Hing Span
Dec 13 - Feb 11
Jan 21 ?

Paia Proj -
70 lots on
15 acres
$ 22-23,000

A71-309 - HALE MAHAOLU & COUNTY OF MAUI (MOL.)

In Haiku Area

LUC Denies Rezoning Request

A request by Ernest G Louis, of Haiku, for a change in zoning—from agricultural to urban of 7.3 acres of property at Pauwela—was denied last Friday, when the State Land Use Commission met in Kahului.

Denial of the Louis request was in conformance with the recommendation of the Maui Planning Commission which —during a meeting on February 8—voted unanimously to recommend denial of the petition.

Reviewing the matter, the LUC staff found that:

"1. The petitioner (Louis) has failed to substantiate the need for more Urban lands at Pauwela;

"2. Adequate lands presently exist within the abutting Pauwela Urban District to accommodate foreseeable urban needs; and

"3. There are no significant changes in development trends supporting the future growth potential of the Pauwela area."

Prior to voting on the item, the LUC was advised by realtor Chris Mamiya (representing Louis) that Arisumi Brothers, Inc., contractors, has expressed interest by letter in "taking all of the houselots for developing a project that would offer 20 houses and lots (with a minimum of 7,500 square feet each) at a sale price of between $26,000 and $30,000.

"If a husband and wife are both working," Mamiya said, "they don't qualify, by income, for the Paia low cost housing project. We're not competing with the Paia project, but are trying to meet a void."

Petitioner Louis said: "I think, personally, this is an excellent place for house lots. When we purchased this property a few years ago, it was zoned urban."

According to the LUC staff report, the property was originally designated within the Urban District in August 1964. However, in August 1969, LUC consultants for the comprehensive five-year boundary review recommended, and the Commission approved, the reclassification of approximately 87 acres at Haiku (including the Louis property) from an Urban to an Agricultural designation.

Three other action items considered at Friday's meeting were approved by the Commission in concurrence with the recommendations of the Maui County Planning Commission. These include:

1—A request by Hale Mahaolu and the County of Maui for a change in zoning, from agricultural to urban, of 19.6 acres at Kaunakakai, Molokai.

A housing project (under the FHA 235 subsidized mortgage program for low and moderate income families) is proposed on the property, with the house and lot parcels estimated to sell in the $26,000 to $31,000 price range.

Robert Yokoyama, secretary of the Hale Mahaolu Corporation, explained to the Commission that the "lack of skilled craftsmen" on Molokai would result in these price ranges because "per diem (for importation of skilled workers) will raise the rates."

2—A request by the Department of Accounting & General Services for a change in zoning, from agricultural and rural to urban, of 60.5 acres at Kula.

According to the LUC staff findings, the reclassification would allow the petitioner "to construct the proposed Quarterway House and continue with future expansion and renovation of the Kula Sanatorium and Hospital complex as the need arises."

3—A request by Maui Hardwoods, Inc. for a special permit to establish a kiln drying and wood treating facility on 1.2 acres within the agricultural district at Puunene.

The request was approved subject to conditions set forth by the Maui Planning Commission . . . and "that attractive and adequate screening along Mokulele Highway and Waiko Road shall be provided within one year of the approval of this special permit."

April 24, 1972

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

Dear Mr. Nakamura:

The petition by Hale Mahaolu and County of Maui (A71-309) to amend the land use district boundaries from the Agricultural District into the Urban District at Kaunakakai, Molokai, identifiable by Tax Map Key 5-3-05: portion of 3, for approximately 19.6 acres, was approved by the Land Use Commission at its meeting on April 21, 1972.

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

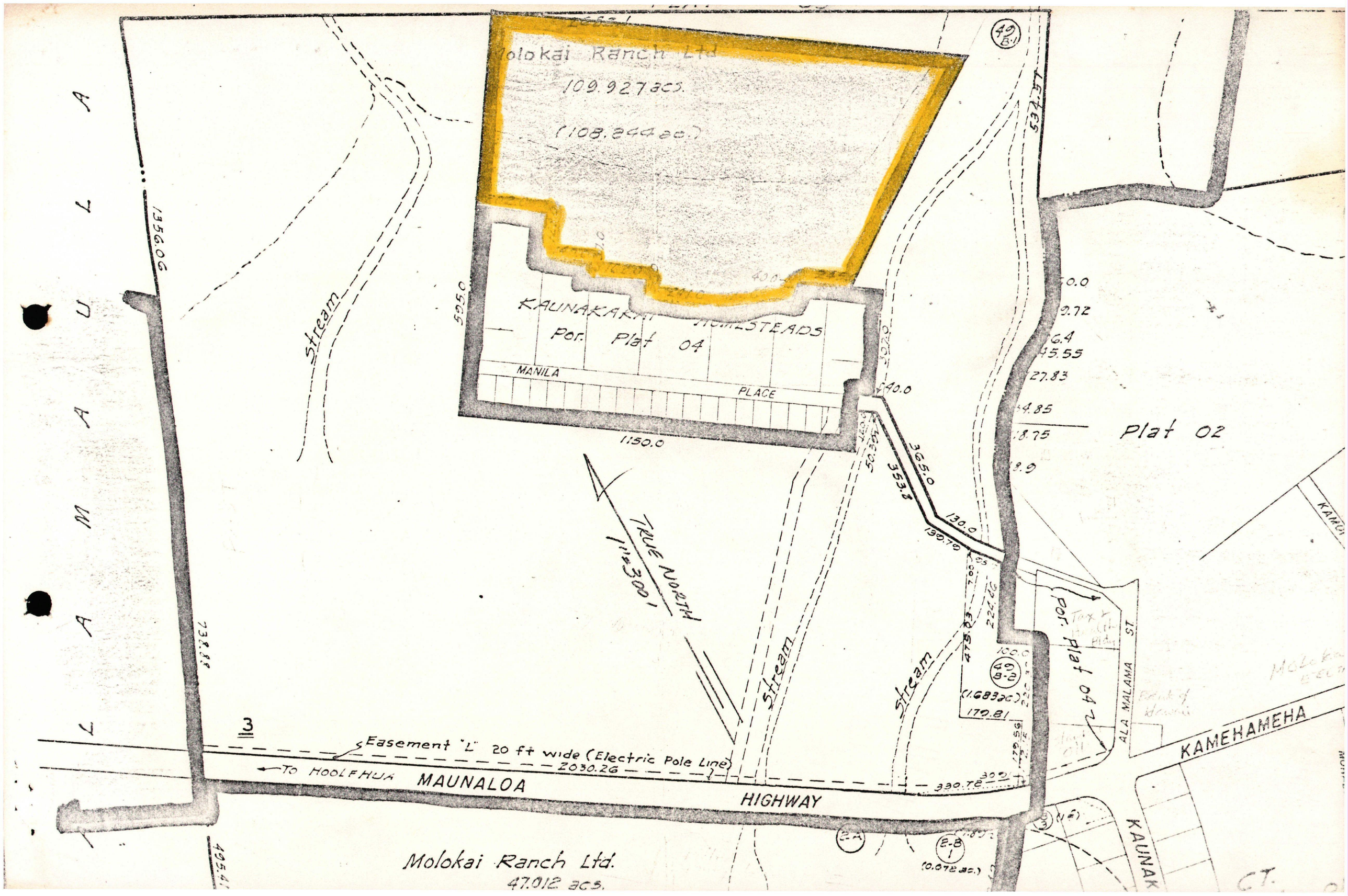
For your information, we are enclosing herewith a copy of Section 2.33, "Performance Time", of the Rules and Regulations of the Commission.

Very truly yours,

TATSUO FUJIMOTO
Executive Officer

Encls.

cc: R. T. Yokoyama, Hale Mahaolu
Mayor Elmer Cravalho
Maui Dept. of Water Supply
Maui Dept. of Taxation
Property Tech. Serv., Dept.of Taxation
Tax Maps Branch, Dept. of Taxation
Chairman of the Board, DLNR
Planning Office, DLNR
Fac. & Aux. Svcs. Br., DOE
Dept. of Transportation
Div. of Public Works, DAGS
Planning Branch, DPED
Land Use Commission



Molokai Ranch Ltd
109.927 acs.
(108.244 ac.)
KAUNAKAKAI HOMESTEADS
Por. Plat 04
MANILA
PLACE
1150.0
595.0
1356.06
Stream
TRUE NORTH
1"=300'
Stream
Stream
Plat 02
Por. Plat 04
ALA MALAMA ST.
KAMEHAMEHA
KAUNAK
Easement "L" 20 ft wide (Electric Pole Line)
2030.26
TO HOOLEHUA
MAUNALOA
HIGHWAY
Molokai Ranch Ltd.
47.012 acs.
3

STATE OF HAWAII
LAND USE COMMISSION

Minutes of Meeting

APPROVED
JUL 20 1972

Kahului Library
Kahului, Maui

April 21, 1972 - 1:30 p.m.

