ACCO

Hrng Span
June 16 - Aug 15

A75-387 - JOSEPH & HELEN A. HEW AND H & L DEVELOPMENT CO. (WAIAKOA)

February 19, 1975

Mr. Walter T. Shimoda
Attorney at Law
2047 Wells Street
Wailuku, Maui HI 96793

Dear Mr. Shimoda:

We are returning the boundary amendment application, together with the $50.00 filing fee, which was submitted on behalf of Joseph and Helen A. Hew and H & L Development Co., as the petition does not conform to the requirements of the Commission's Rules of Practice and Procedure, Part I, Sub-Part C, Section 1.17 (b).

We have enclosed a set of the Commission's Rules and Regulations for your information and use. Please be advised that the petition will be processed when the provisions contained therein are met.

Should you have any further questions on this matter, please contact this office.

Very truly yours,

TATSUO FUJIMOTO
Executive Officer

Encl. - Boundary Amendment Appl.
$50.00 check
Rules & Regulations

WALTER T. SHIMODA
ATTORNEY AT LAW
2047 WELLS STREET
WAILUKU, MAUI, HAWAII 96793

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

DATE February 11, 1975

SUBJECT TMK 2nd Div. 2-2-20-101

I am transmitting herewith original and one copy of petition of Joseph and Helen A. Hew and H & L Development Co. for amendment to the Land Use Commission district boundary in connection with the above mentioned property, together with a check made by Hicks Construction Co., Inc. for $50.00 to cover the filing fee.

The subject property is presently owned in fee simple by Joseph and Helen A. Hew, who have agreed to sell the same to H & L Development Co., a joint venture between Lewers & Cooke, Inc. and Hicks Construction Co., Inc., under an unrecorded Deposit Receipt, Offer and Acceptance contract.

Walter T. Shimoda

WTS:swc
Encs.

Form ML 5-N72 The Drawing Board, Inc., Box 505, Dallas, Texas

PETITION FOR AMENDMENT TO THE LAND USE COMMISSION DISTRICT BOUNDARY

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

Description of property:

T. M. K. 2nd Div. 2-2-20-101

Petitioner's interest in subject property:

The undersigned Vendors are the owners and the undersigned Vendee is the purchaser.

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

The undersigned Vendee desires to acquire the property for purpose of residential subdivision.

(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.~~

H & L DEVELOPMENT CO., a
Joint Venture between
LEWERS & COOKE, INC. and
HICKS CONSTRUCTION CO., INC.

By _____,
Its Representative
Vendee

Signature(s) Joseph Hew
JOSEPH HEW
Helen A. Hew
HELEN A. HEW
Vendors

Address: Wailuku, Maui, Hawaii

Telephone: 244-4552

November 23, 1976

Mr. Walter T. Shimoda
Attorney At Law
2047 Wells Street
Wailuku, Maui 96793

Dear Mr. Shimoda:

Thank you for your letter of November 2, 1976 advising the Commission of your client's decision not to refile petition number A75-387.

Please fine enclosed your $50.00 filing fee refund.

Very truly yours,

GORDAN FURUTANI
Executive Officer

Encl.

7515

WALTER T. SHIMODA
ATTORNEY AT LAW
2047 WELLS STREET
WAILUKU, MAUI, HAWAII 96793

LAND USE COMMISSION
STATE OF HAWAII
Nov 3 9 38 AM '76

November 2, 1976

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

Re: Petition of Joseph & Helen A. Hew and H & L Development Co. to amend land use district boundary filed April 17, 1975

Gentlemen:

By your letter of September 18, 1975, you notified me to refile the above petition or an amended petition because of Act193 which became effective on June 2, 1975 and because of the decision of the newly constituted Land Use Commission made on September 9, 1975.

Since then, my clients have decided not to refile. I am therefore requesting the refund of the $50 heretofore paid by Hicks Construction Co., Inc. as the filing fee. I trust I will not encounter any problem on this request as both Act 193 and the decision of the Commission were made subsequent to the filing of the above mentioned petition.

Yours very truly,

Walter T. Shimoda

AGS Form 4(3)

EXPENDITURE VOUCHER

(ATTACH INVOICES OR CLAIMS LISTED BELOW)

THE STATE OF HAWAII, DR.

PLANNING AND ECONOMIC DEVELOPMENT
DEPARTMENT OR ESTABLISHMENT

November 9, 19 76

VOUCHER NUMBER

CONTRACT NUMBER

Hicks Construction Co., Inc.

c/o Planning & Economic Development

State of Hawaii

SUMMARY OF INVOICES ATTACHED

PURCHASE ORDER NUMBER	VENDOR'S INVOICE NUMBER	VENDOR'S INVOICE DATE	SYMBOL APPROPRIATION	SYMBOL OBJECT	AMOUNT	TOTAL	EXPLANATION (IF REQUIRED)
		11/2	G 00 000 B	1083		50 00	Refund of LUC's Petitioners' fee due to withdrawal of petition TR#9533, dated 4/25/76.
				TOTAL			

T	F	YR.	APPRN.	D	S/D	OBJECT	L	SUNDRY	AMOUNT
									$
								TOTAL	$

DEPARTMENTAL AUDIT CERTIFICATE

I hereby certify that the claims hereto attached or hereon recorded have been verified and found correct individually and in total; that the items covered herein were required and received for the State and that they have not been previously vouchered and paid.

For Head of Department

WARRANT NUMBERS

WALTER T. SHIMODA
ATTORNEY AT LAW
2047 WELLS STREET
WAILUKU, MAUI, HAWAII 96793

November 2, 1976

LAND USE COMMISSION
STATE OF HAWAII
NOV 3 9 38 AM '76

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

Re: Petition of Joseph & Helen A. Hew and H & L Development Co. to amend land use district boundary filed April 17, 1975

Gentlemen:

By your letter of September 18, 1975, you notified me to refile the above petition or an amended petition because of Act193 which became effective on June 2, 1975 and because of the decision of the newly constituted Land Use Commission made on September 9, 1975.

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Yours very truly,

Walter T. Shimoda

DEPARTMENT OF PLANNING
AND ECONOMIC DEVELOPMENT
* * *

LAND USE COMMISSION

250 South King St. / Honolulu, Hawaii 96813 / P. O. Box 2359 / Honolulu, Hawaii 96804

George R. Ariyoshi
JOHN A. BURNS
Governor

EDDIE TANGEN
Chairman

STANLEY SAKAHASHI
Vice Chairman

COMMISSION MEMBERS
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Sunao Kido
Shelley M. Mark
Alexander J. Napier
Mitsuo Oura
Tanji Yamamura
Edward Yanai

TATSUO FUJIMOTO
Executive Officer

September 18, 1975

Mr. Walter T. Shimoda
Attorney at Law
2047 Wells Street
Wailuku, Maui, Hawaii 96793

RE: H & L DEVELOPMENT CO.

Dear Mr. Shimoda:

This is in reference to boundary amendment petition A75-387 which you filed with our office on April 17, 1975.

The following developments have occurred which significantly affect the status of your petition.

During the past legislative session, the State Legislature passed a bill which became Act 193, on June 2, 1975. Act 193 provided that:

a. The term of the existing members of the Land Use Commission expire with approval of Act 193 (June 2, 1975).

b. The Land Use Commission conduct quasi-judicial type hearings and to adopt rules governing the intervention of agencies and persons in boundary amendment proceedings.

c. The Land Use Commission observe and comply with the interim statewide land use guidance policies contained in Act 193 pending adoption of the State Plan.

d. The Land Use Commission publish notice of boundary amendment hearings at least 30 days prior to such hearings.

As a result of Act 193, the District Regulations of the Commission will be amended to incorporate the new provisions of Act 193 and to establish new rules of practice and procedure. Public hearings have been scheduled to consider proposed amendments to the District Regulations and Rules of Practice and Procedure on October 7, 8 and 9, 1975. Following these statewide public hearings, it is anticipated

that adoption of the amended District Regulations and Rules of Practice and Procedure may be accomplished in late October and would become effective ten days after filing with the Lt. Governor's Office. It is estimated that this will occur sometime in mid-November of this year.

In view of the above, the newly constituted Land Use Commission, at its initial meeting on September 9, 1975, decided that all boundary amendment petitions now pending before the Commission which cannot be heard prior to the adoption of the amended District Regulations and Rules of Practice and Procedure be refiled by the petitioner. For the pending petitions, the fifty dollars ($50.00) will be waived.

Since the petition you filed is affected by the situation described above, we await your decision to refile the petition as previously submitted or to refile an amended petition.

Enclosed for your information is a set of the proposed Rules and Regulations to be considered in accordance with the public hearing schedule which is also enclosed.

Very truly yours,

for EDDIE TANGEN
Chairman

ET/cbk

Encl: Prop. Rules & Regs.
Rules and Regulations Hearing Schedule

7177

GEORGE R. ARIYOSHI
GOVERNOR

JOHN FARIAS, JR.
CHAIRMAN, BOARD OF AGRICULTURE

YUKIO KITAGAWA
DEPUTY TO THE CHAIRMAN

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

August 7, 1975

RECEIVED
AUG 11 1975
State of Hawaii
LAND USE COMMISSION

MEMORANDUM

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

Subject: Boundary Amendment Petitions and Special Permits

The Department of Agriculture has reviewed the applications for boundary amendment change and special permit, and submits the following comments:

A75-386 - Amfac Communities-Hawaii (Lahaina, Maui)

The Department has no objection to the petition to change 60± acres from agriculture to urban district; however, it should be pointed out that a major portion of the parcel is rated as having "very good" soil with irrigation by the State Land Study Bureau. The USDA Soil Survey report rates the soil in the subject parcel as having crop suitability rating of Class IV with irrigation on a rating scale of 1 to 8 (Class I soils having few limitations).

A75-387 - Joseph and Helen A. Hew and H&L Development Co. (Kula, Maui)
and
A75-389 - Kula Alii Ltd (Keohea, Maui)

Agriculture has been and continues to be very important to the economy of Maui. The Kula and Kihei areas produce the bulk of vegetable crops on the island. Soil ratings in the subject parcels are described in the USDA Soil Survey report as "Kula cobbly loam, 12 to 20% slopes; the surface layer is dark reddish-brown loam about 8 inches thick. The subsoil, about 46 inches thick, is reddish-brown loam, silt loam and silty clay loam that has subangular blocky structure." "...Permeability is moderately rapid. Runoff is medium and the erosion hazard is moderate..." "...Small areas are used for truck and orchard crops."

