



Hung Spence
June 29 to Aug 28
(Skid July 16)

Maui News 10-12-71
**LUC Approves Hana Ranch,
Amfac Communities Requests**

MOLOKAI — The State Land Use Commission approved rezoning requests from Hana Ranch, Inc., and Amfac Communities, Inc.-Hawaii, at its meeting here Friday night.

The Hana request involves a 20-acre parcel which the ranch plans to subdivide into residential houselots for its employees. The land would be given in fee to the employees at no cost.

Hana Ranch had requested rezoning from — agricultural to urban—of 39.5 acres, but upon recommendation of the Maui County Planning Commission the LUC approved only 20 acres.

The Planning Commission recommendation was based on its belief that the proposed use could be adequately met on 20 acres.

The Amfac request involves reclassification of 4.6 acres at Kelaweia, Lahaina, from agri-

cultural to urban. Amfac plans to develop the parcel to house employees of Pioneer Mill.

Representatives of Amfac have indicated that the employees moving to the new housing will be vacating Pioneer Mill camp housing, which is slated for demolition.

A public hearing was held on a petition from the State Department of Accounting and General Services (DAGS) to reclassify about 36 acres of land at Hoolehua, Molokai, from agricultural to urban.

The land, located at the Farrington-Lihipali Avenue junction, includes the existing school site and property to be acquired for future expansion.

The reclassification is being requested because it is no longer permissible for schools to occupy agriculturally-zoned land, as has been the case in the past.

An urban classification would eliminate the need for special permit requests each time construction is planned at the site.

A day care center, several vacant buildings, teachers' cottages and the University of Hawaii Manpower Satellite Station occupy the present site, in addition to the school facilities.

Approval of the request has been recommended by the Molokai Advisory Committee and the Maui County Planning Commission. The LUC will make its decision within 90 days.

2804

AMFAC COMMUNITIES INC.-HAWAII

AN **Amfac** COMPANY

700 BISHOP STREET
TELEPHONE 546-8111

MAILING ADDRESS:
P. O. BOX 3230
HONOLULU, HAWAII 96801

RECEIVED

October 15, 1971

OCT 18 1971

State of Hawaii
LAND USE COMMISSION

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

Dear Tats:

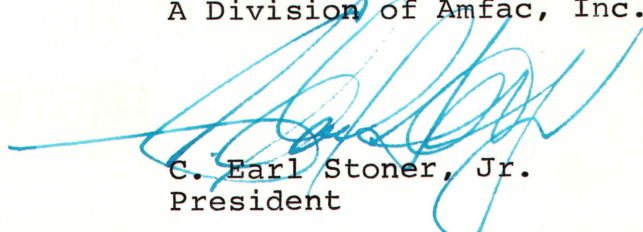
Thank you for your letter of October 12 re our petition at Kelaweia, Lahaina, Maui.

Since receiving your approval letter, we have requested necessary permits from the County of Maui and are proceeding with the orderly development of this land.

We appreciate the action of the Land Use Commission on this matter and the research by your staff.

Very sincerely yours,

AMFAC COMMUNITIES INC.-HAWAII
A Division of Amfac, Inc.


C. Earl Stoner, Jr.
President

STATE OF HAWAII
LAND USE COMMISSION
HONOLULU, HAWAII

Minutes of Meeting

Kaunakakai School Cafeteria
Kaunakakai, Molokai

October 8, 1971 - 7 p.m.

*approved
as amended*
NOV 5 1971

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

Commissioners Absent: Sunao Kido
Shelley Mark

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

HEARING

PETITION BY DEPARTMENT OF ACCOUNTING & GENERAL SERVICES
(A71-298) TO RECLASSIFY APPROXIMATELY 36 ACRES FROM AGRICULTURAL
TO URBAN AT HOOLEHUA, MOLOKAI

Staff Planner, Mr. Leong, delivered the staff report
(see copy on file) and outlined the petitioned property on
the district map of the area.

Relative to Commissioner Wung's questioning, Mr. Leong
informed that the lands along Farrington Highway are owned
by the Hawaiian Homes Commission.

Mr. Howard Nakamura, Planning Director, Maui County
Planning Department, stated he had no testimony to present
but would answer any questions from the Commission.

LAND USE COMMISSION - MINUTES OF MEETING
October 8, 1971
Page 3

Commissioner Yamamura moved that the Commission accept staff recommendation; and, the motion was seconded by Commissioner Sakahashi and carried as follows:

Ayes: Commissioners Sakahashi, Wung, Yamamura, Tangen, and Inaba.

Absent: Commissioners Kido and Mark.

✓ PETITION BY AMFAC COMMUNITIES, INC.-HAWAII (A71-296) TO RECLASSIFY APPROXIMATELY 4.6 ACRES FROM AGRICULTURAL TO URBAN AT KELAWEA, LAHAINA, MAUI

Mr. Fujimoto, Executive Officer, read the staff memorandum, recommending that subject petition be approved (see copy on file).

Mr. Peter Sanborn, representing the petitioner, stated he had no further testimony to present before the Commission.

Commissioner Wung's motion to approve this petition was seconded by Commissioner Yamamura. The Commissioners were polled as follows:

Ayes: Commissioners Napier, Tangen, Wung, Sakahashi, Yamamura, and Inaba.

Absent: Commissioners Kido and Mark.

DEFERRAL REQUEST BY RALPH S. YAGI (A71-294)

Commissioner Yamamura excused himself from the proceedings of this portion of the meeting because of a possible conflict of interest.

Mr. Fujimoto informed the Commission that he had advised Mr. Yagi that only five Commissioners would be present at tonight's meeting. Therefore, Mr. Yagi has submitted a letter dated September 30, 1971, requesting that action on his petition be deferred for "one month or to the month of November" (see letter on file).

October 12, 1971

Mr. C. Earl Stoner, Jr.
President
Amfac Communities, Inc.-Hawaii
P. O. Box 3230
Honolulu, Hawaii 96801

Dear Mr. Stoner:

The petition by Amfac Communities, Inc.-Hawaii (A71-296) to amend the land use district boundaries from an Agricultural District to an Urban District at Kelaweia, Lahaina, Maui, identifiable by Tax Map Key 4-5-15: parcel 10, and portion of parcel 1, was approved by the Land Use Commission at its meeting on October 8, 1971.

