Hawaii

Aug 18 - Oct 17

Sked For Aug 30

A73-366 AMFAC COMM.-HAWAII (Pioneer Mill Co.)

PETITIONER'S REASONS FOR REQUESTING BOUNDARY CHANGE

This request is being made to allow for the development of a transportation facility to be utilized by tour bus operators and U Drive operations in support of the visitor industry on West Maui and within its prime destination resort area, Kaanapali Beach. The area under petition contains 17.401 acres to be developed in two or three phases as needed to serve the transportation needs of the visitor industry and the Kaanapali Beach Resort area. A portion of the area under petition currently houses the Lahaina Kaanapali & Pacific Railroad Kaanapali Turnaround and maintenance yard facility which is one of the existing transportation systems for the visitors on West Maui.

The first phase development plan as shown on Exhibit "D" comprises 3.781 acres of the total petitioned area. Said first phase will contain six lots. Lot 1-B has been designated, by the County, for use as a sewer pump station, being a part of the total West Maui Sewer Master Plan. The remaining five lots will be leased to various transportation companys, U-Drive operators or other businesses related to servicing the transportation company needs.

The designated use of this property for a transportation center is in complete accord with the Lahaina 701 Land Use Plan which was approved by the Maui County Council on Tuesday, April 30, 1968.

The land under petition is deemed excellent for its designated use. It adjoins Honoapiilani Highway which will provide easy access to a major thoroughfare being most helpful to facilitate a smooth running transportation system to meet the current requirements of the visitor indsutry in the area. The property, in addition, is served adequately by complete underground utilities - water and sewer in the adjoining highway right of way. Drainage will be handled by a proposed major drainage channel running through a portion of the petitioned area being a part of a total utilities master plan prepared by Belt Collins & Associates for the North Kaanapali Urban Development Area. Power is available by an overhead system running within the Honoapiilani Highway right of way. Development of the first phase will commence within six months or as soon after the construction drawings can be completed and County approvals obtained from the date of reclassification approval by the State Land Use Commission.

November 30, 1973

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

Dear Mr. Stoner:

Pursuant to your verbal representation at its meeting on November 28, 1973, in Wailuku, Maui, this is to advise you that the Land Use Commission voted to grant your request to withdraw the petition by Amfac Communities, Inc. - Hawaii (A73-366).

Very truly yours,

TATSUO FUJIMOTO
Executive Officer

cc: Maui Planning Dept.

STATE OF HAWAII
LAND USE COMMISSION

Minutes of Meeting

State Conference Room
Wailuku, Maui

APPROVED
FEB 14 1974

November 28, 1973 - 1:30 p.m.

COMMISSIONERS PRESENT: Eddie Tangen, Chairman
Stanley Sakahashi, Vice Chairman
James Carras
Sunao Kido
Alexander Napier
Mitsuo Oura
Tanji Yamamura

COMMISSIONER ABSENT: Shelley Mark

STAFF PRESENT: Tatsuo Fujimoto, Executive Officer
Ah Sung Leong, Planner
E. John McConnell, Deputy Attorney General
Dora Horikawa, Clerk Reporter

The minutes of October 4, 1973, October 5, 1973 and October 17, 1973 were adopted as circulated.

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

ACTION

PETITION BY AMFAC COMMUNITIES, INC. - HAWAII (A73-366) TO RECLASSIFY 17.4 ACRES FROM AGRICULTURAL TO URBAN AT KAANAPALI, LAHAINA, MAUI

Mr. Earl Stoner, President of Amfac Communities, Inc. requested withdrawal of the subject petition at this time. He stated that he was unable to respond, within the 15 day period provided by statute, to earlier adverse testimonies which had been presented. He indicated his intent to file a revised petition in the near future.

Upon Commissioner Napier's motion, seconded by Commissioner Yamamura, the withdrawal request was granted by unanimous consent.

STATE OF HAWAII
LAND USE COMMISSION

VOTE RECORD

ITEM A73-366 - Amfac Communities, Inc DATE November 28, 1973

PLACE State Conference Room
Wailuku, Maui TIME 1:30 p.m.

NAME	YES	NO	ABSTAIN	ABSENT
SAKAHASHI, STANLEY	✓			
OURA, MITSUO	✓			
YAMAMURA, TANJI	✓			
CARRAS, JAMES	✓			
NAPIER, ALEXANDER	✓			
MARK, SHELLEY				✓
KIDO, SUNAO	✓			
TANGEN, EDDIE	✓			

Comments: Mr. Earl Stoner -- Withdrawal of petition
Unanimously moved to withdraw

STATE OF HAWAII
LAND USE COMMISSION

MEMORANDUM

November 28, 1973
1:30 p.m.

TO: Land Use Commission

FROM: Staff

SUBJECT: A73-366 - AMFAC COMMUNITIES, INC. - HAWAII

This petition requesting the rezoning of 16.5 acres at Kaanapali, Maui for a transportation facility was publicly heard on August 30, 1973.

At the hearing, petitioner's Maui Project Manager, Peter Sanborn, elaborated on the need for the facility. He cited the increased efficiency which would be gained by U-Drive and tour bus operators if the site is approved, since the present site at the Kaanapali airstrip is congested and since the site would centralize operations.

Senator Mamoru Yamasaki read into the record a statement prepared by Thomas S. Yagi, ILWU Local 142, opposing the proposed rezoning, unless comparable cane acreage is provided to ensure continued sugar operations. In the interest of the public, he excepted the area proposed for the sewer pump station.

Staff evaluation of the request finds that:

1. To date, there has been no valid evidence submitted by the petitioner to show why 16.5 acres of land which is highly suited for agricultural use is needed for a transportation facility at this particular location. It is noted that other lands which are now vacant or in agricultural use exist in the Kaanapali and Lahaina Urban Districts which can accommodate this need. The petitioner has not offered any proof as to why these areas are unsuitable for the proposed use.

2. Approximately 4.5 acres of the property in question is occupied by the Kaanapali Railroad turnaround, and the petitioner proposes to initiate a 1st phase of 3.8 acres to accommodate the U-Drive and tour bus operations and a sewer pump station. However, he has not indicated what he intends to do with the remaining 8.3 acres of the property, nor has he indicated a development schedule for this area.

3. The Department of Transportation has advised that any construction mauka of Honoapiilani Highway at this location will increase runoff and aggravate the existing problem of overtopping of the highway during heavy storms. They inform that Amfac's proposal to construct a 50 foot lined channel, a box culvert, and a floodway will not alleviate the highway drainage problem. If allowed, the proposal will require major changes in the highway drainage structure as well as changes in the highway profile extending at least 1,500 feet.

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

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

November 13, 1973

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

Dear Mr. Stoner:

The Land Use Commission next meets on November 28, 1973, at 1:30 p.m., in the State Conference Room, Ground Floor, State Building, 54 High Street, Wailuku, Maui.

On or about that time a decision on the petition by Amfac Communities, Inc.-Hawaii (A73-366) 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
cc: Mr. Peter A. Sanborn

3871

AMFAC COMMUNITIES INC.-HAWAII

AN Amfac COMPANY

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

RECEIVED
OCT 31 1973
State of Hawaii
LAND USE COMMISSION

October 26, 1973

Mr. Tatsuo Fujimoto
Executive Officer
Dept. of Planning & Economic Development
Land Use Commission
250 So. King St.
Honolulu, HI 96813

Dear Tats:

Thank you for your letter of October 23rd re Amfac Communities' petition A73-366. We will wait to hear from you re the meeting scheduled on this matter.

Sincerely yours,

AMFAC COMMUNITIES-HAWAII
a division of AMFAC, INC.

C. Earl Stoner, Jr.
President

CES:as

October 23, 1973

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

Dear Mr. Stoner:

Pursuant to your letter request of October 11, 1973, this is to advise you that the Land Use Commission, at its meeting on October 17, 1973, voted to grant a deferral of the action on the petition by Amfac Communities, Inc.-Hawaii (A73-366) until its next scheduled meeting in Maui on November 28, 1973. We will advise you of the time and place of this meeting in the near future.

Very truly yours,

TATSUO FUJIMOTO
Executive Officer

cc: Peter A. Sanborn
Maui Planning Comm.

STATE OF HAWAII
LAND USE COMMISSION

Minutes of Meeting

County Council Room
Hilo, Hawaii

October 17, 1973 - 10:30 a.m.

Approved
NOV 28 1973

COMMISSIONERS PRESENT: Eddie Tangen, Chairman
Stanley Sakahashi, Vice Chairman
Alexander J. Napier
Shelley M. Mark
James Carras
Mitsuo Oura
Tanji Yamamura

COMMISSIONER ABSENT: Sunao Kido

STAFF PRESENT: Tatsuo Fujimoto, Executive Officer
Ah Sung Leong, Planner
Gordan Furutani, Planner
E. John McConnell, Deputy Attorney General
Dora Horikawa, Clerk Reporter

Chairman Tangen called the meeting to order and swore in persons who would be testifying today.

ADOPTION OF MINUTES

The minutes of the August 30 and 31, 1973 meetings were approved as circulated.

HEARING

PETITION BY KATSUMI NII (A73-369) TO RECLASSIFY 10.89 ACRES FROM AGRICULTURAL TO URBAN AT WAIAKEA HOMESTEADS, SOUTH HILO, HAWAII

It was advised by Mr. Tatsuo Fujimoto, Executive Officer, that a letter, dated October 4, 1973, had been received from Mr. Jeffrey Choi, representing the petitioner, requesting a deferral of the hearing on the petition by Katsumi Nii. (See copy of letter on file.) Mr. Choi explained further that he had only recently been retained by the petitioner and therefore had not had sufficient time to familiarize himself with the details of the petition.

Upon motion by Commissioner Napier, seconded by Vice Chairman Sakahashi, the deferral request was granted.

ACTION

PETITION BY AMFAC COMMUNITIES, INC. (A73-366) TO RECLASSIFY 17.4 ACRES FROM AGRICULTURAL TO URBAN AT KAANAPALI, LAHAINA, MAUI

Mr. Fujimoto read into the record a letter dated October 11, 1973 received from Mr. C. Earl Stoner, President of Amfac Communities, Inc., requesting deferral of the action of subject petition to enable petitioner to resolve some minor problems with the County of Maui (see copy of letter on file). Mr. Fujimoto advised that the maximum limit for action on this petition will fall on November 28, 1973.

