

Kurasaki, Juichi & Kinu

SP(T) 62-10



STATE OF HAWAII
LAND USE COMMISSION

426 Queen Street
Honolulu, Hawaii

LUC File SP(T) 62-10
Applicant(s) Juice & Kinu Kurasoni
Public Hearing at Wailuku, Maui
on August 2, 1962

SPECIAL PERMIT

The Land Use Commission of the State of Hawaii, pursuant to hearing and consideration required by the provisions of Act 187, SLH 1961, hereby grants special permission to use the following described property:

(County) of Maui (Island) of Maui
TMK 3-3-01: 45

for the following purpose(s):


Build and operate a restaurant: specifically, as a Steak House.

subject to the following conditions, in the interest(s) of proper commercial development for the area, community appearance, convenience and safety:

1. That approval of the County of Maui be secured for all structures and improvements, and for siting, arrangement and exterior design of same; for design of vehicular access, egress, circulation and parking layout; and for landscaping; and
2. That the County of Maui may require and specify adequate utilities and adequate offstreet parking to serve the approved uses, and may require that the property be landscaped in keeping with the surrounding area, and to screen unsightly areas from public view.

NOTE: This permit is granted with the understanding that additional public facilities and services, in the form of roads, domestic water, police and fire protection, etc., may not be made available to this area for a number of years in the future.

(Signed)



R. J. DARNELL

(Title)

EXECUTIVE OFFICER

Date of Grant August 21, 1962

NOTE: Parcel is within LUC Urban boundary (FINAL)

SPECIAL PERMIT CHECK SHEET

LUC File SP(T)- 62-10

Petitioner: Juichi & Kinu Kurasaki County Maui

0976

Key 3-3-01:45

Date petition and fee received: 6-8-62

Suspense date for LUC action: _____

Date LUC survey 7-18-62

Notices of hearings

<u>Dates</u>	<u>Publication</u>
<u>7-13-62</u>	<u>Honolulu Advertiser</u>
<u>7-13-62</u>	<u>Honolulu Star Bulletin</u>
<u>7-13-62</u>	<u>Maui News</u>

Hearings

<u>Date</u>	<u>Place(s)</u>	<u>By</u>
<u>6-26-62</u>	<u>Maui Plan. Comm. Chamb.</u>	<u>Maui P & TC.</u>
<u>8-2-62</u>	<u>Chambers Maui Bd Sep.</u>	<u>LWE</u>

Actions

<u>Dates</u>	<u>Actions</u>	<u>By</u>
<u>6-26-62</u>	<u>APPROVAL RECOMMENDED</u>	<u>MAUI P & TC</u>
_____	_____	_____
_____	_____	_____

Notes:

6 7-18-62: STAFF INSPECTION: DARNELL

STATE OF HAWAII
LAND USE COMMISSION

426 Queen Street
Honolulu, Hawaii

This space for official use

Date Application and Fee
received by LUC _____

RECEIVED
JUN 8 1962

APPLICATION FOR SPECIAL PERMIT

(I) (We) hereby request approval of a special permit to use certain property located in the County of MAUI, Island of MAUI, Land Use Commission Temporary District Boundary map number and/or name M-5, MAUI ISLAND, for the following-described purpose:

Constructing building and operating an eating establishment specifically as a STEAK House.

Description of property:

TAX KEY 3-3-01-45-14c

Lower Waiehu, Maui, Hawaii

Petitioner's interest in subject property:

OWNERS

Petitioner's reason(s) for requesting special permit:

Signature(s)

Juichi Kurasaki
Juichi Kurasaki

Kinu Kurasaki
Kinu Kurasaki

Address: Lower Waiehu, Maui, Hawaii

Telephone: 333-713

This space for official use

The property is situated in a(n) AGRICULTURAL district, whose regulations adopted by the Land Use Commission prohibit the desired use.

Signature(s)

William M. Muleady

For (agency)

LAND USE COMMISSION

STATE OF HAWAII
LAND USE COMMISSION

426 Queen Street
Honolulu, Hawaii

This space for official use

Date Application and Fee
received by LUC _____

RECEIVED
JUN 1964
LAND USE COMMISSION

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OWNERS

Petitioner's reason(s) for requesting special permit:

Signature(s) Juichi Kurasaki
Kinu Kurasaki
Juichi Kurasaki
Kinu Kurasaki

Address: Lower Waiehu, Maui, Hawaii

Telephone: 333-713

This space for official use

The property is situated in a(n) Agricultural district, whose regulations adopted by the Land Use Commission prohibit the desired use.

Signature(s) W. M. Muello

For (agency) Land Use Commission

NOTICE OF PUBLIC HEARING

TO CONSIDER PETITIONS FOR TEMPORARY DISTRICT
BOUNDARY CHANGE AND APPLICATION FOR SPECIAL
PERMIT WITHIN THE COUNTY OF MAUI, BEFORE THE
LAND USE COMMISSION OF THE STATE OF HAWAII

NOTICE IS HEREBY GIVEN of the public hearing to be held by the Land Use Commission of the State of Hawaii in the Chambers of the Maui County Board of Supervisors, Wailuku, Maui, on August 2, 1962 at 8:00 p.m., or as soon thereafter as those interested may be heard, to consider petitions for Temporary District Boundary change and application for Special Permit within the County of Maui as provided for in sections 6 and 7, Act 187, Session Laws of Hawaii 1961. Temporary District Boundary change petitions to be heard are:

<u>Petitioner</u>	<u>Tax Map Key</u>	<u>Permission Requested</u>
East Maui Irrigation Company	2-8-08: por. 7 (that portion being 1030.00 acres, more or less, bounded by the east pali of Halehaku stream, and Honopou stream; and between the mauka side of Lowrie ditch and the centerline of the New Hamakua Ditch Trail)	Change from a Conservation district to an Agricultural district classification.
Loyalty Enterprises, Limited	2-1-08: 42 (Wailea)	Change from an Agricultural district to an Urban district classification.
Frank and Jessie Munoz	2-3-33: 19,15,16,18 (Pukalani)	Change from an Agricultural district to an Urban district classification.
County of Maui Planning and Traffic Commission	2-3-11: 20,73 2-3-33: parcels 1 through 18 inclusive and 2-3-33: 20,21 (Pukalani)	Change from an Agricultural district to an Urban district classification.

Special Permit Application to be heard is:

<u>Petitioner</u>	<u>Tax Map Key</u>	<u>Permission Requested</u>
Juichi & Kinu Kurasaki	3-3-01: 45 (Lower Waiehu)	Build and operate a restaurant: specifically, as a Steak House.

Maps showing the areas under consideration for Temporary District Boundary change and the area under consideration for Special Permit and copies of the rules and regulations governing the applications for the above are on file in the offices

of the Maui County Planning and Traffic Commission and the Land Use Commission and are open to the public for inspection during office hours.

All written protests or comments regarding the above petitions for Temporary District Boundary change and the application for Special Permit may be filed with the Land Use Commission, 426 Queen Street, Honolulu, Hawaii, before the date of public hearing, or submitted in person at the time of the public hearing or, regarding Temporary District Boundary change petitions only, up to fifteen (15) days following this public hearing.

LAND USE COMMISSION

E. C. Bryan, Chairman
E. C. BRYAN

R. J. Darnell, Executive Officer
R. J. DARNELL

(Legal ad - 2 cols. w/border)
(To appear on July 13, 1962)
(HONOLULU ADVERTISER)
(HONOLULU STAR-BULLETIN)
(MAUI NEWS)

STATE OF HAWAII
DEPARTMENT OF PLANNING & RESEARCH
HONOLULU, HAWAII
MEMORANDUM

Date 3-13-62

To RJD

From Wm

Subject LOWER WAIEHU, MAUI: TSUNAMI INUNDATION

TSUNAMI RESEARCH BU. (DOCK COX) SHOWS THE AREA SUBJECT TO TSUNAMI INUNDATION AS BEING ALL LAND MAKAI OF THE BEACH ROAD.

CRITERIA USED IN DELINEATING THIS AREA ARE FOUND ON PAGE 10 OF 'POTENTIAL TSUNAMI INUNDATION AREAS IN HAWAII, D.C. COX, 1962', WHICH I HAVE.

THERE IS RECORD OF FLOODING IN THIS AREA DURING THE 1946 WAVE, BUT NO RECORD OF DAMAGE.

POTENTIAL TSUNAMI INUNDATION AREAS IN HAWAII

by
DOAK C. COX

Tsunami Research Program
Hawaii Institute of Geophysics
University of Hawaii



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**POTENTIAL TSUNAMI
INUNDATION AREAS
IN HAWAII**

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ABSTRACT

The delineation of zones to be evacuated at times of tsunami warnings involves administrative and logistic problems, but must be based fundamentally on an understanding of areas in which there is the potentiality of inundation by tsunamis. In the study reported here, areas have been outlined along the shores of the major Hawaiian Islands in which the risk of inundation by tsunamis appears sufficient, on the basis of certain criteria checked against the historical record, to justify their evacuation.

The areas subject to inundation have been outlined with the recognition that reefs and lowlands traversed by tsunamis reduce the heights to which the waves finally wash. The criteria used assume a height to which the waves would wash on a hypothetical vertical cliff at a certain base depth of water, and a linear decline in runup height inland from that depth. Exceptionally gradual slopes offshore from the selected base depth are recognized as causing additional reduction in runup. The decline in runup height is assumed to start at the mouth of narrow channels. The boundaries obtained lie above and inland of recorded inundation limits by suitable margins of safety in all but a few especially susceptible areas, in which safe boundaries have been drawn subjectively. Because of the great logistics problems in evacuating certain southwestern coasts and the infrequency of tsunamis from the southwest, special treatment has been given to the southwest coasts. For tsunamis approaching from directions other than southwest, the relative protection of these coasts is recognized by a reduction of the assumed wave height along them.

The frequency and severity of possible effects obviously vary across the area of potential inundation. No single tsunami is expected to wash over the entire area. Although at their boundaries the potential inundation areas may be no more than barely wet, the adoption of these boundaries as the limits of evacuation zones allows a desirable margin of safety. The surfaces to which the waves may wash may also logically be adopted as upper limits to which evacuation need proceed, in buildings that can be considered competent to withstand the attack of the waves.

The potential inundation areas must be considered subject to more precise delineation in the future as knowledge of tsunamis is increased.

PURPOSES OF REPORT

The purposes of this report are to describe the shoreline areas in Hawaii that are subject to risk of inundation* by tsunamis sufficient to justify their evacuation during tsunami warning periods, and to discuss the criteria used in delineating these areas.

Warnings of all tsunamis of significance in Hawaii since 1946 have been issued by the Honolulu Magnetic Observatory of the U. S. Coast and Geodetic Survey, and transmitted to the public by the Hawaii State Civil Defense Agency, its County counterparts, and the County Police systems. Without question the casualty rate from these tsunamis has been reduced by the operation of this warning system. Nevertheless, the casualties occurring during the May 1960 Chilean tsunami indicated that there was room for improvement of this system in its effectiveness in inducing people to take proper precautionary measures.

A number of factors limited the effectiveness of the warning system, including two having direct bases in geophysics. One was the large prior ratio of warnings to damaging tsunamis, which limited the confidence of the public in the warnings. This ratio can be reduced significantly only by increases in fundamental geophysical knowledge of tsunamis. In the meantime its effects can be countered by education of the public as to the risks and the self-protective measures urged. The other factor was the lack of definition of areas subject to risk. Analysis of the behavior of people in Hilo in response to the tsunami warning (Bonk et al, 1960) indicates that 10 percent (29 out of a sample of 294) of the people who escaped from the area affected by the tsunami did not evacuate in advance, even though hearing the siren warning, because "they believed themselves to be in a safe area."

Actually the descriptions of Civil Defense action signals published in some telephone books and printed on posters have contained the following instruction, or a similar one, to be followed at the time of a tsunami warning: "Evacuate coastal areas where the elevation is less than fifty (50) feet above sea level." Rarely, however, have broadcasts at the time of tsunami alerts gone beyond instructions to evacuate "coastal areas." In some areas, for example Honolulu, the area below the 50-foot elevation would include a vastly larger area than that for which evacuation has ever been attempted, from which evacuation could not be effected within the time limits of most warnings, and in most of which evacuation is not justified by the risk. "Whether by accident or in ignorance, some areas which could have been affected by a tsunami have, during some alerts, received no special warnings by wardens or police, and other areas which could not conceivably be affected by a tsunami have, in some alerts, received mobile siren or other special warnings" (Tsunami Rev. Comm., 1960). The lack of a clear definition of evacuation areas, and the inclusion during some warnings of

*Inundation is used in this report to mean flooding or overflowing with no necessary implication of great depth or damage.

some areas which the inhabitants considered, rightly or wrongly, to be beyond the zone of risk, have undoubtedly contributed to the lack of public confidence in the warning system.

The delineation of potentially affected areas is essential in all kinds of disaster warnings, whether natural, as tsunamis and typhoons, or man-created (Williams, 1957; Anon., 1959). One of the recommendations of the Geophysical Society of Hawaii Tsunami Warning System Review Committee (1960) reads as follows: "There is now a considerable amount of information on heights to which past waves have washed and areas covered, particularly for the tsunamis of 1946, 1952, 1957 and 1960. The details of intensity variation of tsunamis are not sufficiently understood to permit safe prediction of local effects, even if time were available to work out and broadcast each local prediction of safe general inland limits to areas which should be warned. It is recommended that conservative limits be explicitly outlined with the best geophysical advice available for the guidance of police and wardens." It was in response to this recommendation that the study leading to this report was undertaken.

The outlining of evacuation zones, as such, involves administrative and logistic as well as geophysical questions, and must in the final analysis be done under the authority of the agencies responsible for evacuation. The basic problem, however, is the geophysical one of the delimitation of the areas likely to be affected by future tsunamis.

Because of the immediate practical requirements, a higher importance has been placed on early completion of the description of areas of potential inundation than on the utilization of all of the knowledge that conceivably could be brought to bear on their delineation. For reasons to be discussed, the maximum feasible accuracy of prediction of the extent of inundation is small, in any case. Therefore, a margin of safety has to be allowed.

It should be recognized on the one hand, that the areas outlined must, of necessity, be larger than those that will be inundated by any single tsunami, even the largest one reasonably liable to occur. On the other hand, it is conceivable that they may in places be exceeded at some time. For example, a tsunami generated immediately off the shore of one of the islands might conceivably, on the closest part of the coastline, wash much farther inland than the limits outlined. However, the warning system would be incapable of giving a warning to such a coastline because of insufficient time. Certain areas have been recognized as being especially susceptible to tsunami runup and inundation, and special allowance has had to be made for them in this study. It is possible that other particularly susceptible areas, not presently identifiable, may be pointed up in future tsunamis with different azimuths of approach or other characteristics.

With all these considerations, the areas outlined in this study may best be defined as those in which the risk of inundation

by tsunamis appears sufficient, on the basis of certain criteria checked against the historical record, to justify their evacuation at times of tsunami warnings.

RUNUP AND INUNDATION RECORDS

The primary bases for estimating the extent of coastal areas in Hawaii liable to inundation by tsunami, are the records of runup and inundation during the following four tsunamis:

<u>Date</u>	<u>Origin</u>	<u>Earthquake Magnitude</u>	<u>Runup Records in Hawaii</u>	<u>References</u>
1 Apr. 1946	Eastern Aleutians	7-1/2	All major islands	Macdonald <u>et al</u> , 1947 Shepard <u>et al</u> , 1950
4 Nov. 1952	Kamchatka	8-1/2	Hawaii	Macdonald and Wentworth, 1954 (manuscript)
9 Mar. 1957	Central Aleutians	8	(Oahu (Hawaii (Kauai, Oahu, (Maui	Fraser <u>et al</u> , 1959 (manuscript)
23 May 1960	Chile	3-1/2	(Hawaii (Kauai, Oahu, Maui	Eaton <u>et al</u> , in press Cox and Mink, in press

The records of runup heights in the four measured tsunamis show a great deal of variation from place to place and from tsunami to tsunami as a result of the varying effects of the several factors listed previously. There is no reason to suppose that the patterns of highs and lows in the runup heights recorded so far will be followed in detail in future tsunamis, most of which will differ somewhat from these four in direction and character. Fortunately, however, these four tsunamis are well distributed over the sectors of the Pacific rim from the directions northwest through northeast to southeast from which all of the major tsunamis have reached Hawaii, as least during the 142 years of recorded history (Shepard et al, 1950). Furthermore the earthquakes associated with these tsunamis were large ones. There is little to suggest that any of the earlier tsunamis in the historical record were significantly larger in Hawaii than any of these four.

Gutenberg and Richter (1949) have shown that the frequency of shallow focus earthquakes drops off very markedly above magnitude 3-1/4, no quake recorded having had a magnitude of more than 8.6, although the Lisbon earthquake of 1765 possibly had a magnitude between 8-3/4 and 9. If the correlation between tsunami magnitude and associated earthquake magnitude derived empirically by Iida (1953) may be considered valid, this means that the frequency of tsunamis larger than those of the period of observation in the Hawaiian Islands, or even larger than those since 1946, is likely to be very small.

