Doug
Oct 16 – Dec 15

A72=332/COUNTY OF MAUI (Haiku Housing Project)

February 23, 1973

Mr. Edwin T. Okubo
Federal Programs Coordinator
County of Maui
County Administration Building
Wailuku, Maui 96793

Dear Mr. Okubo:

The petition by the County of Maui (A72-332) to amend the land use district boundaries from the Agricultural District into the Urban District at Pauwela, Maui, identifiable by Tax Map Key 2-7-08: portion of 49, for approximately 8.5 acres, was approved by the Land Use Commission at its meeting on February 16, 1973.

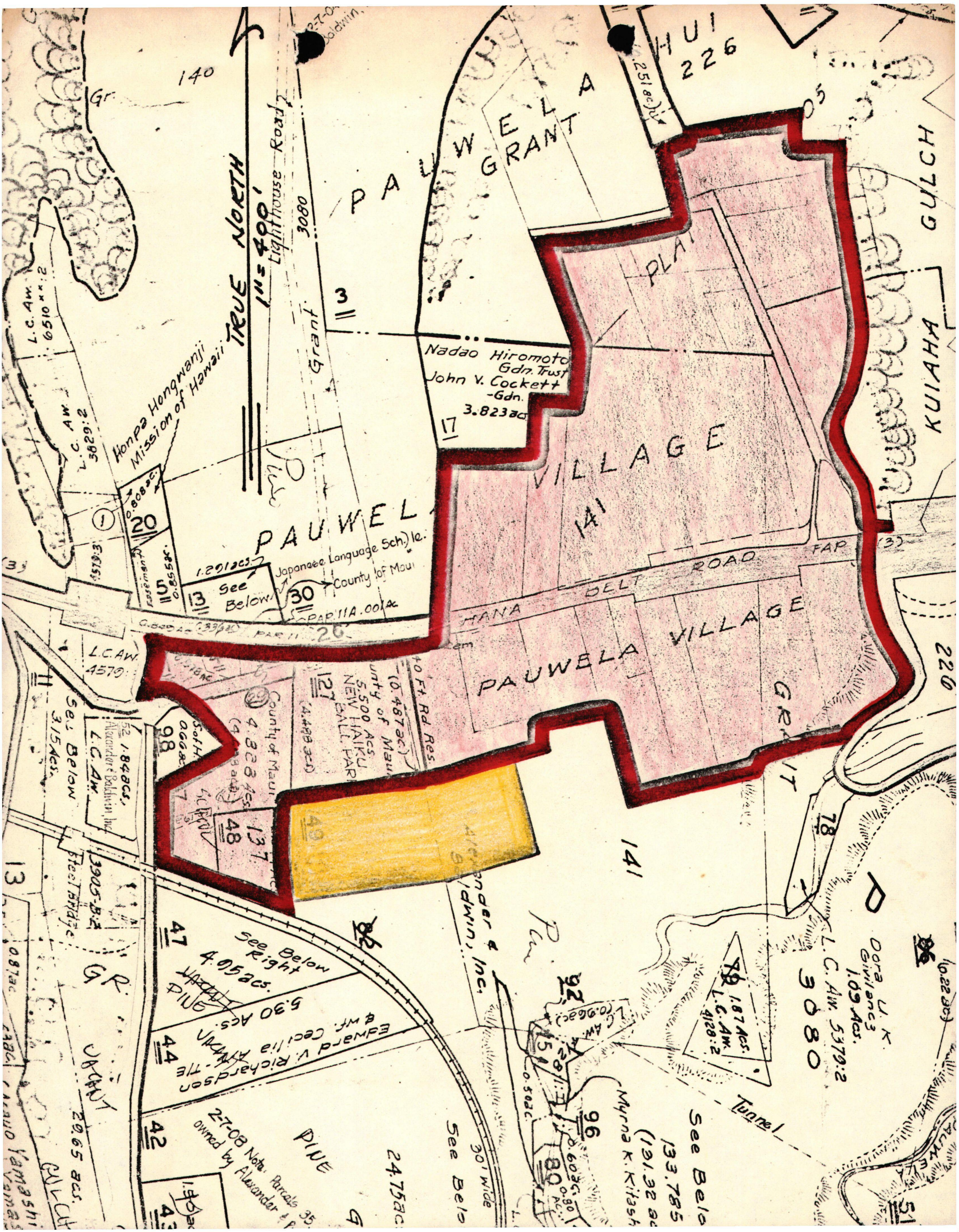
Prior to taking action on this petition, the enclosed memorandum was presented to the Commission.

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: Alexander & Baldwin, Inc.
Maui Planning Commission
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, DOE
Dept. of Transportation
Div. of Public Works, DAGS
Planning Branch, DPED
Land Use Commission



TRUE NORTH
1" = 400'
Lighthouse Road
PAUWELA GRANT
HUI 226
KUIAHA GULCH
PLAT
Nadao Hiromoto Gdn. Trust
John V. Cockett -Gdn.
3.823 ac
Honpa Hongwanji Mission of Hawaii
PAUWELA VILLAGE
141
Japanese Language Sch.) le.
County of Maui
See Below
HANA BELT ROAD
PAUWELA VILLAGE
County of Maui
4.828 Acs.
NEW HAIKU BALL PARK
See Below
3.15 Acs.
See Below Right
4.95 acs.
5.30 Acs.
Edward V. Richardson & Wf. Cecilia
PINE
2-7-08 Note. Parcels 35 owned by Alexander & Baldwin, Inc.
See Below
24.75 ac
30' wide
See Below
133.785
(131.32 ac)
Myrna K. Kitash
Tunnel
Dora U. K. Givilancz
1.09 Acs.
L.C. Aw. 5379:2
3080
L.C. Aw. 4128:2
1.87 Acs.
L.C. Aw. 4128:2
L.C. Aw. 6510 xx:2
L.C. Aw. 3829:2
L.C. Aw. 4579
Alexander & Baldwin, Inc.
Steel Bridge
3905-B:2
29.65 acs.

STATE OF HAWAII
LAND USE COMMISSION

VOTE RECORD

ITEM A72-332 - COUNTY OF MAUI (MAKAWAO) DATE February 16, 1973

PLACE County Building
Wailuku, Maui

TIME 1:00 p.m.

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

Comments: Approved

I move for approval of petition as recommended by staff.

Maui's Plan for Housing Is Approved

SB 2-19-73

By Robert McCabe

Maui Bureau Chief

WAILUKU, Maui — The State Land Use Commission has cleared the way for the County to begin a housing project in the Pauwela region of Haiku.

The green light came Friday with approval by the commission of a request by the County to rezone 8.5 acres of agriculture designated land.

Designation of the land to urban use will permit the County to build 38 homes for low and moderate income families.

The project, which will include financial assistance from the Federal Housing Administration, is being developed to meet a housing need in the Haiku area.

The County anticipates completion of the project by April, 1974.

IN OTHER action, the commission:

—Approved a request from Chung Dho Ahn, president of Sun Investment Co., to rezone 8.1 acres in Makawao from agricultural to rural use for a subdivision project. The project involves splitting up the land into 15 half-acre lots with three-bedroom homes.

—Denied a request from Walter C. Witte for a 32.1-acre district boundary change in the Kihei area from rural to urban use.

The change would have permitted Witte to develop a resort retirement community comprising a convalescent home and 200 condominium units. Before deciding on the denial, however, the commission was informed that Witte wished to withdraw his request.

Approved 5/4/73

STATE OF HAWAII
LAND USE COMMISSION

Minutes of Meeting

February 16, 1973 - 1:00 p.m.

Liquor Commission Hearing Room
County of Maui
Wailuku, Maui

COMMISSIONERS PRESENT: Goro Inaba, Chairman
Eddie Tangen, Vice Chairman
Alexander Napier
Leslie Wung
Stanley Sakahashi
Tanji Yamamura

COMMISSIONERS ABSENT: Shelley M. Mark
Sunao Kido

Staff Present: Tatsuo Fujimoto, Executive Officer
Ah Sung Leong, Planner
Gordan Furutani, Planner
Dora Horikawa, Clerk Reporter

The meeting was called to order by Chairman Inaba and persons testifying during today's proceedings were duly sworn in.

HEARING
PETITION BY SUN INVESTMENT CO. (A72-352) TO RECLASSIFY 8.1 ACRES FROM AGRICULTURAL TO RURAL AT KULA, MAUI

The staff report was presented by Mr. Ah Sung Leong, Planner, who also oriented the Commission to the area under consideration with the aid of maps (see copy of report on file).

Mr. Leong further advised that access to the highway would be provided by the petitioner for the proposed subdivision.

Mr. Toshi Ishikawa of the Maui Planning Department staff re-emphasized that the County's favorable recommendation of the subject petition was based on the fact that the nature of the property in terms of terrain and soil conditions limited any practical use of the land for farming operations; and the limits of the Rural District would be better defined.

Since there was no further testimony, the Chairman closed the hearing on this petition.