It was moved by Commissioner Napier, seconded by Commissioner Yamamura, and carried, to grant the deferral request.

APPLICATION BY MAUNA KEA SUGAR CO. (SP73-158) FOR A SPECIAL PERMIT TO ALLOW THE CONSTRUCTION OF A SEWAGE TREATMENT PLANT AND INJECTION WELL WITHIN THE AGRICULTURAL DISTRICT AT PEPEEKEO, SOUTH HILO, HAWAII

Mr. Ah Sung Leong, planner, presented the staff memorandum recommending approval of the special permit subject to the conditions imposed by the County of Hawaii, with the further stipulation that the petitioner construct an earth berm of at least 6 feet in height which will be adequately planted with ground cover and vegetative screening along a 50 foot setback from the boundary of the subject parcel and the homestead area, in order to substantially block the view of the sewage treatment facility from that direction (see copy of report on file).

Mr. Claude Moore, civil engineer for Kau Development Company, developer of the area, submitted that the stabilization pond had already been designed and the plans signed by the Department of Health, and to construct a berm here would pose a problem. He elaborated on the design plan which will adequately screen the sewage treatment facility from the homestead area and requested that the requirement for the construction of a berm for the pond area be waived. He agreed that they were willing to accept the berm requirement for the treatment plant.

Mr. Fujimoto observed that since the design plan had been approved by the Department of Health and the pond visibility will be minimal from the homestead area, staff would be agreeable to Mr. Moore's request.

Commissioner Napier moved to approve the special permit, subject to the conditions imposed by the Hawaii County Planning Commission, which was seconded by Commissioner Carras and unanimously carried.

APPLICATION BY MAKOTO NITAHARA (SP73-159) FOR A SPECIAL PERMIT TO ALLOW THE OPERATION OF A COMMERCIAL ARBORETUM WITHIN THE PANAEWA FARM LOTS, SOUTH HILO, HAWAII

Approval of the special permit, subject to the conditions imposed by the County, was recommended in the staff memo presented by Mr. Leong (see copy of memo on file). It was also brought out that a residence existed on the 20-acre parcel, the arboretum was already developed, and anthurium plantings were proposed for the undeveloped area.

In response to a point raised by Vice Chairman Sakahashi, Mr. Leong advised that the special permit was necessary in this instance since the operation involved a commercial activity. In this respect, Mr. Leong felt that the section in the Rules and Regulations relating to permitted uses within the Agricultural District should perhaps be reexamined during the 5-year review.

Mr. Jeffrey Choi, attorney representing the petitioner, reiterated the need for the special permit due to the nature of Mr. Nitahara's operation which involved an admission fee to the arboretum. He added that Mr. Nitahara was pursuing an agricultural activity which was allowed under the law, and that the special permit was merely to satisfy a legal technicality. He also expressed the hope that the County would assume a reasonable approach to condition #2 which limited sales to agricultural products only, to allow perhaps a soda vending machine.

Mr. Choi continued that supportive buildings, such as rest room facilities and showroom were contemplated, but that the major portion of the land would be planted in trees and flowers.

Commissioner Yamamura wondered whether Mr. Nitahara employed anyone in his operation. Mr. Choi replied that although this was not so at the present time, he felt this may become necessary in the future to take care of the guided tours, maintenance of the premises, etc.

Commissioner Carras moved that the special permit be granted subject to the conditions imposed by the County of Hawaii, which was seconded by Commissioner Oura, and carried.

STATE OF HAWAII
LAND USE COMMISSION

VOTE RECORD

ITEM A73-366 - AMFAC COMMUNITIES, INC. DATE October 17, 1973

PLACE County Council Room
Hilo, Hawaii

TIME 10:30 a.m.

NAME	YES	NO	ABSTAIN	ABSENT
MARK, SHELLEY				
M NAPIER, ALEXANDER				
KIDO, SUNAO				✓
S YAMAMURA, TANJI				
CARRAS, JAMES				
SAKAHASHI, STANLEY				
OURA, MITSUO				
TANGEN, EDDIE				

Comments:

I move to defer action on the petition.

Carried by voice vote.

3848

AMFAC COMMUNITIES INC.-HAWAII

AN Amfac COMPANY

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

RECEIVED
OCT 12 1973
State of Hawaii
LAND USE COMMISSION

October 11, 1973

Mr. Tatsuo Fujimoto
Executive Officer
Land Use Commission
250 South King Street
Honolulu, Hawaii 96813

Dear Tats:

I received a copy of your October 3 letter to Peter A. Sanborn re the October 17 hearing of the Land Use Commission and the scheduled action on the Amfac Communities, Inc.-Hawaii Petition No. A73-366. I am sure that earlier testimony received by your office in the first hearing on this matter indicated to you that some minor problems exist between Amfac Communities, Inc.-Hawaii and the County of Maui regarding the exact location of the proposed transportation facility. I would like to request, therefore, that action on this matter be deferred until late November or early December, still within the 45 to 90 day legislative period for action on this decision.

It is hoped that during the ensuing period we resolve any differences with the County of Maui to assure that our request and our zoning master plan for the Kaanapali area concur in detail. Your consideration on our behalf to defer this matter will be greatly appreciated. Thank you.

Sincerely yours,

AMFAC COMMUNITIES-HAWAII
a division of AMFAC, INC.

C. Earl Stoner, Jr.
President

CES:myh

October 3, 1973

Amfac Communities, Inc.-Hawaii
P. O. Box 3230
Honolulu, Hawaii 96801

Attention: Mr. Peter A. Sanborn
Project Manager - Maui

Gentlemen:

The Land Use Commission next meets on October 17, 1973, at 10:30 a.m., in the County Council Room, 25 Aupuni Street, Hilo, Hawaii.

On or about that time a decision on the petition by Amfac Communities, Inc.-Hawaii (A73-366) 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

DIRECTOR'S OFFICE
SEP 11 '73 12 AM
DEPT. OF TRANSPORTATION

HWY-PS
2.11822

September 5, 1973

RECEIVED
SEP 19 1973
State of Hawaii
LAND USE COMMISSION

Honorable Sunao Kido
Chairman and Member
Board of Land and Natural
Resources
P. O. Box 621
Honolulu, Hawaii 96809

Dear Mr. Kido:

The attached memorandum is to confirm a telephone conversation held on August 30, 1973, at approximately 10:50 a.m., between Mr. Paul Arizumi of DOT's Property Management Office and your Maui Office.

Our comments are in reference to an application by AmFac Communities (A73-366) for change in Land Use Commission District Boundary in Lahaina, Maui.

Very truly yours,

E. Alvey Wright

E. ALVEY WRIGHT
Director

RT:km

Enclosure

cc: with enclosure
✓ State Land Use Commission
PMN
HWY-D, -DH,
HWY-M (without enclosure)

DOT 1-027
(Rev. 11/68)

STATE OF HAWAII
DEPARTMENT OF TRANSPORTATION

MEMORANDUM

HWY-DH
2.11414

TO: HWY-P

DATE: AUGUST 10, 1973

THRU: HWY-D
FROM: HWY-DH

SUBJECT:

It is our understanding that existing Honoapiilani Highway at the proposed crossing floods or overtops periodically. The development of the upper areas with the diversion and concentration of runoff by channelization will not only alter the present drainage pattern but will also increase runoff and aggravate the existing conditions as well.

Amfac's proposal to construct a 50-ft. lined channel within their development dead-ending at the highway, install a box culvert under the highway to accommodate only the residual runoff from the proposed development with any excess overtopping the roadway, and provide for a floodway makai of the highway, will not alleviate the highway drainage problem.

Also, Amfac's proposal will eventually require the construction of a highway drainage structure to match the mauka channel with major changes in the highway profile extending at least 1,500 feet.

The only advantage to their proposal is the designation of the floodway makai of the stream.

A. Miura
for T. TAKANO

TT:gy

cc: HWY-DH

STATE OF HAWAII
LAND USE COMMISSION

Minutes of Meeting

August 30, 1973 - 2:00 p.m.

State Conference Room
Wailuku, Maui

COMMISSIONERS PRESENT: Eddie Tangen, Acting Chairman
Alexander J. Napier
Shelley M. Mark
Sunao Kido
Stanley Sakahashi
Tanji Yamamura

Approved
OCT 17 1973

STAFF PRESENT: Tatsuo Fujimoto, Executive Officer
Ah Sung Leong, Planner
E. John McConnell, Dep. Atty. Gen.
Dora Horikawa, Clerk Reporter

Acting Chairman Tangen called the meeting to order and introduced E. John McConnell who has been assigned to the Land Use Commission to replace former Deputy Attorney General Benjamin Matsubara.

Thereafter, all persons wishing to testify before the Commission today were duly sworn in.

ADOPTION OF MINUTES

The minutes of November 3, 1972, November 30, 1972, January 12, 1973, January 19, 1973, February 2, 1973, March 23, 1973, March 30, 1973, April 6, 1973, and June 1, 1973 were approved as circulated, upon motion by Commissioner Kido, seconded by Commissioner Yamamura.

HEARING

PETITION BY AMFAC COMMUNITIES, INC. (A73-366) TO RECLASSIFY 17.4 ACRES FROM AGRICULTURAL TO URBAN AT KAANAPALI, LAHAINA, MAUI

Staff planner, Mr. A. S. Leong presented the staff report and gave a detailed description of the property under petition and the surrounding land uses (see copy of report on file).

Mr. Peter Sanborn, Maui Project Manager for Amfac Communities, Inc., advised that a letter had been transmitted to the Commission with supplemental information on their project on August 9, 1973 (see copy of letter on file).

Additional information was offered by Mr. Sanborn regarding the need for the proposed facility. He reported that there were presently 7 different U-drive and 4 major tour bus operations within the Kaanapali area, which included storage, gassing and washing of vehicles. The efficiency of these operations would be greatly increased if they could be centrally located. Verbal commitments have been made by these operators to relocate on a half-acre portion of the proposed development. The present site at the airport was congested and hemmed in by cane fields.