FACTORS INFLUENCING RUNUP AND INUNDATION

Many factors influence the height to which waves of a tsunami will run up a shore and the area which will be inundated along a particular part of a coast in the Hawaiian Islands:

- a. The magnitude and character of the displacement of the sea floor by which the tsunami is generated (Iida, 1958).
- b. The distance between the area of generation and the Islands (Van Dorn, 1959).
- c. The orientation of the particular part of the coast with respect to the direction of wave origin (Shepard et al, 1950; Van Dorn, 1959).
- d. The influence of submarine topography, controlling refractive and diffractive convergence and divergence of energy between the area of generation and the Islands (Shepard et al, 1950; Van Dorn, 1959; Cox, 1948).
- e. The configuration of the shoreline and the topography immediately above and below, controlling resonance effects (Munk and Snodgrass, 1960) and other effects of reflection and interference (Peroud, 1957).
- f. The presence or absence of coral reefs or breakwaters in the water, and the stage of the tide at the time of arrival of the tsunami, controlling frictional effects and back reflection before the waves reach shore (Shepard et al, 1950).
- g. The submarine slope, controlling bore formation.
- h. The degree of roughness provided by buildings, trees, or other obstructions on land, and the width of lowland, controlling frictional effects (Shepard et al, 1950).
- i. The height of storm waves at the time of the tsunami and the exposure of the particular place on the coast to them (Shepard et al, 1950).

Theoretical understanding of the operation of these factors is generally lacking. The effects of few of them have been studied quantitatively, and the results of such quantitative studies as have been made do not permit the estimation of the expectable height of runup or width of inundation with any very useful degree of accuracy. To attempt to evaluate these factors further will be an important part of the future work of the Tsunami Research Program. In the meantime a more empirical base must serve for the delineation of areas of potential inundation.

CRITERIA FOR DELINEATING POTENTIAL INUNDATION AREAS

The general features in the pattern of runup and inundation

that have persisted through all of the recorded tsunamis indicate local causes of susceptibility or protection, not materially varying in their effectiveness with direction of approach, that should be taken into account in estimating potential inundation areas. The overall maxima suggest the maximum limits of potential inundation. However, the recorded maximum runup and inundation cannot be trusted in detail as safe guides for the future. Criteria were, therefore, sought by which the long-term limits of potential inundation might be estimated, with the necessary safety margin. These criteria had to be simple, applicable objectively, and so far as possible theoretically reasonable and empirically valid.

The simplest, most nearly qualifying criterion was suggested by the great influence of reefs and lowland areas in reducing the height of runup. The most marked and consistent minima of runup observed in the tsunamis since 1946 were those in Kaneohe Bay, where the barrier reef, well off shore, reduced heights to 2 feet or less, and Pearl Harbor, where the runup was reduced to less than a foot by passage of the waves across the great distance from the narrow entrance to the head of the harbor, and their spreading out inside. In many places reduction of the altitude of the wave crests as they moved over land was recorded by their marks on the walls of valleys or on trees and other obstructions passed by them.

Bottom friction is certainly not as effective in shallow water as on land and there must certainly be great differences between the effects of smooth surfaces and areas of buildings and trees. However, for simplicity and expediency it was decided as a first step to refer all the effects to a single parameter, the width of the zone across which the waves would move from some arbitrary starting point in the ocean. To allow for the effect of the reefs, the arbitrary starting point chosen was the 10-foot depth below mean lower low water, which could readily be interpolated from inshore bathymetric contours shown on many of the newer U. S. Geological Survey topographic quadrangles of the islands. It was found by trial that an assumed 50-foot runup height for zero width, with a one percent decline with distance traversed, would provide an estimate of potential width of inundation area and height of runup that appeared reasonable when compared with the records. The principles involved in the construction are shown in figure 1.

On the southwestern shores of the Islands, although the resulting estimates of runup and inundation seem reasonable enough for tsunamis from the southwest having the magnitudes of the recorded tsunamis from the northeast, they were clearly overly protective for tsunamis from the north and east. In view of the enormous practical problems in the evacuation of urban areas on the southwest coasts, particularly in Honolulu, and the demonstrable infrequency of tsunamis from the southwest, other similar criteria were tried for the southwestern areas. The most suitable was an assumed 30-foot runup height for zero width, with again a one percent decline with width traversed.

The same criteria were found to apply best in the vicinity of bays and harbors with narrow entrances if the traversed width

were measured from the channel entrance. In general channels 2000 feet wide, or less, were defined as "narrow," but the 2600-foot entrance to Kaneohe Bay obviously is not sufficiently wide to permit much tsunami energy to enter the Bay, considering its area.

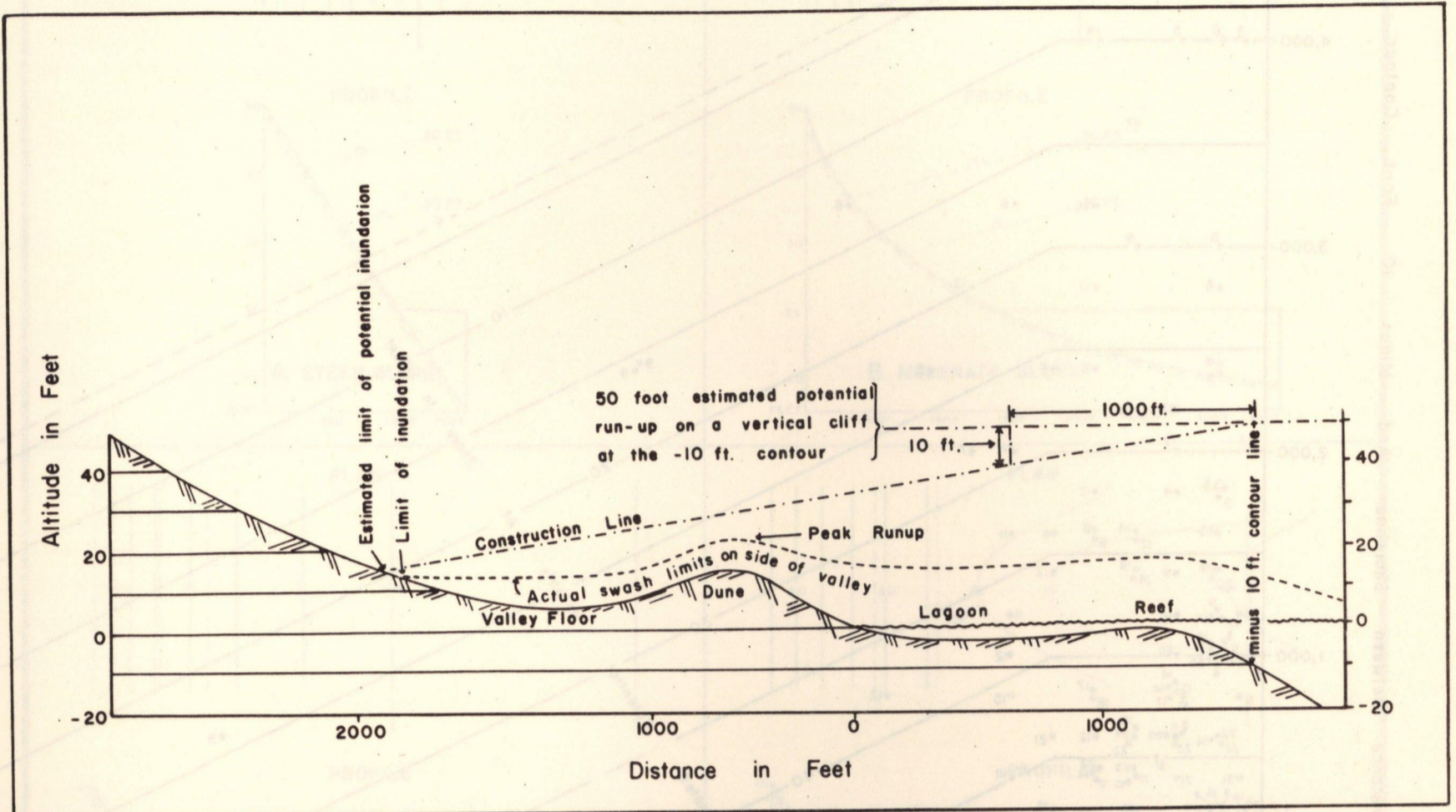


Fig. 1 Typical inundation pattern in a valley fronted by a dune ridge and reef, showing means of construction of limit of potential inundation.

Along a few coasts on Oahu areas of reef of considerable width but at depth greater than 10 feet appear to be effective in reducing the height of the waves. Figure 2 indicates the relation between runup heights and width from the minus 10-foot to the minus 20-foot contour as well as from the shoreline to the minus 10-foot contour. The potential inundation boundaries were improved in the areas of considerable width of deeper reef by considering that widths between the 10-foot and 20-foot contours below mean sea level in excess of 1000 feet would have half as much effect in reducing runup height as widths traversed inshore of the 10-foot contour.

Some inundation and runup may be expected even in the deepest bays and harbors--those in which, by the criteria discussed above, there would be no effects. Considering the records in places like Kaneohe, Pearl Harbor and a number of estuaries, it seems safe to consider generally that such effects might reach a maximum height of 4 feet above mean sea level where they would not be estimated higher by the other criteria. Arbitrarily it has been assumed that the water will not inundate an area more than 400 feet wide in such places.

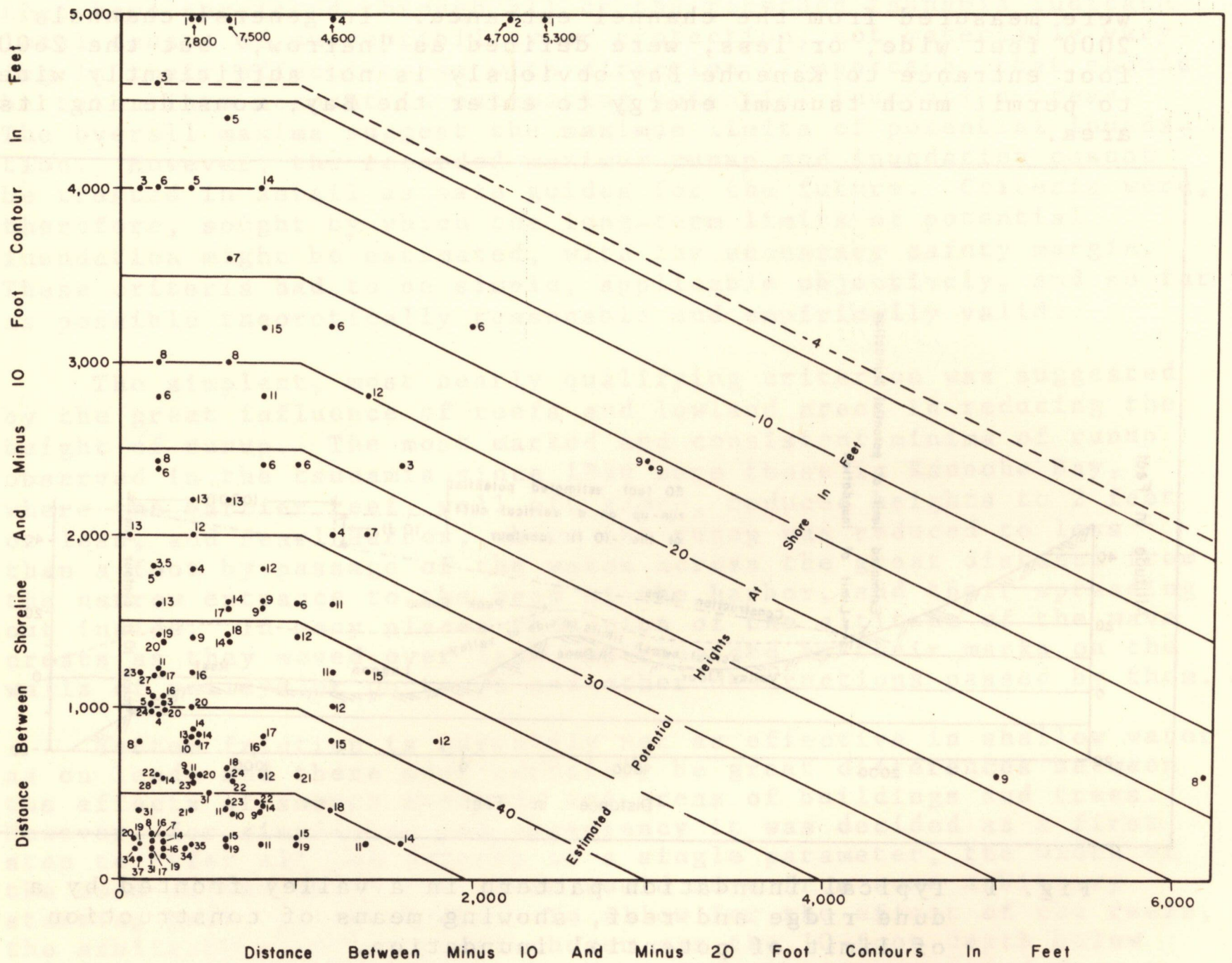


Fig. 2 Maximum runup heights of tsunamis of 1946, 1952, 1957, and 1960 in relation to distances between shoreline, minus 10-foot, and minus 20-foot contours.

Diagrams illustrating the construction of the limits of potential inundation in typical coastal areas by the use of these criteria are shown in figure 3.

In a few areas the historical records indicate that the normal criteria would not provide a sufficient margin of safety. In Hilo and Kahului, particularly, the area actually inundated by the May 1960 tsunami was in places wider than the potential inundation area estimated by the normal criteria. The boundaries of the potential inundation areas in these places were adjusted to afford an appropriate margin of safety and then checked with geophysicists familiar with the behaviour of the tsunami in those places. Less important special adjustments were made on the outer shores of Wainiha Bay, Kauai, because of extreme heights measured there in 1957 by E. D. Broadbent; at Nawiliwili, Kauai, because of excessive heights at the head of the bay in 1946; along the estuaries connecting with Kaiaka Bay, Waialua, Oahu, because of bore development there in 1952 and 1957; at Iroquois Point, west of the Pearl Harbor entrance on Oahu, because of excessive heights measured there by

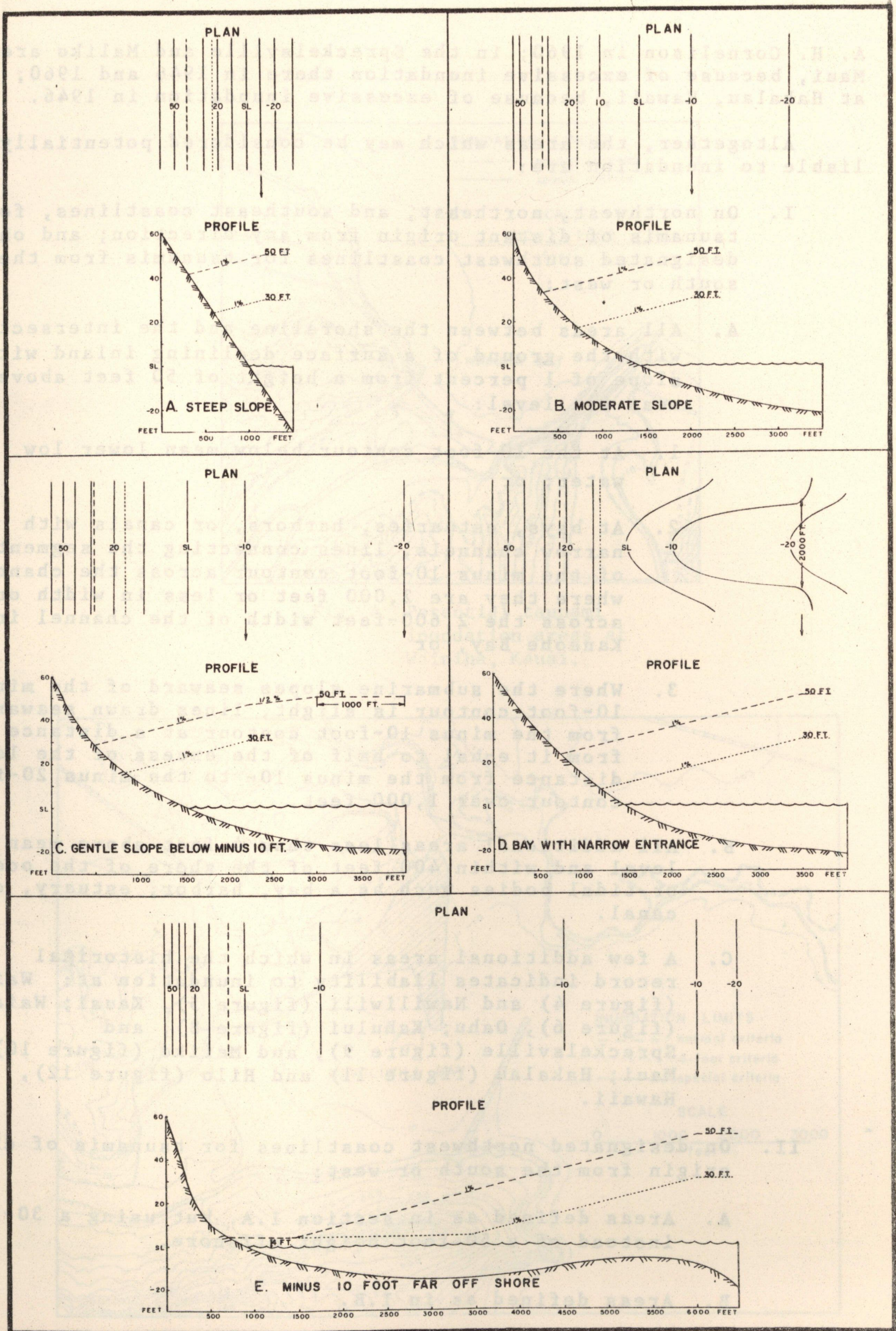


Fig. 3 Construction of potential inundation limits in type shore configurations.

