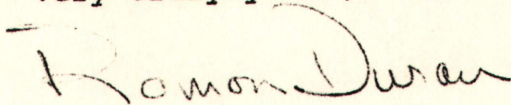
Please be advised that a boundary change application has been filed with the Land Use Commission to rezone approximately 1.2 acres from the Agricultural District to the Urban District. This property is generally located at Puuohala, Wailuku, Maui. The intended use of the property is residential and park.

A public hearing on this application will be held sometime between January 5, 1970 and March 6, 1970 in the County of 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. We will notify you of the exact date, time and place of the hearing.

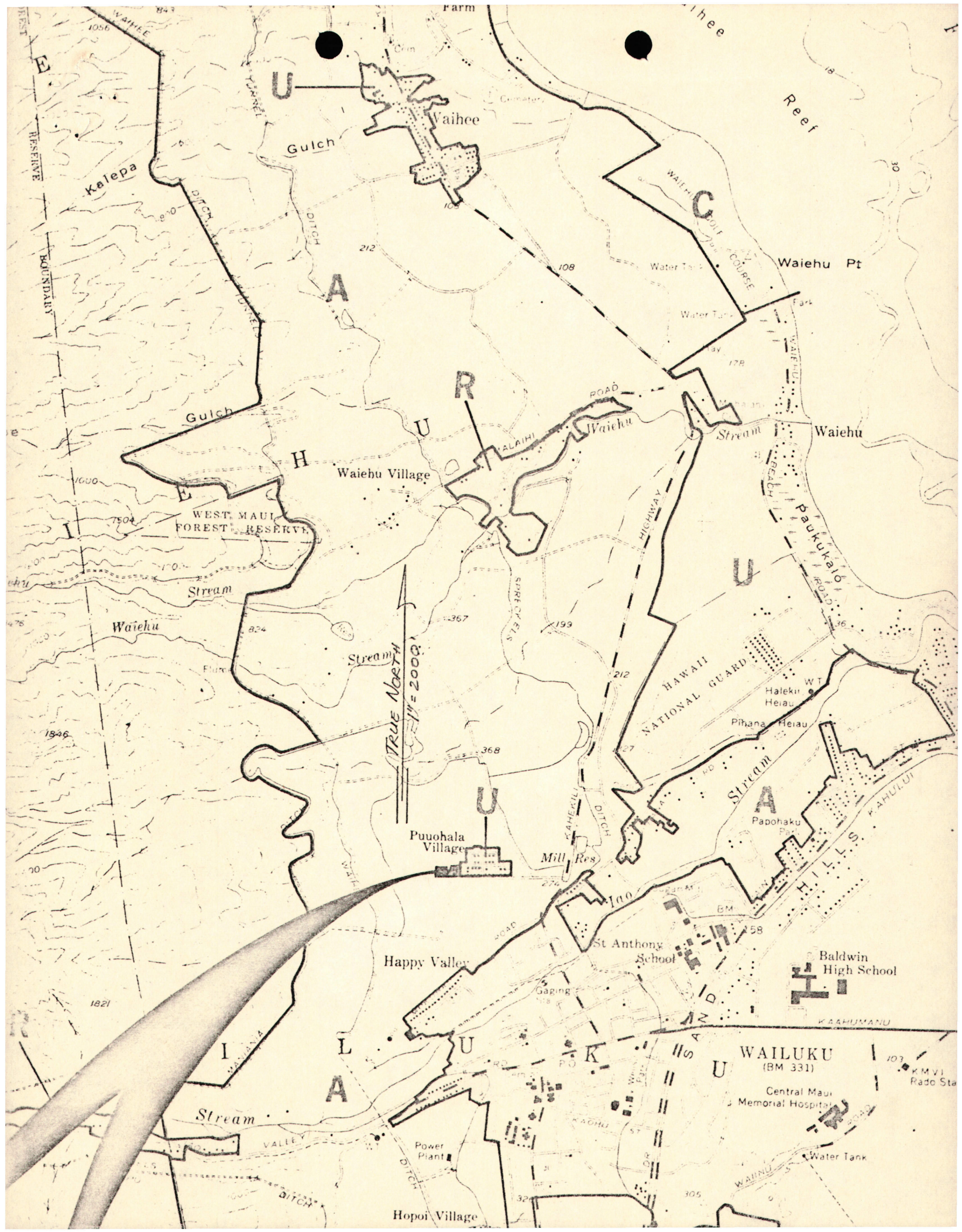
Should you desire additional information, feel free to contact this office.

Very truly yours,

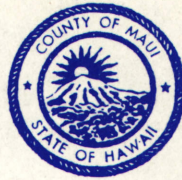


RAMON DURAN
Executive Officer

Enclosure - Map



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
Carl Kaiama, Ex-Officio



9106
ASU
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

November 27, 1970

RECEIVED

NOV 30, 1970

State of Hawaii
LAND USE COMMISSION

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

Dear Mr. Duran:

The Maui Planning Commission at its meeting of November 24, 1970, voted unanimously to recommend approval of the request for amendment to the Land Use district boundaries from Agricultural District to Urban District for parcels of land at Puuhala, Wailuku, Maui, submitted by the County of Maui on behalf of the County and the owners of the other involved parcels. In recommending approval the Commission found that the parcels are presently developed in accordance with urban standards and are not suitable for Agricultural use.

Should you have any questions with regard to this matter, please feel free to call upon us at any time.