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

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

Very truly yours,

TATSUO FUJIMOTO
Executive Officer

Enclosures

cc: Peter Sanborn
Maui Planning Department
Maui Tax Administrator
Maui Board of Water Supply
Chairman of the Board, DLNR
Planning Office, DLNR
Dept. of Transportation
Facilities & Auxiliary Services Branch, DOE
Planning Branch, DAGS
Planning Division, DPED
Tax Maps Recorder, Dept. of Taxation
Property Technical Services, Dept. of Taxation
Land Use Commission

KAHOMAI
STREAM

CO.
Pioneer Mill

CANE

84.745 AC.
(82.725 AC.)

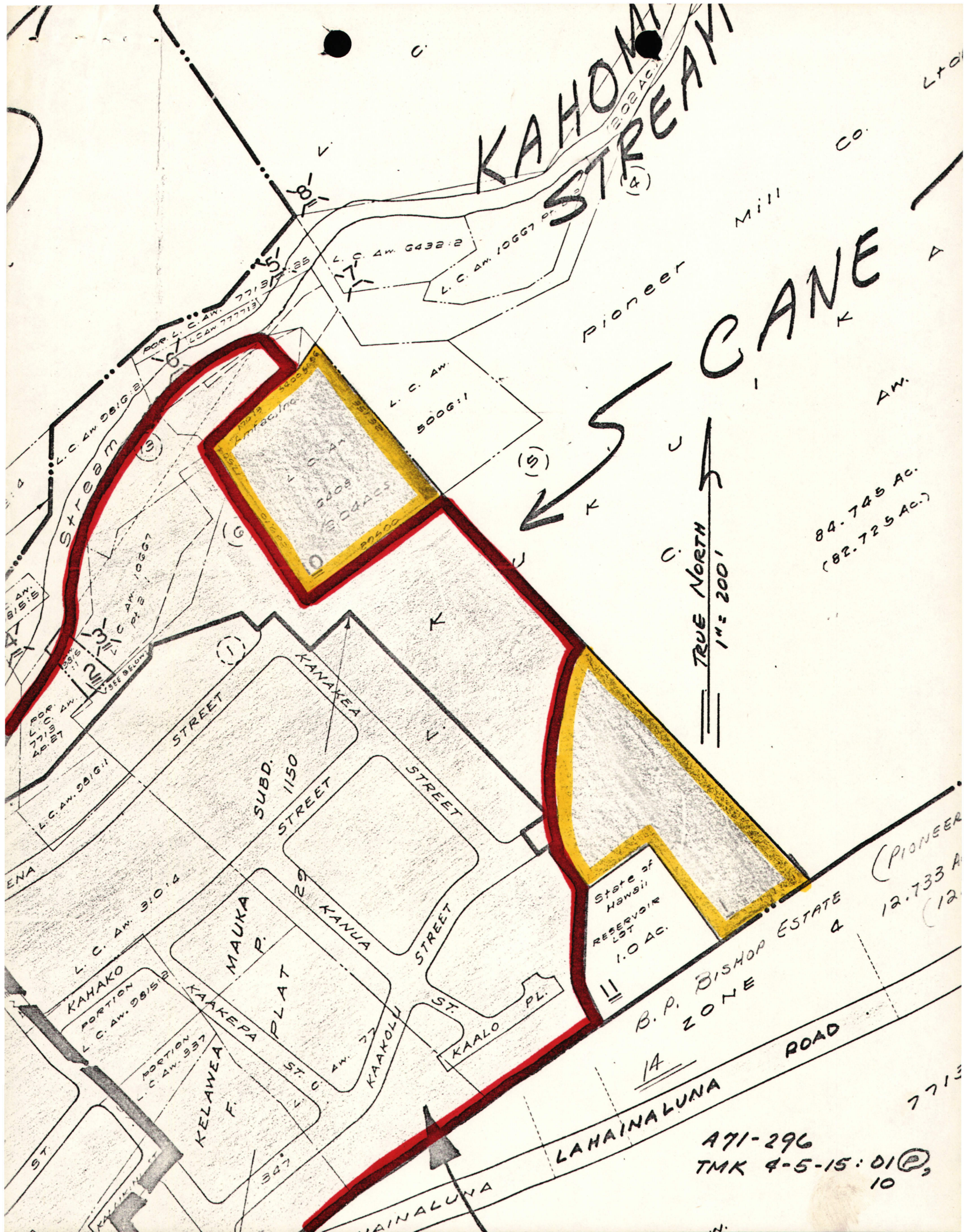
TRUE NORTH
1" = 200'

State of Hawaii
RESERVOIR
1ST
1.0 AC.

B.P. BISHOP ESTATE
14 ZONE

LAHAINALUNA ROAD

A71-296
TMK 4-5-15:01@,
10



STATE OF HAWAII
LAND USE COMMISSION

VOTE RECORD

ITEM A71-296 AMFAC COMMUNITIES, INC. - DATE October 8, 1971
HAWAII
PLACE Kaunakakai Elementary School TIME 7:00 p.m.
Kaunakakai, Molokai

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

Comments: Approve petition as recommended by staff.

STATE OF HAWAII
LAND USE COMMISSION

MEMORANDUM

October 8, 1971
7:00 p.m.

TO: Land Use Commission
FROM: Staff
SUBJECT: A71-296 - AMFAC COMMUNITIES INC.-HAWAII

A petition to reclassify 4.6 acres of land from an Agricultural to an Urban District at Kelawea, Lahaina, Maui, was publicly heard on July 16, 1971.

It was noted at the hearing that the applicant, Amfac Communities Inc., intends to develop the subject properties specifically for housing Pioneer Mill Company employees.

The petitioner has further indicated that to a large extent, employees moving into these residences will be vacating Pioneer Mill camp housing areas which will be demolished and returned to sugar cane production.

It was also reported at the public hearing that the Maui Planning Commission voted unanimously to recommend approval of this boundary amendment request based on the following:

1. The request conforms to the County's General Plan.
2. Adequate utilities are available to service the area.
3. There is a need in the Lahaina area for low and moderate income housing.
4. The developer's program to provide such housing has been proceeding in an orderly and systematic manner.

