

Hung Span
Oct 28 - Dec 27

A74-377 - SAMUEL M. PETERS, ET AL (Molokai)

December 24, 1974

Mrs. Frances Manuel
Technician
Molokai Branch
Maui Public Library
P. O. Box 395
Kaunakakai, Molokai 96748

Dear Mrs. Manuel:

This is to inform you that Mr. Samuel M. Peters, representing the petitioners of A74-377, Samuel M. Peters, et al, has withdrawn their petition that is before the Land Use Commission. Therefore, the public hearing on this matter that was scheduled for December 27, 1974 at 9:30 a.m. at the Kaunakakai School Cafeteria, Kaunakakai, Molokai, has been cancelled.

We would appreciate your inserting this information in the subject file for public use purposes.

Thank you for your continued cooperation.

Very truly yours,

TATSUO FUJIMOTO
Executive Officer

Enclosure

December 24, 1974

Mr. Samuel M. Peters, Sr.
P. O. Box 122
Hoolehua, Molokai 96729

Dear Mr. Peters:

Pursuant to your letter dated December 8, 1974, which was hand delivered to this office on December 23, 1974, by Ms. Carolyn Corrigan, requesting the withdrawal of A74-377, Samuel M. Peters, etal, petition, please be advised that we have withdrawn said petition to amend the land use district boundaries for Kaluakoi, Molokai.

Therefore, the Land Use Commission has cancelled the public hearing that was scheduled to be held on December 27, 1974, in the Kaunakakai School Cafetorium, Kaunakakai, Molokai at 9:30 a.m.

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

Very truly yours,

TATSUO FUJIMOTO
Executive Officer

cc: Maui Planning Commission
Mr. Endre Mott-Smith
Mr. Alexander K. Puaa

bcc: LUC
All petitioners listed in A74-377

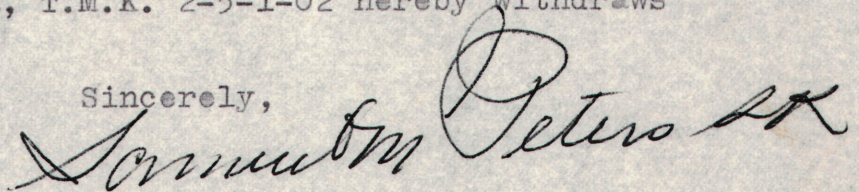
P. O. Box 122
Hoolehus, Molokai, Hi 96729
December 8, 1974

Mr. Tat Fujimoto, Executive Officer
Land Use Commission, State of Hawaii
Honolulu, Hawaii, 96804

Dear Mr. Fujimoto:

I, Samuel M. Peters, Sr., on behalf of Signers of the Re-districting Petition of August 15, 1974, to down-zone the Kaluakoi, Molokai Area, T.M.K. 2-5-1-02 hereby withdraws said Petition.

Sincerely,



Samuel M. Peters, Sr.,

RECEIVED

DEC 23 1974

State of Hawaii
LAND USE COMMISSION

4:45 pm
ASL

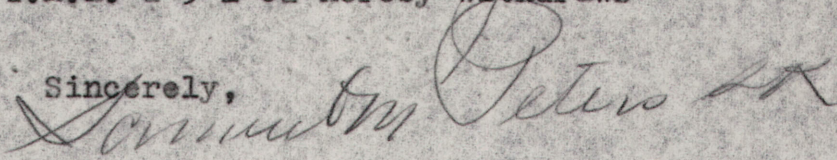
P. O. Box 122
Hoolehua, Molokai, Hi 96729
December 8, 1974

Mr. Tat Fujimoto, Executive Officer
Land Use Commission, State of Hawaii
Honolulu, Hawaii, 96804

Dear Mr. Fujimoto:

I, Samuel M. Peters, Sr., on behalf of Signers of the Re-districting Petition of August 15, 1974, to down-zone the Kalusko'i, Molokai Area, T.M.K. 2-5-1-02 hereby withdraws said Petition.