Yours very truly,

HOWARD K. NAKAMURA
Planning Director

cc Mayor Cravalho
cc Mr. Frank A. Haleakala
cc Mrs. Mary Wallace

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

NOTIFICATION OF BOUNDARY CHANGE APPLICATION

A70-269 - COUNTY OF MAUI, ET AL (PUUOHALA, WAILUKU)

Please be advised that a boundary change application has been filed with the Land Use Commission to rezone approximately 1.2~~2~~ acres from the Agricultural District to the Urban District. This property is generally located at Puuohala, Wailuku, Maui. The intended use of the property is

residential & park

A public hearing on this application will be held sometime between January 5, 1970 and March 6, 1970 in the County of Maui.

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

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

Very truly yours,

RAMON DURAN
Executive Officer

Enclosure - Map

November 10, 1970

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

Dear Mr. Nakamura:

This is to acknowledge the receipt of an application by the County of Maui and the owners of the other properties involved to amend the land use district boundaries at Puuohala, Wailuku, Maui.

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

Encl.
cc: Mayor Cravalho
Mr. Frank Haleakala
Mary Wallace
Mr. Henry Kailiehu

9052

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

November 4, 1970

Honorable Goro Inaba
Acting Chairman and Members
Land Use Commission
State of Hawaii
P.O. Box 2359
Honolulu, Hawaii

RECEIVED

NOV 6, 1970

State of Hawaii
LAND USE COMMISSION

Gentlemen:

Transmitted herewith is an application for amendment to the State Land Use District Boundary from Agricultural to Urban District for three parcels at Puuhala, Wailuku, Maui, filed by the County of Maui on behalf of ourselves and the owners of the other properties involved.

Inasmuch as the County of Maui is the applicant, it is respectfully requested that the customary filing fee be waived.

Should you have any questions with regard to this matter, we would be most happy to discuss them with you at any time. Your expeditious processing of this request would be appreciated.

Yours very truly,

HOWARD K. NAKAMURA
Planning Director

- cc Mayor Cravalho
- cc Mr. Frank Haleakala
- cc Mary Wallace
- cc Mr. Henry Kailiehu

September 30, 1970

RECEIVED

NOV 6, 1970

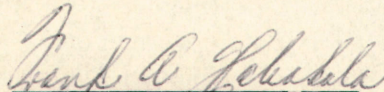
State Land Use Commission
State of Hawaii
P. O. Box 2359
Honolulu, Hawaii 96804

State of Hawaii
LAND USE COMMISSION

Gentlemen:

We hereby agree to have the County of Maui Planning Department act in our behalf to petition for an amendment to the State Land Use Commission district boundary, in order to have our property located at TMK 3-3-02:3, comprising 0.54 acre changed in classification from Agricultural District to Urban District.

Yours very truly,


FRANK A. HALEAKALA


ANNIE H. HALEAKALA

cc: Maui Planning Dept.

PERMANENT RECORD

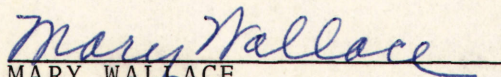
October 19, 1970

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

Gentlemen:

We hereby agree to have the County of Maui Planning Department act in our behalf to petition for an amendment to the State Land Use Commission district boundary, in order to have our property located at TMK 3-3-02:25, comprising 0.11 acre changed in classification from Agricultural District to Urban District.

Very truly yours,


MARY WALLACE


HENRY KAILIEHU

cc: Maui Planning Dept.

STATE OF HAWAII
LAND USE COMMISSION

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

RECEIVED

NOV

State of Hawaii
LAND USE COMMISSION

This space for LUC use

Date Petition and Fee received
by LUC _____

Date forwarded to County for
recommendation _____

Date Petition, and County
recommendation received by
LUC _____

A70-269

PETITION FOR AMENDMENT TO THE LAND USE COMMISSION DISTRICT BOUNDARY

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

Description of property:

TMK 3-3-04:43 (Puuohala Playground), comprising 0.564 acre
TMK 3-3-02:3, comprising 0.54 acre
TMK 3-3-02:25, comprising 0.11 acre

0.564
0.54
0.11
1.214

Petitioner's interest in subject property:

Owner of TMK 3-3-04:43, and agent for owners of TMK 3-3-02:3 and 25.

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

See attachment.

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

See attachment

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

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

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

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

Signature(s) Howard K. Nakamura

HOWARD K. NAKAMURA

PLANNING DIRECTOR

COUNTY OF MAUI

Address:

P. O. BOX 1487, Kahului, Hi.

Telephone:

877-5045

ATTACHMENT

PETITION FOR AMENDMENT TO THE LAND USE COMMISSION DISTRICT BOUNDARY

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

Puuohala Park (TMK 3-3-04:43) has been an active playground for the adjoining Puuohala Village residents for the past 3 years. The park is equipped with play equipment, basketball court, and lighting. Restrooms are planned to be added soon by the County Parks Department. It is contiguous to the existing Urban District it serves (Puuohala Village), and is not intended to be used for agricultural purposes in the future.

The properties located at TMK 3-3-02:parcels 3 and 25 have not been actively used for agricultural purposes for the past 14 years, due to the relatively small size of the parcels. Each parcel has existing dwellings, which further limit any agricultural use in the future.

- (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.

(A) { The subject property, TMK 3-3-04:43, is needed for its existing use as a park and playground for Puuohala Village, which is an isolated Urban District surrounded by cane fields. This is the only County-owned parcel in the area to serve this purpose. There is ample land available for agricultural use in the immediately surrounding area.