The surrounding parcels, both in rural and ag districts, which are currently in cultivated row crops have identical soil ratings. Therefore, unless there is a proven need for further rural subdivisions in the Kula region, the Department does not favor these applications for change in district designation.

A75-388 - Henry R. and Otto S. Meyer, Alex I. Egusa (Molokai)

No objection or comments to petition.

A75-390 - Kaiser Cement & Gypsum Corporation

No comments or objection to petition.

A75-391 - Richard K. G. Stursberg

No objection; realignment of highway mauka of parcel will cut off a portion of subject parcel.

A75-392 - Amfac Communities-Hawaii

No objection to petition; however, for the record, USDA Soil Survey report rates the soil in subject area as having a crop suitability of Class II with or without irrigation.

SP75-204 thru
SP75-209

No comments or objections to these special permit applications.

Thank you for the opportunity to comment.

John Farias, Jr.
Chairman, Board of Agriculture

7147

GEORGE R. ARIYOSHI
GOVERNOR OF HAWAII

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

GEORGE A. L. YUEN
DIRECTOR OF HEALTH

Audrey W. Mertz, M.D., M.P.H.
Deputy Director of Health

Henry N. Thompson, M.A.
Deputy Director of Health

James S. Kumagai, Ph.D., P.E.
Deputy Director of Health

July 7, 1975

In reply, please refer to:
File: EPHS- SS

MEMORANDUM

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

From: Chief, Environmental Protection & Health Services Division

Subject: Applications for Boundary Amendment, County of Maui

Thank you for allowing us to comment and review on the subject boundary amendment requests.

In general, it is too early for our Pollution Technical Review Branch to comment on any of the subject boundary amendments. We will review and comment on the final or pre-final plans to insure conformance with out regulations.

File No: A75-386: (Amfac) Residential Development, 65.4 acres, Lahaina, Maui

This project is slated to replace the Puukalii Village housing which has had rodent and typhus problems. From this standpoint, we support this project.

Sewage disposal could be a problem. Lahaina is still using an ocean outfall with no treatment. Sewage treatment plant construction is more than two years away.

File No: A75-387: (Hew) Residential Subdivision, 11.6 acres, Kula, Maui

This subdivision would be served by the County's Kula water system. The Kula water system often is polluted as a result of high coliform levels aggravated by water shortages.

File No: A75-388: (Meyer/Egusa) Kula, Maui

At this time, we have no objections to this request.

File No: A75-389: (Kula Alii) Residential Development, Kula, Maui

The proposed development would also be served by the County's Kula water system which is often polluted (high coliform) and subject to shortages.

File No: A75-391: (Stursberg) Mahinahina Residential P.U.D.

The subject area does not have access to a public sewer system. Drinking water is from a surface source, but the coliform count is usually acceptable.

SHINJI SONEDA

cc: DHO, Maui

PLANNING COMMISSION
Yoshikazu Matsui, Chairman
George Murashige, Vice-Chairman
Shiro Hokama
Kazuo Kage
Patrick Kawano
Leo Polo, Jr.
Harlow Wright
Wayne Uemae, Ex-Officio
Shigeto Murayama, Ex-Officio

Elmer F. Cravalho
Mayor

Howard K. Nakamura
Planning Director

Tosh Ishikawa
Deputy Planning Director

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

May 30, 1975

RECEIVED
JUN 4 1975
State of Hawaii
LAND USE COMMISSION

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

Dear Mr. Fujimoto:

Re: Petition for amendment to the State Land Use District Boundaries from Agricultural District to Rural District by Joseph and Helen A. Hew and H & L Development for property in Kula, Maui, TMK 2-2-20:101

The Maui County Planning Commission at its meeting of May 28, 1975, unanimously voted to recommend disapproval of the above subject petition.

In considering the subject petition, the Planning Commission acknowledged that the vehicular access road to the subject property is substandard. The existing access road has a 30 foot right-of-way with a 10-12 ft. pavement. The County's minimum requirements specifies a 40 ft. right-of-way with a 22 ft. pavement. Additionally, the proposed development would further adversely affect the current water system in the Kula area. According to the County's Department of Water Supply, off-site and on-site water system improvements would be required in addition to pumping stations and storage facilities.

The Planning Commission also acknowledged that drainage problems may occur unless appropriate drainage measures are undertaken to handle the runoffs of surface water.

A cursory review of existing development of lands in the Rural District in the immediate area indicates that only 30 residences have been built out of a total of 124 Rural lots.

The Maui Planning Commission recommended disapproval for the following reasons:

1. The water system and access road are inadequate.

2. Ample lands in the Rural District are available in the Kula area at this time.

3. The need for additional Rural classified lands is not justified.

4. The proposed development would have an adverse impact with the adjoining farming operations.

5. The State Land Use Commission has recently considered and disapproved similar requests in the Kula area for Rural classification.

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

Please contact our office should you have any questions.

Yours very truly,

TOSH ISHIKAWA
Deputy Planning Director

Encl.

May 28, 1975

STAFF REPORT

TO: Maui Planning Commission
FROM: Planning Staff
SUBJECT: LUC District Boundary Change

Applicant: Joseph & Helen Hew and H&L Development Company
Location: Waiakoa, Kula, Maui
TMK 2-2-20:101
Area: 11.60 acres
Zoning: LUC Agricultural District State
Request: Request for an amendment to the LUC District Boundaries from Agriculture District to Rural District.

EXISTING CONDITIONS:

1. The subject property is located in the Waiakoa area of Kula makai of the Kekaulike Avenue (Upper Kula Road) and is presently vacant.

2. Access to the subject property is from Kekaulike Avenue via Copp road which skirts a portion of the property and continues down to Lower Kula Road. The right of way width for this road is 30 feet. Road width at the mauka section is from 10-12 feet and consists of a penetrated gravel surface in fair condition. The portion of the ROW that skirts the property is a dirt road and in very poor condition.

3. Water, electrical and telephone utility lines are located along Kekaulike Avenue, approximately 1900 feet from the subject property. Sewage disposal methods for the area are handled by cesspools. Drainage of surface water from the mauka areas and property traverses thru two natural drainage ways and a well defined gulch located at the middle and southern end of the subject property continuing to the lower section of the surrounding area.

4. The slope of the terrain averages at 15% in a mauka-maki direction. Soils, according to the Soil Conservation Service, consists of the Kula loam series. These soils are deep and well drained with various degrees of stoniness. Inherent fertility is high and major existing uses of these soils are pasture, truck crops and orchard crops.

5. The surrounding State Land Use Districts are:

Northern and makai boundaries - State Rural
Southern boundary - State Agricultural
Mauka boundary - State Rural and State Ag

Usage of the surrounding lands are as follows:

Northern and makai boundaries - ½ acre rural residential subdivision
Southern boundary - ag operations
Mauka - Ag operations with some idle land.

The character of the area consists of a rural agricultural type of low density development. Both rural type residential developments and farm operations occur around the subject parcel. The lower portion of the area is generally developed with newer single family residences while the upper portion consists of old country-type homes and farm dwellings.

ANALYSIS

1. The petitioner's plan under a rural classification is to develop the subject parcel into ½ acre lots. Under this arrangement, a total of 20 lots would be created. Although there is no firm commitment nor any indication of approximate cost, the developers proposed to offer a house and lot package arrangement. The development timetable

submitted approximates a 14 to 18 month period after LUC approval for subdivision approval and construction of anticipated on-site and off-site improvements. Home construction would vary according to demand and individual financing. Along with the petition, engineering and feasibility reports were also submitted.

2. Aside from telephone and electrical utility systems, the water system servicing the area is inadequate. While the Upper Kula System has ample capacity, there has been recurring problems with the unreliable water source, therefore water from the lower system would have to be utilized. According to the Department of Water Supply, development of the property under a rural classification would require, off-site and on-site water system improvements along with pumping stations and storage facilities. In the estimation of the Department of Water Supply, tremendous costs would have to be incurred by the developers in providing adequate water for the development.

3. Drainage problems onsite and makai of the property may occur if a subdivision is developed due to the expected increase in run-off of surface waters from the mauka areas and proposed subdivision. Careful engineering considerations and site planning would have to be implemented should the request be granted by the LUC.

4. The access to the subject property proposed by the developers, in staff's opinion, is inadequate. The 30' R.O.W. and 10-12' pavement width is not sufficient to handle any type of residential traffic. Minimum standards for minor streets in rural zones are 40 foot R.O.W. and 22 foot pavement widths. We also feel that the access road and Kekaulike Avenue junction is dangerous due to poor sight distance and the steepness of the grade approach. Whether access is provided from Kekaulike Avenue or Lower Kula Road, Copp Road is entirely substandard and overburden presently.

5. We do not concur with the petitioners' conclusion that most of the rural zoned land in Kula are marginal for development due to either steepness or inadequate water distribution systems. As is the case with Kula, steepness is an inherent drawback for most lands there. Improvements to the water system would amount to more than 3,000 feet of improvements along with the pumping stations and storage facilities.

We also question the discussion of need for more rural lands in the area. As a matter of interest, the rural subdivisions located adjacent to the subject parcel has been developed as follows:

Waiakoa Farm Lots Subdivision, 88 lots - 17 homes built
Kealahou Homestead Subdivision, 36 lots - 13 homes built

Since 1969, a total of 53 rural subdivisions have been processed by the County. A total of 287 lots have been created. More than 220 lots have been created in 13 subdivisions of 5 lots or more. A cursory drive through the Kula area indicates an abundance of subdividable rural lands and vacant 1/2 acre rural lots. It should also be noted that the State Land Use Commission, during its 5-year boundary review, did consider two separate applications for rural classifications in the Kula area. The applications, however, were denied by the LUC for various reasons. As of February, 1975, 3,523.6 acres on Maui have been classified rural by the LUC. A good majority of these lands are located in the Kula area.