A. H. Cornelison in 1960; in the Spreckelsville and Maliko areas on Maui, because of excessive inundation there in 1946 and 1960; and at Hakalau, Hawaii, because of excessive inundation in 1946.

Altogether, the areas which may be considered potentially liable to inundation are:

- I. On northwest, northeast, and southeast coastlines, for tsunamis of distant origin from any direction; and on designated southwest coastlines for tsunamis from the south or west:
 - A. All areas between the shoreline and the intersection with the ground of a surface declining inland with a slope of 1 percent from a height of 50 feet above mean sea level:
 1. At the 10-foot contour below mean lower low water; or
 2. At bays, estuaries, harbors, or canals with narrow channels, lines connecting the segments of the minus 10-foot contour across the channels where they are 2,000 feet or less in width or across the 2,600-foot width of the channel into Kaneohe Bay, or
 3. Where the submarine slopes seaward of the minus 10-foot contour is slight, lines drawn seaward from the minus 10-foot contour at a distance from it equal to half of the excess of the local distance from the minus 10- to the minus 20-foot contour over 1,000 feet.
 - B. All additional areas less than 4 feet above mean sea level and within 400 feet of the shore of the ocean or tidal bodies such as a bay, harbor, estuary, or canal.
 - C. A few additional areas in which the historical record indicates liability to inundation at: Wainiha (figure 4) and Nawiliwili (figure 5), Kauai; Waialua (figure 6), Oahu; Kahului (figure 8), and Spreckelsville (figure 9), and Maliko (figure 10), Maui; Hakalau (figure 11) and Hilo (figure 12), Hawaii.
- II. On designated northwest coastlines for tsunamis of distant origin from the south or west:
 - A. Areas defined as in section I.A. but using a 30-foot instead of a 50-foot height offshore.
 - B. Areas defined as in I.B.

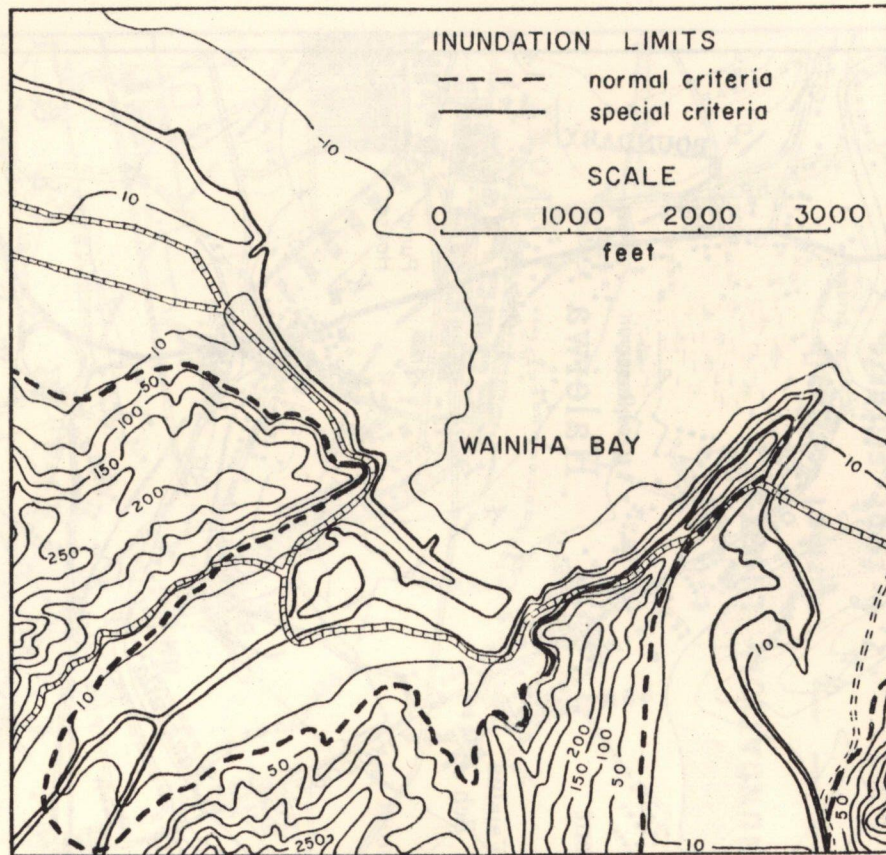


Fig. 4 Potential tsunami inundation areas at Wainiha, Kauai.

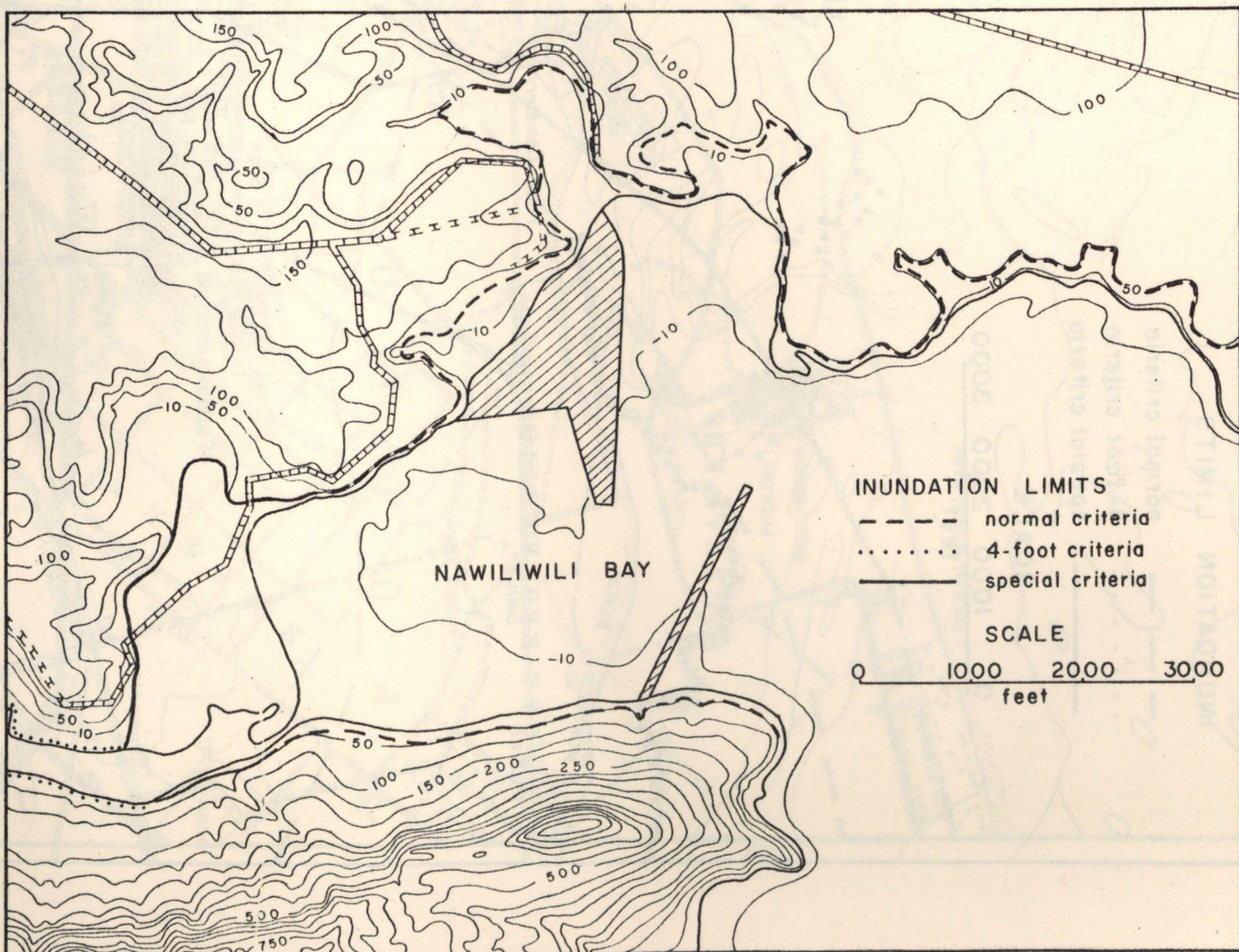


Fig. 5 Potential tsunami inundation areas at Nawiliwili, Kauai.

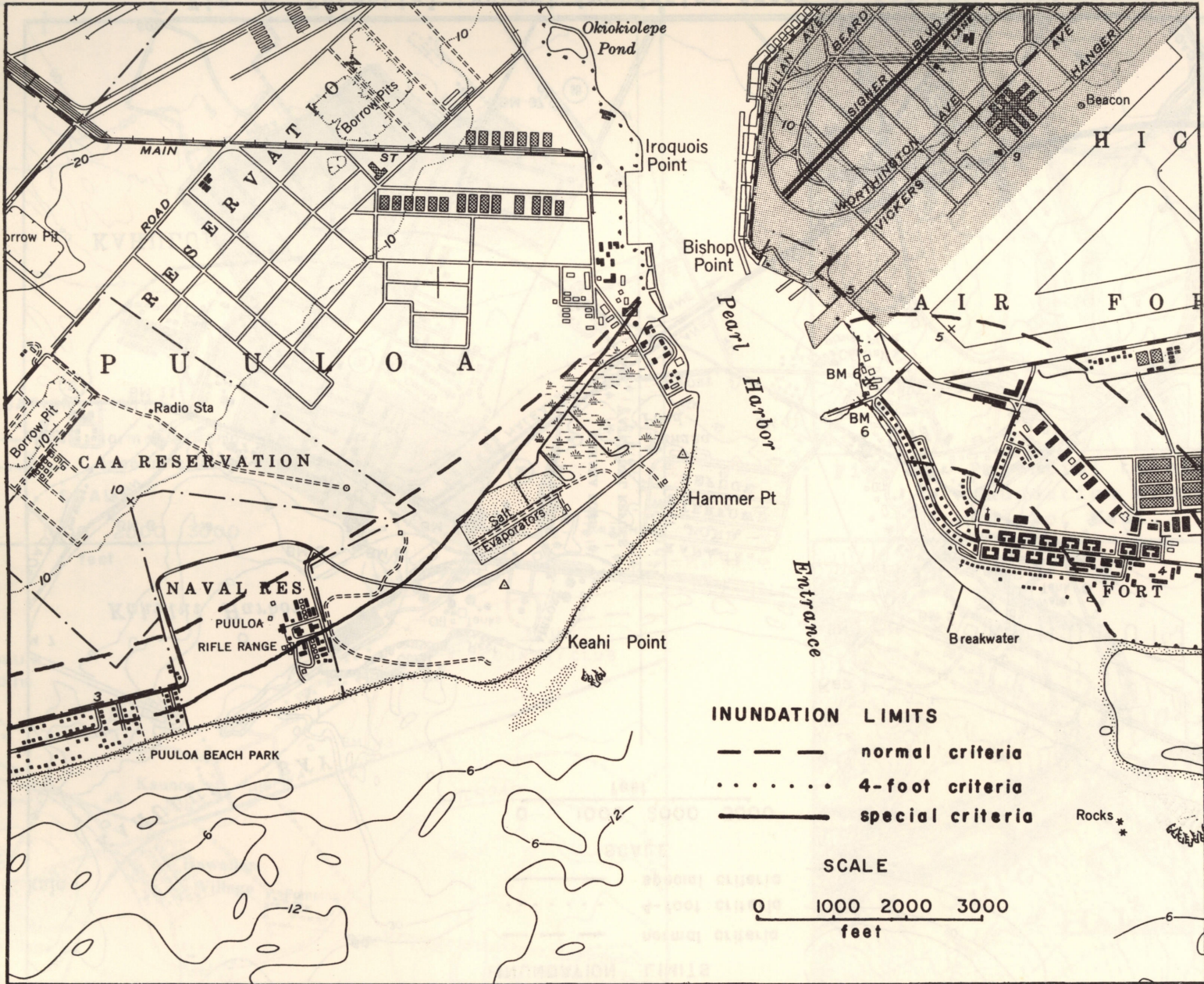
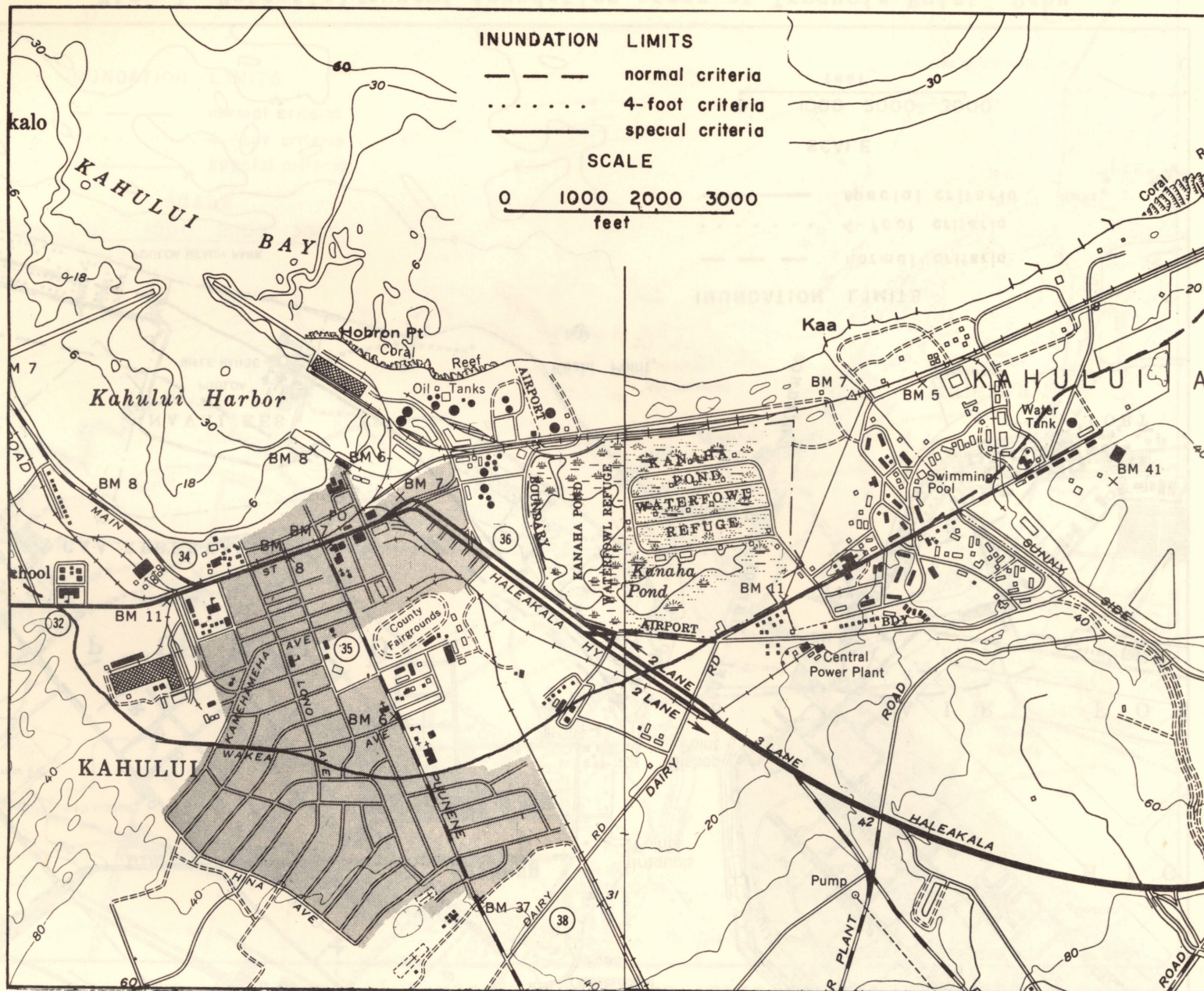


Fig. 7 Potential tsunami inundation areas at Iroquois Point, Oahu.