ACTION

PETITION BY THE COUNTY OF MAUI (A72-332) TO RECLASSIFY APPROXIMATELY 8.5 ACRES FROM AGRICULTURAL TO URBAN AT MAKAWAO, MAUI

The staff memorandum recommending approval of this petition was presented by Mr. Gordan Furutani, staff planner, based on the staff's evaluation (see copy of report on file).

It was moved by Commissioner Sakahashi and seconded by Commissioner Yamamura that the petition be approved as recommended by staff and the motion was unanimously carried.

PETITION BY WALTER C. WITTE (A72-346) TO RECLASSIFY 32.1 ACRES FROM RURAL TO URBAN AT KIHEI, MAUI

The recommendation for denial of subject petition was based on staff's evaluation and findings (see copy of report on file).

Mr. Robert Lowe, an associate of Mr. Witte, stated that he had been requestedby Mr. Witte to withdraw the subject petition and also to express his appreciation to the Commission for its time and effort.

Mr. Lowe further confirmed that Mr. Witte had no intention of either filing another petition at a later date or of developing the property for a planned unit development.

Upon motion by Commissioner Napier, which was seconded by Commissioner Yamamura, the petition was denied by unanimous vote.

Since there was no further business, the meeting was adjourned.

STATE OF HAWAII
LAND USE COMMISSION

MEMORANDUM

February 16, 1973
1:00 p.m.

TO: Land Use Commission

FROM: Staff

SUBJECT: A72-332 - COUNTY OF MAUI (HAIKU HOUSING PROJECT)

A public hearing was held on December 1, 1972, on a request from the County of Maui to amend the district boundaries for approximately 8.5 acres of land situated at Pauwela, Maui from an Agricultural to an Urban designation. The Urban designation would permit the petitioner to develop the land for residential use with a low and moderate income housing project under the Federal Housing Administration's Section 235 Program.

The Maui County Planning Commission has recommended approval of this request.

The proposed project is part of the County of Maui's housing program for low to moderate income groups which has been successful in providing much needed housing in Kahului, Wahikuli and Paia on Maui and at Kaunakakai, Molokai. The County's development timetable anticipates completion of the project by April, 1974, and the County's previous performance in other similar housing projects indicates a commitment towards fulfillment of the need for low to moderate income housing in the Haiku area.

Upon evaluation of this petition, the staff finds that the requested change is reasonable in that:

1. It is contiguous to an existing Urban District.

2. The subject property is convenient to an existing school site, road access and basic services and would not burden public agencies in this regard.

3. Reclassification of the subject property would accommodate the low to moderate income housing needs in the Haiku area.

4. The subject land does not have a high capacity for intensive cultivation, nor any adverse soil or topographic characteristics which would result in it being unsuitable for the proposed residential use.

5. The petitioner has a proven record of success in fulfilling the need for low to moderate income housing in other communities of the County.

The staff therefore recommends approval of this request.

February 6, 1973

Mr. Edwin T. Okubo
Federal Programs Coordinator
County Administration Building
Wailuku, Maui 96793

Dear Mr. Okubo:

The Land Use Commission next meets at 1:00 p.m., in the Liquor Commission Conference Room, 6th Floor, County Building, Wailuku, Maui, on February 16, 1973.

On or about that time a decision on the petition by the County of Maui (A72-332) will be rendered.

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

Very truly yours,

TATSUO FUJIMOTO
Executive Officer

Enclosure - Agenda

3421

JOHN A. BURNS
GOVERNOR

FREDERICK C. ERSKINE
CHAIRMAN, BOARD OF AGRICULTURE

WILLIAM E. FERNANDES
DEPUTY TO THE CHAIRMAN

STATE OF HAWAII
DEPARTMENT OF AGRICULTURE
1428 SO. KING STREET
HONOLULU, HAWAII 96814

RECEIVED
DEC 7 1972
State of Hawaii
LAND USE COMMISSION

December 4, 1972

MEMORANDUM

TO: Mr. Tatsuo Fujimoto, Executive Officer
Land Use Commission

SUBJECT: Notification of Boundary Change Applications for Following Lands within the County of Maui.

A72-332 - County of Maui - 8.5 acres from the Agricultural District to the Urban District at Pauwela Village, Makawao, Maui; Tax Map Key 2-7-08: portion of 49; for the development of a low and moderate income housing project.

A72-346 - Walter C. Witte- 32.1 acres from the Rural District to the Urban District at Waiakoa Makai Homesteads, Wailuku, Maui; Tax Map Key 3-9-01: 115; for the development of a "Resort Retirement Community".

We have reviewed subject applications and foresee no adverse effects on agriculture if both boundary changes are made.

Thank you for the opportunity to comment on boundary changes.

Frederick C. Erskine
Chairman, Board of Agriculture

STATE OF HAWAII
LAND USE COMMISSION

Minutes of Meeting

December 1, 1972 - 10:00 a.m.

Kahului Library
Kahului, Maui

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

Approved
AUG 3 1973

COMMISSIONER ABSENT: Shelley M. Mark

STAFF PRESENT: Tatsuo Fujimoto, Executive Officer
Ah Sung Leong, Planner
Benjamin Matsubara, Deputy Attorney General
Dora Horikawa, Clerk Reporter

Chairman Inaba swore in persons testifying during today's proceedings.

HEARING

PETITION BY COUNTY OF MAUI (A72-332) TO RECLASSIFY 8.5 ACRES FROM AGRICULTURAL TO URBAN AT PAUWELA, MAKAWAO, MAUI

Mr. Fujimoto, Executive Officer, called the Commission's attention to a correction in the staff report on page 1, i.e. that the request was for reclassification from Agricultural to Urban and not Urban to Agricultural. (See copy of report on file).

Mr. Edwin T. Okubo, Federal Programs Coordinator, submitted that the County had taken over the implementation of the housing program 8 months ago and was presently initiating all other housing developments. He added that the number of applications for homes had increased from 65 to 81 since the filing of the petition. The possibility of implementing an innovative housing project which had been favored by the FHA, the Haiku Housing Committee and the

Mayor was also brought out by Mr. Okubo. The subdivision will be provided with curbs, gutters, sidewalks and underground utilities and sold in fee.

Mr. Chris Hart of the Maui Planning Department advised that most of the parcels in the surrounding area were developed, and that the subject area was appropriate for development since the school and community center will be located adjacent to the property, and because of its proximity to the highway and the services already existing there. Moreover, the water system was also scheduled for improvement in the near future.

Mr. Robert Ohata, consultant, elaborated on the roof design which will be planned to preserve the architectural appearance of the building, and which will also take into consideration protective features in view of the prevailing weather conditions in the area.

Mr. Hart noted that the height limitation for walls applied to retaining walls and would not affect the proposed design since it was only an architectural wall. Mr. Ohata assured that, in any event, the project will meet all State and County requirements.

Commissioner Yamamura pointed to the existence of pineapple fields in the vicinity and suggested that it might be wise to plan for a buffer zone to protect the homes from the harmful effects of the chemical spray.

Mr. Okubo concluded that preliminary negotiations for the acquisition of the land have been initiated with Alexander and Baldwin at an approximate cost of $5,500 an acre.

Since there was no further discussion, the hearing on this petition was closed.

PETITION BY WALTER C. WITTE (A72-346) TO RECLASSIFY 32.1 ACRES FROM RURAL TO URBAN AT WAIAKOA MAKAI HOMESTEADS, WAILUKU, MAUI

Mr. Fujimoto read a letter dated November 16, 1972 from Mr. Witte, petitioner, requesting deferral of today's hearing to allow him additional time to prepare data to justify his request.

Vice Chairman Tangen remarked that the reasons for the deferral request did not warrant postponement of this hearing which will require the Commission to schedule another hearing on Maui for a single item. He also observed the absence of either the petitioner or his representative.

Mr. Fujimoto also recommended that the Commission comply with the time period mandated in the statutes, i.e. that public hearings be held within 60 to 120 days of receipt of petitions. He added that it would be very difficult to schedule another hearing on Maui due to the hearings already scheduled in the other counties.

Vice Chairman Tangen moved to deny the request for postponement and that the public hearing proceed. The motion was seconded by Commissioner Kido and unanimously passed.

Thereafter, Mr. Leong, Planner, presented the staff report (see copy of report on file).

Mr. Chris Hart of the Maui Planning Department submitted that in their research it was found that the County had done a great deal towards providing care home and convalescent facilities for the people. It was also felt that the care facility proposed by Mr. Witte was of a more sophisticated type to serve the more affluent and not necessarily confined to Maui residents.

Regarding the water situation, Mr. Hart advised that in a letter from the Department of Water Supply, it had been indicated that pressure was the major problem due to the elevation, and this will have to be resolved by the construction of a line and a storage tank.

Several residents in the area spoke in opposition to the petition and their testimonies are summarized below:

Mr. Jamie A. Parsons, representing 95 people living in the surrounding area, read a letter expressing the mounting concerns of the citizens and their objections to the petition on the basis that the proposed reclassification was contrary to the Kihei General Plan; the present Rural designation will insure low density housing and open space; the proposed use would be out of character with the residential community; and land speculation was one of the chief reasons for the tremendous increase in the cost of housing. The letter was accompanied by a petition signed by the 95 residents supporting the request for denial. (See copy of letter and petition on file). Mr. Parsons also pointed out that Mr. Witte owned other Urban zoned lands on which he was proposing condominiums.

