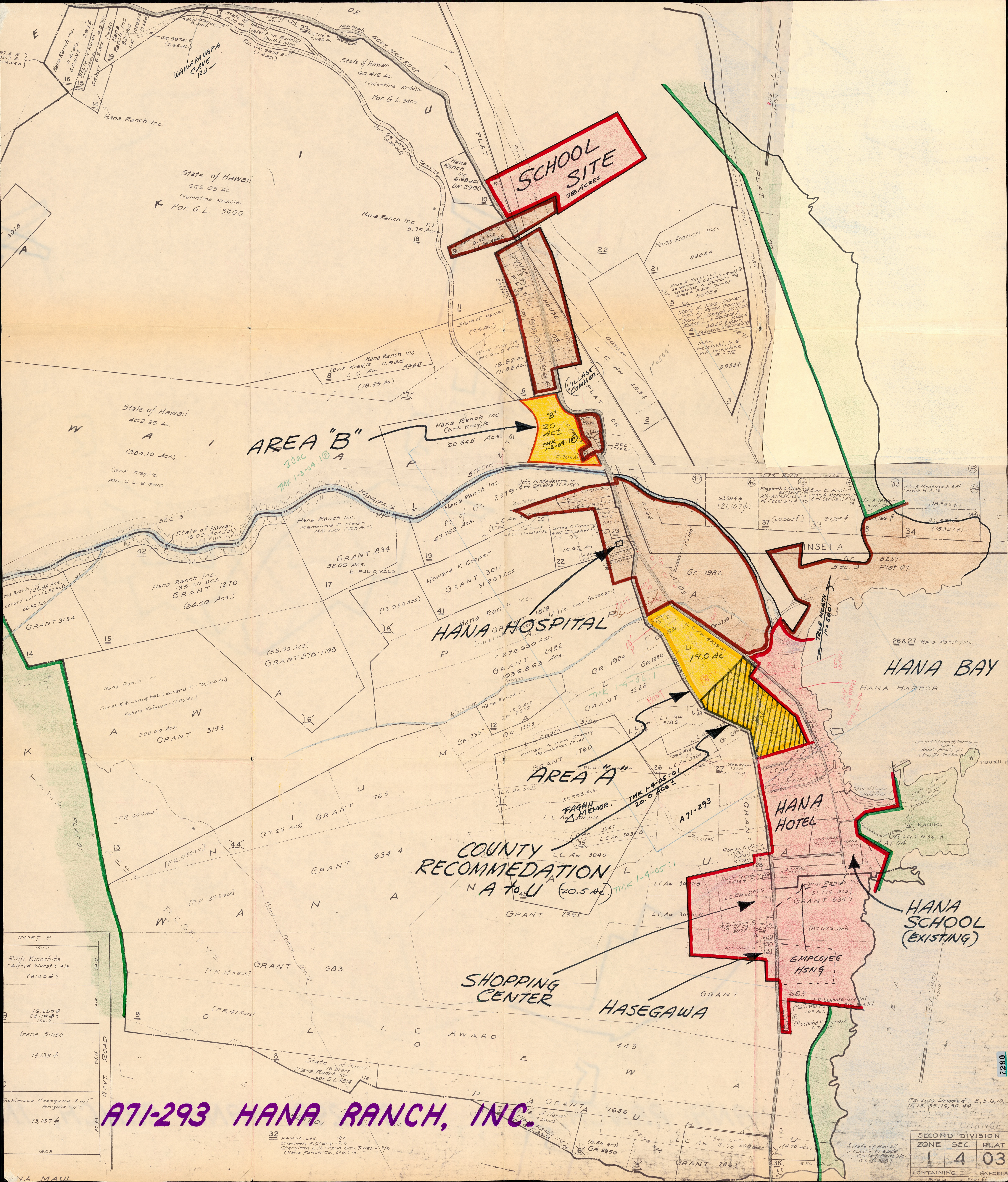




*Wing Spar*  
*June 12 to Aug 11*

A71-293 - HANA RANCH, INC. (HANA, MAUI)





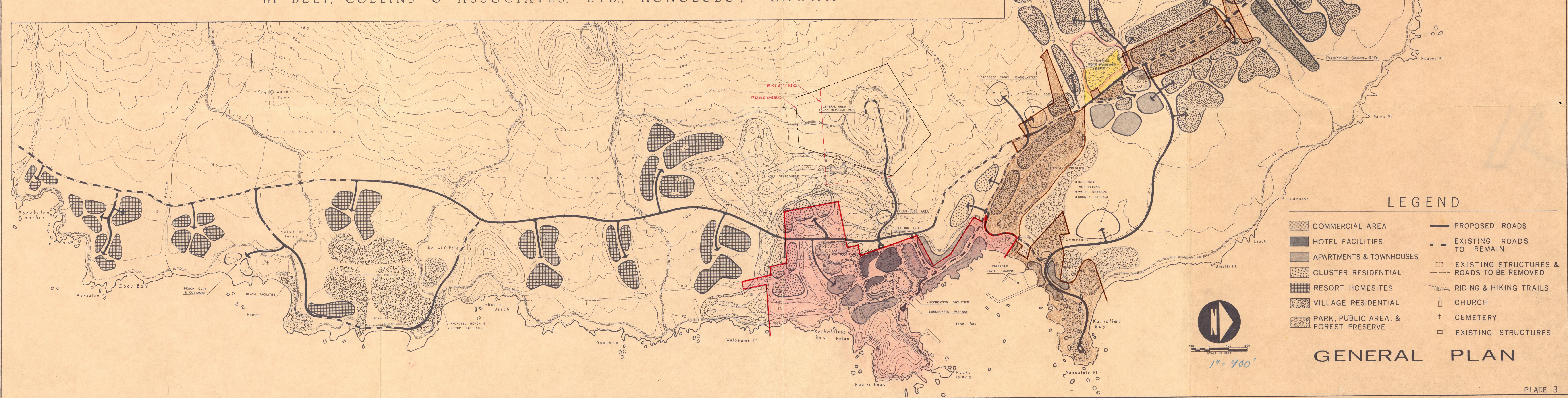
**A71-293 HANA RANCH, INC.**

| SECOND DIVISION      |      |      |
|----------------------|------|------|
| ZONE                 | SEC. | PLAT |
| 1                    | 4    | 03   |
| CONTAINING 3 PARCELS |      |      |
| Scale 1" = 500'      |      |      |



# A68-173 HANA RANCH CO, LTD.

H A N A R A N C H S T U D Y  
FOR HANA RANCH COMPANY LTD., HANA, MAUI  
BY BELT, COLLINS & ASSOCIATES, LTD., HONOLULU, HAWAII





October 12, 1971

Mr. John I. Hanchett  
Vice President  
Hana Ranch, Inc.  
P. O. Box 158  
Hana, Hawaii 96713

Dear Mr. Hanchett:

At its meeting on October 8, 1971, the Land Use Commission took action on the petition by Hana Ranch, Inc. (A71-293) as follows:

1. approved the reclassification of the 20-acre area identified as TMK 1-3-04: portion of Parcel 1 from an Urban to an Agricultural designation;
2. approved the request to reclassify approximately 20 acres of land identified as TMK 1-4-05: 1 from an Agricultural to an Urban designation; and
3. denied the request to designate approximately 19 acres identified as TMK 1-4-06: 1 from an Agricultural to an Urban designation.

