Hung Span
Jan 30 to Mar 31
Sked = Feb 16

A72-352 - SUN INVESTMENT COMPANY (KULA, MAUI)

April 9, 1973

Mr. Chung Dho Ahn, President
Sun Investment Company
843 Fort Street Mall
Honolulu, Hawaii 96813

Dear Mr. Ahn:

The petition by Sun Investment Company (A72-352) to amend the land use district boundary from the Agricultural District to the Rural District for approximately 8.1 acres of land, identified as Tax Map Key: 2-3-01: 113, situated at Kamehamenui, Makawao, Kula, Maui; was approved by the Land Use Commission at its meeting on April 6, 1973.

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

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

Very truly yours,

TATSUO FUJIMOTO
Executive Officer

Encls.
cc: Maui Planning Commission
Maui Department of Water Supply
Maui Department of Taxation
Property Technical Services, Dept. of Tax.
Tax Maps Branch, Dept. of Tax.
Planning Branch, DAGS
Planning Office, DLNR
Facilities & Aux. Svcs. Br., DOE
Director, Dept. of Transportation
Planning Division, DPED
Land Use Commission

STATE OF HAWAII
LAND USE COMMISSION

Minutes of Meeting

April 6, 1973 - 7:30 p.m.

Kauai Public Library
Lihue, Kauai

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

Approved
AUG 30 1973

STAFF PRESENT: Tatsuo Fujimoto, Executive Officer
Gordan Furutani, Planner
Benjamin Matsubara, Deputy Attorney General
Dora Horikawa, Clerk Reporter

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

HEARING

PETITION BY DORSEY W. EDWARDS (A72-354) TO RECLASSIFY 1.6 ACRES FROM AGRICULTURAL TO URBAN AT KAPAA HOMESTEADS, KAPAA, KAUAI

The staff report was presented by Mr. Gordan Furutani, staff planner, who also identified the area requested for reclassification. (See copy of report on file.)

Commissioner Kido raised several questions relating to the dedicated portion of the 1.6-acre parcel under petition. Mr. Furutani advised that .6 acre of the subject area was dedicated and that the minimum period for dedication was 10 years. Any removal of lands from dedication would become effective 5 years from the date of notification of intent to cancel. However, to date, Mr. Edwards has not indicated to the Tax Office that he wished to cancel the dedication so that it would continue to remain dedicated.

Commissioner Sakahashi stated it was his opinion that a dedication could be terminated upon mutual agreement between the

In response to Commissioner Mark's inquiry about the ultimate enrollment for the college, Mr. Ed White, Provost of Kauai Community College, offered that although their projections for the first increment were for 1,500 to 2,000 students; basically, their estimates have been pessimistic. Housing accommodations for 150 students were also planned for this increment. Insofar as faculty housing was concerned, Mr. White stated that this would be similar to student housing. However, from his point of view, it was his feeling that it would be desirable to have the faculty members scattered in and around the community rather than confined on the campus.

Commissioner Sakahashi moved that the special permit be approved as recommended by staff, which was seconded by Commissioner Yamamura and unanimously carried.

At this point, Vice Chairman Tangen observed that the foregoing special permit was the culmination of 7 years of planning, discussion and debate and yet there were only 13 people in attendance tonight, despite the many representations before the State Legislature expressing interest in Land Use Commission's proceedings. He concluded that of the 13 people present, 6 were representatives of the University and 2 were students.

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

Mr. Gordan Furutani, planner, read the staff memo recommending approval of the petition as recommended by the Maui County Planning Commission. Commissioner Napier moved to approve the petition, which was seconded by Commissioner Sakahashi and carried.

PETITION BY HAROLD BLICK AND RONALD HARRIS (A72-348) TO RECLASSIFY 10 ACRES FROM AGRICULTURAL TO URBAN AT KIHALANI HOMESTEADS, NORTH HILO, HAWAII

Mr. Fujimoto announced, for the record, that action on this petition had been deferred from the last meeting in Hilo and therefore he was dispensing with the presentation of the memorandum (see copy of report on file).

Commissioner Sakahashi moved that the petition be approved as recommended in staff memorandum, which was seconded by Commissioner Yamamura and unanimously passed.

3637

# UNIVERSITY OF HAWAII

Land Study Bureau

April 6, 1973

RECEIVED
APR 11 1973
State of Hawaii
LAND USE COMMISSION

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

Dear Mr. Fujimoto

The following comments are in response to your boundary amendment and special permit applications:

A72-352 Sun Investment Co.
Kamehameiki, Makawao, Kula, Maui

The soils of this parcel are classified as D in Overall Productivity primarily because of stoniness and undulating terrain. If irrigated, they are rated Class C. The soils are not ideal for farming of intensively cultivated crops but are suitable for orchards in which they are given a class a rating with irrigation.

The major land use in this area is grazing. Residential development would eliminate the value of this site for open space.

A72-354 Dorsey W. Edwards
Kapaa Homesteads, Kauai

The lands are nearly level, deep, well drained with dark brown soils and well adapted for cultivated crops. This parcel is adjacent to other urban development.

SP73-149 University of Hawaii
Puhi, Kauai

Site includes former Puhi Camp, sugarcane field and a gulch. Other than the gulch, the land is gently sloping, well drained and well-adapted cropland classified as B in Overall Agricultural Productivity. The west boundary is in Puhi Gulch, a natural barrier.

On this site, the campus could serve as a buffer between the Urban and Agricultural Districts.

Sincerely

Harold L. Baker

Harold L. Baker
Director

Safety Loan Building · Room 301 · 2065 South King Street · Honolulu, Hawaii 96814

STATE OF HAWAII
LAND USE COMMISSION

VOTE RECORD

ITEM A72-352 - SUN INVESTMENT CO. DATE April 6, 1973

PLACE Kauai Public Library
Lihue, Kauai

TIME 7:30 p.m.

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

Comments:

I move that the petition be approved.