Mr. Leong read into the record a letter which had been submitted by Mr. H. Miura for Mr. T. Takano of the Department of Transportation commenting on the increased runoff which would result from the subdivision and concentration of runoff by channelization in connection with the development of the upper area. It was also pointed out that Amfac's proposal to provide for the runoff would not alleviate the highway drainage problem (see copy of letter on file).

Mr. Sanborn explained that it was not their intention to put in a major flood control channel. The runoff which would occur from the existing first phase would be accommodated in two directions--by the Honokowai Stream on the upper side with the balance flowing down to an existing 24" culvert underneath the highway. He did not believe this first phase will alter the flood plain at this time. However, he did agree that the channel would have to be improved according to county and government requirements when the balance of the project is developed.

Mr. Sanborn responded to Commissioner Mark's question with the information that the shaded blue area on the map was almost entirely planted in cane, which would not be affected by the proposed transportation facilities, except for the loss of 33 1/2 acres, since no road was planned for the area mauka of the cane haul road.

In response to Commissioner Yamamura's questions, Mr. Sanborn advised that they had not considered the special permit route since it was felt a boundary amendment was more appropriate for their request; and that although the area was currently zoned for hotel, it will continue to remain in agriculture until such time as growth occurs, in line with their policy to retain as much of the land as possible in cane.

Mr. Tosh Ishikawa, Deputy Director, Maui Planning Department, presented the Maui County Planning Commission's action on the subject petition, recommending that the boundary amendment request be deferred as part of the 5-year boundary review (see copy of letter dated August 29, 1973 on file).

In response to several questions raised by the Commissioners, Mr. Ishikawa elaborated that portions of the area involved in the petition did not conform to the General Plan. Also, under the County's Ordinance, a U-drive operation was not a permitted use in a hotel zone. There were other urban areas in Kaanapali as, for example, the Lahaina Community Urban area, properly zoned for this type of operation. However, the Commission's recommendation did not necessarily constitute a denial but rather a deferral until the 5-year review.

Acting Chairman Tangen advised that the deferral request would not apply to the present proceedings since this was a public hearing, but that the Planning Commission's recommendation will be given due consideration.

A copy of the letter from the Department of Transportation was made available to Mr. Sanborn.

Senator Mamoru Yamasaki read the prepared testimony from Thomas S. Yagi, Division Director, ILWU, Local 142, Maui County Division, opposing the subject application unless there was assurance that comparable acreage will be replaced to enable the sugar mill to operate as an economic unit. However, approval for the land to locate the sewer pump station was recommended in the interest of public health and safety. (See copy of prepared testimony on file).

Thereafter, Acting Chairman Tangen closed the hearing on A73-366 and advised that additional testimony will be accepted by the Commission up to 15 days, and that action on the petition will take place within 45 to 90 days.

PETITION BY DEPARTMENT OF ACCOUNTING & GENERAL SERVICES (A73-368) TO RECLASSIFY 104 ACRES FROM AGRICULTURAL TO URBAN AT LAHAINALUNA, MAUI

Mr. Leong presented the staff report relative to the subject petition and further expanded on the various existing uses surrounding the property.

Commissioner Sakahashi questioned the source of the population projections on which the Department of Education based its school

3792

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 Kalama, Ex-Officio

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

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

August 29, 1973

RECEIVED
AUG 30 1973
State of Hawaii
LAND USE COMMISSION

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

Dear Mr. Fujimoto:

Re: Request for approval of State Land Use Commission Boundary Amendment from Agricultural to Urban District in the Kaanapali area, Lahaina, Maui, TMK 4-4-02:2 (Portion of) Application No. A73-366

The Maui Planning Commission at its meeting of August 28, 1973, voted unanimously to recommend deferral of the subject request for amendment to the Land Use Commission District Boundary until the five (5) year boundary review ~~has been completed.~~ as part of

The Commission in considering the matter raised several questions as to the overall development plan and phasing for the area mauka of the present Kaanapali resorts (including the subject area in question); the reasons for the subject request at this time; and the substitution of cane lands under production.

The Maui Planning Commission recommended deferral of the subject request for the following reasons:

1. The proposed use of the property, the suggested road alignment and the new drainage system do not conform to the Lahaina "701" General Plan.

2. A general plan amendment should be undertaken as one of the required procedures to develop the subject parcel as a transportation center inasmuch as a substantial portion of the proposed center does not conform to the Lahaina General Plan.

3. A development timetable for the total area mauka of Honoapiilani Highway should be prepared. Presently only a timetable for only six (6) lots in Phase I of the transportation center has been submitted.

4. The lands to be converted from cane production to urban uses should be substituted by putting into production other presently uncultivated lands.

5. That the development plan (Phase III) for the mauka portion of the Kaanapali resort area be reviewed by the Maui Planning Commission and the State Land Use Commission.

6. That the area presently shown on the Lahaina General Plan as the transportation center but not part of the proposed center should be included in the general plan amendment study.

Enclosed for your information is a copy of the Maui Planning Department staff report.

Please contact our office, should you have any questions.

Yours very truly,

HOWARD K. NAKAMURA
Planning Director

cc Mr. Peter Sanborn, Amfac Communities, Inc.

STAFF REPORT August 28, 1973

TO: Planning Commission

FROM: Planning Department Staff

RECEIVED
AUG 30 1973
State of Hawaii
LAND USE COMMISSION

EXPLANATION OF REQUEST:

Applicant's Name:	AMFAC COMMUNITIES, INC.
Location:	Kaanapali, Maui
Tax Key	4-4-02:portion of 2
Area:	16.501 acres
Present Zoning:	State Agricultural
General Plan Designation:	A-2 Apartment, Business Use (transportation)
Request:	The applicant is requesting an amendment to the Land Use Commission District Boundary to change the district designation of the subject property from an Agricultural to an Urban District.

EXISTING CONDITIONS:

1. Approximately 7 acres of the lot is cane field. The remaining 9 acres contain the Lahaina-Kaanapali Pacific Railroad Roundhouse, maintenance yard, and turn around area. Within the turnaround area exists the old Pioneer Mill smoke stack and power station.

   An irrigation ditch runs along the eastern and southern edge of the parcel. A cane haul road runs through the property.

2. Water and electricity are available through a 16" pipeline and a power line running along Honoapiilani Highway, Sewerage is by cesspool with future plans to tie into the proposed Lahaina sewer system. The applicant plans to create a drainage channel running through portions of the property as part of a drainage plan for the surrounding area.

3. Access to the property is by Honoapiilani Highway. The applicant proposes to construct a roadway (Halawai Drive) off of Honoapiilani Highway to serve the lots in their first phase. The applicant has conferred with the State Highway Department in the planning of Halawai Drive. On file is a letter from Mr. Harris Suyama, District Engineer from the Department of Transportation.

4. The property slopes gently from mauka to makai in the areas with cane around the Lahaina-Kaanapali Pacific Railroad yard and around the Pioneer Mill power station. The wastelands along the eastern property lines have a steeper slope. Mango, plum, kiawe and haole koa trees grow along the irrigation ditch and within the portions of the property not in agriculture.

5. The character of the surrounding neighborhood is agricultural, except for the area which is part of the Kaanapali resort area.

ANALYSIS:

1. The applicant proposes to develop the subject area as a transportation center. However, only that portion of the lot presently developed as the Lahaina-Kaanapali & Pacific Railroad roundhouse and turn-around area is designated by the general plan as a transportation center. The remainder of the parcel, which the applicant has proposed as Phase I and Phase II of the transportation center development plan, is designated as A-2 Apartment use by the general plan.

2. The applicant's development plan for the subject area calls for development of the six lots in phase one within 6 months of approval of the request. The plan also reflects how the remainder of the parcel will be divided into additional lots and the extension of the road system within the parcel. However, no timetable has been submitted for the development of this remaining area, nor general indication as to the usage of said lots.

3. The applicant has stated that a need exists for a transportation center to meet the requirements of the visitor industry in the area.

CONCLUSION:

Staff recommends that the request be deferred until the State Land Use Commission's 5-year boundary review is completed. The recommendation is based on the following reasons:

1. The proposed use of the property, the road alignment and the drainage do not conform with the general plan designations of the area.

2. A general plan amendment should be undertaken as one of the required procedures to develop the parcel as a transportation center as proposed in the application.

3. A development timetable for the total area mauka of Honoapiilani Highway designated by the general plan for urban development, but presently zoned agricultural, would be desirable. Presently, a timetable has been submitted for only the six lots in Phase I.

4. The land to be converted from agriculture production to urban should be substituted by putting into cane production other presently uncultivated lands.

The following comments of H. Miura for T. Takano received from Paul Arisumi by K. Riyu on August 30, 1973.

COMMENTS:

It is our understanding that existing Honopiilani Highway at the proposed crossing floods or overtops periodically. The development of the upper areas with the diversion and concentration of runoff by channelization will not only alter the present drainage pattern but will also increase runoff and aggravate the existing condition as well.

AMFAC's proposal to construct a 50-ft. line channel within their development dead-ending at the highway, install a box culvert under the highway to accommodate only the residual runoff from the proposed development with any excess overtopping the roadway, and provide for a floodway makai of the highway, will not alleviate the highway drainage problem.

Also, AMFAC's proposal will eventually require the construction of a highway drainage structure to match the mauka channel with major changes and the highway profile extending at least 1,500 feet.

The only advantage to their proposal is the designation of the floodway makai of the stream.

Submitted by:

Department of Transportation

H. Miura
for T. TAKANO

(Comments will be forwarded to Mr. T. Fujimoto and Mr. S. Kido)

RECEIVED
AUG 30 1973
State of Hawaii
LAND USE COMMISSION

RECEIVED
AUG 30 1973
State of Hawaii
LAND USE COMMISSION

Testimony of Thomas S. Yagi
Division Director
ILWU Local 142, Maui County Division
Land Use Commission Public Hearing
Thursday, August 30, 1973
Wailuku, Hawaii

Subject: Boundary Amendment Applications
A73-366 and A73-368

My name is Thomas S. Yagi, division director of ILWU Local 142, Maui County Division, and I appear before the State Land Use Commission in behalf of more than 300 employees of Pioneer Mill Company who are members of ILWU Local 142, and their families.