Upon staff's evaluation of this petition, it was disclosed that:

1. Relocating employees who are vacating mill camp housing sites to areas adjacent to established Urban Districts helps to prevent "spotty" pockets of plantation camp areas and consolidates residential housing areas for providing more efficient public services.
2. The subject properties are contiguous to the Lahaina Urban District.
3. In 1968, Amfac Communities Inc. requested a boundary amendment for the lands just makai of the subject properties. A field inspection of this area disclosed that the area is substantially developed and that the petitioner has provided employee housing in an orderly and systematic manner.
4. This request conforms to the County General Plan.

Based on the above findings, the staff recommends approval of this request.

2785

AMFAC COMMUNITIES INC.-HAWAII

AN **Amfac** COMPANY

700 BISHOP STREET
TELEPHONE 546-8111
MAILING ADDRESS:
P. O. BOX 3230
HONOLULU, HAWAII 96801

RECEIVED

OCT 6 1971

October 5, 1971

State of Hawaii
LAND USE COMMISSION

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

Dear Mr. Fujimoto:

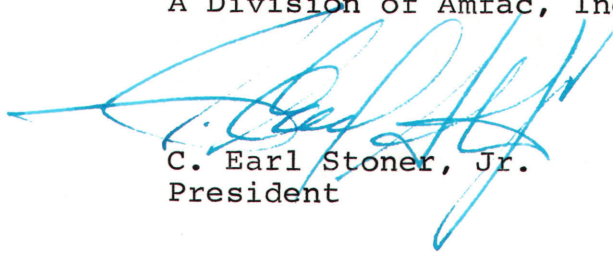
Thank you for your letter of September 30, 1971.

This is to advise you that a representative of Amfac Communities will be in attendance at the Friday hearing at Kaunakakai, Molokai should any questions regarding our petition come up.

Thank you for the meeting agenda sheet.

Sincerely yours,

AMFAC COMMUNITIES INC.-HAWAII
A Division of Amfac, Inc.



C. Earl Stoner, Jr.
President

GORO INABA

September 30, 1971

EDDIE TANGEN

TATSUO FUJIMOTO

Mr. C. Earl Stoner, Jr.
President
Amfac Communities Inc.-Hawaii
P. O. Box 3230
Honolulu, Hawaii 96801

Dear Mr. Stoner:

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 Amfac Communities, Inc.-Hawaii (A71-296) 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: Mr. Peter Sanborn

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 house lots 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 Kelaweia, Lahaina, for use as employee housing.

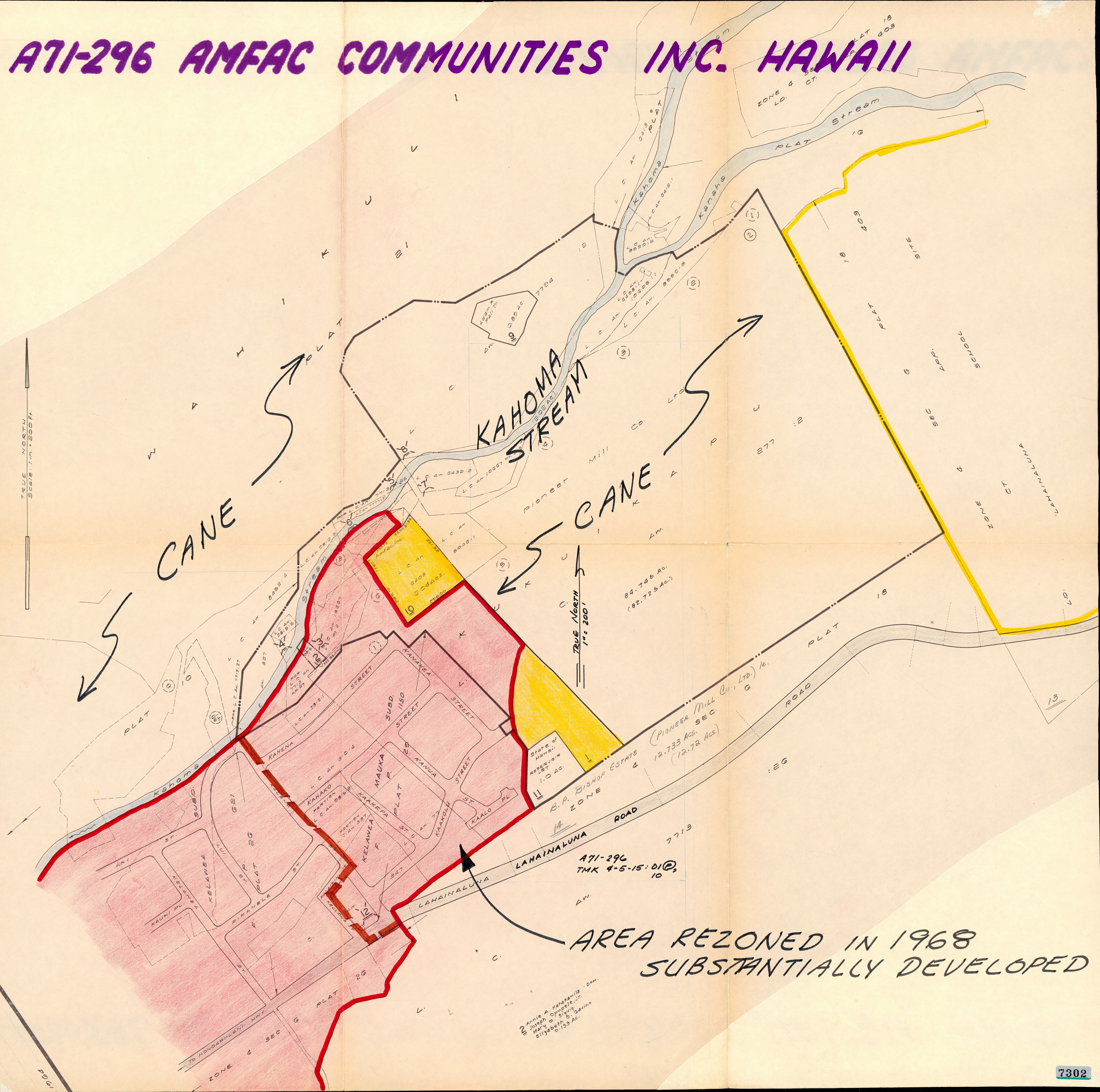
The hearing on this application was closed without additional testimony.