STATE OF HAWAII
LAND USE COMMISSION

MEMORANDUM

April 6, 1973
7:30 p.m.

TO: Land Use Commission

FROM: Staff

SUBJECT: A72-352 - SUN INVESTMENT COMPANY

A public hearing was held on February 16, 1973 on a request by Mr. Chung Dho Ahn, President of Sun Investment Company, to amend the land use district boundaries for approximately 8 acres of land described as Tax Map Key 2-3-01: parcel 113 and situated at Kamehamenui, Kula, Maui, from an Agricultural to a Rural classification. The petitioner proposes to subdivide the subject property into 15, half-acre houselots and initially offer them for sale to the employees of Chung Dho Ahn & Associates, Inc. and the Profit Sharing Trust of Chung Dho Ahn and Associates, Inc. Whatever lots that will be offered for sale in the open market are tentatively scheduled to sell between $35,000 and $45,000 for a house and lot.

The Maui County Planning Commission voted to recommend approval of this request, in concurrence with the Maui County Planning staff's recommendation. The Department of Agriculture foresees no adverse effects on agriculture if the request is approved.

Upon evaluation of this petition, staff finds that:

1. The area is considered "poor" for overall agricultural use by the Land Study Bureau and the lands are not presently in active agricultural production.

2. Basic utilities are readily available and the subject property is contiguous to an existing rural district.

3. The site is usable and adaptable for residential development.

4. Inclusion of this isolated pocket within the abutting Rural District classification appears reasonable in that the subject property is bounded along the west and south by the old abandoned Kula Road and by the new Kula Highway along its eastern boundary.

5. Further, if the reclassification is approved, it would be desirable to also consider the rezoning of the 2 parcels enclosed by the petitioner's property during the 5 year boundary review. These are non-conforming parcels in the Agricultural District comprising 0.93 and 0.82 acres which could be reasonably included in a Rural classification.

Based on the above reasons, staff recommends that this request be approved as recommended by the Maui County Planning Commission.

March 23, 1973

Mr. Chung Dho Ahn, President
Sun Investment Company
843 Fort Street Mall
Honolulu, Hawaii 96813

Dear Mr. Ahn:

The Land Use Commission next meets at 7:30 p.m., in the Kauai Public Library, 4344 Hardy Street, Lihue, Kauai, on April 6, 1973.

On or about that time a decision on the petition by Sun Investment Company (A72-352) 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

STATE OF HAWAII
LAND USE COMMISSION

Liquor Commission Conf. Room
6th Floor, County Building
Wailuku, Maui

February 16, 1973
1:00 p.m.

STAFF REPORT

A72-352 - SUN INVESTMENT COMPANY (KULA, MAUI)

Mr. Chung Dho Ahn, President of Sun Investment Company, has submitted a petition to amend the State land use boundaries for approximately 8.107 acres of land, identified as Tax Map Key 2-3-01: 113, and situated at Kamehamenui, Makawao, Kula, Maui, from an Agricultural to a Rural classification. The Rural designation would permit the petitioner to subdivide the subject property into individual houselots.

The subject property is located between Kula Highway and Lower Kula Road, and is situated approximately 1/2 mile north of the Waiakoa Urban District. It abuts the southern boundary of the Pulehu Rural District. Fronting Kula Highway and enclosed by the area under petition are two parcels of less than one acre. One parcel contains a dwelling and the other is vacant. The surrounding area is characterized by low density residential development, intermixed with farms, pastures, and idle lands. Public services and facilities in the vicinity include Kula Elementary School, post office, grocery stores and a gym at Waiakoa.

The petitioner desires to subdivide the subject property under a Rural classification into 15 half-acre houselots. The petitioner

anticipates completing improvements in 4 months after engineering plans have been given final approval. He further states that: "The employees of Chung Dho Ahn & Associates, Inc. and the Profit Sharing Trust of Chung Dho Ahn & Associates, Inc., will have the first refusal in the lots in the subdivision. Whatever lots that will be offered for sale in the open market are tentatively scheduled to sell between $35,000 and $45,000 for the lot, a three-bedroom, one and one-half bath house of conventional design and construction".

In substantiation of this request, the petitioner states that the subject property abuts an existing Rural District and is usable and adaptable for rural classification; and believes that the subject area is desirable for residential use and has sufficient land area for limited agricultural activities.

Detailed land classification by the Land Study Bureau indicates that the land has a master soil productivity rating of "D", or poor suitability for overall agricultural use. This land type contains soils which are stony, over 30 inches in depth, medium texture, well drained, dark reddish-brown in color, and poorly suited for machine tillage. It occurs in areas of 11 to 20 per cent slope, and includes undulating terrain. Rainfall ranges between 25 to 50 inches; and the elevation of the property is approximately 2,500 feet above sea level. Primary existing uses are grazing or forest. The State Department of Agriculture foresees no adverse effects on agriculture, in regard to this request.

Telephone, electrical and water services are readily available. Since no county sewer system exists at this time, disposal of sewerage will be through the use of cesspools or a private system. The Department of Education believes that existing and planned school facilities are adequate for this reclassification request. The County Planning Department notes that drainage problems may occur if a subdivision is developed on the subject parcel through run-off of surface waters and its subsequent flow along Lower Kula Road and that the slope pattern on the north portion of the subject property is such that it may be costly for development.

COUNTY RECOMMENDATION

At its meeting of January 23, 1973, the Maui County Planning Commission voted to recommend approval of this request, in concurrence with the Maui County Planning staff recommendation. The County Planning staff's favorable recommendation was based upon the following:

"1. Terrain, slope, and soil conditions limit any practical use of the land for farming operations.

"2. The subject property is contiguous to an existing Rural District.

"3. Public utility services are readily available. Present utility systems will not be unduly taxed.

"4. The need for housing is evident. The proposed subdivision with house and lots will provide housing at a reasonable cost and yet be compatible to the existing character of the Kula area.

"In addition to the staff report, it was also pointed out that of 51 parcels presently zoned Rural in the surrounding area, 31 parcels or 60 per cent are presently developed with residences".