The other subject properties are needed for the principal use they have served for the past 14 years, and that is their use as places of residence.

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

(B) { Puuohala Park (TMK 3-3-04:43) is already being used as an active playground and park. It is equipped with playground facilities, and more facilities are planned to be added by the County Parks Department. It is contiguous to the Puuohala Village subdivision, which it serves, and has adequate utilities and access roads available.

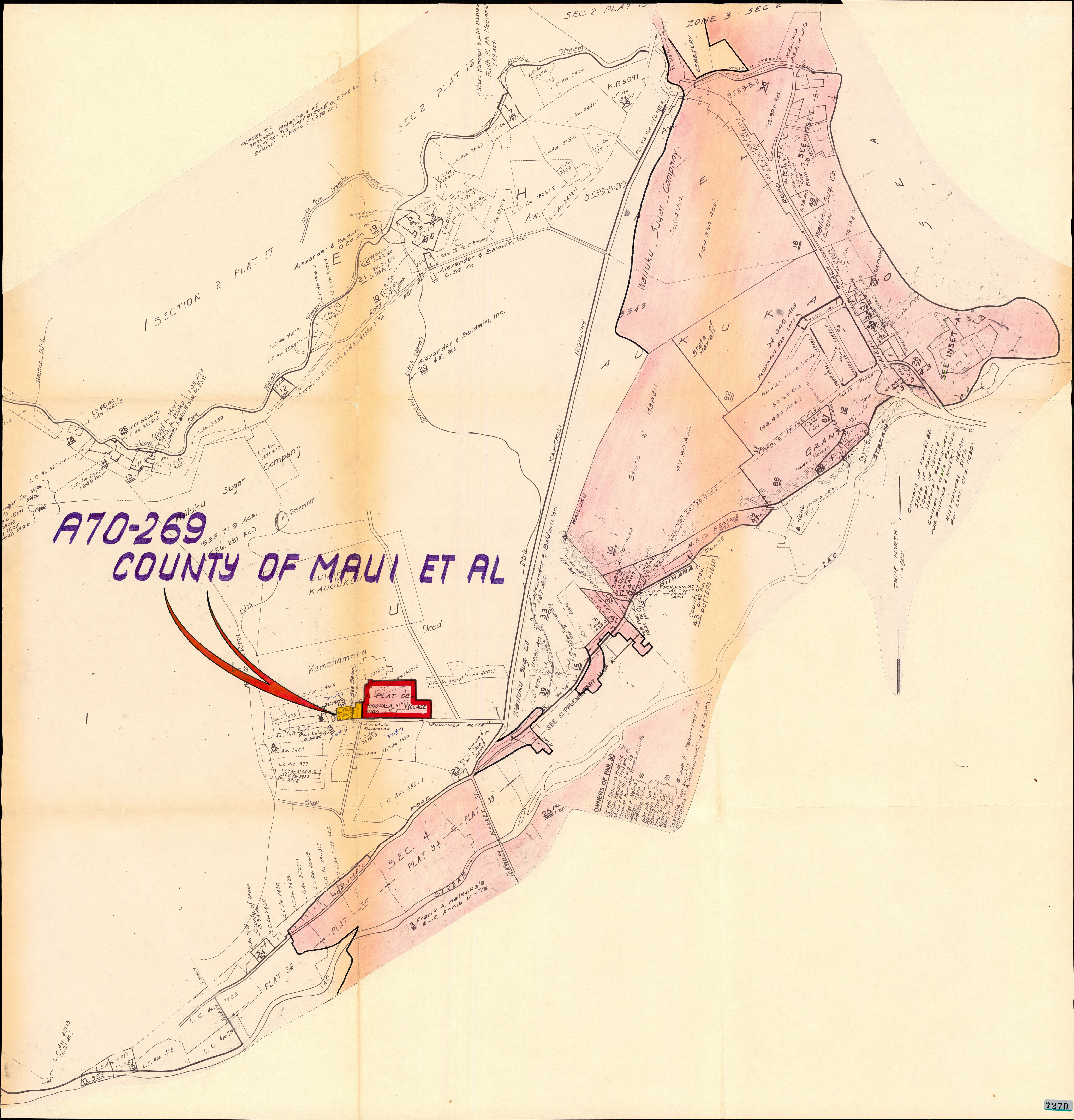
The other subject properties (TMK 3-3-02:parcels 3 and 25) are well suited for the residential use proposed. It is contiguous to the existing Urban district, and has adequate utilities and access roads available.

PERMANENT RECORD

SOUTHWORTH OF U.S.A.