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

Commissioner Absent: Shelley M. Mark

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

Chairman Inaba duly swore in persons who will be testifying today.

ACTION

PETITION BY HALE MAHAOLU & COUNTY OF MAUI (A71-309) TO RECLASSIFY 19.6 ACRES FROM AGRICULTURAL TO URBAN AT KAUNAKAKAI, MOLOKAI

Mr. Tatsuo Fujimoto, Executive Officer, presented the staff memo recommending approval of the subject petition, based upon staff's findings (see copy of report on file). A detailed description of the area under petition was also offered to orient the Commission to the location and surrounding uses.

In response to Chairman Inaba's question, Mr. Robert T. Yokoyama, Corporation Representative of Hale Mahaolu, reported that a similar low and moderate income project at

Paia, Maui was being offered at $25,000 for a house and lot package in fee.

The motion by Commissioner Napier to approve the boundary amendment request as recommended by staff, seconded by Commissioner Yamamura, was carried.

PETITION BY DEPARTMENT OF ACCOUNTING AND GENERAL SERVICES (A71-313) TO RECLASSIFY 60.5 ACRES FROM AGRICULTURAL AND RURAL TO URBAN AT KULA, MAUI

It was the staff's recommendation that this petition be approved, based on its evaluation and findings (see copy of report on file). Mr. Leong, staff planner, offered additional information that, of the 60 acres under petition, 10 acres were presently zoned within the Rural District and the balance of the 50½ acres was designated Agricultural.

Commissioner Yamamura moved to approve the petition as recommended by staff, which was seconded by Commissioner Wung and unanimously passed.

PETITION BY ERNEST G. LOUIS (A71-317) TO RECLASSIFY 7.3 ACRES FROM AGRICULTURAL TO URBAN AT HAIKU, MAUI

Staff concurred with the Maui County Planning Commission in recommending disapproval of the petition (see copy of report on file). It was further reported by Mr. Fujimoto that the soil classification of subject land was "C" and that it abutted the Pauwela Urban District to the east.

Mr. Chris Mamiya, representing the petitioner, called on Mr. Small, a developer familiar with the area, to enlighten the Commission on the subject of water availability.

Mr. Small submitted that it was entirely feasible to supply the area with water by bringing in an 8" line to connect with the water tank already existing on Kokomo Road, as had been suggested by the Manager of the Water Board. He also countered that contrary to staff's findings, there was a great demand for housing in the Pauwela area, and that it was possible for the builder to market the house and lot for less than $30,000.

STATE OF HAWAII

LAND USE COMMISSION

VOTE RECORD

A71-309

ITEM HALE MAHAOLU & COUNTY OF MAUI DATE April 21, 1972

PLACE Kahului Library
Kahului, Maui TIME 1:30 p.m.

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

COMMENTS: Moved to approve.

STATE OF HAWAII
LAND USE COMMISSION

MEMORANDUM

April 21, 1972
1:30 p.m.

TO: Land Use Commission

FROM: Staff

SUBJECT: A71-309 - HALE MAHAOLU & COUNTY OF MAUI (Molokai)

A public hearing was held on February 5, 1972 at Kaunakakai, Molokai, on a petition by Hale Mahaolu and the County of Maui to reclassify approximately 19.6 acres of land from an Agricultural to an Urban District at Kaunakakai, Molokai. Since the hearing no additional evidence has been received either for or against this petition.

A housing project under the FHA 235 subsidized mortgage program for low- and moderate-income families is proposed on the subject property. The petitioner estimates that the house and lot package will be in the $26,000 to $31,000 range.

The Maui County Planning Commission, in concurrence with the Molokai Advisory Committee, voted to recommend approval of this boundary amendment request.

Staff evaluation of this petition finds that:

1. The proposed housing development will help to alleviate some of the housing needs of low- and moderate-income families on Molokai. According to the "Housing in Hawaii" study prepared for the State in 1971, this income group ($7,000 to $10,000) represents the segment of the population with the greatest need for housing. It was noted at the hearing that approximately 188 applications for housing in the proposed development from low- and moderate-income families on Molokai have been received.

2. Urbanization of the subject lands will not remove prime agricultural lands from production. The Land Study Bureau's soil classification for the area is "E" or very poorly suited for overall crop use.

3. Approval of this request would not contribute to the scatterization of urban development nor unreasonably burden public agencies to provide needed services. The subject property is suitable and adaptable for the proposed use since the land is below 20 percent in slope; contiguous to the Manila Village Urban District; and close to existing public services and facilities such as schools, parks, police and fire protection, and basic utilities which are located in the nearby Kaunakakai Urban District.

4. With regard to development performance, the same petitioner has nearly completed a similar housing project at Paia, Maui, which was approved by the Land Use Commission on March 5, 1971.

Based on the above findings, the staff recommends that this petition be approved.

3168

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

RECEIVED
APR 24 1972
State of Hawaii
LAND USE COMMISSION

April 21, 1972

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

Attention Mr. Tatsuo Fujimoto
Executive Officer

Gentlemen:

Subject: A71-309, Zoning Change - Agricultural to Rural, Kaunakakai, Molokai

There is no water system in the area. In order to support the proposed change, an offsite water system would have to be constructed to meet requirements.

Aloha,

Carl Kaiama

Carl Kaiama
Director of Water Supply

CK/f

"By Water All Things Find Life"

April 13, 1972

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

Dear Mr. Nakamura:

The Land Use Commission next meets at 1:30 p.m., in the Kahului Library, Kahului, Maui, on April 21, 1972.

On or about that time a decision on the petition by Hale Mahaolu & County of Maui (A71-309) will be rendered. If a deferral is necessary, notify the Land Use Commission any time before the matter is called for consideration by the Commission at the meeting. The Commission will evaluate the reasons and consider the request for a deferral.

Should you have any questions regarding this matter, please feel free to contact us.

Very truly yours,

TATSUO FUJIMOTO
Executive Officer

Enclosure - Agenda

cc: Robert Yokoyama

LUC Considering Housing, 'Quarterway House' Plans

2-10-72 Maui News

By Jeanne B. Johnson

KAUNAKAKAI — A low and moderate income housing project for Molokai and a "Quarterway House" for Kula Sanatorium were considered by the State Land Use Commission at a meeting on the Friendly Isle last week.

The hearings involved:

1—Hale Mahaolu and the County of Maui requesting a district boundary amendment from Agricultural to Urban for 19.6 acres at Kaunakakai.

2—A petition from the State Department of Accounting & General Services for the reclassification of approximately 60.5 acres of land at Keokea, Kula from Agricultural and Rural to Urban.

Both of the hearings were taken under advisement, and the petitioners or other interested parties have 15 days in which to file further testimony. Action, in accordance with law, will be taken within 45 to 90 days by the Commission. There were no letters in opposition.

The Hale Mahaolu project will result in the construction of low and moderate income housing under the FHA 235 subsidized mortgage program. It will be the first such program on Molokai and has received the blessings of the Planning Commission as well as the Molokai Advisory Committee.

Robert O. Ohata, consultant to Hale Mahaolu, told the Commission that there was a tremendous demand for the low-income housing and that there had already been more than 300 applications of which some 123 people appear to qualify under the federal regulations.

Ohata said he hoped construction could begin by the middle of this year. This, he explained, involved preparation of the land, etc., and construction of housing should be able to commence by the first of next year with the families able "to move in by the end of 1973."

Maui's Planning Director, Howard Nakamura, termed Hale Mahaolu's performance in the past as "outstanding"

The houses and lots as a package deal "will be in the $26,000 to $31,000 range and the project will be initiated as soon as land acquisition and governmental approvals are secured or finalized," the staff report said.