Sincerely,



Samuel M. Peters, Sr.,

RECEIVED
DEC 23 1974

State of Hawaii
LAND USE COMMISSION

December 23, 1974

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

Attention: Mr. Howard Nakamura

Gentlemen:

The Land Use Commission next meets on December 27, 1974, at 9:30 a.m., in the Kaunakakai School Cafetorium, Kaunakakai, Molokai.

At that time the petition by Samuel M. Peters, etal (A74-377), to amend the land use district boundaries from the Urban District to the Agricultural District at Kaluakoi, Molokai will be heard.

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

Very truly yours,

TATSUO FUJIMOTO
Executive Officer

Enclosure - Agenda

XCCELERASE
Fox River

December 23, 1974

Mr. Endre Mott-Smith
Vice President & General Manager
Kaluakoi Corporation
Suite 901, Hawaii Building
745 Fort Street
Honolulu, Hawaii 96813

Dear Mr. Mott-Smith:

The Land Use Commission next meets on December 27, 1974,
at 9:30 a.m., in the Kaunakakai School Cafetorium, Kaunakakai,
Molokai.

At that time the petition by Samuel M. Peters, etal (A74-377),
to amend the land use district boundaries from the Urban District
to the Agricultural District at Kaluakoi, Molokai will be heard.

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

Very truly yours,

TATSUO FUJIMOTO
Executive Officer

Enclosure - Agenda

2596 COTTON

RECEIVED

DEC 16 1974

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 BOUNDARIES
WITHIN THE COUNTY OF MAUI BE-
FORE 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 boundaries as provided for in Section 205-4, Hawaii Revised Statutes.

DATES, TIMES AND PLACES:

Island of Molokai
December 27, 1974 — 9:30 a.m.
Kaunakakai School Cafetorium
Kaunakakai, Molokai
Island of Lanai
December 27, 1974 — 3:00 p.m.
Lanai High & Elementary School Cafetori-
um
Lanai City, Lanai

Docket Number and Petitioner: A74-376—

Harriet Minami, etal

Tax Map Key: 4-9 (portions) Island of Lanai

Change Requested: To delete approximately 1,620 acres from the Urban District. To delete approximately 2,720 acres from the Rural District. To delete approximately 18,000 acres from the Agricultural District. To add approximately 22,340 acres to the Conservation District.

Docket Number and Petitioner: A74-377—

Samuel M. Peters, etal

Tax Map Key: 2-5-1: 02 (portions)

Change Requested: To incorporate approximately 3,305 acres presently in the Urban District into the Agricultural District at Kaluakoi, Molokai.

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

Maps relating to Docket A74-376 Harriet Minami, etal are available for public inspection at the Lanai Community School Library, Lanai City, Lanai.

Maps relating to Docket A74-377 Samuel M. Peters, etal are available for public inspection at the Molokai Branch, Maui Public Library, Kaunakakai, Molokai.

At the hearings, interested owners, lessees, officials, agencies, and individuals may appear and be heard and shall further be allowed to file with the Land Use Commission a written protest or other comments on recommendations before or during the public hearings, or up to fifteen (15) days following their close.

All written protests or comments regarding the above petitions may be filed with the Land Use Commission, Kamamalu Building, P.O. Box 2359, Honolulu, Hawaii, 96804, before or during the public hearings, or up to fifteen (15) days following the public hearings.

LAND USE COMMISSION

EDDIE TANGEN, Chairman

TATSUO FUJIMOTO, Executive Officer

(S.-B.: Dec. 6, 1974)

(SB-2178)

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

Nancy Kira

.....being
duly sworn, deposes and says, that She is Clerk of the
HAWAII NEWSPAPER AGENCY, INC., agent for GAN-
NETT 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.....6th.....day of
.....December....., 1974, and ending on the.....6th.....day
of.....December....., 1974 (both days inclusive), to wit,
on.....December 6, 1974.....

.....
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.....6th.....day of
.....December....., A. D. 1974.....

Linda S. Inamine

Notary Public of the First Judicial Circuit,
State of Hawaii

My commission expires.....
MY COMMISSION EXPIRES AUGUST 30, 1977

IN THE MATTER OF

.....
.....
=====
Affidavit of Publication
=====

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

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

.....
Clerk.