100% COTTON FIBER CONTENT

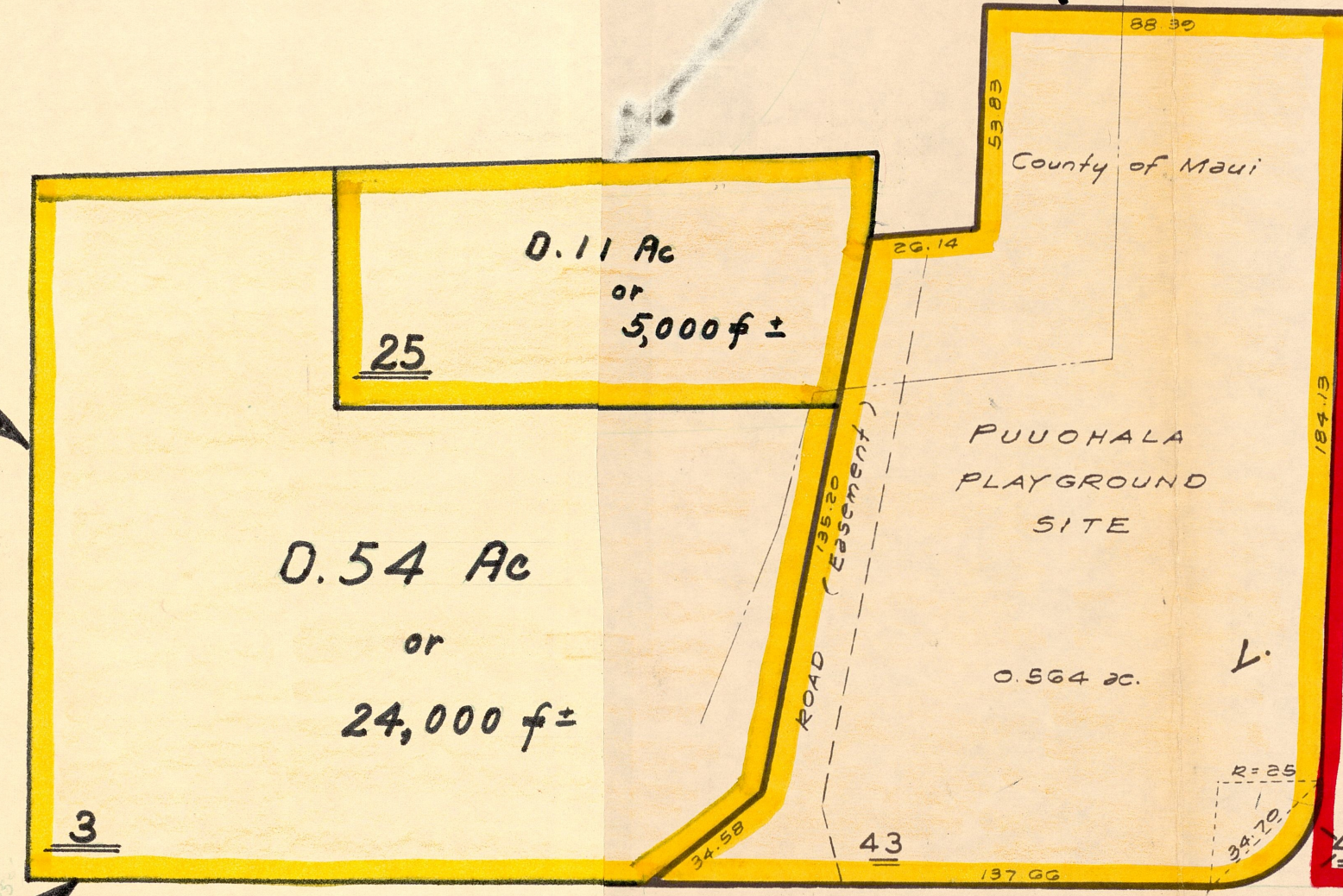
A70-269 COUNTY OF MAUI ET AL



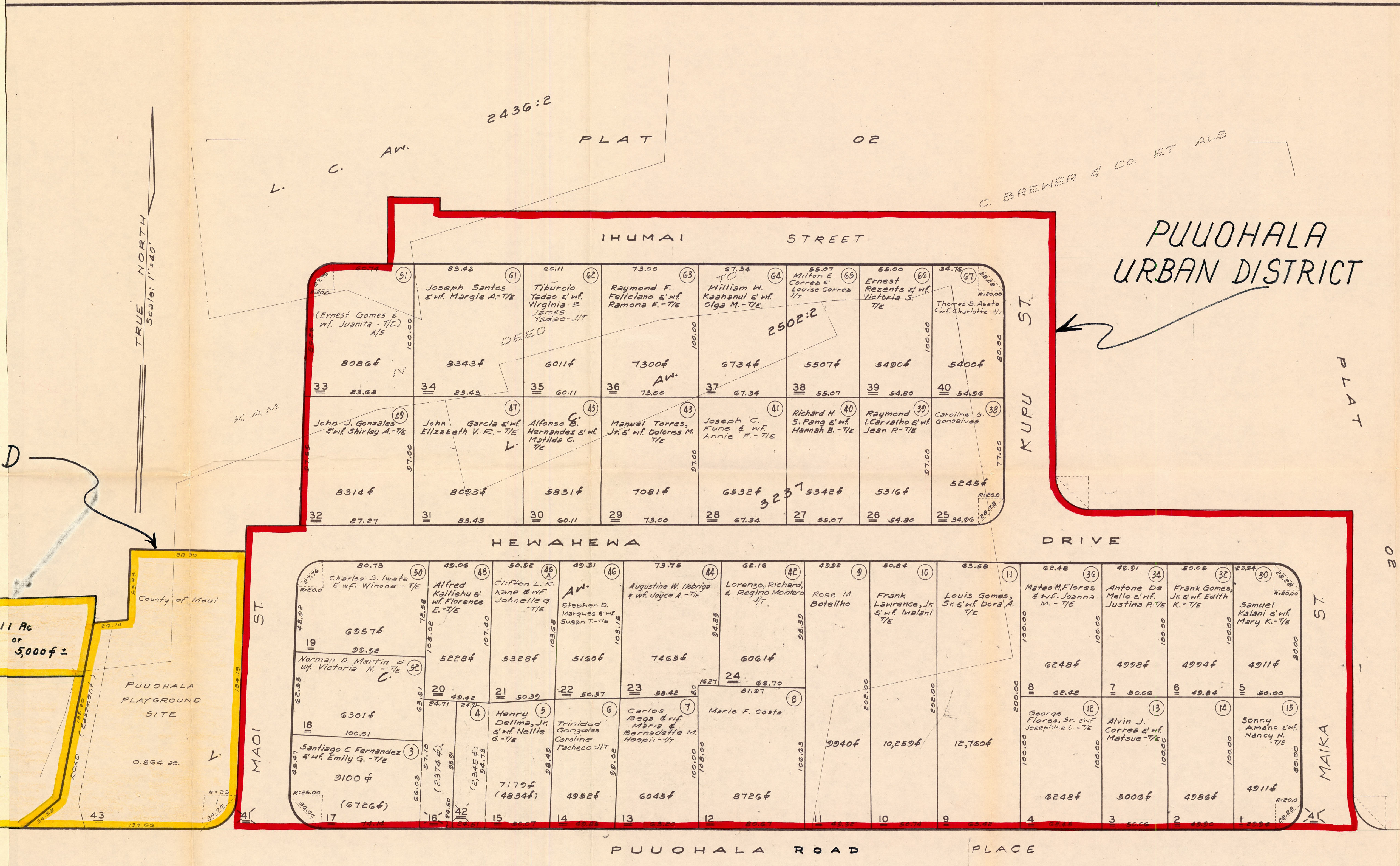
OWNER OF PARCEL 88
STATE OF HAWAII
DIVISION OF LANDS
FOR PIIHANA & MALEKIHI
HISTORICAL STATE
MAP, EYES AND 1890