The Kula Sanatorium and General Hospital boundary changes, as requested by the State, "would facilitate future expansion and/or renovation of the hospital," according to the staff report.

In its petition, the State, through Comptroller Ke Nam Kim, related that a proposed new facility "will play an important role in upgrading the psychiatric care now provided at Kula Sanitarium."

The new facility which would be located on the approximately 60.5 acres under consideration, will be a "Quarterway House."

Kim said: "The State has recognized the need of a Quarterway House in Kula Sanitarium to adeuately prepare patients that are ready for community placement. The task of psychiatric patients to adjust to community living is a difficult one. This house will provide not only an adjustment period for these patients but will permit doctors to evaluate the readiness of each patient prior to discharge."

The area involved fronts the mauka side of Kula Highway directly south of the 20-acre Keokea Urban District. Approximately 10 of the 60 acres lie within the Waiohuli-Keokea Rural District, and the remaining 50 acres contains the main buildings and a variety of cottages, shops and residences, and is situated within the Agricultural District.

At its meeting on December 7 last year, the Planning Commission voted unanimously to recommend approval of the petition based on the finding that "the continuing need for health care facilities at Kula Sanitarium insures that the change to Urban District designation will be for public purposes rather than commercial, industrial or residential development."

Commissioner Eddie Tangen commented at the hearing: "I can't think of any better use of the land than to expand all these facilities."

The staff report said a "reclassification of the subject area to an Urban designation would obviate (the necessity of) future special permit processing and would recognize the urban-type use already extant on the property." An opinion given verbally by the Commission's counsel, Walton Hong, verified that the commission could take such action.

STATE OF HAWAII
LAND USE COMMISSION

Minutes of Meeting

February 5, 1972 - 10 a.m.

APPROVED
MAR 17 1972

Kaunakakai School Cafeteria
Kaunakakai, Molokai

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

Commissioners Absent: Sunao Kido
Shelley Mark

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

ADOPTION OF MINUTES

Vice-Chairman Tangen moved that the minutes of the November 20 and December 17, 1971 meetings be adopted as circulated to the Commission. The motion was seconded by Commissioner Wung and carried.

HEARINGS

PETITION BY HALE MAHAOLU AND COUNTY OF MAUI (A71-309) TO RECLASSIFY APPROXIMATELY 19.6 ACRES FROM AGRICULTURAL TO URBAN AT KAUNAKAKAI, MOLOKAI

The Executive Officer read the staff report (see copy on file) and noted that the Kaunakakai sewage treatment plant and oxidation pond site is located in the Conservation District makai of the area under consideration. A letter has been received from Hale Mahaolu correcting the area from that which was originally submitted (15 acres) to 19.6 acres. Subsequent to the writing of the staff report, a letter has been received

from Mr. Hanky Yamamoto, President, Molokai Community Action Council (which was read into the record), indicating that the MCAC at its meeting of January 27, 1972, voted to support this rezoning request because housing is a critical problem on Molokai.

Mr. Howard Nakamura, Maui County Planning Director, submitted that the Maui County Planning Commission recommended approval of this petition as indicated in the staff report presented by Mr. Fujimoto. The Maui County Planning Commission feels there is a definite need on the island of Molokai for the type of housing development proposed, and the approval of this boundary amendment would achieve this end. The sponsors of this project, Hale Mahaolu and the County of Maui, have consulted and worked closely with the residents of Molokai through the Molokai Advisory Committee and the Molokai Task Force; and, the Molokai community is in favor of the development occurring at subject locale. In addition, the record of the applicants over the last few years has been one of substantial performance; namely, the construction of 124 units at Lahaina are nearing completion, 70 units are presently under construction at Paia, and 110 units for the elderly have been completed in Kahului. Moreover, the land in question is unsuited for agricultural purposes, although it has been utilized for grazing.

Upon questioning by Commissioner Wung, Mr. Nakamura informed that the General Plan designation for the subject 19+ acres and a portion of the land situated makai of Manila Camp (although presently in agricultural use) is Urban-Residential.

Mr. Robert Ohata, consultant for Hale Mahaolu, introduced Mr. Robert Yokoyama, Corporation Representative, Hale Mahaolu, and Mr. George Tamura, Molokai Task Force. Mr. Ohata then testified that to date petitioners have received approximately 300 applications, of which 123 seem to qualify for the proposed project (low- and moderate-income housing). The project will consist of 91 units; and, conceivably, there will be additional demands in the future for this type of housing. Upon acquisition of the land through negotiations, it is anticipated that construction of the 91 units will commence the middle of this year, so that the purchasers can

occupy the homes by the end of 1973. An appraiser was engaged; and, although the subject land is currently classified Agricultural, he valuated the land at an urban rate on the bases of highest and best use, proximity to urban-zoned lands, and the Maui County General Plan designation is Urban-Residential.

Pursuant to Chairman Inaba's inquiry, Mr. Ohata stated that since Hale Mahaolu is a non-profit organization, it cannot be saddled with surplus lots, as such will result in the misuse of government funds. For this reason, petitioner has requested the rezoning of 19 acres only as a first increment. As the need for housing on Molokai continues, petitioners will come in for a second increment. For example, petitioners are certain that submittal of a boundary change for a second increment of the Paia development will soon be necessary.

Mr. Nakamura advised Commissioner Sakahashi that the Department of Water Supply has advised that some off-site improvements will be required for the project.

In answer to Mr. E. Loy Cluney, Mr. Ohata informed that in the event negotiations for the land acquisition fail, the project will continue because the County of Maui will exercise its right of eminent domain.

Following the above, Commissioner Yamamura commended Hale Mahaolu and the County of Maui for their contributions in providing housing for the residents of Maui, as the County of Maui has been the most progressive in this area.

There being no further discussion, Chairman Inaba advised that the Commission will receive additional evidence during the next 15 days, that the Commission will act on this matter within 45 to 90 days, and thereafter closed the hearing.

Tentative Schedule

The Commission agreed that it would hold its next meeting on Friday, March 17, in Kona, Hawaii. Subsequently, the Executive Officer commented that hopefully an opinion will be rendered by the Attorney General relative to the petition filed by the Department of Hawaiian Home Lands (A71-306). since action on subject petition is scheduled for that date.

Vice-Chairman Tangen notified that he will be out of town from June 10 to July 5.

Letter from Mr. John Bose, II

Mr. Fujimoto informed he was in receipt of a letter from Mr. John Bose, II, Maui Environmental Information Center, dated January 31, 1972, and read it into the record. In his letter, Mr. Bose stated his opposition that the Land Use Commission was conducting today's meeting on Molokai instead of Maui in view of the fact that a major portion of the lands under petition and scheduled for public hearings is situated on Maui. Therefore, Maui residents should be afforded the opportunity to present their views regarding these petitions, etc. (see letter on file). Thereupon, the Chairman directed the Executive Officer to write Mr. Bose informing him of the reasons the Commission decided to conduct today's meeting in Kaunakakai, Molokai, and also that Mr. Bose may submit any comments or evidence concerning any of the petitions within 15 days from this date.

Letter from Michael A. Town re: Petition by Ralph S. Yagi (A71-294)

After reviewing subject letter, Chairman Inaba advised the Executive Officer that upon conferring with Deputy Attorney General Walton Hong a letter be written to Mr. Town acknowledging receipt of his letter dated January 31, 1972 (see letter on file).

STATE OF HAWAII
LAND USE COMMISSION

Kaunakakai School Cafeteria
Kaunakakai, Molokai

February 5, 1972
10:00 a.m.

STAFF REPORT

A71-309 - HALE MAHAOLU & COUNTY OF MAUI
(Molokai)

A petition to amend the district boundaries from Agricultural to Urban for lands situated at Kaunakakai, Molokai, has been received from Hale Mahaolu, a non-profit community organization, and the County of Maui, co-sponsor of the proposed housing project.

The property in question comprises a 19.6-acre portion of a 110-acre parcel described as Tax Map Key 5-3-05: 3, which is owned by Molokai Ranch, Ltd. A letter dated October 5, 1971 from the landowners authorizing Hale Mahaolu to apply for the boundary change has been submitted. Acquisition of the land will be through negotiations, or should that fail, through condemnation. A housing project to be developed under the FHA 235 subsidized mortgage program for low and moderate income families is proposed.