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,

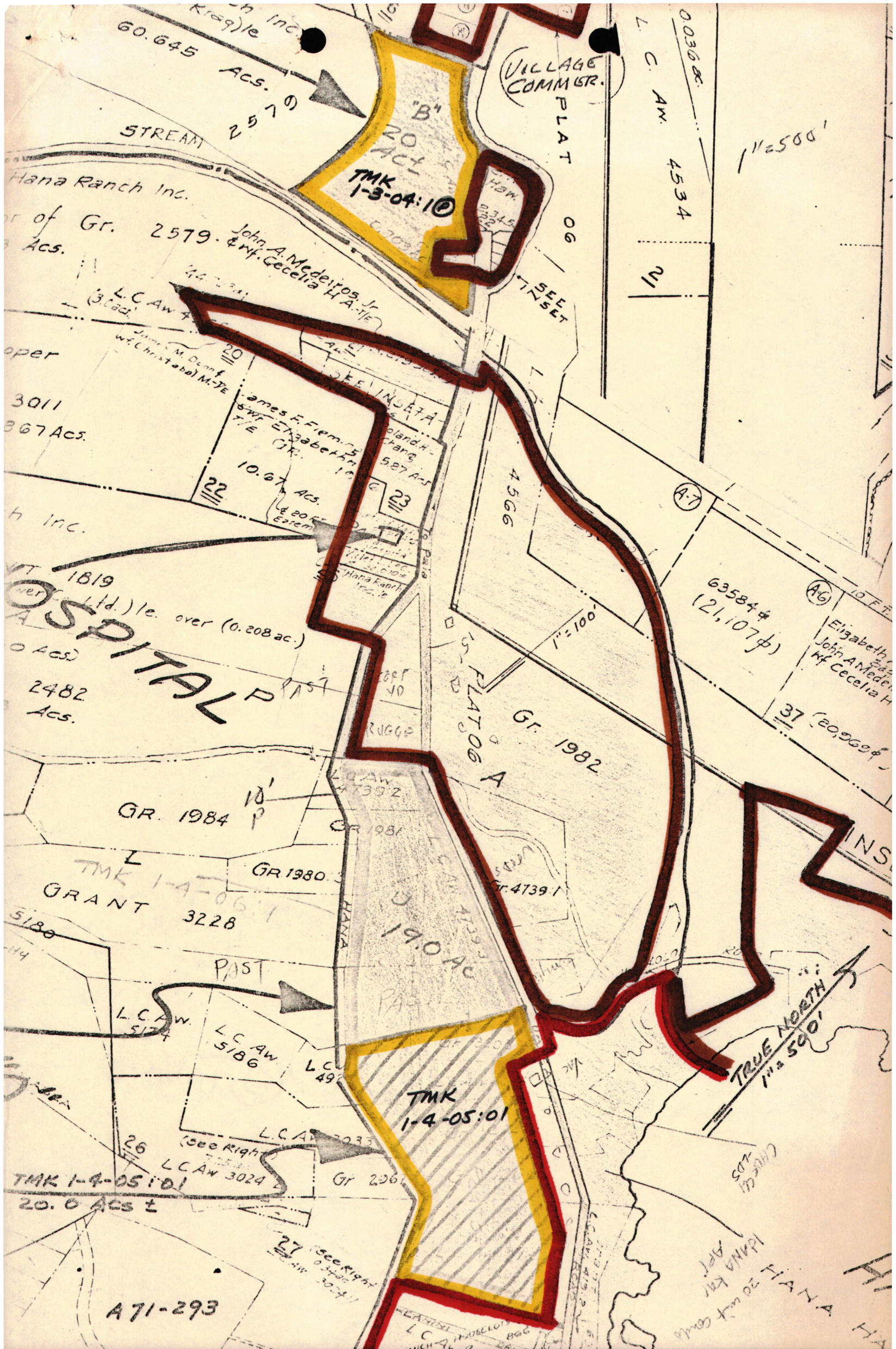
TATSUO FUJIMOTO  
Executive Officer

Enclosures

cc: Maui Planning Department  
Maui Tax Administrator  
Maui Board of Water Supply  
Chairman of the Board, DLNR  
Planning Office, DLNR  
Dept. of Transportation

Facilities & Aux. Svcs. Br., DOE  
Planning Branch, DAGS  
Planning Division, DPED  
Tax Maps Recorder, Dept. of Tax.  
Property Technical Services, "  
Land Use Commission







STATE OF HAWAII  
LAND USE COMMISSION

VOTE RECORD

ITEM A71-293 - HANA RANCH, INC.

DATE October 8, 1971

PLACE Kaunakakai School Cafeteria  
Kaunakakai, Molokai

TIME 7:00 p.m.

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

Comments: Approve petition as recommended by staff.



STATE OF HAWAII  
LAND USE COMMISSION

MEMORANDUM

October 8, 1971  
7 p.m.

TO: Land Use Commission  
FROM: Staff  
SUBJECT: A71-293 - HANA RANCH, INC.

A petition to reclassify 39.5 acres (referred to as Area A) including TMK 1-4-05: 1 and 1-4-06: 1) from Agricultural to Urban and 20 acres (referred to as Area B, including TMK 1-3-04: portion of 1) from Urban to Agricultural at Hana, Maui, was publicly heard on July 16, 1971. It was noted at the public hearing that the petitioner, Hana Ranch, Inc., proposes to provide ~~residential~~ ~~house~~ lots and give ~~them in fee~~ to its employees at no cost for the land. It was also reported at the public hearing that the Maui County Planning Commission voted unanimously as follows with regard to this petition:

- "1. To recommend approval of the request to reclassify the existing Urban area identified as TMK 1-3-04: portion of Parcel 1 to Agricultural.
- "2. To approve the request to reclassify approximately 20 acres of land adjoining the existing Urban District identified as TMK 1-4-05: 1 from Agricultural to Urban.
- "3. To deny the request to designate approximately 19 acres identified as TMK 1-4-06: parcel 1 from Agricultural to Urban."



The reason for denying the 19-acre parcel was that the Maui Planning Commission felt that there was adequate acreage to meet the employee housing needs in granting reclassification of the initial 20 acres mentioned above. The Maui Planning Commission also believed that inasmuch as the developer intends to temporarily serve the area with a private water system, it would not be advisable to include areas other than for which a demonstrated need exists at the present time.

Since the public hearing, no further testimony for or against this petition has been received.

Upon evaluation of this petition, staff finds that:

1. Area B was reclassified Urban under a previous petition for the similar purpose of providing free employee residential lots. However, the 20-acre site was found to be unsuitable for this purpose because of the high site preparation costs.
2. Area A is located closer to job centers, shopping and municipal centers; has a higher land value for home construction loans and lower site preparation costs than Area B; is contiguous to the existing Hana Urban District; and affords ample area for future expansion as



the need arises without contributing toward scattered urban developments.

3. A comprehensive Hana development plan has been prepared by Belt Collins & Associates, Ltd. for Hana Ranch, Inc. and Area A conforms to this development plan.