Leah S. Lawrence

MEMBER
BOND

BOND

RECEIVED

DEC 3 1908

CLERK

December 5, 1974

Mrs. Frances Manuel
Technician
Molokai Branch
Maui Public Library
P. O. Box 395
Kaunakakai, Molokai 96748

Dear Mrs. Manuel:

Transmitted for your information and public use is an application from Samuel M. Peters, et al, Docket No. A74-377 to the Land Use Commission for change of district boundary as outlined within the petition. A public hearing on this matter will be taken up on December 27, 1974 at 9:30 a.m., in the Kaunakakai School Cafetorium, Kaunakakai, Molokai. (See attached copy of public hearing notice.)

We would appreciate your cooperation in making this file available to the public upon request. Thank you for your continued cooperation.

Very truly yours,

TATSUO FUJIMOTO
Executive Officer

Enclosures

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

December 4, 1974

Mr. Samuel M. Peters
P. O. Box 122
Hoolehua, Molokai 96729

Dear Mr. Peters:

The Land Use Commission next meets on ~~December 27, 1974~~,
at ~~9:30 a.m.~~, in the ~~Kaunakakai School Cafetorium, Kaunakakai,~~
~~Molokai.~~

At that time the petition by ~~Samuel M. Peters, et al~~
(A74-377) to amend the land use district boundaries from the
~~Urban~~ District to the ~~Agricultural~~ District at
~~Kaluakoi, Molokai~~ will be heard.

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

Very truly yours,

TATSUO FUJIMOTO
Executive Officer

Enclosure - Agenda

6762

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

November 8, 1974

RECEIVED

State of Hawaii
LAND USE COMMISSION

M E M O R A N D U M

To: Tatsuo Fujimoto, Executive Officer
Land Use Commission

From: Director of Health

Subject: Proposed Boundary Amendments

- ✓ A74-376 Lanai
- A74-377 Molokai
- A74-378 Kawainui Swamp

Pursuant to your request for comments dated October 25, 1974 we have referred the proposals for Lanai and Molokai to our District Health Office on Maui for comments, which will be transmitted to you upon receipt.

We concur in your proposal to redistrict the described 230 acres of land in the Kawainui Swamp area from Urban to Conservation designation for the reasons set forth in your recommendations.

Walter B. Quisenberry
Walter B. Quisenberry, M.D.

cc: Maui District Health Office

Mr. Tats Fujimoto
Executive Officer
State Land Use Commission
P O Box 2359
Honolulu 96804

RECEIVED

OCT 30 1974

State of Hawaii
LAND USE COMMISSION

Dear mr. Fujimoto

As you know we earlier filed a petition for a district boundary amemnment on the island of Molokai--specifically concerning the Kaluakoi Urban District.

Enclosed is the same petition containing more signatures of Molokai residents who wish to see the Kaluakoi Urban District returned to an Agricultural District. Please consider this as a part of ~~the~~ petition which we filed with the Land Use Commission in August.

Samuel M. Peters JR

FROM PO Box 122

Samuel M. Peters Attn
HOLEhua. Molokai



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

This space for LUC use

Date Petition and Fee received
by LUC _____

Date forwarded to County for
recommendation _____

Date petition, and County
recommendation received by
LUC _____

PETITION FOR AMENDMENT TO THE LAND USE COMMISSION DISTRICT BOUNDARY

(I) (We) hereby request an amendment to the Land Use Commission District Boundary respecting the County of Maui Island of Molokai, map number and/or name Kaluakoi TMK 2-5-1-02 to change the district designation of the following described property from its present classification in a(n) Urban district into a(n) Agricultural district.

Description of property:

See attached explanation.

Petitioner's interest in subject property:

The petitioners are landowners, lessees, and residents of Molokai.

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

See attached explanation.