The subject land is situated directly mauka of the 13-acre Manila Camp Urban District. This camp contains approximately two dozen individual parcels ranging in size from 6,000 square feet to one acre in area. The approximately four dozen homes situated within this Urban District

1-31-72 sent copy to petitioner; 2-1-72 - cuc

are generally old and dilapidated. Lands mauka of Manila Camp, including the subject area, are presently utilized for pasture purposes by Molokai Ranch. Lands makai of the camp are used for seed corn production. Directly makai of the main highway, fronting the seed corn operation, land is being prepared for the Kaunakakai sewage treatment plant and oxidation pond. The intermittent Kaunakakai Stream separates Manila Camp from the Kaunakakai Urban District to the east. Kaunakakai's commercial and governmental center lies less than one-half mile away.

Land Study Bureau soil classification indicates that the land is "E" or very poorly suited for overall crop use. It is rocky, well drained, unsuited for machine tillage and contains slopes of 0 to 10%. Median rainfall ranges between 10-25 inches annually.

County Recommendation

At its meeting of November 16, 1971, the Maui County Planning Commission voted unanimously to recommend approval of the requested change. It was noted that this decision was in concurrence with the findings of the Molokai Advisory Committee to the Maui Planning Commission; that the project will fill a vital need on Molokai; and that the development has the support of the community. The Maui Planning Director

further advises that: "Adequate utilities appear to be available to the site. The Kaunakakai sewer project is designed in such a manner as to service the proposed development. However, the Department of Water Supply has indicated that some improvements to their system will be required."

Evidence submitted by the petitioner in support of the boundary change request is as follows:

"1. The subject property is mauka and just adjacent to the Manila Village, which is in urban classification. The County of Maui is now extending the sewer system and providing other facilities to Manila Village. These facilities are being designed with a capacity sufficient for the 15 acres requested herein. One hundred eighty-eight applications for low and moderate income families on Molokai have been received to date. At the public meeting held in Kaunakakai on April 14, 1971, the families almost unanimously requested this site for the housing project. File including applications are available for inspection in the Office of the County of Maui Committee on Aging.

"2. The site is presently used for grazing. With the tremendous acreage of grazing land on Molokai, the reduction of 15 acres will not affect the lands allocated for agricultural use. This parcel has a 10% slope and the soil condition is such that it has considerable amount of boulders. Thus, it is not suited for intensive agriculture. The topography would be desirable for a houselot. The enclosed plat showing contour lines indicate its adaptability for the housing project."

3. A preliminary subdivision plan dated August 4, 1970 showing 91 houselots containing a 6,000 square foot minimum area; a proposed playground

comprising 1.4 acres; and a road pattern which appears to allow for further expansion of the subdivision in the mauka direction. A ½-acre parcel owned by Teijiro Oshiro, which is presently within an Urban classification and vacant, will be acquired for access to the subject area.

The petitioner has advised that the house and lot package will be in the $26,000 to $31,000 range and that the project will be initiated as soon as land acquisition and governmental approvals are secured or finalized. With regard to development performance by the petitioner, it is interesting to note that several dozen homes are in various stages of construction within the Paia project approved by the Commission on March 5, 1971, less than a year ago.

Molokai's population increased from 4,744 persons in 1960 to 5,089 in 1970 for a gain of 7.3%.

In 1969, our consultants for the boundary review estimated that there were 4551 acres of land within an Urban classification on Molokai. Approximately 50 acres were added to the Urban District during the 1969 boundary review and approximately 258 acres were included subsequent to the review as follows:

Puaahala Company	183 acres	August 14, 1969
Pukoo Properties	39 acres	January 12, 1970
Dept. of Accounting & General Services	36 acres	January 7, 1972
	258 acres	

These are the relevant facts known to the staff at this time.

30 60

Maui Environmental Information Center

A volunteer service to the ecology movement

P. O. Box 481 • Haiku, Hawaii 96708 • Telephone 575-2793

January 31, 1972

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

RECEIVED
FEB 2 1972
State of Hawaii
LAND USE COMMISSION

Dear Mr. Fujimoto:

This is to restate in writing my telephoned protest against the location of a public hearing to consider petitions for Change of District Boundary before the State Land Use Commission. The hearing is scheduled for February 5, 1972 at 10:00 a. m. in the Kaunakakai School Cafeteria, Kaunakakai, Molokai.

While I recognize the need to hold hearings on Molokai when the subject of the hearing is of major concern to the citizens of that island, I do not feel the agenda justifies a Molokai hearing if such precludes a Maui hearing. There are three petitions under consideration:

A71-309, Hale Mahaolu and County of Maui, 15 acres Agricultural to Urban, Kaunakakai, Molokai.

A71-313, Department of Accounting and General Services, 60.47 acres, Agricultural to Urban, Kula, Maui.

A71-317, Ernest G. Louis, 7.34 acres, Agricultural to Urban, Pauwela, Maui.

Note that 90.3% of the land acreage under consideration is located on Maui; that the only private citizen petitioner is on Maui; that the Pauwela reclassification will create a new urban zone on Maui, a contradiction of the stated aims of the General Plan. Maui citizens have recently been dismayed that Kula was totally excluded from the recently released Water, Sewerage and Drainage Master Plan. Kula has suffered a very severe water shortage during the past year, and additional urban zoning there is of vital concern to the citizens of Maui. At this moment, a land owner in Kula cannot get a building permit for a house because of the water situation there. The two Maui petitions should be the subject of full public disclosure and discussion on the island of Maui.

(note: see file on "Ombudsman" for reply to this letter).

Respectfully submitted,

John Bose

John Bose, II

cc: Ombudsman

3058

Molokai Community Action Council
P. O. Box 677
Kaunakakai, Molokai, Hawaii 96748
January 31, 1972

RECEIVED
FEB 2 1972
State of Hawaii
LAND USE COMMISSION

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

Dear Mr. Fujimoto:

The Molokai Community Action Council of the Maui Economic Opportunity, Incorporated, in January 27, 1972, at the Molokai Community Action Council meeting, voted to support the re-zoning of 15 acres of land from Agriculture District to the Urban District, at Kaunakakai, Molokai as requested by Hale-Mahaolu and County of Maui.

"The property comprises Tax Map Key 5-3-35: Portion of 3" for the intended use of having a housing project.

This re-zoning request should be granted because housing is a dire problem and needs immediate support and attention.

Thank you for your consideration.

Sincerely,

Mr. Hanky Yamamoto, President
Molokai Community Action Council

cc: Mr. Joseph Souki
Mr. Fred D. Bicoy
Mr. Howard Nakamura

2-5-72 - ltr, Waelow

January 21, 1972

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

Dear Mr. Nakamura:

The Land Use Commission next meets on February 5, 1972, at 10 a.m., in the Kaunakakai School Cafeteria, Kaunakakai, Molokai.

At that time the petition by Hale Mahaolu and the County of Maui (A71-309) to amend the land use district boundaries at Kaunakakai, Molokai, will be heard.

Should you have any questions regarding this matter, please feel free to contact us.

Very truly yours,

TATSUO FUJIMOTO
Executive Officer

Enclosure - Agenda

cc: Robert T. Yokoyama

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

January 20, 1972

NOTIFICATION OF BOUNDARY CHANGE APPLICATION

A71-309 - Hale Mahaolu & County of Maui
(Kaunakakai, Molokai)

Please be advised that a boundary change application has been filed with the Land Use Commission to rezone approximately 15 acres from the Agricultural District to the Urban District at Kaunakakai, Molokai. The property comprises Tax Map Key 5-3-05: portion of 3. The intended use of the property is housing.

A public hearing on this application is scheduled for February 5, 1972*.

