Sprecher

Nov 18 – Jan 17

Dec 1

A72=346/WALTER C. WITTE (Waiakoa, Maui)

February 23, 1973

Mr. Walter C. Witte
P. O. Box 556
Maui, Hawaii 96753

Dear Mr. Witte:

Your petition (A72-346) to amend the land use district boundaries from the Rural to the Urban District for approximately 32.1 acres of land situated at Waiakoa Makai Homesteads, Kihei, Maui, identifiable by Tax Map Key 3-9-01: 115, was denied by the Land Use Commission at its meeting on February 16, 1973.

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

Should you desire any further information or have any questions, please feel free to contact us.

Very truly yours,

TATSUO FUJIMOTO
Executive Officer

Enclosure
cc: Maui Planning Commission

STATE OF HAWAII
LAND USE COMMISSION

VOTE RECORD

ITEM A72-346 - WALTER C. WITTE DATE February 16, 1973

PLACE County Building
Wailuku, Maui TIME 1:00 p.m.

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

Comments: of
I move for denial/petition as recommended by staff.

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: A72-346 - WALTER C. WITTE

A public hearing was held on December 1, 1972, on a request from Walter C. Witte, general partner of Alii Pau Hana Hui, to amend the district boundaries for approximately 32.1 acres of land situated at Waiakoa Makai Homesteads, Kihei, Maui from a Rural to an Urban designation. The Urban designation would permit the petitioner to construct a planned unit development involving a "Resort Retirement Community" comprising:

1. 200 condominium units on 30 acres containing 34 one-bedroom units, and 166 two-bedroom units in 28 one and two-story buildings.

2. A two-story 240-bed convalescent home on 2 acres of land.

3. Clubhouse, recreation area, parking and open space involving 6-1/2 acres of park and garden land.

The Maui County Planning Commission, concurring with the conclusions of the Maui Planning Department staff, recommended denial of this petition.

As stated previously in the staff report, there are substantial acreages of vacant and undeveloped land in the 3,450 acre Kihei Urban District. It was also noted that existing roads and water systems are substandard.

In the public hearing on this petition, Mr. Jamie A. Parsons presented a petition which represented 95 residents in the vicinity of the subject area. The petition recommended denial of the subject request since it is contrary to the Kihei General Plan; the proposed condominium and convalescent home project would be "out of character" with the existing residential community; vacant urban zoned lands are available in the vicinity; and it appears that Mr. Witte is in the business of land speculation, rather than meeting the needs of local residents.

In a letter dated December 12, 1972, the petitioner stated that he would like to go on record as objecting to the State Land Use Commission's decision to deny his request for an extension of time to prepare and collect data to justify his request. He further stated that he has retained Mr. Alden Hanson to conduct a feasibility study for the proposed retirement home and will request a Certificate of Need from the State Health Department. As of this date, the Land Use Commission has not received any additional testimony from the petitioner, or the State Health Department.

In a letter dated December 10, 1972, Mrs. Charlotte Parsons, a homeowner in the subject area, notes that the State Department of Health has certified a current need for 80 nursing home beds, and 40 more beds in the future, in addition to the existing 124 beds at Hale Makua, Wailuku, and 63 beds at Kula Sanitorium, Kula. She further notes that Hale Makua is presently constructing a 120-bed facility which isscheduled to be completed by April, 1974. Mrs. Parsons contends that another nursing home facility, such as proposed by Mr. Witte, could not compete with Hale Makua whose standards are the best in the State and whose cost to the patient and/or welfare agencies is one of the lowest.

Upon evaluation of this petition, the staff concurs with the findings of the Maui County Planning Commission that:

1. There are substantial vacant lands within the abutting Kihei Urban District which are able to accommodate the uses proposed.

2. Existing roads and water service are not adequate for the substantial residential development proposed by this petition.

3. The proposed boundary amendment from Rural to an Urban designation is contrary to the Kihei General Plan and present County zoning.

4. The need for a "Resort Retirement Community" comprised of condominium apartment units and a convalescent home has not been adequately established.

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

February 6, 1973

Mr. Walter C. Witte
P. O. Box 556
Maui, Hawaii 96753

Dear Mr. Witte:

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 Walter C. Witte (A72-346) 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

RECEIVED
DEC 14 1972
State of Hawaii
LAND USE COMMISSION

3429

[redacted]
2761 Haukai Place
Kihei Maui Hi 96753
December 10, 1972

Mr. Satsuo Fujimoto, Executive Officer
Land Use Commission of the State of Hawaii
PO Box 2359
Honolulu Hawaii 96804

Dear Mr. Fujimoto,

I would like to protest Mr. Walter C. Witte's petition for boundary change from rural to urban, docket #A72-346, tax map key 3-9-01:115.

As a homeowner in the area next to Mr. Witte's property, I have already affixed my signature to the petition requesting denial of granting his boundary change.

Regarding Mr. Witte's plans for the area, once urban, I would also like to protest. He proposes a 240, bed nursing home and 200, condominium units - most of this to

2

be two story developments.

Maui County presently has 124, nursing home beds at Hale Makua, Wailuku, and 63, nursing home beds at the Kula Sanitorium, Kula. The State Department of Health has certified a current need for 80, additional beds and 40, more beds in the future. Hale Makua is in the process of building an additional facility directly mauka of the Maui Memorial Hospital, Wailuku. This facility is to contain 120, nursing home beds and has April, 1974, as a target completion date.

The per patient cost per day at Hale Makua is $18.50, and their income is approximately $19.00, per day. The standards at Hale Makua are the best in the state and the cost to the patient and/or

welfare agencies one of the lowest.

There is no way another private nursing home could compete with those costs.

Therefore it appears obvious that we do not need nor desire such developments in the Kidei area. Thank you.

Sincerely,
(Mrs.) Charlotte Parsons

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

3

December 19, 1972

Mr. Walter C. Witte
P. O. Box 556
Maui, Hawaii 96753

Dear Mr. Witte:

Please be advised that your letter dated December 12, 1972, objecting to the denial of your request for a time extension has been filed in the records of the Land Use Commission.

In our letter dated December 4, 1972, we informed you that the Land Use Commission denied your request for a time extension for action on your petition A72-346 to rezone 32.1 acres of land at Kihei, Maui from Rural to Urban. You were also advised that you have 15 days from the date of the hearing, December 1, 1972, to submit additional data. A copy of the staff report presented at the December 1, 1972 public hearing was enclosed in our letter of December 4, 1972.

Since you have stated in your December 12, 1972 letter that you did not receive the staff report on your petition, we have enclosed another copy with this letter.

Pursuant to Section 205-4, of the Hawaii Revised Statutes, a decision on your petition will be rendered within 45 to 90 days from the December 1, 1972 public hearing date.

Very truly yours,

TATSUO FUJIMOTO
Executive Officer

Encl.

3430

Walter C. Witte
Developer of:
HALE HUI KAI
KAMAOLE BEACH ROYALE
ROYAL MAUIAN
MENEHUNE SHORES

RECEIVED
DEC 14 1972
State of Hawaii
LAND USE COMMISSION

December 12, 1972

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

Dear Mr. Fujimoto:

I would like to go on record as objecting to the State Land Use Commission's decision to deny my request for an extension of time to prepare and collect the data to justify my request for a boundary amendment on the 32.1 acres of land situated at Waiakoa Makai Homestead, Kihei, Maui, (TMK 3-9-01:115). It was undoubtedly my oversight, but I definitely misunderstood your letter of November 22, 1972, in which you stated that my request for extension would be taken up at the Commission's meeting of December 1, 1972, and did not realize that the public hearing on the petition would be held at this meeting.

I have retained Mr. Alden Hanson, an M.I.A. of Maui, Hawaii, to complete a feasibility study for the proposed retirement home. I am also proceeding with an application for a Certificate of Need from the State Health Department. These actions obviously will take more time than your December 16, 1972, deadline.

I would like to point out that I have not received a copy of the staff report on my petition which was presented at the public hearing; therefore, I cannot intelligently comment on the arguments against my petition. From the newspaper reports I would conclude that some of the testimony was in error. I do not believe the residents of the area are aware of the type of development planned and, therefore, Mr. Jaimie Parson's testimony cannot be assumed to be accurate.

continued...

5

Mr. Tatsuo Fujimoto
Executive Officer
Land Use Commission
State of Hawaii

12/12/72



I do not believe I have been given a chance to present the case for the proposed development and I urgently request that you do so in order for the Commission to make a proper decision. My previous application for an extension of time to late February, 1973, to properly compile the data needed is again requested. I believe this request is not out of line and can only serve to clarify the situation. Your comments on this will be greatly appreciated.

Thank you for your consideration.

Yours very sincerely,

WALTER C. WITTE
General Partner
Alii Pau Hana Hui

WCW/jw

C

December 4, 1972

Mr. Walter C. Witte
P. O. Box 556
Maui, Hawaii 96753

Dear Mr. Witte:

Your request for a time extension for action on your petition A72-346 to rezone approximately 32.1 acres of land situated at Waiakoa Makai Homesteads, Kihei, Maui, from a Rural to Urban classification, was presented to the Land Use Commission at its meeting on December 1, 1972 at the Kahului Library, Kahului, Maui. It was unanimously agreed to deny your request and the public hearing was conducted pursuant to Section 205-4 of the Hawaii Revised Statutes. Enclosed is a copy of the staff report on your petition which was presented at the public hearing.

We also wish to advise you that you have 15 days from the date of the hearing, December 1, 1972, to submit additional data in support of your request for a boundary amendment. A decision on your petition will be rendered within 45 to 90 days from the date of public hearing (December 1, 1972). We will advise you of the details of this action meeting at some future date.

Should you have any further questions, please do not hesitate to contact this office.

Very truly yours,

TATSUO FUJIMOTO
Executive Officer

Encl.
cc: Maui Planning Comm.

# residents fight Kihei rezoning

By ROBERT JOHNSON
*Advertiser Maui Bureau*

WAILUKU—Residents in the vincinity of a proposed "resort retirement community" in Kihei told the State Land Use Commission yesterday they were against the project.

They said they want to keep their neighborhood predominantly rural. The proposed project would require rezoning 32.1 acres from rural to urban use.

Proposed for development by Walter C. Witte of Kihei, the project already has been disapproved by the Maui County Planning Commission because it violates the Kihei General Plan, and for other reasons.

**YESTERDAY IT WAS** before the State commission for the zoning change.

At the outset of the hearing, a letter from Witte was read asking for a postponement of the hearing.

In the letter, he said he needed time to gather "the necessary data to justify this worthwhile project."

The commission denied Witte's request and held the hearing without him.

Witte proposes to build a 200-unit condominium project as a planned unit development on 30 acres and to construct a 240-bed convalescent home on the remaining two acres.

**UNDER THE PRESENT** rural zoning, the use of the 32 acres would be limited to a density based on the half-acre rural lot, or to 16 units.

In his letter, Witte claimed the project would produce $1-million income a year to Maui County and employ 150 persons.

But the commission's staff recommendation said Kihei has plenty of urban land still undeveloped, including 3.5 acres owned by Witte in an urban zone on the Kihei shoreline, and there was no need to zone more land for urban use.

**JAIMIE PARSONS,** who said he spoke for 95 residents, said the rural land involved was part of the only rural zone in Kihei from there to five miles south at Maui Meadows, and that therefore it should be preserved in rural use, according to the Kihei General Plan.

The commission must wait at least 15 days before taking action on the request, and may wait as long as 105 days.

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

VOTE RECORD

ITEM A72-346 - WALTER C. WITTE DATE December 1, 1972

PLACE Kahului Library TIME 10;00 a.m.

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

Comments: Deny Deferral

I move that we deny request for postponement and that the public hearing proceed.

STATE OF HAWAII
LAND USE COMMISSION

Kahului Library
Kahului, Maui

December 1, 1972
10:00 a.m.

STAFF REPORT

A72-346 - WALTER C. WITTE

WIT-E

A petition has been submitted by Walter C. Witte, general partner of Alii Pau Hana Hui, to rezone approximately 32.1 acres of land situated at Waiakoa Makai Homesteads, Kihei, Maui, from a Rural to an Urban classification. Mr. Witte is the purchaser of the property under an agreement of sale recorded on June 2, 1972.

The property under consideration is identified as Tax Map Key 3-9-01: 115. It abuts the Kihei Urban District in the vicinity of Kihei School. Access to the site is by means of Ohukai Road which extends mauka from Kihei Road. The subject land is bounded by the Kihei Heights Subdivision within the Urban District to the north and by the Makai Heights Subdivision in the Rural District to the east. Lands to the south of the subject property are classified as Agricultural and lands to the west are within the Urban District, with the exception of 2 small parcels which are in the Rural District.

Presently, the subject site is vacant and supports a sparse cover of kiawe and grasses. Land Study Bureau classification shows that the land is very poorly suited for overall agricultural

use and contains slopes of 0-10%. The median rainfall at Kihei Village is 12.3 inches annually. Existing roads in the immediate area are substandard in pavement width and, according to the County, there is a substantial natural drainage swale along the south side of the parcel. Electricity and telephone services are available at present. However, the existing water system is substandard and a substantial residential development at this time would create problems related to water pressure. A County sewer system for the general area is expected to be available in 1974. The Kihei General Plan adopted in 1969, as well as present zoning by Maui County, designates the parcel as "Rural".