Based on the above findings, staff recommends the following:

1. approval of the reclassification of the 20-acre area identified as TMK 1-3-04: portion of Parcel 1 from an Urban to an Agricultural designation;
2. approval of the request to reclassify approximately 20 acres of land identified as TMK 1-4-05: 1 from Agricultural to Urban; and
3. denial of the request to designate approximately 19 acres identified as TMK 1-4-06: 1 from Agricultural to Urban.



GORO INABA

EDDIE TANGEN

TATSUO FUJIMOTO

September 30, 1971

Mr. John I. Hanchett  
Vice President  
Hana Ranch, Inc.  
P. O. Box 158  
Hana, Maui HI 96713

Dear Mr. Hanchett:

The Land Use Commission next meets at 7:00 p.m.  
at the Kaunakakai School Cafeteria, Kaunakakai,  
Molokai, on October 8, 1971.

On or about that time, a decision on the petition  
by Hana Ranch, Inc. (A71-293) 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



## Restrictions On Hana Water Use

As of today (Thursday) water service in the Hana District, from Wakiu to Koali, will be restricted as a result of the continuing drought, according to Carl Kaiama, director of water supply.

In a legal notice appearing on Page A-3 of today's issue, the water department said water for domestic use will be provided from the County system only during the following hours: 6 a.m. to 8 a.m., 11 a.m. to 1 p.m., and 5 p.m. to 8 a.m.

*Maui News*  
8-26-71

## DEPARTMENT OF WATER SUPPLY

COUNTY OF MAUI  
KAHULUI, MAUI, HAWAII

### NOTICE TO WATER CONSUMERS IN THE HANA AREA

Effective August 26, 1971, water service will be restricted in the Hana District from Wakiu to Koali.

Water for **domestic use** will be provided from the Board's system only during the following hours:

6:00 a.m. to 8:00 a.m.

11:00 a.m. to 1:00 p.m.

5:00 p.m. to 8:00 p.m.

Water will be provided only during the above specified times.

There will be no water available other than the times specified. Therefore, consumers are requested to store enough water for domestic needs.

No lawn watering or irrigation will be permitted at all times.

This drastic action is necessary because the supply in your area is very critical. In times like this, the supply is inadequate and the water may not be of good quality. We recommend that certain precautions be taken, such as turning off your electric or gas heater when your tank appears empty, and boiling your water for drinking purpose.

(Sgd.) CARL KAIAMA  
CARL KAIAMA  
DIRECTOR OF WATER SUPPLY

(MN: Aug. 26, 1971)



## LUC Hears Three Requests Involving Changes In Zoning

Public hearings on three requests for changes in zoning were heard by the State Land Use Commission at their meeting on Maui Friday.

Interested persons have 15 days from the Friday meeting to file further testimony before the LUC, which will act on the three requests within 90 days.

The three hearings involved:

1—A request from Hana Ranch, Inc., for changes in zoning from agricultural to urban (39.5 acres) and from urban to agricultural (20 acres) at Hana for intended use as houselots and agricultural activity, respectively.

At a meeting held June 15, the Maui Planning Commission recommended approval of the request to reclassify the existing urban area to agricultural.

The Commission also recommended approval of reclassifying approximately 20 acres of land from agricultural to urban (to meet the need for employee housing), but denied the request to designate as urban the remaining 19 acres in the requested parcel.

Speaking on behalf of the ranch, manager John Hanchett said he accepted the County Planning Commission's recommendation because it would "meet our needs very well."

2—A request from Ralph S. Yagi for change in zoning from agricultural to rural of 14.8 acres at Kula for use as half-acre lots.

Realtor Yagi told the Commission that a final site plan for the parcel has been prepared, including plans for a

road to be put in by the developers.

Maintaining that there is a demand for one-half acre lots, Yagi said that total site construction time is estimated at about one year and that the lots were to be sold as fee simple house lots, at between 70 and 80 cents a square foot.

Opposition to the proposed development was expressed by attorneys Michael Town and Philip Lowenthal, Kula residents whose properties adjoin the Yagi site.

Both opposed the application on the grounds that the property is suitable for truck and orchard farming, that there is a lack of road access and a lack of water, and that there is problem with heavy water runoff.

3—A request from Amfac Communities, Inc.-Hawaii, for change in zoning from agricultural to urban of 4.6 acres at Kelawea, Lahaina, for use as employee housing.

The hearing on this application was closed without additional testimony.

A fourth matter which was scheduled to be aired at a public hearing Friday was deferred at the request of C. P. Erdman, owner of Ulupalakua Ranch.

The petition involved a request by the ranch for a change in zoning from agricultural to rural of 27.5 acres at Ulupalakua for use as homesites.

Erdman requested a deferral of the hearing because of problems of storage and transfer of water that need to be worked out with the County Board of Water Supply.



STATE OF HAWAII  
LAND USE COMMISSION  
HONOLULU, HAWAII

Minutes of Meeting

July 16, 1971 - 10 a.m.

Kahului Library  
Kahului, Maui

APPROVED  
SEP 2 1971

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

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

ADOPTION OF MINUTES

Upon Commissioner Tangen's motion, seconded by Commissioner Sakahashi, the minutes of the May 21, 1971, meeting were approved as circulated.

HEARINGS

✓ PETITION BY HANA RANCH, INC. (A71-293) TO RECLASSIFY APPROXIMATELY 39.5 ACRES FROM AGRICULTURAL TO URBAN AND 20 ACRES FROM URBAN TO AGRICULTURAL AT HANA, MAUI

Mr. Leong, staff planner, read the staff report (see copy on file).

Mr. Howard Nakamura, Planning Director, Maui County Planning Department, recommended that the 20 acres adjoining the existing Urban District be rezoned to Urban, as this is the area for which a demonstrated need for housing exists, and such rezoning would be a logical expansion to the Urban District.



July 16, 1971

Relative to the other 19-acre area, Mr. Nakamura stated that the State of Hawaii and the County of Maui Department of Water Supply propose to improve the existing water system above Parcel B by installing a transmission line.

Mr. John I. Hanchett, Vice President of Hana Ranch, Inc., indicated his acceptance of the County's recommendation that the 20-acre area only be rezoned to the Urban District.

Since there was no further testimony, Vice-Chairman Inaba closed the hearing and stated that the Commission would receive additional written evidence within the next 15 days.

PETITION BY RALPH S. YAGI (A71-294) TO RECLASSIFY APPROXIMATELY 14.8 ACRES FROM AGRICULTURAL TO RURAL AT KULA, MAUI

Commissioner Yamamura excused himself from the proceedings of this hearing because of a conflict of interest.

Executive Officer, Mr. Fujimoto, read the staff report and presented a detailed account of the area under petition.

Mr. Ralph S. Yagi, petitioner, advised that he and two others purchased subject property from Laulima, Inc. and the agreement of sale has been duly drawn and is on file in the office of the Bureau of Conveyances. At the request of Vice-Chairman Inaba, Mr. Yagi submitted a copy of the agreement of sale (see copy on file).

A letter was received from the County of Maui Department of Water Supply regarding the proposed reclassification and was read into the record by the Executive Officer.

In regard to Commissioner Kido's inquiry, Mr. Nakamura clarified the matter of the 3 to 1 vote by the Planning Commission by saying that such does not constitute a full recommendation of approval per se.

Mr. Yagi submitted a site plan for the proposed development of houselots. In addition, he stated that if his request is approved, he will be willing to put in a 6 inch or 8 inch waterline to serve the area. The price of the lots will average 70 to 80 cents per square foot and will be sold in fee simple.