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

TATSUO FUJIMOTO
Executive Officer

*See enclosed agenda

A71-309

MOLOKAI - Mailing List for Agenda & Form Letter

Maui Publishing Co.
P. O. Box 505
Wailuku, Maui

Liliuokalani Trust
P. O. Box 55
Kaunakakai, Hawaii 96748

E. Loy Cluney
Molokai Planning Advisory Committee
Hoolehua 96729

Noah Pekelo, Jr.
Citizens Planning Advisory Committee
Kamiloloa, Molokai

Fred Bicoy
Molokai Community Action Committee
Ailoa, Molokai

Louis Hao
Progressive Neighborhood Committee
Molokai, Hawaii

Senator Henry Lakiani
" Mamoru Yamasaki
Representative Pedro Dela cruz
" Ronald Fong

Wilmah Vredenburg, Chrm.
Molokai - Lanai SWCD-3
Kaunakakai 96748

ALL ISLANDS - Mailing List for Agenda & Form Letter

Harold Hostetler
The Honolulu Advertiser
P. O. Box 3110
Honolulu 96802

Jerry Tune
Honolulu Star Bulletin
P. O. Box 3350
Honolulu

Ken Kashiwahara
KGMB
1534 Kapiolani Blvd.
Honolulu 96814

Byron Baker
KHVH
1290 Ala Moana Blvd.
Honolulu 96814

K. C. Dennis
News Director
K-POI
1701 Ala Wai Blvd.
Honolulu 96815

Life of the Land
899 Waimanu St.
Honolulu 96814

Environment Group-Hawaii
P. O. Box 1618
Honolulu 96806

The Outdoor Circle
200 North Vineyard Blvd.
Honolulu 96817

George M. Sheets, President
Conservation Council for Hawaii
1536 St. Louis Dr.
Honolulu 96816

Mrs. Bob Hargreaves, President
The Outdoor Circle
350 Dune Circle
Kailua, Hawaii 96734
(Windward matters only)

Ellwood L. Bartz
Board of Water Supply
P. O. Box 3410
Honolulu 96801

Dr. Fujio Matsuda, Director
Dept. of Transportation
869 Punchbowl Street
Honolulu 96813

Yoshio Yanagawa
Executive Director
Hawaii Housing Authority
Dept. of Social Services & Housing
1002 North School St.
Honolulu 96817

Office of Environmental Qty. Control
Rm. 442
State Capitol

Dr. Harold L. Baker, Director
Land Study Bureau
University of Hawaii
2065 South King St.
Honolulu 96814

James Edington
Facilities & Auxiliary Services Branch
Dept. of Education
Liliuokalani Bldg.
Honolulu 96813

Honorable George Ariyoshi
Lieutenant Governor
State of Hawaii
State Capitol
Honolulu 96813

Don Horio
Office of the Governor
State Capitol
Honolulu 96813

Ramon Duran
Deputy Director
Dept. of Parks & Recreation
City & County of Honolulu
1455 Beretania St.
Honolulu 96814

Gary Kubota
935 Coolidge Street
Honolulu 96814

Miss Marsha Kakalia
46-344 Kahuhipa Street
Kaneohe, Hawaii 96744

A70-258 Dale Mahaska - non profit - several eleemosynary institutions

$14,000 hse
6,000 lot
3,000 miscell.

$23,000

FHA 235 — Jaimlin used to pay only 20% of net income; balance paid by federal govt. Hmmm, must meet asset & income limitation req. — to limit speculators. After 20-25 yrs - owner may divest himself of interest.

Richard Lyman

ADDENDUM TO THE KONA AGRICULTURAL LEASING POLICY

After the August 16th meeting in Kona, the Trustees of Bishop Estate reviewed their proposed leasing policy in the light of the comments and questions raised by those who attended the meeting. The leasing policy dated August 16, 1971 is revised by this addendum as follows:

1. REDUCTION IN AREA OF HOUSE SITE

As a result of several comments at the Kona meeting, the area of the house site will be reduced to ½ acre instead of the one acre proposed in the original policy draft. This will have the effect of reducing the rent charged for the house site in the agricultural leases. The rent for the house site will be based on 4% of the fair market value of the ½ acre site for the first 15 years with a 50% step-up in rent for the 16th through the 25th year. There will be additional rent charged for the productive area.

2. CONSOLIDATION INTO LARGER FARMS

The Trustees favor the consolidation of parcels into larger, more economical farm units, preferably of 20 acres or more. This was discussed at the Kona Symposium in 1969 but not supported by the respresentatives at that meeting. However, the Trustees consider that this objective is still laudable and should be encouraged.

Therefore, it will be their policy to encourage such consolidation by requesting farmers who desire to dispose of their productive land to offer right of first refusal to his adjoining farm neighbors.

As an alternate, the Trustees will consider including a lease requirement that the lessee shall be obligated to first offer the lease to the Trustees who shall then offer the lease to the lessees of the adjoining parcels. If this offer is not accepted by any neighboring farmer within

3029

HALE MAHAOLU
Kane Street
Kahului, Hawaii 96732

RECEIVED
JAN 18 1972
State of Hawaii
LAND USE COMMISSION

January 17, 1972

Mr. Tatsuo Fujimoto
Executive Officer
LAND USE COMMISSION
P. O. Box 2359
Honolulu, Hawaii

Dear Mr. Fujimoto:

We are enclosing our latest subdivision plan for the Molokai Housing project for your information and use at the Molokai hearing of the Land Use Commission.

Please note that because of required changes, the total area in question is 20.07 of which 19.56 acres are from Molokai Ranch and 0.51 acres from Mr. Teijiro Oshiro.

Sincerely,

HALE MAHAOLU

R Yokoyama

Robert T. Yokoyama
Corporation Representative

RTY:ffp

Enclosure

D R A F T

ASL ✓

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

Amended to 19.6 acres

NOTIFICATION OF BOUNDARY CHANGE APPLICATION

A71-309 - Hale Mahaolu & County of Maui
(Kaunakakai, Molokai)

Please be advised that a boundary change application has been filed with the Land Use Commission to rezone approximately 15 acres from the Agricultural District to the Urban District at Kaunakakai, Molokai. The property comprises Tax Map Key 5-3-05: 3. The intended use of the property is housing.

por. of

A public hearing on this application is scheduled for February 5, 1972*.

2939

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

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

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

November 17, 1971

RECEIVED
NOV 19 1971
State of Hawaii
LAND USE COMMISSION

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

Dear Mr. Fujimoto:

Re: Change in District Boundary Application A71-309 by Hale Mahaolu and County of Maui.

The Maui County Planning Commission at its meeting of November 16, 1971, voted unanimously to recommend approval of the above request for change in district boundary from Agricultural to Urban District to permit development of low and moderate income housing in Kaunakakai by Hale Mahaolu and the County of Maui. The recommendation for approval was in concurrence with the findings of the Molokai Advisory Committee to the Planning Commission. (Copy of the MAC report enclosed) Several meetings have been held by the sponsoring organizations and it is apparent that the project will fill a vital need on Molokai and has the support of the community.

Adequate utilities appear to be available to the site. The Kaunakakai sewer project is designed in such a manner as to service the proposed development. However, the Department of Water Supply has indicated that some improvements to their system will be required.

Should you have any further questions with regard to this matter, please contact us at any time.

Yours very truly,

Howard K. Nakamura

HOWARD K. NAKAMURA
Planning Director

cc Mr. Cluney
cc Mr. Yokoyama
cc Mayor Cravalho

RECEIVED
NOV 19 1971
State of Hawaii
LAND USE COMMISSION

November 11, 1971

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

Gentlemen:

The Hale Mahaolu Project on Molokai was referred to the Molokai Advisory Committee for review and comment inasmuch as the request involved a change in district boundary to permit housing for low and moderate income groups.

The project is located at TMK 5-3-05:3 just mauka of Manila Village in Kaunakakai and will consist of approximately 91 houselots on 15 acres of land.

The matter was reviewed by each member of the Molokai Advisory Committee. The Committee recommends approval of the request as submitted.

Yours very truly,

Edward L. Cluney

E. LOY CLUNEY
Chairman
Molokai Advisory Committee

GORO INABA

EDDIE TANGEN

TATSUO FUJIMOTO

October 14, 1971

Planning Commission
County of Maui
P. O. Box 1487
Kahului, Maui 96732

Attention: Mr. Howard Nakamura
Planning Director

Gentlemen:

This is in reference to the petition for amendment to the land use district boundaries submitted by Hale Mahaolu and the County of Maui (A71-309).

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.

GORO INABA

EDDIE TANGEN

TATSUO FUJIMOTO

October 14, 1971

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

Dear Mr. Nakamura:

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

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,

TATSUO FUJIMOTO
Executive Officer

cc: Robert Yokoyama,
Hale Mahaolu

7801

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

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

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

October 13, 1971

RECEIVED
OCT 14 1971
State of Hawaii
LAND USE COMMISSION

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

Dear Mr. Fujimoto:

Transmitted for your review and appropriate action is an application which was transmitted to our office for an amendment to the LUC District Boundaries at Kaunakakai, Molokai, from Agricultural to Urban. Inasmuch as the County of Maui is a co-sponsor of this housing project, together with Hale Mahaolu, a nonprofit community organization, it is respectfully requested that the filing fee be waived.