The petitioner proposes to construct a planned unit development involving a "Resort Retirement Community" comprising:

1. 200 condominium units on 30 acres containing 34 one-bedroom units, and 166 two-bedroom units in 28 one and two-story buildings.
2. A two-story 240-bed convalescent home on 2 acres of land.
3. Clubhouse, recreation area, parking and open space involving 6½ acres of park and garden land.

By letter dated October 27, 1972, Mr. Witte submitted additional data as follows:

1. The area is fast developing into an attractive residential area, and is surrounded on three sides by active residential subdivisions. The proposed development

will add to the attractiveness of the area.

2. The climate, being dry and temperate, is ideal for outdoor activities and for maintenance of the health of the elderly. It is close to population and activity centers, yet far enough removed to provide the peace and remoteness desired. The percentage of people over 65 years of age is dramatically increasing and so is the need for this type of facility. The affluent elderly of Maui are migrating to facilities in Honolulu because of the lack of proper facilities in Maui.

3. The development will contribute to the County's tax base and will provide over $1,000,000 in new income for the County's economy. It will provide employment for 150 persons. Development of the premises is expected to take between 2 to 5 years after zoning approval is granted, according to the petitioner.

County Recommendation

The Maui County Planning Commission, at its October 31, 1972 meeting, voted unanimously to recommend denial of this petition. The Planning Commission concurred with the staff of the Maui Planning Department which concluded that:

"1. There are large acreages of urban-zoned land in the Kihei area which have not yet been developed.

"2. Existing roads and water are marginal, in this area, and could not adequately support increased development of the magnitude proposed. Also, it should be recognized that the existing subdivisions surrounding the subject parcel have not reached their full development capacity, and that this will place additional burdens on the existing utilities.

"3. This proposed boundary amendment from Rural to Urban is contrary to the Kihei General Plan adopted by the County of Maui on August 18, 1969.

"4. The need for a retirement-oriented condominium or convalescent home has not been adequately justified by the applicant."

In September, 1965, a petition was submitted by Tony Hashimoto requesting that the district designation for the same 32-acre area now under petition be changed from Rural to Urban. At that time, the Land Use Commission staff noted that of the approximately 3,450 acres within the Kihei Urban District, only about 950 acres were used for urban purposes. At its meeting on January 14, 1966, the Land Use Commission denied Mr. Hashimoto's request for reclassification.

To show that the area is "fast developing" into a residential area, Mr. Witte refers to developments in the Makai Heights Subdivision within the Rural District classification and the La Palma Estates and Kihei Heights Subdivisions in the Urban District. An examination of these nearby subdivisions shows the following:

| Subdivision | District | Approx. Acreage | Total Lots | Average Size Lots | No. Homes | % Developed |
|---|---|---|---|---|---|---|
| Makai Hts. | Rural | 45 | 66 | ½ acre | 25 | 38% |
| Kihei Hts. | Urban | 25 | 106 | 10,000 sq.f. | 40 | 38% |
| La Palma | Urban | 8 | 46 | 7,500 " " | Less than ½ dev. | |

It is significant to note that the Rural and Urban classification for the above subdivisions were established in August, 1964. Yet, in the 8 year period from 1964 to the present, less than 50% of these active subdivisions have been developed. Still to be considered are the large number of Urban zoned parcels ranging from 7 acres to over 20 acres which are vacant or in grazing use, situated less than one mile from the subject property. Even a cursory examination of the 3,450-acre Kihei Urban District would support the Maui Planning Department's finding that large acreages of Urban zoned land in the area have not yet been developed.

The population on the island of Maui increased from 35,717 persons in 1960 to 38,691 in 1970 for a gain of merely 8.3%. The Wailuku Judicial District of Maui, of which the subject property is part, experienced only a 14.6% increase in population of from 19,391 in 1960 to 22,219 in 1970.

From the above, it is evident that ample urban reserves have been provided for further urban development in the Kihei area.

3407

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

DEPARTMENT OF WATER SUPPLY
COUNTY OF MAUI
P. O. Box 1109
Wailuku, Maui, Hawaii 96793

RECEIVED
DEC 1 1972
State of Hawaii
LAND USE COMMISSION

November 28, 1972

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

Dear Mr. Fujimoto:

Subject: A72-346 - Walter C. Witte - 32.1 acres from Rural District to Urban District at Waiakoa, Makai Homesteads, Wailuku, Maui, TMK: 3-9-01:115

The Department of Water Supply, County of Maui, forwards the following comments regarding the subject boundary change:

1. The boundary change represents a change in our present water system demands and will have an affect on the existing water system and its design to serve the Kihei area.

2. In order to provide water service to the development, offsite and onsite waterline improvements would be required. The size of water main would be as required to provide water service for domestic usage, irrigation purposes and fire protection.

3. The developer would also be required to construct a storage reservoir or pay a modified storage assessment depending upon the storage requirements of the development.

We request that the above points be considered at the public hearing for boundary change.

Sincerely,

Carl Kaiama

Carl Kaiama, Director

TI/LJ/ao

cc: Engr. Div.
Planning Department
Central Office-BWS

*"By Water All Things Find Life"*

2161 Haukai Place
Kihei, Hawaii 96753

December 1, 1972

RECEIVED
DEC 1 1972
State of Hawaii
LAND USE COMMISSION

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

Dear Mr. Fujimoto:

In my letter to you dated November 20, 1972, I stressed the mounting concern of the citizens surrounding a 32.1 acre parcel the Land Use Commission has been requested to change the boundary on from Rural to Urban. The individual requesting this change is Mr. Walter C. Witte on Docket No. A72-346, Tax Map Key 3-9-01:115. The enclosed petition is a collective request of 95 individuals living in the community surrounding the requested boundary change, who wish only that the Land Use Commission deny the requested change from Rural to Urban. The following are reasons why we would not like to see this boundary change:

1. His proposed boundary change does not follow the Kihei General Plan. This was the chief reason for the Maui County Planning Commission's decision to deny his request before Mr. Witte asked the State Land Use Commission for the change. We support the Maui County Planning Commission's decision wholeheartedly.

2. Besides Maui Meadows five miles to the South of Mr. Witte's property, his parcel and the adjacent Makai Heights subdivision are the last parcels of land zoned Rural in Kihei. Preserving these areas as Rurally zoned will insure low density housing and open space where an individual can enjoy the beauty of Hawaii and maintain an ecologically balanced neighborhood.

3. Mr. Witte's proposed project of 200 condominium units and a 240 bed convalescent home, which he intends to build if he can obtain a boundary change, would be out of character with the residential community in this area.

4. There are many parcels already zoned for Mr. Witte's proposed project which have not been built upon and are available in Kihei.

5. Many property owners bordering Mr. Witte's property bought their parcels because the contents of the Kihei General Plan gave them a chance to know what was to come in the future of their area. A zoning change, after a person invests his life savings in a home, would be catastrophic and cause great emotional distress.

6. Land speculation, the business Mr. Witte is engaged in, is one of the chief reasons why the cost of housing is increasing so tremendously. He bought this property as Rurally zoned like we did, and he should develop this property as rurally zoned as we are.

8

As you can see, we are vigorously opposed to the boundary change requested by Mr. Walter Witte. Your decision to deny this request is supported by 95 residents on the enclosed petition. We only hope that your decision will be in our favor. Thank you.

Very truly yours,

Jamie A. Parsons, Jr.

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

PETITION FOR DENIAL OF DISTRICT BOUNDARY
CHANGE FROM RURAL TO URBAN

We, the undersigned individuals, do hereby petition the Land Use Commission of the State of Hawaii to deny forever the requested Change of District Boundary of a 32.1 acre parcel, presently in the Rural District, into the Urban District at Waiakoa Makai Homesteads, Kihei, Maui, on Docket Number: A72-346 by Walter C. Witte. This parcel of land, Tax Map Key: 3-9-01:115, is bordered by Kihei Heights to the North, Makai Heights to the East, Ohukai Street to the South, and Kailoa Place to the West.

| NAME | ADDRESS | PHONE NO. |
|---|---|---|
| 1. Jamie A. Parsons Jr. | 1. 2161 HAUKAI PL. KIHEI, HAWAII 96753 | 879-2503 |
| 2. Charlotte M. Parsons | 2. 2161 Haukai Pl. Kihei Hi 96753 | 879-2503 |
| 3. Edwin Andrade | 3. 362 Oe St. Kihei | 8792564 |
| 4. Barbara Andrade | 4. 362 Oe St. Kihei Hi | 879-2564 |
| 5. Verrell L James | 5. 208 Noe St. ~~Kihei~~ MAKAI HTS | 879-2375 |
| 6. Myrtle James | 6. 208 Noe St. Makai Hts. | 879-2375 |
| 7. Marjorie Jones | 7. 207 Noe St. Makai Hts | 879-2573 |
| 8. Albert C Weizer | 8. 188 NOE St Kihei | 879-2960 |
| 9. Mary L Weizer | 9. 188 Noe St. Kihei | 879-2960 |
| 10. Robert E Scott | 10. 210 Noe St, Kihei | 879-1078 |
| 11. Barbara F. Scott | 11. 210 Noe St. Kihei | 879-1078 |
| 12. Brian D. Bott | 12. 210 OE ST. KIHEI | 879-2897 |
| 13. Coby van't Oosenewout | 13. 254 Oe St. Kihei | 879-2080 |
| 14. Jeanne M. Guérin | 14. 251 Noe St Kihei | 879-1248 |
| 15. BRUCE OUERIN | 15. 251 NOE ST KIHEI | 879-1248 |
| 16. [illegible] Fowler | 16. 251 NOE ST KIHEI | 879-1248 |
| 17. Lewis R Rassie | 17. 1947 So Kihei Rd. | 879-2545 |
| 18. Bruce van't Oosenewout | 18. 254 OE STREET | 879-2080 |

10

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

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| | NAME | ADDRESS | PHONE NO. |
|---|---|---|---|
| 19. | Jack van't Groenewout | 254 OE ST. KIHEI | 879-2080 |
| 20. | Nicasio Tapuro | 217 OE ST. KIHEI | |
| 21. | Hermelina Tapuro | 217 OE ST. KIHEI | |
| 22. | Andres Soliven | 209 OE ST. KIHEI | |
| 23. | Leonora Soliven | 209 Oe St. Kihei | |
| 24. | Felicidad Gundran | 209 Oe St. Kihei | |
| 25. | Cora Batoon | 298 Oe St. Kihei | |
| 26. | Estrella Batoon | 298 Oe St. Kihei | |
| 27. | Angel Batoon | 298 Oe St. Kihei | |
| 28. | Eric C Killam | 202 Ohukai Rd. Kihei | |
| 29. | Karen McGovern | 212 Ohukai Road - Kihei | |
| 30. | R. Craig Killam | 202 Ohukai Rd. Kihei | |
| 31. | [illegible] | 212 Ohukai Rd. KIHEI | |
| 32. | Anthony P. Rivers | 186 Ohukai Rd Kihei | 879-2066 |
| 33. | Erma Rivers | 186 Ohukai Rd. Kihei, | 8792066 |
| 34. | Ronald D Vaught | 170 Ohukai Rd. Kihei | 8792008 |
| 35. | Alexa Vaught | 170 Ohukai Rd. Kihei | 879-2008 |
| 36. | Thomas T. Green | 178 Ohukai Rd., Kihei | 879-2927 |

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

PETITION FOR DENIAL OF DISTRICT BOUNDARY
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| | NAME | ADDRESS | PHONE NO. |
|---|---|---|---|
| 37. | Isaac B. Feng | 37. | 89 Ohukai Road, Kihei 879-2682 |
| 38. | Timotea R. Feng | 38. | " " " " |
| 39. | Swalani H. Bosque | 39. | 343 Noe St. Kihei - 879-1285 |
| 40. | Benjamin D. Bosque | 40. | 343 Noe St. Kihei - 879-1285 |
| 41. | Douglas S. Kimura | 41. | 297 Noe St. Kihei 879-2646 |
| 42. | Wilena C. Kimura | 42. | 297 Noe St. Kihei 879-2646 |
| 43. | Wayne W. Istre | 43. | #187 Pa St. |
| 44. | Abraham B. Williams | 44. | Lot 57 Oe St. |
| 45. | F.O. Napenias | 45. | 287 Oe. St |
| 46. | Evelyn D. Napenias | 46. | 287 Oe st |
| 47. | Jacqueline J. Savares | 47. | 276 Oe St. |
| 48. | Howard Savares | 48. | 276 Oe St. |
| 49. | Alice Benjamin | 49. | 288 OE St. |
| 50. | Dorothea Neubauer | 50. | 343 Oe St |
| 51. | Anton W. Neubauer | 51. | 343 Oe. St. - 879-2592 |
| 52. | Mary J. Larson | 52. | 188 Oe st |
| 53. | Ernest Larson | 53. | 188 Oe st |
| 54. | Aleda Istre | 54. | 187 A Noe St |