My testimony is in regards to the following boundary amendment applications now before you for your consideration:

1. Application A73-366 - Amfac Communities, Inc., Hawaii (Kaanapali, Lahaina, Maui)

   Approximately 17.4 acres from the Agricultural District to the Urban District at Kaanapali, Lahaina, Maui, Tax Map Key 4-4-02: portion 2 for use as transportation center for visitor industry.

2. A73-368 - Department of Accounting and General Services (Lahaina, Maui)

   Approximately 103.8 acres from the Agricultural District to the Urban District at Lahaina, Maui, Tax Map Key 4-6-18: 13 and portions 5 and 12 for school expansion.

According to plans available at the Maui County Planning Department, Amfac Communities plans to subdivide approximately 16.501 acres out of the original 17.401 acres into six lots in the first phase of their plan. The six lots include Lots 1-A, 2, 3, 4, 5 to be allocated for transportation service needs, and Lot 1-B for sewer pump station for the County of Maui. The total acreage in the first phase amounts to 3.781 acres. Future expansion of Lot 7 which totals approximately 12.744 acres is contemplated.

Available information reveals that this area is now in sugar cane covering 2.5 acres in Field D-1 of Pioneer Mill Company.

more

The only exeption we would recommend for your approval would be the requirement for land to locate the sewer pump station for the County of Maui in the interest of public health and safety.

The second area of concern to us is the request for amendment to the State Land Use District boundaries from Agricultural to Urban submitted by the Department of Accounting and General Services.

The subject area is covered by Tax Key 4-6-18: portion 5 and 12, 66 acres, more or less, and Tax Key 4-6-18:13, 37.8 acres or a total of approximately 103.8 acres. Lahainaluna School occupies about 66 acres and the remainder is now under sugar cane cultivation and leased from the State by Pioneer Mill Company.

We are aware that the subject property is the recommended site of the site selection study for Lahaina Elementary and Intermediate School by the planning branch of the Department of Accounting and General Services for expanded school facilities to meet the future needs of the Lahaina District. Planning funds for a new school have also been appropriated by the State Legislature.

We are also aware that both applications, number 366 and 368 includes lands already designated as urban in the Lahaina 701 General Plan which was adopted by the Maui County Council in 1968.

Since the adoption of the Lahaina 701 General Plan which we supported, certain events have taken place. Kohala Sugar Plantation and more recently Grove Farm announced that it is phasing out its sugar operations. Kahuku Sugar Company and Kilauea Sugar Company closed its operations in the past. These dramatic changes affect the sugar workers in this State and we are becoming more and more concerned about the welfare of our membership and their families.

Therefore, it has become imperative that we take a second and a very hard look at Lahaina and its gradual urban sprawl and what the future holds for workers in the sugar plantation. This concern has been expressed by the leadership of our union at Pioneer Mill Company. We share this concern.

Unless we have assurance that comparable acreage can be replaced to enable the sugar mill to operate as an economic unit, we are unable to recommend the approval of this boundary changes.

For the above reasons, it is our request that the subject applications for boundary changes be denied at this time, except the sewer pump station requirement for the County of Maui that we have noted in the interest of public health and safety.
Thank you for this opportunity to present our views.

Additional statement by Thomas S. Yagi
Land Use Commission Public Hearing
Thursday, August 30, 1973

We wish to point out to you also a statement, a copy of which is attached, made by Senator Yamasaki before the Corps of Engineers on November 28, 1972 at a public meeting on Flood Control Improvements for Kahoma Stream, Lahaina.

We quote the following from his statement on page two:

"Inasmuch as the State has pursued a policy to preserve agricultural lands to the extent possible, it is my recommendation that the Corps of Engineers seriously consider adopting a plan that will have the least effect as far as withdrawal of cane lands is concerned. Estimated costs of this project has risen and it will continue to rise, but planning of this project should take into consideration also the greater adverse "economic" impact should much of the cane lands be withdrawn. (The word "economic" is our emphasis. Continuing with the quote.) It appears that Plan C will remove the least acreage of agricultural lands from productive use and at the same time maximize the protection of life and property."

We concur wholeheartedly with this statement.

Corps of Engineers
Public Meeting on Flood Control Improvements
for Kahoma Stream, Lahaina, Maui, Hawaii
Kam III School Cafeteria, Lahaina
Tuesday, November 28, 1972

Statement by Senator Mamoru Yamasaki

Thank you for this opportunity to speak on Flood Control Improvements for Kahoma Stream, Lahaina, Maui, Hawaii.

Since the floods of May 13, 1960 and November 2, 1961 the residents of Lahaina have requested the State Legislature to make state funds available for participation with the county and federal governments on this project.

As a result, the State Legislature provided the following appropriations for plans, land acquisition and construction of flood control improvements for Kahoma stream:

1965 - Act 195 Item R-6	-	$ 20,000
1966 - Act 38 Item III F-9	-	163,000
1968 - Act 40 Item N-5	-	40,000
Total	-	$223,000

The State Department of Land and Natural Resources in its 1968-1969 budget request for the fiscal year submitted a justification report to the State Legislature with background information. It stated that in June, 1960 the U. S. Army Corps of Engineers was authorized to prepare a reconnaissance report under Public Law 685. This report was completed and a detailed project report investigation was authorized in February, 1963. Preliminary planning and hydrologic studies were completed and the Corps of Engineers informed the State that the project was feasible. The estimated cost at that time was $1,483,000. Because Public Law 685 limited federal participation to a million dollars, the State as well as the Maui County government recommended that the Corps of Engineers pursue the project under the survey authority, Section 208 of the Flood Control Act of 1960. It stated that under the survey authority, the federal government will bear the cost of all flood control structures and the local government will be responsible for the usual local costs such as land, easements and right of way, relocation of utilities and the construction of bridges.

The local County government in its Six-Year Public Works budget for 1967-1973 indicated the cost to be 2.4 million dollars with participation by the State of $600,000 and the federal government of $1,800,000 and funding request to be made in 1968-1969 and 1969-1970. Then in its 1968-1974 budget request, funding request was moved back to 1971-1972 and 1972-1973 with the county sharing $700,000, State $700,000 and Federal funds of $1,000,000. Another funding request appeared in the County's 1969-1975 budget with costs

sharing of $500,000 by the county, $500,000 by the State and Federal participation of $1,400,000.

On November 18-23, 1968, Senator Stephen M. Young, chairman of the Sub-committee on Flood Control, Rivers and Harbors and his sub-committee members made an on-site inspection of various projects in the State of Hawaii. Senator Young submitted a report on December 11, 1968 to Chairman Jennings Randolph of the Committee on Public Works, U. S. Senate. Data on Kahoma Stream is covered on page 12 of the sub-committee's report to the U. S. Senate.

Inasmuch as the State has pursued a policy to preserve agricultural lands to the extent possible, it is my recommendation that the Corps of Engineers seriously consider adopting a plan that will have the least effect as far as withdrawal of cane lands is concerned. Estimated costs of this project has risen and it will continue to rise, but planning of this project should take into consideration also the greater adverse impact should much of the cane lands be withdrawn. It appears that Plan C will remove the least acreage of agricultural lands from productive use and at the same time maximize the protection of life and property.

In view of the various reports that are now available to the Federal government, it is my recommendation to the Corps of Engineers that Congress be requested to fully fund its share as soon as the Corps has determined which plan it will recommend for implementation. From the prior budget documents of the State and Maui County, it is reasonable to conclude that the local governments will participate in their share of the costs.

Attached are copies of State and County budget documents which I referred to and they are marked "A", "B", "C" and "D".

Thank you again for this opportunity to speak to you on this subject.

Letter received subsequent

to writing of staff report:

Dept. of Water Supply, Maui
(See copy in file)

3787

DEPARTMENT OF WATER SUPPLY
COUNTY OF MAUI
P. O. BOX 1109
WAILUKU, MAUI, HAWAII 96793

RECEIVED
AUG 27 1973
State of Hawaii
LAND USE COMMISSION

August 24, 1973

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

Dear Mr. Fujimoto:

Subject: A73-366 - Amfac Communities, Inc.
Boundary Change - Agricultural to Urban District
Kaanapali, Lahaina, TMK 4-4-02:portion 2

The area requested for change in district boundaries is within the Amfac Communities, Inc. and the Kaanapali Resort development.

It is our understanding that they have their own water master plan to supply the development area which may remain private. Further, the Water Master Plan for the County of Maui was not designed to service the areas within the Kaanapali Resort development.

Therefore, we would recommend that the applicant be required to give assurance that:

1. This District Boundary is to be served from their private water source and system;

2. They will provide adequate system to and within the District Boundary to support the increased water requirement because of this change.

Aloha,

Carl Kaiama

Carl Kaiama, Director
Department of Water Supply

CK/fu/jw

cc Planning Director, County of Maui

"By Water All Things Find Life"

STATE OF HAWAII
LAND USE COMMISSION

State Conference Room
Ground Flr., State Bldg.
54 High Street
Wailuku, Maui

August 30, 1973
2:00 p.m.

STAFF REPORT

A73-366 - AMFAC COMMUNITIES, INC. - HAWAII

A petition to rezone 17.4 acres of land situated at Kaanapali, Lahaina, Maui from an Agricultural to an Urban District has been submitted by Amfac Communities, Inc.-Hawaii. The petitioner is the agent for Pioneer Mill Co., Ltd., landowner of the property described as Tax Map Key 4-4-02: portion of parcel 2.

The land in question abuts the mauka side of Honoapiilani Highway directly across the Kaanapali airstrip. The southern portion of the property is occupied by the Lahaina-Kaanapali and Pacific Railroad Round House and Maintenance yard. The remaining portion of the property, as well as lands immediately adjacent, are presently in cane cultivation. Nearby land uses in the Urban District include the International Colony Club, resort hotels and golf facilities.