- (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) _____

Address: _____

Telephone: _____

RECEIVED

OCT 30 1974

State of Hawaii
LAND USE COMMISSION

PETITION FOR AMENDMENT TO THE LAND USE COMMISSION

DISTRICT BOUNDARY

RECEIVED

OCT 30 1974

The purpose of this petition is to request a change in State of Hawaii district boundary on land owned by Kaluakoi Corporation, Island of Molokai, TMK 2-5-1-02. This land is currently designated as an Urban District. We herewith request that this land be designated as an Agricultural District.

We landowners, lessees, and residents of Molokai provide the following evidence and arguments to show a clearcut need for returning the subject land to an Agricultural District.

In compliance with Rule 2.31, State Land Use District Regulations, we shall show:

- a) The area is needed within the next five year period for a use other than that for which the District in which it is situated is classified.
- b) The land is usable and adaptable for the agricultural use we propose.
- c) Conditions and trends of development have so changed since the adoption of the existing classification, that the proposed classification is reasonable.

A) Kaluakoi Corporation's project is a land speculation scheme. Kaluakoi's intent is to start with a small resort development and speculate on a tremendous increase in value on the adjacent urban-zoned land. If Kaluakoi succeeds with this scheme, land values will rise all across the island. Already, before Kaluakoi has even started, Molokai has begun to suffer from escalating land values. The prospect is that most of us, who don't earn much money, will soon be priced out of the land market on our own island. If the Kaluakoi project goes ahead, it will greatly increase that dim prospect.

We petitioners who are lessees of Hawaiian Homes Land in Hoolehua know that Kaluakoi's resort development will directly affect our farm land. Kaluakoi has agreed with the State to pump water from Kaluakoi's mountain well into our irrigation system. Kaluakoi's well water has a salt content of 466 parts per million compared with a salt content of 12 parts per million in our irrigation water. If Kaluakoi goes ahead with this plan to use our irrigation system, the quality of our irrigation water will be lowered, and the potential of our land for diversified agriculture will be jeopardized.

Also, as pineapple phases out from our homesteads, we intend to use our land to grow other crops which will use much more water than pineapple has used. Kaluakoi will someday compete with us for the water we will need to irrigate our crops. Kaluakoi representatives have already stated that some day they want to use the same water supply that we now use for irrigation. Yet, Kaluakoi and the State have refused to do any studies to show how Kaluakoi would affect the quality of our water or our water supply in future times of drought. Kaluakoi's greed today seems to be more important to the State than the ability of our children to grow food on our land in the future.

For us who cherish our rural life style on Molokai, it is plain that the best way to preserve Molokai's special beauty, charm, and quality of life is to rezone Kaluakoi's land from Urban to Agriculture. We do not wish to see Molokai transformed into a hotel island or a bedroom community for Oahu. Yet, that is precisely what Kaluakoi is planning--a luxury resort-residential development geared to the desires of wealthy outsiders and not to the needs of Molokai people. For Kaluakoi to develop what they propose will be to open one of Hawaii's last unspoiled islands to a vast speculative project, to violate the principles of wise land use and careful planning, and to destroy our rural life style.

B) There is no question of this land's suitability for the agriculture use we propose. During recent times this land has been used as ranch land for raising cattle and today is still used for that purpose. The return of this land to an Agriculture District will not adversely affect the surrounding area, which is zoned Agriculture and used for ranching and growing pineapple.

C) Conditions and trends of development have so changed since the adoption of the existing Urban classification that the proposed Agriculture classification is reasonable.

Conditions and trends on Molokai, in the State, across the Nation, and throughout the world are much different today than they were nearly six years ago when Kaluakoi was granted the Urban district.

Today we are very concerned at the local, national, and worldwide levels with the effects that population growth and economic growth have on our society and our environment.

For example, today when we think of Molokai's water needs we think not only of our present needs, but of the needs of future generations as well. It will be our children, and their children, who will need Molokai's limited water and arable land for growing food, herbs, and medicinal crops. Kaluakoi's development will place careless demands on the water supply that will be needed to grow those crops.