The County's favorable recommendation was for 7.875 acres of the subject property. This apparent discrepancy in the land area of this request results from an area containing 0.232 acre which will be dedicated to the County of Maui for road widening purposes. Therefore, the remaining area to be subdivided into houselots contains the 7.875 acres recommended for approval by the Maui County Planning Commission.

As shown by the proposed subdivision plan, access to three of the lots will be provided off Kula Highway. The remaining 12 parcels will be served from the old lower Kula Road. It is noted that should the Rural designation be approved as recommended by the Maui County Planning Commission, it would be desirable to also consider reclassification of the two parcels enclosed by the petitioner's area during the 5-year review in 1974. These are non-conforming parcels in the Agricultural District comprising 0.93 and 0.82 acres which could be reasonably included in a Rural classification.

It is noted that the petitioner does not state the number of employees in Chung Dho Ahn & Associates and the Profit Sharing Trust of Chung Dho Ahn & Associates. These employees who have first option on the proposed houselot subdivision may purchase all 15 half-acre houselots. It is also unknown whether those employees who purchase the proposed houselots would establish residence on the subject property or whether these would be for investment purposes only.

In the 10-year period from 1960 to 1970, the island of Maui experienced an 8.3% increase in its population of from 35,717 in 1960 to 38,691 persons in 1970. However, population in the Makawao Judicial District declined 4.1% or from 10,409 persons in 1960 to 9,979 in 1970.

These are the pertinent facts relative to this petition known to staff at this time.

APPROVED
MAY 4 1973

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.

3545

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

February 15, 1973

RECEIVED
FEB 20 1973
State of Hawaii
LAND USE COMMISSION

MEMORANDUM

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

SUBJECT: Notification of Boundary Amendment Applications

A72-349 - LANAI COMPANY (Island of Lanai)

To add approximately 1,620 acres to Urban
To add approximately 2,720 acres to Rural
To add approximately 18,000 acres to Agriculture
To delete approximately 22,340 acres from Conservation

A72-352 - SUN INVESTMENT CO.

Approximately 8.1 acres from the Agricultural District to the Rural District, at Kamehameiko, Makawao, Kula, Maui, Tax Map Key 3-2-01: 113, for residential development with limited agricultural activities.

We have assessed the economic ramifications of boundary amendment applications A72-349 and A72-352 and foresee no adverse effects on agriculture should both applications be approved.

Thank you for the opportunity to comment on these applications.

Frederick C. Erskine
Chairman, Board of Agriculture

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

February 5, 1973

NOTIFICATION OF BOUNDARY AMENDMENT APPLICATIONS

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

A72-349 - LANAI COMPANY (Island of Lanai)

To add approximately 1,620 acres to Urban
To add approximately 2,720 acres to Rural
To add approximately 18,000 acres to Agricultural
To delete approximately 22,340 acres from Conservation

For the purpose of reclassifying and redistricting the land use districts for the island of Lanai, based on a comprehensive development plan, identified as portions of Tax Map Key 4-9.

A72-352 - SUN INVESTMENT CO.

Approximately 8.1 acres from the Agricultural District to the Rural District, at Kamehameiki, Makawao, Kula, Maui, Tax Map Key ~~3-2-01~~ 2-3-01: 113, for residential development with limited agricultural activities.

A public hearing on these applications is scheduled for February 16, 1973*.

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 agenda enclosed (2)

*IN THE MATTER OF*

Notice Of Public Hearing

*AFFIDAVIT OF PUBLICATION*

## 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:** February 16, 1973—1:00 p.m., Liquor Commission Conference Room, 6tm Floor, County Building, Wailuku, Maui

**Docket Number and Petitioner:** A72-352 Sun Investment Co., **Tax Map Key:** 2-3-01: 113, **Change Requested:** To incorporate approximately 8.1 acres presently in the Agricultural District into the Rural District at Kamehameiki, Makawao, Kula, Maui

DATE, TIME AND PLACE: February 16, 1973—7:30 p.m., ILWU Memorial Hall, 2301 Iilima Avenue, Lanai City, Lanai

**Docket Number and Petitioner:** A72-349 Lanai Company, **Tax Map Key:** 4-9: Portions, **Change Requested:** To add approximately 1620 acres to the Urban District, To add approximately 2,750 acres to the Rural Disrict, To add approximately 18,000 acres to the Agricultural District, To delete approximately 22,340 acres from the Conservation District

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

(S.-B.: Jan. 27, 1973) (S.-B.-944)

STATE OF HAWAII,
CITY AND COUNTY OF HONOLULU. } ss.

Nancy Kira *being duly sworn, deposes and says, that She is Clerk of the GANNETT PACIFIC CORPORATION, publishers of THE HONOLULU STAR-BULLETIN, a daily newspaper published in the City and County of Honolulu, State of Hawaii, that the ordered publication in the above entitled matter of which the annexed is a true and correct printed notice, was published* one *times in said daily newspaper, commencing on the* 27th *day of* January, *19*73, *and ending on the* 27th *day of* January, *19*73 *(both days inclusive), to wit, on* January 27, 1973

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

Nancy Kira

*Subscribed and sworn to before me this* 27th *day of* January, *A. D. 19*73

Paul Cumyong

*Notary Public of the First Judicial Circuit, State of Hawaii*

*My commission expires*

also advertised in Maui News on 1/24/73

3578

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

January 31, 1973

RECEIVED
FEB 5 1973
State of Hawaii
LAND USE COMMISSION

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

Dear Mr. Fujimoto:

Re: Request by Sun Investment Company for Change in District Boundary from State Agricultural District to State Rural District for parcel of land at Kamehameiki/Pulehuiki Homesteads, Kula, Maui (TMK 2-3-1:113).

The Maui County Planning Commission, at its meeting of January 23, 1973, voted to recommend approval of the above request for boundary change in accordance with the reasons contained in the staff report (copy enclosed for your information). The vote to recommend approval was as follows:

5 in favor
1 against

In addition to the staff report, it was also pointed out that of 51 parcels presently zoned Rural in the surrounding area, 31 parcels or 60 per cent are presently developed with residences.