STATE OF HAWAII  
LAND USE COMMISSION

Kahului Library  
Kahului, Maui

July 16, 1971  
10 a.m.

STAFF REPORT

A71-293 - HANA RANCH, INC.

Mr. John I. Hanchett, Vice President of Hana Ranch, Inc., has submitted a petition to amend the land use district designation for lands situated in the Hana District, island of Maui, as follows:

Area A - from Agricultural to Urban

TMK 1-4-05: 1 comprising 20.5 acres  
1-4-06: 1 " 19.0 "

39.5 acres

Area B - from Urban to Agricultural

TMK 1-3-04: portion of 1 comprising 20.0 acres

AREA A

The 39.5 acres proposed for Urban zoning and described as Area A abut the north boundary of the Hana Urban District. It is bounded by Hana Highway on the mauka side and Uakea Road on the makai. The heart of the Hana Urban District lies less than  $\frac{1}{2}$  mile to the south. Adjacent land uses in the Urban District involve primarily single-family residences, a church and a 20 unit condominium apartment project now under construction. Within the abutting Rural District to the north

*7-12-71 sent copy to LUC, petitioner*



are low density residential uses, County corporation yard, and the Hana Hospital. Lands in the Agricultural District, including Area A, are utilized for grazing purposes.

The major portion of Area A is classified "C" by the Land Study Bureau, indicating fair suitability for overall crop use. The land is moderately suited for machine tillage, non-stony to slightly-stony, deep, well-drained soils, and contains slopes ranging from 11 to 20 percent. It is used principally for grazing. The median annual rainfall is approximately 65 inches, and the elevation ranges from approximately 50 feet to 150 feet above sea level.

Electric and phone services are available, and the petitioner intends to temporarily service the area with its private water system.

*We have since rec'd a letter from the Maui Dept. of Water Supply stating that:*

#### AREA B

Area B is situated on the mauka side of Hana Highway approximately  $\frac{1}{2}$  mile north of Area A. The property is vacant and overgrown with vegetation. It is rated by the Land Study Bureau as "E" or very poor for overall agricultural use. The land is rocky, well-drained, unsuited for machine tillage, and contains slopes of 8 to 16 percent.

Nearby land uses include primarily pasture and vacant lands in the surrounding Agricultural District and the



State's Hana Houselots Subdivision of one-acre lots in the Rural District, which is substantially developed.

Petitioner's Statement

Area A is proposed to be developed into residential lots, possibly 11,500 square feet in area, which would be given to Hana Ranch employees with fee simple title at no cost for the land. However, site improvement costs for roads, water, etc., will be borne by the employee. Lots that are surplus to the above needs may be sold to non-employees. Approximately 50 lots at the southern half of the property are planned for immediate distribution to employees. The northern half is also master planned for housing and is therefore included in the request.

Area B was reclassified Urban under a previous petition for the same purpose stated above. However, the 20-acre site was found to be unsuitable because of low-quality soil and aa lava which would entail high site preparation costs. On the other hand, the new site (Area A) has soil that is deep and rock free, is located closer to job centers, has higher land value for home construction loans, and lower site preparation costs.



### County Recommendation

At its meeting of June 15, 1971, the Maui County Planning Commission voted unanimously as follows with regard to this petition:

- "1. To recommend approval of their request to reclassify the existing Urban area identified as TMK 1-3-04: portion of Parcel 1 to Agricultural.
- "2. To approve the request to reclassify approximately 20 acres of land adjoining the existing Urban District identified as TMK 1-4-05: Parcel 1 from Agricultural to Urban.
- "3. To deny the request to designate approximately 19 acres identified as TMK 1-4-06: Parcel 1 from Agricultural to Urban."

It was noted by the Maui Planning Director that:

"The Commission felt that there was a need for employee housing in the Hana area which could be adequately met by granting the approximately 20 acres mentioned above. Inasmuch as the developers intend to temporarily serve the area with a private water system the Commission felt that it would not be advisable to include any areas other than for which a demonstrated need exist at the present time.

"It was pointed out to the developers that they would be required to meet all County standards for development within the Urban area. The developers indicated their concurrence with this."

### Analysis

For the use proposed by the petitioner, the staff finds that Area A is superior to Area B in almost every respect. Access is available from both of the major roads leading to



the community center. The existing urban amenities are within walking distance, and there is ample area for future expansion as the need arises without contributing toward scattered urban developments.

It is recalled that during the deliberation on the rezoning of Area B in 1968, it was indicated by the Maui Planning staff that there was a definite need for fee simple houselots for the employees of Hana Ranch who are presently living in crowded and dilapidated ranch homes. The petitioner at that time indicated that the present housing would have to be <sup>RE-</sup>located in order to allow implementation of the Hana Plan for a resort oriented development.

The Land Use Commission in October, 1970, rezoned a 38-acre area approximately 1 mile to the north of the subject property from an Agricultural to an Urban designation in order to allow the development of the new Hana High and Elementary School. The proposed facility is presently in the design stage and construction is expected to begin in July, 1972. 54473

Hana experienced a 9.7 percent decline in population over the last 10-year period from 1,073 persons in 1960 to 969 in 1970. It is clear that tourism offers the best prospect of reversing the declining trend in Hana's population.



In turn, the development of the tourist industry depends heavily on Hana Ranch, Inc., the major private landholder and employer in Hana. The Hana development plan prepared by Belt Collins & Associates diagrammatically showed the residential communities with schools, commercial and public facilities located north of the existing town center. Resort homesites and developments would be located to the south. It is noted that the residential area proposed in this petition is in conformance with the concept of that plan.





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

RECEIVED

JUL 14 1971

July 12, 1971

State of Hawaii  
LAND USE COMMISSION

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

Attention Mr. Tatsuo Fujimoto  
Executive Officer

Subject: Public Hearing on Maui, July 16, 1971, relating to  
Applications for Boundary Changes - A71-293, 294,  
295 and 296

This is in regard to applications for boundary changes to be  
heard at the Kahului Library on July 16, about which you have  
requested our comments.

1. ✓ A71-293 - Hana Ranch, Inc. (39.5 acres from Agricultural  
to Urban and 20 acres from Urban to Agricultural at  
Hana, Maui)

Re: Change from Agricultural to Urban. The water  
system for this area is inadequate to support this  
zoning change, which intended use is for houseslots.  
The applicant should be required to conform to  
the requirements of the DWS which may include off-  
site improvements, storage facilities and source  
development. However, should the applicant propose  
to develop its own water system that would conform  
to the minimum requirements of the Board, the DWS  
will then be pleased to give favorable consideration  
to the boundary change.

2. A71-294 - Ralph S. Yagi (14.8 acres from Agricultural to  
Rural at Kula, Maui)

The water system serving this area is inadequate  
to support this requested change. However, should  
the applicant conform to the requirements of the  
DWS which would include offsite improvements to  
the water system, the Department would be pleased  
to give favorable consideration to this requested  
change.