RECOMMENDATION:

Staff recommends denial of the request for the following reasons:

1. The water system and access road in the area is inadequate.

2. Ample rural lands for development are available in the Kula area at this time.

88 (30)
8 36
13
12 4 20 h

3. The need for additional rural classified land is not justified.

4. The proposed development would have an adverse impact with the adjoining farming operations.

5. The State Land Use Commission has recently considered and disapproved similar requests in the Kula area for rural classification.

— No applicant appeared before the p/c

7096

PLANNING COMMISSION
Yoshikazu Matsui, Chairman
George Murashige, Vice-Chairman
Shiro Hokama
Kazuo Kage
Patrick Kawano
Leo Polo, Jr.
Harlow Wright
Wayne Uemae, Ex-Officio
Shigeto Murayama, Ex-Officio

Elmer F. Cravalho
Mayor

Howard K. Nakamura
Planning Director

Tosh Ishikawa
Deputy Planning Director

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

May 22, 1975

RECEIVED
MAY 23 1975
State of Hawaii
LAND USE COMMISSION

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

Attention: Mr. Ah Sung Leong

Dear Mr. Fujimoto:

Pursuant to Mr. Leong's verbal request on May 20, 1975, we are transmitting to you a copy of a list of rural subdivisions in the Kula area and a copy of TMK 2-2-18 which delineates the Kolohala Drive subdivision.

Please contact me should there be any questions.

Very truly yours,

Jeffrey Chang
FOR TOSHIO ISHIKAWA
Deputy Planning Director

Encls.

(1)

DATA SOURCE!
L.U.C.A. Subdivision
log - 1969 to present.

since 1969

Rural Subd - Kula (since 1969)

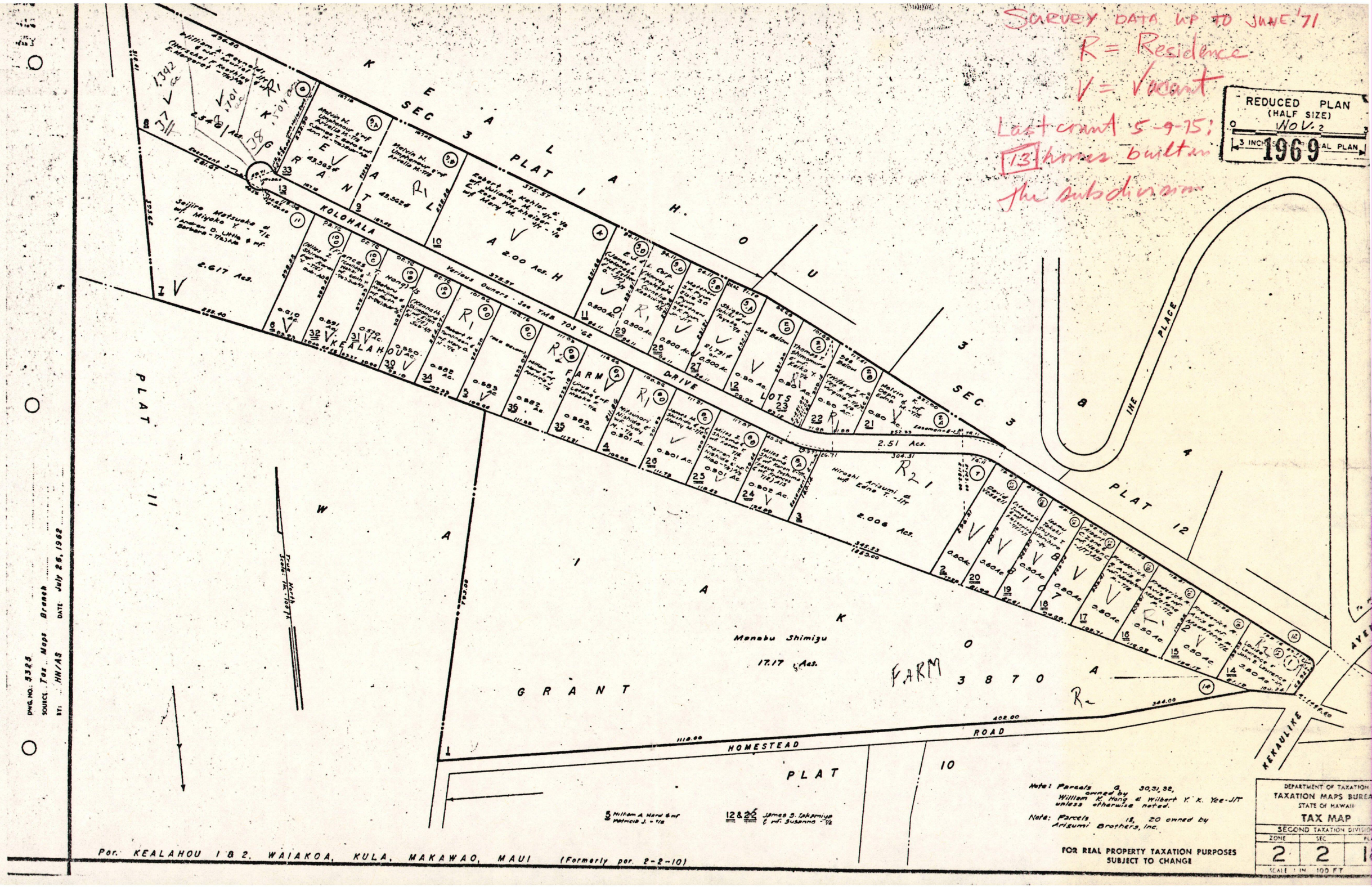
Name	TMK-	Lots		File No.
De Rego	2-2-12:10	2		2.4
Haleakala Acres	2-3-13:5	5		2.14 Void
Lot 95 J	2-3-21:11	2		2.17
Pukalani + Kaiki	2-3-12:36	2		2.16
Tavares + Kaonoulu R.	2-2-6:29 & por 32	2		2.23
Haleakala Acres	2-3-31:21	2		2.25
Waiohuli - Keokea	2-2-16:36	3		2.54
Kimo Hts	2-3-20:7	19	18	2.57
Isabella Loan	2-2-6:15	2		2.58
Kula Bot.	2-2-6:29 & 32	5	4	2.61
Kula Highlands	2-2-11:1	88	87	2.63
Morley	2-3-5:9	2		2.68
Isobe, Harry	2-3-38:17	3		2.70
Isobe, Takami	2-3-38:15	5		2.71 Void
Kealahou (Lot 6)	2-3-12:26	2		2.79
Kaonoulu (Lot 10)	2-2-6:17	2		2.81
J.O., N	2-3-19:17	5	4	2.83
LCA 342 (Lot 94)	2-3-20:18	2		2.93
Kaonoulu (Lot 1)	2-2-19:9	2		2.96
Kula Lani	2-3-4:9	19	18	2.103
Honjo	2-3-16:14	2		2.124
Hughes (Keatchley)	2-3-14:10	5	4	2.128
Kealahou Farm Lot	2-2-18:8	3		2.129
Amaral	2-3-20:13	7	6	2.146
Haleakala Acres (Russel)	2-3-13:54	2		2.151
Haleakala Acres (Mauka Ave.)	2-3-13:34	2		2.171
Andrews, J.C.	2-2-6:36	3		2.176
Costa	2-3-14:18	6	5	2.191
Gugelaka	2-2-19:10	4		2.198
LCA 342 (Nakamura)	2-3-15:5	2		2.201
Kamehameha (C.V. Land)	2-3-1:113	15	14	2.183A
Wilson, E.B.	2-2-11:3	2		2.203
Kula Vista	2-2-16:17, 18, 80	27		2.208 Void

(60)

	Waichuli-Keokea	2-2-16:30	3		2.215	Void
	Halehaha Vista (Yoshizu)	2-3-12:37	14		2.216	Void
	Kealahou Acres (lot 3A)	2-3-12:31	3		2.245	
	Halehaha Acres (lot 7)	2-3-13:11	3		2.247	Void
	LCA 342 (Lot 9-A)	2-3-20:18	3		2.93A	
	Halehaha Estates (Ing & Nalu)	2-3-5:9	12	11	2.68A	Not Approved
	Kealahou Acres (lot 5-A)	2-3-12:25	2		2.251	
73	LCA 342 (Vockenodt)	2-3-21:3	2		2.271	Not A.
	Kealia Farm Lots	2-2-18:10	2		2.280	
	Kalalohe	2-3-3:49 & 79 2-3-50:29 & 24	30	29	2.736	
	LCA 342 (Lot 97)	2-3-20:2	4		2.743	
	LCA 342 (Lot 99)	2-3-20:4	2		2.748	
	Brandt, W.	2-3-14:17	4		2.752	Void
	Kealahou Farm Lot (Umphenour)	2-2-18:9	2		2.763	Not A.
?	Nishigawa	2-2-10: 4, 5 & 19	2		2.767	
	Mauka Estates	2-2-11:6	15	15	2.769	Not A.
	Halehaha Acres	2-3-13:18	4		2.772	Not A.
	Kaonoulu Est.	2-2-6:13 & 96	18	17	2.795	Not. A.
74	Kealahou (G Nahaman)	2-3-17:15	2		2.832	
	Parcel 3	2-3-19:3	3		2.837	Not A.
	LCA 342 (Pleckelman)	2-3-15:3	2		2.839	Not A.
	LCA 342 (Gannon)	2-3-14:7	3		2.841	Not A.
	Lepelepe Acres (Phillips)	2-2-16:77 & 84	2		2.850	Not A.
	Inouye/Furukawa	2-2-16:76	2		2.855	Not A.
75	Ishizu	2-2-11:4	2		2.876	Not A.
	Kobayashi	2-2-11:15	2		2.878	Not A.
	Kealahou F.C. (lot 11)	2-2-18:7	4		2.880	Not A.