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.

AT1-296 AMFAC COMMUNITIES INC. HAWAII



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

Mr. Michael A. Town, Kula resident, spoke in opposition to the request and submitted a petition signed by 50+ Kula residents also opposing the proposed reclassification (see testimony and petition on file).

Mr. Philip H. Lowenthal, Kula resident, also spoke in opposition to the request (see testimony on file) because the petitioner has not submitted evidence that the land is needed within the next five years for rural use.

Shortly thereafter, the Vice-Chairman closed the hearing.

PETITION BY ULUPALAKUA RANCH, INC. (A71-295) TO RECLASSIFY APPROXIMATELY 27.5 ACRES FROM AGRICULTURAL TO RURAL AT ULUPALAKUA, MAUI

The staff planner informed the Commission that a letter had been received from Mr. Erdman, President of Ulupalakua Ranch, Inc., requesting a deferral on the boundary change until storage and water transmission problems have been resolved with the Maui County Department of Water Supply. Subsequently, Commissioner Napier moved for approval of the deferral request, seconded by Commissioner Tangen, and the motion was unanimously carried.

✓ PETITION BY AMFAC COMMUNITIES, INC.-HAWAII (A71-296) TO RECLASSIFY APPROXIMATELY 4.6 ACRES FROM AGRICULTURAL TO URBAN AT KELAWEA, LAHAINA, MAUI

The Executive Officer delivered the staff report (see copy on file).

Mr. Peter A. Sanborn, representing the petitioner, commented that the three plantation camps that are being phased out are Wainee, Puokoli, and Crater Village.

Shortly thereafter, Vice-Chairman Inaba closed the hearing on this matter.

STATE OF HAWAII
LAND USE COMMISSION

TESTIMONY FORM

To be filled out by all persons wishing to give testimony at this public hearing.

These forms will be collected prior to this hearing in order to aid the Commission in the conduct of this hearing.

Date: 7/16/71

Subject Petition: Antac Communities Inc. Hawaii

Your Name: PETER A. SAMBOEN

Organization: Antac Communities

Mailing Address: P.O. Box 696 LAHAINA MAUI.

Phone Number: 661-3671

Please check one: X I am for this petition
_____ I am against this petition

Briefly summarize your reasons for submitting testimony:

ANSWER QUESTIONS ON BEHALF OF OWNER.

Pursuant to Act 205, the Commission must take action on this petition between 45 - 90 days from the date of this public hearing. You have 15 days after this public hearing to submit additional written evidence to the:

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

(For Commission Use Only)

STATE OF HAWAII
LAND USE COMMISSION

Kahului Library
Kahului, Maui

July 16, 1971
10 a.m.

STAFF REPORT

A71-296 - AMFAC COMMUNITIES, INC.-HAWAII

A petition has been submitted by Amfac Communities, Inc.-Hawaii, Pioneer Mill Company, et al, and Amfac, Inc. to reclassify approximately 4.6 acres of land from an Agricultural to an Urban District at Kelawea, Lahaina, Maui. The land is identified as TMK 4-5-15: parcel 10, and portion of parcel 1.

The subject properties are located approximately 3/4 mile mauka of the Pioneer Sugar Mill and adjacent to the Lahaina Urban District.

The petitioner proposes to develop the sites specifically for housing Pioneer Mill Company employees.

The sites are bounded by Kahoma Stream and sugar cane to the north, the Kelawea Mauka Subdivision to the west, sugar cane and shrubs to the east, and Lahainaluna Road to the south.

The overall soil suitability classification according to the Land Study Bureau is "very good". The land is non-stony, well suited for machine tillage, and contains slopes of less than 20 percent. The median annual rainfall in Lahaina is approximately 15 inches, and the elevation is at the 200-foot level. Basic utilities are readily available to the sites.

7-12-71 Sent copy to Luc, petitioner

Commercial and public facilities are conveniently located in the town of Lahaina which is approximately one mile from the subject property. Lahainaluna High School is located approximately one mile mauka and the Kamehameha III Elementary School is 1¼ miles makai of the subject property.

In September, 1968, Amfac, Inc., acting as agent for Pioneer Mill Company, Ltd., gained approval on the reclassification of 25.7 acres of land in Lahaina, Maui, from an Agricultural to an Urban District (A68-189). This subdivision known as Kelawea Mauka Subdivision was initiated primarily for the fee simple sale of houselots to Pioneer Mill Company, Ltd. and Amfac, Inc. employees who were being relocated due to the demolition of sub-standard camp housing in various areas of Pioneer Mill. The two parcels under consideration in this application are located adjacent to this subdivision. A recent field investigation of the Kelawea Mauka Subdivision revealed that the area is substantially developed.

Petitioner's Statement

In substantiation of this request, the applicant states that the petition coincides with the Lahaina District General Plan, conducted as part of the 701 Comprehensive Planning Assistance Program, under the Federal Department of Housing & Urban Development, and is compatible with uses provided for

in the current County zoning plan for the Lahaina area. The petitioner further states that urbanization of this property will provide for the completion of approximately 25 employee-housing units. Employees moving into these subdivisions will be vacating Pioneer Mill camp housing areas which will be demolished and returned to sugar cane production. This situation will prevent "spotty" pockets of plantation camp areas and consolidate residential housing areas within established Urban Districts.

County Recommendation

The Maui County Planning Commission at its meeting of May 18, 1971, voted unanimously to recommend approval of the reclassification request based on the following:

1. The request conforms to the County's General Plan.
2. Adequate utilities appear to be available to service the area.
3. There is a need in the Lahaina area for low and moderate income housing.
4. The developer's program to provide low and moderate income housing has proceeded in an orderly and systematic manner.