Also, we are more aware today of the social and economic costs of urban growth--particularly growth related to expansion of the tourist industry. We know that tourism growth has had negative effects on other rural Hawaiian communities. The impact of masses of outsiders has produced strain on island families--increasing the numbers of separations, divorces, desertions, and runaway children. Widespread land speculation has occurred, producing higher property taxes and housing costs, and forcing low income families off their land. Plus, the housing construction that has taken place with tourism growth is not for the needs of local families but rather to satisfy wealthy outsiders.

In addition, past experience shows that the best jobs in the tourist industry go to outsiders instead of local folk. The need for jobs on Molokai is frequently used to justify the Kaluakoi project. Yet the people who are being laid off the pineapple fields will not be the prime competitors for resort and construction jobs.

Finally, Kaluakoi has met none of the construction projections that it presented to the Land Use Commission in 1968. Now it is nearly six years later, no construction has taken place, and Kaluakoi Corporation has abandoned its original plans. Kaluakoi's record of bad faith speaks for itself. We believe that it is time for the Land Use Commission to return the subject area to an Agriculture classification.

Signature

Address

Telephone

Allen Ross Jr	Kalaie	None
Juanita Pico	Kalaie	5676436
Maria Pico	"	5674434
Sandra Shawhan	Kalaie	567-6200
Rudy Dela Cruz	Maunaloa	NONE
Winifred Dela Cruz	Maunaloa	None
Katherine Costales	Kalaie	567-6441
Laurenzio Costales	Kalaie	567-6441
Robert W. Purdy	Kalaie	567 6637
Hau'Nohoa P.O. Purdy	"	"
Gladys Rapanae	Kalaie	none
Stanley Kaehanni	"	"
Liz Kaehanni	"	"
M. Tuukala	Kalaie, Molo Kai	567-6537
George Aue	Kalaie	533-5126
George Aue	K. Kai	533-5126
J. Boswell Hoolehua		5676268
M. Boswell Hoolehua		5676268

Signature

Address

Telephone

~~Sharlene~~

Sharlene Mallena Manaloca

Name

skabul Blanchard M'loa

None

George Blanchard M' Kalaue

None

Jean Mallena Hoolihua

567-6458

Marana K. Pawan Lot 47

Alice Lopez Lot 101 567-6787

Mary Sanydeas Reyes Lot 117 567-6033

Win Tooyas Ah Chan Lot 46 NONE

Albert M Kalamauk Lot 16 -553-5521

Jacob S. M 11 15

Signature

Address

Telephone

Form B-24

STATE OF HAWAII

OFFICIAL RECEIPT

Nº 0026

Department of Planning and Economic Development

Department, Bureau or Commission

Sept. 6, 1974

RECEIVED from *Blunnie S. Hokama*

One Hundred and 00 DOLLARS

LUC Petitioners' Fee.

\$ *100.00*

*Samuel M. Peters, et al ✓
Harriet M. M. M., et al*

Caroline Okuda

Public Accountant

Form B-24

STATE OF HAWAII

OFFICIAL
RECEIPT

Nº 0872

Land Use Commission

Department, Bureau or Commission

September 3, 1974

RECEIVED from

Dennis S. Hakama

Fifty and no/100

DOLLARS

Boundary change Petition - Samuel M. Peters, et al

\$ 50⁰⁰

L. Moon

Public Accountant

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

September 3, 1974

Mr. Samuel M. Peters
P. O. Box 122
Hoolehua, Molokai 96729

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 Kaluakoi, Molokai

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 Commission

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

September 3, 1974

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

Attention: Mr. Howard Nakamura, Planning Director

Subject: A74-377 - Samuel M. Peters, et al

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 Samuel M. Peters, et al.

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

Very truly yours,

TATSUO FUJIMOTO
Executive Officer

Encls.

August 15, 1974

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

RECEIVED

AUG 29 1974

State of Hawaii
LAND USE COMMISSION

Dear Mr. Fujimoto:

Attached is our petition for a district boundary amendment
on the island of Molokai.

Please address correspondence regarding this matter to
me at the address below. Mahalo.

Sincerely,



Samuel M. Peters *SK*

P.O. Box 122
Hoolehua, Molokai
96729

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

This space for LUC use.