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

PETITION FOR DENIAL OF DISTRICT BOUNDARY
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| NAME | ADDRESS | PHONE NO. |
|---|---|---|
| 55. Dorothy E. Rothwell | 55. 221 Oio Pl. Kihei, | 879-2567 |
| 56. Dennis L. Rothwell | 56. 221 Oio Pl. Kihei, | 879-2567 |
| 57. Charl. Nalza | 57. 278 Nehu Pl. Kihei | 879-2712 |
| 58. Larry Howard | 58. 278 Nehu Place, Kihei, | 879-271. |
| 59. Helen W. Meiners | 59. 292 Nehu Place Kihei | 879-20. |
| 60. Lux J. Bolton | 60. 325 Nehu Pl. Kihei | 8791275 |
| 61. Dorothy Huddleston | 61. 300 Nehu Pl. Kihei | 879-2597 |
| 62. Lex Huddleston | 62. " " " " " | " |
| 63. Oscar M Wilson Jr | 63. 331 Nehu Pl-Kihei | 879-2523 |
| 64. Delores M. Wilson | 64. 331 Nehu Pl. Kihei | 8792523 |
| 65. [illegible] | 65. 187 PAKA PLACE KIHEI | |
| 66. Marcial Homer | 66. " | |
| 67. Chas Plunkett Jr. | 67. 1206 Kihei Hts | |
| 68. Helen K. Plunkett | 68. 1206 Kihei Ht. | |
| 69. Charles Kukahiko | 69. 202 Kihei Ht. | |
| 70. Toshisada Shimoma | 70. 269 Mai Pl. | |
| 71. Sue Shimoma | 71. " " " | |
| 72. D. Ouashi | 72. " " " | |

13

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

PETITION FOR DENIAL OF DISTRICT BOUNDARY
CHANGE FROM RURAL TO URBAN

We, the undersigned individuals, do hereby petition the Land Use Commission of the State of Hawaii to deny forever the requested Change of District Boundary of a 32.1 acre parcel, presently in the Rural District, into the Urban District at Waiakoa Makai Homesteads, Kihei, Maui, on Docket Number: A72-346 by Walter C. Witte. This parcel of land, Tax Map Key: 3-9-01:115, is bordered by Kihei Heights to the North, Makai Heights to the East, Ohukai Street to the South, and Kailoa Place to the West.

| | NAME | ADDRESS | PHONE NO. |
|---|---|---|---|
| 73. | [illegible] Yap | 73. 289 Mai Pl. | 879-1057 |
| 74. | Rosa Yap | 74. 289 Mai Pl. | 879-1057 |
| 75. | Marjorie N. Kilbourne | 75. 297 Moi Pl | 879-2007 |
| 76. | Charles E. Kilbourne | 76. 297 Moi Pl | 879-2007 |
| 77. | Jane M. Unrath | 77. 297 Moi Pl. | 879-2007 |
| 78. | Timothy J. Barron | 78. 297 Moi Pl. | 879-2007 |
| 79. | Keith W. Unrath | 79. 297 Moi Pl | 879-2007 |
| 80. | Jeffery Bertram | 80. 190 PAKA PL. | 879-2501 |
| 81. | Joseph Bertram | 81. 190 Paka P. | 879-2501 |
| 82. | Esther Bertram | 82. 190 Paka Pl | 879-2501 |
| 83. | Carol Suda | 83. Paka Pl | 879-2656 |
| 84. | Thomas Moniz | 84. 180 Paka Pl. | 879-1239 |
| 85. | Margie Moniz | 85. 180 Paka Pl. | 879-1239 |
| 86. | H. David Hartquist | 86. 175 PAKA PL. | |
| 87. | Ron Suda | 87. Paka Pl. | 879267 |
| 88. | Wilfred Wallace | 88. 330 MANINI PL. | 879-2305 |
| 89. | Violet Wallace | 89. 330 Manini Pl | 879-2305 |
| 90. | Adelina Tumpap | 90. 346 Manini Place | 879-1090 |
| 91. | Luciano Gante | 91. 346 MANINI PL. | " " |

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

PETITION FOR DENIAL OF DISTRICT BOUNDARY
CHANGE FROM RURAL TO URBAN

We, the undersigned individuals, do hereby petition the Land Use Commission of the State of Hawaii to deny forever the requested Change of District Boundary of a 32.1 acre parcel, presently in the Rural District, into the Urban District at Waiakoa Makai Homesteads, Kihei, Maui, on Docket Number: A72-346 by Walter C. Witte. This parcel of land, Tax Map Key: 3-9-01:115, is bordered by Kihei Heights to the North, Makai Heights to the East, Ohukai Street to the South, and Kailoa place to the West.

| | NAME | ADDRESS | PHONE NO. |
|---|---|---|---|
| 92. | T.E. Barnes | 92. 301 Manini St | 8792975 |
| 93. | Evelyn Barnes | 93. 301 Manini ST | 8792973 |
| 94. | Anne Marie Guerrero | 94. 280 - Manini Pl. | 879 1243 |
| 95. | David Guerrero | 95. 280 - MANINI Pl. | 879 - 1243 |
| 96. | | 96. | |
| 97. | | 97. | |
| 98. | | 98. | |
| 99. | | 99. | |
| 100. | | 100. | |
| 101. | | 101. | |
| 102. | | 102. | |
| 103. | | 103. | |
| 104. | | 104. | |
| 105. | | 105. | |
| 106. | | 106. | |
| 107. | | 107. | |
| 108. | | 108. | |
| 109. | | 109. | |
| 110. | | 110. | |

3399

2161 Haukai Place
Kihei, Maui, Hawaii
96753

November 20, 1972

RECEIVED
NOV 22 1972
State of Hawaii
LAND USE COMMISSION

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

Dear Mr. Fujimoto:

May I take a few moments of your time to register a letter of both commendation, and protest. First of all, I would like to commend and congratulate the Maui County Planning Commission for their recent decision to deny a request of Mr. Walter C. Witte to rezone a 32-acre parcel, Tax Map Key: 3-9-01:115, from rural to urban. The Commission based their denial on the fact that such a change would require an amendment to the Kihei General Plan.

Many property owners bordering Mr. Witte's property bought their parcels because the contents of the Kihei General Plan gave them a chance to know what was to come in the future of their area. It is our intention to maintain these certain quality standards as set forth in the Kihei General Plan.

Mr. Witte's intention, as stated in The Maui News on November 4, 1972, is to crowd as much building in to an area as possible thereby giving him a maximum return on his investment without regard for the people who live in the surrounding community. Originally, Mr. Witte bought this parcel of land for speculation purposes so he could sell it later for as much money as the market would stand. Land speculators in Hawaii, as you know, are the primary factors in the high cost and scarcity of available property to build on. This is one of the number of problems facing the State Of Hawaii at the present time.

The people of the Kihei area would like to see this parcel remain as rurally zoned in the Kihei General Plan and maintain the one-half acre homesites as specified in the Plan. Mr. Witte's intention on the otherhand, as stated in The Maui News on November 4, 1972, if he gets his requested zoning change at the coming Land Use Commission hearing on December 1, 1972, Docket No. A72-346, is to build two hundred condominium units and a two hundred and forty bed convalescent home. According to the Kihei General Plan, there are many parcels of land zoned for condominium units which are not being built upon. As far as a convalescent home is concerned, our largest convalescent home on Maui, the Hale Makua, is in the process of increasing the size of their facilities even though there has been a decrease in patients in the last six months. We have no need for a convalescent home in the Kihei area, especially in the midst of an already well planned community.

Again, I would like to commend and congratulate the Maui County Planning Commission for their decision to uphold and protect the rights of the citizens of Kihei who believe in them and who are behind them in their decision to deny the zoning change. Also, to protest the petition filed with the Land Use Commission in behalf of Walter C. Witte, Docket No. A72-346, and to recommend that the Land Use Commission deny the proposed change to this parcel from a Rural District to an Urban District. I would like to see it remain in the Rural District as set forth in the Kihei General Plan.

Very truly yours,

Jamie A. Parsons, Jr.

CC: Mr. Howard K. Nakamura, Planning Director

November 22, 1972

Mr. Walter C. Witte
P. O. Box 556
Maui, Hawaii 96753

Dear Mr. Witte:

This is to acknowledge receipt of your request for a time extension for action on your petition A72-346.

Please be informed that your request will be taken up at the meeting of December 1, 1972, at which time the Commission will act either to approve or disapprove your request for a deferral (see agenda enclosed).

However, for your information, in accordance with Section 205-4, HRS, as amended, the Commission must hold a public hearing within 60 to 120 days after a petition for boundary amendment is received. Therefore, the 120th day on your petition will fall on January 17, 1972.

If you have any further questions regarding this matter, please do not hesitate to contact us.

Very truly yours,

TATSUO FUJIMOTO
Executive Officer

Encl. - Agenda
cc: Maui Planning Comm.

3397

Walter C. Witte
Developer of:
HALE HUI KAI
KAMAOLE BEACH ROYALE
ROYAL MAUIAN
MENEHUNE SHORES

RECEIVED
NOV 20 1972
State of Hawaii
LAND USE COMMISSION

November 16, 1972

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

Dear Mr. Fujimoto:

In regard to my Petition for Amendment to Land Use District Boundary from "Rural" to "Urban" for a parcel of land at Kihei, Maui (TMK 3-9-01:115) and the action of the Maui County Planning Commission in their meeting of October 31, 1972, I would like to respectfully request the following:

> Due to the fact that the Planning Commission notified me of the proposed hearing on my petition only 24 hours in advance and then stated that insufficient justification for the proposed retirement community had been presented, I would ask that your commission postpone any action on my petition until I can present the necessary data to justify this worthwhile and needed facility. I would expect to submit a detailed feasibility study and other data needed to refute the Planning Commission's reasons for dismissal. This can be done by February, 1973.

Your consideration of this time extension is urgently and respectfully requested.

Yours very sincerely,

Walter C. Witte

cc: Planning Commission

WCW/jw

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

20

# 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)

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Maui News 11-4-72

# Kihei Zone Change Requests Turned Down

The Maui County Planning Commission Tuesday refused to grant two zoning changes that would have been contrary to the Kihei General Plan.

The first request came from Dr. Wolfgang Pfaeltzer for a change—from A-1 (apartment district) to B-2 (community business district) — for a 10,295 square foot piece of property on the mauka side of Kihei Road, between Kalani and Auhana roads.

The commission agreed with a planning staff recommendation for denial based on the fact that such a change would require an amendment to the Kihei General Plan.

The staff report noted that there are other business-zoned parcels close to Pfaeltzer's property.

The commission also denied a request from Walter C. Witte to rezone a 32-acre parcel, from rural to urban, on the same principle that such a change would require an amendment to the Kihei General Plan.

Witte envisioned a "resort-retirement" community consisting of approximately 200 condominium units and a 240-bed convalescent home.

The commission announced a legal opinion, from County Attorney Arthur Ueoka, that seemed to meet Robert Simmons of Spreckelsville halfway.

The County subdivision ordinance requires a builder planning to subdivide a tract of land bring streets within that tract up to County specifications if they are not already.

Ueoka said Simmons would not have to do that on his proposed development because it is not a "subdivision" as such.

Another part of Ueoka's opinion contended that portions of land eroded from Simmons property are considered lost, and cannot be used in computing the number of units allowable in the development.

Simmons had planned to construct 20 individual units, but Ueoka's decision limits him to eighteen.

The commission denied General Hawaiian Development's request for a change of zoning to construct an apartment complex at Kawela Beach Lot subdivision on Molokai.

3387

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

RECEIVED
NOV 3 1972
State of Hawaii
LAND USE COMMISSION

November 1, 1972

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

Dear Mr. Fujimoto:

Re: Application for Amendment to Land Use District Boundary from Rural to Urban for parcel of land at Kihei, Maui (TMK 3-9-01:115) by Walter C. Witte

The Maui County Planning Commission at its meeting of October 31, 1972, voted unanimously to recommend denial of the above request. In recommending denial, the Commission concurred with the staff report, a copy of which is enclosed for your information.

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

Yours very truly,

Howard K. Nakamura

HOWARD K. NAKAMURA
Planning Director

cc Mr. Witte

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STAFF REPORT October 31, 1972

TO: Planning Commission

FROM: Planning Staff

A. EXPLANATION

ALII PAU HANA HUI by Mr. Walter C. Witte, General Partner, is petitioning the State of Hawaii Land Use Commission for an amendment to the Land Use District Boundary from Rural to Urban at Kihei, Maui, in order to develop a "Resort Retirement Community", as a planned unit development, to consist of approximately 200 condominium units and a 240-bed convalescent home.

1. Attachments - a) Petition for amendment, plus a written synopsis

   b) Location Map

2. Location - Kihei, Maui, on the northeastern side of the intersection of Ohukai Road and Kailoa Place.

3. Tax Key - TMK 3-9-01:115

4. Area - 32.23 acres

5. Present Zoning - State Rural (1/2 acre minimum lot size)

6. General Plan Designation - Rural

B. EXISTING CONDITIONS

1. Existing Improvements - The parcel is unimproved, with a sparse cover of kiawe trees and grass.

2. Utilities -

   a. Sewers - None

   b. Water - The Department of Water Supply has informally indicated that existing water services in this area are substandard, and that a substantial development at this time would create pressure problems.

   c. Roads - The existing roads are substandard in pavement width (Ohukai Road - 20 ft.; Kailoa Place - 18 ft.; and Ohukai Road mauka of Kailoa Place - 15 ft.). The proposed Piilani Highway will be adjacent to the western or makai boundary of this parcel.

   d. Electricity - Power is available along both Ohukai Road and Kailoa Place.

   e. Drainage - There is a substantial natural drainage swale along the south side of the parcel parallel with Ohukai Road (no construction being proposed in this area as per tentative plans). However, the proposed streets and buildings will significantly add to the natural runoff in this area.

3. Natural Character of the Site - A sloping site which generally varies from 5% to 10%. It is sparsely covered with kiawes, and the ground surface is composed of exposed earth, rock, and dry grass.