Mr. Albert Weizer, resident of Makai Heights, stated that he had chosen this location for his home due to its rural and picturesque nature.

Mrs. June Unroth, also stated that she had selected Kihei for its rural character and because it was an idyllic environment in which to raise her children. She claimed that care facilities available in Wailuku were more conveniently situated near hospital and medical facilities, shopping center, etc., which did not exist in Kihei.

Mrs. Charlotte Parsons contended that doctors looked with disfavor on placing patients in convalescent homes, and preferred that they maintain themselves in their own homes with the aid of the services provided by the Home Health Service.

Mrs. Marjorie Kilbourne spoke of the dangerous traffic situation which will be created by the additional vehicles, especially at the intersections where the children board the buses.

At the conclusion of the testimonies, Chairman Inaba declared that the hearing on this petition was closed, and advised that additional testimony will be accepted by the Commission within 15 days of the hearing.

Shortly thereafter, the meeting was adjourned.

STATE OF HAWAII
LAND USE COMMISSION

Kahului Library
Kahului, Maui

December 1, 1972
10:00 a.m.

STAFF REPORT

A-72-332 - County of Maui (Haiku Housing Project)

The County of Maui has petitioned the Land Use Commission to amend the land use boundaries for approximately 8.5 acres of land in Pauwela, Maui described as TMK 2-7-08: portion of parcel 49 which is situated on the mauka side of Hana Highway from an Urban ~~to an Agricultural~~ Agricultural to an classification in order that the land may be developed for residential use.

The subject property is rectangular in shape and abuts the North Pauwela Urban District on its northern and western sides. Presently, these urban lands abutting the subject property are the Haiku Elementary School, Haiku Baseball Park, the railroad easement, and vacant private property. The subject property and the lands south and west of it are presently in the Agricultural District and in pineapple production. Lands in the abutting North Pauwela Urban District are primarily in dispersed diversified agriculture, residential use, or vacant. The South Pauwela Urban District situated about one mile to the southeast is fairly well developed with

residences along the existing roadways with diversified farms and vacant lands interspersed throughout. The Haiku Urban District centered around the Haiku Cannery, one mile southwest of the subject property, is substantially developed. Public services and facilities in the vicinity include the Haiku Elementary School, Haiku Baseball Park, Haiku Community Center, Post Office, and limited commercial establishments.

The petitioner has submitted the following statement in support of the request:

"(1) <u>The subject property is needed for a use other than that for which the district in which it is located or classified</u>.

"The subject property is needed in the urban classification for a Low and Moderate Income Housing Project under the Federal Housing Administration's Section 235 Program. This project is another in the series of housing projects by the County of Maui to fulfill the housing needs for the low and moderate income families.

"As of this date, we have received 65 applications, indicating that there is a need for this project. The applications are in the files of the County of Maui and will be submitted as evidence at the time of the Public Hearing.

"(2) <u>The land is usable and adaptable for the use it is proposed to be classified</u>.

"The land lies abutting the Haiku School and Park, and is most desirable as a site for

.the Low and Moderate Income Family housing project. The geography indicates that there is no condition that would detract from its adaptability for the proposed use. Although the water transmission system is not adequate, State appropriations have been approved to remedy the condition. The County Water Department will proceed with the work soon. Sewer will be by cesspools because there are no sewer systems in Haiku. Electricity is available to the site. Drainage will be to the gulch on the westerly direction of the site. A community center is presently being planned for construction in the near future, probably within the park."

The land use classification, according to the Land Study Bureau Report, designates the subject property as C1 and describes it as well suited to machine tillage; having deep, nonstony, well-drained soils of fine texture and dark reddish brown in color; located in areas of 0-10 percent slope (predominantly 6%), mean annual rainfall of 30-50 inches, and elevation of 100-1500 feet; and "fair" for agricultural use. For pineapple production, these lands have a productivity rating of "C" or "fair". Based upon prevailing cultural practices, the estimated crop yield for pineapple on class "C" lands is 10-12 tons per acre per year.

County of Maui Recommendation

In the County of Maui Planning Department staff's report, it was noted that the proposed project is part of

the County's housing program for low and moderate income groups which has been successful in providing much needed housing in Kahului, Wahikuli and Paia. Furthermore, it is noted that "the County has submitted a timetable of development which anticipates completion of the project by April, 1974, and the County's previous performance in other similar housing projects indicates a commitment towards fulfillment of the need for low and moderate income housing in the Haiku area."

The Maui County Planning Commission at its meeting of September 26, 1972, voted unanimously to recommend approval of the subject petition. "In recommending approval, the Commission stressed the responsibility of the developer to coordinate the project in such a way that construction would occur concurrently with improvements to the water system proposed for the area."

Analysis

The staff substantially concurs with the County Planning Department staff's analysis that:

1. The subject property has certain desirable features for housing development, i.e. it is within walking distance of Haiku Elementary School, the existing and future Haiku Community Center, and the Haiku Baseball

Park, and the proposal has direct access to Hana Highway.

2. Since urban services and facilities are available, the proposed housing project could meet the need for housing for the low to moderate income groups with a minimum of cost, contrasted with residential developments located in areas distant from existing urban services and facilities.

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

November 20, 1972

Mr. Edwin T. Okubo
Federal Programs Coordinator
County Administration Building
Wailuku, Maui 96793

Dear Mr. Okubo:

The Land Use Commission next meets on December 1, 1972 at 10:00 a.m., at the Kahului Library, Kahului, Maui.

At that time, the petition by the County of Maui (A72-332) to amend the land use district boundaries at Haiku, Maui will be heard.

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

Very truly yours,

TATSUO FUJIMOTO
Executive Officer

Encl. - Agenda

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

November 17, 1972

NOTIFICATION OF BOUNDARY CHANGE APPLICATIONS

Please be advised that the following boundary change applications have been filed with the Land Use Commission for lands situated within the County of Maui:

A72-332 - County of Maui - 8.5 acres from the Agricultural District to the Urban District at Pauwela Village, Makawao, Maui; Tax Map Key 2-7-08: portion of 49; for the development of a low and moderate income housing project.

A72-346 - Walter C. Witte - 32.1 acres from the Rural District to the Urban District at Waiakoa Makai Homesteads, Wailuku, Maui; Tax Map Key 3-9-01: 115; for the development of a "Resort Retirement Community".

A public hearing on these applications is scheduled for December 1, 1972*.

We would appreciate any written comments for or against these requests, 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

AFFIDAVIT OF PUBLICATION

STATE OF HAWAII, County of Maui. } ss.

Barbara Y. Iwaishi being duly sworn deposes and says, that he is Advertising Traffic of the Maui Publishing Co., Ltd., publishers of the MAUI NEWS, a newspaper published in Wailuku, County of Maui, State of Hawaii; that the ordered publication as to NOTICE OF PUBLIC HEARING

of which the annexed is a true and corrected printed notice, was published 1 times in the MAUI NEWS, aforesaid, commencing on the 11th day of Nov., 19 72, and ending on the day of , 19 , (both days inclusive), to-wit: on Nov. 11, 1972

and that affiant is not a party to or in any way interested in the above entitled matter.

Barbara Y. Iwaishi

Subscribed and sworn to before me this 15 day of Nov. A. D. 19 72

Notary Public, Second Judicial Circuit, State of Hawaii.

My commission expires August 31, 1975

NOTICE OF PUBLIC HEARING

TO CONSIDER PETITIONS FOR CHANGE OF DISTRICT BOUNDARY WITHIN THE COUNTY OF MAUI BEFORE THE LAND USE COMMISSION OF THE STATE OF HAWAII.

NOTICE IS HEREBY GIVEN of the public hearings to be held in the County of Maui by the Land Use Commission of the State of Hawaii to consider petitions for Change of District Boundary as provided for in Section 205-4, Hawaii Revised Statutes.

DATE, TIME AND PLACE: December 1, 1972
10:00 a.m.
Kahului Library
Kahului, Maui

Docket No. and Petitioner:	Tax Map Key:	Change Requested:
A72-332 County of Maui	2-7-08: portion of 49	To incorporate approximately 8.5 acres presently in the Agricultural District into the Urban District at Pauwela Village, Makawao, Maui
A72-346 Walter C. Witte	3-9-01: 115	To incorporate approximately 32.1 acres presently in the Rural District into the Urban District at Waiakoa Makai Homesteads, Wailuku, Maui

Maps showing the areas under consideration for change of district boundary and copies of the Rules and Regulations governing the petitions above are on file in the offices of the Planning Department, County of Maui, and the Land Use Commission, and are open to the public during office hours Monday through Friday.

All written protests or comments regarding the above petitions may be filed with the Land Use Commission, P. O. Box 2359, Honolulu, Hawaii 96804, or submitted in person at the time of the public hearing, or up to fifteen (15) days following the hearing.