OWNERS OF PAR 30
William Kamana Hoakana - 1/6
Maui Kamana Hoakana - 1/6
George K. Hoakana - 1/6
Maui K. Hoakana - 1/6
Annie Hoakana - 1/6
Maui Hoakana - 1/6
George K. Hoakana - 1/6
Maui K. Hoakana - 1/6
Annie Hoakana - 1/6
Maui Hoakana - 1/6

COUNTY PLAYGROUND
SUBJECT PARCEL



FRANK HALEAKALA & ANNIE
1/2/63



A70-269 COUNTY OF MAUI ET AL

Note: All lots owned by Wailuku Sugar Co. unless otherwise noted.

PUUOHALA VILLAGE SUBD. WAILUKU, MAUI, S.H. (FORMERLY POR. 3-3-02)

SUBJECT TO CHANGE

Par. Dr. - 10, 41, 42.

DEPARTMENT OF THE TAX COMMISSIONER
TAXATION MAPS BUREAU
STATE OF HAWAII
TAX MAP

SECOND		DIVISION	
ZONE	SEC.	PLAT	
3	3	04	

CONTAINING PARCELS
SCALE: 1 IN. = 40 FT.

MAUI FOREST
PLAT 05

A

Wailuku Sugar Co. 4000
Mattie Gallardo 3410
Rose Maio-Dom 1866
Henry Maio
Deborah Maio

(C. 45 ac)
L.C. Am. 2401-2

L.C. Am. 3275-W

L.C. Am. 2400

L.C. Am. 3450-4

L.C. Am. 3259

L.C. Am. 2410-2

L.C. Am. 2554-1

22 W.S. CO.
0.08 ac

21 W.S. CO.
0.08 ac

10 W.S. CO.
0.08 ac

Alexander & Co.
0.36 ac

Wailuku Sugar Company
1550.459 Ac.

L.C. Am. 3275-E-3

Alexander & Baldwin, Inc.
20 4.07 ac

PUUOHALA
&
KAUOKUU

Kamehameha

Deed

WAILUKU
1902.5 ac
1794.24 ac

SEC. 4
PLAT 34

PLAT 33

PLAT 32

PLAT 36

PLAT 35

25 Mary, Thelma, Edna,
Wilfred, Muriel, &
Richard Wallace,
Henry Kelli & Elizabeth
Nakila, Jr.
0.11 ac

3 Frank H. Keese

SCALE IN

PAUKUKALO, WAILUKU, MAUI

September 30, 1970

RECEIVED

NOV 6, 1970

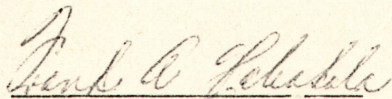
State Land Use Commission
State of Hawaii
P. O. Box 2359
Honolulu, Hawaii 96804

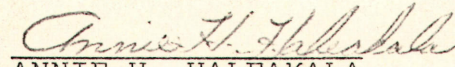
State of Hawaii
LAND USE COMMISSION

Gentlemen:

We hereby agree to have the County of Maui Planning Department act in our behalf to petition for an amendment to the State Land Use Commission district boundary, in order to have our property located at TMK 3-3-02:3, comprising 0.54 acre changed in classification from Agricultural District to Urban District.

Yours very truly,


FRANK A. HALEAKALA


ANNIE H. HALEAKALA

cc: Maui Planning Dept.