*"By Water All Things Find Life"*



July 12, 1971

3. A71-295 - Ulupalakua Ranch, Inc. (27.5 acres from Agricultural to Rural at Ulupalakua, Maui)

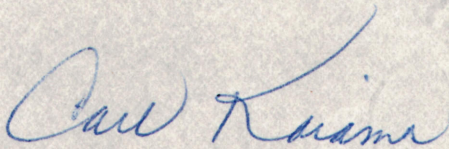
The existing water system for the area is inadequate to support this request for change of boundary. However, should the applicant conform to the requirements of the Department of Water Supply which would include offsite development and improvements to the water system, the Department would be pleased to give favorable consideration to this requested change.

4. A71-296 - Amfac Communities, Inc.-Hawaii (4.6 acres from Agricultural to Urban at Kelawea, Lahaina, Maui)

The Department of Water Supply would recommend favorable consideration of this application, provided the applicant conforms to the requirements of the Department of Water Supply which may include offsite development to the water system.

The above comments are submitted for your consideration.

Aloha,



Carl Kaiama  
Director of Water Supply

CK/f



Free

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

JUL 8 1971

NOTIFICATION OF BOUNDARY CHANGE APPLICATION

A71-293 - Hana Ranch, Inc.

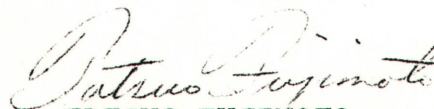
Please be advised that a boundary change application has been filed with the Land Use Commission to rezone approximately 39.5 acres from the Agricultural District to the Urban District, TMK 1-4-05: Parcel 1 and TMK 1-4-06: Parcel 1, and approximately 20 acres from the Urban District to the Agricultural District, TMK 1-3-04: Portion of Parcel 1, at Hana, Maui. The intended use of the property is houseslots and agricultural activity, respectively.

A public hearing on this application is scheduled for July 16, 1971\*, at Kahului, 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,

  
TATSUO FUJIMOTO  
Executive Officer

\*See enclosed agenda



July 7, 1971

Mr. John I. Hanchett  
Vice President  
Hana Ranch, Inc.  
P. O. Box 158  
Hana, Hawaii 96713

Dear Mr. Hanchett:

The Land Use Commission next meets on July 16, 1971,  
at 10 a.m., in the Kahului Library, Kahului, Maui.

At that time the application by Hana Ranch, Inc.  
(A71-293) to amend the land use district boundaries at  
Hana, Maui, will be heard.

Very truly yours,

TATSUO FUJIMOTO  
Executive Officer

Enclosure - Agenda



*The Lahaina Sun*  
**Zoning OK**

23 June 1971

*Hana Ranch*  
The Maui County Planning Commission last week approved re-zoning of a 20-acre parcel of Hana Ranch land, permitting the ranch to subdivide the property into house lots for employees.

*A71-293*  
Ranch Manager John Hanchett told the commission that lot sizes probably would be kept under 12,000 square feet to discourage future lot subdivision and speculation. Lot costs are expected to be kept under \$3,000.



*The Maui News 17 June 1971*

# Hana Ranch To Provide

STATE OF HAWAII  
DEPT. OF PLANNING & ECONOMIC & DEV.  
5570  
126 QUEEN STREET  
HONOLULU, HAWAII 96813

## Land For Employees

A71-293 Hana Ranch

A proposal by Hana Ranch, Inc., to provide inexpensive land to its employees became a little nearer reality Tuesday afternoon at a meeting of the County Planning Commission.

At the meeting the County Planners recommended that the State Land Use Commission approve a request from the Ranch for a change in district boundary — from Agriculture to Urban — for a 20-acre parcel.

According to John Hanchett, who represented Hana Ranch at the hearing, the land will be given to employees. Only the cost for necessary development of the land for subdivision use would be passed on to the employees, he said.

The 20-acre parcel would be subdivided into 40 to 50 house lots, which would not be open for sale to the general public, he added.

Hanchett estimated that the cost of an acre of land in the

proposed location would be about \$15,000 to \$20,000 on the open market. He described it as "prime ranch land."

He emphasized that Hana Ranch is trying to keep the cost of improvements to the land at a minimum so the employees could afford it. He estimated that the maximum the employees would be able to spend to cover the cost of this development would be about \$3,000.

"The cost of these develop-

ments is what will make or break the project," he said, adding that the Ranch is planning to assist in obtaining financing and providing whatever other help it could to the employees.

Hanchett said the Ranch presently has about 42 employee homes, which would probably be removed once the other area is filled.

He explained that the site of the present homes is on land where future expansion

of ranch operations is anticipated. He added that almost all the employees had expressed a desire to purchase land at the new location.

He said the new employee housing project would probably be developed in two increments, with the first providing about 20 house lots.

The major reservation expressed about the project at the Commission meeting came from Tatsumi Imada, deputy director of the Department of

### Water Supply.

Imada said the County water supply system in Hana was being used at its limit and could not support this type of development at the present.

He added that a test well is presently being drilled in the area but that the new system would probably not be ready until 1973.

Hanchett said Hana Ranch is aware of the problem and as a "stop gap" measure will supply the subdivision from

its own water lines.

He emphasized that this would be done in accordance with County standards so the County could easily take over the system when they were ready.

"We don't want to be in the water business," Hanchett added.

The original request from Hana Ranch had been for a zoning change for a total of about 40 acres to accommodate possible future uses other

than the employee housing.

Howard Nakamura, County planning director, pointed out that only about 20 acres would be necessary for the housing and said he was a "little hesitant" about recommending more, "especially in view of the question of water supply."

Imada also asked that the Commission place a condition on the ranch that their water system would meet the County standards.

Hanchett agreed to both measures.



# Maui board favors subdivision in Hana

WAILUKU—The Maui Planning Commission yesterday recommended approval for a 20-acre, 40-lot Hana Ranch Co. subdivision to provide fee simple homes for employees now living in company housing.

The recommendation will be made to the State Land Use Commission.

The new project would replace another, previously approved by the County and State, adjacent to the new Hana School site.

RANCH Manager John Hanchett told the County Commission yesterday the company wants the earlier housing site rezoned back from urban to agricultural use—which the Planning

Commission also recommended for State approval yesterday.

Hanchett said that employees were not interested in building homes on the earlier site, but that all of the 40 lots now proposed are expected to be taken up.

The new site adjoins the present Hana Town urban zone and is about a mile and a half from the future school site. Hanchett said the company would supply water until the County system is improved.

HANCHETT said it is probable that lot sizes would be kept under 12,000 square feet to discourage future lot subdivision by owners, and

thus to discourage speculation.

He said that, besides ranch employees, "key members of the Hana community" are expected to be offered lots in the new subdivision. But no "outsider" purchases are sought, he said.

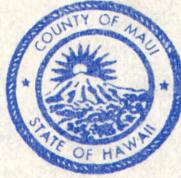
He said the company would give the land to employees but charge them the cost of subdivision development. Hanchett said a survey indicated employees could not pay more than \$3,000 for a lot.

THE RANCH also expects to sell newer company homes in Hana Town to employees who are occupying them and who want to buy them. But older homes which are vacated as the subdivision opens will be taken down for redevelopment of the town according to its master plan.

He said it is desired "to keep the resort and the local people as close together as they are now" rather than to relocate employees outside of town.