LAND USE COMMISSION
GORO INABA, Chairman
TATSUO FUJIMOTO, Executive Officer

(MN: Nov. 11, 1972)

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

MEMORANDUM DATE: October 16, 1972

TO: Department of Agriculture
Office of Environmental Quality Control

FROM: Tatsuo Fujimoto, Executive Officer

We are enclosing herewith copies of application for the following boundary amendment petitions and/or special permits, which are presently pending before the State Land Use Commission:

A72-332 - County of Maui
A72-334 - Signal Properties, Inc.
A72-335 - The Lihue Plantation Co., Ltd.
A72-336 - Land Use Commission
A72-337 - Hawaiian Agricultural Company
A72-338 - Mauna Kea Sugar Co., Inc.
A72-339 - " " " " "
A72-340 - Pepeekeo Sugar Company
A72-341 - " " "
A72-342 - Estate of James Campbell
A72-343 - B. P. Bishop Estate
A72-344 - Headrick Development Co., Inc.
A72-345 - Department of Accounting & Gen. Services
A72-346 - Walter C. Witte
SP72-137 - Theron Darling
SP72-138 Parker Ranch

We would appreciate receiving your comments regarding the above applications. For further details, please contact this office.

Encl.

3341

PLANNING COMMISSION
Yoshikazu Matsui, Chairman
G. Alan Freeland, Vice-Chairman
Joseph Franco
Kazuo Kage
Michael Kimura
Richard Mayer
George Murashige
Stanley Goshi, Ex-Officio
Carl Kaiama, Ex-Officio

COUNTY OF MAUI
PLANNING DEPARTMENT
200 S. HIGH STREET
WAILUKU, MAUI, HAWAII 96793

Elmer F. Cravalho
Mayor

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

Howard Nakamura
Planning Director

September 27, 1972

RECEIVED
SEP 28 1972
State of Hawaii
LAND USE COMMISSION

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

Dear Mr. Fujimoto:

Re: Request by the County of Maui for change in district boundary from State Agricultural District to State Urban District for parcel of land at Pauwela, Maui (TMK 2-7-08: 48 & 49)

The Maui County Planning Commission at its meeting of September 26, 1972, voted unanimously to recommend approval of the above request for boundary change in accordance with the recommendation contained in the staff report (copy enclosed for your information).

In recommending approval, the Commission stressed the responsibility of the developer to coordinate the project in such a way that construction would occur concurrently with improvements to the water system proposed for the area.

Enclosed also for your information is a copy of a letter from the Department of Water Supply, County of Maui dealing with this matter. Should you have any questions, please contact our office.

Yours very truly,

Howard K. Nakamura

HOWARD K. NAKAMURA
Planning Director

cc Mr. Edwin Okubo
cc Water Department

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

September 25, 1972

RECEIVED
SEP 26 1972
DEPT. OF PLANNING
COUNTY OF MAUI

Mr. Howard Nakamura, Director
Department of Planning
County of Maui
200 S. High Street
Wailuku, Hawaii 96793

Dear Mr. Nakamura:

Subject: Rezoning of Property Located at Haiku, Maui, from Agricultural District to Urban District - TMK: 2-7-08:48 & 49

In regards to the subject rezoning request, the Department of Water Supply forwards the following information and comments:

(1) The area is presently being served by a water line that is being used to its maximum capacity. Accordingly, no new service could be provided for any extensive developments in the area.

(2) The Department of Water Supply is proposing to improve the offsite water system which supplies this area. Therefore, any approval for zoning change and subsequent developments, subdivisions or extensive improvements to the property may be granted provided the scheduling of the development is in concurrence with the Department of Water Supply proposed plan to improve the water system.

We request the above points be considered at the Planning Commission meeting on September 26, 1972.

Sincerely,

Carl Kaiama

Carl Kaiama, Director

CK/LJ/ao

cc: Central Office
Eng.

"By Water All Things Find Life"

STAFF REPORT

TO: Maui Planning Commission September 26, 1972

FROM: Staff

SUBJECT: Request by the COUNTY OF MAUI for an amendment to the State Land Use District Classification from Agricultural District to Urban District for property at Pauwela, Maui.

LOCATION: TMK 2-7-08:48 & 49 (portion of)
On the mauka side of Hana Highway immediately adjacent to the Haiku Elementary School and Haiku Baseball Park.

AREA: 8,529 acres

ZONING: State Agricultural District

EXISTING CONDITIONS:

1. The subject property is located about 520 ft. mauka from Hana Highway, and is presently utilized for pineapple. The property is rectangular in shape, and abutting the railroad easement, Haiku School, Haiku Baseball Park, private property and other lands in pineapple production.

2. Drainage from the property is toward Hana Highway and Haiku School (north and northwest respectively).

3. No County sewer system exists at this time. Sewerage disposal from the proposed project will be through the use of cesspools.

4. Water service to the area is provided by an existing 3-inch water line connected to a 6-inch line located along Haiku Road. The existing water line is not adequate to meet any additional demands for water. However, the County Department of Water Supply has scheduled improvements to up-grade the existing system through the installation of an 8-inch line. The water project is scheduled to be completed ~~in~~ early ~~October,~~ 1974. This target date is compatible with the construction schedule for the proposed housing project. Consequently, water service adequate to meet the proposed project's needs will be available. Also, the Water Department's program will improve the overall water service to the existing users in the area.

5. Access to the proposed housing project site is provided by an existing 40-foot road easement connected to Hana Highway. This access will be widened to 44 feet by the project sponsor.

6. The subject property is located on a plateau that rises above the Haiku School and surrounding area immediately mauka of Hana Highway. The site is relatively flat except for gentle slopes near the northerly and northwesterly boundaries. These slopes are of little or no consequence, and no major grading will be necessary to prepare house sites.

7. The surrounding areas are used as follows:

   - Mauka side of subject property is in pineapple production.
   - Hana side of subject property is in pineapple production.
   - Makai side of subject property is Haiku School, Haiku Baseball Park and vacant private property.
   - Kahului side of subject property is Haiku School, gulch and portion of railroad easement.

Staff Report
To Maui Planning Commission
From Staff
September 26, 1972 - 2
Request by COUNTY OF MAUI

ANALYSIS:

1. The subject property has certain desirable features for housing development:

   a. It is within easy walking distance to Haiku School (less than 1/4 mile from center of subject property). This will eliminate the need for busing or extensive use of automobiles by parents in transporting children to school.

   b. The Haiku Community Center and baseball field are also within close proximity to the subject property, and, thus, community and recreational facilities are within easy reach by the future residents. A new community center in the same site is presently being designed.

   c. The subject property has direct access to Hana Highway, providing for a relatively easy means to reach Central Maui.

2. The subject property's makai boundary is contiguous with the present State Urban Land Use District Boundary for the Pauwela Village area. The Pauwela Village urban area contains approximately 83 acres, and the proposed addition of 8.5 acres to the Urban District will not alter substantially the overall size or configuration of the said Urban District.

3. The proposed housing project will be a positive factor in the Pauwela area, in that the need for urban services (schools, parks, community centers, etc.) are available, and could meet the demands created by the said project with a minimum of cost, contrasted with large residential developments located in areas far removed from existing urban services and facilities.

4. The proposed project is one of a series of housing for low and moderate income groups sponsored by the County of Maui. The Haiku Project will consist of 38 homes for low and moderate income groups. As of August 2, 1972, the County has received 67 applications for the proposed project.

RECOMMENDATION:

The staff recommends approval of the request for the following reasons:

1. The County's housing for low and moderate income groups has been successful in providing much needed housing in Kahului, Wahikuli and Paia. The County's program calls for additional housing projects in Kaunakakai, Pukalani, Paukukalo and Haiku. These projects will provide housing for the low and moderate income groups in various parts of the County.

2. The need for housing for the low and moderate income groups has been demonstrated by the 67 applications submitted to the County by prospective participants for the 38 dwelling units in the Haiku Project.

3. The County has submitted a timetable of development which anticipates completion of the project by April, 1974, and the County's previous performance in other similar housing projects indicates a commitment towards fulfillment of the need for low and moderate income housing in the Haiku area.

4. The proposed project meets the requirements of the criteria for Urban Districts as follows:

   a. The subject property is adjacent to the presently Urban District of Pauwela Village.

   b. Access to employment and trade areas is facilitated by direct link to Hana Highway.

   c. The project has received 67 applications as of August, 1972.

   d. Urban services are available with school and park facilities within walking distance of the proposed project. While water and sewer services are not presently available, these services will be resolved by the concurrent construction of a water transmission line and by the use of cesspools for sewerage disposal.

   e. The project for low and moderate income housing is a top priority item of the County in meeting the housing objectives of the community.

   f. The proposed project will become part of Pauwela Village, presently composed of about a population of 355 (1970 U. S. Census), and will contribute towards centralizing urban development in this area rather than scatterization.

August 17, 1972

Maui Planning Commission
200 South High Street
Wailuku, Maui 96793

Attention: Mr. Howard Nakamura
Planning Director

Gentlemen:

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

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.

August 17, 1972

Mr. Edwin T. Okubo
Federal Programs Coordinator
County Administration Building
Wailuku, Maui 96793

Dear Mr. Okubo:

This will acknowledge the receipt of an application by the County of Maui to amend the land use district boundaries at Haiku, 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 your 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: Maui Planning Comm.