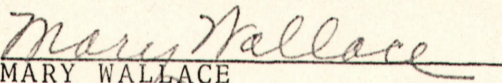
October 19, 1970

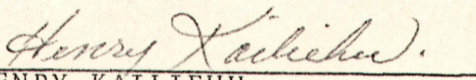
Land Use Commission
State of Hawaii
P. O. Box 2359
Honolulu, Hawaii 96804

Gentlemen:

We hereby agree to have the County of Maui Planning Department act in our behalf to petition for an amendment to the State Land Use Commission district boundary, in order to have our property located at TMK 3-3-02:25, comprising 0.11 acre changed in classification from Agricultural District to Urban District.

Very truly yours,


MARY WALLACE


HENRY KAILIEHU

cc: Maui Planning Dept.

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 _____

PETITION FOR AMENDMENT TO THE LAND USE COMMISSION DISTRICT BOUNDARY

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Description of property:

TMK 3-3-04:43 (Puuhala Playground), comprising 0.564 acre
TMK 3-3-02:3, comprising 0.54 acre
TMK 3-3-02:25, comprising 0.11 acre

0.564
0.54
0.11
1.219

Petitioner's interest in subject property:

Owner of TMK 3-3-04:43, and agent for owners of TMK 3-3-02:3 and 25.

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

See attachment.

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

See attachment

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

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

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

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

Signature(s) Howard K. Nakamura

HOWARD K. NAKAMURA

PLANNING DIRECTOR

COUNTY OF MAUI

Address: P. O. BOX 1487, Kahului, Hi.

Telephone: 877-5045

ATTACHMENT

PETITION FOR AMENDMENT TO THE LAND USE COMMISSION DISTRICT BOUNDARY

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

Puuohala Park (TMK 3-3-04:43) has been an active playground for the adjoining Puuohala Village residents for the past 3 years. The park is equipped with play equipment, basketball court, and lighting. Restrooms are planned to be added soon by the County Parks Department. It is contiguous to the existing Urban District it serves (Puuohala Village), and is not intended to be used for agricultural purposes in the future.

The properties located at TMK 3-3-02:parcels 3 and 25 have not been actively used for agricultural purposes for the past 14 years, due to the relatively small size of the parcels. Each parcel has existing dwellings, which further limit any agricultural use in the future.

- (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.

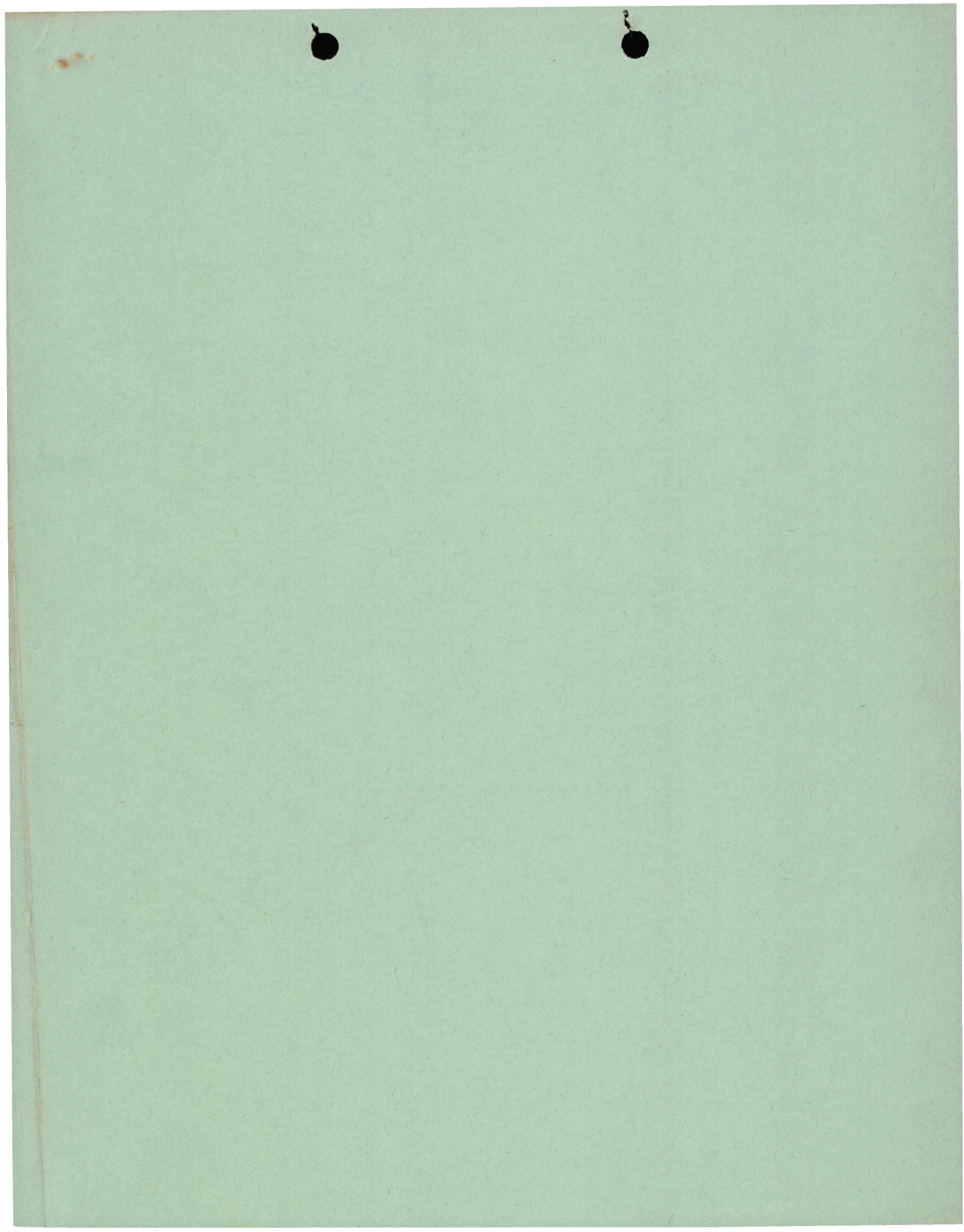
The subject property, TMK 3-3-04:43, is needed for its existing use as a park and playground for Puuohala Village, which is an isolated Urban District surrounded by cane fields. This is the only County-owned parcel in the area to serve this purpose. There is ample land available for agricultural use in the immediately surrounding area.