Date Petition and Fee received
by LUC _____

Date forwarded to County for
recommendation _____

Date petition, and County
recommendation received by
LUC _____

PETITION FOR AMENDMENT TO THE LAND USE COMMISSION DISTRICT BOUNDARY

(I) (We) hereby request an amendment to the Land Use Commission
District Boundary respecting the County of Maui.

Island of Molokai, map number and/or name Kaluakoi TMK 2-5-1-02

to change the district designation of the following described

property from its present classification in a(n) Urban

district into a(n) Agricultural district.

Description of property:

See attached explanation.

Petitioner's interest in subject property:

The petitioners are landowners, lessees, and residents of Molokai.

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

See attached explanation.

- (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) Samuel Petera

Abandoned K. Loma
P.O. Box 13 Kaluakoi Molokai
Phone 567-6459

Address: 90 Bay 1 22 Hoolehua

Telephone: 567-6490

RECEIVED

AUG 29 1974

State of Hawaii
LAND USE COMMISSION

<u>Signature</u>	<u>Address</u>	<u>Telephone</u>
1. Niolt Villanueva	Hua, Molokai	5676632
2. Julian Mawae	Hua Molokai	5676412
3. James E. Ingram	Hua, Molokai	567-6011
4. Elizabeth Makaiwi	Hoolehua Molokai	5676361
5. Lucy H. Flores	Hoolehua Molokai	tel 567.6368.
6. Samuel Kaimiata	Hoolehua, Molokai	567-6148
7. Harry H. Kealoha	" "	567 6264
8. Rose May K. Enos	Hoolehua Molokai (Lot # 140A-3)	
9. Marion D. Peters	Hoolehua Molokai	567-6490
10. Becky Mokuau	Hoolehua Molo	567-6077
11. Edward K. Delekai Jr.	" "	567-6212
12. Evelyn Kamekahiuni	Hoolehua, Molokai	567-6439
13. Amoy Wanyany	Hoolehua molokai	567 4391
14. Ruth W. Awa	Hoolehua, Hi	567-6003

Signature(s)

Samuel M. Peters, Sr.,
P. O, Box 122
Hoolehua, Molokai 96729
Phone 567-6490

Alexander K. Puaa,
P. O. Box 13,
Kaunakakai, Molokai 96748
Phone 567-6459

1.	Violet Villanueva	Hoolehua, Molokai	567-6632
2.	Lillian Mawae	" "	567-6412
3.	June L. Tangonan	" "	567-6011
4.	Elizabeth Makaiwi	" "	567-6361
5.	Lucy K. Flores	" "	567-6368
6.	Edmund Kaimikaua	" "	567-6148
7.	Harry H. Kealoha	" "	567-6264
8.	Rose May K. Enos	" "	567-6490
9.	Marion D. Peters	" "	567-6490
10.	Becky Mokuau	" "	567-6077
11.	Edward K Pelekai	" "	567-6212
12.	Evelyn Kanawaliwali	" "	567-6439
13.	Amoy Dacuycuy	" "	567-6391
14.	Ruth M. Awai	" "	567-6003

PETITION FOR AMENDMENT TO THE LAND USE COMMISSION

RECEIVED

AUG 29 1974

DISTRICT BOUNDARY

State of Hawaii
LAND USE COMMISSION

The purpose of this petition is to request a change in district boundary on land owned by Kaluakoi Corporation, Island of Molokai, TMK 2-5-1-02. This land is currently designated as an Urban District. We herewith request that this land be designated as an Agricultural District.

We landowners, lessees, and residents of Molokai provide the following evidence and arguments to show a clearcut need for returning the subject land to an Agricultural District.

In compliance with Rule 2.31, State Land Use District Regulations, we shall show:

- a) The area is needed within the next five year period for a use other than that for which the District in which it is situated is classified.
- b) The land is usable and adaptable for the agricultural use we propose.
- c) Conditions and trends of development have so changed since the adoption of the existing classification, that the proposed classification is reasonable.