(24)

Summary
No. of Subd: (Approved & pending) — 53
No. of New lots: — 287
No. of Subd: (app + pending) (more than 5 lots) — 13
No. of New lots: — 222



SURVEY DATA UP TO JUNE '71
R = Residence
V = Vacant
Last crant 5-9-75;
13 homes built in
the subdivision
REDUCED PLAN
(HALF SIZE)
NOV. 2
1969
KEALAHOU
SEC 3
PLAT 1
KEALAHOU
GRANT
KOLOHALA
DRIVE
FARM
LOTS
2.00 Acs.
2.617 Acs.
2.51 Acs.
2.006 Acs.
Various Owners - See TMB 703 '62
Hiroshi Arisumi & wf. Edna T. - J/T
Manabu Shimizu
17.17 Acs.
FARM
3870
HOMESTEAD
ROAD
KEKAULIKE
PLAT 12
PLAT 10
PLAT 11
WAIAKOA
GRANT
Note: Parcels 6, 30, 31, 32, owned by William K. Hong & Wilbert Y. K. Yee-J/T unless otherwise noted.
Note: Parcels 18, 20 owned by Arisumi Brothers, Inc.
FOR REAL PROPERTY TAXATION PURPOSES SUBJECT TO CHANGE
DEPARTMENT OF TAXATION
TAXATION MAPS BUREAU
STATE OF HAWAII
TAX MAP
SECOND TAXATION DIVISION
ZONE 2
SEC 2
SCALE 1 IN. 100 FT.
DWG. NO. 5325
SOURCE: Tax Maps Branch
BY: HN/AS
DATE: July 26, 1962
Por. KEALAHOU 1 & 2, WAIAKOA, KULA, MAKAWAO, MAUI (Formerly por. 2-2-10)

Form B-24

STATE OF HAWAII

OFFICIAL RECEIPT No 0174

Department of Planning and Economic Development

Department, Bureau or Commission

April 25, 1975

RECEIVED from Hicks Construction Co., Inc.

Fifty + no/100 DOLLARS

LUC Petitioner's Fee

Check: Hicks Construction Co. - Wailuku ck #83

$ 50.00

Caroline Okuda

Public Accountant

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

April 18, 1975

Maui Planning Commission
200 So. High Street
Wailuku, Maui 96793

Attention: Mr. Howard K. Nakamura, Planning Director

Subject: A75-387 - Joseph & Helen A. Hew and H & L Development Co.

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 Joseph & Helen A. Hew and H & L Development Co.

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.

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

April 18, 1975

Mr. Walter T. Shimoda
Attorney at Law
2047 Wells Street
Wailuku, Maui, Hawaii 96793

Dear Mr. Shimoda:

This will acknowledge the receipt of your check in the amount of $50.00 and your application to amend the land use district boundaries at Waiakoa, Kula, Maui, on behalf of Joseph & Helen A. Hew & H & L Development Co.

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. Maui Planning Dept.
cc:

Form B-24

STATE OF HAWAII

OFFICIAL RECEIPT **Nº 0942**

Land Use Commission

Department, Bureau or Commission

April 17 19 75

RECEIVED from Hicks Construction Co., Inc.

Fifty & no/100 DOLLARS

Petition for Boundary Amendment

$ 50.00

Dora Y. Horikawa

Public Accountant

7032

WALTER T. SHIMODA
ATTORNEY AT LAW
2047 WELLS STREET
WAILUKU, MAUI, HAWAII 96793

April 14, 1975

RECEIVED
APR 17 1975
State of Hawaii
LAND USE COMMISSION

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

Re: T.K. 2nd Div. 2-2-20-101

Gentlemen:

We are resubmitting the petition of Joseph and Helen A. Hew and H & L Development Co. for amendment of the Land Use Commission district boundary in connection with the above mentioned property. For this purpose, we are transmitting herewith, in duplicate, the following:

1) Petition For Amendment To The Land Use Commission District Boundary.

2) Check made by Hicks Construction Co., Inc., dated January 13, 1975, for $50.00 to cover the filing fee.

3) Tax Map showing the subject property.

4) Report of Shoma Hotta, real estate broker, showing the necessity of the subject property for the proposed use, i.e. residential subdivision.

5) Report of Norman Saito Engineering Consultants, Inc., showing that the subject property is usable and adaptable for the proposed use.

6) Letter of Hicks Construction Co., Inc., aka Hicks Homes, showing development timetable.

7) Preliminary subdivision plans.

The subject property is presently owned in fee simple by Joseph and Helen A. Hew, who have agreed to sell the same to H & L Development Co., a joint venture between Lewers & Cooke, Inc. and Hicks Construction Co., Inc., under a Deposit Receipt, Offer and Acceptance contract.

Yours very truly,

Walter T. Shimoda

WTS:swc

Encs.

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_____

A75-387

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-11 to change the district designation of the following described property from its present classification in a(n) agricultural district into a(n) rural district.

RECEIVED
APR 17 1975
State of Hawaii
LAND USE COMMISSION

Description of property:

T. M. K. 2nd Div. 2-2-20-101, area 11.60 acres

Petitioner's interest in subject property:

The undersigned Vendors are the owners and the undersigned Vendee is the purchaser.

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

The undersigned Vendee desires to acquire the property for purpose of residential subdivision.

(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.~~

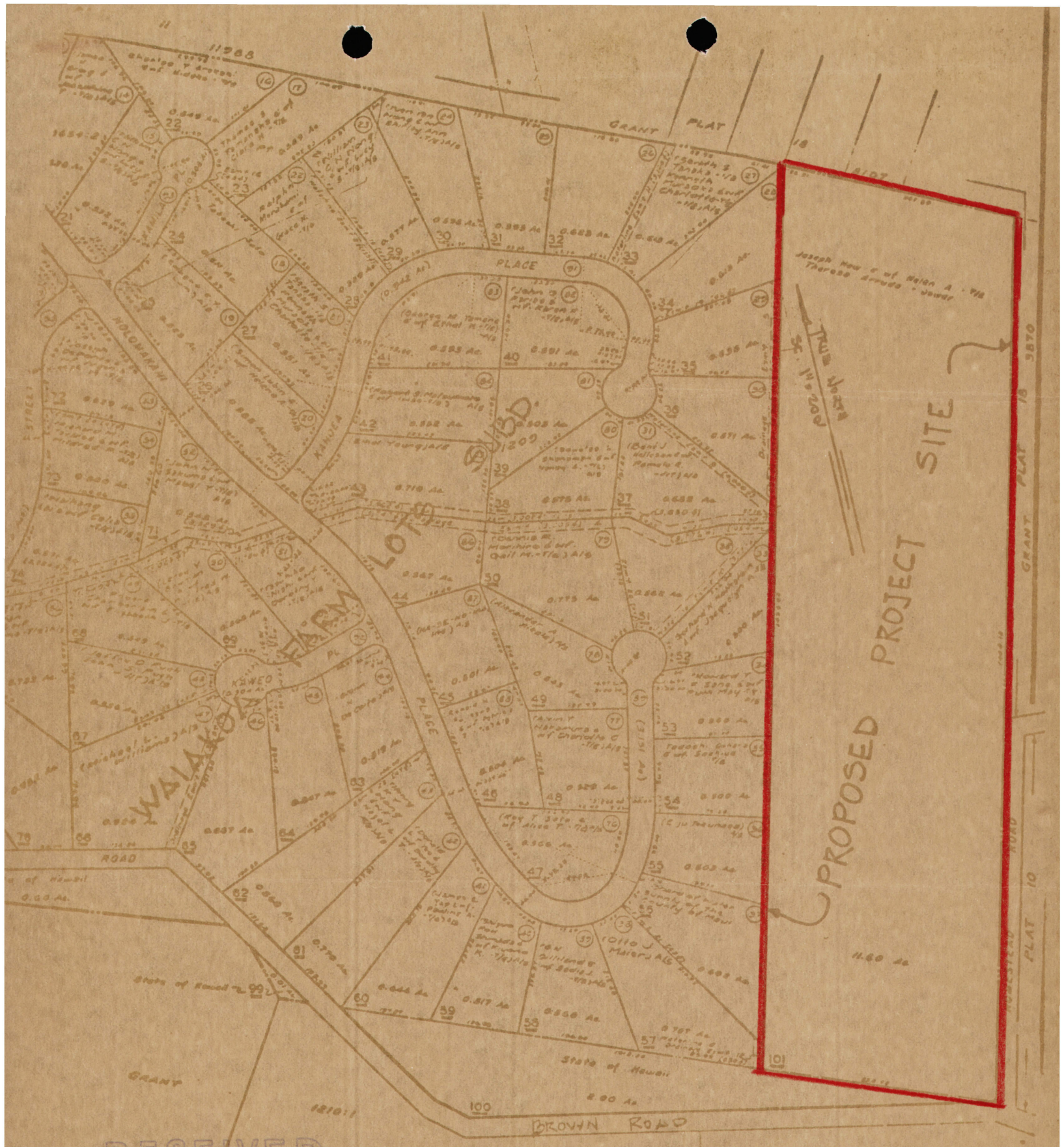
H & L DEVELOPMENT CO., a
Joint Venture between
LEWERS & COOKE, INC. and
HICKS CONSTRUCTION CO., INC.

By _____,
Its Representative
Vendee

Signature(s) _____
JOSEPH HEW
_____
HELEN A. HEW
Vendors

Address: Wailuku, Maui, Hawaii

Telephone: 244-4552



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State of Hawaii
LAND USE COMMISSION

NOTE: All lots owned by Kula Acres, Inc unless otherwise noted.
NOTE: Easements 15 to 25 incl are for Elec purpose

FOR PROPERTY ASSESSMENT PURPOSES
SUBJECT TO CHANGE

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

SECOND TAXATION DISTR		
ZONE	SEC	PLAT
2	2	20

SCALE: 1 IN = 50 FT

ATTACHMENT "A"

2810

RECEIVED
APR 17 1975
State of Hawaii
LAND USE COMMISSION

APPLICATION: Change in zoning from State Agriculture to State Rural Residential Zoning for 11.60 acre parcel of land situated at Waiakoa, Kula, Maui, Hawaii TMK: 2-2-20-101

APPLICANT: H & L Development Co., a joint venture between Lewers & Cooke, Inc. and Hicks Construction Co., Inc., both Hawaii corporations.

OWNER: Joseph Hew & wf. Helen --- 442 Lauone Street, Wailuku, Maui, HI

DESCRIPTION OF SURROUNDING AREA: The westerly and northerly boundaries of this parcel of land ajoin two existing Rural Residential Subdivisions, namely, the Waiakoa Farm Lots Subdivision (88 lots) and the Kealahou Homesteads Subdivision (36 lots), respectively. The greater part of the easterly boundary ajoins a 17.17 acre parcel of land which is also zoned Rural Residential.