4. Surrounding Neighborhood - The parcel is surrounded on three sides by a developing residential community.

   a. Northern Boundary - (R-2) Residential Subdivision (approx. 60% developed)

   b. Eastern Boundary - Rural Residential Subdivision (approx. 10% developed)

   c. Western Boundary - This boundary will be adjacent to the proposed Kihei-Ulupalakua Road.

   d. Southern Boundary - Ohukai Road and undeveloped rural-zoned lands.

C. ANALYSIS

1. Conformance with General Plan - The subject parcel is zoned State Rural in accordance with the Kihei General Plan adopted in 1969. The proposed request would not be in conformance with the general plan.

2. Compatibility with Existing Neighborhood Development - The anticipated "Resort Retirement Community" would be compatible with the existing residential character of the neighborhood. However, the 240-bed convalescent home would be a SPECIAL USE, and subject to Planning Commission approval.

3. Adequacy of Utilities -

   a. Sewers - A county system will be available in the near future (1974).

   b. Water - The existing system appears substandard, and additional development will generate problems with pressure.

4. Evaluation of Reasons Given by the Petitioner (Reference Written Synopsis) (2) b.

   a. Development in Kihei is multi-faceted, consisting of hotel, apartment and residential, but not necessarily dominated by residential.

   b. The subdivisions to the north and west are zoned (R-2) Residential; however, these are not completely developed. In addition, there is also a great deal of urban zoned land in the Kihei area which has not been subdivided.

      The subject parcel is not suitable for agricultural use according to the LAND STUDY BUREAU; however, agriculture is not an intended primary use for rural lands.

   c. The need for condominiums for the aged does not appear critical on Maui, and a majority of the occupants of such a facility would probably come from a market generated on Oahu or the Mainland.

D. CONCLUSION

Staff recommends denial of this request for amendment to the Land Use District Boundaries for the following reasons:

1. There are large acreages of urban-zoned land in the Kihei area which have not yet been developed.

2. Existing roads and water are marginal, in this area, and could not adequately support increased development of the magnitude proposed. Also, it should be recognized that the existing subdivisions surrounding the subject parcel have not reached their full development capacity, and that this will place additional burdens on the existing utilities.

3. This proposed boundary amendment from Rural to Urban is contrary to the Kihei General Plan adopted by the County of Maui on August 18, 1969.

4. The need for a retirement-oriented condominium or convalescent home has not been adequately justified by the applicant.

3375

Walter C. Witte
Developer of:
HALE HUI KAI
KAMAOLE BEACH ROYALE
ROYAL MAUIAN
MENEHUNE SHORES

RECEIVED
OCT 30 1972
State of Hawaii
LAND USE COMMISSION

October 27, 1972

Mr. Tatsuo Fujimoto
Executive Officer
Department of Planning & Economic Development
Land Use Commission
P.O. Box 2359
Honolulu, Hawaii 96804

Dear Mr. Fujimoto:

As an addendum to my letter of 9/15/72 and the Petition for Amendment to the Land Use Commission District Boundary (TMK 3-9-01-115), I would like to submit the following information and maps. I am strongly convinced that the rezoning of the subject parcel to an urban classification and the resulting Planned Unit Development is in the best interest of all of the people of Maui. I hope this additional data will assist you in making a favorable decision.

There are several reasons why we need the zoning change and also several reasons why the resulting development will be advantageous to Maui.

As you know, I desire to build and operate a Resort Retirement Community on the 32.23 acre parcel with some 200 condominium units, a 240 bed convalescent home, 6½ acres of park and garden land, clubhouse and recreational facilities. The present Rural Zoning makes this PUD impossible - urban zoning with Maui County Planning Commission jurisdiction is necessary. I have previously pointed out that this general location is fast developing into an attractive residential area. The attached map shows how the subject parcel is surrounded on three sides by active residential subdivisions. It seems obvious that this area will eventually be filled with homes or similar beneficial use. I suggest that my proposed PUD will fit in and add to the attractiveness of this area.

In addition to the reasons that urban zoning is necessary and proper, I would like to emphasize what an ideal location for the planned retirement community this subject parcel is. The Kihei area has a

continued...

climate that is dry and temperate - ideal for outdoor activities and maintenance of health for the elderly. The view and attractiveness of the area (after proposed landscaping) is and will be superb. This location is close to the large population and activity centers, but far enough removed to provide the peace and remoteness desired. In a word - it is a beautiful and proper site for the proposed development.

As to what will be the result of this development:

1) A beautiful retirement community with a park-like appearance with abundant open space.

2) A retirement community, available for the elderly to live close to proper medical facilities and with recreational advantages suited to their needs. The need for such facilities is well recognized and has been documented by the President's Council on Aging. The percentage of people over 65 years of age is dramatically increasing and the need for retirement communities is felt throughout the country. The success of such projects as Sun City in Arizona is well-known. Certainly Maui has more to offer than Arizona. Mr. Robert Yokayama, the Director of the County Commission of Aging, has told us that he knows that the affluent elderly citizens of Maui are migrating to the Pohai Nani Facility or others in Honolulu to secure private care. We could minimize this loss of our elderly citizens.

3) A private facility as compared to public tax supported facilities now available on Maui. This area will be contributing to the tax base of the County rather than adding to the existing heavy tax load.

4) A permanent payroll of 150 people which will add over $1,000,000.00 in new income for the County economy.

If you should desire any additional information, please contact me. Your approval of this petition is sincerely requested.

Respectfully submitted,

Walter C. Witte

cc: Chris Hart
Howard Nakamura

WCW/jw

attachments/

ST.

MAKAI

RURAL

NOE STREET

MAKAI HGTS. SUBD.

Equity Capital Corporation (7)

Gr. 11258

119
32.~~23~~ Acs.

SUBJECT PARCEL
ZONED RURAL

AGRICULTURE

(30.04Acs)

PAKA PL.

PLACE

NEHU PLACE

HEIGHTS SUBD

PLAT 25

88

104

105

KIHEI

MOI

AWA PL.

010 PL.

115 Ralph S. Hondo
Et wf Harriet H. -T/E

1.39 acs.

John E. Ventura

1.00 Ac

76

32

80

31

79

33

KAILOA PLACE

David P. Ting & wf. Elsie -T/E-1/3
J.C. Fischer & wf. Dorothy -T/E-1/3
Barbara J. Frank -1/3

Robert E. K.D. Lee & wf. Judith B.S. -T/E

4.00 Acs

3.98 Acs.

93

94

RESIDENTIAL

PALMA PARK SUBD

PLAT

OHUKAI

KINAOLE CIRCLE

7200 S.F.

89

91

20

KOKI SUBD

KOKI PLACE

122

121

KENOLIO

Moses Kekanikau & wf. Beulah G. 1/3

Abiel Benito & wf. Sabina 1/3

117

116

Joseph M. Cabrinha & wf. Margaret P. J/T

3.142 Acs.
(2.50 Acs)

Below

Alfred A. Levin

1.538 Acs

54

61

21

58

59

1.024 Ac

1.088 Ac

1.153 Ac

Gr.

15

52

22

24

PLAT

Gr. 10478

10478

Gr. 12179

Gr. 11166

Tokusei Gusukuma

7.57 Acs.

7.55 AC.

Yidori Yamamoto (Emery Stoops & wife Joyce K.) 1/3 (E) A/S

Roy K. & Charles Kurisaki - 1/3 each
James Kurisaki
5.00 Acs.

51

50

53

23

06 GR. 10478

Tofuvalu Kali

W1640.7N.
2507.5.51W.

See Below
1.34 Ac.
Gr. 11878

See inset "A"

HOUSE

Mildred B. Baldwin
3.0 acs.
Gr. 11293
(Alfred A. Levin)

47

49

48

ROAD

5.30 Acs.

PLAT

ELI AVE

NANIALII PL.

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.

State Form B14

# STATE OF HAWAII

OFFICIAL RECEIPT No. 0740

Department of Planning and Economic Development

Department, Bureau or Commission

September 22, 19 72

RECEIVED from Alii Pan Hana

Fifty + no/100 DOLLARS

LUC Petitioner's Fee

$ 50.00

Caroline Okuda

Public Accountant

September 19, 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 Mr. Walter C. Witte.

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.

34

September 19, 1972

Mr. Walter C. Witte
P. O. Box 556
Maui, Hawaii 96753

Dear Mr. Witte:

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

In accordance with Section 205-4, Hawaii Revised Statutes, this Commission must schedule a public hearing on your petition no sooner than 60 days and no more than 120 days. After 45 but within 90 days following the public hearing, the Land Use Commission is obliged to render a decision on your petition.

A hearing schedule will be determined at a later date to consider the several pending petitions, including yours, in the County of Maui. We will inform you of the hearing date as soon as it is determined.

Should any questions develop in the meantime, we will contact you. If you should have any questions, please feel free to contact us.

Very truly yours,

TATSUO FUJIMOTO
Executive Officer

Encl.
cc: Maui Planning Comm.

Form B-24

**STATE OF HAWAII**

**OFFICIAL RECEIPT** **Nº 0811**

Land Use Commission
Department, Bureau or Commission

September 19 1972

RECEIVED from Walter C. Witte

Fifty & no/100 DOLLARS

Petition for Boundary Amendment

$ 50.00

Don Y. Hanaoka
Public Accountant

3329

Walter C. Witte
Developer of:
HALE HUI KAI
KAMAOLE BEACH ROYALE
ROYAL MAUIAN
MENEHUNE SHORES

RECEIVED
SEP 19 1972
State of Hawaii
LAND USE COMMISSION

15, September, 1972

Mr. Tatsuo Fujimoto
Executive Officer
Department of Planning and Economic Development
Land Use Commission
P. O. Box 2359
Honolulu, Hawaii 96804

Dear Mr. Fujimoto:

Enclosed please find our check for $50.00 to partially defray the costs relating to this Petition for Boundary Amendments required in your letter dated September 13, 1972. Also find the duplicate copy of the petition together with duplicate supporting map and further statements supporting this petition.

Sincerely yours,

Walter C. Witte
General Partner
Alii Pau Hana Hui

WCW:cas

Enclosures

September 13, 1972

Mr. Walter C. Witte
P. O. Box 556
Maui, Hawaii 96753

Dear Mr. Witte:

With respect to your petition for boundary amendment respecting lands situate at Waiakoa, Kihei, Maui, please be advised that there is a $50.00 filing fee to partially defray public hearing costs, and that all submittals, including application, maps, and substantiating evidence will have to be submitted in duplicate.

In addition, it would be to your advantage if you would attach evidence relating to the statement that "the subject property is needed for a use other than that for which the district in which it is located is classified", and either of the following statements: (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.

Also, please submit a development time schedule showing that the development will be accomplished within 5 years. If urban development cannot be accomplished within this period, a schedule for incremental development of the total premises should be submitted.

Your application will be processed as soon as the above items are received.

If there are any questions on the above, please feel free to contact this office.

Very truly yours,

TATSUO FUJIMOTO
Executive Officer

RECEIVED
SEP 12 1972
State of Hawaii
LAND USE COMMISSION

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_____

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 TMK 3-9-01-115 to change the district designation of the following described property from its present classification in a(n) Rural district into a(n) Urban district.

Description of property: 32.23 acres rolling rural zoned land bounded by three subdivisions, to wit: Makai Heights, Kihei Heights and La Palma Estates. See attached map.

Petitioner's interest in subject property: Purchaser of said property under Agreement of Sale, Liber 8340, Page 432 - 6/2/72.

Petitioner's reason(s) for requesting boundary change: Purchaser desires to establish a Planned Unit Development with the knowledge of the Planning Department of the County of Maui - See attached projected layout.

(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) Walter C. Witte

P O Box 556

Address: Maui, Hawaii, 96753

Telephone: 879-2069

NEHU PLACE

2 STORY UNITS

PROP. LINE

PRIVATE ROAD

CLUB HOUSE

COMMON OPEN SPACE & COMMUNITY RECREATION

NURSING HOME 2 STORY 240 BED

KAIOLA PLACE

OHUKI PLACE

COMMON OPEN SPACE

Scale 1" = 100'-0"

FRED W. DIXON
REGISTERED PROFESSIONAL ARCHITECT
No. 2304
HAWAII, U.S.A.

CALCULATIONS @ R2 ZONING.