Analysis

The need for additional urban land to provide low-cost housing for employees living in old plantation camps as well as for employees of the growing tourist industry in Lahaina and Kaanapali has been demonstrated by the fact that an 88-lot subdivision located near the Kelawea Mauka Subdivision was immediately sold out and the 100 plus lots of Kelawea Mauka Subdivision approximately two years after reclassification are substantially developed. Prior to the Kelawea Mauka Subdivision development, a waiting list in excess of 150 families seeking low-income housing existed.



DEPARTMENT OF WATER SUPPLY

COUNTY OF MAUI

P. O. BOX 547

KAHULUI, MAUI, HAWAII 96732

9690
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 houselots.
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)

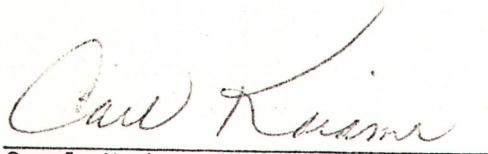
The existing water system for the area is inadequate to support this request for change of boundary. However, should the applicant conform to the requirements of the Department of Water Supply which would include offsite development and improvements to the water system, the Department would be pleased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

4. ✓ A71-296 - Amfac Communities, Inc.-Hawaii (4.6 acres from Agricultural to Urban at Kelaweia, 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

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

JUL 8 1971

NOTIFICATION OF BOUNDARY CHANGE APPLICATION

A71-296 - Amfac Communities, Inc.-Hawaii

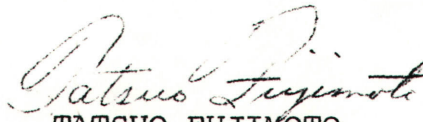
Please be advised that a boundary change application has been filed with the Land Use Commission to rezone approximately 4.6 acres from the Agricultural District to the Urban District at Kelawea, Lahaina, Maui. The property comprises TMK 4-5-15: Parcels 1 and 10. The intended use of the property is employee housing.

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

D R A F T

ASL

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

NOTIFICATION OF BOUNDARY CHANGE APPLICATION

A71-296 - Amfac Communities, Inc.-Hawaii

Please be advised that a boundary change application has been filed with the Land Use Commission to rezone approximately 4.6 acres from the Agricultural District to the Urban District at Kelaweaa, Lahaina, Maui. The property comprises TMK 4-5-15: parcels 1 and 10. The intended use of the property is employee housing.

A public hearing on this application is scheduled for July 16, 1971*, ~~in the County of Maui.~~ *at Keolu, 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

July 7, 1971

Mr. C. Earl Stoner, Jr.
President
Amfac Communities, Inc.-Hawaii
P. O. Box 3230
Honolulu, Hawaii 96801

Dear Mr. Stoner:

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

At that time the application by Amfac Communities,
Inc.-Hawaii (A71-296) to amend the land use district
boundaries at Kelaweia, Lahaina, Maui, will be heard.

Very truly yours,

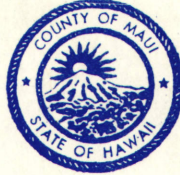
TATSUO FUJIMOTO
Executive Officer

Enclosure - Agenda

*Eagle-A
Type-Eraser
2 1/2" Cotton Fiber*

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

9609
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

May 24, 1971

RECEIVED

MAY 26 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: Change in District Boundary Application
Amfac Properties, Inc., Kelawea, Lahaina, Maui

The Maui Planning Commission at its meeting of May 18, 1971, voted unanimously to recommend approval of the above request for a change in district boundary from Agricultural to Urban.

In recommending approval, the Commission noted the following:

1. That the request conforms to the County's General Plan.
2. That adequate utilities appear to be available to service the area.
3. That there is a need in the Lahaina area for low and moderate income housing.
4. That the developer's program to providing such housing has been proceeding in an orderly and systematic manner.

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

Yours very truly,

A handwritten signature in blue ink that reads "Howard K. Nakamura".

HOWARD K. NAKAMURA
Planning Director

cc Public Works
cc Water Supply
cc Mr. Earl Stoner
cc Mr. Peter Sanborn

Effective May 22, 1971 our new telephone system will permit you to dial me direct! My new telephone number will be 546-8206.
or-8207

This routes your call directly to my phone.

You don't have to go through the switch-board.



Name C. Earl Stoner, Jr., Pres.
Amfac Communities Inc.-Hawaii
P. O. Box 3230
Honolulu, Hawaii 96801

RECEIVED

MAY 11 1971

State of Hawaii
LAND USE COMMISSION

**DIAL ME
DIRECT!**



PLACE
STAMP
HERE

Mr. Tatsuo Fujimoto
Executive Director
State Land Use Commission

P. O. Box 2359

Honolulu, Hawaii 96804

State Form B14

STATE OF HAWAII

Department of Planning
and Economic Development

Department, Bureau or Commission

OFFICIAL
RECEIPT

No. 299

May 7, 1971

RECEIVED from Ampac, Inc.
Fifty Thousand

DOLLARS

LUC - Petitioner's Fee

\$ 50.00

Caroline Okuda

Public Accountant

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



AMFAC INC

P. O. BOX 3230, HONOLULU, HAWAII 96801
CABLE ADDRESS: AMFAC

48222

VOUCHER NO.

THE ATTACHED CHECK IS IN PAYMENT OF THE FOLLOWING:

CHECK NO.

IN PAYMENT OF

DATE	INVOICE NO.	GROSS	DISCOUNT	PREVIOUS	BALANCE
4-28-71		\$50.00		fee for petition for amendment to the Land Use Commission District Boundary Kelawea Mauka II, Lahaina, Maui, Hawaii	
	840-				

FORM 670

7/66

©s

APPROVED

C. Earl Stoner, Jr.

REMITTANCE ADVICE

CUSTOMER'S COPY

May 3, 1971

XXXXXXXXXXXX
XXXXXXXXXXXX

Tatsuo Fujimoto
XXXXXXXXXXXX

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 for amendment to the land use district boundaries submitted by Amfac Communities Inc.-Hawaii.

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 OF HAWAII

OFFICIAL
RECEIPT

No. 287

Land Use Commission

Department, Bureau or Commission

April 30

1971

RECEIVED from

Amfac Inc.