Should you have any questions, please contact our office.

Very truly yours,

Howard K. Nakamura

HOWARD K. NAKAMURA
Planning Director

jc

Encl.

cc: Sun Investment Company

3487

JOHN A. BURNS
GOVERNOR

FUJIO MATSUDA
DIRECTOR

E. ALVEY WRIGHT
DEPUTY DIRECTOR

LAWRENCE F. O. CHUN
DEPUTY DIRECTOR

MUNNY Y. M. LEE
DEPUTY DIRECTOR

DOUGLAS S. SAKAMOTO
DEPUTY DIRECTOR

STATE OF HAWAII
DEPARTMENT OF TRANSPORTATION
869 PUNCHBOWL STREET
HONOLULU, HAWAII 96813

IN REPLY REFER TO:
HWY-PS
2.7104

JAN 17 1973

RECEIVED
JAN 19 1973
State of Hawaii
LAND USE COMMISSION

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

Dear Mr. Fujimoto:

We have reviewed the following applications for land use district boundary changes and our comments are as follow:

A72 - 347 - John Mahi, et al

A72 - 348 - Harold Blick and Ronald Harris

A72 - 349 - Lanai Company

A72 - 350 - Yasuji Takasaki

A72 - 352 - Sun Investment Company

We have no objections to the proposals provided that accesses to the properties be provided off existing side streets or roadways and not from the main highways.

Thank you for the opportunity to review the above applications.

Very truly yours,

E. Alvey Wright

for FUJIO MATSUDA
Director

STAFF REPORT January 9, 1973

EXPLANATION OF REQUEST

1. Applicant's Name: SUN INVESTMENT COMPANY by Chung Dho Ahn, President

2. Location: TMK 2-3-01:113
Subject property is located between Kula Highway and Lower Kula Road in the area known as Kamehameha/Pulehuiki.

3. Area: 7.875 ~~8.107~~ acres

4. Zoning: State Agricultural District

5. Subject: Request for an amendment to the State Land Use District boundaries from Agricultural District to Rural District.

EXISTING CONDITIONS

1. The subject property is located near the Pulehu Road-Kula Highway junction. Portions of the property abut the makai side of Kula Highway and the mauka side of Lower Kula Road, together with lands under private ownership.

2. Most of the property is above the grade of the two existing roads. However, the northern end is part of a gulch and is below roadway grade. Drainage of surface water from the subject property flows onto the existing ~~Pulehu~~ Old Lower Kula Road and generally runs makai along Pulehu Road. a gulch along the

3. Telephone and electric utility service is readily available to the subject area.

4. No County sewer system exists at this time. Disposal of sewerage in Kula is through the use of cesspools or other private systems.

5. Water service to the area is provided by an existing 6-inch water line located along Kula Highway with an 8-inch lateral running across the north end of the property, connected to another existing 6-inch water line which services the lower farming areas. The existing water line is adequate to meet additional demands for water.

6. Access to the proposed subdivision site is provided by Kula Highway and Lower Kula Road. There is a single access point on Kula Highway on the northern ~~southerly~~ portion of the property. Lower Kula Road could provide additional access other than that presently available, although the road is in need of resurfacing. The highway and road have 100 feet and 30 feet right-of-ways respectively.

7. The slope of the terrain varies from 6 to 35 per cent. The south portion of the subject property is relatively flat with a slope of approximately 6%. The north portion of said property, however, has gullies with slopes from 20 to 35%. The general slope characteristic of the entire parcel is in a mauka to makai direction at an average of 12%.

8. The surrounding areas are used as follows:

Mauka side - Residence and vacant adjacent to property. Pasture land across the highway.

South side - Keahuaiwi Gulch

Makai side - Farming operations with residences across Lower Kula Road.

North side - Vacant adjacent lands with a small group of rural type residences.

9. Soils, according to the Detailed Land Classification map, are classified as D41. Type 41 soils are characterized by its stoniness and poor machine tillability. This type of soil is not ideal for intensive farming.

10. Kula Elementary School is located one mile south of the subject property, as well as the post office, grocery stores and gym.

11. The petitioner's plan under a rural classification is to subdivide the subject parcel into 15 half-acre house lots. Improvements, according to the petitioner, should take 4 months to complete after engineering plans have been given final approval. A tentative price of 35 to 40 thousand dollars is proposed for a house and lot package.

ANALYSIS

1. Aside from private sewerage systems, present utility services are adequate in the surrounding area. The inclusion of the proposed subdivision will not drastically burden any of the available public services in the area.

2. Drainage problems may occur if a subdivision is developed on the subject parcel through run-off of surface waters and its subsequent flow along Lower Kula Road. Engineering plans for necessary drainage improvements to provide for this will be required in the process of subdivision approval.

3. The slope pattern on the north portion of the subject property is such that it may be costly for development. Without extensive grading, it may be unfeasible to build homes on two of the proposed lots. This again will require further review during the subdivision process.

4. Soil conditions for the subject parcel do not warrant extensive farming operations. The land appears to be best suited for home sites. The subject property is contiguous to the present State Rural Land Use District Boundary. Also, public utilities in the area are readily available. Access to the property is ideal and should pose little problem to the existing road system.

RECOMMENDATION

Staff recommends approval of the request for the following reasons:

1. Terrain, slope, and soil conditions limit any practical use of the land for farming operations.

2. The subject property is adjacent to an area presently classified Rural. It will be an extension of the existing Rural district, and will not create a separate rural area.

3. Public utility services are readily available. Present utility systems will not be unduly taxed.

4. The need for housing is evident, and a subdivison with house and lots as proposed by the applicant seem reasonable. This will provide housing at a reasonable cost and yet be compatible to the existing characteristics of the Kula area.