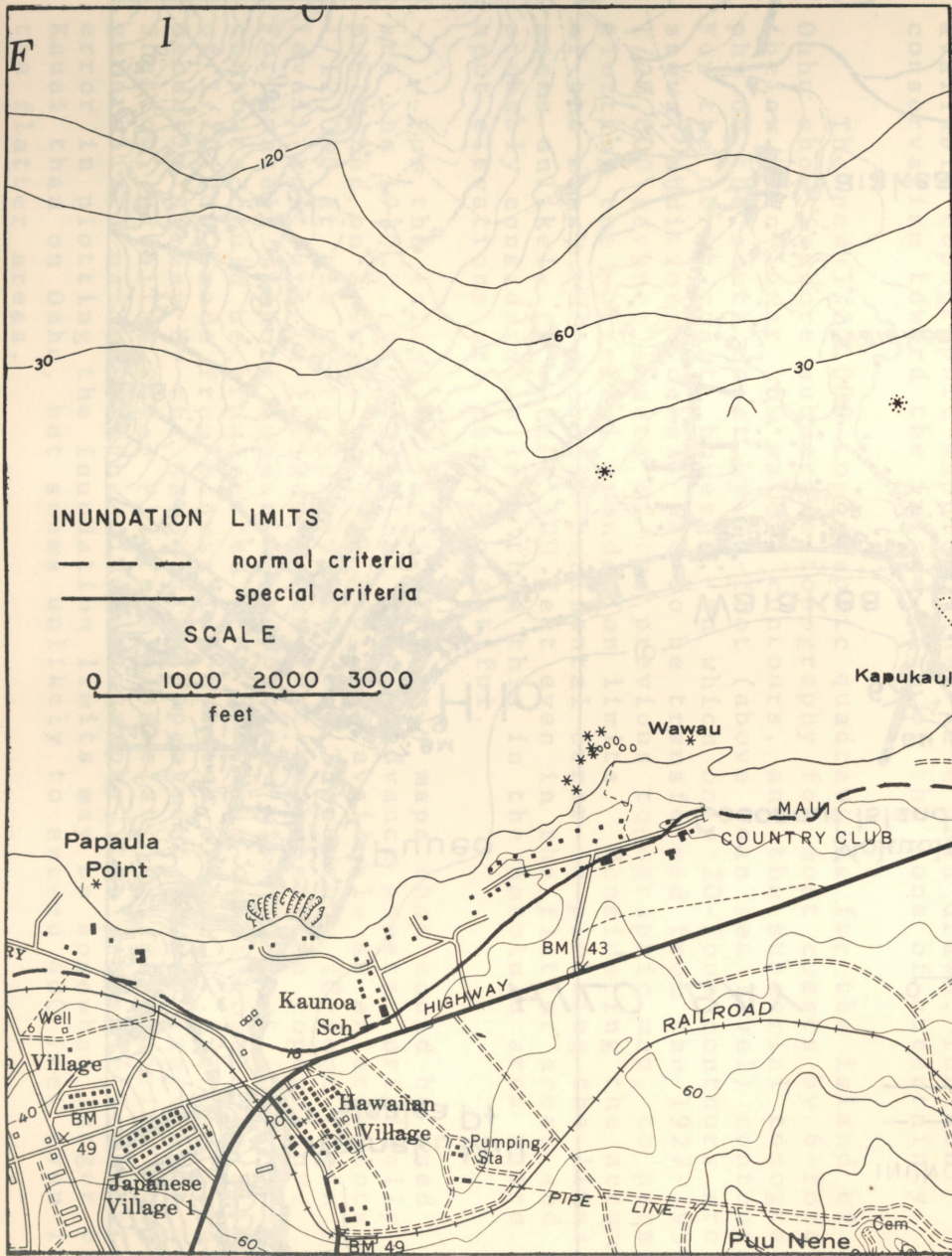


Fig. 9 Potential tsunami inundation areas at Spreckelsville, Maui.

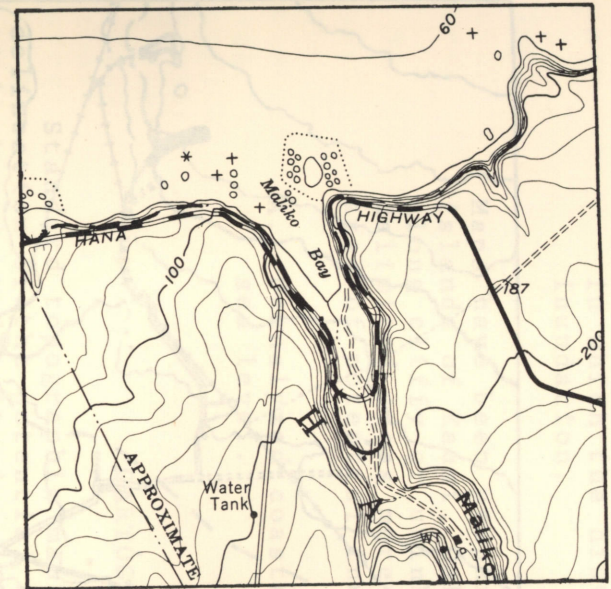


Fig. 10 Potential tsunami inundation areas at Maliko, Maui.

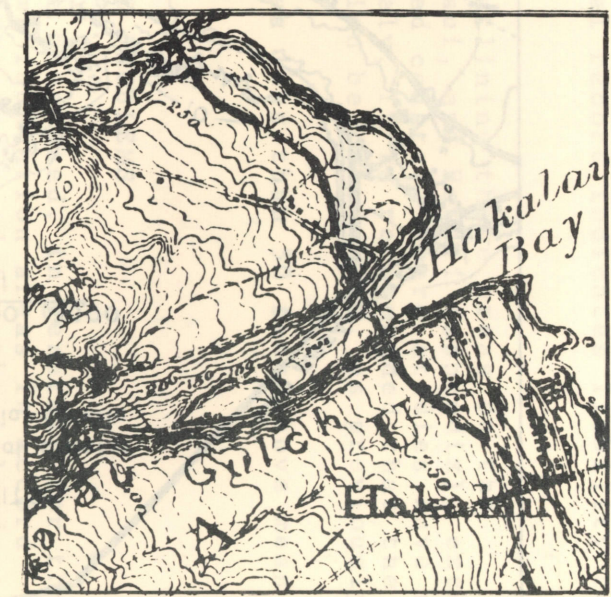


Fig. 11 Potential tsunami inundation areas at Hakalau, Hawaii.

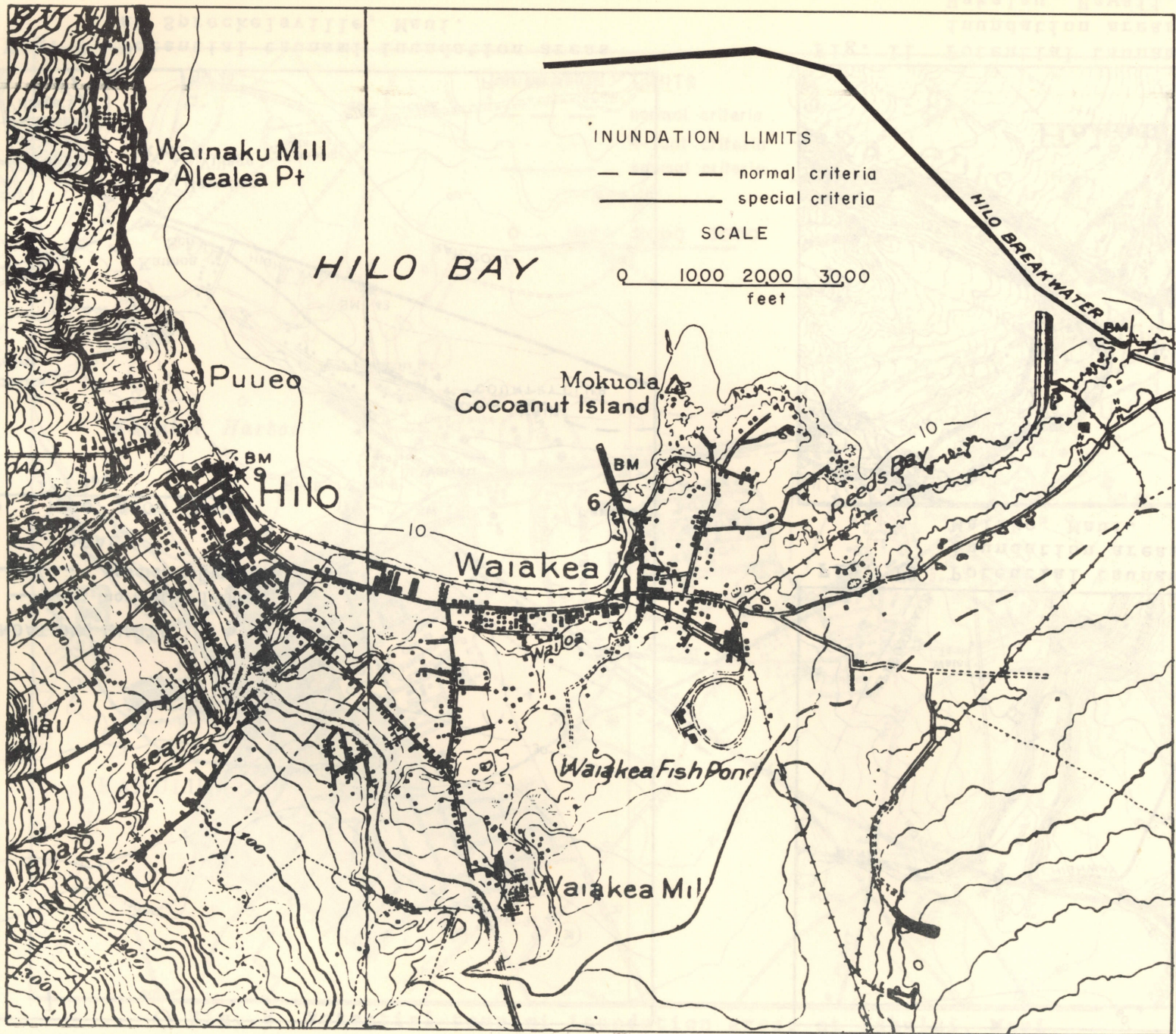


Fig. 12 Potential tsunami inundation areas at Hilo, Hawaii.

- C. An additional area at Iroquois Point (figure 7), Oahu, in which the historical record indicates liability to inundation.

Maps have been prepared outlining these areas on the islands of Kauai, Oahu, Maui, and Hawaii (appendix), except along cliffy or uninhabited coasts. Where studies have not delimited areas more closely, it is recommended that the area of potential inundation be considered, as previously:

- A. Unanalyzed coastal areas less than 50 feet above mean sea level.

CARTOGRAPHIC PROBLEMS

Standard topographic maps have been used, in general, for the delineation of the potential tsunami inundation areas in accord with the adopted criteria. The sheets prepared for the islands of Kauai, Oahu, Maui and Hawaii are listed in the appendix. The ease and accuracy of plotting the limits of the areas have been quite variable from place to place. Where the limits could not be located with satisfactory precision, owing to inadequacies of the available topographic mapping, they have been drawn, for due conservatism toward the inland edge of the zone of uncertainty.

The new 1/24,000 topographic quadrangles for the island of Oahu show inshore submarine topography for most coasts by 6-foot (below mean lower low water) contours, and the subaerial topography on the south coast by 10-foot (above mean sea level) contours. For the north coast, however, on which only 20-foot contours are shown, additional detail had to be transferred from the 1927-1930 1/20,000 advance sheets of the previous topographic map, to permit plotting the potential inundation limits. Considering the accuracy of the maps, the probable horizontal error in plotting the lines seems unlikely to exceed 300 feet even in the flatter areas and is probably considerably less than this in the Honolulu area where spot elevations are fairly plentiful.

For the island of Kauai, the only maps that could be used are the 1910 U. S. Geological Survey advance sheets, originally published on a scale of 1/31,680, but available as enlargements to 1/12,000 at the State Survey Office. These show 10-foot (mean sea level) contours in lowland areas, but no submarine topography. Fortunately inshore submarine topography with 10-foot (msl) contours could be transferred from previous compilations on a scale of 1/20,000, made from manuscript surveys of the U. S. Coast and Geodetic Survey by the Geophysics Department of the Experiment Station, Hawaiian Sugar Planters' Association. Considering the generalized nature of the old cartography, the probable horizontal error in plotting the inundation limits may be somewhat larger on Kauai than on Oahu, but seems unlikely to exceed 400 feet even in the flatter areas.

For Maui, new U. S. Geological Survey 1/24,000 quadrangles are available. Most of these show only 40-foot contours above mean sea level, although a few on the south coast show a 20-foot contour. The same few quadrangles show an 18-foot or even in places a 12-foot contour below mean lower low water, and in the vicinity of Kahului a 6-foot contour interval is used, but generally the submarine topography is shown only by 30-foot contour or not at all. With acquaintance with the terrain reinforced by such spot elevations as are shown on the maps, offsetting the otherwise poor control, the probable horizontal error in the lines plotted seems unlikely to exceed 600 feet even in the flatter areas.

For the island of Hawaii, new U. S. Geological Survey 1/24,000 quadrangles with 40-foot contours are available only for the north-western part of the island, and some of these only as advance sheets. For the southeastern part the old 1/31,680 quadrangles have been enlarged to 1/24,000. The latter generally have a 10-foot contour in the coastal area, but where the terrain is steep a 50-foot interval is used. Submarine topographic information is generally lacking entirely except at harbors, but the submarine slopes may be assumed generally to be steep. The horizontal errors in plotting the limits of potential inundation are probably small because the terrain is generally steep, but the probably vertical errors may be as much as 6 feet.

RELATION OF POTENTIAL INUNDATION AREAS TO EVACUATION ZONES

It is recognized that what is critical in planning evacuation procedures for tsunami warning periods is not the definition of the area liable to inundation but the definition of the area in which people are liable to injury or death. In general this area of hazard will be smaller than the inundation area where the inundation is gradual. For example, no casualties would be likely to result from a slight, gentle inundation of areas occupied by substantial houses with floor levels well above ground. The discrimination between areas in which tsunami inundation may reasonably be expected to be gentle from those in which bore formation may occur does not seem, however, to be possible at present, and the characterization of occupied shoreline areas by the range and types of construction is beyond the scope of this study. It may be pointed out that in many areas, particularly those with steep slopes and those in which bores have occurred, the limits of severe damage have practically coincided with the limits of inundation. There would seem to be nothing inconsistent, then, in adopting the limits of potential inundation as bases for the limits of areas to be evacuated, with such minor adjustment as seems desirable from the standpoints of administration and logistics.

In a few urban areas of tall and substantial buildings, it will very probably be desirable to recognize that there are not only horizontal limits to potential inundation and potential hazard, but vertical limits as well. If it can be considered that multi-storied buildings of certain specified types of construction can withstand the attack of tsunami waves of size sufficient to reach the horizontal inundation limits defined, there seems to be

no good reason for evacuation of the upper floors of such buildings. Indeed from the standpoint of logistics there would be a tremendous advantage, not only in leaving the upper stories unevacuated, but even more in using them as zones to which people may be moved from areas of greater hazard.

It will be noted that the horizontal limits of reasonably expectable inundation were defined by the construction first, of surfaces sloping inland from assumed heights offshore. The adoption of these sloping surfaces as 3-dimensional boundaries to evacuation zones seems just as reasonable as the adoption of the projection of their intersections with the ground as horizontal boundaries to the evacuation zones. The application of these 3-dimensional boundaries would seem to require, first, the engineering determination of the types of construction that can safely be considered competent to withstand tsunamis, and second, the same sort of tailoring of the boundaries for administrative and logistics reasons that will be required for the purely horizontal boundaries.

RESPONSIBILITY AND ACKNOWLEDGEMENTS

At the time the Tsunami Warning System Review (1960) was made, it was considered that the delineation of potential tsunami inundation areas would have to be done by or under the guidance of the geophysicists of the community working as volunteers through the Geophysical Society of Hawaii. The Tsunami Research Program was subsequently established at the Hawaii Institute of Geophysics through a special appropriation of the Hawaii Legislature, and undertook as one of its projects, under the direct supervision of the author, the determination of criteria by which the areas of potential inundation might be outlined and the preparation of maps on which the areas are delineated. Mrs. Rose Davis has been responsible for the cartographic phases of the work, and Dr. Gordon A. Macdonald provided guidance to the project while the author was on leave in the fall of 1960.