Fifty & 00/100

DOLLARS

Petition for Boundary Change

\$ 50.00

Dora Y. Hornbown

Public Accountant

May 3, 1971

XXXXXXXXXXXX
XXXXXXXXXXXX

Tatsuo Fujimoto
XXXXXXXXXXXX

Mr. C. Earl Stoner, Jr.
President
Amfac Communities Inc.-Hawaii
P. O. Box 3230
Honolulu, Hawaii 96801

Dear Mr. Stoner:

This will acknowledge the receipt of your check in the amount of \$50.00 and application by Amfac Communities Inc.-Hawaii to amend the land use district boundaries at Kelaweia Mauka, 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,

Encl.
cc: Maui Planning Comm.

TATSUO FUJIMOTO
Executive Officer

AMFAC COMMUNITIES INC.-HAWAII

AN **Amfac** COMPANY

700 BISHOP STREET
TELEPHONE 546-8111 8206
MAILING ADDRESS: 8207
P. O. BOX 3230
HONOLULU, HAWAII 96801

April 30, 1971

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

RECEIVED
APR 30 1971
State of Hawaii
LAND USE COMMISSION

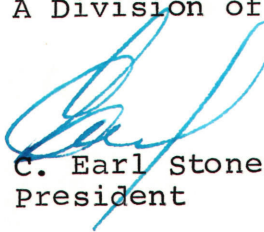
Dear Tatsuo:

Per my telephone conversation with you this morning, I am taking the liberty of forwarding a copy of our Kelawea Mauka urbanization request to Howard Nakamura at the Maui County Planning Department in hopes that this might expedite this request.

As you know, the employee subdivision adjacent to this request is currently under construction and for us to maintain the beneficial pricing we are able to give the purchasers in this subdivision, we feel it extremely important that we keep the project moving. Any assistance you may give us in expediting this request would be greatly appreciated. Thank you for your consideration.

Sincerely yours,

AMFAC COMMUNITIES INC.-HAWAII
A Division of Amfac, Inc.


C. Earl Stoner, Jr.
President

Enclosures
cc: Howard Nakamura
Peter Sanborn

AMFAC COMMUNITIES INC.-HAWAII

AN **Amfac** COMPANY

700 BISHOP STREET
TELEPHONE 546-8111

MAILING ADDRESS:

P. O. BOX 3230
HONOLULU, HAWAII 96801

RECEIVED

APR 30 1971

April 29, 1971

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

State of Hawaii
LAND USE COMMISSION

Re: District Boundary Change Petition TMK 4-5-15: 1 & 10

Gentlemen:

In September of 1968 Amfac, Inc., acting as agent for Pioneer Mill Company, Limited, received approval on the re-classification of approximately 25.7 acres of land in Lahaina, Maui from agricultural to urban land use (Petition 68-189). Subsequent events and further detailed planning by the County of Maui have resulted in the establishment of a definite road right-of-way boundary which is the natural extension and meeting of Dickenson Road and Kapunakea Road, both mauka-makai thoroughfares in Lahaina town. This road right-of-way boundary extends mauka into agricultural use areas for a short distance above the existing Kelawea Mauka employee subdivision which is being developed on the approximately 25.7 acre parcel covered under Petition 68-189 and is indicated on the enclosed maps. The remainder area between the road-way boundary and the uneven boundary of the Kelawea Mauka Subdivision is 4.628 acres. We hereby request that this 4.628 acre parcel be changed from agricultural to urban land use classification.

This urbanization request coincides with the West Maui 701 Federal Aid Master Plan and is compatible with uses provided for in the current County Zoning Plan for the Lahaina area.

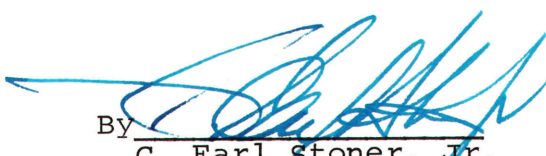
The urbanization of this property will provide for the completion of approximately 25 employee housing units which are being developed specifically for employees of Pioneer Mill Company, Limited and Amfac, Inc. in the area surrounding Lahaina. To a large extent, employees moving into these residences will be vacating Pioneer Mill camp housing areas which will be demolished and returned to sugar cane production. As indicated in previous correspondence to the Land Use Commission, recent urbanization requests in the Lahaina-Kaanapali area by our company have been more than off-set by the development of new cane lands at Pioneer Mill.

Land Use Commission
Page Two
April 29, 1971

We make this request acting as agent for Pioneer Mill Company, Limited
and Amfac, Inc.

Sincerely yours,

AMFAC COMMUNITIES INC.-HAWAII
A Division of Amfac, Inc.

By 

C. Earl Stoner, Jr.

Agent for PIONEER MILL CO., LTD.

Enclosures

STATE OF HAWAII
LAND USE COMMISSION

P. O. Box 2359
Honolulu, Hawaii 96804

A71-296

This space for LUC use

Date Petition and Fee received
by LUC _____

Date forwarded to County for
recommendation _____

Date Petition, and County
recommendation received by
LUC _____

PETITION FOR AMENDMENT TO THE LAND USE COMMISSION DISTRICT BOUNDARY

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

Description of property:

Portion of TMK 4-5-15: 1 & 10

Petitioner's interest in subject property:

Presently Owners Agent - Future owner of land to be developed.
Petitioner's reason(s) for requesting boundary change:

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

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

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

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

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

Signature(s) Peter A. Sanborn
Maui Project Manager

Address: President
Amfac Communities Inc.-Hawaii
P. O. Box 696
Lahaina, Maui, Hawaii 96761
Telephone: 661-3671

RECEIVED

APR 30 1971

State of Hawaii
LAND USE COMMISSION

RECEIVED

APR 30 1971

Description of Lot 2-B
(Kelaweau Mauka II Subdivision)

State of Hawaii
LAND USE COMMISSION

Being portions of Land Patent 8364, Land Commission Award 277 to C. Kanaina for W.C. Lunalilo, Royal Patent 2399, Land Commission Award 10,667, Apana 1 to Pikanele, and Royal Patent 1723, Land Commission Award 6408 to Ioba Kaleikini, situate Kelaweau, Lahaina, Maui, Hawaii.