3x89

ELMER F. CRAVALHO
Mayor
Telephone 244-4851

EDWIN T. OKUBO
Coordinator
Telephone 244-3751

OFFICE OF THE
FEDERAL PROGRAMS COORDINATOR
COUNTY ADMINISTRATION BUILDING
WAILUKU, MAUI, HAWAII 96793

August 15, 1972

RECEIVED
AUG 17 1972
State of Hawaii
LAND USE COMMISSION

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

Dear Mr. Fujimoto:

Re: Petition for amendment to Land Use Commission district boundary
Haiku Housing Project

As additional information, I am herewith transmitting a copy of the preliminary Master Plot Plan, and the names of those people who have submitted applications for the Haiku Project.

The timetable for the Haiku Housing project are as follows:

1. State LUC Zoning (7 months) March, 1973
2. Preliminary Plat & Construction Plans (2 months) June, 1973
3. Site Construction (3 months) September, 1973
4. Housing Construction (6 months) March, 1974
5. Closing of Project (1 month) April, 1974

The aforementioned dates and timetables are the shortest time for the project. Any delays will add to the project period.

Through the County's housing program, 124 homes for low and moderate income families (Section 235) have been constructed in Wahikuli, and another 70 are currently under construction in Paia. The program calls for 88 homes to be constructed in Kaunakakai, 38 in Haiku, 63 in Pukalani, and between 200--400 more in Paukukalo.

If I may be of further assistance, please contact me at your convenience.

Sincerely,

Edwin T. Okubo

EDWIN T. OKUBO
Federal Programs Coordinator

ETO:st

Encls.

STRATHMORE
ERASEWELL BOND
25% COTTON FIBER U.S.A.

HAIKU HOUSING APPLICANTS

1. Dennis Rodrigues
2. Troy Leon Rasco
3. Valentine L. Ragudo
4. Ronald Pimentel
5. Joseph Perreira
6. Gilbert J. Souza
7. John Kaupalolo III
8. Mack Kalaola Kalalau
9. Kenneth K. Park
10. William Hoopii Kalaau
11. Joseph K. Kaiwi
12. Andrew Honokaupu
13. Damien Hue Sing, Sr.
14. Solomon Kaalawa Hoopii
15. Ernest Enoka Hue Sing
16. Ronald T. Williams
17. Walter Tau-a
18. August G. Texeira
19. John Louis Jacintho
20. Ah Wah Yap
21. Randolph Yap
22. George H. Kahula
23. William K. Aki
24. William K. Acain
25. Georgina K. Allen
26. Clayton R. Carvalho
27. Stanley P. Spytek
28. Joseph Poouahi
29. Benny L. Hoopii
30. Charles F. Kyzer II
31. Moses D. Corniel
32. Robert J. Cuttie
33. Teofilo N. Gonzales
34. Richard English
35. Darnell Peter Garcia
36. John Nishioka, Jr.
37. Stephen K. Koko
38. Boniface L. Kekahuna
39. Jerome Kealoha Kekiwi
40. Louis E. Eaton, Jr.
41. Stanley M. Moniz
42. Gwynne Nascimento
43. Frank Dela Cerna
44. Garrett Dressler
45. Jack M. Dutro, Jr.
46. Russell C. Nascimento
47. Jack L. Lacy
48. Ernest Leong
49. Joaquin Manaois, Jr.
50. Joaquin Manaois, Sr.
51. Authur E. Medeiros, Jr.
52. Teunis C. DeKluijver
53. Robert Carl Swanson
54. Pablo P. Neri
55. Robert K. Poouahi, Sr.
56. John H. Kennedy
57. Chikara Ishii
58. Wilbur Harris
59. Thomas J. Cloutier
60. Francisco L. Bosque
61. Panfilo M. Bascar
62. Paddy W. Carvalho
63. George R. Yamashita
64. Paulette M. Tau-a
65. Damien R. Pimentel
66. Joseph G. Toro, Sr.
67. Solomon Kauhi Ikua Purdy

STRATHMORE
ERASEWELL BOND
25% COTTON FIBER U.S.A.

3278

ELMER F. CRAVALHO
Mayor
Telephone 244-4851

EDWIN T. OKUBO
Coordinator
Telephone 244-3751

OFFICE OF THE

FEDERAL PROGRAMS COORDINATOR

COUNTY ADMINISTRATION BUILDING
WAILUKU, MAUI, HAWAII 96793

August 2, 1972

RECEIVED
AUG 3 1972
State of Hawaii
LAND USE COMMISSION

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

Dear Mr. Fujimoto:

Re: Haiku Housing Project

Transmitted herewith are:

a. Three (3) copies of a Petition for Change of District Boundary, with attachments.

b. Three (3) maps showing the site.

c. A letter from Alexander & Baldwin Inc., authorizing the applications.

As a matter of clarification, we wish to point out that although the letter of authorization states that the County of Maui is authorized to proceed with filing for a change of district boundary for a 11.70 acres parcel at Haiku, Maui, we are requesting a change in the district boundary for a 8.529 acres parcel only. The reason being that since the letter of authorization was received, the County has decided to locate the proposed Community Center on the outskirts of the park adjacent to our proposed housing project, and the Department of Education has stated that they will not need to have any lands set aside for expansion purposes. We have discussed this matter with a representative of Alexander & Baldwin Inc., so they have been apprised of this change.

If I may be of further assistance, please contact me at your convenience.

Sincerely,

Edwin T. Okubo

EDWIN T. OKUBO
Federal Programs Coordinator

ETO:st

Encls.

ALEXANDER & BALDWIN INC.

822 BISHOP STREET · HONOLULU, HAWAII 96813
TELEPHONE: 536-3941 · TELEGRAPH: ALEXBALD

RICHARD H. COX
Vice President

July 26, 1972

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

Dear Mr. Nakamura:

This letter authorizes the County of Maui to proceed with filing for change of district boundary from agricultural to urban with the State Land Use Commission for the 11.70 acres at Haiku, Maui. We are prepared to consummate the sale of this land to the County of Maui for $5500 per acre for a FHA 235 low and moderate income housing project, expansion of the existing Haiku Community Center and future expansion of Haiku School. Terms of the sale are subject to final approval by A&B's Board of Directors.

Very truly yours,

RISING BOND
25% RAG CONTENT
USA

STATE OF HAWAII
LAND USE COMMISSION

P. O. Box 2359
Honolulu, Hawaii 96804

This space for LUC use

Date Petition and Fee received by LUC_____

Date forwarded to County for recommendation_____

Date Petition, and County recommendation received by LUC_____

A72-332

PETITION FOR AMENDMENT TO THE LAND USE COMMISSION DISTRICT BOUNDARY

~~(I)~~ (We) hereby request an amendment to the Land Use Commission District Boundary respecting the County of Maui, Island of Maui, map number and/or name M-10 to change the district designation of the following described property from its present classification in a(n) Agricultural district into a(n) Urban district.

Description of property:

* 8.529 acres in Pauwela, being a portion of TMK 2-7-08: ~~48~~ "U" & 49(p), as shown on map attached.

Petitioner's interest in subject property:

Petitioner has letter of authorization to file for this change, and will purchase said parcel.

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

See attached sheet.

(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) Edwin Okubo

Edwin Okubo
Federal Programs Coordinator
County of Maui
Wailuku, Hawaii 96793

~~Address:~~ _____

Telephone: 244-7752

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

The subject property is needed in the urban classification for a Low and Moderate Income Housing Project under the Federal Housing Administration's Section 235 Program. This project is another in the series of housing projects by the County of Maui to fulfill the housing needs for the low and moderate income families.

As of this date, we have received 65 applications, indicating that there is a need for this project. The applications are in the files of the County of Maui and will be submitted as evidence at the time of the Public Hearing.

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

The land lies abutting the Haiku School and Park, and is most desirable as a site for the Low and Moderate Income Family housing project. The geography indicates that there is no condition that would detract from its adaptability for the proposed use. Although the water transmission system is not adequate, State appropriations have been approved to remedy the condition. The County Water Department will proceed with the work soon. Sewer will be by cesspools because there are no sewer system in Haiku. Electricity is available to the site. Drainage will be to the gulch on the westerly direction of the site. A community center is presently being planned for construction in the near future, probably within the park.

COUNTY OF MAUI

A72-332

PAUWELA VILLAGE

COOPER PARK TRACT

PLAT 07

PLAT 10

MIDWAY TRACT

PAUWELA CANNERY

PAUWELA

KUIAHA

KUIAHA GULCH

EAST KUIAHA GULCH

WEST KUIAHA GULCH

KUIAHA STREAM

West Kuiaha Stream

MALIKO GULCH

HANA BELT ROAD

HAIKU

PAIA

PAUWELA ROAD

KUIAHA ROAD

Alexander & Baldwin, Inc.

Haleakala Ranch Co.

Hawaiian Pineapple Co.

Haiku Pineapple Co.

Haiku Plantation

Haiku Fruit & Packing Co.

Haiku Sugar Co.