Petitioner proposes to develop a transportation facility for tour bus and U-Drive operations serving the needs of the visitor industry in West Maui. Phase 1 of the development comprises 3.8 acres which will be subdivided into 6 individual lots ranging from 8,500 square feet to nearly an acre in size. Petitioner advises that one of the lots has been designated by the County for use as

a sewer pump station. The remaining 5 lots will be leased to businesses in the transportation field. He notes that its proposed use as a transportation center "is in complete accord with" the Lahaina General Plan. Petitioner feels that the land is excellent for the proposed use since it has easy access to Honoapiilani Highway; can easily be served by utilities such as water, sewers, and electricity; and since drainage will be handled by a major channel to be built as part of a total utilities master plan. Development of the lst phase will commence within 6 months or as soon after construction drawings can be completed and necessary approvals obtained.

By letter dated August 9, 1973, the petitioner's project manager, Peter Sanborn, advised that the area requested under this petition has been reduced from 17.4 acres to 16.5 acres after further analysis by their staff. A map showing the reduced area and proposed subdivision of the area into 5 additional lots ranging from 1/2 acre to 1 acre in size was transmitted by the petitioner. (See Exhibit A). The map shows a proposed flood plain area separating the railroad lot from the other lots to be subdivided. Also shown is an extension of the proposed access road beyond the area under petition, suggesting that further development is contemplated beyond the 16.5 acres under petition.

The Land Study Bureau rating for the property in question is A71i, indicating that the land is irrigated and highly suited for

overall agricultural production, well suited for machine cultivation, nonstony, well drained and averages between 2 to 5% in slope.

COUNTY RECOMMENDATION:

The Maui Planning Department has advised that its recommendation will be presented at this public hearing since action by the Maui Planning Commission was scheduled for August 28, 1973, 2 days ago.

It is noted that the Lahaina General Plan designates the subject area for Transportation Commercial use.

ANALYSIS

Petitioner requests the reclassification of 16.5 acres "to be developed in two or three phases as needed" to serve the transportation needs of the visitor industry at Kaanapali. He proposes a 1st phase of 3.8 acres containing 6 lots, one of which would be a sewer pump station. Approximately 4.5 acres of the subject area is occupied by the Kaanapali Railroad turnaround. No data has been submitted to support his contention that such a facility is needed in the area. Nor has he indicated what other areas, now situated within the Urban District which are undeveloped or in agricultural use have been considered for the establishment of such a facility and found to be unsuitable, and for what reasons.

In short, the petitioner has not submitted any valid substantiating data to justify the rezoning of 16.5 acres of land which is highly suited for agricultural use. No data has been submitted to

show why this facility cannot be accommodated within the existing Urban District. A transportation center at this location probably fits in with the petitioner's master plan for the ultimate development of the entire area but there is no indication that such a plan exists. The proposal appears to be compatible with existing uses such as the Kaanapali Railroad and the Kaanapali airstrip; however, consideration should be given to the fact that the proposed site may become the nucleus for an expanded light industrial or commercial area in the future. The desirability of establishing such a complex at this location cannot be adequately assessed from the evidence submitted to date.

RECEIVED
AUG 22 1973
State of Hawaii
LAND USE COMMISSION

AFFIDAVIT OF PUBLICATION

STATE OF HAWAII, County of Maui. } ss.

Rose Alcomindras ..... being duly sworn deposes and says, that he is Classified Sales ..... 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 9th day of August, 1973, and ending on the .....day of....., 19....., (both days inclusive), to-wit: on August 9, 1973

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

Rose Alcomindras

Subscribed and sworn to before me this 15 day of Aug. A. D. 1973

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:
August 30, 1973—2:00 p.m.
State Conference Room
Ground Floor, State Building
54 High Street
Wailuku, Maui 96793

Docket No. & Petitioner:	Tax Map Key:	Change Requested
A73-366 Amfac Communities — Hawaii	4-4-02: portion 2	To incorporate approximately 17.4 acres presently in the Agricultural District into the Urban District at Kaanapali, Lahaina, Maui
A73-368 Dept. of Acctg. & General Services	4-6-18: 13 and portion 5 & 12	To incorporate approximately 103.8 acres presently in the Agricultural District into the Urban District at Lahaina, 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: Aug. 9, 1973)

RECEIVED
AUG 20 1973
State of Hawaii
LAND USE COMMISSION

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:
August 30, 1973—2:00 p.m.
State Conference Room
Ground Floor, State Building
54 High Street
Wailuku, Maui 96793

Docket Number, Petitioner: A73-366, Amfac Communities—Hawaii
Tax Map Key: 4-4-02: portion 2
Change Requested: To incorporate approximately 17.4 acres presently in the Agricultural District into the Urban District at Kaanapali, Lahaina, Maui

Docket Number, Petitioner: A73-368, Dept. of Acctg. & General Services
Tax Map Key: 4-6-18: 13 and portion 5 & 12
Change Requested: To incorporate approximately 103.8 acres presently in the Agricultural District into the Urban District at Lahaina, 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

(S.-B.: Aug. 9, 1973) (S.-B.-1313)

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* 9th *day of* August, 1973, *and ending on the* 9th *day of* August, 1973 *(both days inclusive), to wit, on* August 9, 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 9th *day of* August, *A. D.* 1973.

Paul Aungong

Notary Public of the First Judicial Circuit, State of Hawaii

My commission expires

My Commission expires March 14, 1975

IN THE MATTER OF

.....

.....

Affidavit of Publication

Filed at.....*o'clock,* .....*M.*

on....., *19*.....

.....

Clerk.

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

August 9, 1973

NOTIFICATION OF BOUNDARY AMENDMENT APPLICATIONS

Please be advised that the following boundary amendments and special permit applications within the Counties of Maui and Hawaii have been filed with the Land Use Commission.

County of Maui

A73-366 - Amfac Communities, Inc. - Hawaii (Kaanapali, Lahaina, Maui)
Approximately 17.4 acres from the Agricultural District to the Urban District at Kaanapali, Lahaina, Maui, Tax Map Key 4-4-02: portion 2 for use as transportation center for visitor industry.

A73-368 - Department of Accounting & General Services (Lahaina, Maui)
Approximately 103.8 acres from the Agricultural District to the Urban District at Lahaina, Maui, Tax Map Key 4-6-18: 13 and portion 5 and 12 for school expansion.

SP73-155 - Department of Public Works, County of Maui (Kihei, Maui)
Special permit request to construct, operate and maintain a sewage treatment plant on approximately 23.4 acres of land in the Agricultural District at Kihei, Maui, Tax Map Key 2-2-02: portion of 1.

SP73-156 - Maui Land & Pineapple Co., Ltd. (Honokohua, Maui)
Special permit request to construct a water transmission system on approximately 3 acres of land in the Agricultural District at Honokohua, Maui, Tax Map Key 4-2-1: portion 1.

County of Hawaii

A73-265 - Eugene F. Kennedy Investments, Inc. (Waiakea, Hawaii)
Approximately 13.4 acres from the Agricultural District to the Urban District at Waiakea, South Hilo, Hawaii, Tax Map Key 2-4-38: 3 and 4 for subdivision into single family residential lots.

The public hearings on the above boundary amendment applications and action on the special permits are scheduled for August 30, 1973 in Maui and August 31, 1973 in Hawaii.*

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 agendas

SEE MASTER FILE FOR MAILING LIST

3770

RECEIVED
AUG 13 1973
State of Hawaii
LAND USE COMMISSION

AMFAC COMMUNITIES INC.-HAWAII AN Amfac COMPANY

P.O. BOX 696
LAHAINA, MAUI, HAWAII 96761
TELEPHONE 661-3671

August 9, 1973

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

Dear Mr. Fujimoto:

Subject: Transportation Center

Subsequent to our initial request submitted on June 18, 1973 on the above subject project, the County Planning Department asked for additional information concerning eventual expansion of the subject project thus revisions were prepared, two copies of which are being transmitted herewith for your information and files. Two additional copies are being transmitted directly to the County Planning Department.

Please note that the total area under request to be rezoned has been reduced from 17.401 acres to 16.501 acres. This reduction came about after further analysis with our Consulting Engineer and the Planning staff on the eventual use of all of the acreage under request.

The second sheet enclosed reflects future utilization of the expansion area and how it will be broken up into additional transportation lots.

If any further information is needed, please don't hesitate to contact us.

Sincerely,

Peter A. Sanborn

Peter A. Sanborn
Project Manager

PAS/ar

cc:Maui Planning Department w/enc.

August 10, 1973

Amfac Communities Inc.-Hawaii
P. O. Box 3230
Honolulu, Hawaii 96801

Attention: Mr. Peter A. Sanborn
Project Manager - Maui

Gentlemen:

The Land Use Commission next meets on August 30, 1973, at 2:00 p.m., in the State Conference Room, Ground Floor, State Building, 54 High Street, Wailuku, Maui.

At that time the petition by Amfac Communities, Inc. (A73-366) to amend the land use district boundaries from the Agricultural District to the Urban District at Kaanapali, Lahaina, 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

3752

JOHN A. BURNS
GOVERNOR OF HAWAII

STATE OF HAWAII
DEPARTMENT OF HEALTH
P. O. BOX 3378
HONOLULU, HAWAII 96801

WALTER B. QUISENBERRY, M.P.H., M.D.
DIRECTOR OF HEALTH

WILBUR S. LUMMIS JR., M.S., M.D.
DEPUTY DIRECTOR OF HEALTH

RALPH B. BERRY, M.P.H., M.D.
DEPUTY DIRECTOR OF HEALTH

HENRI P. MINETTE, M.P.H., DR.P.H.
DEPUTY DIRECTOR OF HEALTH

In reply, please refer to:
File: EH-SE

July 18, 1973

RECEIVED
JUL 20 1973
State of Hawaii
LAND USE COMMISSION

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

Dear Mr. Fujimoto:

Reference is made to your letter of June 20, 1973, regarding proposed boundary amendments and special permits for the following:

A-73-364	Mililani Town, Inc. (Oahu)
A-73-365	E. F. Kennedy Investment, Inc. (Hawaii)
A-73-366	Amfac Communities, Inc. (Maui)
SP-73-153	Valley Isle Theatres, Inc. (Maui)

Please be informed that the proposed developments will have to meet applicable State Public Health Regulations prior to final approval for the project.

Very sincerely,

Walter B. Quisenberry, M.D.