The project has continued to profit from the interest in and experience with tsunamis of members of the broader geophysical community. The Geophysical Society of Hawaii has established a Tsunami Committee, which has reviewed the criteria used in delineating the areas of potential inundation, checked the results of their application against runup and inundation records, particularly for Oahu, and reviewed this report. The makeup of the committee is as follows:

Saul Price, Chairman	E. K. McCaffrey (alt. Robert J. Main)
Doak C. Cox	John F. Mink
Dan A. Davis	Ralph M. Moberly
Rose Davis	Frank N. Visher
Charles G. Johnson	E. K. Walker
Gordon A. Macdonald	

The Maui results were especially reviewed by the following group of persons who had been involved in one of the inundation

measurements of previous tsunamis:

Clifton H. Marsh
J. R. Porteus

Richard Taylor
Joseph Swezey

The Hilo results were checked against results obtained by geophysicists on the island of Hawaii including J. P. Eaton, Don H. Richter, and Wayne U. Ault.

The general principles involved in outlining the potential areas of inundation were discussed, in advance of their actual delineation, with Gen. John Keliher, then Acting Vice-Director of the State Civil Defense Agency, and later with Mr. M. O. Isherwood, Sr., after he was named Vice-Director.

This report has been improved through its critical review by Gordon A. Macdonald and Saul Price.

Considering the present state of knowledge, a considerable element of subjectivity could not be escaped in approaching the problem at hand. With the active cooperation and concurrence of the many people named, and others, the results are at least unlikely to be found to suffer from single-minded arbitrariness. It should be recognized, however, that the areas outlined as subject to significant risk of tsunami inundation are not unalterable. With the gain in understanding of tsunamis which it is the purpose of the Tsunami Research Program to promote, it may be expected that in time the areas of risk can be more closely defined, at least for particular tsunamis, and in addition that the warnings issued will be less frequent and more certain.

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APPENDIX

List of potential tsunami inundation maps prepared for Kauai, Oahu, Maui and Hawaii

Potential Tsunami Inundation Maps

KAUAI

Tsunami Research Program, Hawaii Institute of Geophysics
In cooperation with Tsunami Committee, Geophysical Society of Hawaii

All maps prepared on a scale of 1/12,000

Sheet No.	Coastline Segment	Inundation Criteria	Base Map*			
			Name	Date	Scale	Contour int. (ft.)
1	(Haena to Wainiha (Wainiha area (Wainiha to Hanalei	IA) IA, IC) IA)	Hanalei E	1910	1/31,680	10
2	Hanalei to Kalihiwai	IA, IB	Kilauea W	1910	1/31,680	10
3	(Kalihiwai to Kilauea Pt. (Kilauea Pt. to Kilauea B. (Kilauea Bay	IA) O) IA)	" C	1910	1/31,680	10
4	(Kilauea B. to Moloaa (Moloaa to Papaa	O IA	" E " E	1910 1910	1/31,680 1/31,680	10 10
5	Papaa to Kapaa	IA	Kapaa NE	1910	1/31,680	10
6	Kapaa to Hanamaulu	IA, IB	" SE	1910	1/31,680	10
7	Hanamaulu to Nawiliwili	IA, IB, IC	Lihue NE	1910	1/31,680	10
8	(Nawiliwili to Kipukai (Kipukai to Makahuena	IA, O IA, O	" SC " SC	1910 1910	1/31,680 1/31,680	10 10
9	Makahuena to Lawai Bay	IA, IIA	" SW	1910	1/31,680	10
10	(Lawai Bay Area (Lawai B. to Wahiawa	IIA IA	Hanapepe SE " SE	1910 1910	1/31,680 1/31,680	10 10
11	Wahiawa to Pakala	IA, IIA, IIB	" SC	1910	1/31,680	10
12	Pakala to Waimea	IA, IB, IIA	" SW	1910	1/31,680	10
13	Waimea to Kekaha	IA, IIA	Mana SE	1910	1/31,680	10
14	Kekaha to Mana	IA	" SW	1910	1/31,680	10
15	(Mana to Polihale (Polihale to Haena	IA O	" WC	1910	1/31,680	10

*Base maps are U. S. Geological Survey topographic quadrangles of the 1910 advance sheet series, enlarged to 1/12,000 in sections by the Hawaii State Survey Office. Sections designated by N, S, E, W, or C for north, south, east, west, or center.

APPENDIX

List of potential tsunami inundation maps prepared for
East Oahu, Maui and Hawaii

Potential Tsunami Inundation Maps

OAHU

Tsunami Research Program, Hawaii Institute of Geophysics
In cooperation with Tsunami Committee, Geophysical Society of Hawaii

All maps prepared on a scale of 1/24,000

Sheet No.	Coastline Segment	Inundation Criteria	Name	Base Map*		
				Date	Scale	Contour int. (ft.)
1	Keaau to Mokuleia	IA	Kaena	1954	1/24,000	20
2	(Mokuleia to Waialua)	IA)	Haleiwa	1953	1/24,000	20
	(Waialua area)	IC, IB)				
	(Waialua to Kawaiiloa)	IA)				
3	Kawaiiloa to Waialeale	IA	Waimea	1952	1/24,000	20
4	Waialeale to Hauula	IA	Kahuku	1954	1/24,000	20
5	Hauula area	IA	Hauula	1953	1/24,000	20
6	(Kaluanui to Kualoa)	IA)	Kahana	1954	1/24,000	20
	(Kualoa to Waikane)	IB)				
7	Waikane to Kokokahi	IB	Kaneohe	1954	1/24,000	20
8	(Ulupau Head	O)	Mokapu	1952	1/24,000	20
	(Kaneohe Air Station to Bellows Field)	IA, IB)				
9	(Bellows Field to Makapuu Pt.)	IA)	Koko Head	1952	1/24,000	20
	(Makapuu Pt.)	O)				
	(Makapuu Pt. to Portlock)	IA, O)				
	(Portlock to Kuliouou)	IA, IB)				
	(Kuliouou to Waialae)	IA, IIA)				
10	(Waialae to Ala Wai)	IA, IIA)	Honolulu	1957	1/24,000	10
	(Ala Wai Canal)	IB, IIB)				
	(Ala Wai to Honolulu Harbor)	IA, IIA)				
	(Honolulu Harbor)	IB, IIB)				
	(Sand Island)	IIA, IIB)				
	(Sand Island to Keehi)	IB)				
11	(Keehi to Bishop Point)	IA, IB, IIA, IIB)	Puuloa	1953	1/24,000	10
	(Pearl Harbor)	IB)				
	(Iroquois Point)	IB)				
	(Iroquois Point to Ewa)	IA, IB, IIA, IIC)				
12	Pearl Harbor	IB	Waipahu	1954	1/24,000	20
13	Ewa to Nanakuli	IA, IIA	Ewa	1953	1/24,000	10
14	Nanakuli area	IA, IIA	Schofield Barracks	1953	1/24,000	20
15	Nanakuli to Keaau	IA, IIA	Waianae	1954	1/24,000	10

*Base maps are U. S. Geological Survey topographic quadrangles of the 1952-1954 series.

Potential Tsunami Inundation Maps

MAUI

Tsunami Research Program, Hawaii Institute of Geophysics
In cooperation with Tsunami Committee, Geophysical Society of Hawaii

All maps prepared on a scale of 1/24,000

Sheet No.	Coastline Segment	Inundation Criteria	Base Map*			
			Name	Date	Scale	Contour int. (ft.)
1	Kahakuloa area Kahakuloa to Waihee	IA O	Kahakuloa	1955	1/24,000	40
2	Waihee to Kahului	IA, IC	Wailuku	1955	1/24,000	40
3	Kahului to Maliko Maliko to Honomanu	IA, IC O	Paia	1954	1/24,000	20
4	Honomanu to Wailuanui Wailuanui to Nahiku	IA, O O	Keanae	1957	1/24,000	40
5	Nahiku area	IA	Nahiku	1957	1/24,000	40
6	Nahiku to Hamoa Pohakuloa to Keoneoio	IA, O O	Hana	1957	1/24,000	40
7	(Keoneoio to Puu Olai (Puu Olai to Keawakapu	IA) IA, IIA)	Makena	1954	1/24,000	40
8	Keawekapu to Kalama	IA, IIA	Puu o Kali	1954	1/24,000	20
9	(Kalama to Maalaea (Maalaea to Papalaua (Papalaua to Ukumehame	IA, IIA) O) IA, IIA)	Maalaea	1954	1/24,000	20
10	Ukumehame to Olowalu	IA, IIA	Olowalu	1955	1/24,000	40
12	(Olowalu to Mala (Mala to Honokowai	IA, IIA) IA)	Lahaina	1956	1/24,000	40
13	Honokowai to Honokohau Honokohau to Kahakuloa	IA O	Honoloa	1956	1/24,000	40

*Base maps are U. S. Geological Survey topographic quadrangles of the 1954-1957 series.

Potential Tsunami Inundation Maps

HAWAII

Tsunami Research Program, Hawaii Institute of Geophysics
 In cooperation with Tsunami Committee, Geophysical Society of Hawaii

All maps prepared on a scale of 1/24,000

Sheet No.	Coastline Segment	Inundation Criteria	Base Map*			
			Name	Date	Scale	Contour int. (ft.)
1	(Mahukona area Coast Guard Res. Coast Guard Res. to Waipio	IA) IA) O	Mahukona	1957	1/24,000	40
2	Waipio Valley Waipio to Laupahoehoe	IA O	Kukuihaele	1957	1/24,000	40
3	(Laupahoehoe area Laupahoehoe to Hakalau Hakalau area Hakalau to Wainaku Mill	IA) O) IA, IC) O	Papaaloa	1930	1/31,680	10
4	Wainaku Mill to Keaukaha	IA, IC	Waiakea	1914	1/31,680	10
5	Keaukaha to Keaau Keaau to Cape Kumukahi	IA O	Keaau	1922	1/31,680	10
6	Cape Kumukahi to Opihikao	IA	Kapoho	1930	1/31,680	10
7	Opihikao to Kalapana Kalapana to Punaluu	IA O	Pahoa	1922	1/31,680	10
9	(Punaluu to Ninole Ninole to Honuapo Honuapo area	IA O IA	Punaluu	1921	1/31,680	10
	(Honuapo to Honomalino Honomalino to Hoopuloa Hoopuloa to Hookena	O IA, IIA O	Naalehu	1921	1/31,680	10
			Milolii	1925	1/31,680	50
10	Hookena to Kealakekua Bay Kealakekua to Puu-ohau	IA, IIA O	Honaunau	1959	1/24,000	50
11	Puu-ohau to Kailua	IA, IIA	Kainaliu	(adv)	1/24,000	40
12	Kailua area	IA, IIA	Kalaoa	(adv)	1/24,000	40
13	Kailua to Kona Airport Kona Airport to Kiholo	IA, IIA O	Keahole Point	1959	1/24,000	40
14	Kiholo area Kiholo to Lahuipuaa	IA, IIA O	Kiholo	1959	1/24,000	40
15	Lahuipuaa to Kaunaoa	IA, IIA	Puu Hinai	1956	1/24,000	40
16	Kaunaoa to Kawaihae Kawaihae to Mahukona	IA, IIA O	Kawaihae	1956	1/24,000	40

*Base maps are U. S. Geological Survey topographic quadrangles, 1/31,680 advance sheet series of 1911 to 1930, 1/24,000 published series 1957 to date, or 1/24,000 advance sheets, as indicated.

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RECEIVED

OFFICE OF COUNTY CLERK
COUNTY OF MAUI
WAILUKU, MAUI, HAWAII

SEP 26 1962

State of Hawaii
LAND USE COMMISSION

REF: LUC 141

316

September 24, 1962

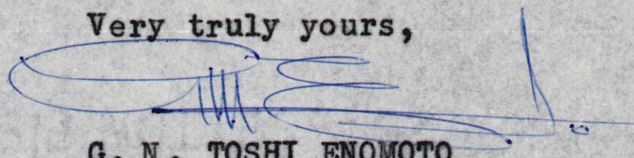
Mr. Robert O. Ohata
Planning Director
Planning & Traffic Commission
County of Maui
P. O. Box 1487
Kahului, Hawaii

Dear Mr. Ohata:

Enclosed is a copy of Committee Report No. 161, wherein, under Item No. 8, your letter of August 29, 1962, stating that your office has been notified of the issuance of special permits by the Land Use Commission to Mr. Edward S. T. Ching and to Mr. and Mrs. Juichi Kurasaki, has been placed on file.

The foregoing Committee Report was adopted by the Maui County Board of Supervisors on September 21, 1962.

Very truly yours,



G. N. TOSHI ENOMOTO
County Clerk

/lye

enc.

cc: Land Use Commission
State of Hawaii
Honolulu, Hawaii

wm

September 21, 1962

Honorable Chairman & Members
of the Board of Supervisors
County of Maui

Gentlemen:

The Public Works Committee submits herewith its recommendations on the following matters:

1. ACCEPT - Document from KDCo. dedicating portions of Wakea & Kane Streets (Lot 1 & Lot 7) to the County of Maui. (C.C. #301 from Engr.)
2. ACCEPT - Correction deed conveying Lot 52 of Kamiloloa Sub-division (96,435 sq.ft.) for roadway purposes to replace previous deed dated November 28, 1961, which was duly executed by Mr. & Mrs. Henry Yamashita & Mr. & Mrs. Elmo Tanner. (G.C. #408 from Geo. S. Fukuoka).
3. APPROVE - Granting of variance to Larry S. Miyahira for the construction of apartments and rooming house in Lower Paia. (See attached letter for further clarification.)
4. APPROVE - Oral request made on behalf of the Army Reserve for permission to use available land area adjoining the new Army Reserve Building for training purposes. Clearing and grading of the area may be done under the direction of the County Engineer.
5. REFER TO FINANCE COMMITTEE - Request for appropriation of funds in the amount of \$4,000 to construct a new two-cell police detention unit on Molokai. (G.C. #185 from Dept. of Social Services.)
6. REFER TO FINANCE COMMITTEE - Request for appropriation of funds in the amount of \$55,000 to acquire a 10.04 acre site adjoining the Police Target Range from HC&SCo. for the proposed new Wailuku County Garage & Waterworks Site. Preliminary negotiations have been started by the County Engineer. (C.R. #112).

Sept. 21, 1962

7. INFORM - Federal Aviation Agency that the County is willing to provide garbage collection service for 13 family quarters at Kalae, Molokai, in the near future, but due to the lack of manpower and equipment cannot comply with this request at the present time. (G.C. #262 from FAA).
8. ACKNOWLEDGE & FILE - County Comm. No. 305 from the Planning Director and General Comm. No. 406 from the State Land Use Commission notifying that Special Permits were issued to the following:
 - a. Mr. Edward S.T. Ching - to construct a drive-in restaurant in Pukalani.
 - b. Mr. & Mrs. Juichi Kurasaki - to construct a steakhouse in Lower Waiehu.

Adoption of this report is respectfully requested.

Very truly yours,

PUBLIC WORKS COMMITTEE

SOON OAK LEE, Vice-Chmn.

HARRY KOBAYASHI, Chairman

RICHARD CALDITO, Member

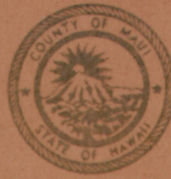
LANNY MORISAKI, Member

/mkw

TOSHI ANSAI, Member

att:

G. N. TOSHI ENOMOTO
County Clerk



BONIFACE ESPINDA
Deputy County Clerk

OFFICE OF
COUNTY CLERK
COUNTY OF MAUI
WAILUKU, MAUI, HAWAII

REF: LUC 141

September 10, 1962

RECEIVED

SEP 12 1962

State of Hawaii
LAND USE COMMISSION

Mr. R. J. Darnell
Executive Officer
Land Use Commission
State of Hawaii
426 Queen Street
Honolulu 13, Hawaii

Dear Mr. Darnell:

Thank you for your letter of August 28, 1962, transmitting Special Permits granted to Messrs Edward S.T. Ching (SP(T) 62-3) and Juichi Kurasaki (SP(T) 62-10).

Your letter was presented to the Maui County Board of Supervisors on September 7, 1962, and referred to the Public Works Committee.

Very truly yours,

G. N. TOSHI ENOMOTO
County Clerk

/lye

Ref. No. LUC 139

August 28, 1962

Mr. Robert Ohata, Director
Planning and Traffic Commission
County of Maui
Kahului, Maui, Hawaii

Dear Mr. Ohata:

Enclosed are copies of Special Permit granted by the Land Use Commission
to the following:

Mr. Edward S. T. Ching - SP(T) 62-3

Mr. and Mrs. Juichi Kurasaki - SP(T) 62-10

Very truly yours,

R. J. DARNELL
EXECUTIVE OFFICER

Enclosures
ak

LAND USE COMMISSION

PUBLIC HEARING

Maui Board of Supervisors Chambers

Wailuku, Maui

August 2, 1962

Commissioners

Present:

Edward C. Bryan
Stanley C. Friel
Wayne Gregg
Edward Kanemoto
Franklin Y. K. Sunn
Roger T. Williams

Absent:

Yuichi Ige

Ex-Officio Members

Absent:

F. Lombardi
E. H. Cook

Staff

Present:

R. J. Darnell, Executive Officer (XO)
W. M. Mullahey, Field Officer
Arthur Fong, Legal Counsel
Philip T. Chun, Department of Planning and Research
Alberta L. Kai

Chairman Bryan called the public hearing to order at 8:00 p.m. in the Chambers of the Maui County Board of Supervisors. He gave a brief summary outlining the procedures to be followed during and after the hearing.