AVAILABLE RURAL RESIDENTIAL PROPERTIES IN KULA: The available Rural Residential properties are concentrated in six general areas. With the possible exception of the Kimo Drive area, all of the properties zoned Rural Residential have drawbacks which would make subdivision difficult or economically unfeasible. The six areas and their adverse characteristics which may discourage subdivision are as follows:

1. Chinatown or Keokea Area: TMK:2-2-3&16 (20% of total area)
   a) The existing water distribution system, which consists of old 1", 1¼", 1½", 2", 2½", and 3" galvanized pipes, is inadequate to support new subdivisions.
   b) Generally, the terrain is too steep
   c) Existing County roads are too narrow

2. South junction of the Lower Kula Highway and the Upper Kula Road: TMK:2-2-06 (2½% of total area)
   a) The existing water distribution system, which consists of old 1", 2", and 2¼" galvanized pipes, is inadequate to support new subdivisions. Subdivision of properties in this area would involve pipeline extension of about 2000 to 2500 ft.

3. Waiakoa-Alae Area: TMK:2-2-09 (2½% of total area)
   a) Generally, the lots in the area are small already
   b) The existing water distribution system consists of only a 2" galvanized pipeline and is inadequate to support new subdivisions. Subdivision of properties in this area would also involve pipeline extension of about 2000 to 2500 ft.

4. Waiakoa-Kealahou Area: TMK:2-2-11&18 (5% of total area) --- the parcel covered by this application is located in this area.
   a) Most of the Rural Residential zoned properties are already small lots or already subdivided.

5. Lower Waiakoa-Alae Area: TMK:2-2-13 (2½% of total area)
   a) This area has potential for subdivision but would require pipeline extension of about 3000 ft which may make development economically marginal. There is a 2" & 1½" galvanized pipeline which serves only a small section of the area zoned Rural Residential.

6. Upper and Lower Kimo Drive and Crater Road Areas: TMK: Zone 2 Section 3 (67½% of total area)
   a) The area along Kimo Drive offers potential for subdivision, however, the area along the Crater Road would have serious drawbacks for development due to steepness of terrain, inadequate size water main, and limited access from the Crater Road which is controlled by the State. The Crater Road area is served by several make shift water systems from 1" to 3" size.

AVAILABILITY OF LOTS: As of February 24, 1975, there are only 16 half acre lots listed for sale with Real Estate Brokers. During the last three years, discounting small 2 & 3 lots subdivisions, there were only three new applications for Rural Residential Subdivisions for a total number of 60 lots.

NEED: Kula, with its panoramic view of the coean, mountains, and Central Maui together with its cool, mild climate is an ideal place to live especially for those who enjoy country living. As Maui continues to develop, the number of people wanting to live in Kula will continue to increase. During the initial planning to implement the Land Use Law in the early sixties, the State proposed to zone all land into three categories, namely; Conservation, Agriculture, and Urban. The Rural Residential zone was introduced as a result of protests by the people of Maui who strongly urged that the Commission consider another zoning category for those who want to live in the country, especially in Kula, but not necessarily on a farm.

The 16 half acre lots presently on the market, plus the lots that will become available as pending subdivisions are approved, are insufficient to satisfy future needs. From past experiences, it is very doubtful whether owners of undeveloped Rural Residential zoned properties will be willing to develop their lands due to the large capital required, the high cost of development, the many governmental hurdles that must be overcome, and the time involved in processing subdivisions. It is very seldom that a subdivision is processed within one year. In most cases it takes two or three years.

CONCLUSION: It is recognized that there are still many undeveloped properties with Rural Residential zoning, however, about three-fourths of the available lands are marginal for development due to either steepness of terrain or inadequate water distribution systems. Accordingly, in my opinion, there is actually a shortage of developable properties with Rural Residential zoning at the present time. For this reason and

reasons stated above, there will only be only occassional new subdivisions within the area presently zoned Rural Residential. It is also recognized that there are several existing vacant half acre parcels but the fact remains that there are only 16 of these lots for sale in spite of the fact that these lots command premium prices, and also in spite of the present depressed and uncertain economic conditions.

The property covered by this application is virtually surrounded by ½ acre lots or property zoned Rural Residential. There is an excellent view from the property and therefore it would make a beautiful subdivision. It is my understanding that the property is marginal for commercial agricultural purposes and also that the applicant will take immediate steps to subdivide the property should the application be approved.

H & L Development Co., the applicant, consists of a joint venture of two well established local firms whose primary business is in connection with building homes. It is the joint venture's intention to build houses on the lots and sell "house and lot" as a package to the general public.

In view of the foregoing, it is felt that the application should be approved.

Respectfully Submitted,

Shoma Hotta Mar 7, 1975

Shoma Hotta - Real Estate Broker

RECEIVED
APR 17 1975
State of Hawaii
LAND USE COMMISSION

ENGINEERING REPORT

ON

PROPOSED ONE-HALF ACRE SUBDIVISION

OF TAX MAP KEY 2-2-20: 101

KULA, MAUI, HAWAII

FOR

HICKS CONSTRUCTION CO., INC.

Prepared by: NORMAN SAITO ENGINEERING CONSULTANTS, INC.

KAHULUI, MAUI, HAWAII

ENGINEERING REPORT

ON

PROPOSED ONE-HALF ACRE SUBDIVISION

OF TAX MAP KEY 2-2-20: 101

KULA, MAUI, HAWAII

GENERAL DESCRIPTION:

The proposed development is a rectangular piece of land consisting of approximately 11.6 acres, located in Kula, Maui. The area is zoned for two-acre agricultural subdivision. Presently adjoining the north and west boundaries of the proposed subdivision are existing one-half acre Kealahou Farm Lots and Waiakoa Farm Lots Subdivisions.

Should the site be rezoned from two-acre agricultural to one-half acre rural, the development shall conform with the applicable subdivision standards as required by the County of Maui Subdivision Ordinance.

TOPOGRAPHY:

The proposed subdivision has an average slope of 15% grade in the mauka-makai direction. It has two local drainage ways, passing through the lot and a well-defined gulch located on the south end of the site.

The proposed subdivision may be subdivided into approximately twenty (20) one-half acre minimum lots with all lots having a buildable area of not less than one-half the lot size.

ROAD:

The proposed subdivision has access from Kekaulike Avenue through Homestead Road, a distance of approximately 1,900 feet. Homestead Road has a right-of-way width of 30 feet. The existing road width is approximately 12 feet wide.

In accordance with the County of Maui Subdivision Ordinance and preliminary verbal discussions with the Land

Use & Codes Administration, Homestead Road must be improved to a minimum width of 20 feet. No additional right-of-way aquisition should be required.

Roads within the subdivision shall have a 40 foot right-of-way and 22 foot pavement width.

DRAINAGE:

There are three natural existing drainage ways running from east to west through the site. All could be left in their natural state. The two northerly drainage ways are local and could be handled by culverts where the drainage ways cross the proposed subdivision road.

SEWER:

Since there is no sewer system in this area, cesspools shall be used.

ELECTRICAL, TELEPHONE AND STREET LIGHTING:

Electrical, telephone and street lighting may be an overhead system.

WATER:

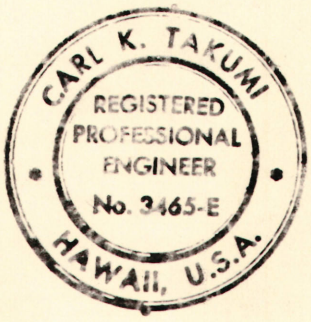
The Department of Water Supply, County of Maui, has indicated that water in this area is inadequate. However, the development may be permissible if the developer agrees to participate in up-grading the system by either installing a pump or water tank or both, as well as a pipeline supplying the site. This must be agreed to before the subdivision's water requirements can be approved. Specific committment concerning water requirements cannot be made at this time.

CONCLUSIONS:

In our opinion as Engineers, the subject subdivision is feasible and this property is usable and adaptable for the proposed use.

We are enclosing a preliminary subdivision plan of the subject property. Should rezoning for the area be approved, the basic plan shall be used for preliminary subdivision submittal. The final subdivision plan shall be contingent upon good engineering judgement and the County of Maui Subdivision Requirements.

This work was prepared by me
or under my supervision.



Carl K. Takumi 3/20/75

3/20/75

HICKS HOMES

P. O. BOX 1114
WAILUKU, HAWAII 96793

PHONE 244-0078 OR 244-4010

March 19, 1975

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

RECEIVED
APR 17 1975
State of Hawaii
LAND USE COMMISSION

Attn: Mr. Tatsuo "Tats" Fujimoto
Executive Office

Dear Sir:

This is in reference to our application filed by H & L Development Co., a joint venture between Hicks Construction Co. and Lewers and Cooke, in regards to changing zoning from State Agriculture to State Rural residential zoning for 11.60 acres parcel of land situated in Waiakoa, Kula, Maui, Hawaii, TMK: 2-2-20-101.

Approximate development time table from the time we get State Land Use Approval would be as follows:

1. Applications, engineer drawing, and whatever necessary to get County approval for the subdivision would take approximately six to eight months.

2. Bids and completion for improvements such as roads, waterlines, drainage, whatever the County of Maui would require would take approximately eight to ten months after County approval of the subdivision mentioned above.

3. Approximate construction time on building the homes would beapproximately 120 working days after each house and lot sale is made and loan commitment from Loan companies and banks is acquired.

At this time it is difficult for us to make a 100% commitment as to how many homes will be built in what length of time since this will depend on the sales, but our primary business is building homes and Lewers and Cooke is selling building materials and as with all our previous subdivisions on Maui, we have sold house and lot as package deals to the general public.

Respectfully yours,

Hicks Homes

Al Covic
Maui Branch Manager

cc: T. Nakamura, Pres.,
Hicks Contr. Co., Hon.
G. Reitow, Exv. V.P.
L & C, Hon.