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



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

June 16, 1971

9644  
Elmer F. Cravalho  
Mayor

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

Howard Nakamura  
Planning Director

RECEIVED

JUN 18 1971

State of Hawaii  
LAND USE COMMISSION

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

Dear Mr. Fujimoto:

Re: Application from Hana Ranch, Inc. for Change in  
District Boundaries

The Maui County Planning Commission at its meeting of June 15, 1971, voted unanimously as follows with regard to the above application for change in district boundaries filed by Hana Ranch Inc.:

1. To recommend approval of their request to reclassify the existing Urban area identified as TMK 1-3-04: portion of Parcel 1 to Agricultural.
2. To approve the request to reclassify approximately 20 acres of land adjoining the existing Urban District identified as TMK 1-4-05: Parcel 1 from Agricultural to Urban.
3. To deny the request to designate approximately 19 acres identified as TMK 1-4-06: Parcel 1 from Agricultural to Urban.

A { The Commission felt that there was a need for employee housing in the Hana area which could be adequately met by granting the approximately 20 acres mentioned above. Inasmuch as the developers intend to temporarily serve the area with a private water system the Commission felt that it would not be advisable to include any areas other than for which a demonstrated need exist at the present time.

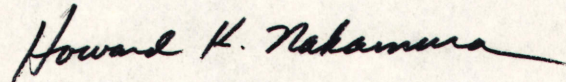
It was pointed out to the developers that they would be required to meet all County standards for development within the Urban area. The developers indicated their concurrence with this.



Mr. Tatsuo Fujimoto - 2  
June 16, 1971

Should you have any questions, please contact us at any time.

Yours very truly,

A handwritten signature in dark ink, reading "Howard K. Nakamura". The signature is fluid and cursive, with a long horizontal stroke at the end.

HOWARD K. NAKAMURA  
Planning Director

cc Hana Ranch Inc.



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

NOTIFICATION OF BOUNDARY CHANGE APPLICATION

A71-293 - Hana Ranch, Inc.

39.5 Please be advised that a boundary change application has been filed with the Land Use Commission to rezone approximately ~~XXXX~~ acres from the Agricultural District to the Urban District TMK 1-4-05: Parcel 1 and TMK 1-4-06: Parcel 1 and ~~XXXXXX~~ approximately 20 acres from the Urban District to the ~~XXXXXX~~ Agricultural District at Hana, Maui. The intended use of the property is houselots and agricultural activity, *respectively.* *TMK 1-3-04: P of 1*

A public hearing on this application ~~will be held~~ *is scheduled for July 16, 1971,\**  
 ~~sometime between June 12, 1971, and August 11, 1971, 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,

TATSUO FUJIMOTO  
Executive Officer

 *see enclosed agenda*



RECEIVED

MAY 26 1971

State of Hawaii  
LAND USE COMMISSION

May 24, 1971

Mr. John Hanchett  
Hana Ranch, Inc.  
P.O. Box 158  
Hana, Maui 96713

Dear Mr. Hanchett:

The Maui Planning Commission at its meeting of May 18, 1971, voted to defer action on the request filed by Hana Ranch, Inc. for boundary changes at Hana, Maui. The Commission would like to request that a representative of your organization be present at the meeting of June 1, 1971, to explain the development plans for the area, particularly regarding the area proposed for urban development.

Should you have any questions, please contact us at any time.

The June 1 meeting will be held at the Council Chambers in Wailuku beginning at 1:30 p.m. However, because of a lengthy agenda we would not anticipate having your matter coming up before 3:00 p.m.

Yours very truly,

HOWARD K. NAKAMURA  
Planning Director

cc Mr. Tatsuo Fujimoto ✓



## **New High School Planned for Maui**

*SB 5/25/71*  
HANA, Maui—A new Hana High School will be built on 37 acres in Wakiu by September 1973.

The first increment will consist of a 12-classroom building, a kitchen and a physical education facility.

The projected cost will be about \$1.3 million.

Construction will begin sometime next year.

Andy Nii, Maui Department of Education district superintendent, told the Board of Education at a meeting here last week that a community-school library is also being considered.



State Form B14

STATE OF HAWAII

Department of Planning  
and Economic Development

Department, Bureau or Commission

OFFICIAL  
RECEIPT

No. 293

April 23, 1971

RECEIVED from

Hana Ranch  
Fifty & no/100

DOLLARS

LUC - Petitioners' Fee

\$

50.00

Caroline Okuda

Public Accountant



April 13, 1971

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

Attention: Mr. Howard Nakamura, Planning Director

Gentlemen:

Pursuant to Section 205-4, Hawaii Revised Statutes, we are enclosing a copy of petition for amendment to the land use district boundaries submitted by Hana Ranch, Inc.

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,

TATSUO FUJIMOTO  
Executive Officer

Encls.



State Form B14

STATE OF HAWAII

OFFICIAL  
RECEIPT

No. 284

Land Use Commission

Department, Bureau or Commission

April 13

1971

RECEIVED from

Hana Ranch, Inc.

Fifty +  $\frac{20}{100}$

DOLLARS

Petition for Boundary Change

\$ 50<sup>00</sup>

Dora Y. Honikawa

Public Accountant



April 13, 1971

Mr. John I. Hanchett  
Vice President  
Hana Ranch, Inc.  
P. O. Box 158  
Hana, Maui HI 96713

Dear Mr. Hanchett:

This will acknowledge the receipt of your check in the amount of \$50.00 and your application to amend the land use district boundaries at Hana, Maui.

In accordance with Section 205-4, Hawaii Revised Statutes, this Commission must schedule a public hearing on your 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 your petition.

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

TATSUO FUJIMOTO  
Executive Officer

Encl.  
cc: Maui Planning Comm.



4506



*Hana Ranch, Inc.*

RECEIVED

APR 13 1971

April 8, 1971

State of Hawaii  
LAND USE COMMISSION

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

Dear Mr. Duran:

I am enclosing two application forms which have been completed. These forms represent our request for the rezoning of TMK: 1-4-05-1 and 1-4-06-1 from Agriculture to Urban as requested in our letter dated March 15, 1971. By the same forms, we are requesting that TMK: 1-3-04-1 be rezoned from Urban to Agriculture.

Enclosed is our check in the amount of \$50.00 for filing fees to cover the partial cost of public hearing notice.

Very truly yours,

John I. Hanchett  
Vice President

JIH:ec  
Encl.



STATE OF HAWAII  
LAND USE COMMISSION

P. O. Box 2359  
Honolulu, Hawaii 96804

RECEIVED

APR 13 1971

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 \_\_\_\_\_

A71-293

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-16

to change the district designation of the following described

property from its present classification in a(n) (see below)

district into a(n) \_\_\_\_\_ district.

Description of property: TMK 1-4-05: 1 (20.5 ac.) Ag. to Urban  
1-4-06: 1 (19.0 ac.)  
TMK 1-3-04: portion of 1 (20 ac.) Urban to Ag.  
Situated at Hana, Maui

Petitioner's interest in subject property:

Sole owner in fee simple of parcels described above.

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

Attachments 1 & 2. (attached).

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

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): See Attachment 2.

(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) \_\_\_\_\_

HANA RANCH, INC.

VICE PRESIDENT

Address: \_\_\_\_\_

P. O. Box 158

Hana, Hawaii 96713

Telephone: \_\_\_\_\_

2488244





*Hana Ranch, Inc.*

RECEIVED

APR 13 1971

(Attachment 2)

State of Hawaii  
LAND USE COMMISSION

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

- (2a) The employees of Hana Ranch, Inc. want to build homes in the Hana area on their own property. There is no land available for this purpose other than a parcel of land owned by Hana Ranch, Inc.