February 6, 1973

Mr. Chung Dho Ahn, President
Sun Investment Company
843 Fort Street Mall
Honolulu, Hawaii 96813

Dear Mr. Ahn:

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

At that time your petition (A72-352) to amend the land use district boundaries at Kamehameiki, Makawao, Kula, Maui, will be heard.

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

Very truly yours,

TATSUO FUJIMOTO
Executive Officer

Enclosure - Agenda

January 23, 1973

Mr. Chung Dho Ahn, President
Sun Investment Company
843 Fort Street Mall
Honolulu, Hawaii 96813

Dear Mr. Ahn:

This is to advise you that we have tentatively scheduled a public hearing on your petition A72-352 to amend the land use district boundaries from Agricultural to Rural at Kula, Maui, identified as Tax Map Key 2-3-01: 113, on February 16, 1973.

We will advise you of the exact date, time and place of this meeting in the near future.

Very truly yours,

TATSUO FUJIMOTO
Executive Officer

347 0

STATE OF HAWAII

DEPARTMENT OF EDUCATION

P. O. BOX 2360

HONOLULU, HAWAII 96804

RECEIVED
JAN 11 1973
State of Hawaii
LAND USE COMMISSION

OFFICE OF BUSINESS SERVICES

January 10, 1973

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

F R O M: Koichi H. Tokushige, Assistant Superintendent
Office of Business Services

SUBJECT: Applications for Boundary Amendments:
A72-347 - John Mahi et al
A72-348 - Harold Blick & Ronald Harris
A72-349 - Lanai Company
A72-350 - Yasuji Takasaki
A72-352 - Sun Investment Company

We have made a cursory review of the subject applications based on the information you have provided us. We believe that the existing and planned public school facilities are able to serve the change of zoning by John Mahi et al, involving 3.337 Acres; by Blick & Harris, involving 10.00 Acres; by Yasuji Takasaki, involving 10.178 Acres; and by Sun Investment Company, involving 8.107 Acres.

May we, however, request for additional information on the change of zoning by Lanai Company, involving 88,000 acres. Please forward to us the proposed development plan and all available data on school facilities requirements.

If urbanization is to encompass a sizable portion of the 88,000 acres, there will obviously be a need for a number of schools. In such an event, the landowner and/or developer should be required 1) to dedicate, in gratis, to the State of Hawaii all sites needed for public schools as determined by the Department of Education; and 2) to pay the cost of providing temporary school facilities as needed, in the event the student enrollment generated by new housing projects exceeds the capacity of existing permanent school facilities. Temporary facilities may need to be used until adequate funds are provided in the State CIP for the construction of permanent facilities.

Should you desire additional information on criteria for school site selection and student enrollment projection, please feel free to call us. We intend to work closely with the landowner and/or developers in the establishment of the required school facilities in the urbanizing areas.

KHT:EAH:yk

cc: Mr. Darrell Oishi, Maui District
Mr. Howard Nakamura, Maui Planning Dept.
Mr. Donald Rietow, Lanai Company

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 21 1972
State of Hawaii
LAND USE COMMISSION

December 19, 1972

MEMORANDUM

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

SUBJECT: Notification of Boundary Change Applications
A72-347 - John Mahi, et al
A72-348 - Harold Blick and Ronald Harris
A72-349 - Lanai Company
A72-350 - Yasuji Takasaki
A72-352 - Sun Investment Company

We have reviewed subject applications and foresee no adverse effects on agriculture, as pertains to those applications designated A72-347, 348, 350 and 352.

Concerning application "A72-349 - Lanai Company", more detailed information, other than just the basic application which was received, is requested before comments can be provided.

Thank you for the opportunity to comment on subject applications.

Frederick C. Erskine

Frecerick C. Erskine
Chairman, Board of Agriculture

State Form B14

**STATE OF HAWAII**

**OFFICIAL RECEIPT** No. 812

Dept. of Planning & Economic Development

Department, Bureau or Commission

December 8 19 72

RECEIVED from Land Consultants, Inc.

Fifty + no/100 DOLLARS

LUC Petitioner's Fee

Maui property - Aha

$ 50.00

Caroline Okuda

Public Accountant

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

MEMORANDUM DATE: December 4, 1972

TO: Department of Health
Department of Agriculture
Office of Environmental Quality Control
Department of Transportation
Department of Education
Department of Accounting & General Services

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:

A72-347 - John Mahi, et al
A72-348 - Harold Blick and Ronald Harris
A72-349 - Lanai Company
A72-350 - Yasuji Takasaki
A72-352 - Sun Investment Company

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

Encl.

Form B-24

**STATE OF HAWAII**

**OFFICIAL RECEIPT** **No. 0816**

Land Use Commission

Department, Bureau or Commission

December 1 19 72

RECEIVED from Land Consultants, Inc.

Fifty + no/100 DOLLARS

Petition for Boundary Amendment - Sun Investment Co.

$ 50.00

Donald Horikawa

Public Accountant

December 4, 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. Chung Dho Ahn, President, Sun Investment Company.

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.

December 4, 1972

Mr. Chung Dho Ahn, President
Sun Investment Company
843 Fort Street Mall
Honolulu, Hawaii 96813

Dear Mr. Ahn:

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 Kula, 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.

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 _____

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

RECEIVED
DEC 1 1972
State of Hawaii
LAND USE COMMISSION

A72-352

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 _____ to change the district designation of the following described property from its present classification in a(n) agricultural district into a(n) rural district.

TMK = 6.50 ac check

Description of property:

8.107 acres located between Kula Highway and Lower Kula Road, more properly identified as TMK 2-3-01-113.

Petitioner's interest in subject property:

Owner

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

See attached.

(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)~~ SUN INVESTMENT COMPANY

Signature(s) _____
Its President

Address: 843 Fort St. Mall, Ste 404
Honolulu, Hawaii 96813

Telephone: 531-4297

CHUNG DHO AHN & ASSOCIATES, INC.
CONSULTING ENGINEERS
SUITE 404 FIRST FEDERAL SAVINGS & LOAN BLDG.
843 FORT STREET MALL, HONOLULU, HAWAII 96813

TELEPHONE (808) 531-4297

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

Petitioner believes the area to be desirable for people wanting to take up residence and have sufficient land area to pursue limited agricultural activities.