A) Kaluakoi Corporation's project is a land speculation scheme. Kaluakoi's intent is to start with a small resort development and speculate on a tremendous increase in value on the adjacent urban-zoned land. If Kaluakoi succeeds with this scheme, land values will rise all across the island. Already, before Kaluakoi has even started, Molokai has begun to suffer from escalating land values. The prospect is that most of us, who don't earn much money, will soon be priced out of the land market on our own island. If the Kaluakoi project goes ahead, it will greatly increase that dim prospect.

We petitioners who are lessees of Hawaiian Homes Land in Hoolehua know that Kaluakoi's resort development will directly affect our farm land. Kaluakoi has agreed with the State to pump water from Kaluakoi's mountain well into our irrigation system. Kaluakoi's well water has a salt content of 466 parts per million compared with a salt content of 12 parts per million in our irrigation water. If Kaluakoi goes ahead with this plan to use our irrigation system, the quality of our irrigation water will be lowered, and the potential of our land for diversified agriculture will be jeopardized.

Also, as pineapple phases out from our homesteads, we intend to use our land to grow other crops which will use much more water than pineapple has used. Kaluakoi will someday compete with us for the water we will need to irrigate our crops. Kaluakoi representatives have already stated that some day they want to use the same water supply that we now use for irrigation. Yet, Kaluakoi and the State have refused to do any studies to show how Kaluakoi would affect the quality of our water or our water supply in future times of drought. Kaluakoi's greed today seems to be more important to the State than the ability of our children to grow food on our land in the future.

For us who cherish our rural life style on Molokai, it is plain that the best way to preserve Molokai's special beauty, charm, and quality of life is to rezone Kaluakoi's land from Urban to Agriculture. We do not wish to see Molokai transformed into a hotel island or a bedroom community for Oahu. Yet, that is precisely what Kaluakoi is planning--a luxury resort-residential development geared to the desires of wealthy outsiders and not to the needs of Molokai people. For Kaluakoi to develop what they propose will be to open one of Hawaii's last unspoiled islands to a vast speculative project, to violate the principles of wise land use and careful planning, and to destroy our rural life style.

B) There is no question of this land's suitability for the agriculture use we propose. During recent times this land has been used as ranch land for raising cattle and today is still used for that purpose. The return of this land to an Agriculture District will not adversely affect the surrounding area, which is zoned Agriculture and used for ranching and growing pineapple.

C) Conditions and trends of development have so changed since the adoption of the existing Urban classification that the proposed Agriculture classification is reasonable.

Conditions and trends on Molokai, in the State, across the Nation, and throughout the world are much different today than they were nearly six years ago when Kaluakoi was granted the Urban district.

Today we are very concerned at the local, national, and worldwide levels with the effects that population growth and economic growth have on our society and our environment.

For example, today when we think of Molokai's water needs we think not only of our present needs, but of the needs of future generations as well. It will be our children, and their children, who will need Molokai's limited water and arable land for growing food, herbs, and medicinal crops. Kaluakoi's development will place careless demands on the water supply that will be needed to grow those crops.

Also, we are more aware today of the social and economic costs of urban growth--particularly growth related to expansion of the tourist industry. We know that tourism growth has had negative effects on other rural Hawaiian communities. The impact of masses of outsiders has produced strain on island families--increasing the numbers of separations, divorces, desertions, and runaway children. Widespread land speculation has occurred, producing higher property taxes and housing costs, and forcing low income families off their land. Plus, the housing construction that has taken place with tourism growth is not for the needs of local families but rather to satisfy wealthy outsiders.

In addition, past experience shows that the best jobs in the tourist industry go to outsiders instead of local folk. The need for jobs on Molokai is frequently used to justify the Kaluakoi project. Yet the people who are being laid off the pineapple fields will not be the prime competitors for resort and construction jobs.

Finally, Kaluakoi has met none of the construction projections that it presented to the Land Use Commission in 1968. Now it is nearly six years later, no construction has taken place, and Kaluakoi Corporation has abandoned its original plans. Kaluakoi's record of bad faith speaks for itself. We believe that it is time for the Land Use Commission to return the subject area to an Agriculture classification.