After a great deal of study, the 20 acre parcel identified as TMK: 1-3-04-1 was found to be unsuitable because of low quality soil, basically a'a lava and also, it was determined that site preparation costs would have been extremely high. The company decided that a more suitable site would be TMK: 1-4-05-1 and TMK: 1-4-06-1 because the soil is deep and rock free, located closer to job centers, higher cost land for home construction loans and lower site preparation costs.

We have had experienced advice from two engineering firms stating that TMK: 1-4-05-1 and TMK: 1-4-06-1 are usable and adaptable for development as urban houselots.



  
*Hana Ranch, Inc.*

(Attachment 1)

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

(1) TMK: 1-4-05-1 and TMK: 1-4-06-1

To subdivide into houselots smaller than 0.50 acres.

The lots in the subdivision will be given to employees at no cost to them other than cost of improvements - roads, water, etc.

Surplus lots may be sold to non-employees.

TMK: 1-3-04-1 (20 ac.)

This land was reclassified Agriculture to Urban at our request and was to be subdivided for employees housing. We believe it is not suitable for that purpose and propose it be reclassified back to Agriculture.



March 17, 1971

Mr. John I. Hanchett  
Vice President  
Hana Ranch, Inc.  
P. O. Box 158  
Hana, Maui, Hawaii 96713

Dear Mr. Hanchett:

Pursuant to your request of March 15, 1971, requesting the rezoning of TMK 1-4-05: 1 and 1-4-06: 1 containing approximately 40 acres adjacent to the Urban District of Hana, we are enclosing herewith three petition form which you may use to initiate this request. I also suggest that you include TMK 1-3-04: 1 to be rezoned from Urban to Agricultural.

Return two (2) application forms with the appropriate signature and attach supporting evidence in duplicate required in (1) and (2) a or b on the application. Also, be sure to include a check in the amount of \$50 for filing fees to cover the partial cost of public hearing notice. The third copy of the application is for your files.

If we can be of any further assistance, do not hesitate to call upon us.

Very truly yours,

RAMON DURAN  
Executive Officer

Encl.



9428



# Hana Ranch, Inc.

March 15, 1971

RECEIVED

MAR 16 1971

Dept. of Planning and Economic Development  
State of Hawaii  
Land Use Commission  
P. O. Box 2359  
Honolulu, Hawaii

State of Hawaii  
LAND USE COMMISSION

Gentlemen:

Hana Ranch, Inc. would like to develop a 40 acre piece of land into urban house-lots, each measuring about 11,500 sq. ft. in size. We propose to give as many of these lots as required to Hana Ranch employees with fee simple title at no cost for the land; however, we will pass along all development costs to them. We are going to try to keep these costs to a minimum so that all employees, especially those in the lower income bracket, will be able to purchase a lot and eventually become land-owners. I have enclosed a simple sketch which indicates the area we have in mind. I am sure you will agree that we are offering prime land for a very good purpose.

Our plan calls for the immediate distribution of about fifty lots to employees and will utilize the southern half of the property shown on the sketch. The northern half is also planned for housing and therefore, we wish to master plan the whole area at this time.

At the present time, this land is zoned Agriculture. We understand that it would have to be reclassified Urban before we could develop it as proposed above. We further understand that an application for reclassification must be submitted to the State Land Use Commission for approval.

Would you please consider this letter as our application for a change in land classification on Second Division Tax Map Key 1-4-05-1 and 1-4-06-1. We request these parcels be changed from the existing Agriculture classification to Urban classification.

In May of 1968, a Hana Ranch request was granted by the State Land Use Commission for a change in the status of a 20 acre portion of Second Division Tax Map Key 1-3-04-1, changing the classification from Agriculture to Urban. The Commission allowed the change to Urban because we proposed to use that area for the same purpose we are now proposing for parcels 1-4-05-1 and 1-4-06-1. We would have no objection if the classification of parcel 1-3-04-1 was changed back to Agriculture as it was prior to 1968.



- 2 -

March 15, 1971

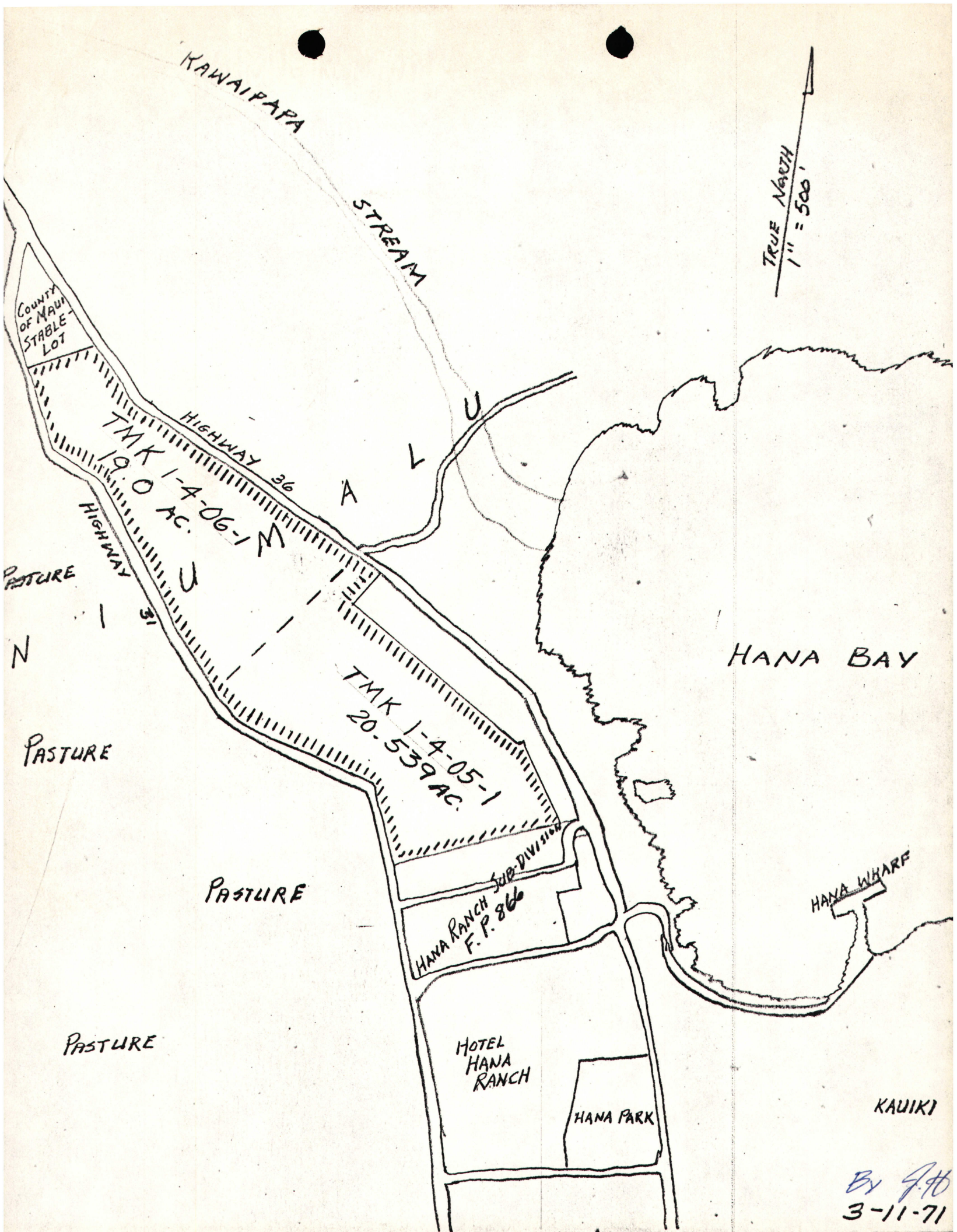
Please call me if there are any questions.