Haiku Ditch Tunnel

Haiku Reservoir

Perpetual Easement in favor of East Maui Irrigation Co. Ltd 24.80 acs.

Parcel 68
Latter Day Saints Church
0.45ac.

Owner of Parcel 77:
Joseph M. Goldfried & wf.

Parcels 12, 13, 14
Henry J. Baldwin
wf. Helen J. -Tle

Parcel 15
Alexander & Baldwin, Inc.
1.04ac. more or less
Ld. Ct. App. 960 Sec. I

Parcel 16
Mrs. Julia Kauli Kukuapaaia
0.51ac.
L.C.Aw. 413:3

Parcel 17
State of Hawaii
0.23 (more or less)
4.03ac.

Parcel 18
Helen W. Ling Decd.
1.37ac.
L.C.Aw. 4576:G.I

Parcel 19
Helen W. Ling Decd.
0.51ac.
L.C.Aw. 4576:G.II

Parcel 20
State of Hawaii
0.17ac.

Parcel 21
Eddie Smythe
0.17ac.
L.C.Aw. 6510-xx:1

Parcel 22
Amabel U. Lindsay
(Mitsugi Yamamura & wf. Fusako Ito
1700 Ac

Parcel 23
Amabel U. Lindsay
(Mitsugi Yamamura & wf. Fusako Ito
19.0 ac. more or less

Parcel 24
Amabel U. Lindsay
(Mitsugi Yamamura & wf. Fusako Ito
1700 Ac

Parcel 25
Amabel U. Lindsay
(Mitsugi Yamamura & wf. Fusako Ito
1700 Ac

Parcel 26
Danny M. Yamamura
Theodore H. Yamamura
119.997 Ac

Parcel 27
Kuiaha Water Tank Lot
Exec. Ord # 1680

Parcel 28
State of Hawaii
(Maui County Waterworks Board)
Kuiaha Water Tank Lot
Exec. Ord # 1680

Parcel 29
10,193 sf

Parcel 30
State of Hawaii
(Michael P. Milner)
0.4272 Ac
0.1 1.84Ac.

Parcel 31
Minoru Fukuda & wf. Hisae-Tle
(15,496 sf more or less)
0.356 Acs

Parcel 32
Minoru Fukuda & wf. Hisae-Tle
0.0343 Ac

Parcel 33
Minoru Fukuda & wf. Hisae-Tle
0.0343 Ac

Parcel 34
Takeo Hayashi-1/4
78 Acs.
Terutoshi Ayako
Katsuma Yasuteru
Yoshiko Yutaka
Yukio & Kazuyo Hayashi
Rem.

Parcel 35
Gilbert 0.15

Parcel 36
Manuel T. Andrade & wf. Eve E. -Jt
1.05 acs.

Parcel 37
Manuel T. Andrade & wf. Eve E. -Jt
0.48 acs.

Parcel 38
Manuel T. Andrade & wf. Eve E. -Jt
0.48 acs.

Parcel 39
Manuel T. Andrade & wf. Eve E. -Jt
0.48 acs.

Parcel 40
Manuel T. Andrade & wf. Eve E. -Jt
0.48 acs.

Parcel 41
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Parcel 66
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Parcel 67
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Parcel 68
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Parcel 69
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0.48 acs.

Parcel 70
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0.48 acs.

Parcel 71
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0.48 acs.

Parcel 72
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0.48 acs.

Parcel 73
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0.48 acs.

Parcel 74
Manuel T. Andrade & wf. Eve E. -Jt
0.48 acs.

Parcel 75
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0.48 acs.

Parcel 76
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0.48 acs.

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0.48 acs.

Parcel 78
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0.48 acs.

Parcel 79
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0.48 acs.

Parcel 80
Manuel T. Andrade & wf. Eve E. -Jt
0.48 acs.

Parcel 81
Manuel T. Andrade & wf. Eve E. -Jt
0.48 acs.

Parcel 82
Manuel T. Andrade & wf. Eve E. -Jt
0.48 acs.

Parcel 83
Manuel T. Andrade & wf. Eve E. -Jt
0.48 acs.

Parcel 84
Manuel T. Andrade & wf. Eve E. -Jt
0.48 acs.

Parcel 85
Alexander & Baldwin, Inc.
2.21 Acs.

Parcel 86
Manuel T. Andrade & wf. Eve E. -Jt
0.48 acs.

Parcel 87
Manuel T. Andrade & wf. Eve E. -Jt
0.48 acs.

Parcel 88
Manuel T. Andrade & wf. Eve E. -Jt
0.48 acs.