The other subject properties are needed for the principal use they have served for the past 14 years, and that is their use as places of residence.

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

Puuohala Park (TMK 3-3-04:43) is already being used as an active playground and park. It is equipped with playground facilities, and more facilities are planned to be added by the County Parks Department. It is contiguous to the Puuohala Village subdivision, which it serves, and has adequate utilities and access roads available.

The other subject properties (TMK 3-3-02:parcels 3 and 25) are well suited for the residential use proposed. It is contiguous to the existing Urban district, and has adequate utilities and access roads available.



September 30, 1970

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

Subject: Mr. & Mrs. Frank Haleakala, Tax Map
Key 3-3-02: 3; Also Tax Map Key
3-3-02: 25 and 3-3-04: 43
Puuhala Village Subdivision
Wailuku, Maui

Dear Mr. Nakamura:

This will acknowledge your letter of August 14, 1970 requesting a boundary interpretation from the Land Use Commission to determine whether Mr. and Mrs. Haleakala's parcel should be located within the Urban District.

The Land Use Commission, at its meeting on September 26, 1970, unanimously determined that the area is in the Agricultural District but should appropriately be included in the adjacent Urban District, and concurred that the County of Maui initiate a petition for boundary amendment of the above subject parcels from the Agricultural District to the Urban District.

Should you have any questions, please feel free to contact this office.

Very truly yours,

RAMON DURAN
Executive Officer

cc: Mr. & Mrs. Haleakala
Mayor Elmer Cravalho

STATE OF HAWAII
LAND USE COMMISSION

APPROVED

DEC 11 1970

Minutes of Meeting

Kaunakakai Elementary School Cafetorium
Kaunakakai, Molokai

September 26, 1970 - 9 a.m.

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

Commissioners Absent: Sunao Kido
Shelley Mark

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

Acting-Chairman Goro Inaba called the meeting to order and swore in all persons wishing to testify. He then called the following hearings.

HEARINGS

PETITION BY LAND USE COMMISSION (A70-256) TO REZONE 202.70 ACRES FROM CONSERVATION AND RURAL TO URBAN AT KALUAAHA-PUKOO, MOLOKAI)

The Executive Officer, Mr. Ramon Duran, informed the Commission that since the hearing on this matter was continued from the Maui meeting, notice of today's hearing was again sent to all interested parties. He then called on the staff planner, Mr. Leong, to describe the area proposed for reclassification from posted maps. Mr. Duran then presented the staff report (on file) and noted that 25 letters were received opposing the rezoning and 8 letters in favor of the rezoning.

Commissioner Napier's motion to approve an extension of 4 months to the Dillingham Corporation was seconded by Commissioner Sakahashi and was also carried.

3. Rescinding of SP69-60 - Helen Divine

The Commission felt that since Mrs. Divine has not complied with the conditions stipulated under the special permit that construction be initiated within one year of approval by the Land Use Commission, that the special permit has automatically expired and, therefore, required no further action by the Commission. It was suggested that the Executive Officer so inform the Hawaii County Planning Commission.

✓4. Boundary Interpretation Request by Maui County for Frank A. Haleakala

The staff planner described the parcels for which the Maui County Planning Commission desired a classification of the land use district boundaries. It was pointed out by Mr. Leong that the 3 parcels involved are clearly situated in the Agricultural District and had so informed the Maui Planning Department. It was noted that Mr. Frank Haleakala wished to construct a second dwelling on one of the 3 parcels.

In the letter to the Maui Planning Department, the staff advised that a boundary change petition appeared reasonable in view of the extent of development of the abutting Puuhala Urban District and since the parcels involved are already in urban use.

Acting-Chairman Inaba suggested that the best solution would be for the County to submit a petition involving all 3 parcels. Since there was no further business, the meeting was adjourned.

Fii

September 9, 1970

Mr. and Mrs. Frank A. Haleakala
2160-A Puuohala Drive
Wailuku, Maui, HI 96793

Dear Mr. and Mrs. Haleakala:

This will acknowledge your letter dated September 1 regarding the construction of another dwelling unit on your property located next to Puuohala Village Subdivision in Wailuku, Maui.

Perhaps you have received a letter from our office dated August 25 which stated your property is located in the State's Agricultural District. Uses permitted within the Agricultural District include "farm dwellings". The term "farm dwelling" is defined to mean a single-family dwelling located on and used in connection with a farm where agricultural activity produces income to the family occupying the dwelling. The State law prohibits the subdividing of parcels in the Agricultural District into lots of less than one acre. However, if the lot is not subdivided, there is no specific density limitation. The intent of the law seems to be a density of one unit per acre but this is subject to interpretation. The County, however, has a more stringent requirement than the State Land Use Commission. They require a minimum of two acres per dwelling unit in the Agricultural District. This may be the reason that you are not able to have your farm dwelling approved.