Should you have any questions, please contact either our office or Mr. Robert Yokoyama who is the County's Executive on Aging, as well as the Corporation Representative of Hale Mahaolu.

Yours very truly,

Howard K. Nakamura

HOWARD K. NAKAMURA
Planning Director

cc Mr. Robert Yokoyama
cc Mayor Cravalho

HALE MAHAOLU
Kane Street
Kahului, Hawaii 96732

RECEIVED
OCT 14 1971
State of Hawaii
LAND USE COMMISSION

October 7, 1971

Mr. Howard Nakamura, Director
DEPARTMENT OF PLANNING
County of Maui
Kahului, Hawaii 96732

Dear Mr. Nakamura:

Enclosed herewith are copies of Petition For Amendment To The State Land Use Commission District Boundary necessary for the County's housing program for low and moderate income families. Also enclosed is a letter from Molokai Ranch Co. authorizing Hale Mahaolu to apply for change in district boundary. Inasmuch as this is a housing project for the County of Maui, we respectfully request that the filing fee be deferred. We also request that the petition be transmitted to the State Land Use Commission with the recommendation of the County agency.

Yours very truly,

Robert T. Yokoyama
Corporation Representative
HALE MAHAOLU TOGETHER WITH
THE COUNTY OF MAUI

RTY:ffp
cc: Mr. C. W. Stevenson
Enclosures

EVIDENCE IN SUPPORT OF PETITION

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

The subject property is mauka and just adjacent to the Manila Village, which is in urban classification. The County of Maui is now extending the sewer system and providing other facilities to Manila Village. These facilities are being designed with a capacity sufficient for the 15 acres requested herein. One hundred eighty-eight applications for low and moderate income families on Molokai have been received to date. At the public meeting held in Kaunakakai on April 14, 1971, the families almost unanimously requested this site for the housing project. File including applications are available for inspection in the Office of the County of Maui Committee on Aging.

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

The site is presently used for grazing. With the tremendous acreage of grazing land on Molokai, the reduction of 15 acres will not affect the lands allocated for agricultural use. This parcel has a 10% slope and the soil condition is such that it has considerable amount of boulders. Thus, it is not suited for intensive agriculture. The topography would be desirable for a houselot. The enclosed plat showing contour lines indicate its adaptability for the housing project.

STATE OF HAWAII
LAND USE COMMISSION

P. O. Box 2359
Honolulu, Hawaii 96804

RECEIVED
OCT 14 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 _____

A71-309

PETITION FOR AMENDMENT TO THE LAND USE COMMISSION DISTRICT BOUNDARY

(X) (We) hereby request an amendment to the Land Use Commission District Boundary respecting the County of Maui, Island of Molokai, map number and/or name Mo-3 to change the district designation of the following described property from its present classification in a(n) agricultural district into a(n) urban district.

Amended 19.6 acres ASL

Description of property:

Fifteen acres just mauka of Manila Village in Kaunakakai, portion of TMK 5-3-05:3.

Petitioner's interest in subject property:

The petitioner being the housing agency of the County of Maui, will negotiate purchase of the property through negotiation. Should negotiation fail, the County of Maui will acquire the property through eminent domain.

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

The petitioner requires the property for a Section 235 housing for low and moderate income families. This is another project of the County of Maui to provide housing for the low income families.

(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 changed since adoption of the present classification that the proposed classification is reasonable.~~

Signature(s) _____

_____

_____

Address: Kahului, Maui

Telephone: 2445615

Molokai Ranch, Limited

POST OFFICE BOX 8 • KAUNAKAKAI, MOLOKAI, HAWAII 96748

AGENTS
P. O. BOX 3200
HONOLULU, HAWAII 96801

OCT 07 1971

October 5, 1971

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

Subject: Low Cost Housing
Authorization for Zoning Change

Gentlemen:

You recently requested authorization on behalf of Molokai Ranch, Limited to apply for a zoning change.

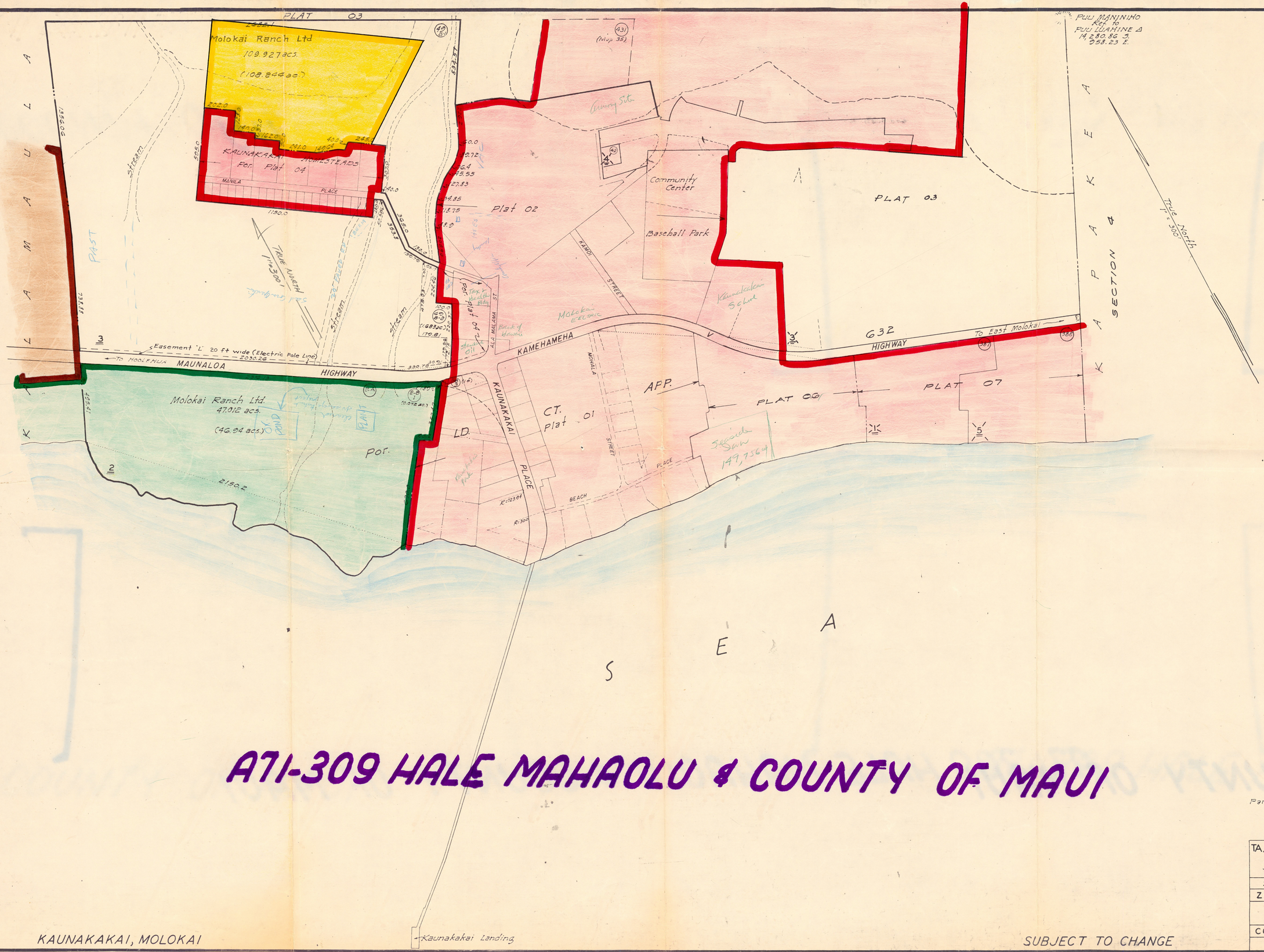
Please consider this your authority to make this application on behalf of the Molokai Ranch. As I indicated in my other letter, we have never received a survey of the area which you propose to take. Consequently the authorization to apply will have to be based on an appraisal and approval of the area after we have received the necessary map.