WALTER B. QUISENBERRY, M.D.
Director of Health

3142

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

July 9, 1973

RECEIVED
JUL 10 1973
State of Hawaii
LAND USE COMMISSION

MEMORANDUM

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

Subject: Boundary Amendments and Special Permit Applications

We have reviewed the subject applications and foresee no significant impact on agricultural activities by the proposed amendments in applications:

A73-365 - Eugene F. Kennedy Investments, Inc.
✓ A73-366 - Amfac Communities, Inc. - Hawaii
SP73-153- Valley Isle Theatres, Inc.

Wilikani file

The proposed amendment in application A73-364 means loss of prime agricultural lands to urban use and will have both long-range and short-range effects on agriculture. The Department of Agriculture is concerned with the planning for future use of this and similar areas and will prepare testimony against approval of this application at the August 3, 1973 public hearing on this matter.

Thank you for the opportunity to comment on these applications.

Frederick C. Erskine

FREDERICK C. ERSKINE
Chairman, Board of Agriculture

State Form B14

STATE OF HAWAII

OFFICIAL RECEIPT No. 876

Dept. of Planning & Economic Development

Department, Bureau or Commission

June 22, 19 73

RECEIVED from Amfac Communities, Inc. - Hawaii

Fifty + no/100 DOLLARS

LUC Petitioner's Fee

$ 50.00

Caroline Oluda

Public Accountant

Form B-24

STATE OF HAWAII

OFFICIAL RECEIPT **Nº 0830**

Land Use Commission
Department, Bureau or Commission

June 19, 1973

RECEIVED from Amfac Communities Inc - Hawaii

Fifty and no/100 DOLLARS

Petition for Boundary Amendment by Amfac Communities Inc. - Hawaii for Paiwa Mill Co., Ltd.

$ 50 00

Loretta M. Debis
Public Accountant

June 19, 1973

Amfac Communities Inc.-Hawaii
P. O. Box 3230
Honolulu, Hawaii 96801

Attention: Mr. Peter A. Sanborn
Project Manager - Maui

Gentlemen:

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 Kaanapali, Maui, Hawaii.

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.

June 19, 1973

Maui Planning Commission
County of Maui
200 South High Street
Wailuku, Maui 96793

Attention: Mr. Howard Nakamura, 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 Amfac Communities Inc.-Hawaii.

Act 32 provides that within 45 days after receipt of the petition, the Commission of the County wherein the land is located shall forward its comments and recommendations to the Land Use Commission. It also provides that upon written request by the Planning Commission, the Land Use Commission may grant an extension of not more than 15 days for the receipt of such comments and recommendations.

Very truly yours,

TATSUO FUJIMOTO
Executive Officer

Encls.

AMFAC COMMUNITIES INC.-HAWAII

AN Amfac COMPANY

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

RECEIVED
JUN 19 1973
State of Hawaii
LAND USE COMMISSION

June 18, 1973

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

A73-366

Attn: Mr. Tats Fujimoto

Gentlemen:

Re: District Boundary Petition - Kaanapali, Maui

We enclose the following in regards to a petition change of district boundary in Kaanapali, Maui for purposes of developing a transportation facility project to service the destination resort area.

1. Three petition amendments with appropriate exhibits

2. A check in the amount of $50.00 covering filing fee for land use boundary petition

If any additional information is required at this time, please do not hesitate to contact us.

Sincerely yours,

AMFAC COMMUNITIES-HAWAII
A Division of Amfac, Inc.

Peter A. Sanborn

Peter A. Sanborn
Project Manager - Maui

Encls.

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

A73-366

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 M-2 Lahaina Quadrangle to change the district designation of the following described property from its present classification in a(n) Agricultural district into a(n) Urban district.

Description of property: (See Attached Maps, Exhibits A, B & C)
Cane and waste land mauka of Honoapiilani Highway in and around old Pioneer Mill Company Central Power Plant & Residential Camp. Part of area currently houses Lahaina Kaanapali & Pacific Railroad Round House & Maintenance Yard.

Petitioner's interest in subject property:

Fee Simple Ownership

RECEIVED
JUN 19 1973
State of Hawaii
LAND USE COMMISSION

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

See Attached Sheet

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

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

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

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

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

Signature(s) _____

AMFAC COMMUNITIES -HAWAII
AGENTS FOR PIONEER MILL
COMPANY, LIMITED

Address: 700 Bishop Street,
Honolulu, Hawaii 96813

Telephone: 5468111

MAHINA

PLAT 06

Sec. 3

To Honokowai

State of Hawaii
220.70 ac.
(Pioneer Mill Co. Ltd.)
G.L. 3588

State of Hawaii
292.74 Acs.
(Pioneer Mill Co. Ltd)
G.L. 3588
(276.14 ac)

County of Maui
Honokowai Pipeline Right of Way

Pioneer Mill Co. Ltd.
(0.63 ac.)
20' Ditch Rt-of-Way
Gr. 9269 : 3

State of Hawaii
1.35 ac.
Pioneer Mill Co Ltd.)
G.L. 3588

State of Hawaii
(Pioneer Mill Co. Ltd.) le
por G.L. 3-3839
Ditch Right-of-Way
2.41 ac.

Pioneer Mill Co Ltd
10.51 ac.

RESERVOIR SITE
Gr. 9269 : 2
(3.88 ac.)

20.42 ac.
Pioneer Mill Co. Ltd.
M O O M U K U
L.C.Aw. 11216 : 28

Reservoir Site
(3.20 ac.)

Pioneer Mill Co. Ltd.
5.10 ac.
Gr. 1844

Pioneer Mill Co. Ltd.
1.31 ac.

(16.00 ac ±)

PLAT 05

Pioneer Mill Co. Ltd.
4.0 ac
RESERVOIR SITE
Gr. 9229 : 1

State of Hawaii
(Pioneer Mill Co. Ltd)
G.L. 3588

State of Hawaii
(Pioneer Mill Co. Ltd) le
por G.L. 3-3839
Ditch R/W
1.67 ac.

Tunnel

True North

PLAT 03

PLAT VALLEY

HONOKOWAI

State of Hawaii
86.56 ac.
(Pioneer Mill Co Ltd)
G.L. 3588

Pioneer Mill Co. Ltd.
1.79 ac.
Ld. Ct. App
385

L.C.Aw. 6722 : 3

L.C.Aw. 5005 : 1

Pioneer Mill Co. Ltd.
7.39 ac.
Ld. Ct. App
485

L.C.Aw. 76 : 3

State of Hawaii
(Pioneer Mill Co. Ltd) le
por G.L. 3-3839
Ditch R/W
0.55 ac.

State of Hawaii
14.75 ac.±
(Pioneer Mill Co. Ltd)
G.L. 3588

State of Hawaii
172.365 ac.
(Pioneer Mill Co. Ltd.)
G.L. 3588

State of Hawaii
6.20 ac.
(Pioneer Mill Co. Ltd)
G.L. 3588

State of Hawaii
24.3 ac.
(Pioneer Mill Co. Ltd)
G.L. 3588

Pioneer Mill Co Ltd
1124.234 ac.
(1103.188 ac)

(10.29 ac.)
L.C.Aw. 5121 : 3

(5.04 ac)
Gr. 4360

State of Hawaii
G.L. 3588

4.02 ac
(PMCo Ltd)

Honoapiilani Hwy

KAANAPALI LOOP LOT
(4.516 Ac.)

KAANAPALI NORTH DEPOT LOT

Amfac Inc.
1.003 Ac.
(Lahaina-Kaanapali Pacific Railroad Inc.)-le.

To Lahaina

PLAT 06

PLAT

L.C.Aw. 7715 : 3

Road

Power Line

Ditch

Honokohau Ditch

PUKOLU CAMP

PUUKOLII (SCHOOL LOT

Bd. of Hono Missions & Church
Est of the Methodist Church

Pioneer Mill Co. Ltd.
(Roman Catholic Church) le
G.L. 3588

SUBJECT TO CHANGE

EXHIBIT "B"

SECOND		DIVISION
ZONE	SEC	PLAT
4	4	02

CONTAINS 3208 PARCELS

SCALE: 1 in = 300 ft.

Por of KAANAPALI, LAHAINA, MAUI

LAND USE DISTRICT BOUNDARIES

DISTRICT MAP	STATE OF HAWAII	DISTRICTS
M-2	LAND USE COMMISSION DEPT. OF PLANNING & ECONOMIC DEVELOPMENT EFFECTIVE DATE: AUG 4 - 1969	U = URBAN R = RURAL A = AGRICULTURAL C = CONSERVATION

LAHAINA QUADRANGLE
HAWAII—ISLAND AND COUNTY OF MAUI
7.5 MINUTE SERIES (TOPOGRAPHIC)

BOUNDARY AMENDMENTS	DATE
DOCKET NO.	
A71-296	8 Oct 1971

UNITED STATES
DEPARTMENT OF THE INTERIOR
GEOLOGICAL SURVEY

EXHIBIT "C"

4 4 03

CORRECTED
... 10 1938
FEB 5 1939
FEB 1[illegible] 1940
FEB 2[illegible]
MAR 8 1940
JUL 2 1940
JAN 2 1941
FEB 7 1941
MAR [illegible]
JUL [illegible] 1943
JUL 10 1944
APR 5 1945
[illegible]
OCT 5 1950
APR 3 19[illegible]

PLAT 02

PLAT 01

PLAT 02

PLAT 02

PLAT 05

PLAT 45 02

Honokowai Stream

Honokowai Ditch System

Pioneer Mill Co. Ltd.

L.C.Aw. 4742:2

L.C.Aw. 4244:2 (11.67 Ac.)

L.C.Aw. 4249:3 (3.67ac.)