Chairman Bryan announced that this public hearing was being held in accordance with notices published in the Honolulu Advertiser, Honolulu Star-Bulletin, and Maui News on July 13, 1962.

He stated that the matters for consideration were the petition of East Maui Irrigation Company requesting change from a Conservation to an Agricultural district classification; petition of Loyalty Enterprises, Limited, Frank and Jessie Munoz, and the County of Maui Planning and Traffic Commission, all three of whom request change from Agricultural to Urban district classification; and the application of Juichi and Kinu Kurasaki for a special permit to build and operate a restaurant, specifically a steak house, in an area which at present is in an Agricultural classification. These notices were made a part of the record.

After an affirmative answer from the XO that the applicants, Board of Supervisors, City Council, and Maui County Planning and Traffic Commission had been notified of the hearing by letter, the Chairman requested that those letters be made a part of the record.

APPLICATION FOR SPECIAL PERMIT OF JUICHI AND KINU KURASAKI TO ESTABLISH AND OPERATE A RESTAURANT: SPECIFICALLY A STEAK HOUSE, ON PROPERTY LOCATED NEAR WAIIEHU: Described as TMK 3-3-01: 45 (0.976 acre).

Chairman Bryan requested that the XO describe this particular property. The XO gave a general description of the property, located in Lower Waiehu, and showing its location on the map. He stated also that it is on a new road, an escape road.

The Chairman asked if there was anyone in the audience representing the applicant or whether the applicant himself was present.

Mrs. Kimiko, after being sworn in by Chairman Bryan, explained that she was Mrs. Kurasaki's sister; and that the petitioners were requesting a special permit to put up an eating establishment in Waiehu as stated in a letter which accompanied the special permit application to the Land Use Commission. The Chairman requested the XO to read the letter referred to and this was done.

The XO was sworn in and proceeded to read letters received from County officials. Maui County Planning and Traffic Commission recommended approval for establishment of the restaurant as requested by Mr. and Mrs. Kurasaki. The Board of Supervisors' letter stated that the matter had been referred to the County Public Works Committee and the Land Use Commission would be notified of any subsequent action taken by the Board.

Supervisor Harry Kobayashi, Chairman of the Public Works Committee (not sworn in) explained that the Board did not have sufficient time to meet on the matter, but that the Public Works Committee met on July 31 and action would be taken by the Board of Supervisors on August 3, 1962. He stated that the Public Works Committee members had no objection to the request made by the applicant and they (the Committee) would concur with the Planning and Traffic Commission's recommendation.

Chairman Bryan asked if it was the intention of the Board to confirm this in writing within the next 15 days, and Supervisor Kobayashi replied in the affirmative.

The XO requested information of the County Planning Director or of Supervisor Kobayashi, stating that this property is serviced by what is known as an "escape road"; and he was of the understanding that this road was put in because the area is subject to tsunami or flood damage; that this area is flooded as often as any area on the Windward side of the isthmus of Maui is flooded. He expressed concern with flood conditions or tidal wave conditions on this piece of property and asked if they had special knowledge of the situation. He was answered that the road was not designed to take care of flood conditions as such, and that an escape road is in event of tsunami. The XO stated that he was trying to find out if the property itself is subject to any damage. These are things he did not know and might not be able to find out.

The XO gave the staff recommendation for disapproval of a steak house or restaurant in this location, because of potential danger from tsunami or flooding and because of its distance from any other existing urban area. This would be a recommendation

for denial without prejudice, pending the final determination of the Urban boundaries next year. The Chairman noted that the staff report was given orally.

Chairman Bryan asked if anyone in the audience would like to be heard.

Mr. Robert Ohata, Director of Planning of the County of Maui was sworn in. He stated that he gathered from the staff's recommendation against approval, that it was based on the fact that this is an area remote and possibly subject to tsunamis. He stated that his Commission felt that the remoteness should not be a consideration in the case because this is one isolated development in a vast area where there is little or no development. He stated that the usual planning procedures or planning criteria cannot be applied in this case, and pointed out an example, i.e., the area southwest of California is desert land. Should anyone want to open an eating establishment it would not be detrimental to close urban areas. He then took the second reason of the staff's recommendation, which was the possibility of damage by tsunami. He agreed that this area is in a danger zone, but pointed out that homes are permitted in this area, adding that people in an eating establishment could be alerted and easily evacuated. He recommended consideration of the fact that the property's being in the tsunami danger zone should not enter into the picture.

Mrs. Kimiko pointed out that the new road was built due to the fact that the original road was too near the beach area and too far from the original road built there. She also stated that a parking area would be built which would not prove hazardous, should the escape road be utilized if there were danger of tsunami.

Mr. Frank Souza was sworn in by the Chairman. Mr. Souza stated that he was a resident of the area in which Mrs. Kurasaki is planning the steak house. He plans to build homes in this area for rental purposes and he felt that if an eating establishment should be granted in this area it would create a lot of problems: (1) a lot of noise blaring from music boxes, cars, etc.; and (2) the escape road would be jammed with cars and that the possibility of escape in case of a tsunami would be hazardous.

Mrs. Kimiko stated that Mrs. Kurasaki will build ample parking space for their customers so that there will be no hazard to the main road. She also stated that the highway is just a few hundred feet away, and she didn't think it would have any effect on the problem of escape. Then too, wouldn't the State provide ample warning should there be danger of tsunami?

Mr. Souza suggested that the Commission go down to see the road, and the Chairman answered that the Commission had already inspected the property.

Commissioner Sunn asked the XO if it is a generally accepted practice for variances to be granted for isolated instances such as a request for an eating establishment, filling station, in isolated areas without consideration? Does this mean that if you grant such a variance that anyone, any place, could ask for such a thing on the basis that they can actually process such a request to fulfillment, which should be granted?

The XO stated that his recommendation for denial was categorical. Anyone in the very close vicinity, with a similar set of circumstances, could logically ask for exactly the same thing or something quite similar to what Mr. and Mrs. Kurasaki have asked, if such a request is granted.

Commissioner Sunn then asked Mr. Ohata if the Maui Planning Commission considers the establishment of a precedent by granting such a request?

Mr. Ohata replied that the Maui Planning Commission looks at each application as it comes up. Because one establishment is approved in one area, doesn't necessarily mean that the Commission will use that as a precedent and approve a dozen more similar uses. He stated that his Commission reserves the right of approval or denial, depending on the standard planning studies that ought to be made before a decision is rendered.

The XO stated that, in planning law and policy used all over the United States, an applicant is required to prove three things for approval of a variance:

1. That conditions pertaining to the particular property are unusual or different from those on all the property around it.
2. That the applicant has a hardship, in that if he cannot have the requested use, he cannot make reasonable use of his property.
3. That the use requested would not have a detrimental effect upon anything else in the neighborhood.

He also pointed out that Act 187 states that certain unusual and reasonable uses may be allowed in an Agricultural district by special permit; and that he should have stated in the recommendation of the staff that he **did** not think this is a particularly unusual use that is entirely reasonable to be made of this piece of property.

Supervisor Kobayashi posed the following questions: Is not this Law that governs the Commission labeled the Greenbelt Law; and does it not give you jurisdiction to determine whether the land use shall be Urban, Conservation, or Agricultural? The area now in question has been zoned Agricultural: What do you know about this area; what is so Agricultural about this area; what is the Agricultural use at present?

Chairman Bryan briefly stated the following to Supervisor Kobayashi:

1. That this particular area is not an Urban area. It is not so considered an Urban area by the Commission who drew the lines between the Agriculture and Urban areas.
2. At present the land is in an Agriculture use. The family has been attempting to grow truck crops in this area but has not been successful and they have come before this Commission requesting to put this land into some other use.
3. This is the reason why it is classified as an Agriculture use and not Conservation.

Supervisor Kobayashi stated that he did not think the staff is in any position at this time to come up with recommendations except to present the case to the Commission and have the Commission make its decision on the merit of the presentation.

Chairman Bryan referred Supervisor Kobayashi to Act 103 of the Legislature which provides procedures for all public hearings of the State, Boards, and Commissions. Further, no Commissioner knows beforehand what the staff recommendation will be, in order that the applicant and everyone else at the hearing can have full benefit of any information presented. Any judgment as to whether the staff has the right, rests with the Commissioners. The Commission would like to receive any arguments or facts in the way of information pertinent to this hearing and hopes to give a ruling on this matter within a period of 15 or 20 days.

Supervisor Kobayashi added that in the future, all information would be given to the Commission either in writing or verbally. This being their first hearing, he would like to be able to ask questions to clarify exactly what kind of information should be presented.

Mr. Chun directed a question to Mr. Ohata regarding the petition as to whether or not it met satisfactorily the requirements of access, sanitation, County regulations, and other facilities. Mr. Ohata replied in the affirmative, stating that not too far away the County of Maui has a golf course and there is an establishment there that caters to the public and it has been approved by the Department of Health as being sufficiently sanitary.

The XO stated that he would like to clarify his recommendation for denial without prejudice for the reason that the Urban areas to be added to the Temporary Urban areas, are in study at present. These will be based by the Land Use Commission on enlargement of Urban areas to take care of urban pressure; on the existence of government-supplied facilities, utilities and roadways that service existing areas. The "without prejudice" part of the recommendation meant that the property may be in an Urban area after the study has been completed; and whether it may or may not he did not know.

The Chairman pointed out to Supervisor Kobayashi that in a request for Special Permit the Commission often ask for more detail than they would in a request for moving of a line or zoning an area for Urban, Agriculture, or Conservation; the reason being that a Special Permit is for a specific use, but where an area is put in an Urban zone, then it becomes a matter for the County to administer.

Supervisor Kobayashi stated that it is then this Commission's responsibility procedure to maintain the Agriculture areas in existence suitable for Agriculture.

Chairman Bryan agreed, stating within certain limitations, that is the intent of the Law.

The Chairman informed Mrs. Kurasaki that the Commission will meet on August 21 and 22, and on one of these days Commission will try to make a final determination of your request and will send her a notice immediately.

Mrs. Kimiko requested if notification of meeting would be made to Mrs. Kurasaki. Chairman requested secretary to notify Mrs. Kurasaki by letter of Commission's meeting and to put matter on agenda.

The public hearing closed in the matter of Mr. and Mrs. Kurasaki.

PETITION OF EAST MAUI IRRIGATION COMPANY FOR AMENDMENT OF TEMPORARY DISTRICT BOUNDARY TO RECLASSIFY, FROM CONSERVATION TO AGRICULTURAL CLASSIFICATION, PROPERTY LOCATED IN THE HALEHAKU AREA, MAUI: Described as TMK 2-8-08, Por. 7 (1030 acres).

Chairman Bryan requested the XO to point out area involved in this petition.

The XO pointed out the location of the area on a map and gave a general description of the property.

The Chairman asked if there were someone in the audience representing East Maui Irrigation Company.

Mr. Robert Bruce was sworn in and introduced himself as manager of the East Maui Irrigation Company. Mr. Bruce read and presented a copy of a letter to each member of the Commission which he had prepared stating the reasons for the petitioner's request for a change of boundary.

Mr. Bruce stated that East Maui Irrigation Company delivers on an average of 180 million gallons of water a day to the Isthmus of Maui for the irrigation of sugar cane; and that it is the Isthmus area, where the pumping is carried on, that East Maui Irrigation is interested in for recharging. East Maui Irrigation would like to collect the water from the watershed for this purpose. Mr. Bruce brought out that it was the intent of Act 187 to protect and benefit our agricultural enterprises in the State; and he felt that the change East Maui Irrigation Company is requesting would accomplish this purpose.

Before presenting the staff report, the XO read communications received from the County of Maui Planning and Traffic Commission and the Board of Supervisors of Maui.

1. Letter from the Maui Planning and Traffic Commission recommending approval of the change of boundary, and requesting that the Commission notify the Maui Planning and Traffic Commission of any hearing and action taken on the petition.
2. Letter from the Maui Board stating that the matter had been referred to the Public Works Committee for its attention.

The XO presented the staff report, stating that the argument presented by Mr. Bruce in some ways states the partial reason for the area being in Conservation designation. The XO did not see why the use proposed by East Maui Irrigation Company could not be allowed in the Conservation District if it is a proper use. He stated that,

although the staff was reluctant to recommend a change, during the interim period, in the Conservation district, in the absence of a communication to the contrary from the Department of Land and Natural Resources (who presently has the control of land use in this area), the staff would recommend approval of the petition for a change of boundary.

The Chairman requested that letters presented in behalf of county officials and the applicant be made part of the record.

Mr. Chun questioned the XO as to when the inquiry was made to the Department of Land and Natural Resources concerning any comment they may have in respect to this application.

The XO replied that the subject in question has been before the Land and Natural Resources and discussed between the Department, the petitioner and the Land Use Commission staff on numerous occasions; and that the petition was held up by the petitioner himself, after the application had been recommended for approval by the Maui Planning Commission, and had been sent to the Land Use Commission on the basis that numerous conversations were being held. The last time the Land and Natural Resources had been heard from on this particular matter was this morning by telephone.

Commissioner Sunn then stated that his understanding, from what the XO has stated, is that there was no official communication made to the Department of Land and Natural Resources. The XO replied that a letter was sent to them which was dated July 11. No official reply has been received, however.

Commissioner Sunn questioned whether the letter submitted to the Board of Supervisors on Maui was sent the same day the Land and Natural Resources' letter was sent. The XO replied that the letter sent to the Board of Supervisors was dated July 10.

Chairman Bryan stated, for the benefit of government organizations that might be present at the hearing, that on receipt of any application, the Land Use Commission staff has been instructed to request the recommendations and comments from the County Planning and Traffic Commissions, the County Board of Supervisors or in the case of Oahu, the City Council, and any governmental body which might be interested in the particular case. The Commission usually has a reply prior to the hearing, but at times the Commission does not receive any reply until sometime during the 15-day period after the hearing.

Commissioner Sunn questioned Supervisor Kobayashi as to whether his Public Works Committee had met on this matter. Supervisor Kobayashi replied that on July 31st the Public Works Committee met and unanimously agreed, without objections, concurring with the recommendations of the Planning Commission; and that an official Board action report would be submitted to the Land Use Commission some time next week.

Commissioner Sunn raised a question as to whether it would be worth the Commission's while to query the Soil Conservation Service as to their views on the matter.

Mr. Bruce replied that he didn't believe that this was part of the Soil Conservation district at this time but it is their intention, of which the Soil Conservation has been informed, that if East Maui Irrigation Company felt the area should be added

to the Soil Conservation district, they would comply with it.

Mr. Chun questioned Mr. Bruce, stating that, as he understood the petition, the purpose of East Maui Irrigation Company in applying for redistricting of this parcel of land, is to convert this pasture for the purpose of capturing surface water. Within the Conservation District, and pursuant to the Act 234 of the 1957 Session of the Legislature, pasturing is one of the purposes permissible within the Conservation District. Had an application been made to the Land and Natural Resources for this use within the forest reserve zone?

Mr. Bruce replied, stating that that was the main reason for withholding this petition. East Maui Irrigation Company have explored that personally; have met with the Division of Forestry, who are handling this subzoning, and who have had a hearing on Maui; and have explored the matter with this particular lessee, who does not wish to operate on Conservation district subzoning which is liable to change. He felt definitely that, if it is agreed that Agricultural use is the best use for this land, it should be in an Agricultural district.

Mr. Chun stated that he assumed there is nothing in the record that may seem to be in disagreement to total use for pasture purposes within the Division of Forestry.

Mr. Bruce replied that he didn't think the forestry people objected to the purpose of the use, but that they would prefer this subzoning (under Act 234), while East Maui Irrigation Company wants Agricultural zoning for an Agricultural use.

Chairman Bryan asked if there were anyone present who wished to speak for or against, or to make any comments.

The Chairman informed Mr. Bruce that the Commission is required to wait 15 days for any further comments that might come to the Commission in writing. In addition to that, the Commission would have to wait another 30 days before giving an answer, which makes a total of 45 days. The Commission intends to have a meeting on Tuesday, September 18; and at this time that meeting is scheduled for Honolulu, and at that time either Tuesday the 18th or Wednesday the 19th, the Commission will reach a final determination, if possible.

The Chairman requested that the secretary notify Mr. Bruce of the time and place of this meeting.

The public hearing was closed on East Maui Irrigation Company's petition.

PETITION OF LOYALTY ENTERPRISES, LIMITED, FOR AMENDMENT OF TEMPORARY DISTRICT BOUNDARY TO RECLASSIFY, FROM AGRICULTURAL TO URBAN CLASSIFICATION, PROPERTY LOCATED IN THE WAILEA AREA, MAUI: Described as TMK 2-1-08: 42 (650.0 acres).