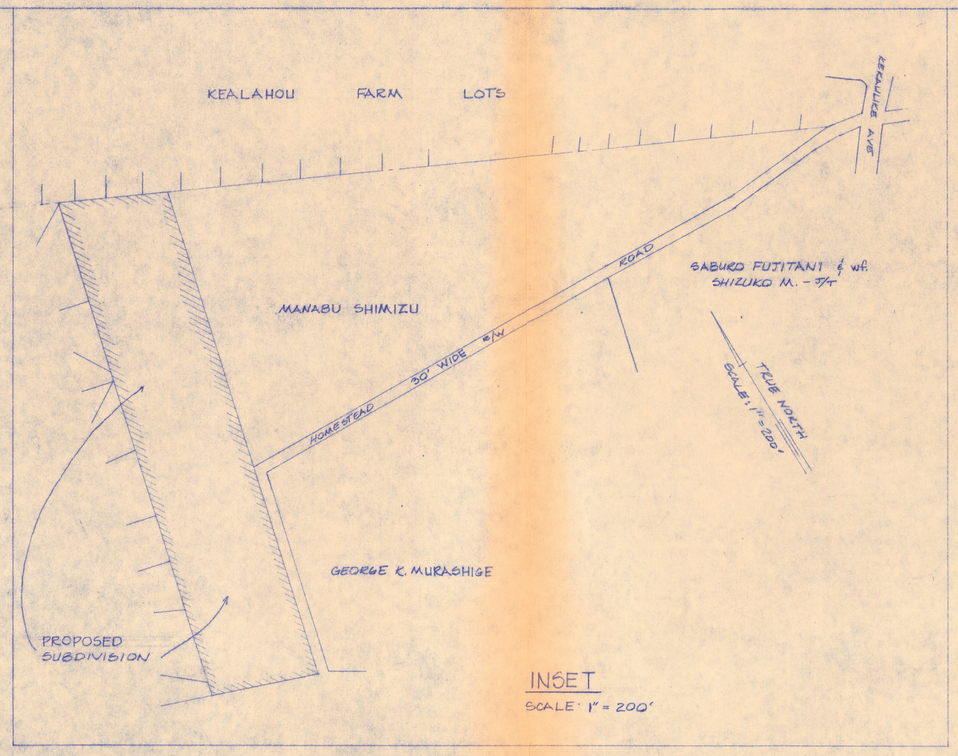
AC:dh

PRELIMINARY

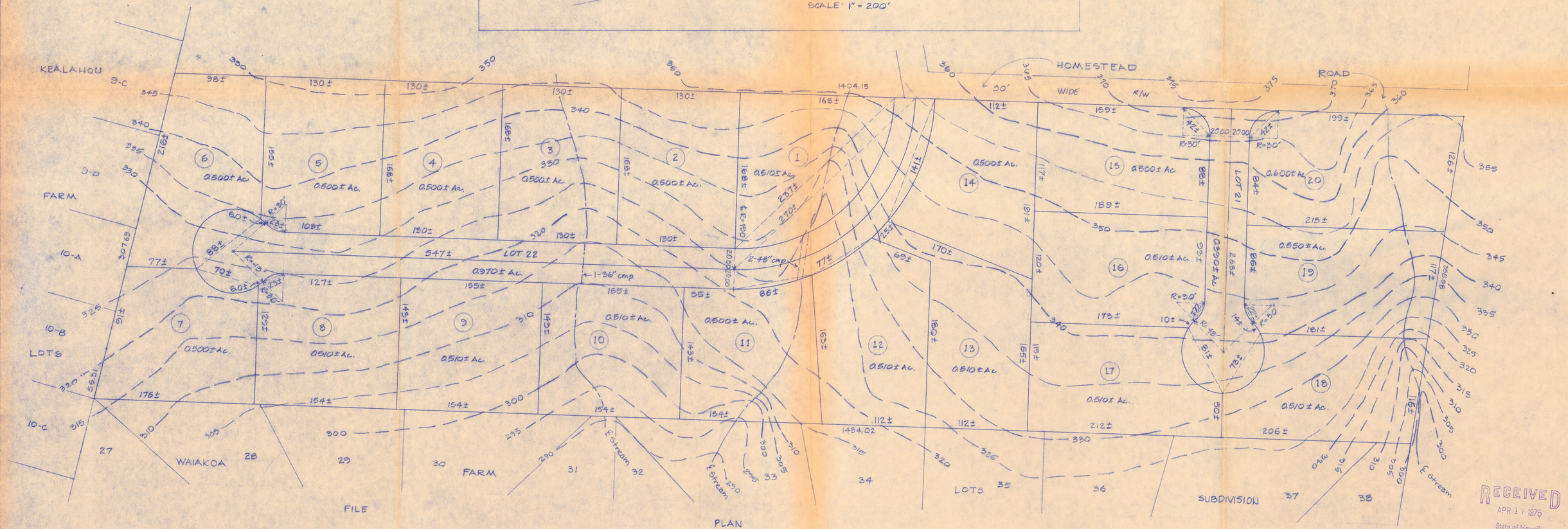
SUBDIVISION OF PARCEL 101 OF TAX MAP KEY 2-2-20 INTO LOTS 1 to 20 AND DESIGNATION OF 2 ROAD LOTS.
KULA, MAUI, HAWAII

Prepared for: HICKS CONSTRUCTION CO. LTD.
Owners: Joseph Hew & wf Helen A. 1/2
Theresa Arruda - Dower
Scale: 1 in. = 50 ft. Date: June 4, 1974
Prepared by: NORMAN SAITO
ENGINEERING CONSULTANTS INC.
WAILUKU, MAUI, HAWAII





INSET
SCALE: 1" = 200'



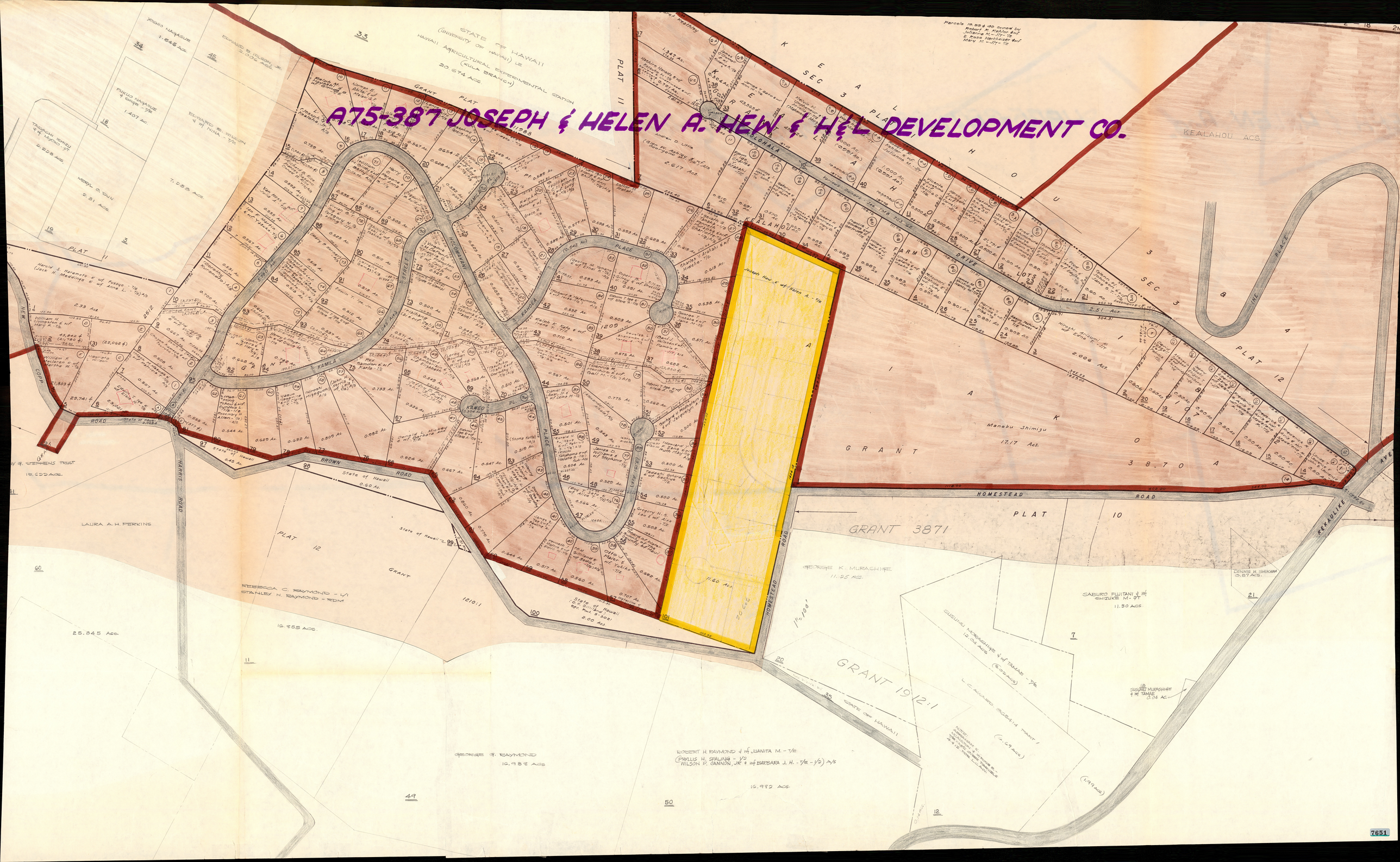
RECEIVED
APR 17 1975
State of Hawaii
LAND USE COMMISSION

TAX MAP KEY 2-2-20 PARCEL 101

FILE NO. 564

24"x36"

7650


A75-387 JOSEPH & HELEN A. HEW & H&L DEVELOPMENT CO.
STATE OF HAWAII
(UNIVERSITY OF HAWAII) LE
HAWAII AGRICULTURAL EXPERIMENTAL STATION
(KULA BRANCH)
20.674 ACS.
KEALAHOU ACS.
KEALAHOU
FARM LOTS
DRIVE
PLAT 11
PLAT 12
PLAT 10
GRANT 3870
GRANT 3871
GRANT 1912:1
HOMESTEAD ROAD
BROWN ROAD
HARRIS ROAD
KEKAULIKE AVE
KAMILA
KAWEO
PLACE
STREET
HOLOMAKANI
KAHOEA
Manabu Shimizu
17.17 Acs.
LAURA A. H. PERKINS
REBECCA C. RAYMOND - L/1
STANLEY H. RAYMOND - RDM
16.855 ACS.
25.845 Acs.
GEORGE G. RAYMOND
16.938 ACS
ROBERT H. RAYMOND & wf JUANITA M. - T/E
(PHYLLIS H. SPALING - 1/2
WILSON D. CANNON, JR & wf BARBARA J. H. - T/E - 1/2) A/S
16.982 ACS.
GEORGE K. MURASHIGE
11.25 ACS.
SABURO FUJITANI & wf SHIZUKE M. - T/T
11.30 ACS
SUSUMU MURASHIGE & wf TAMAE - T/E
12.04 ACS
DENNIS H. ISHIKAWA
0.57 ACS.
SUSUMU MURASHIGE & wf TAMAE
0.04 AC.
STATE OF HAWAII
7651

AT5-3871 JOSEPH & HELEN R. HEW & H&H DEVELOPMENT CO.