Beginning on the southwesterly corner of this parcel of land, on the westerly side of File Plan 1150, the coordinates of said point of beginning referred to Government Survey Triangulation Station "Laina" being:

4,007.78 feet South

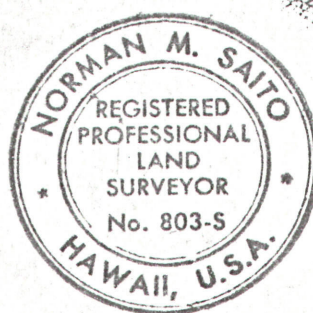
914.33 feet West

and running by azimuths measured clockwise from true south:

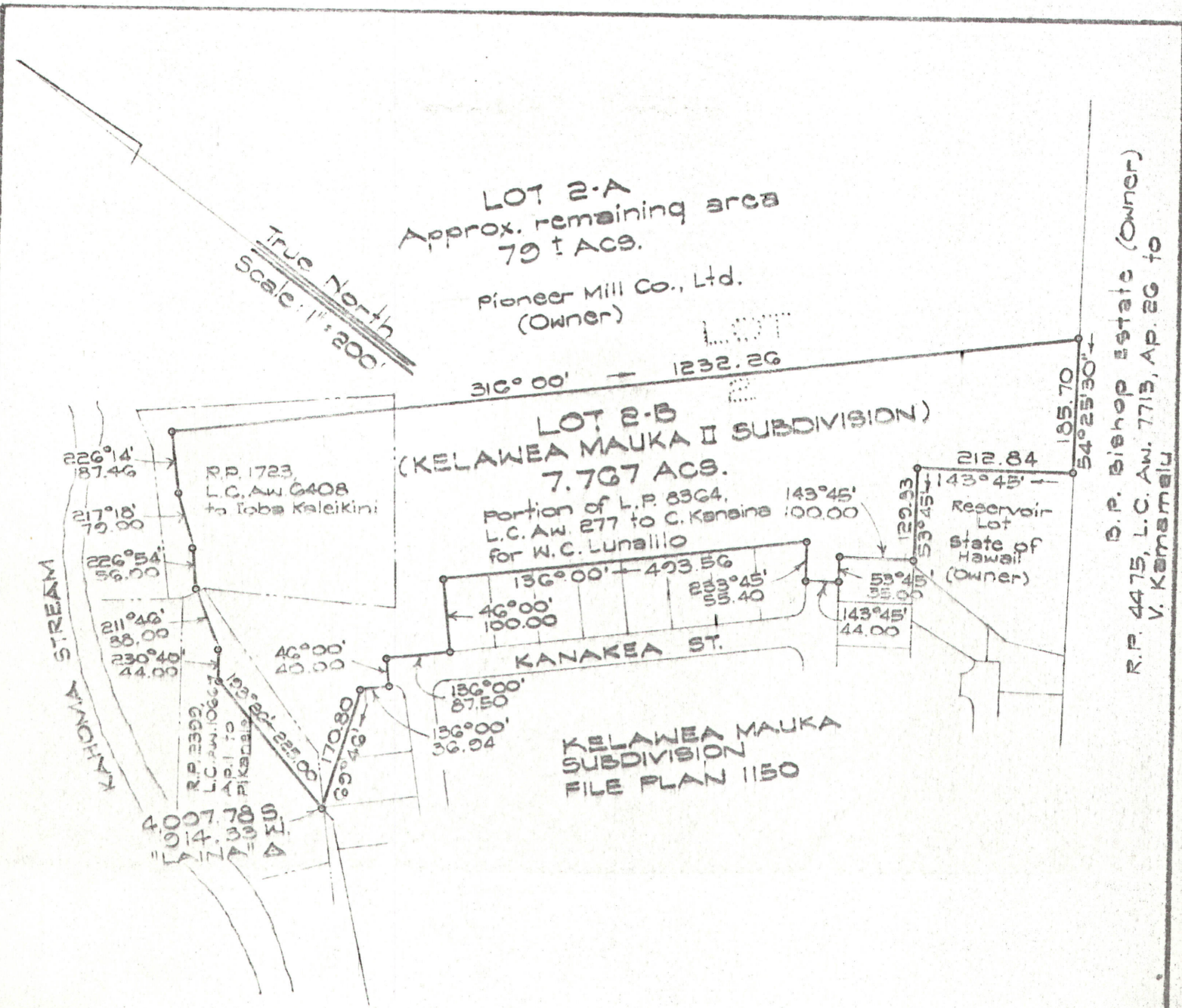
1.	193° 26'	225.00	feet along remainder of R.P. 2399, L.C. Aw. 10,667, Ap. 1 to Pikanele;
2.	230° 40'	44.00	feet along same;
3.	211° 46'	88.00	feet along same and along remainder of R.P. 1723, L.C. Aw. 6408 to Ioba Kaleikini;
4.	226° 54'	56.00	feet along remainder of R.P. 1723, L.C. Aw. 6408 to Ioba Kaleikini;
5.	217° 18'	79.00	feet along same;
6.	226° 14'	87.46	feet along same;
7.	316° 00'	1,232.26	feet along same and along remainder of L.P. 8364, L.C. Aw. 277 to C. Kanaina for W.C. Lunalilo;
8.	54° 25' 30"	185.70	feet along R.P. 4475, L.C. Aw. 7713, Ap. 26 to V. Kamamalu;
9.	143° 45'	212.84	feet along lot owned by the State of Hawaii;
10.	53° 45'	129.83	feet along same;

11.	143° 45'	100.00	feet along Lot 92 of Kelawea Mauka Subdivision, File Plan 1150;
12.	53° 45'	35.00	feet along same;
13.	143° 45'	44.00	feet along Lot 77 of Kelawea Mauka Subdivision, File Plan 1150;
14.	233° 45'	55.40	feet along Lot 93 of Kelawea Mauka Subdivision, File Plan 1150;
15.	136° 00'	493.56	feet along Lots 93, 94, 95, 96, 97, 98, 99 and 100 of Kelawea Mauka Subdivision, File Plan 1150;
16.	46° 00'	100.00	feet along Lot 100 of Kelawea Mauka Subdivision, File Plan 1150;
17.	136° 00'	87.50	feet along Lot 101 of Kelawea Mauka Subdivision, File Plan 1150;
18.	46° 00'	40.00	feet along same;
19.	136° 00'	36.94	feet along Lot 11 of Kelawea Mauka Subdivision, File Plan 1150;
20.	69° 46'	170.80	feet along Lots 10 and 11 of Kelawea Mauka Subdivision, File Plan 1150 to the point of beginning and containing an area of 7.767 acres.