30 ACRES HOUSING + 2.119 ACRES NURSING HOME = 32.119 A.
30 x 5.81 x 1.15 (DENSITY BONUS) = 200 HOUSING UNITS.
32.119 x 43,560 x .20 = 279,820 S.F. REQ'D OPEN SPACE

200 UNITS INDICATED 34 @ 1 BEDRM. + 166 @ 2 BEDRM.
335,000 S.F. OPEN SPACE INDICATED
ONE STORY UNITS EXCEPT WHERE 2 STORY IS INDICATED

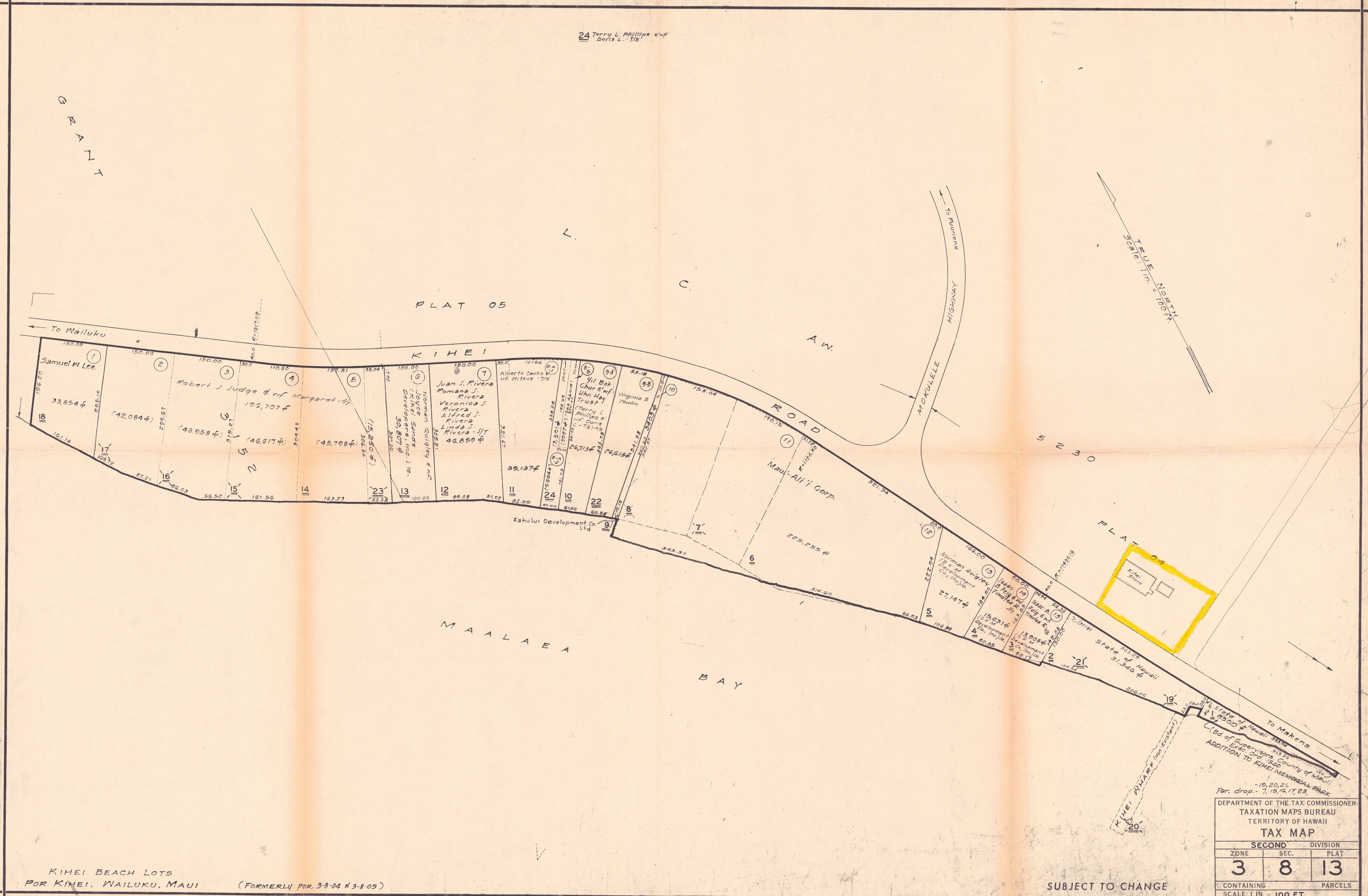
WALTER C. WITTE. GENERAL MANAGING PARTNER.
FRED W. DIXON INC. ARCHITECT KIHEI MAUI.
JUNE 12-72

RECEIVED
SEP 1 2 '72
State of Hawaii
LAND USE COMMISSION

LOT 7A WAIKOA-MAKAI HOMESTEADS TAX MAP 3-9-01:115

# PROPOSED PLANNED DEVELOPMET · HOUSING AND NURSING HOME · KIHEI · MAUI.

7339


24 Terry L. Phillips e'wf Doris L. - T/E
GRANT
L. C. AW.
PLAT 05
To Wailuku
KIHEI ROAD
To Puunene
MOKULELE HIGHWAY
TRUE NORTH
Scale: 1 in. = 100 ft.
5230
Samuel W. Lee
33,854 ⌗
(42,084 ⌗)
(46,958 ⌗)
(46,617 ⌗)
(45,798 ⌗)
Robert J. Judge & wf Margaret - J/T
196,707 ⌗
Norman Quigley & wf Joyce (Kihei Sands Developers, Inc.) le.
30,807 ⌗
Juan S. Rivera
Romana S. Rivera
Veronica S. Rivera
Alfred S. Rivera
Linda S. Rivera - J/T
46,859 ⌗
Alberto Cacho e wf Mitsue - T/E
39,137 ⌗
Yil Bok Chur e'wf Uhn Hay Trust
(Terry L. Phillips e wf Doris L. - T/E) A/S
26,713 ⌗
26,615 ⌗
Virginia S. Toulin
Maui-Ali'i Corp.
225,255 ⌗
Kahului Development Co. Ltd
Norman Quigley (S.e.M. Development Co., Inc.) le.
27,147 ⌗
Isaac B. Feig & wf Timotea R. J/T
15,631 ⌗
13,908 ⌗
State of Hawaii
31,346 ⌗
State of Hawaii
8300 ⌗
(Bd. of Supervisors, County of Maui)
Exec. Ord. 1549
ADDITION TO KIHEI MEMORIAL PARK
To Makena
KIHEI WHARF (Non-Existant)
MAALAEA BAY
PLAT 04
Kihei Store
Note: This is a direct tracing from Plan by Robt. P. Bruce (M-29 '51).
DWG. NO: 3048
SOURCE: T.M.B. data, & M-29 '51
BY: RDY
July 11, 1951.
KIHEI BEACH LOTS
POR. KIHEI, WAILUKU, MAUI
(FORMERLY POR. 3-8-04 & 3-8-05)
SUBJECT TO CHANGE
DEPARTMENT OF THE TAX COMMISSIONER
TAXATION MAPS BUREAU
TERRITORY OF HAWAII
TAX MAP
SECOND DIVISION
ZONE 3
SEC. 8
PLAT 13
CONTAINING PARCELS
SCALE: 1 IN. = 100 FT.
JAN 24 1973
7340

3 9 01

The following parcels owned by Tai Hi Lim & Walter S.S.T. Lane - T/C unless otherwise noted. Grant 18742

PARCEL 128: 10,000 ± — J. Wade Stuart & wf. E. Ruth S. A/S

126 E. J. & L. Corporation 19,280 ± (Hawaii National Bank, Honolulu) A/S (Carol F. Nash) Sub A/S

129 Grant G. Hoyer & wf. Olga M. - T/E

128 Grant G. Hoyer & wf. Olga M. - T/E

130 Frank Jachimony 10,000 ± (Kevin S. Hsu & wf. Nina Yu - T/E) A/S

PARCEL 132: 10,289 ± — Earl A. Shelton

131 John S. Sisson, Jr. 10,001 ± f

102 (Toshiko Uehida, Steven Shimada, Kenneth Takayama, Beatrice K. Kalaokamaile - J/T) A/S; Edmond V. Cardoza, Joseph C. Hong, Naoki Takuhisa, & Alice E. Seong - Jr

123 Milton C. Preston & wf. Eileen M. - T/E 10,001 ±

124 Walter S. Munkres & wf. Leona M. - T/E 10,001 ±

TRUE NORTH Scale: 1" = 300'

57 Lawrence N. C. Ing, Joseph G. Kealoha, Jr. - J/T

SEC. 8

23 lots in 66 1/2 ac lots

Fr of Nov 13'72 all sold

83 Kahoma m 106 10,000 ± lots

JAN 4 1945 FEB 8 1945 (23)

Tax Maps Bureau & Survey Department

Source: L.C.H. - Feb. 1911

ZONE 3 SEC. 9 — KIHEI SCHOOL

Waiakoa - Pulehunui Boundary

GR. 884 HEIGHTS TRACT PLAT — SUBD. — OE STREET — NOE STREET — MAKAI — EA ST. — DSE — P. 39 — 35

PAKA PL. — PLACE — NEHU PL. — MANINI PL. — AWA PL. — 010 PL. — 81 — 88 — 104 2ac — 76 — 32 — 1.39 ac. — John & Vanilyn 1.00 Ac.

Equity Capital Corporation 1/2, Bay Investments Co., Inc. - 1/2, David S. Nakano - 1/4, Walter C. Witte J/A/S

GR. 11258 — 32.110 Ac. — 115 Ralph S. Hondo & wf. Harriet H. - T/E

Tony H. Hashimoto & wf. Hildegard Z. - T/E (28.70 acs.) 58.70 acs.

(30.0 Acs) Actual Cultivated Area GR. 11400

Edward E. Tinglof Etal - T/E - 1/3 A/S; Barbara Jo Hank - 1/3 A/S; Manuel Vincent & wf. Lillian - T/E

ROAD — 33 — 34 — 116 — 111 — Maui Electric Co., Ltd. 0.488 ac.

ZONE 2 SEC. 2

Kaonoulu Ranch Co., Ltd.

147.314 Acs.

Parcel 68: Calvin M. Arakawa & wf. Irene M. - T/E

Parcel 13: Edwin T. Ige & wf. Elsie A. - T/E — Por. GR. 5-14,200

Parcel 77: Hawaiian Telephone Co. 2620 ±

Parcel 78: Ewart S. Sarvis & wf. Dorothy P. - T/E (Mildred E. Wheeler Emt. Anne Lou - T/E) A/S

Sophia Cockett, Jonah Kenolio, Isaac Kenolio, George Kenolio Jr., David Kenolio, Lydia Maunoa, Gordon Kenolio, James Kenolio — 1/8

Kilani Corney — 17.36 Acs.

Edwin T. Ige & wf. Elsie A. - T/E — Por. GR. 5-14,200 — GR. 8767

State of Hawaii (Kilani Congregational Church) 1/2 — 300 Ac. — 12 GL 5-5009

22.57 Acs.

20.00 Acs.

WAIOHULI — KEOKEA BEACH LOTS — Land Devl. Inc. - A/S — Asakura Bros. 5.00 Ac. Ltd.

KIHEI ROAD — INSET "A" SCALE: 1"=100'

John Arafiles & wf. Dorothy L. - T/E — Robert Leong & wf. Dorothy B. - T/E — Annie Matsumura & heb Richard - T/E — Esther M.A.H. Leong

Grant 13515 — 0.778 Ac — 0.625 Ac — 0.628 Ac — 0.660 Ac — 48 — 112 — 113 — 114

Por. GR. 5-14,200 — Por. GR. 8767

Por. 36: Alfred C. Sousa & wf. Rachael S. - T/E

Por. 108: Carl K. Seffery - T/E

Por. 110: Kiyoshi Hiramatsu, John P. Kekuna, John T. Ushijima - T/E

56 Frank Caravalho & wf. Mary - T/E 21,411 ±

KIHEI ROAD — 101 — 63 — 65 — 109 — 108 — 36 — 55 — 110 — 57 — 78 — 56 — 35

Parcel 36: Edward T. Ige & wf. Elsie A. - T/E — Por. GR. 5-14,200

Parcel 37: Edwin T. Ige & wf. Elsie A. - T/E — Por. GR. 5-14,200

Parcel 38: Johanna N. Wilcox - 1/2 — Lot Area 22,216 sq. ft. (HDA HOUSE)

Parcel 39: Haaheo S. Kaai, et al - 1/2 — BOAT HOUSE

Parcel 41: Johanna N. Wilcox - 1/2 — L.C. Aw. 3108:2

Parcel 75: Kihei Properties Inc. & Makalino - J/T

Parcel 85: Mallet C. White

Parcel 87: State of Hawaii 4975 Acs. (2.910 Acs)

Parcel 107: Edwin T. Ige & wf. Elsie A. - T/E — 162,382 sq. ft. or 3.727 Ac. — Kihei Construction Inc. - 5x16 A/S

Parcel 134: Eleanor K. Carney — 3.110 Acs

Parcel 135: Arthur B. Fernandes & wf. Vivian - J/T (Mid Pacific Management Inc.) A/S

Parcel 136: Edwin T. Ige & wf. Elsie A. - T/E — 13,087 Ac.

Parcel 137: Edwin T. Ige & wf. Elsie A. - T/E — 162,382 sq. ft. or 3.727 Ac.

Parcel 138: Edwin T. Ige & wf. Elsie A. - T/E — 6,642 sq. ft. or 0.152 Ac.

Parcel 139: Edwin T. Ige & wf. Elsie A. - T/E — 6,642 sq. ft. or 0.152 Ac.

Parcel 140: Edwin T. Ige & wf. Elsie A. - T/E — 6,642 sq. ft. or 0.152 Ac.