A75-387 JOSEPH & HELEN A. HEW & H&L DEVELOPMENT CO.

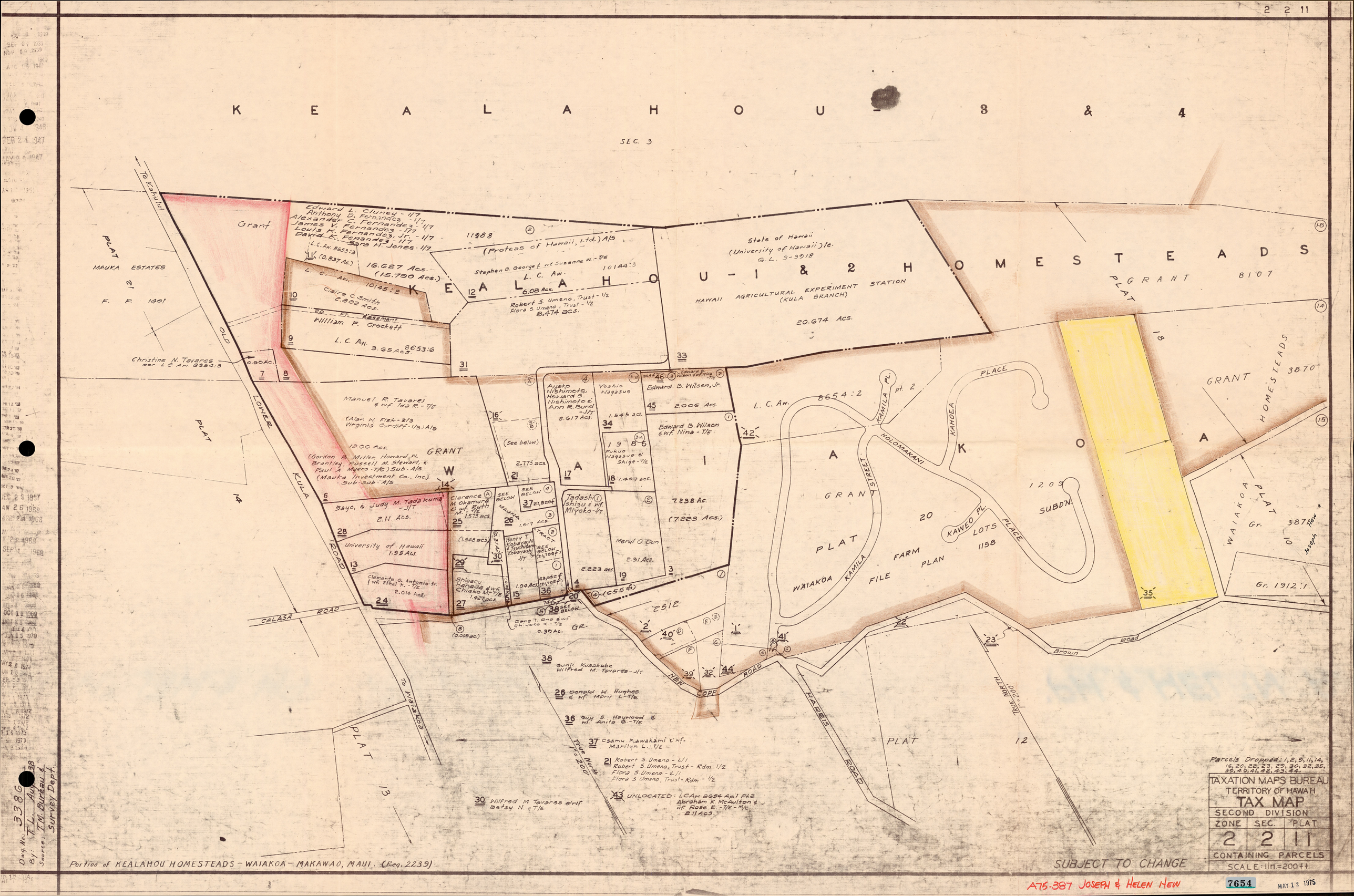
7652

7653

M-8

M-11

ALS-381 JOSEPH & HELEN A. HEM & H&L DEVELOPMENT CO.



2 2 11
KEALAHOU - 3 & 4
SEC. 3
KEALAHOU - 1 & 2 HOMESTEADS
WAIAKOA
GRANT 8107
GRANT 3870
GRANT 3870
PLAT 18
PLAT 10
PLAT 12
PLAT 13
PLAT 14
PLAT 21
MAUKA ESTATES
F. P. 1401
OLD LOWER KULA ROAD
CALASA ROAD
To Kahului
To Waiakoa
NEW COPP ROAD
HARRIS ROAD
Brown Road
HOLOMAKANI STREET
KAMILA PL.
KAHOEA PLACE
KAWEO PL.
WAIAKOA FARM LOTS
FILE PLAN 1158
SUBD'N. 1209
Edward L. Cluney - 1/7
Anthony D. Fernandez - 1/7
Alexander C. Fernandez - 1/7
James V. Fernandez - 1/7
Louis K. Fernandez, Jr. - 1/7
David K. Fernandez - 1/7
Sara H. Jones - 1/7
L.C. Aw. 8653:3
(0.837 Ac.)
16.627 Acs.
(15.790 Acs.)
L. C. Aw. 10145:2
Claire C. Smith
2.802 Acs.
20 Ft. Easement
William F. Crockett
L. C. Aw. 8653:6
3.65 Acs.
11988
(Proteas of Hawaii, Ltd.) A/S
Stephen G. George & wf. Suzanne W. - T/E
L. C. Aw. 10144:3
6.08 Acs.
Robert S. Umeno, Trust - 1/2
Flora S. Umeno, Trust - 1/2
8.474 acs.
State of Hawaii
(University of Hawaii) le.
G.L. S-3918
HAWAII AGRICULTURAL EXPERIMENT STATION
(KULA BRANCH)
20.674 Acs.
Christine N. Tavares
por. L C Aw 8654:3
0.60 Ac.
Manuel R. Tavares
& wf. Ida R. - T/E
(Alan W. Fisk - 2/3
Virginia Cardiff - 1/3) A/S
12.00 Acs.
(Gordon B. Miller, Howard W. Brantley, Russell M. Stewart, & Paul A. Myers - T/C) Sub - A/S
(Mauka Investment Co., Inc.) Sub-Sub - A/S
Ayako Nishimoto, Howard S. Nishimoto & Ann R. Burd - J/T
2.617 Acs.
Yoshio Nagasue
1.545 acs.
Edward B. Wilson, Jr.
2.006 Acs.
Edward B. Wilson
& wf. Nina - T/E
1986
Fukuo Nagasue & Shige - T/E
1.407 acs.
(See below)
2.775 acs.
Sayo, & Judy M. Tadakuma - J/T
2.11 Acs.
Clarence M. Okamura & wf. Ruth M. - T/E
1.573 acs.
SEE BELOW
MAUNA
1.017 Acs.
Tadashi Ishizu & wf. Miyoko - J/T
7.238 Ac.
(7.223 Acs.)
Meryl O. Dun
2.31 Acs.
2.223 acs.
University of Hawaii
1.95 Acs.
(1.568 acs.)
Henry T. Kobayashi & Tsuchitaro Kobayashi - J/T
TRACT
SEE BELOW
Clemente O. Antonio Sr. & wf. Ethel K. - T/E
2.014 Acs.
Shigeru Hanada & wf. Chieko M. - T/E
1.427 acs.
1.04 Acs.
43,852 f
(21,796 f)
(655 f)
2512
Gene T. Ono & wf. Chiyoko K. - T/E
0.39 Ac.
(0.005 ac.)
Gunji Kusakabe
Wilfred M. Tavares - J/T
Donald W. Hughes & wf. Mary L. - T/E
Guy S. Haywood & wf. Anita B. - T/E
Osamu Kawakami & wf. Marilyn L. - T/E
Robert S. Umeno - L/1
Robert S. Umeno, Trust - Rdm 1/2
Flora S. Umeno - L/1
Flora S. Umeno, Trust - Rdm - 1/2
UNLOCATED: LCAw. 8654 Ap. 1 Pt. 2
Abraham K. McAulton & wf. Rose E. - T/E - M/C
2.11 Acs.
Wilfred M. Tavares & wf. Betsy N. - T/E
True North 1" = 200'
Parcels Dropped: 1, 2, 9, 11, 14, 16, 20, 22, 23, 29, 30, 32, 35, 39, 40, 41, 42, 43, 44.
TAXATION MAPS BUREAU
TERRITORY OF HAWAII
TAX MAP
SECOND DIVISION
ZONE 2
SEC. 2
PLAT 11
CONTAINING PARCELS
SCALE: 1in. = 200 ft.
Portion of KEALAHOU HOMESTEADS - WAIAKOA - MAKAWAO, MAUI. (Reg. 2239)
SUBJECT TO CHANGE
Dwg. No. 3386
By: T.L. Aug. 38
Source: T.M. Bureau & Survey Dept.
A75-387 JOSEPH & HELEN HEW
7654
MAY 12 1975

2-2-10

KEALAHOU SEC. 3 & 4

To Kahului

Kula pipeline Net 1.084 acs. 0.118 ac. 0.966 ac.

Mamoru Shimizu & wf. Kiyoko -T/E

8107 (A-1) ROAD

10 & 6R.