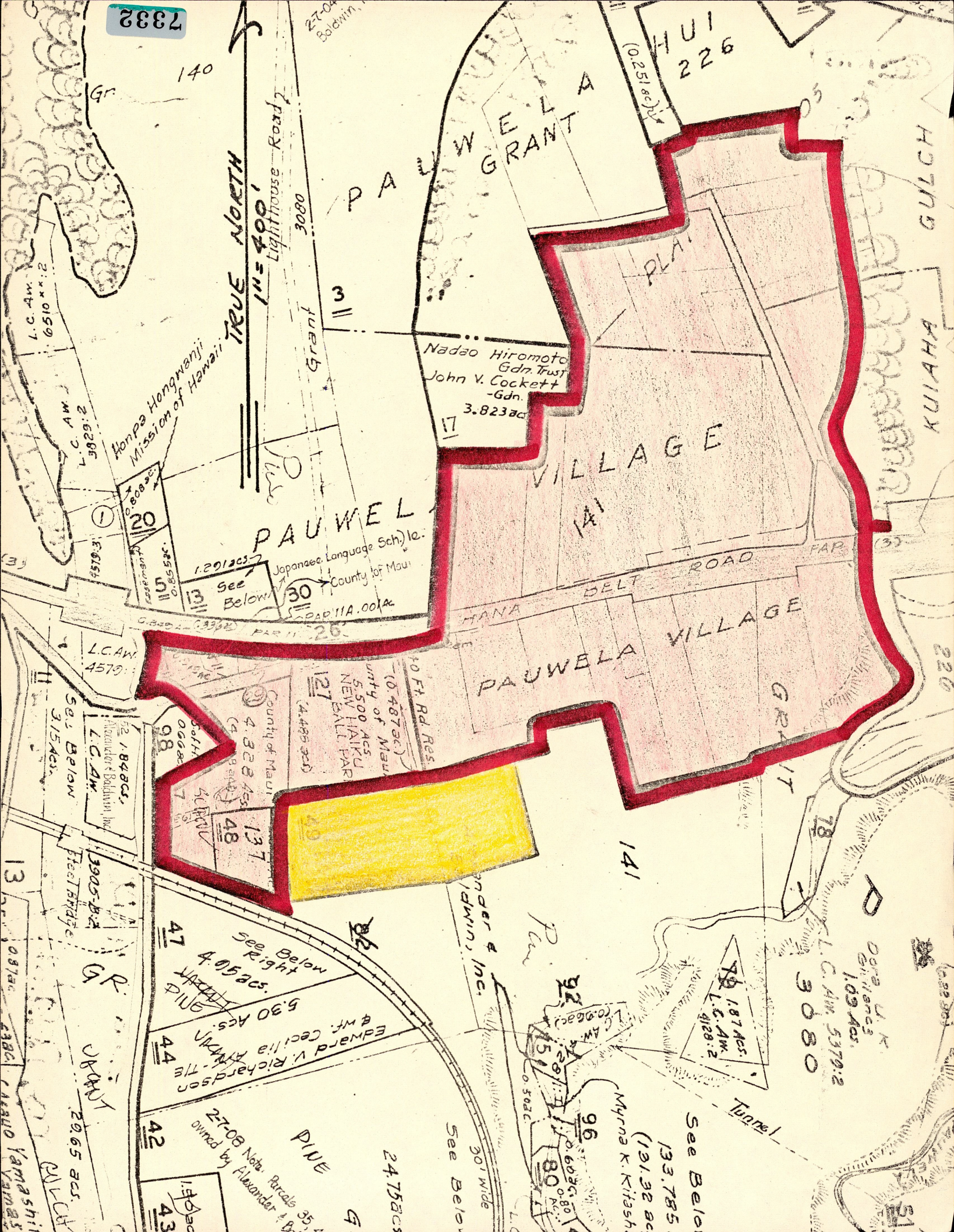
Parcel



HAIKU HOUSING
PRELIMINARY
MASTER PLOT PLAN

HAIKU HOUSING
PRELIMINARY
MASTER PLOT PLAN

7331


7332
TRUE NORTH
1"=400'
PAUWELA GRANT
PAUWELA VILLAGE
PAUWELA
Lighthouse Road
Hana Belt Road
Hana Belt Road
Grant 3080
Nadao Hiromoto Gdn. Trust
John V. Cockett -Gdn.
3.823ac
Hongwanji Mission of Hawaii
Japanese Language School
County of Maui
See Below
See Below
See Below
See Below Right
4.015acs.
5.30 Acs.
Edward V. Richardson & Wife Cecilia Ann Ahuna - Tte
27-08 Noth. Parcels 35 owned by Alexander & Baldwin, Inc.
20.65 acs.
24.75acs
Myrna K. Kitashima
133.785
(131.32 acs)
1.09 Ac.
1.87 Acs.
3.15Acs.
4.328 Acs
1.201acs.
0.808ac
0.855ac.
0.487ac.
0.502ac.
0.609ac.
0.80 Ac.
0.251ac.
L.C.Aw. 6510 x 2
L.C.Aw. 3829:2
L.C.Aw. 4579:3
L.C.Aw. 4579
L.C.Aw. 5379:2
L.C.Aw. 4128:2
L.C.Aw. 9605-B-2
L.C.Aw.
PAR. 11A .001Ac.
PAR. 11 .26
PAR. 12 .33Ac.
PAR. 13 .26
PAR. 10 .33Ac.
PAR. 9 .33Ac.
PAR. 8 .33Ac.
PAR. 7 .33Ac.
PAR. 6 .33Ac.
PAR. 5 .33Ac.
PAR. 4 .33Ac.
PAR. 3 .33Ac.
PAR. 2 .33Ac.
PAR. 1 .33Ac.
40 Ft Rd Res.
30' Wide
Tunnel
Pipeline
Alexander & Baldwin, Inc.
County of Maui
5,500 Acs NEW HAIKU PAR
Unity of Maui
Kuiaha Gulch
Gr.
140
141
PLA
VILLAGE
(A)
PAUWELA
GRANT
PAUWELA VILLAGE
HANA BELT ROAD
PAR.
PINE
PINE
PINE

7333

A72-332 COUNTY OF MAUI

NORTH PAUWELA U.D.

SOUTH PAUWELA U.D.

HAIKU U.D.

PAIA

MAKAWAO

PUKALANI

OCEAN

PACIF

Pauwela Point

Puniawa Pt

Opana Pt

Papanui o Kane

Manawai

Uaoa Bay

Kuiaha

Kapuaiaaka

Manawaiiao

Ulumalu

Kuau

Lower Paia (BM 17)

Paia (BM 295)

Hamakuapoko

Maui High Sch

Haiku

Pauwela

Haiku School

Hawaiian-Spanish Village

Store Village

School Village

Paia School

Orpheum Village

Nashiwa Village

Kaheka Village

Maui Childrens Home

Maunaolu College

Baldwin Memorial Home

Kailua Village

Haliimaile

Keahua

Village 10

Village 2

Puu Nene

Kauhikoa

Kamole

Paholoi

Puu o Kala

Puu o Malei

Kykoo

Puu Kii

Maui Veterans Cemetery

Makawao (BM 1639)

Kaupakulua

Kapuaahoohu

Kaupakulua Reservoir

Pauwela Res

Haiku Reservoir

Peahi Reservoir

Kapuai o Kamehameha

Waiohiwi Falls

Kahakapao Forest Reserve

Opaepilau

Kaliialinui

Kailua

Ulumalu

Kaluapulani

Puu Koa

7334

L-W

W-10

IUAM 70 YTNUOD SEE-STA

TRUE NORTH
Scale: 1 in. = 100 ft.

To Paia

HANA HIGHWAY

To Hana

NAHINU TO KANIAU GRANT 137

HAIKU SCHOOL

HAIKU BASEBALL PARK

Existing 40 Foot Road Easement

John K. Kaholokula

Haiku Protestant Church

John Kukaua

Maraea Kina

William W. Kaholokula (10 Foot Road)

John K. Kaholokula

John K. Kaholokula

John K. Kaholokula

William W. Kaholokula, Jr.

257°04'00" — 103.60

266°26'00" — 170.40

260° 37' 10" — 488.13

254° 18' 00" — 456.50

310.00

255°17'00" — 210.30

67°00'00" — 15.90

344.00

344°18'00" — 344.00

172°02'00" — 258.69

111°16'00" — 188.76

Kahului Railroad Co. Easement

8710.81' N
15261.39' W
"KAPUAI" Δ

80° 37' 10" — 624.03

74°18'00" — 328.99

(48)

(49)

LOT 1
8.529 Acs.

LOT 2
125.256 Acs.

Alexander & Baldwin, Inc. - Owners

GRANT 141 TO KANIAU

TRUE NORTH
Scale: 1 in. = 400 ft.

To Paia

HANA HIGHWAY

To Hana

HAIKU SCHOOL

HAIKU BASEBALL PARK

LOT 1
8.529 Acs.

LOT 2
125.256 Acs.

HAIKU ROAD

KUIAHA ROAD

INSET
Scale: 1 in. = 400 ft.

NOTE:
Area and perimeter of Lot 2 taken from Tax Map dated June 21, 1972

CONSOLIDATION OF PARCELS 48 AND 49 INTO ONE LOT AND RESUBDIVISION INTO LOTS 1 AND 2 BEING PORTION OF GRANT 137 TO NAHINU AND PORTION OF GRANT 141 TO KANIAU

PAUWELA, MAUI, HAWAII

SCALE: 1 inch = 100 feet

Owner: Alexander and Baldwin, Inc.
Kahului, Maui

Subdivider: County of Maui
Wailuku, Maui

Warren S. Unemori 1569 ES
This map was prepared by me or under my supervision.

WARREN S. UNEMORI
ENGINEER & LAND SURVEYOR
2123 KAOHU ST.
WAILUKU, MAUI, HAWAII

TAX MAP KEY 2-7-08: 48 & 49

21 x 32

JULY 27, 1972

7335

Misao, Kia
Miyuki S. Bernard
Mitsulu, S. Fujitani
Mitsuni S. Yamashita - 4/12
Katsuuo S. Miles
Katsue S. Mukogawa
Katsuji Sato - 1/12
Ruth M. Baptista - 1/12
Peter Makepa - 2/12
Sam B. Makepa - 2/12
James (Makepa) Gonsalves - 1/12
Hattie C. W. Chau Est. - 2/12

David A. Akuna
1.0 Ac.
Joseph K. Kukaua
1.06 Acs.
(1.00 dc.)
Pedro Saltiban
1.00 Ac.
Plat 05
Plat 04
Tsuji Yoshimoto - Occupant
4.11 acs.
Waiokila Gulch
(Abandoned) Old Haiku Ditch
Plat 04
KAPUALA
10541.7'N
14343.0'W
Rose P. Hao,
Jack K. Hao - 4/12
Drake P. Hao,
Jack K. Hao, II - 1/12
(Pdm)
Catalino D. Reyes et ux Erlinda (T/E) - 1/2
12,082 sf
James N. Hiromoto & wf. Shizue - T/E
3.832 Acs.
Samuel Smythe - 1/2
Mabel S. Makuakane - 1/2
Eliz. S. Saffery - 1/2
Lei Smythe - 1/2
Alfred Smythe - 1/2
Myrna K. Kitashima
0.348 Ac.
Peter R. Rosado
Y. Akiona, decid.
2.508 Acs.
Mrs. Hew Chew Est. M/c
Audrey L. Kalaau,
Nelson H. Baylosis - J/T - M/c
0.880 Ac.
Clarence A. Crozier & wf. Sarah E. - T/E
(Jose Paquiriqan & wf. Florencia - T/E - 1/2, etal.) 1/2
2.229 Acs.
Ida P. Blunkett
0.25 ac
(SEE BELOW LEFT)
0.439 ac
Kui Tong Hop & wf. Chee Shee - T/E
10,514 sf
1.059 Ac.
0.747 Ac.
3080
PAHIA
KAPUALA
10533.5'N
5,604.0'W
Hawn Evangelical Assn. Christian Churches - M/c
of Congregational Christian Churches of Hawaii - M/c
Hoomana Naauao O Hawaii - M/c
Haiku Protestant Church - M/c
1.40 acs.
Garnett K. Kukaua
0.19 Ac.
Sarah K. Malaqui
0.19 Ac.
Sarah K. N. Malaqui
2.055 Acs.
Henry W. Kaholokula
Occupant
2.631 Acs.
Louise S. Mac Loves - 1/2
Henry W. Kaholokula - 1/2
2.22 acs.
L.C. Aw. 5379:1
L.C. Aw. 4284-D:2:II (0.04 ac)
L.C. Aw. 3305 D:1
See Below
1.462 acs.
(1.312 Acs.)
James N. Hiromoto & wf. Shizue - T/E
4.41.5 Acs.
L.C. Aw. 3304 B:1
L.C. Aw. 3905 C:3
Joseph G. Inciong & wf. Josephine - J/T
0.29 Ac.
Matthew K. Kahue
Occupant
0.12 ac
Malaea Kina, Est.
W. D. Kukaua Est. - 1/2
Takiyo Hiromoto 1/2
0.283 ac
W. D. Kukaua Est. - 1/2
State of Hawaii - 1/2
1.800 ac.
Road Mon. No. 34, 231.18 E 10.00 N, 98 N Kapuala Jr. 12,778.57 W
L.C. Aw. 4284 D:2
Pedro Quedding & wf. Anastacia - 1/2
0.007 Ac.
PAR. 41A
0.024 Ac.
Waiokila Gulch
Hana Belt Road
FAP 32(3)
Joseph Pagan Jr. & wf. Elizabeth C. - T/E
Mary Kim Choy
1.038 Acs.
L.C. Aw. 3305-BC:2
State of Hawaii
0.004 Ac.
Joseph Pagan Jr. & wf. Elizabeth C. - T/E - 1/2
W. D. Kukaua Est. - 1/2
0.161 ac (Int.)
S.H.
0.009 Ac.
Becky Papoko
(Loc. C)
1.0 ac
1.04 acs.
L.C. Aw. 5344:3
Salomon Pichia
John Pichia
Lucy P. Kaulili
Edward Cooper
Moses Pichia
Noah
Verna L. Kaulili - 1/6
Papoko
Kapuala
9467.5'N
13906.0'W
Lucy Marcetela (Cockett) - 1/2
Angeline Noa Elaban - 1/2
1.0 ac.t
Louise S. Mac Loves
2.0 ac.t
David Kina et al
1.0 ac.t
Felix P. Kiyano & wf. Kate K. - 1/2
1.435 Acs.
Various Owners
See TMK 4-2-2 '66
0.144 ac
John Kukaua
0.335 ac
1/4 int. in R/W
William Kukaua
0.335 ac
1/4 int. in R/W
Donald M. Carr & wf. Theresa C. - T/E
0.335 ac
1/4 int. in R/W
Roman Catholic Church
2.434 acs.
Wilfred M. Scales & wf. Beatrice H. - J/T
3.624 Acs.
Haiku Protestant Church
Church Lot
1977 acs.
Neone L. H. Kukaua - 1/2
John Kukaua 1/2
0.98 Ac.
Mariea Kina Est.
0.978 Ac.
Mary C. Okamura
15,625 sf
0.351 Ac.
John Kaholokula & wf. Hildred - T/E
25,085 sf
John K. Kaholokula & wf. Hildred B. - T/E
27,920 sf
John K. Kaholokula & wf. Hildred B. - T/E
30,726 sf
William W. Kaholokula, Jr. & wf. Jean M. - T/E
18,180 sf
Janet K. Akau
0.835 ac
Dolly K. Hogan, Carol K. Kaholokula & Katherine K. Stillman
Mary C. Okamura
CSIP
Kapuala
3334.1'N
14548.1'W
Church
Walkina Stream
1.00 ac.
L.C. Aw. 3905:1
See Below
0.01 Ac.
Masakichi Suda & E. Ferguson & wf. Ann - T/E - 3/4
George Kelneppu & wf. Ruth - T/E - M/c
1.320 Ac.
0.057 Ac.
3905 BCH
0.182 ac
(0.25 ac.)
Thomas D. Ferguson
0.25 ac
Yoshihiro Higa
Yoshiki Higa - J/T
Yoshio Higa
0.058 ac.
C. Aw. 6482:2
Note: Parcels 44, 58, 65, 66, 68, 69, & 70 owned by Alexander & Baldwin, Inc. unless otherwise noted.
GRANT 6327
Parcel 37:
Masakichi Suda
Jo Suda
Minoru Suda
Mutsuo Suda
Lillian Yanagisawa - T/C
(Erastus L. Ferguson & wf. Ann - T/C) 2/3
Plat 08
Subject to Change
Dropped: 55, 67, 40, 83,
The North 1" = 100'