Based on this information, we have recommended to the County that parcels 3-3-02: 3 and 25 and 3-3-04: 43 should be the subject of a boundary amendment petition to rezone

Mr. and Mrs. Frank A. Haleakala
September 9, 1970
Page 2

the three parcels from the Agricultural District to the Urban District. Unfortunately, once all the appropriate signatures are obtained on a petition, the processing time as specified by law requires about five months. The law requires that a public hearing be held on Maui between 60-120 days after the date the petition is received in the Land Use Commission office. Then, a final action meeting is held by the Commission between 45-90 days after the public hearing. Thus, you can see the processing of a boundary amendment petition requires from 3½ to 7 months.

From the information known of the above mentioned parcels at this time, it appears reasonable to designate these parcels in the Urban District. Unfortunately, it appears that your new dwelling may not be completed by Christmas. Should you have any further questions on this matter, please contact our office.

Very truly yours,

RAMON DURAN
Executive Officer

cc: Stanley S. Gima

8914

September 1, 1970

RECEIVED

SEP 2, 1970

State of Hawaii
LAND USE COMMISSION

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

Dear Mr. Duran:

I am writing in regards to our families difficulty in building our new home. Attached is a letter from Mr. Stanley Gima from the Planning Commission to you about our land situation. We would like to know as soon as possible what the outcome is, as we would like to build our home soon.

At the moment we have fifteen people living in our three bedroom home and things are getting hetic due to the lack of rooms, as you can see we are in a hurry to build our new home.

Mr. Gima explained to us about the zone rules which we didn't know about after we got our final plans done for the new home and ordering our furnitures. So things are in a mess for us because of this zoning rule. We also have being paying Residential land tax all these years and now we find out that we might be in Arigultural zone. We checked with the County about this and all we get is we better rezone the property. In other words we've been paying more money than we should and no one wants to do anything about it.

Anyway, we would like to know as soon as possible where we stand on this zoning for we want to build our home now and not later. We would like to have it up by Christmas time. So please try to let us know right away.

If you have written to us by the time this letter reaches you, just disregard this letter.

Very truly yours,

Mr. & Mrs. Frank A. Haleakala

Mr. & Mrs. Frank A. Haleakala

Attachment

9-25-70 Luc

RECEIVED AUG 15 1970

August 14, 1970

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

Dear Mr. Duran:

We have been asked by the owners of property at TMK 3-3-02:3, consisting of 0.54 acre located next to the Puuhala Village Subdivision in Wailuku, Maui, to request a boundary interpretation from the Land Use Commission to determine whether their parcel is or should be located within the Urban District.

The owners of this parcel are very interested in building a second home in the very near future, but are presently prevented from doing so because our LUC district maps indicate that this parcel is still located in the Agricultural District.

At the same time, it may be advisable to also consider whether TMK 3-3-02:25 should also be studied in the same manner as it is adjacent to the above-mentioned parcel.

Very truly yours,

STANLEY S. GIMA
Deputy Planning Director

Frank Kaoo .54 acres
Antoni H. Kaoo
3-3-02:3
3-3-02:25
.65 acres (.54 acres)?

file

August 25, 1970

Mr. Stanley S. Gima
Deputy Planning Director
County of Maui
Planning Department
P. O. Box 1487
Kahului, Maui, HI 96732

Dear Mr. Gima:

This is in reply to your letter of August 14, 1970, regarding TMK 3-3-02: 3 and 25 at Puuohala Village, Wailuku, Maui.

Our District Maps clearly show the two parcels situated within the State's Agricultural District; and, therefore, a boundary interpretation indicating an Urban designation appears out of the question. Moreover, there is an intervening parcel TMK 3-3-04: 43 (Puuohala Playground) owned by the County which is also situated in the Agricultural District.

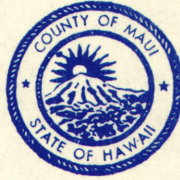
A boundary amendment petition involving all three of the above mentioned parcels appears reasonable and advisable in view of the extent of development of the small Urban District abutting the lands in question.

Very truly yours,

AH SUNG LEONG
Planner

8892

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

August 14, 1970

RECEIVED

AUG 20, 1970

State of Hawaii
LAND USE COMMISSION

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

Dear Mr. Duran:

We have been asked by the owners of property at TMK 3-3-02:3, consisting of 0.54 acre located next to the Puuohala Village Subdivision in Wailuku, Maui, to request a boundary interpretation from the Land Use Commission to determine whether their parcel is or should be located within the Urban District.

The owners of this parcel are very interested in building a second home in the very near future, but are presently prevented from doing so because our LUC district maps indicate that this parcel is still located in the Agricultural District.

At the same time, it may be advisable to also consider whether TMK 3-3-02:25 should also be studied in the same manner as it is adjacent to the above-mentioned parcel.

0.11 ac

Very truly yours,

Stanley S. Gima

STANLEY S. GIMA
Deputy Planning Director

*petitor
Does U designating seem advisable?
if so or if not - prepare draft reply*

*Rom,
both parcels are located in
the LUC Ag District*

PH

ASC ✓

Can we make a boundary interp to include the area in a "U" Dist? — Not advisable since there is an intervening parcel (playground) between subject parcels + U.D. — also clearly shown on Dist. Maps as within Ag.