L.C.Aw. 3765:4

L.C.Aw. 3688:1

L.C.Aw. 3688:4

L.C.Aw. 4793-B:3

L.C.Aw. 4253:1

L.C.Aw. 3926:2

L.C.Aw. 3930:3

L.C.Aw. 3766:4

L.C.Aw. 4253:2

L.C.Aw. 3847:3

L.C.Aw. 4242:1

L.C.Aw. 3932:2

L.C.Aw. 3932:3

L.C.Aw. 4242:2

L.C.Aw. 3932:4

L.C.Aw. 4242:3

L.C.Aw. 3932:5

L.C.Aw. 4242:4

L.C.Aw. 3932:6

L.C.Aw. 4242:5

L.C.Aw. 3932:7

L.C.Aw. 4242:6

L.C.Aw. 3932:8

L.C.Aw. 4242:7

L.C.Aw. 3932:9

L.C.Aw. 4242:8

L.C.Aw. 3932:10

L.C.Aw. 4242:9

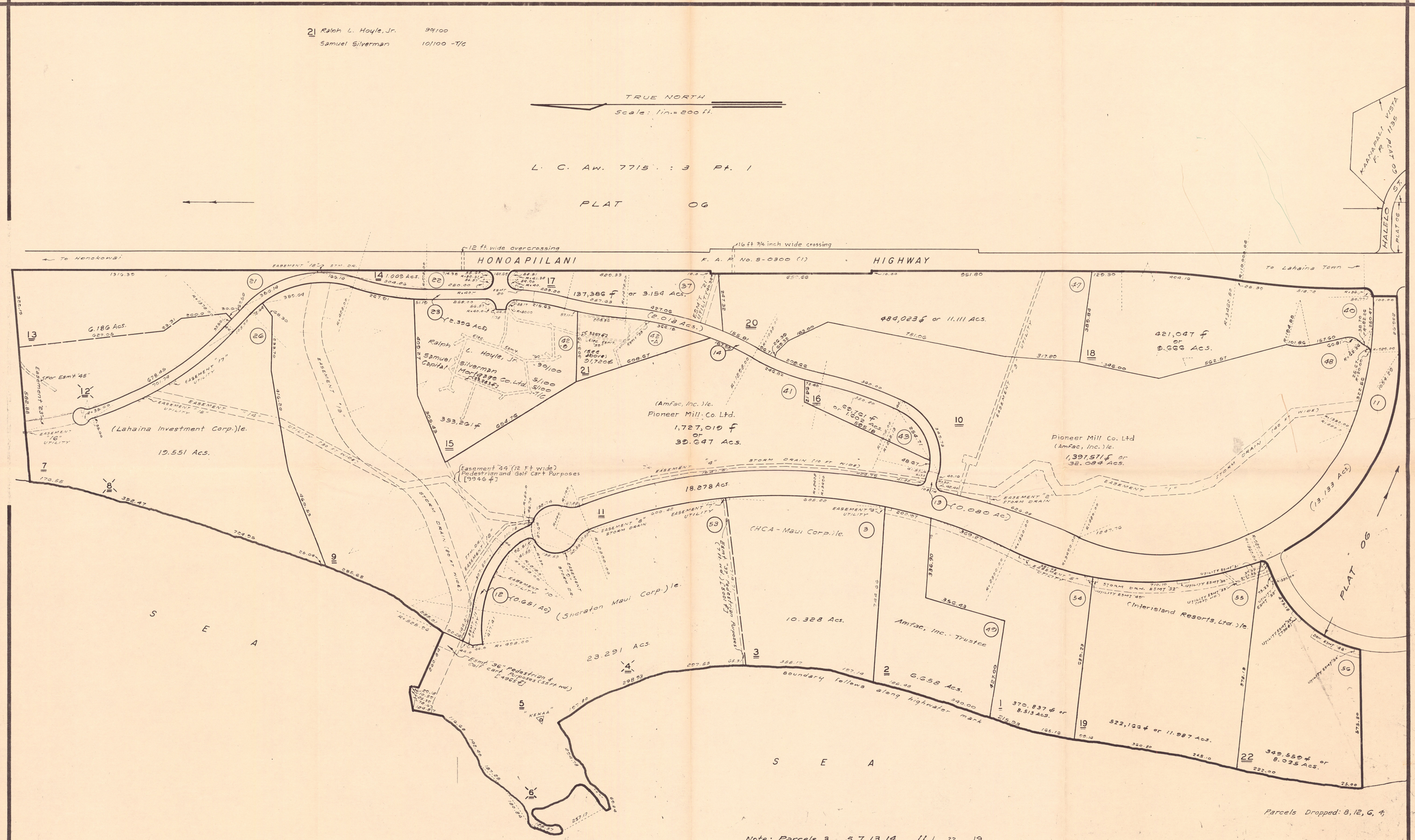
L.C.Aw. 3932:11

L.C.Aw. 4242:10

L.C.Aw. 3932:12

L.C.Aw. 4242:11

L.C.Aw.



Note: Parcels 3, 5, 7, 13, 14, 11, 1, 22, 19, 16, 17, & 18 owned by AMFAC, INC. unless otherwise noted & leased as shown.

DWG. NO. 5001 (DIRECT TRACING)
SOURCE: LD. CT. APP. 1744 (MAP 8)
BY: PK/YK DATE: MAY 8, 1961

DEPARTMENT OF TAXATION
TAXATION MAPS BUREAU
STATE OF HAWAII
TAX MAP

SECOND TAXATION DIVISION		
ZONE	SEC.	PLAT
4	4	08
SCALE: 1 IN.	200 FT	

FOR REAL PROPERTY TAXATION PURPOSES
SUBJECT TO CHANGE

Por. HANAKAOO, HONOKOWAI, KAANAPALI, LAHAINA, MAUI. LD. CT. APP. 1744 (Formerly por. 4-4-06)

A73-366 AMFAC Comm. - HAWAII

JUL 2 1973

7631

7632

AB 3664 AMFAC Maui (Maintenance yard)

4 4 01

INSET "A"
HONOKOWAI SUBDIVISION 2
(4-4-01-24)
Scale: 1 in. = 60 ft.

NOTE: All lots in HONOKOWAI SUBDIVISION 2 owned by Pioneer Mill Co., Ltd. unless otherwise noted.

Parcel 93:
Various Owners See T.M.B. 273'60

INSET "B"

SECOND DIVISION
ZONE 4 | SEC. 4 | PLAT 01
CONTAINING PARCELS
SCALE: 1 in. = 200 ft.

LOWER HONOKOWAI, LAHAINA, MAUI

Owner No. 20
By D.S.C. & H.N. May, 1934
Source: Tax Maps Bureau

A73-366 AMFAC. Comm. - HAWAII

PRINTED JUL 2 1973

7633

EXHIBIT "A"

KAANAPALI TRANSPORTATION CENTER

SUBDIVISION INTO LOTS 1-A, 1-B AND 2 TO 7 INCL.

being portions of Grant 5082 to Lahaina Agricultural Co., R.P. 2567, L.C. Aw. 7713, Part 1 Ap. 3 to Lota Kamehameha and R.P. 7661, L.C. Aw. 76, Ap. 2 to William Shaw

KAANAPALI, LAHAINA, MAUI, HAWAII

PREPARED FOR: AMFAC COMMUNITIES - HAWAII
OWNER: PIONEER MILL CO., LTD.

SCALE: 1" = 50'
DATE: APRIL 23, 1973
REVISED DATE: AUG. 2, 1973

Prepared by: NORMAN SAITO
ENGINEERING CONSULTANTS, INC.
WAILUKU, MAUI, HAWAII

RECEIVED
AUG 13 1973
State of Hawaii
LAND USE COMMISSION

TRUE NORTH
SCALE: 1" = 50'

MASTER PLAN ℄

PIONEER MILL CO., LTD. - OWNER

PIONEER MILL CO., LTD. - OWNER

NOTE:
Surface Drain Storm Water to Culvert 300'± South of Subdivision Q - 50 year storm.

PROPOSED USE		PRESENT USE	
t	= 15 Min	t	= 35 Min
C	= 0.65	C	= 0.25
i	= 5"/Hr.	i	= 3.3"/Hr.
A	= 4 Ac.	A	= 4 Ac.
Q	= 4x5x0.65 = 13 CFS	Q	= 4x3x0.25 = 3.3 CFS

Existing Culvert Capacity = 20 CFS W/ 3'/ H.W.

FUTURE LOT B 0.50± AC.

FUTURE LOT C 1.06± AC.

FUTURE LOT D 1.01± AC.

FUTURE LOT E 1.02± AC.

FUTURE LOT F 7,000± SQ. FT.

Portion of FUTURE LOT A 0.60± AC.

Portion of R.P. 7661, L.C. Aw. 76, Ap. 2 to William Shaw

LOT 7 12.744 ACS. (Remaining Area)

Portion of R.P. 2567, L.C. Aw. 7713, Part 1, Ap. 3 to Lota Kamehameha

Portion of Grant 5082 to Lahaina Agricultural Co.

LOT 5 24,521 Sq. Ft.

LOT 4 24,282 Sq. Ft.

LOT 1-B 11,526 Sq. Ft. (SEWER PUMP STATION LOT)

LOT 1-A 8,555 Sq. Ft.

LOT 2 36,540 Sq. Ft.

LOT 3 41,535 Sq. Ft.

EXISTING LAND DITCH

15' wide drainage easement

EXISTING 12" DRAIN

EXISTING 8" SEWER

EXISTING 12" WATER

EXISTING 8" WATER

EXISTING 6" FORCE MAIN

EXISTING SIPHON

EXISTING 16" WATER MAIN

PROPOSED 27" GRAVITY LINE

EXISTING 64" CULVERT

EXISTING WATER M.H.

EXIST. CANE HAUL ROAD

LANDSCAPE EASEMENT (10' WIDE)

EASEMENT (10' WIDE)

70 Ft. SETBACK LINE

Approx. Limits of Flood Plain Area

LAHAINA - KAANAPALI & PACIFIC RAILROAD. LOT (AREA = 4.516 ACS.)

ENGINE 12'x15'

PUMP 8'x10'

TRANSFORMER YARD

SHAFT 8'x8'

PUMP 8'x10'

HONOAPIILANI HIGHWAY (80' R/W)
F.A.S.P. NO. S-0300-1

TO LAHAINA →

TO OCEAN

APPROX. LIMITS OF FLOOD PLAIN

NOTE:
WITH FUTURE EXPANSION LOT 3 WILL LOSE ITS ENTRANCE, DRIVEWAY AND BE COMBINED WITH FUTURE LOT F.