Very truly yours,

  
John I. Hanchett  
Vice President

JIH:ec  
Encl.







SUNN, LOW, TOM AND HARA, INC.  
195 S. King Street  
Honolulu, Hawaii 96813

Structural engineers specialized in planning and design for land development, Tourist resort center, public works, water supply and pollution control. Working on the Trust Territory planning of Kusaie and Trust territory typhoon rehabilitation. Civic Center for the Trust Territory as a component of Hawaii Architects and Engineers, Inc.

EDWARD D. SULTAN COMPANY, LTD.  
939 Kapiolani Blvd.  
Honolulu, Hawaii 96814

Wholesale distributor of jewelry in the Solomons, Kwajalein, Eniwetok, and the Truk Islands.

THOM EQUIPMENT CO., INC.  
502 Kaaahi St.  
Honolulu, Hawaii 96817

Renders engineering services and supplies industrial material to Hawaiian construction contractors working in Kwajalein.

TONGG PUBLISHING CO., LTD.  
1320 Rycroft St.  
Honolulu, Hawaii 96814

Commercial printing for import-export company in the Marshall Islands.

R.M. TOWILL CORP.  
1600 Kapiolani Blvd.  
Honolulu, Hawaii 96814

Civil and sanitary engineering, surveying, hydrography, photogrammetric engineering and aerial photography. Project: Kusaie Master Plan project completed for the Trust Territory. Completed typhoon reconstruction program in Saipan.



NOV 4 1938  
SEP 9 1939  
FEB 24 1947  
SEP 11 1947  
JUN 2 1970  
JAN 17 1951

SEC. 3 PLAT 06

Owners of Parcel 13  
Norman Opiopio, decd.  
Amy O. Windrath  
Killarney Opiopio  
Clifford K. Opiopio

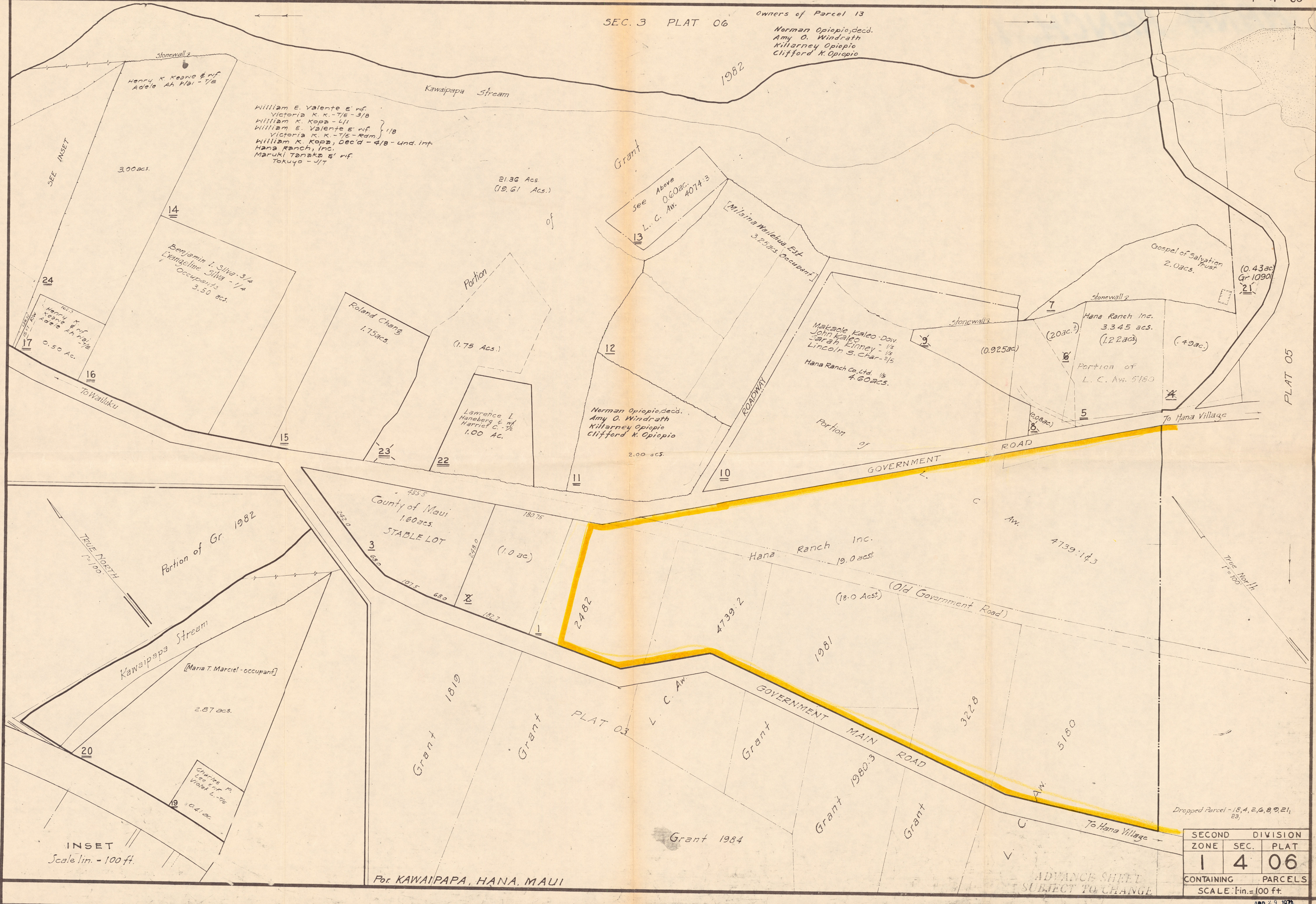
Dwg. No: 2163  
By: I.K.H. - Oct. 1934  
Source: Tax Maps Bureau & Survey Department

INSET  
Scale 1 in. = 100 ft.

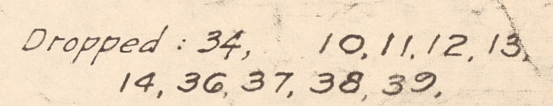
For KAWAIPAPA, HANA, MAUI

ADVANCE SHEET  
SUBJECT TO CHANGE

| SECOND DIVISION        |           |
|------------------------|-----------|
| ZONE                   | SEC. PLAT |
| 1                      | 4 06      |
| CONTAINING PARCELS     |           |
| SCALE: 1 in. = 100 ft. |           |
| PRINTED APR 29 1971    |           |





7293

ADVANCE SHEET  
SUBJECT TO CHANGE

PRINTED..... APR 22 1954



[illegible]