Parcel

A72-346 WALTER C. WITTE

SP74-178 CONCRETE INDUSTRIES, MAUI

SP73-142 ROBERT GOUEYTES

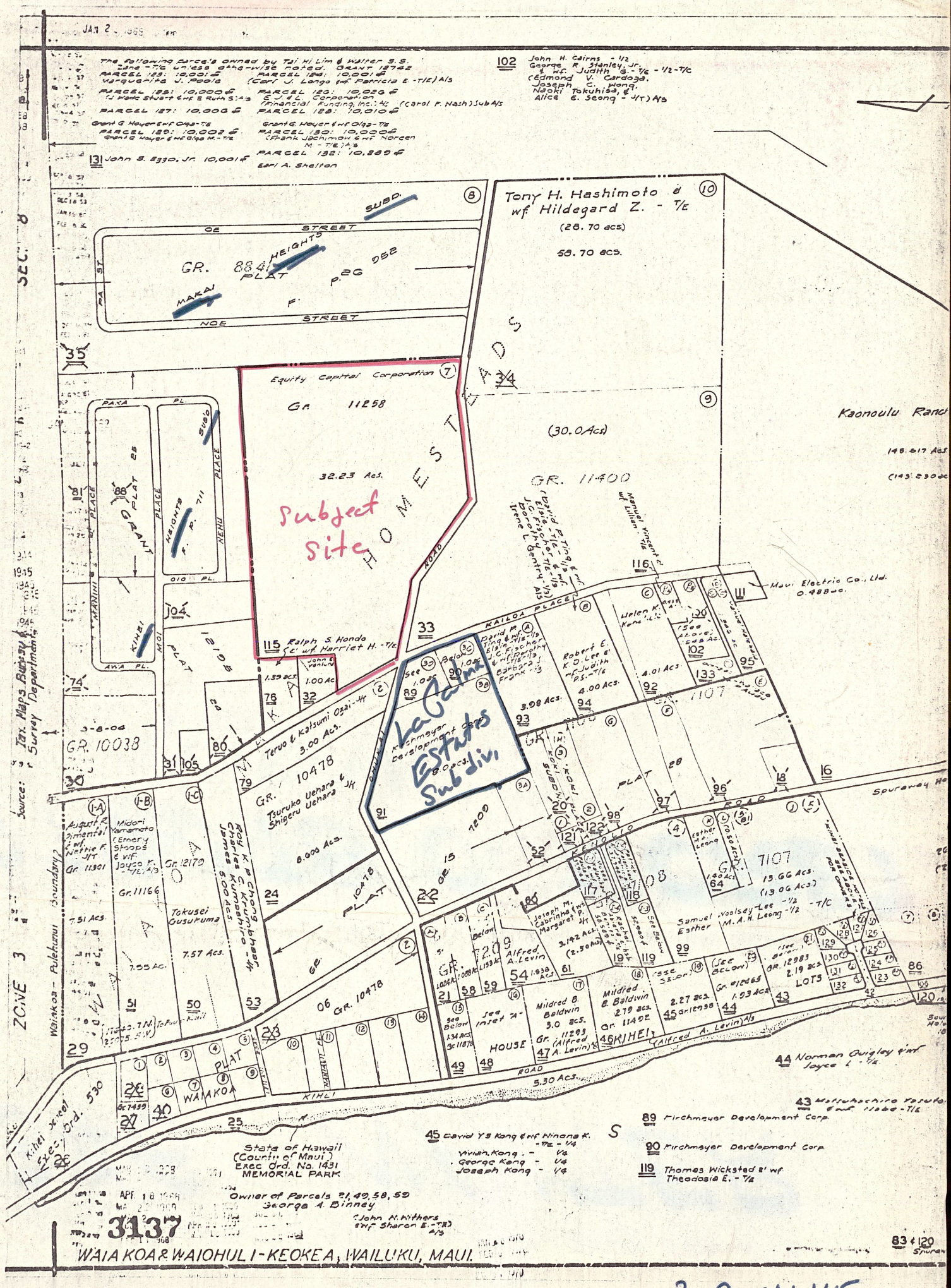
KEALIA POND

MAALAEA

KIHEI

KALAMA PARK

7342


Subject site
LaCalma Estates Subdiv.
Tony H. Hashimoto & wf Hildegard Z. - T/E
(28.70 acs)
58.70 acs.
Equity Capital Corporation
Gr. 11258
32.23 Acs.
(30.0 Acs)
GR. 11400
Kaonoulu Ranch
148.617 Acs.
(143.290 ac
Maui Electric Co., Ltd.
0.488 ac.
GR. 8841
PLAT 25
PLAT 88
PLAT 711
PLAT 1210B
PLAT 10478
PLAT 28
PLAT 7107
MAKAI HEIGHTS
NOE STREET
KAIOA PLACE
KIHEI ROAD
Teruo & Katsumi Otsu - JK
3.00 Acs.
Tsuruko Uehara & Shigeru Uehara
8.000 Acs.
Rev. K. P. Chong Assn.
Charles S. Kamohiro - 4/4
5.00 Acs.
Takusei Gusukuma
7.57 Acs.
7.55 Ac.
August K. Zimentsoi & wf. Hettie K. - J/T
Midori Yamamoto (Emery Stoops & wf: Joyce K. - T/E, A/S
Gr. 12179
Gr. 11166
Gr. 11301
Gr. 10478
Gr. 10038
Alfred A. Levin
Joseph M. Cabrinha & Margaret - JK
3.142 Acs. (2.50 Acs)
Samuel Woolsey Lee - 1/2
M. A. H. Leong - 1/2 - T/C
13.66 Acs. (13.06 Acs.)
Esther M. Leong
Mildred B. Baldwin
3.0 acs.
Gr. 11203 (Alfred A. Levin)
2.79 acs.
Gr. 11402
2.27 acs.
Gr. 11798
Gr. 12065
1.93 acs.
Gr. 12983
2.19 acs.
LOTS
HOUSE
WAIAKOA PLAT 8
WAIAKOA
5.30 Acs.
KIHEI ROAD
Spreckels Ditch
Waiakoa - Pulehunui Boundary
Zone 3 Sec. 8
Tax Maps Survey Department
Source:
State of Hawaii (County of Maui) Exec. Ord. No. 1431 MEMORIAL PARK
Owner of Parcels 31, 49, 58, 59
George A. Binney
John M. Withers & wf Sharon E. - T/E) A/S
3137
WAIAKOA & WAIOHULI - KEOKEA, WAILUKU, MAUI.
3 9 01 : 115
7343

3 - 9 - 29 2 ND. DIST.

GR. 12195

TRUE NORTH
Scale 1 in. = 50 ft.

PLAT 24

GR. 11258

PLAT 01

GR. 11400

PLACE

KAIOLA

904.00

Teruo Ozai
Katsumi Ozai - 1/2

3.0 Acs.

10478

151.21

700.30

49

Shigero Uehara & wf. Tsuruko - T/E

PLAT 01

820.5

GR.

8.607 Acs.

935.74

48

482.13

ROAD

OHUKAI

218.87

PLAT 15

Note: Parcels 5 to 14, incl., 31, 37 to 39 incl., 41, 44 & 46 owned by Kirchmayer Development Corp. (Lewers & Cooke, Inc. & Hicks Construction Co., Inc. - T/C) A/S unless otherwise noted.

NOTE: All lots owned by Kirchmayer Developement Corp. unless otherwise noted.

NOTE: Easements 1 to 4 incl. are for Elec. and Tel. purposes and are 42¢ in area unless otherwise noted.

PLAT 01

7108

PLAT 28

GR.

7209 SUBD.

1165

PARK

LA PALMA

KINAOLE

CIRCLE

1.400 Acs.

ESMT "1"

| Lot | Area | Owner |
|---|---|---|
| 1 | 7040¢ 85.00 | Fernando Pagadder & wf. Florima -T/E |
| 2 | 7050¢ 85.00 | Albert T. Santos & wf. Valerie H. - T/E |
| 3 | 7050¢ 85.00 | Masatsuji Kasadate & wf. Jean K. - T/E |
| 4 | 7050¢ 85.00 | Leo T. Jones & wf. Sherry A. -T/E |
| 5 | 7050¢ 85.00 | |
| 6 | 7050¢ 85.00 | |
| 7 | 7707¢ 88.80 | |
| 8 | 9505¢ 101.08 | |
| 9 | 12,401¢ 80.92 | |
| 10 | 8544¢ 142.43 | |
| 11 | 7050¢ 87.84 | |
| 12 | 7050¢ 85.00 | |
| 13 | 7050¢ 85.00 | |
| 14 | 8027¢ 85.00 | |
| 15 | 10,007¢ 118.58 | |
| 16 | 7600¢ 80.00 | Darvin D. Lais & wf. Betty Mae - 1/2 |
| 17 | 7600¢ 80.00 | Eric G. Romanchak & wf. Villa A. - T/E |
| 18 | 7600¢ 80.00 | Daniel M. Chuckovich & wf. Suzanne M. - T/E |
| 19 | 7600¢ 97.45 | Harry R. Frisbie |
| 20 | 7600¢ 90.98 | |
| 21 | 7600¢ 80.00 | John M. Rodrigues & wf. Lucille T. - T/E |
| 22 | 7600¢ 80.00 | Anthony P. Rivera |
| 23 | 7600¢ 80.00 | Alfred Ohye & wf. Ruth - T/E |
| 24 | 7041¢ 80.00 | Robert M. Comedy & wf. Betty J. - T/E |
| 25 | 7674¢ 87.59 | Allen I. & wf. Marutani & wf. Jean J. - T/E |
| 26 | 7682¢ 85.00 | |
| 27 | 8103¢ 74.55 | Richard K. Waring & wf. Pearl K. - 1/2 |
| 28 | 7682¢ 85.00 | |
| 29 | 7865¢ 70.70 | George M. Jones & wf. Gayle - T/E |
| 30 | 7842¢ 97.78 | |
| 31 | 8121¢ 91.55 | Robert Ohye & wf. Kathleen - T/E |
| 32 | 7590¢ 85.00 | Phillip O. Kidder & wf. Kathleen - 1/2 |
| 33 | 7600¢ 80.00 | Robert J. Stuhr & wf. Armida - T/E |
| 34 | 8073¢ 92.78 | |
| 35 | 7850¢ 80.58 | John H. Sagwatsky & wf. Rita - T/E |
| 36 | 7855¢ 80.51 | Bent J. Hellesen, Charles A. Gercak - T/E |
| 37 | 8318¢ 91.54 | |
| 38 | 7700¢ 116.37 | |
| 39 | 8370¢ 130.41 | James G. Shaw & wf. Doreen J. - T/E |
| 40 | 7648¢ 69.17 | |
| 41 | 8048¢ 95.58 | |
| 42 | 8572¢ 100.00 | William F. Ricketts & wf. Christine McK. - T/E |
| 43 | 7850¢ 128.00 | |
| 44 | 8992¢ 141.83 | Andrew Ioane Petko & wf. Allison E. - T/E |
| 45 | 8120¢ 118.02 | |
| 46 | 8177¢ 91.72 | |
| 47 | | |

LA PALMA PARK SUBD., F. P. 1165, POR. WAIAKOA MAKAI HMSTDS., KIHEI, MAUI, (Formerly por. 3-9-01)

AT2-346 WALTER C. WITTE

FOR PROPERTY ASSESSMENT PURPOSES
SUBJECT TO CHANGE

DEPARTMENT OF TAXATION
PROPERTY TECHNICAL OFFICE
TAX MAPS BRANCH
STATE OF HAWAII
TAX MAP

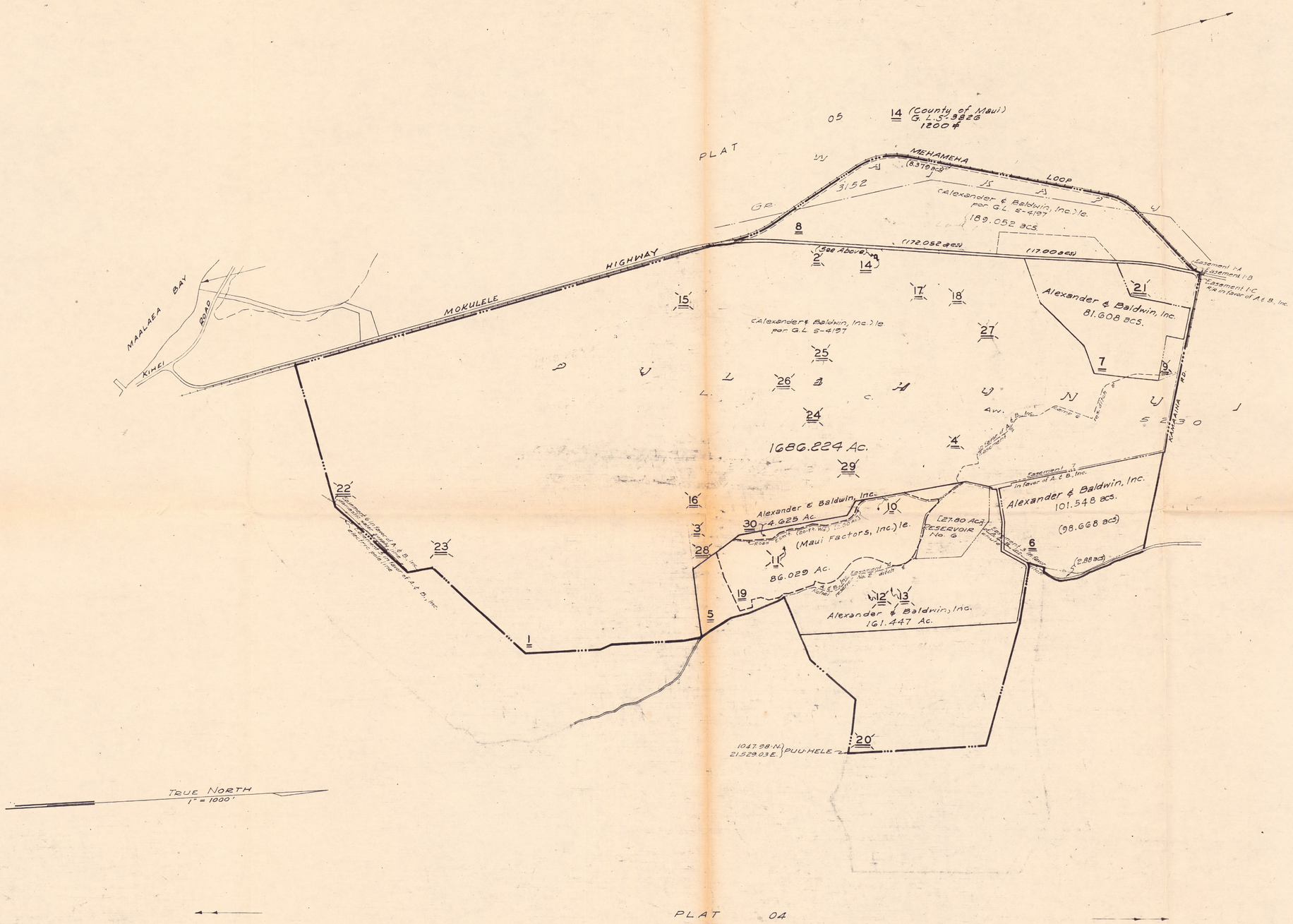
SECOND TAXATION DISTRICT

| ZONE | SEC. | PLAT |
|---|---|---|
| 3 | 9 | 29 |

SCALE: 1 IN. = 50 FT. NOV 3 1972

7344

SOURCE: F. P. 1165, L. T. M. B.
BY: M. D. - A. T.
DATE: NOVEMBER 20, 1970
DWG. NO.: 6045




Dropped parcels: 10, 11, 2, 3, 4, 9, 13 thru 18 incl., 20 thru 28 incl.