Subject property abuts an existing rural zone and is usable and adaptable for rural classification. It is contemplated that the improvements will be completed, ready for use within 4 months of the approval date of the engineering plans.

The employees of Chung Dho Ahn & Associates, Inc., and the Profit Sharing Trust of Chung Dho Ahn & Associates, Inc., will have the first refusal in the lots in the subdivision. Whatever lots that will be offered for sale in the open market is tentatively scheduled to sell for between $35,000 and $45,000 for the lot, a three-bedroom, one and one-half bath house of conventional design and construction.

Stuart's
ERASABLE
BOND
RAG CONTENT

# A72-352 SUN INVESTMENT COMPANY

HALEAKALA RANCH CO.
362.816 ACS.

MAUI PINEAPPLE CO., LTD
159.532 ACS.

KAMEHAMEIKI - PULEHUIKI

KAMEHAMEIKI

KEALAHOU

KEALAHOU RANCH CO.

HALEAKALA RANCH CO.

Hawaiian Homes Commission

Trustees

Dropped Par. 6.781 ac.

Parcel 1 Gr. 8492

Parcel 2 Gr. 8493

Parcel 3 Gr. 8494

Parcel 4 Gr. 8495

Parcel 5 Gr. 8496

Parcel 6 Gr. 8497

Parcel 7 Gr. 8498

Parcel 8 Gr. 8499

Parcel 9 Gr. 8500

Parcel 10 Gr. 8501

Parcel

7622

N-W-01

N-W-02

AJS-325 SUN INVESTMENT COMPANY

TRUE NORTH
Scale 1in.:100ft

PLAT 01

AW. 01 8452

AP. 6

PLAT 01

State of Hawaii
(County of Maui)
Par. Exec. Ord. 525
ROCK CRUSHER PLANT &
QUARRY SITE &
STORAGE SITE
7.192 Acs.

George Ching &
wf. Gladys K.L.
-T/E

Chester G.
Kaga & Wf.
Taurus
-T/E

Donald W.
Allton & Wf. Mary
E. - T/E

Ralph Terry &
Wf Edith G. -T/E

Leonide & Olsen Est.
-1/2
Herbert T. Olsen -1/2

(Kazumi Nishimura
& Wf. Shizue)
Edmund T.
Nishimura - 1/1 } A/S
dec'd Comp. Sub-1/6

(Kula Community
Club Inc.) & le.
(Bd. of Regents
University of Hawaii)
Sub-1e.

Robert G. Von Tempsky, Jr.
Raymond M. Von Tempsky
A.W. Morriss III } Trustees
(Kula Community Club, Inc.) 1e.
(County of Maui) sub-1e.

1.208 Acs.
1.092 Acs.
1.177 Acs.
1.358 Acs.
1.814 Acs.
2.038 Acs.
5.008 Acs.

SUBDIVISION

KULA HIGHWAY

KEALAHOU
Stanley Y.
Kumigawa &
wf. Fujie -T/E

Mitsue Honda
& wf. Misao -T/E
(Sevath S.
Tanaka) A/S

William C.
Cole & wf.
Heather M.
-T/E

Honpa
Hongwanji Mission
of Hawaii

Shigeo Morihara
& wf. Teruko -T/E

Herbert P. Brook & wf.
Olga H. -T/E
William P. Kramer, et al -1/2
-1/2

George W. Andrade &
wf. Faith P. -T/E

Robert L. Funsten

Robert L. Funsten

Glenn L. Fultz &
wf. Ona S. -T/E

Harold S. Kushi &
wf. Melyne J. -T/E
(James & Doris Enf. Worth
A. -T/E) A/S

Kenneth Kashiwa &
wf. Elizabeth A.
-T/E

Sukesuke, Kushi Enf. Peggy -T/E

(Earl W. Holcott & wf. Rosa
M. -T/E) A/S
(Gordon B. Miller, Howard W.
Brantley, Russell M. Stewart &
Paul A. Myers) Sub-1/6

Roman Catholic Church in
the State of Hawaii
KULA HOLY GHOST CHURCH

1.487 Acs.
2.851 Acs.
0.824 Ac.
2.234 Acs.
3.059 Acs.
1.174 Acs.
1.207 Acs.
1.288 Acs.

0.818 Ac.
0.698 Ac.
0.678 Ac.
0.781 AC.

1.419 Acs.
1.451 Acs.
1.686 Acs.
0.586 Ac.

2.230 Acs.
2.212 Acs.

ALANUI PLACE

AW. 8452

State of Hawaii
Re-Wilfred M. Tavares
Rev. Ord. S-2805
7000 #

David J. Dalling - A/S

Leonard Benkity
Trust

John L. Kahalepe Enf.
Sally -T/E

Robert G. Von Tempsky
Raymond M. Von Tempsky
A.W. Morriss III } Trustees

To Kahului

To Ulupalakua

KULA HIGHWAY

F.A.P. No. BF-037-1 (1)

AW. 10145 AP. 3

PLAT 02

SEC. B

PLAT 14

Parcel 1/12, owned by
C-V Land Corporation
unless otherwise noted

Dropped Parcels: 6, 32

POR. KEALAHOU 3 & 4, KULA, MAUI (Formerly por. 2-3-01 & 02)

DEPARTMENT OF TAXATION
TAXATION MAPS BUREAU
STATE OF HAWAII
TAX MAP
SECOND TAXATION DIVISION

| ZONE | SEC. | PLAT |
|---|---|---|
| 2 | 3 | 37 |

SCALE 1 IN. 100 FT.

FOR REAL PROPERTY TAXATION PURPOSES
SUBJECT TO CHANGE

A72-352 SUN INVESTMENT CO.