21 Jimmy K. Kaholokula
16 Apostolic Faith Church
27 Rose P. Ho'o - 1/3
Ida Plunkett - 1/3
Miriam P. Hokoana - 2/3
Josephine Block - 1/3

PAUWELA VILLAGE, MAKAWAO, MAUI.

Dwg. No.: 333
Source: Tax Map Bureau & M.A.Co. Map
L.H. 1937
By

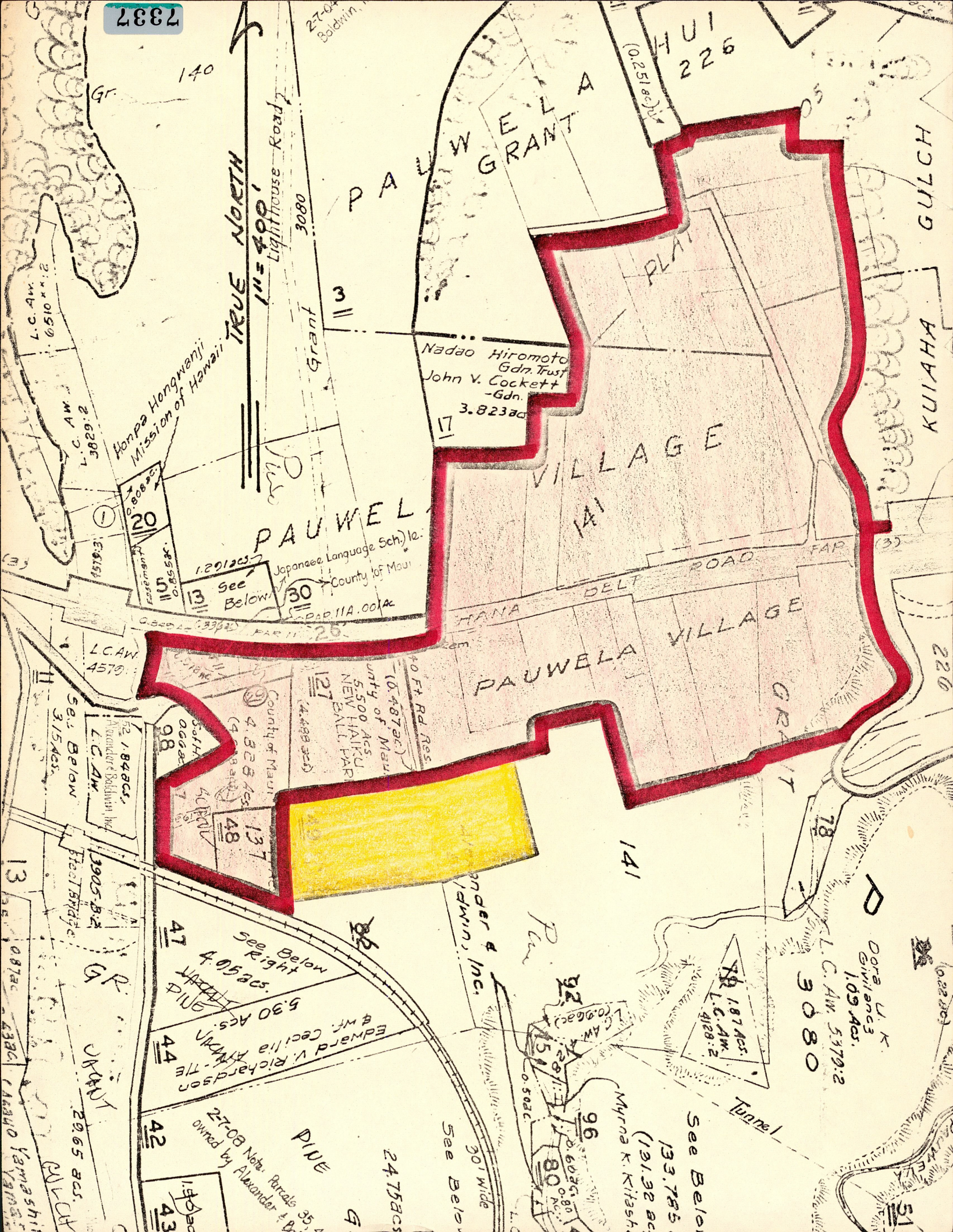
TAXATION MAP'S BUREAU
TERRITORY OF HAWAII
TAX MAP
SECOND DIVISION

ZONE	SEC.	PLAT
2	7	06

CONTAINING PARCELS
SCALE: 1in. = 100 ft

7336

A72-332 COUNTY OF MAUI (PAUWELA)
PRINTED AUG 31 1972


7337
TRUE NORTH
1" = 400'
PAUWELA GRANT
PAUWELA VILLAGE
KUIAHA GULCH
Lighthouse Road
Grant 3080
Nadao Hiromoto Gdn. Trust
John V. Cockett -Gdn.
3.823ac
Honpa Hongwanji Mission of Hawaii
Japanese Language Sch.) 1a.
County of Maui
See Below
See Below
See Below
See Right
4.05acs.
5.30 Acs.
Edward V. Richardson & Wf. Cecilia Ahuna - Tte
PAUWELA VILLAGE
HANA BELT ROAD
Tunnel
30' Wide
Myrna K. Kitashima
Ooka U. K. Gin. Ltrs
1.09 Ac.
L.C.Aw. 5379:2
3080
141
140
Gr.
L.C.Aw. 6510 x 2
L.C.Aw. 3829:2
L.C.Aw. 4579:1
L.C.Aw. 4128:2
1.87 Acs.
1.84 Acs.
3.15 Acs.
4.328 Acs.
4.488 acs.
0.487 ac.
5500 Acs. NEW HAIKU
0.808 ac.
0.858 ac.
1.291 acs.
0.251 ac.
0.080 ac.
0.060 ac.
0.080 ac.
0.502 ac.
0.080 ac.
0.080 ac.
0.080