TAX MAP KEY: 4-4-02: POR. PAR. 2

True North
Scale: 1"=50'

Portion of Pioneer Mill Co., Ltd. (Owner)

92° 48' 30" — 706.55

92° 48' 30" — 239.08

172° 48' 30" — R. 3772.76

102° 48' 30" — 1136.55

92° 48' 30" — 111.34

51° 22' — 375.00

Approx. Limits of Flood Plain Area

141° 22' — 636.62

48° 22' — 99.00

132° 22' — 636.62

92° 22' — 214.86

120° 43' 52" — 110.80

R. P. 7661, L. C. Aw. 76, Ap. 2 to William Shaw

Existing Cane Haul Road

Portion of R. P. 2567, L. C. Aw. 7715, Part 1 Ap. 3 to Lota Kamehameha

LOT AREA = 16.501 ACS.

Pioneer Mill (Owner) Co., Ltd.

LAHAINA - KAANAPALI & PACIFIC RAILROAD LOT (AREA = 4.516 ACS.)

87° 20' 42" R. 5.00

358° 34' 10" — 209.30

17° 56' 28" — 151.65

R. 200.28

267° 15' — R. 215.28

38° 32' R. 20.00

21° 47' 38" — R. 280.28

358° 34' — R. 215.28

358° 34' — R. 215.28

331° 24' 46" R. 5.00

64° 58' 23" 67.19

331° 24' 46" — R. 215.32

338° 32' — R. 215.32

338° 32' — R. 215.32

25° 32' — 204.41

155° 32' — R. 182.55

155° 04' 18" — R. 182.55

R. 197.55

R. 197.55

111° 29' 38" — R. 182.55

90° 38' 36" — R. 200.55

130° 04' 18" R. 5.00

155° 32' 05" — 84.22

155° 32' 05" — 84.22

111° 10' 58" R. 5.00

121.13

155° 06' 03"

0° 33' 38" — 22.70

0° 02' — 33.86

20° 08' R. 12.00

88° 35' 30" R. 3772.76

143° 08' 53" — 118.02

1136.55

To Honolua

1708.22 N. 1026.84 E. "LAINA" A

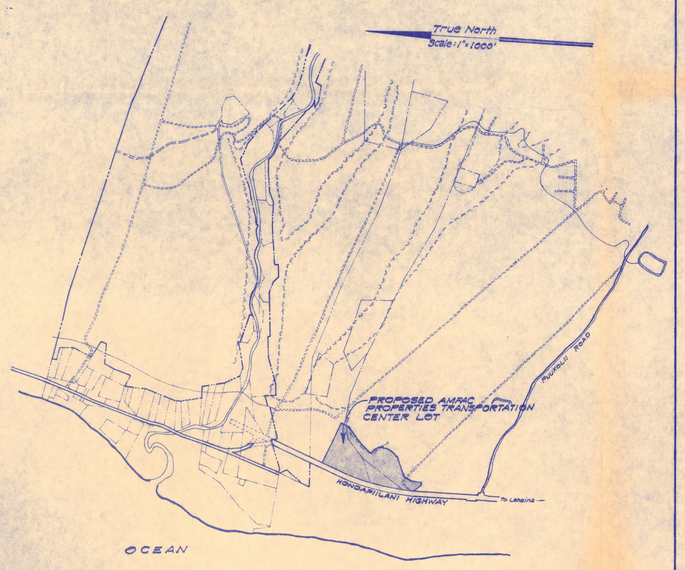
202° 48' 30" — 239.08

172° 48' 30" — R. 3772.76

HONOAPIILANI HIGHWAY
F.A.P.P. NO. S-0300-1

102° 48' 04.5" — 1356.55

To Lahaina



LOCATION MAP
SCALE: 1"=1000'

PROPOSED AMFAC PROPERTIES TRANSPORTATION CENTER LOT

Being portions of Grant 5982 to Lahaina Agricultural Co., R.P. 2567, L.C. Aw. 7715, Part 1 Ap. 3 to Lota Kamehameha and R.P. 7661, L.C. Aw. 76, Ap. 2 to William Shaw
KAANAPALI, LAHAINA, MAUI, HAWAII

Prepared for: AmFac Communities Hawaii
Owner: Pioneer Mill Co., Ltd.

Scale: 1 inch = 50 feet
Date: August 1, 1973

Prepared by: NORMAN SAITO
ENGINEERING CONSULTANTS, INC.
WAILUKU, MAUI, HAWAII

NORMAN M. SAITO REGISTERED PROFESSIONAL LAND SURVEYOR No. 803-S HAWAII, U.S.A.

This work was prepared by me or under my supervision. 3 Aug 73

Registered Professional Land Surveyor No. 803-S

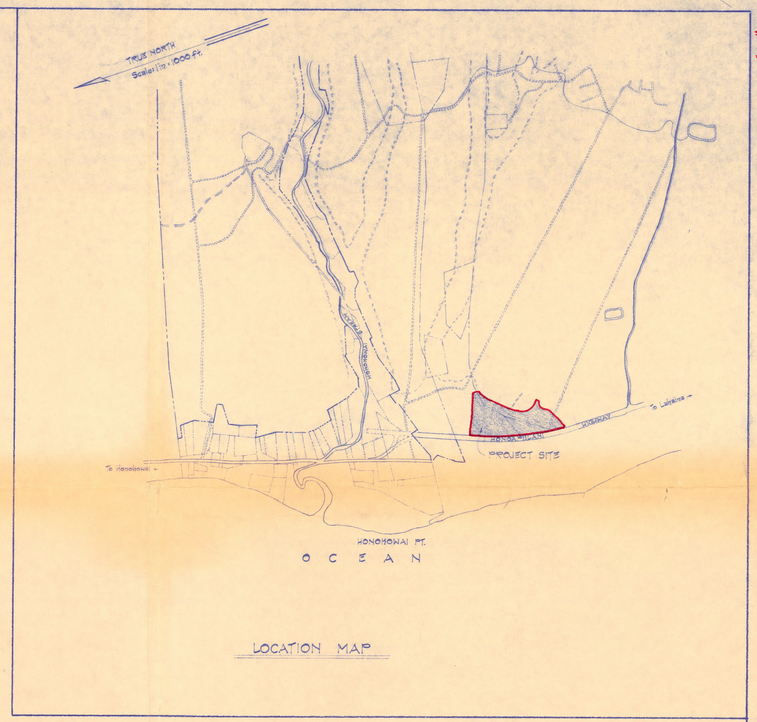
RECEIVED
AUG 13 1973
State of Hawaii
LAND USE COMMISSION

TAX MAP KEY: 4-4-02: Por. Par. 2

36" x 42"

7635

EXHIBIT "A"



LOCATION MAP

TRUE NORTH
SCALE: 1 IN. = 50 FT.

Pioneer Mill Co. Ltd.

232°48'30" - 709.58

Portion of R.P. 7061, L.C. Aw. 76, Ap. 2 to William Shaw

Centerline of Electrified Duct

17,085.02 N
7,058.84 W
"LAINA" Δ

202°48'30" - 255.26

to Honokowai

Pioneer Mill Co. Ltd.

Portion of R.P. 2567, L.C. Aw. 7715, Part 1 Ap. 3 to Lota Kamehameha

Portion of Grant 5982 to Lahaina Agricultural Co.

AREA = 17.401 Acs.

82°48'30" - 135.26
82°37'40" - 22.89
48°35'40" - 19.42
56°10'10" - 22.71
61°17'30" - 23.33
41°15'10" - 24.38
32°22'30" - 28.74
30°36'40" - 19.38
56°35'10" - 22.43
73°50'20" - 21.08
56°35'20" - 21.86
15°50'10" - 6.72
49°31'10" - 22.47
44°09'30" - 38.26
27°51'40" - 18.06
19°08" - 24.65
14°57'50" - 21.67
17°27'20" - 25.68
36°04" - 31.00
42°48'20" - 24.23
48°58" - 27.17
345°23'30" - 18.72
346°55'10" - 25.24
4°30'40" - 22.87
326°07'40" - 22.16
357°39'10" - 23.80
17°55'10" - 20.20
15°42'40" - 23.32
353°31' - 15.32
322°20'10" - 36.09
15°07'30" - 34.77
77°41'20" - 44.83
80°56'20" - 18.47
320°03'10" - 54.12
228°42'40" - 45.92
31°17'38" - 8.76
312°57' - 18.68
320°47'30" - 22.10
0°19'40" - 39.64
33°35'15" - 37.87
36°32" - 20.00
49°58'23" - 84.74
39°24'46" - 5.00
64°58'23" - 27.15
R = 25.28
R = 25.28
R = 25.28
R = 23.92
R = 23.92
R = 23.92
R = 23.92
8°36'30"
320°32"
35°24'46"
51°24'46"
358°32"
88°52"
304.41
358°32"
R = 32.55
R = 32.55
R = 32.55
R = 32.55
35°04'15"
35°04'15"
155°55'55"
56°48'05" - 68.00
139°04'15" - 5.00
44°10'00" - 32.74
90°00"
R = 57.75
217°55'55"
142.41
To Lahaina

12°48'30" - R = 37.72

202°48'30"

255.26

12°42'04"

180.58

F.A.S.P. No. S-0300-1

80 Ft. Wide R/W

HONOAPIILANI HIGHWAY

MAP SHOWING

PROPOSED AMFAC PROPERTIES TRANSPORTATION CENTER LOT

Being portions of Grant 5982 to Lahaina Agricultural Co., R.P. 2567, L.C. Aw. 7715, Part 1 Ap. 3 to Lota Kamehameha, and R.P. 7061, L.C. Aw. 76, Ap. 2 to William Shaw

KAANAPALI, LAHAINA, MAUI, HAWAII

Prepared for: Amfac Properties
Address: Lahaina, Maui, Hawaii

Scale: 1 in. = 50 ft.
Date: February 4, 1973

Prepared by: NORMAN SAITO
ENGINEERING CONSULTANTS, INC.
WAILUKU, MAUI, HAWAII

NORMAN M. SAITO
REGISTERED PROFESSIONAL LAND SURVEYOR
No. 803-S
HAWAII, U.S.A.

Norman M. Saito 16 FEB 73
Registered Professional
Land Surveyor No. 803-S

Tax Map Key: 4-4-02:3

50'x42" 75-12

7636