DWG. NO. 5404
SOURCE FILE PLAN 825
BY HN/RU DATE JANUARY 7, 1993

7623

TRUE NORTH
Scale: 1 inch = 50 feet

Robert G. Von Tempsky, et al.

To Halku

street signs

KULA HIGHWAY

W6

SP

Bridge

To Waiakoa

WV

on rock

PP

16° 11' (186.00)

WM

gate

331.26

fence

R=20'

℄ Easement "B" (16°11' — 116.19)

(61°11' 26.28)

Access Permitted (40.00)

130°35'10" 22.06

4303.87 S 96.69 E "KIKALAPUU" A

16° 11' 325.85

fence posts

9.15

Guard rail

4625.60 S 3.31 E "KIKALAPUU" A

146°01' 62.72

146°01' 68.59

Spike

Retaining wall

Carrie F. Rezentes

LOT 1
3.535 Acres

Mary Soon, et al.

Mary M. Brown

Approx. location existing waterline

Stonewall & fence

280°11' 60.00

16° 11' 134.14

15'

℄ Easement "C" (12.29)

W8

227°23'30" 13.475 R=371.00

(est.) (300°30' — 12.29)

E. Gulch

R=371.00

R=1138.92

217.40

R=1138.92

219°07'15" 119.48

218°07'15" 121.74

208°51' 307

206°28'30" 94.39

206°28'30" 94.97

204°06'

204°06'

129.36

fence

123°32'

R=1034.74

3733.48' S 172.35' W "KIKALAPUU" A

143.78

273.14

273.14

198°00'

219.91

fence 85.20

20.18

198°00' 221.40

191°54' 105.38

191°54' 105.38

110.03

Robert G. Von Tempsky et al.

Robert G. Von Tempsky

30½ R/W

97.00

132°20' 97.00

42°10' 65.00

30°18' 83.00

100°30' 83.00

stonewall & fence 26°30' 233.67

205.00

298°37' 86.00

(est.) (247°01'27" 38.89)

R=30'

20'

125.67

on rock

298°37' 153.00

stonewall & fence

LOT 3
2.291 Acres

R=308.00

R=207.00

132°23'30" 91.66

133°37'30" 88.56

120°40' 104.88

120°40' 104.88

Retaining wall

Robert G. Von Tempsky, et al.

To be relocated by Subdivider

Existing Dirt Driveway

℄ Easement "A" (20' wide)

109°25'54" R=822.30

(289°25'54" R=822.30)

197.87

R=308.00

R=227.30

135°12'30"

154.87

138°37'30" 154.87

LOT 4
0.232 Acre

LOWER KULA ROAD

163.47

170°49'30" 168.50

170°49'30" fence

PP

TOTAL AREA = 8.107 Acs.

LOT 2
2.049 Acres

KAMEHAMENUI SUBDIVISION

SUBDIVISION OF PARCEL 113 INTO LOTS 1, 2, 3, & 4
AND DESIGNATION OF EASEMENTS A, B & C

PORTION OF L. C. Aw. 8452 APANA 6
TO A. KEOHOKALOLE

KAMEHAMENUI, MAKAWAO, KULA, MAUI, HAWAII

Owner: C.V. LAND CORPORATION A/S to
Subdivider: CHUNG DHO AHN
Address: 843 FORT STREET
HONOLULU, HAWAII 96813

NOTE:

Lot 4 to be dedicated to the County of Maui for road widening purpose.

Limited Access along Kula Highway except where shown otherwise.

All boundary corners are marked with 3/4" pipe unless otherwise noted.

Fence within right of way to be removed or relocated at time of roadwidening parcel dedication.

Easement A - Roadway and utility easement in favor of Mary Brown, TMK 2-3-01:25

Easement B - Roadway and utility easement in favor of Mary Soon, et al. TMK 2-3-01:89

Easement C - Waterline easement in favor of B.O.W.S. County of Maui

Tax Map Key 2-3-01: 113

21" x 32"

WARREN S. UNEMORI REGISTERED PROFESSIONAL ENGINEER & LAND SURVEYOR NO. 1569 HAWAII, U.S.A.

This map was prepared by me or under my supervision.

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

Revised: Feb. 24, 1972

JANUARY 20, 1972

7624

A72-352 SUN INVESTMENT COMPANY

TRUE NORTH
Scale: 1 inch = 50 feet

KULA HIGHWAY

To Haiku

To Waiakoa

Bridge

street signs

Robert G Von Tempsky, et al

EASEMENT "B"

LOT 18
1000 ± ft
Access Permitted
(40.00)

1 0.68 Ac.±
2 0.80 Ac.±
3 0.80 Ac.±
4 0.52 Ac.±
5 0.50 Ac.±
6 0.50 Ac.±
7 0.50 Ac.±
8 0.50 Ac.±
9 0.50 Ac.±
10 0.50 Ac.±
11 0.50 Ac.±
12 0.50 Ac.±
13 0.50 Ac.±
14 0.50 Ac.±
15 0.50 Ac.±
16 6200 ft ±
17 6400 ft ±

TOTAL AREA = 7.875 Acs.

Mary Soon, et al

Mary M Brown

Carrie F Rezentes

Robert G Von Tempsky et al

Robert G Von Tempsky, et al

4303.87 S
96.69 E
"KIKALAPUU" 2

2625.60 S
1.3 E
KIKALAPUU 2

W6 W8

LOWER KULA ROAD

Driveway

Retaining wall

guard rail

fence posts

fence

stonewall & fence

existing waterline

easement "C"

NOTES:

1. Lot 16 is a private driveway parcel owned by Lots 9 & 12.
2. Lot 17 is a private driveway parcel owned by Lot 14 with easement in favor of Mary M. Brown.
3. Lot 18 is a private driveway parcel owned by Lots 1, 2 & 3, with easement in favor of Mary Soon, et.al.
4. Easement "B" is in favor of Mary Soon, et.al.