Yours very truly,

C. W. Stevenson
Secretary

CWS:bb

5-3-05



A71-309 HALE MAHAOLU & COUNTY OF MAUI

Parcels Dropped: 1,3,4,5,

TAXATION MAPS BUREAU TERRITORY OF HAWAII TAX MAP		
SECOND DIVISION		
ZONE	SEC.	PLAT
5	3	05
CONTAINING PARCELS		
SCALE: 1in = 300 FT.		

KAUNAKAKAI, MOLOKAI

SUBJECT TO CHANGE

Dwg. No. : 34 App. 632
Source : Ld. App. 632
By : L.H. & G.S. June 1940

7312

A71-309 HALE MAHAOLU & COUNTY OF MAUI

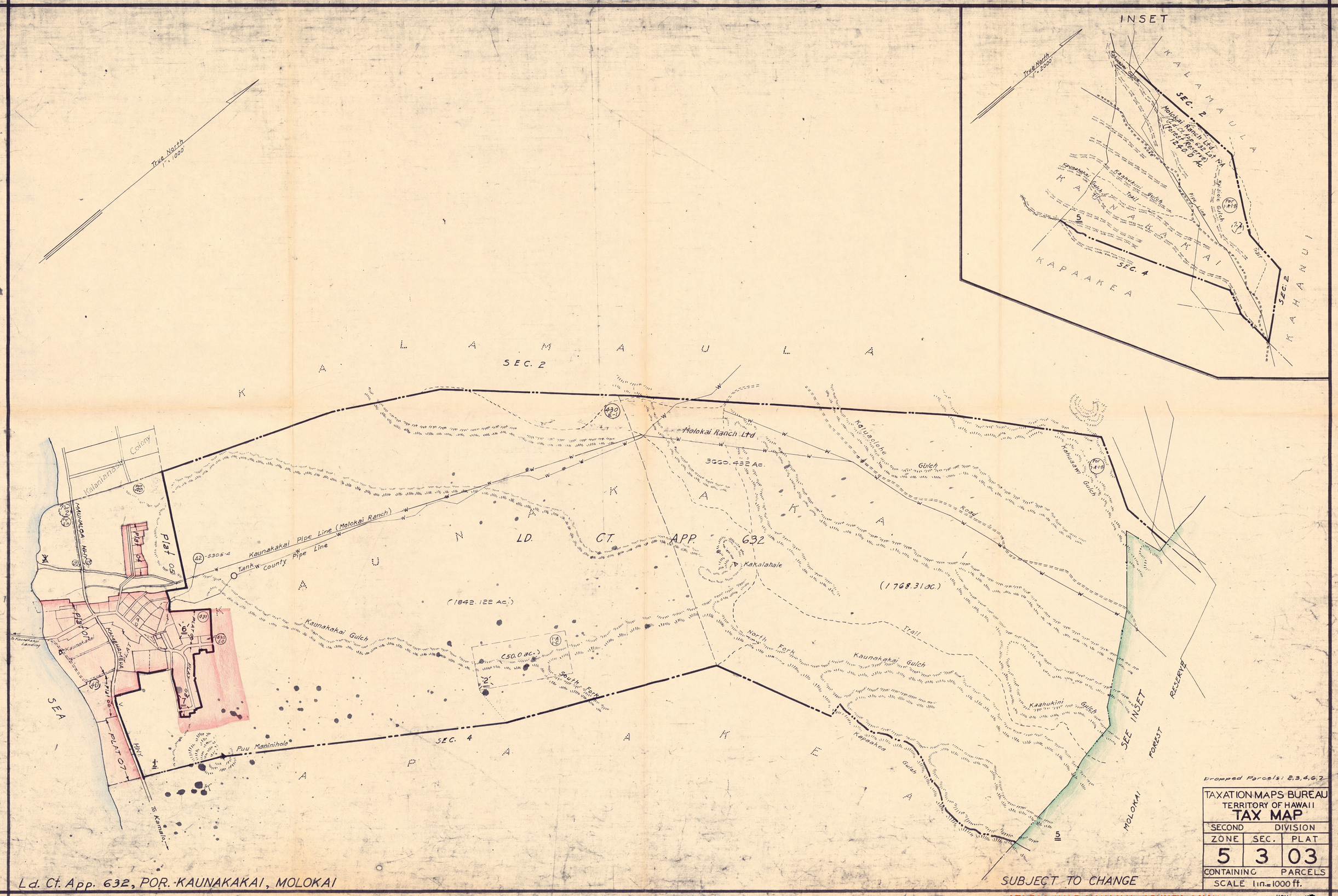
OCT 18 1971

ATI-309 HALE MAHAOLU 4 COUNTY OF MAUI

PACIFIC OCEAN

Lae o Kahiu
Ka Lae Mauu
Lae Hoolehua
Kahili
Lanaing Field
Coast Guard Lighthouse
Kilkolu
Ka Laea
Namoku
Kaupikiawa
Kapapakikane
Coral
Reef
Cem
Kalaemilo
Cemetery
Papaloa
BM 10
Kalaupapa
Puu Uao
Kauhako Crater
Anianikeha
Halo
Kukulokanaloa
Pohakunui
HOMESTEADS
Kaluanui
GRANT BOUNDARY
Kapaie
Gulch
Waiakane Spr
NIHOA
Kapuahiapele
Awahua
Puwahi
Waiahanawa
FOREST RESERVE
BOUNDARY
Kalawao
Alae
Hoolehua Cem
Kanakaloloa
Molokai Community Hospital
PUU KAPELE AVE
GRANT
MANOWAINUI
Puu Kamoo
KALAWAO CO MAUI CO
NAIWA (APANA 3)
Puu Lua
BM 1666
PALAAU (APANA 3)
Springs
KALAWAO DISTRICT
MOLOKAI DISTRICT
KAHANUI (APANA 2)
Kaolewa
Iliilika
ILOLI (APANA 2)
Maneopapa
Water Tanks
Eleuweuwe
HOOLEHUA (APANA 2)
Hoolehua
FARRINGTON AVE
Gaging Sta
Puu Olelo
NAIWA
Molokai High Sch
Puu Anoano
Maalehu
Kipu
Meyer Lake (APANA 2)
Puu Kauwa
MOLOKAI
Puu Kapeelua
Kaluapeelua
HOMESTEADS
MOOMIMI AVE
Kalae
Hahaeule
Kaluluwai
Radio Towers
Quarry
Kualapuu
Waiakailio
Water Tank
Kualapuu
Gulch
Waiehi
Walanui
Diversion Dam
TUNNEL
Stream
KALAWAO MOLOKAI DISTRICT
Waiakeakua Stream
PIPE LINE
Walakalae
Mokomoko Gulch
Kapuna
Kapuna Spring
Puu Kanalo
Water Tank
Well
Puu Oli
Kalusolohe
Maunahui
Kaulolo
RESERVE
Kahuawai
Holomua Sch
Puu Luahine
Manawainui
Homalani Cem
Gravel Pit
Kahualelepulu
Water Tanks
Water Tank
Kakalahale
Kapaaske
North Fork (GOVERNMENT)
South Fork (GOVERNMENT)
Puu Oahu
Oaiwai
Windmill
Umipaa
BM 16
Ooia Fishpond
Kaluaapuhi Fishpond
LEVEE
MANGROVE
Ohiapili
KALANIANAOLE COLONY
Kamehameha Coconut Grove
Puu Hele
Kukuiokahoalii
Kaunakakai
Makakilola
Kamiloloa
Mauka
Makai
Kawela
Mud
Coral
Reef
Harbor
Rock Wall
Puu Maninikolo
Range Lights
Kaunakakai
Kolea
Kamiloloa
Kalokoeli Fishpond
Alii Fishpond
Kaamini Fishpond
Kanas Fishpond
Moku
Naiolua
PACIFIC OCEAN