The Chairman asked if there were anyone in the audience representing Loyalty Enterprises.

Mr. George Houghtailing was sworn in by the Chairman and stated that he was consultant to Loyalty Enterprises, and that he would present their case.

In response to a request by the Chairman, the XO described the area involved in the petition, and pointed out the location on the map.

Mr. Houghtailing stated that the land at present is not being used to its highest use (it is now pasture land) and that the Matson Navigation Company, in purchasing the land, had plans for resort and residential development. Loyalty Enterprises purchased, under an agreement of sale, 650 acres; and in the agreement of purchase was required to develop 180 additional acres for a golf course. He also pointed out that in the Hawaii State Planning Office Visitor Destination Area Report, put out in February 1960, the Wailea area was designated as part of a Tourist Destination Area. He added that the County was spending some money to bring in a 6-inch water main all the way from the intersection of Maalaea Bay to this property, in order to service the property, which was one of the stipulations when they had the appropriation made by the Legislature for extending the 15-inch water main.

The Chairman requested the XO to read communications received from County officials.

1. Letter from the Board of Supervisors which stated that the matter has been referred to the Public Works Committee.
2. Letter from the Maui County Planning and Traffic Commission, recommending approval for change of district boundary from Agricultural to Urban.
3. Another letter from the Planning and Traffic Commission of Maui approving amendment of petition of Loyalty Enterprises (to add the golf course area).

The Chairman asked Supervisor Kobayashi if the Board had any additional information to give in regard to their recommendations on petition. Supervisor Kobayashi stated that the Public Works Committee met on July 31st and concurred with the Maui Planning and Traffic Commission. Chairman Bryan asked him if the Board will be submitting a communication to the Commission. Supervisor Kobayashi replied in the affirmative.

The XO presented the staff report, recommending approval of the boundary change to Urban classification of the petitioned area, as outlined in orange on the special map provided by the petitioners, since the request is in conformance with the plans of the County and the State, and the State's Visitor Destination Area Report. He added that these plans are the partial basis for a number of the State's capital improvements in the way of water and highways scheduled for this area.

Chairman Bryan asked members of the Commission if they had any questions they would like to ask Mr. Houghtailing or Mr. Darnell.

Mr. Chun asked Mr. Ohata when the water line would be finished. Mr. Ohata did not have the information on hand, but stated he believed it may be at the end of this year.

Mr. Chun requested that the staff read the communication received from Matson on the matter. XO read the letter and stated that the staff contacted the Matson interests because the petitioners had an option to purchase; and also upon the Attorney General Office's recommendation that the Commission ask the Matson interests if they would

concur with the application. Matson did so reply, stating their concurrence.

Mr. Houghtailing stated for the record that a substantial down payment is being made; and this is not a paper option, but a substantial down payment.

Mr. Chun asked Mr. Houghtailing if there is any urgency in respect to timing of this matter. Mr. Houghtailing stated that there is definitely an urgency, because Loyalty is now compelled to submit the second phase of their planning in detail. This has been prepared, but they cannot proceed; and they have asked for an extension of time, pending the outcome of the change; because as long as it is going to be Agricultural, Loyalty cannot go ahead and move.

Commissioner Sunn stated that it is his understanding that the Commission cannot make an interim ruling; but, actually, in this particular case, the State's Visitor Destination Area Report, the State General Plan, the County Board of Supervisors and the County Planning and Traffic Commission all agree and are in accord with the proposal, and there have been no objections filed at all.

The XO agreed with Commissioner Sunn's statement, with the exception of the fact that the Visitor Destination Area Report did not concern itself with the residential development of some of the mauka lands but just the Visitor Destination Area section of the area.

The Chairman queried Mr. Houghtailing as to whether it would create a hardship for the petitioners if they were required to wait 45 days? Mr. Houghtailing replied that there is definitely a hardship between the two parties, because there are some negotiations that have been held up: one doesn't want to move and spend any more money if they are not going to get the boundary changed; and the other one says we will have to have some compensation during the waiting period. So there is urgency from this sense.

Chairman Bryan stated to Mr. Houghtailing that he (Mr. Houghtailing) was present at this morning's meeting and is aware of the Commission's agenda for the 21st of August, which is pretty well filled. Since that meeting will be held in Honolulu, he would suggest that Mr. Houghtailing be present and if the Commission has any communications pertinent to this matter the Commission may be able to review all that information and the petitioners would be able to draw their own conclusions. The Commission's final determination, however, cannot be made until the 18th of September, unless the Attorney General's Department shall find otherwise. The Commission has asked them to investigate any other possibility.

Mr. Houghtailing stated that as he understood it, the Commission has to act within the 45 days. Legal Counsel corrected this to state, "after the 45-day period."

Mr. Houghtailing stated that this is a question that you can beg, if the Attorney is going to rule, but looking at it from the standpoint of practical analysis and practical approach, what is going to be wrong if the Commission should act within that period and not wait for the 45-days and say, "This is it. I'm just wondering because this Commission now is the judge. I realize that an attorney would read

right down to the letter and I'm not going to try to do that; but I do feel that this Commission has a lot of jurisdiction and that's why you have a Commission. They have a period to act in now."

Chairman Bryan replied that this 45-day period is not the ruling of the Commission, it is the law itself. The interpretation, according to advice by the members of the Attorney General's staff, is that the Commission can't act within the 45 days. We have asked them to review that to see if there is any way the problem can be solved. He added that if there is any possibility of solving this, the Commission would notify the petitioners.

The public hearing closed on the petition of Loyalty Enterprises, Limited.

After a short recess, Chairman Bryan reconvened the hearing.

PETITION OF FRANK AND JESSIE MUNOZ FOR AMENDMENT OF TEMPORARY DISTRICT BOUNDARY TO RECLASSIFY, FROM AGRICULTURAL TO URBAN CLASSIFICATION, PROPERTY LOCATED IN THE PUKALANI AREA, MAUI: Described as TMK 2-3-33: 15, 16, 18, 19 (23.928 acres).

Upon request by the Chairman, the XO described the land involved in this petition. The XO pointed out that the Frank Munoz property is located across Edward S. T. Ching's property in Pukalani. He stated that the original application included considerable lands which did not belong to the Munoz family and that the petition was amended to include TMK 2-3-33: Lots 15, 16, 18 & 19, plus 3 easements to Lot 19. He explained that the next item to come up before the Commission would be a recommendation and request, from the County of Maui, to rezone an area which includes some of the areas that were originally requested by Mr. Munoz. The request made by the County of Maui is to include the rest of the land (TMK 2-3-33: Lots 1 through 18, 20 & 21; TMK 2-3-11: Lots 20 & 73) which would connect the Munoz property to the Pukalani Urban district.

Upon request by the Chairman the XO placed the tax key map on the board and pointed out the exact areas involved in each petition.

Mr. Meyer M. Ueoka, practicing Attorney of Maui, stated that he represented Mr. and Mrs. Munoz; and upon the Chairman's request proceeded to present their case.

Mr. Ueoka explained that the particular area involved is designated as Agricultural, and the petition requests that this area be redesignated to Urban. He felt that the evidence would show proof that it is needed for a use other than that for which the district is classified; that the petitioners would also show that conditions and plans for development have changed in this particular area. He stated that he realized that this particular zoning map was adopted by the prior Commission, because they had to adopt it in a hurry. However, to give the Commission an overall picture of this area, Mr. Ueoka continue, Mr. Munoz was partly responsible for the development of Pukalani, a very healthy and wholesome community: the area being large enough to provide comfortable living conditions, having an established church, and the possibility of a school in the near future, if Pukalani

further develops. He then called upon Mr. Munoz to give a history of Pukalani to support the petition.

Mr. Munoz was sworn in. He clarified statements in the original petition, stating that the areas included were formerly his, having been subdivided and approved approximately in 1959. The remaining area is now under development, as he had taken the liberty to developing the land, putting in the waterlines and starting the road construction, and accepting deposits from 14 purchasers, subject to clarification of the "Greenbelt" petition which has been applied to this property. He further stated that he did not know the reason back of the responsible people when the area was declared Agricultural, as he didn't believe he could reasonably ascertain an agricultural program in this particular area, where average rainfall averages somewhere about 25 to 27 inches. An agricultural enterprise wouldn't be possible at all and, in his opinion, the best use of the land would be for residential purposes, especially since there is an immediate demand for residential land in these areas. The proposed subdivision was approved by the Maui Planning and Traffic Commission, and if the Commissioners have visited the area they must have seen that he has proceeded in putting in the necessary improvements for compliance with the County of Maui's subdivision ordinances. The waterlines have also been completed. He stated that it is his intention to complete this subdivision; but if the Commission should deny the requested change, he would be obliged to have the real estate company who is handling the sales for him refund the deposits to the prospective purchasers. He added that, in his opinion, this is a rather urgent matter in view of the purchasers whose building plans are completed, and in consideration of those who have to move from their homes in the plantation.

Upon receiving approval from the Chairman, Mr. Ueoka questioned Mr. Munoz. During the cross-questioning, it was brought out that Mr. Munoz was responsible for the subdivision across the street from the presently proposed subdivision and most of the lots there have been developed with homes.

Chairman Bryan suggested that the petitioners adhere to the points directly related to this specific hearing.

The Commission was also informed that: the subdivision begun in 1959, involving parcels in the petition for redesignation by the County of Maui Planning Commission, already has six homes built on it; a detailed description of the surrounding subdivisions of Mr. Munoz -- development and approximate number of constructed homes; and, in the petitioner's opinion, that a hardship was created, for those who had purchased lots 10 years ago, by the former Commission who placed this area in Agricultural classification. The lands adjoining these particular parcels will be covered in the petition of the Maui Planning Commission; and all these descriptions and explanations were needed to show the need for redesignation.

The Chairman stated that the question of adjacent property, regardless of how it has been zoned, is a point of law which should be settled outside of this hearing. He suggested that the petitioners adhere to the problems directly related to this hearing.

Mr. Ueoka received an affirmative reply when he asked Mr. Munoz if he had made an application for subdivision prior to the adoption of Land Use district maps for

this particular land. Mr. Munoz added that he had received a communication from the Board of Water Supply of Maui County, approving his preliminary sketch of the Pukalani subdivision. He then presented a letter to the Commission from Norman Saito, Manager and Chief Engineer, and a letter from the Planning Director prior to the adoption of the Land Use maps. These letters were presented for the record and, upon request of the Chairman, the XO read these letters.

Other statements were made by the petitioners, to the effect that the firm holding the money in escrow from prospective buyers is Maui Realty Company, Inc., of which Donald Tokunaga is president and manager; various camps have been abandoned by the plantation; Kaheka, near Paia, has been designated as an Urban area, but will be abandoned shortly as will other camps; people from the aforementioned camps who do not desire to go to the sixth and seventh increment of Dream City would have to look outward for lands to build their homes; and Pukalani is a very desirable place and there has been a demand for acquisition of lands in that area.

Mr. Ueoka stated that both he and Mr. Munoz would be open for any questions put forth by the Commission.

Chairman Bryan brought to the attention of the Land Use Commission members that they ignore the comments on the actual physical development of the land. This is not the Commission's problem as it is not a policing or enforcing body.

Upon the request of the Chairman, the XO read communications received from County officials:

1. Maui Planning and Traffic Commission recommended approval of the amended application which includes all land that Mr. Munoz is applying for redesignation;
2. The Board of Supervisors referred the matter to the Public Works Committee on July 20, 1962 for its attention.

Supervisor Kobayashi stated that the Committee took action that same day and concurred with the Planning and Traffic Commission. A copy of this report would be forwarded to the Commission.

At the request of Chairman Bryan, the XO read a communication received from Thomas Ogata for amendment of the petition.

The XO proceeded to give an oral staff report, stating that the staff understood from the recommendation of the Maui Planning and Traffic Commission, that the Maui plan includes the urbanization of the subject area as well as other areas adjacent to it. The State General Plan in this area shows that the recommended extension of the town of Pukalani is in a northwesterly direction and includes part of this area in urban and part of it in a diversified Agricultural classification; however, the area that is shown in Urban along the opposite side of Haleakala Highway proves now to be in pineapple. In consideration of these factors the requested extension of Pukalani is considered by the staff to be in the proper direction, and in the proper area; and staff recommended approval of the petition, as amended.

Commissioner Sunn stated that Mr. Munoz had testified that across the street from his development or proposal were some 40 to 50 homes; and he took it that Mr. Munoz meant across the street leading to Makawao. Mr. Munoz replied that when he subdivided that area in 1950, there were 142 lots in the subdivision. It comes up to Mr. Ching's property across the street of this property and was a portion of the original Pukalani subdivision. Chairman Bryan asked if this was across the street, to which Mr. Munoz answered that it was across the present Haleakala Highway, immediately across from his property.

Commissioner Sunn asked whether, in regard to Mr. Munoz's petition, he referred to TMK 2-3-33: Parcels 19, 15, 16 & 18? The letters from the Planning Commission and the Board of Water Supply referred only to Parcel 19 of this tax map key. Is he applying for additional property? The XO replied that Parcel 19 is part of the Munoz application, and is not part of the County of Maui application. Commissioner Sunn stated that the submitted letters referred to one parcel but the petitioner was now requesting four. The Chairman stated that an answer could be found in the fact that Mr. Munoz, in his last letter, clarified the fact that he had substituted maps and was sending a second map which included more than just Parcel 19. The XO affirmed this, and stated that there were three lots. Mr. Munoz stated that he still owns lots 1 and 2 of the subdivisions which were approved in 1959.

The Chairman requested that the XO clarify the areas as to exactly what was stated in the application and record, which parcels were included in the second map. The exact question being which lots are shown in red on the map on the wall? The XO stated that the map showed Parcels 15, 16 and 18. Chairman Bryan noted the agenda to be correct and requested the XO again read the communications received from the Board of Water Supply and the Maui Planning and Traffic Commission. This was done.

Mr. Ohata stated that, in order to clarify and speed up the hearing, the answer of the Planning Commission was this: that it is known that Mr. Munoz owns a large parcel designated as flanking the area petitioned by Maui Planning and Traffic Commission. The Maui Planning Commission is not too concerned as to land ownership; but it was felt that there should be an extension of the Urban boundary to include the whole portion. Therefore, it can be said that the Planning and Traffic Commission includes all parcels not owned by Mr. Munoz, making the actual land acreage immaterial in this particular case.

Chairman Bryan stated, "It may be immaterial to you; but it is not immaterial to us, because when we approve the thing we want to know what parcels we are including, so we usually try to ascertain as definitely as possible which parcels are included in the application. I think this should end the matter."

Mr. Chun asked Mr. Munoz what size lots are involved in the prior subdivision to be covered in the County's application. Mr. Munoz stated that they varied from 1 acre lots down to 5900 square feet or so.

Commissioner Gregg asked how much acreage is involved in the area. He stated that he believed that something was mentioned about the "remaining area". Mr. Ueoka replied that the total area is approximately 22 acres and the "remaining area" is included as a portion of the County petition. Commissioner Gregg asked whether Mr. Munoz owned the area between the "remaining area" and the Urban area in Pukalani; he received a negative reply from Mr. Munoz.

Chairman Bryan requested that all letters and documents referred to in this hearing be made part of the record. He stated that the earliest date the Commission could take action in this matter would be the 18th of September; and that he would ask the secretary to notify the petitioner where the Commission would meet on that date. It is not necessary that the petitioner be present, but he is welcome to attend. He will not be heard, but is free to listen to what the Commission has to say.

Commissioner Sunn asked: "Is it my understanding that the County Attorney of Hilo, County of Hawaii, ruled that if the project was under construction, and I think the previous Commission determined these interim boundaries on the basis of preliminary approval of subdivisions; and if this is the case, and it has been shown that this has been processed through the Planning Commission, would not this be an oversight for preliminary approval?"

Mr. Ohata replied that, in the County of Maui, preliminary approval is given by the Board of Supervisors and not the Planning Commission; and therefore, this was ruled as not having received preliminary approval.

Chairman Bryan stated that the Commission will receive any comments for 15 days and in addition would have to wait another 30 days before giving an answer, which makes a total of 45 days.

The hearing on the matter of the petition of Frank and Jessie Munoz was closed.

PETITION OF MAUI COUNTY PLANNING AND TRAFFIC COMMISSION FOR CHANGE OF DISTRICT BOUNDARY FROM AGRICULTURE TO URBAN DISTRICT; PUKALANI, MAUI, HAWAII: Described as TMK 2-3-11: 20, 73; 2-3-33: Parcels 1-18 inclusive; and 2-3-33: 20, 21.

Mr. Robert Ohata introduced himself as being the Director of the Maui County Planning and Traffic Commission, and was sworn in by Chairman Bryan.

Upon request by Chairman, the XO pointed out location on map and described the area involved in the petition.