KEALAHOU 8107 1 & 2

KOLOHALA DRIVE

Plat 9

GRANT 3870

HOMESTEAD ROAD

GRANT 1912:2

Sakuro Fujitani & wf. Shizuko 2.25 Acs. M-T/E

GR. 2830

3592

Yoshio Inouye & wf. Matsuyo 1/4

20.01 acs.

GRANT 3869

Walter T. Matsumoto & wf. Hazel T. -T/E 6.066 Acs.

L.C.Aw. 10145:2 Part 2

George K. Murashige

6.02 acs.

L.C.Aw. 10482:6 Part 2

KEKAULIKE AVENUE

Dennis H. Ishikawa 0.57 ac. L.C.Aw. 10145:1

Sakuro Fujitani & wf. Shizuko V-J-T/E

11.30 Acs. (10.72 Acs) 1/2

GR. 3213

Susumu Murashige & wf. Tamae -1/2 0.044c

GRANT 3871

George K. Murashige 11.25 Acs.

Susumu Murashige & wf. Tamae -1/2 12.04 acs. (3.20c)

L.C.Aw. 8654:4 Part 1

GR. 3882

(1.99ac)

GRANT 1912:1 (6.69acs)

(SEE NOTE)

Shigeo Maeda & wf. Fudeko T/E 1.203 Acs (1.174acs)

(0.178ac)

Susumu Nishiyama & wf. Hatsuyo - T/E 6.389 Acs.

GRANT (0.975 acs)

Susumu Nishiyama & wf. Hatsuyo E. wf. T/E 3.706 Acs (2.731 Acs)

George & Raymond 0.822ac 1210:1

L.C.Aw. 8462:3

L.C.Aw. 8462:B:3

Susumu Nishiyama GRANT 1207:1

L.C.Aw. 2383:2 3882

GR. 1207:2

L.C.Aw. 10482:3 Part 2

L.C.Aw. 10482:A Part 2

L.C.Aw. 10144:2

GRANT 3582

L.C.Aw. 8462:B:5

L.C.Aw. 7971-F:3

GRANT 3867

Ohbayashi Hawaii Corporation 17.0 acs.

LD. CT. APP. 643

Ohbayashi Hawaii Corporation

GRANT 3983

67.262 Acs.

GRANT 3384

Plat 20

Plat 12

Plat 00

Plat 08

BROWN ROAD

To Keokea

Gr.

NOTE: Abraham K. McAulton & wf. Rose E. - T/E - M/E over parcels 4 & 12 per LCAw. 8654:4 part 1.

Dropped Par. 3 into 2, 16, 8, 9, 14.

POR. OF WAIAKOA HOMESTEADS, MAKAWAO, MAUI.

SUBJECT TO CHANGE

A75 Joseph & Helen Hew and A32 Dan Cox

TAXATION MAPS BUREAU TERRITORY OF HAWAII TAX MAP		
SECOND DIVISION		
ZONE	SEC.	PLAT
2	2	10
CONTAINING PARCELS		
SCALE: 1 in = 200 ft		

MAY 12 1975

Dwg. No. : 3383
Source : Maps Bureau & Survey Dept. Reg. Map 1239
By : P.K. & L.H. Aug. 1938

JUL NOV NOV 29 1968 DEC 1 1970 DEC 16 1970 DEC 15 1972 DEC 15 1973

7655

PLAT 11

WAIAKOA FARM LOTS SUBD'N. PLAT 20 FILE PLAN 1158

HOLOMAKANI PL. KAMILA ST. HOLOMAKANI PL.

1209

To Makawao

To Makawao

LOWER KULA ROAD

OLD KULA ROAD

NEW COPE ROAD

HARRIS ROAD

BROWN ROAD

BALDWIN ROAD

HALEAKALA ROAD

To Haleakala & Kahului

Plat 10

Plat 09

Plat 02

PLAT 19

PLAT 06

To Waiakoa

To Keokea

True North

GR.

2512

1210:1

1208

1211

6690

626

L.C.Aw. 2383

L.C.Aw. 8462-B:7

L.C.Aw. 8462-B:2

3526

3853

8487

8485

3383

3 & 4

W A I A K O

A L A E

H O M E S T E A D S

Dorothy G. Stephens Trust

Laura A. H. Perkins

Laura A. H. Perkins (Lois M. Andrews) A/s

George G. Raymond

Rebecca C. Raymond -1/1
Stanley H. Raymond - Rdm.

Robert H. Raymond & wf. Juanita M. - Tte
(Phyllis H. Spalding - Tte, Wilson & Cannon Jr. & wf. Barbara J. H. - Tte - 1/2 A/s

John Miguel, Sr. Trust Est. (Glichi Inouye) l/e
5.875 acs.

John Miguel, Sr. Trust Estate (Violet A. Harris) l/e
15.125 acs.

John Miguel, Sr. Trust Est. (Edwin C. Bernhardt & wf. Margaret L. -J/T) l/e
25.71 Acs.

Ralph E. Phillips (Manouchehr Azodi) 1/2
2.874 acs.
LD Ct. App. 1203

Joseph F. Teixeira - 0.727 Ac

John Aruda, Jr. & wf. Rose D. - 1/2
2.0 Acs.

Albert De Rego & wf. Irene F. J/T
4.06 Acs.

Masaji D. Mitsumura & wf. Louise A. - T/E
0.730 Ac.

Joe Castro, Jr. & wf. Priscilla - T/E
1.064 Acs.

Richard R. Rogers & Lori Doris D. - T/E

John M. Tavares & wf. Helen P. - T/E - Rdm.
15.682 Acs.

Yolande P. Teixeira - 1/1
22.486 sf

Various Owners - See TMK 1812 '71-'72

Fredrick L. Brittain & wf. Antoinette C. - T/E
Valentine N. Colasa & wf. Cecilia V. - J/T
2.922 Acs.

Fredrick H. Ventura & wf. Cecilia O. - T/E
2.541 Acs.

Frederick Ventura & wf. Rosalie - 1/1
(Kenneth H. Ventura & wf. Patricia P. - T/E) Rdm

Rosemary V. Parris & hsb. Walter W. Parris, Jr. - T/E
2.065 Acs.

Carolene G. Wrenn
14.75 Acs.
(10.0 Acs.)

Carolene G. Wrenn
(4.75 Acs.)

Holly D. Oliver
3.730 Acs.

George E. Jacintho & wf. Agnes Jacintho - Ten.
7.212 acs.

Rosa F. Jacintho - 1/1
Lucy J. Amuro - Rdm.
0.39 Ac.

Albert De Rego, Jr. & wf. Rose R. - T/E

Lucy J. Amuro
7.70 Acs.

Allie Freitas
Chester S. Freitas - J/T
2.000 Acs.

Stephen Perreira & wf. Mary P. - T/E
4.786 Acs.

Stephen Perreira & wf. Mary P. - T/E
3.608 Acs

Anna Rodrigues
9.737 acs.

Jeanette T. Vares & hsb. Patrick - T/E - Rdm.
John M. Tavares & wf. Helen P. - J/T

2.086 acs.
(2.043 ac)
(0.043 ac)

Carl E. Reinhardt
3.126 Acs.

A. William Barlow
3.077 Acs.

Norbert M. Tavares & wf. Jane C. - J/T
1.560 Acs.

Carl E. Reinhardt - (John L. Tyrrell) A/s

Various Owners See TMK 1812 '35-'36

Shigeo Morihara & wf. Teruko - T/E
11.662 sf

State Of Hawaii
0.50 ac.

State of Hawaii
0.08 ac.

State of Hawaii
0.01 ac.

See Below
0.761 ac.
(0.674 ac)

Ululani Thomas
James K. Ah Sam
Patrick H. Ah Sam
Mahealani Ah Sam
Victoria G. Ah Sam - Dec'd.
Victoria Goodness - 1/2

Joseph A. Siaga
(Fredrick Simoich, Jr. & wf. Alice L. J. - T/E) A/s
2.446 Acs.
LD Ct. App. 1203

(See Below) Po. 5988f

NOTE: Parcels 56, 57 owned by D. B. Lybarger & wf. Patricia A. - T/E

59 Andrea D. Galla & wf. Pastoria D. - T/E - 1/2
(Manuel S. Molina) A/s
Manuel S. Molina - 1/2

58 Adrian D. Gibson & wf. Tai S. - T/E

15 Rosa F. Jacintho - 1/1
Lucy J. Amuro - Rdm.
0.39 Ac.

54 Albert De Rego, Jr. & wf. Rose R. - T/E

Dropped: 16, 48, 42, 17, 32, 30, 33.

TAXATION MAPS BUREAU
TERRITORY OF HAWAII
TAX MAP
SECOND DIVISION

ZONE	SEC.	PLAT
2	2	12

CONTAINING PARCELS
SCALE: 1 in. = 200 ft

Dwg. No. 3383
Source Tax Maps Bureau & Survey Dept. Key Map 22-39
By P.K. & L.H. July 1938

POR. OF WAIAKOA - ALAE 3 & 4, MAKAWAO, MAUI.

SUBJECT TO CHANGE

A75-387 JOSEPH & HELEN HEEW & H & L DEV. CO. MAY 12 1975

7656

A75-386 AMFAC COMMUNITIES

STATE OF HAWAII
(PIONEER MILL CO, LTD.) Ie
1,098.700 Acs.

4-5-21: 3

STATE OF HAWAII
DEPT. OF EDUCATION
LAHAINALUNA HIGH SCHOOL

STATE OF HAWAII
(PIONEER MILL CO., LTD.) Ie
87,832 ACS

13

STATE OF HAWAII COUNTY BD. OF WATER SUPPLY-EXPLORATORY WELL SITE
4.251 ACS.

17

BERNICE PAUAHI BISHOP ESTATE
(PIONEER MILL CO., LTD.) Ie:G
12.733 ACS.

14

B. P. BISHOP ESTATE
(PIONEER MILL CO., LTD.) Ie.
1,183.50 Acs.

4-6-18: 3

TRUE NORTH
1" = 200'

7657

A75-386 AMFAC COMMUNITIES

A

U

C

U

C

U

U

A

C

A

C

7658

7659

PAR-286 AMPAC COMMUNITIES