Note: All lots owned by the State of Hawaii unless otherwise noted.

| TAXATION MAPS BUREAU | | |
|---|---|---|
| TERRITORY OF HAWAII | | |
| TAX MAP | | |
| SECOND DIVISION | | |
| ZONE | SEC. | PLAT |
| 3 | 8 | 08 |
| CONTAINING PARCELS | | |
| SCALE: 1in. = 1000 ft. | | |

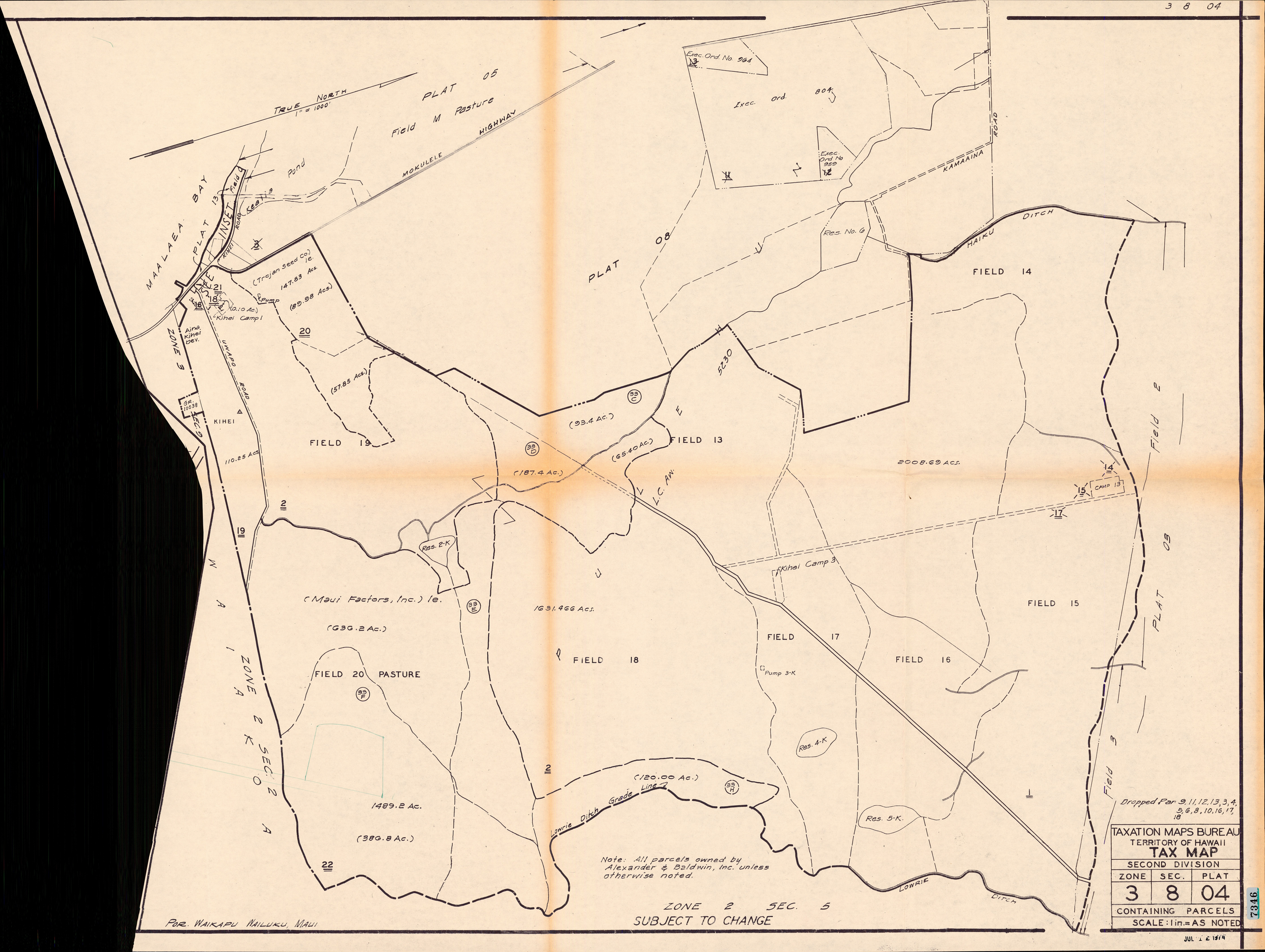
JUL 12 1974

7345

Dwg. No: 36
Source: Civil 549
By: H.N. June 1945

POR. OF PULEHUNUI & WAIKAPU, WAILUKU MAUI

SUBJECT TO CHANGE


3 8 04
TRUE NORTH
1" = 1000'
PLAT 05
Field M Pasture
MOKULELE HIGHWAY
Pond
Keatia
MAALAEA BAY
PLAT 13
INSET
Field 9
KIHEI ROAD
Exec. Ord. No. 964
Exec. Ord. 804
Exec. Ord No 959
KAMAAINA ROAD
Res. No. 6
HAIKU DITCH
PLAT 08
FIELD 14
(Trojan Seed Co.) le.
147.83 Acs.
(89.98 Acs.)
Pump
(0.10 Ac.)
Kihei Camp 1
Aina Kihei Dev.
ZONE 3
UWAPO ROAD
GR. 10038
KIHEI
110.25 Acs
(57.85 Acs.)
FIELD 19
(93.4 Ac.)
(65.40 Ac.)
FIELD 13
(187.4 Ac.)
5230
L.C. AW.
2008.69 Acs.
CAMP 13
Field 2
Res. 2-K
Kihei Camp 3
(Maui Factors, Inc.) le.
(636.2 Ac.)
1631.466 Acs.
FIELD 15
FIELD 17
FIELD 18
FIELD 16
FIELD 20 PASTURE
Pump 3-K
PLAT 03
ZONE 2 SEC. 2
Res. 4-K
(120.00 Ac.)
Lowrie Ditch Grade Line
1489.2 Ac.
(386.8 Ac.)
Res. 5-K.
Field 3
Dropped Par. 9, 11, 12, 13, 3, 4, 5, 6, 8, 10, 16, 17, 18
Note: All parcels owned by Alexander & Baldwin, Inc. unless otherwise noted.
LOWRIE DITCH
ZONE 2 SEC. 5
SUBJECT TO CHANGE
POR. WAIKAPU WAILUKU, MAUI
TAXATION MAPS BUREAU
TERRITORY OF HAWAII
TAX MAP
SECOND DIVISION
ZONE 3 SEC. 8 PLAT 04
CONTAINING PARCELS
SCALE: 1in.=AS NOTED
JUL 12 1974
7346

UNREJECTED
DEC 5 1939
DEC 26 1939
MAY 7 1940
NOV 8 1941
DEC 30 1941
MAR 25 1944
FEB 16 1945
APR 6 1945
MAY 9 1945
JUN 19 1945
OCT 5 1945
OCT 10 1945
SEP 26 1947
MAR 9 1950
APR 20 1951
JAN 17 1951
APR 25 1951
MAY 11 1951
JAN 4 1968
MAR 28 1968
FEB 4 1969
MAR 10 1970
MAR 9 1971
OCT 1971
OCT 16 1972

Orig. No. 3-8
By: H.N. May-
Source H.C.&S. Co. Ltd. (Eng. Plan. Dept.)

Wailuku-Lahaina Road

.025 Ac. L.C. Aw. 2059
(0.23 Ac.)
(Rebecca Kaimenui-le) (0.2 Ac.)
(Rebecca Kaimenui-le) (0.42 Ac.)
(Nona Kaai-le) (0.27 Ac.)
(H.W. Rice) le (0.31 Ac.)
(Cornwell) le (0.38 Ac.)
Wendell F. Crockett 0.50 Ac.
10

True North
1" =
INSET A

MAALAEA BAY

To Lahaina — HONOAPIILANI HIGHWAY — To Wailuku

(Wailuku Sugar Co.) le
22.21 acs.
17
13
PLAT 14
MAALAEA BEACH LOTS
420 ac. tacs.
POR. FIELD O
17.32 Acs.
16
15 & 0.17 Ac. PUUHELE
24
(54.940 Acs.)
State of Hawaii
ZONE 3
SEC. 6
RESERVOIR
"WAIKAPU"
Access Permitted
POR. 24
Res. 13
PAR. 1-B (1.886 Acs.)
Ex. 3 of Lic. No. S-3082 (W)
KAHEE PAR. 1-C (1.711 Acs.)
Access Permitted
POR. 24
23
352.400 Acs. ± pl.
FIELD L PASTURE
ESMT. "G" (15 Ft. Wid.) to C.M.
Access Permitted
Access Permitted
DITCH
Access Permitted for Agricultural Purposes only
Access Permitted for Agricultural Purposes only
STREAM
To Kahului Airport
PLAT 07
5.000 Ac
25 Maui Electric Co., Ltd.
26 25.702 Ac.
(54.044 Acs.) TRACT 1
(67.778 Acs.) TRACT 2
3152
4430.600 Ac.
(4308.877 Ac.)
FIELD M
GRANT
WAIKAPU
FIELD L
19 (Maui Hardwoods, Inc.) le
22 (Maui Hardwoods, Inc.) le
(Honolulu Wood Treating Co., Ltd.) Sub-le.
SOUTH BASE
KIHEI
ROAD
Field 06
PLAT 06
POR. FIELD M PASTURE
Keala Pond
FIELD M PASTURE
18 OUTER MARKER SITE 0.07 ac.
MEHAMEHA LOOP
FIELD K-M
MOKULELE HIGHWAY
SEE RIGHT 1.2 ACS.±
22 (1.700 ACS.)
(SEE RIGHT) 19 15.50 Acs. (12.0 Acs.)
Ditch Esmt.
FIELD K
PLAT 08
PULEHUNUI
L. C. AN. 5230
Field 1
Field 14
PLAT 04
HAIKU DITCH
Field 21
PLAT 03
WAILUKU
Field H
PLAT 05
Field K
Field L
Field F
Field J
Field U
Field V
Field W
Field A
Field P
Field Y
Field 2
Field 1
494.01 Acs.
2 Pond
Keala
(Trojan Seed Co.) le
24.341 Acs.
20
21
KIHEI BEACH LOTS
PLAT 13
(Edward Naonaiole 0.268 Ac.)
(Hawaiian Homes Com. Lease 5.268 Ac.)
27
28
(KaNUI Broadcasting 9.739 Ac. Co.) le
To Makena
TRUE NORTH
1" = 1000'

| UNLOCATED KUCEANAS IN KEALIA-WAIKAPU | | | | |
|---|---|---|---|---|
| L.C. Aw. | Ap. | Owner | Area | Par. |
| 5285 | 2-3 | Kiwa Soong | 7.33 acs. | -7- |
| 3397 | 3 | | 1.65 acs. | -8- |
| 3397 | 4 | Florence K. Allen - ½ | 1.28 acs. | -9- |
| | | Afaan L. Kamaeeha - 3/3 | | |
| | | Stenart Ah Nin - 1/3 | 1/2 | |

INSET B

Note: All parcels owned by Alexander & Baldwin, Inc. unless otherwise noted.

Dropped par. 12, 4, 5, 6, 10, 11, 13, 14, 7, 8, 9.