7313



INSET
True North 1" = 2000'
KALAMAULA
SEC. 2
Molokai Ranch Ltd
Ld. Ct. App. 632 Lot 1-A
(Forest Reserve)
1240.0 Ac.
Kaunakakai Gulch
Kaahukini Gulch
Pipe Line
Trail
KAUNAKAKAI
KAPAAKEA
SEC. 4
KAHANUI
True North 1" = 1000'
KALAMAULA
SEC. 2
Molokai Ranch Ltd
3660.432 Ac.
Kaluaolohe Gulch
Kahuaawi Gulch
Road
Kalanianaole Colony
MAUNALOA HWY
Plat 04
Plat 05
Kaunakakai Pipe Line (Molokai Ranch)
Tank
County Pipe Line
LD. CT. APP. 632
Kakalahale
(1842.122 Ac.)
(1768.31 ac.)
Kaunakakai Gulch
(50.0 ac.)
South Fork
North Fork
Kaunakakai Gulch
Trail
Kaahukini Gulch
Kapaakea Gulch
SEA
PLAT 07
HWY
Puu Maninihola
SEC. 4
To Kamalo
SEE INSET
FOREST RESERVE
MOLOKAI
Dropped Parcels: 2,3,4,6,7
TAXATION MAPS BUREAU
TERRITORY OF HAWAII
TAX MAP
SECOND DIVISION
ZONE 5
SEC. 3
PLAT 03
CONTAINING PARCELS
SCALE 1in.=1000 ft.
SUBJECT TO CHANGE
Ld. Ct. App. 632, POR. KAUNAKAKAI, MOLOKAI
Revised to June, 1940 L.H.&G.S.
Dwg. No.: 209
By: W.C.H. 6/3/34
Source: Tax. Maps Bureau
A71-309 HALE MAHAOLU • COUNTY of MAUI
PRINTED NOV 1 1971
7314

5 3 04

Plat 05

Plat 05

Plat 05

Plat 02

Plat 01

Plat 05

Zackery P. Pahupu Est. 1.0 ac. 25 101.0

Segunda Aiken 101.00 26 24,577 s.f. or 0.564 ac. 270.30

Geronimo Taong & wf Francisca Ramos R-1/6 85.00 24 10,357 s.f. or 0.238 ac. 35 100.00

425.0 438.00 270.30 307.0 42,080 s.f. 27 140.0

Henry P. Pahupu 140.0 23

John K. Papa - Curt. James K. Papa - 1/6 Richard K. Papa - 1/6 Emma M.H. Branco - 3/6 162.0 22

1.0 ac. KAUNAKAKAI 28 162.0

Tojiro Ishino & wf Yoshiko T. - 1/6 Tomotsu Fukuchi & wf Fusako - 1/6 100.50 21R 220.0 22,110 s.f. 29 100.50

Rebecca K. Ushinui - 1/6 Elizabeth K. Lambert - 1/6 100.50 21B 220.0 22,110 s.f. 33 100.50

MANILA

Doris Kanemitsu & hsb Takeo 149.64 20 220.0

1.0 ac. HOMESTEADS 30 185.0

George F.K. Chong & wf Sarah K. 97.0 19 257.0

1.0 ac. 31 146.0

Joe Kaahu 148.0 18 307.0

1.0 ac. 32 198.0

Emma K.Y. Lau - EASEMENT "C" (5 ft wide) PLACE

Stream

APP.

632

Stream

Emma K.Y. Lau 50 24 6000 sf 18,000 sf 50.0

George F.K. Chong & wf Sarah K. 1/6 51 6000 sf 52 6000 sf 53 6000 sf 54 Alvin A. Ahuna & wf Thelma 6000 sf 55 6000 sf 56 Ella D. Leahi 12,000 sf (6000 sf) 57 Mahinaka & wf Shirley 12,000 sf (6000 sf) 58 Mahinaka & wf Shirley 12,000 sf (6000 sf) 59 George F. Barbara A. Chong 6000 sf 60 George F. Barbara A. Chong 6000 sf 61 Lambert Ballao 12,000 sf (6000 sf) 62 12,000 sf (6000 sf) 63 12,000 sf (6000 sf) 64 6000 sf 65 6000 sf 66 Francisco & Takako 6000 sf 67 6000 sf 68 Wilfred & Watanabe & wf Shizuko 12,000 sf (6000 sf) 69 6000 sf 70 6000 sf 71 Kenneth K. 12,000 sf (6000 sf) 72 73 M 33

Estanislao Ballao & wf Gladys K. Raymond S. Ballao - J/T

CL

LD.

POR.

738.88

True North 1" = 100'

MAKAENA PLACE 201.23

104.34 74 County of Maui 20,027 sf 224.66 215.55

4 100.0 3 State of Hawaii (Dept. of Public Works) 6.234 Ac. Terr. Tax & Health Building Site (1.003 ac.) 250.0 Exec. Ord. #1640 (1.23 ac.) 220.0 26 76.7 150.0 18

2 237.51 220.0 MALAMA

Molokai Ranch Ltd. 28 Standard Oil Company of California 31,145 sf 172.15 193.68 1 34

STREET

Plat 01

Parcels Dropped : 33, 17, 15 6, 23, 24 34, 3, 18

To Hoolehua Homesteads

Easement "L" 20 Ft wide (Electric Pole Line)

2030.26

MAUNALOA HIGHWAY

321.39

KAUNAKAKAI, MOLOKAI

SUBJECT TO CHANGE

A71-309 HALE MAHAOLU & COUNTY OF MAUI OCT 18 1971

Dwg. No. : 34
Source : Ld. & App. 632
By : L.H. & G.S. June 1990

TAXATION MAPS BUREAU
TERRITORY OF HAWAII
TAX MAP
SECOND DIVISION

ZONE	SEC.	PLAT
5	3	04

CONTAINING PARCELS
SCALE: 1 in = 100 FT.

7315

PLAYGROUND
61,920 sq.ft.
(1.4215 Ac.)

4.314 Acs.

PROJECT SITE

MANILA ROAD

KAUNAKAKAI TOWN

KAMEHAMEHA V HIGHWAY

STREAM

Molokai Ranch Ltd.

Segundo Alcoin

Zackery P. Pohupu Est

Sam Alo, Sr.

John K. Papa, et al

Geronimo Taong

Rebecca K. Uehinui

Takeo Kanemitsu
& wf Doris

George F. K. Chong
& wf Sarah K.

John Kachu

Emma K.Y. Lau

George F.K. Chong

John Alcon

Eligo A Reyes

Ella D. Keohi

Masato Yoshioka

Estenesloo Baliao

Estenesloo Baliao

Emma K.Y. Lau

Frank M Takata

Wilfred K Watanabe

Emma K. Y. Lau

GOVERNMENT ROAD

To Kaunakakai

BM on post
Elev 15.52' (redhead)

TRUE NORTH
Scale: 1 in = 600 feet

VICINITY MAP
Scale: 1 in = 600 feet

TRUE NORTH
Scale: 1 in = 50 ft

KAUNAKAKAI STREAM

GENERAL INFORMATION

County Zoning - Agricultural
State LUC - Agricultural
Subdivision Area - 20.07 Acs.
Park Site - 1.4215 Ac.
Min. Lot Size - 6,000 ¢
Min. Lot Width - 60 ft.
Number of House Lots - 91
Molokai Ranch -(19.56 Acs.)
Teijiro Oshiro -(0.51 Ac.)

RECEIVED
OCT 14 1970
State of Hawaii
LAND USE COMMISSION

PRELIMINARY SUBDIVISION PLAN

MOLOKAI HOUSING PROJECT

SUBDIVISION OF A PORTION OF LOT 49-B-1
LAND COURT APPLICATION 632
INTO LOTS 1 TO 91 INCLUSIVE.

THIS IS A FHA 235 HOUSING PROJECT

SPONSOR: HALE MAHAOLU for COUNTY of MAUI
KANE STREET, KAHULUI, MAUI

PLANNER-CONSULTANT: ROBERT OHATA, AIP PE
ENGINEER-SURVEYOR: WARREN S. UNEMORI, PE&S
WAILUKU, MAUI

SCALE: 1 INCH = 50 FEET

AUGUST 4, 1970

A71-309 HALE MAHAOLU & COUNTY OF MAUI

TMK 5-3-05: 3

24"x 36"

7316

PLAYGROUND
61,920 sq.ft.
(1.4215 Ac.)

4.314 Acs.

PROJECT SITE

VICINITY MAP
Scale: 1 in = 600 feet

GOVERNMENT ROAD

GENERAL INFORMATION

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AUGUST 4, 1970

TMK 5-3-05: 3

24"x 36"

7317

Rec'd Jan 18 '72
w/ Jan 17 '72 Ltr
from Yokoyama

7318