This work was prepared by
me or under my supervision.

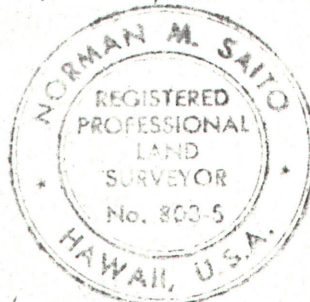


Norman M. Saito
4-19-71



**SUBDIVISION OF LOT 2
INTO LOT 2-A AND
LOT 2-B (KELAUEA MAUKA II SUBDIVISION)**
Being portions of L.P. 8364, L.C. Aw. 277 to
C. Kanaia for W.C. Lunailo; R.P. 2399,
L.C. Aw. 10667, Ap. 1 to Pikanale, and
R.P. 1723, L.C. Aw. G408 to Ioba Kaleikini
KELAUEA, LAHAINA, MAUI, HAWAII

OWNER: Pioneer Mill Co., Ltd.
ADDRESS: Lahaina, Maui, Hawaii



THIS WORK WAS PREPARED BY
ME OR UNDER MY SUPERVISION.

Norman M. Saito
Registered Professional Land Surveyor
Certificate No. 803-S

Tax Map Key: 4-5-15:1 & 10

Prepared by:
NORMAN SAITO-ENGINEERING
CONSULTANTS, INC., KAILUKU

SCALE: 1" = 200'

DATE: 4/19/71

JOB NO.

TRUE NORTH
SCALE: 1 IN. = 200 FT.

LOT 2-A
79± Acres

LOT 2

B. P. BISHOP
(OWNER)

ADAM P.
PALI TR.
OWNER

4.628 Acs.

1255±

LOT 2-B
8± Acres

Exist. Urban Boundary Line

Pioneer Mill
Co., Ltd. - M/C
Magoon Est.
M/C

403.56

55.40

35.00

22.00

85

84

83

82

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A71-296 AMFAC COMMUNITIES INC. HAWAII

A73-368 DAGS (LAHAINALUNA)





A68-189 AMFAC

DWG. NO. 377 (REVISED)
 SOURCE: TMS
 BY: HNNLS DATE: FEB. 25, 1964

POR. LAHAINA, MAUI (Formerly por. 4-5-09 & 4-5-15)

FOR REAL PROPERTY TAXATION PURPOSES
 SUBJECT TO CHANGE

ALL "A"

DEPARTMENT OF TAXATION
 PROPERTY ASSESSMENT DIVISION
TAX MAPS BRANCH
 STATE OF HAWAII
TAX MAP

SECOND TAXATION DIVISION	
ZONE	SEC. PLAT
4	5 15

SCALE: 1 IN. = 200 FT.

RECEIVED

APR 30 1971

State of Hawaii
LAND USE COMMISSION

April 6, 1971

Land Use Commission
Department of Planning and
Economic Development
P. O. Box 2359
Honolulu, Hawaii 96804

Gentlemen:

SUBJECT: Boundary Clarification - Petition A68-189 and Five Year Review

In September of 1968 Amfac, Inc., acting as agent for Pioneer Mill Company, Limited, received the approval of reclassification of approximately 25.7 acres of land in Lahaina, Maui from Agriculture to Urban land use (Petition 68-189). Subsequently, we obtained R-1 Zoning for this acreage from the County of Maui and proceeded with the development of 100 house lots on approximately 19 acres known as Kelawea Mauka Subdivision. This subdivision was developed primarily for the fee simple sale of house lots to Pioneer Mill Company, Limited and Amfac, Inc. employees who were being relocated due to the demolition of sub-standard camp housing in various areas around Pioneer Mill. We did not develop the total 25.7 acre parcel at that time because of a multiple claim parcel located within the 6.7 acre mauka portion of the property, which parcel required clear title before development could occur.

In keeping with a development program designed to meet the requirements of the West Maui 701 Plan completed in 1969, Amfac, Inc. had intended to develop the Kelawea Mauka Subdivision to the makai side of the roadway which was to be the eventual extension of two mauka/makai roads in Lahaina town - Dickenson Street and Kapunakea Street. A map indicating the eventual extension and junction of these two roads at Lahainaluna Road is enclosed herewith for your perusal. During the five year boundary review conducted by the Land Use Commission in 1969, and subsequent meetings with County planning and engineering officials, Amfac had indicated its intent on numerous occasions to develop to the makai boundary of this roadway extension, however, to our knowledge, no formal action occurred at either state or county levels to assure urbanization and residential zoning of this area and subsequent development.

Land Use Commission
Page Two
April 6, 1971

In April of 1970 after agreement had been reached with the County of Maui on the exact location of the Kapunakea/Dickenson roadway extension, we proceeded to clear title on the multiple claim parcel mentioned earlier and received title later that year. We thereafter proceeded with preliminary engineering plans for the development of Phase II Kelawea Mauka Subdivision to the makai border of the Kapunakea/Dickenson roadway extension and submitted same to the County of Maui Planning Department for approval. Upon their receipt of these plans, they questioned whether all of this property had been properly classified to urban use during the five year boundary review and also whether the proper zoning had been obtained. The most recent maps we have in our files having to do with this parcel are those prepared during the original State Land Use and County zoning changes in 1968. We are, therefore, unable to answer the question set forth by the County of Maui Planning Department and would appreciate your assistance on this matter. Total acreage of the Kelawea Mauka Phase I and II is approximately 27.2 acres and while this acreage is in excess of the 1968 zoning and land use request, we feel that the original intent of said request was to allow for development up to the roadway extension then being proposed in preliminary form in the Maui County 701 Plan.

We would appreciate your interpretation of these boundaries so that we may either proceed with the County for development of this subdivision addition or file the necessary formal petitions for land use and zoning revisions. Thank you for your attention of this matter.

Sincerely,

PAS

Peter A. Sanborn
Project Manager

cc: H. Nakamura, Planning Dept.

Enclosures