SUBJECT TO CHANGE

POR. WAIKAPU, WAILUKU, MAUI

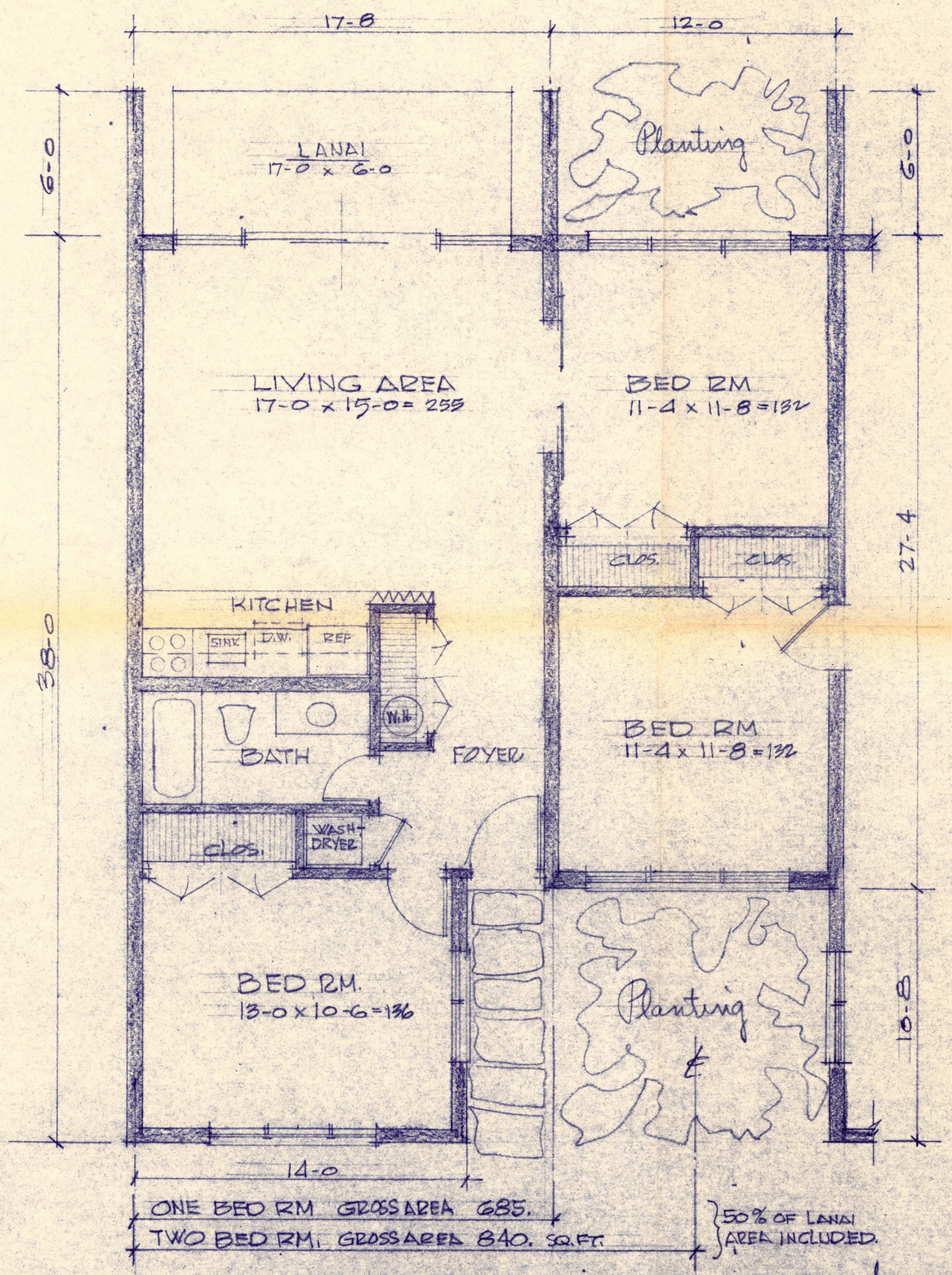
TAXATION MAPS BUREAU
TERRITORY OF HAWAII
TAX MAP

| SECOND DIVISION | | |
|---|---|---|
| ZONE | SEC. | PLAT |
| 3 | 8 | 05 |

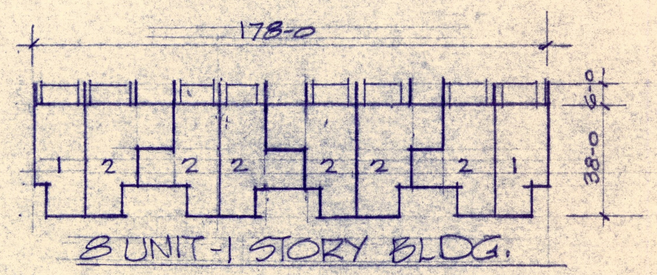
CONTAINING PARCELS
SCALE: 1in.=AS NOTED

7347

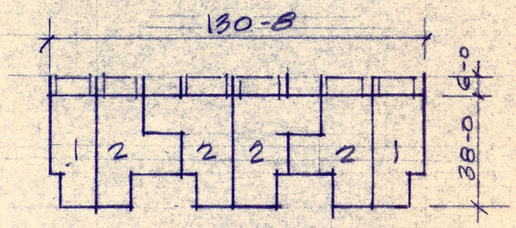
PRINTED
JUL 12 1974



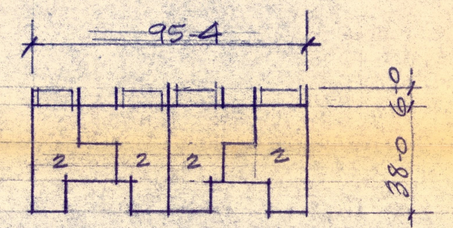

TYPICAL UNIT PLANS. Scale 1/4" = 1-0




8 UNIT - 1 STORY BLDG.




6 UNIT - 1 STORY BLDG.




8 UNIT - 2 STORY BLDG.

RECEIVED
SEP 12 1972
State of Hawaii
LAND USE COMMISSION

FRED W. DIXON
REGISTERED PROFESSIONAL ARCHITECT
No. 2304
HAWAII, U.S.A.

PROPOSED
PLANNED DEVELOPMENT & NURSING HOME - KIHEI - MAUI
WALTER C. WITTE GEN. MANAG. PARTNER

FRED W DIXON INC. ARCHITECT MAUI
TAX MAP 3-9-01 LOT 7-A
JUNE 12-72

7348

8, September, 1972

The subject property is projected as a Planned Unit Development.

The use configuration is as a "Resort Retirement Community". This to be composed of 200 or less Condominium Units For The Aged (as permitted by the Maui County Planning Commission), 6½ acres of Park and Garden land (per PUD ordinance) club house, recreation facilities and a 240-bed Convalescent Home. See attached plan for development.

To do this, Mr. Chris Hart, of the Planning Department of the County of Maui, informs me that the land must be changed from State Rural to State Urban Zoning.

RECEIVED
SEP 12 1972
State of Hawaii
LAND USE COMMISSION

15, September, 1972

(1)
The subject property is projected as a Planned Unit Development.

The use configuration is as a "Resort Retirement Community". This to be composed of 200 or less Condominium Units For The Aged (as permitted by the Maui County Planning Commission), 6½ acres of Park and Garden land (per PUD ordinance) club house, recreation facilities and a 240-bed Convalescent Home. See attached plan for development.

To do this, Mr. Chris Hart, of the Planning Department of the County of Maui, informs me that the land must be changed from State Rural to State Urban Zoning.

(2) b.
The subject site is now zoned rural.

The trend on Maui, especially in the Kihei area is towards residential development and more especially slanted towards a Planned Unit Development Project providing greater control to the governmental bodies regarding land use. The planners of the Maui Planning Department have indicated their great preference for a PUD over a subdivision.

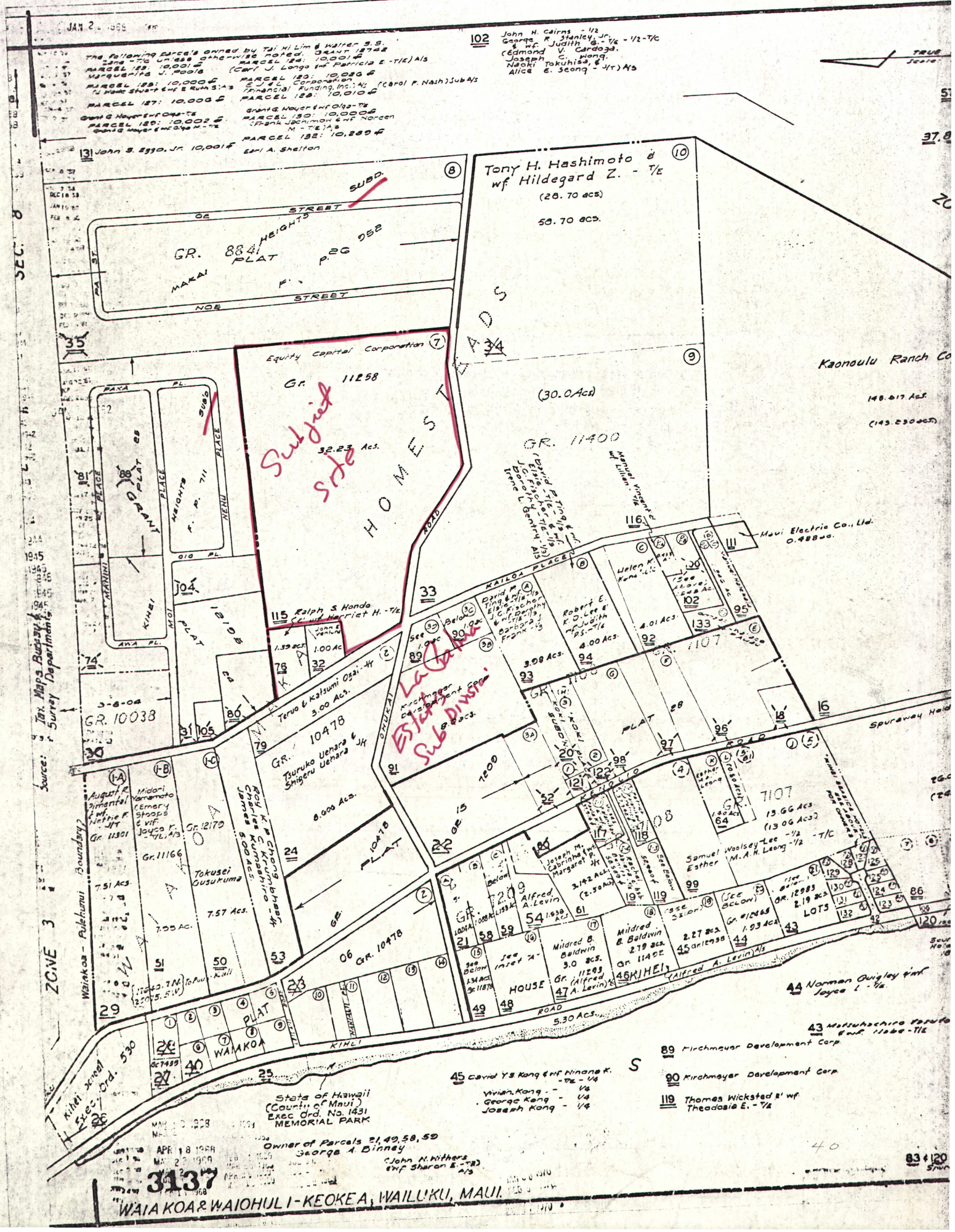
The subdivisions abutting the subject site on the North and Southwest are zoned $R^2$. The entire trend and need is for residential use. The land is not suitable for agriculture.

The subject site is to be used for condominiums for the aged, a need which is very urgently needed both on Maui and all throughout Hawaii and the United States mainland.

In order to provide moderate density and economic feasibility commensurate with fairly priced condominium units, primarily one story, the Planned Unit Development concept is mandatory.

The timetable for the urban development will be encompassed within two to five years after the Planned Unit Development zoning is granted.

I trust the above, while concise, properly conveys our thoughts and intent to your requirements and satisfaction.


Tax Maps Bureau
Survey Department
SEC. 8
ZONE 3
Waiakoa - Pukalani Boundary
WAIAKOA
WAIMOKO
HOMESTEADS
Subject Site
Lacalla Estate Sub Division
Tony H. Hashimoto & wf. Hildegard Z. - T/E
(28.70 acs.)
58.70 acs.
Equity Capital Corporation
Gr. 11258
32.23 Acs.
(30.0 Acs.)
Gr. 11400
Kaonoulu Ranch Co
148.617 Acs.
(143.230 acs.)
Maui Electric Co., Ltd.
0.488 ac.
Ralph S. Honda
Gr. 10038
Terue & Katsumi Ogai - J/T
3.00 Acs.
Gr. 10478
Tsuruko Uehara & Shigeru Uehara - J/T
6.000 Acs.
Kirchmeyer Development Corp.
8.0 acs.
7.51 Acs.
7.55 Ac.
7.57 Acs.
5.00 Acs.
Gr. 12179
Gr. 11166
Gr. 11301
Gr. 7459
Gr. 12983
2.19 acs.
1.93 Acs.
3.142 Acs.
(2.50 Acs.)
3.0 acs.
Gr. 11203
2.79 acs.
Gr. 11400
2.27 acs.
Gr. 11878
1.134 Acs.
5.30 Acs.
13.66 Acs.
(13.06 Acs.)
1.140 Acs.
1.938 Acs.
1.026 Acs.
1.193 Acs.
4.01 Acs.
4.00 Acs.
3.08 Acs.
1.39 acs.
1.00 Ac.
1.0 ac.
7107
7108
7109
7110
10478
10108
PLAT 28
PLAT 88
PLAT 10
PLAT 15
PLAT 16
PLAT 17
PLAT 18
PLAT 19
PLAT 20
PLAT 21
PLAT 22
PLAT 23
PLAT 24
PLAT 25
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PLAT 27
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