MISC. INFORMATION

Rezoning - Rural
Min. Lot Size - 0.50 Ac.
Min Lot Width - 100 ft.
No. of Salable Lots - 18

Robert G. Von Tempsky

# KAMEHAMENUI SUBDIVISION

SUBDIVISION OF PARCEL 113 INTO LOTS 1 TO 18 INCLUSIVE, AND DESIGNATION OF EASEMENTS B & C

PORTION OF L. C. Aw. 8452 APANA 8
TO A. KEOHOKALOLE
KAMEHAMENUI, MAKAKIAO, KULA, MAUI, HAWAII

OWNER: C. V LAND CORPORATION A/S to Subdivider
SUBDIVIDER: CHUNG DO AHN
ADDRESS: 843 FORT STREET
HONOLULU, HAWAII 96813

This map was prepared by me or under my supervision.

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

A72-352 SUN INVESTMENT COMPANY

21" x 32"

NOV. 16, 1972

7627

# A72-352 SUN INVESTMENT COMPANY

PUKALANI

OMAOPIO

"JAMESTOWN"

SITE

WAIAKOA

KEOKEA

MAKAWAO FOREST RESERVE

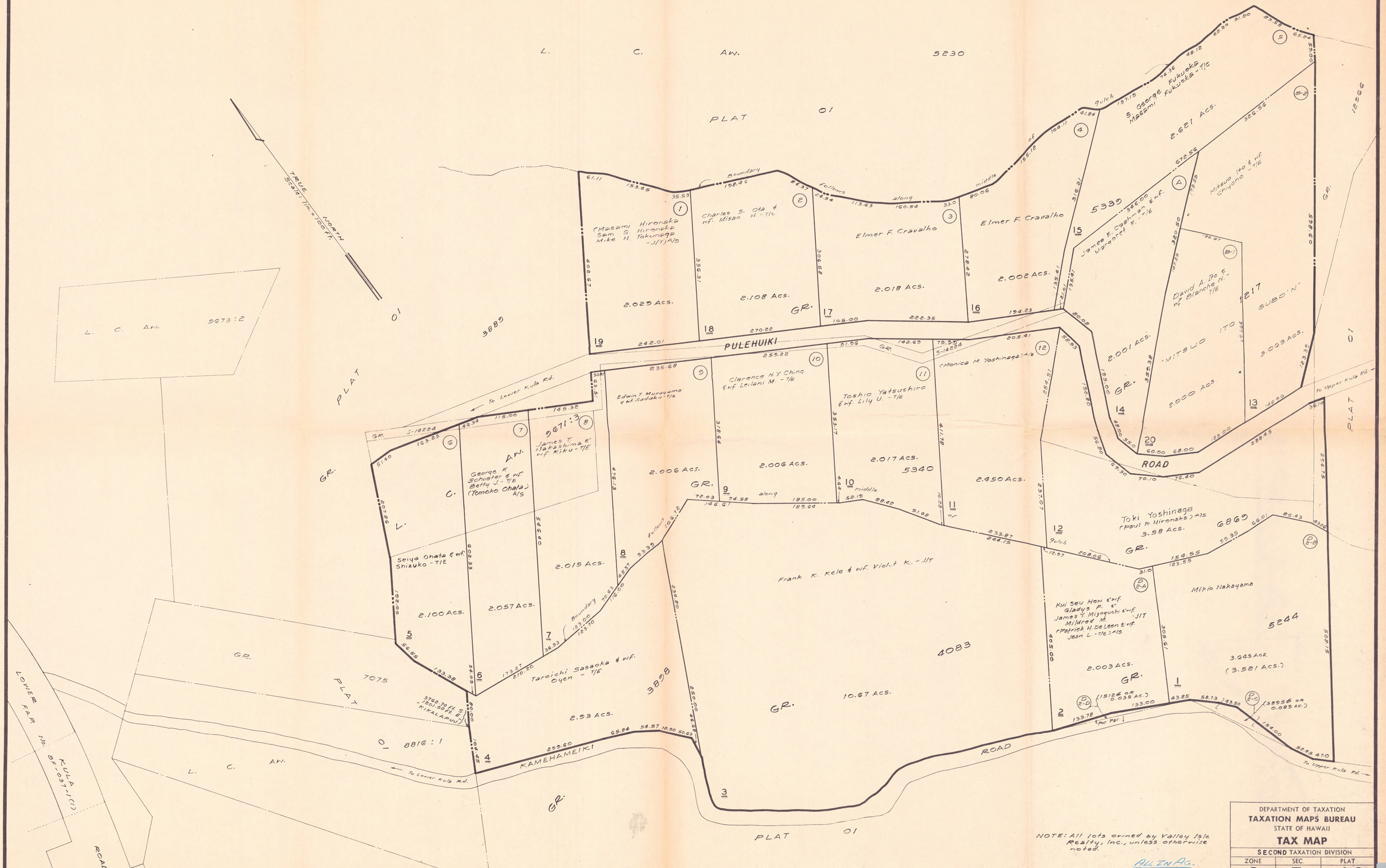
KULA FOREST RESERVE

7626

11-W

8-W

AJS-325 SUN INVESTMENT COMPANY




NOTE: All lots owned by Valley Isle Realty, Inc., unless otherwise noted.

All in Ag.

FOR REAL PROPERTY TAXATION PURPOSES
SUBJECT TO CHANGE

A72-352 Sunset Investment Co.

DEPARTMENT OF TAXATION
TAXATION MAPS BUREAU
STATE OF HAWAII
TAX MAP
SECOND TAXATION DIVISION

| ZONE | SEC. | PLAT |
|---|---|---|
| 2 | 3 | 46 |

SCALE: 1 IN. = 100 FT.

DEC 5 1972

7628

"PULEHUIKI FARM SUBD'N" Por. KAMEHAMEIKI PULEHUIKI HOMESTEADS, KULA, MAUI (Formerly por. 2-3-01).

DWG. NO. 5675
SOURCE Tax Maps Branch
BY: JY - LN
DATE January 25, 1966

A12-352 Sun Investment Co.