Mr. Ohata stated that the Maui Planning and Traffic Commission, when it received the application from Mr. Munoz, felt that that property could be approved. But if it did recommend approval of that portion it would leave that portion non-contiguous to the present Urban area; and so, in an effort to develop a boundary that would be conducive to good planning, the Maui Planning Commission felt that the area in between should be included in the petition and therefore make the Munoz property contiguous with the present Urban area. This is the reason for the request by the Planning Commission, and we recommend approval of our request.

Chairman Bryan asked the XO if the Land Use Commission has received any comment from the Board of Supervisors. The XO replied by reading a communication from the Board which stated that matter has been referred to the Public Works Committee for its attention.

Chairman asked Mr. Ohata if he had any knowledge if the Public Works Committee acted upon that. Mr. Ohata stated that he could not report on that.

Upon request by Chairman XO gave staff report orally stating the portion of the area that was included in the general plan is actually in pineapple across the road, and should probably not have been included in this general plan as urban, but the area up the mauka side of the road which is included in this application probably should have been. The area is under considerable development with considerable building activities. As Mr. Ohata stated, this area is a well-rounded community and to make space for the demand for housing appears necessary. There appears to be urban pressure and the recommendation is for approval.

Commissioner Sunn asked XO that parcels 1-18 inclusive, 20 and 21, and 19 are included in the other (Munoz) application, now when you pointed to tax map key 2-3-11, you said Parcels 20 and 73, It is not inclusively? XO replied in the affirmative. XO clarified that parcels 20 and 73 are included in the lower area here (pointing on map) and this piece of land has been taken off from one tax map and placed on another. The original map that the application was made from (the County of Maui) was a little older map than this map here.

Commissioner Williams asked Mr. Ohata whether the property owners of this particular land have been consulted on this. Mr. Ohata replied in the negative to which Commissioner Williams stated that the County has just taken their right to have that zone changed. Mr. Ohata replied in the affirmative.

Commissioner Gregg asked whether any of the property owners were present.

From the audience, a spokesman stated that he represented two property owners in this area: one is Mr. Watanabe, and the other is Seichi and Masaura. He stated that Masaura and Seichi bought from Mr. Munoz exactly one parcel of land with the intention to subdivide. He stated that they were veterans and are applying for loans very shortly; and had submitted an application for subdivision approval, first to the Water Board and then the Planning Commission, which both have approved. Now they request that it be submitted prior to the adoption of the Board of Supervisors. So far as Mr. Watanabe is concerned, the application was made to the Board of Supervisors prior to the adoption of the boundaries, because the Board of Supervisors failed to act on the requests for preliminary approval; and therefore by operation of law, under the County ordinance, it should have already been approved.

Chairman Bryan queried the spokesman on his representation in behalf of these people. The spokesman replied that he was not speaking on their behalf but wanted to point out the fact that their actions show they would like to have this area zoned for Urban use. This was noted by Chairman.

Chairman Bryan asked Mr. Ohata if there are other landowners besides ones just heard to which Mr. Ohata replied in the affirmative.

Commissioner Gregg asked Mr. Ohata if he planned to ask the owners whether they were in favor of this change to which Mr. Ohata replied in the negative.

Commissioner Gregg asked Mr. Ohata if there is available water for this development to which Mr. Ohata replied that the Maui Planning Commission feels there is because of the letter given to Mr. Munoz on his prior request. Chairman Bryan asked what

position the County would take, should the other owners decide to dedicate their land under Act 187 to agricultural cultivation. Mr. Ohata stated that the Maui Planning Commission has filed a petition with the Commission and action should be taken on their petition as a request of change to Urban zoning.

The XO stated that he was informed by Mr. Chun this afternoon that Act 187 or the Rules state that the Land Use Commission is to contact any property owners who have any interest in property for which a hearing is being held for rezoning. This was not done and he apologized that this was an oversight on the part of the staff to make proper investigation for the Commission.

Legal Counsel, Mr. Fong, stated that there is no great problem, since the Act provides a 15-day period after hearing in which contact can be made, to which Chairman Bryan added, "provided they agree". Mr. Fong agreed, stating the Commission will decide if rezoning is necessary.

Mr. Ohata stated that the Land Use Commission in adopting these temporary boundaries did not contact owners. They notified owners through legal publications in newspapers as required by law and the same thing has been done in this particular case. "It may be the legal procedure to notify the property owners, and if the Commission feels it wants to contact the individual property owners I think that is a fine thing, and should be done; but we feel that our Planning and Traffic Commission is not the agency that should go over there to contact each property owner. Our recommendation is done purely on the basis of county planning -- whether this is good county planning or not good county planning."

Mr. Donald Tokunaga was sworn in; and stated he would like to speak very briefly in behalf of both Mr. Frank and Jessie Munoz, as well as the County of Maui, to have these particular parcels that have been discussed the last half hour rezoned from Agricultural to Urban. "If public pressure as well as existing utilities are any criteria for the rezoning of the property from Agriculture to Urban as a practicing realtor since 1937 I'd like to testify to the fact concerning these particular parcels in Pukalani. There is definitely a great demand for small houselots there and as far as existing utilities go, you have the road and I think there is sufficient water for residential development."

Chairman Bryan ordered that any documents referred to in this hearing be made part of the record.

The Chairman stated that the Commission will contact the remaining landowners for their comments with regard to this area; and if no definite problems arise, he thought the Commission could give a definite ruling on the 18th of September.

Mr. Ohata requested that he would like to be notified of this meeting and Chairman Bryan requested secretary to do this.

The public hearing was declared closed.

RECEIVED

AUG 20, 1962

State of Hawaii
LAND USE COMMISSION

Lower Waiehu, Maui
August 17, 1962

Mr. Roland J. Darnell
Executive Officer
Land Use Commission
State of Hawaii
426 Queen Street
Honolulu 13, Hawaii.

Gentlemen:

Re: Variance application of
Juichi & Kinu Kurasaki

We, the undersigned, who are neighbors of Mr. and Mrs. Kurasaki, wish to express our objection to the establishment of a restaurant "steak house" in this area.

Our main objection lies in the fact that we residents of this area, including the Kurasaki's, have worked very, very hard to get this Tidal Wave "Escape Road" because it was definitely needed.

We also wish to re-iterate the testimony given by Mr. Frank Silva during the hearing held by your commission here on Maui on the night of August 2, 1962.

Respectfully yours,

Ronald M. Downie
August S. Silva
Leo A. Ohai

238

Lower Waiehu, Maui
8 August 1962

RECEIVED

AUG 13 1962

State of Hawaii
LAND USE COMMISSION

STATE OF HAWAII
Land Use Commission
426 Queen Street
Honolulu 13, Hawaii

Gentlemen:

RE: SP (T) 62-10

In regard to the hearing of 2nd August 1962, I think it is a very poor excuse when you commissioners put tidal wave as an excuse for not granting or denying approval of our application for request for building an eating place on my property.

The escape road as you put, is a new road that was built because the old road was much too near the ocean. As far as I can see our proposed area to build a restaurant is a safe zone. At no time did the water come up to this point, it being quite a distance from the ocean. I am sure this road was built because the road commissioners knew it to be a safe zone.

Secondly, when you put "isolation" as a second excuse, we also think this is a poor excuse. We see many points on all Islands of Hawaii with isolated eating establishments. Why then my isolated eating place does not meet your approval?

At this point, we feel your excuse not meeting to our understanding, that you are standing in way of our progress. As we have stated in our letter of 19 June this is a poor farm land, and we would like to use to the best advantage, I cannot see any reason for not granting this request.

In closing may I say that an Act of God is beyond anyone's control. If you give such an excuse we cannot do anything for progress or economy of family or Maui. May I remind you again, that the proposed area is a safe zone, due to the fact that, at no time did the water come up to this point. As to it being isolated place, I think we should all have a chance to try at whatever enterprise we see fit, providing, we comply with official regulations.

In consideration of the above reasons, kindly give this matter your careful consideration before you pass your final decision.

Yours truly,

(Mrs.) Kinu Kurasaki

Mrs. Kinu Kurasaki.

P.S. Enclosed is a petition of approval signed by majority of our immediate neighbors.

RECEIVED

AUG 13 1962

P E T I T I O N

State of Hawaii
LAND USE COMMISSION
Lower Waiehu, Maui
August 2, 1962

TO: The Land Use Commission
State of Hawaii
"IN PUBLIC HEARING" Assembled
Maui County Board of Supervisors Chambers
Wailuku, Maui, Hawaii.

Gentlemen:

We, the undersigned, who are the immediate neighbors of
Mr. Juichi Kurasaki and Kinu Kurasaki, applicants for variance
to permit them to open a "Steak House" in our Lower Waiehu area
on Maui, Tax Key - 3-3-01-45, have no objections to their inten-
tions and recommend that their request be granted.

Peruko Fujimoto

Henry Hais

Sam Long Jr

Handwritten notes and signatures at the bottom of the page, including a large signature that appears to be 'Sam Long Jr' and other illegible text.

Ref. No. LUC 128

August 16, 1962

Mr. and Mrs. Juichi Kurasaki
Lower Waiehu
Maui, Hawaii

Dear Mr. and Mrs. Kurasaki:

This letter is to inform you of the meeting to be held by the Land Use Commission at 12:00 noon, August 21, 1962 in its Hearing Room, Second Floor, 426 Queen Street, Honolulu, Hawaii at which time your application will be discussed and action may be taken on your petition.

Although your presence is not required, you are cordially invited to attend the meeting.

Sincerely,

R. J. DARNELL
EXECUTIVE OFFICER

ak

G. N. TOSHI ENOMOTO
County Clerk



BONIFACE ESPINDA
Deputy County Clerk

OFFICE OF
COUNTY CLERK
COUNTY OF MAUI
WAILUKU, MAUI, HAWAII

August 6, 1962

RECEIVED

AUG 7 1962

State of Hawaii
LAND USE COMMISSION

Mr. R. J. Barnhill
Executive Officer
Land Use Commission
State of Hawaii
425 Queen Street
Honolulu 13, Hawaii

Dear Mr. Barnhill:

Reference is made to your letters dated July 10 (LUC 72) and July 18, 1962, (LUC 81) requesting recommendations from the Maui Board of Supervisors on certain petitions and applications before your Commission.

Enclosed is a copy of Committee Report No. 138, from the Public Works Committee, recommending approval of the applications of Yuichi Kuroki, East Maui Irrigation Co., Ltd., Loyalty Enterprises, Ltd., and Frank Munoz.

The foregoing report was adopted by the Maui County Board of Supervisors on August 3, 1962.

Very truly yours,

/lye

enc.

BONIFACE ESPINDA
Deputy County Clerk

cc: Maui Planning & Traffic Commission



TRUE NORTH
1" = 100'

PAUKUKALO ROAD

JUICHI
KURASAKI
0.976 AC.

45

ANGLE-A
TYPE-E RASE
S E A

25% COTTON FIBER

TMK 3-3-01-45

G. N. TOSHI ENOMOTO
County Clerk



OFFICE OF
COUNTY CLERK

COUNTY OF MAUI
WAILUKU, MAUI, HAWAII

July 24, 1962

REF. YOUR
LTR. NO.: LUC 72

BONIFACE ESPINDA
Deputy County Clerk

Mr. R. J. Darnell
Executive Officer
Land Use Commission
State of Hawaii
Honolulu, Hawaii

Dear Mr. Darnell:

Please be advised that your letter of July 10, 1962, regarding applications from Juichi Kurasaki, East Maui Irrigation Company, Loyalty Enterprises, Ltd., and Frank Munoz, was presented to the Maui County Board of Supervisors on July 20, 1962, and referred to the Public Works Committee for its attention.

Please rest assured you will be notified of any subsequent action taken by the Board in connection with your letter.

Very truly yours,

G. N. TOSHI ENOMOTO
County Clerk

/lye

RECEIVED

JUL 26 1962

State of Hawaii
LAND USE COMMISSION

Ref. No. LUC 84

July 12, 1962

Mr. and Mrs. Juichi Kurasaki
Lower Waiehu
Maui, Hawaii

Dear Mr. and Mrs. Kurasaki:

This is to inform you of a public hearing called by the Land Use Commission of the State of Hawaii on August 2, 1962 at 8:00 p.m. in the Chambers of the Maui County Board of Supervisors, Wailuku, Maui. Your application for Special Permit will be heard at that time.

Publication of Legal Notice will appear on July 13, 1962 in the Honolulu Star-Bulletin, Honolulu Advertiser and Maui News.

Very truly yours,

R. J. DARNELL
Executive Officer

cc: Mrs. Tomiko Okita
1252 Hoehulu St.
Pearl City, Oahu, Hawaii

WM:ak

July 10, 1962

The Honorable Members of the
Board of Supervisors
County of Maui
County Building
Wailuku, Maui, Hawaii

Attention: The Honorable Eddie Tam, Chairman

Gentlemen:

The State Land Use Commission has requested me to obtain your recommendations and comments on the below listed applications now pending before the Commission:

✓ Juichi Kurasaki	Application for Special Permit to establish and operate a restaurant near Waiehu.
East Maui Irrigation Company	Application for Temporary District Boundary change from a Conservation district to an Agricultural district designation.
Loyalty Enterprises, Ltd.	Application for Temporary District Boundary change from an Agricultural district to an Urban district designation. (Wailea)
Frank Munoz	Application for Temporary District Boundary change from an Agricultural district to an Urban district designation. (Pukalani)

The Maui County Planning and Traffic Commission has studied and has recommended approval of these applications.

The Honorable Members of the
Board of Supervisors

Page 2

July 10, 1962

Enclosed are the applications and supporting data that have been filed with this office. The Land Use Commission will appreciate receiving your written comments and recommendations prior to the public hearing, which is being scheduled for August 2, 1962, in Wailuku.

Very truly yours,

R. J. DARNELL
Executive Officer

Enclosures
WM:ak

Ref. No. LUC 61

July 5, 1962

Mr. Robert Chata, Director
Planning and Traffic Commission
County of Maui
Kahului, Maui, Hawaii

Dear Mr. Chata:

With respect to processing of the following items, which the Land Use Commission wishes to hear on August 2, 1962, I wish to discuss these items with you; and will arrive on Maui with Mike Mullahey on Aloha Airlines, Flight 769, at 3:40 p.m., July 23, 1962.

Juichi Kurasaki (Waiehu)
Frank Munoz (Pukalani)
East Maui Irrigation Company (Above Kahipi Gulch)
Loyalty Enterprises, Ltd. (Wailea)

Since I have already made inspections of the latter two sites, I would like also to inspect the Kurasaki and Munoz items with you on the 23rd.

We expect to leave Maui for Oahu at 7:20 p.m. that same day. I would appreciate hearing from you, as to whether you will be able to meet with us and accompany us to Waiehu and Pukalani. I also trust that you will encounter no difficulty in arranging for the Commission's public hearing at Iao Elementary School at 8:00 p.m., for Thursday, August 2, 1962.

Cancelled

Very truly yours,

R. J. BARNELL
Executive Officer

RJB:ak

June 27, 1962

Mr. Edward C. Bryan
Chairman
Land Use Commission
State of Hawaii
Honolulu, Hawaii

Dear Mr. Bryan:

The Maui Planning and Traffic Commission, at its meeting of June 26, 1962, voted to recommend approval of the following matters before your Commission:

1. Special Permit to Mr. and Mrs. Joichi Kurasaki of Lower Waiehu, Maui, Hawaii, to construct an eating establishment at Lower Waiehu.
2. Amendment to Temporary District Boundary from Clarence T. C. Ching, executive vice president of Loyalty Enterprises, Ltd., 32 Merchant Street, Honolulu, for designation from agricultural to urban of approximately 650 acres at Wailea, Maui. Check and petition is attached herewith.
3. Amendment to Temporary District Boundary from Mr. and Mrs. Frank Munoz of 1750 Mill Street, Wailuku, Maui, for designation from agricultural district to urban district of approximately 36 acres on Haleakala Highway, Pukalani. Check and petition is attached herewith.

The Commission, in recommending this approval, recommends further that the area between the Munoz subdivision and the present urban boundary be made contiguous. Please advise this

Mr. Edward C. Bryan, Page Two

6/27/62

office whether a special petition shall be filed by this office requesting the amendment.

Very truly yours,

ROBERT O. OHATA
Planning Director

cc Mr. & Mrs. Joichi Kurasaki
cc Mr. Clarence T. C. Ching
cc Mr. & Mrs. Frank Munoz

426 Queen Street Ref. No. LUC 47

XXXXXXXXXXXXXXXXXXXX

June 21, 1962

Mr. and Mrs. Juichi Kurasaki
Lower Waiehu, Maui, Hawaii

Dear Mr. and Mrs. Kurasaki:

This is to advise you that your application for Special Permit and filing fee have been received by this office and placed on file for scheduling of public hearing.

The Commission will be unable to hear your petition during their June 26, 1962 Maui public hearing as the application was not received in time. However, we anticipate that the next Maui hearing will be held during the early part of August, at which time your application will be considered.

This office will notify you well in advance of the August date as to the time and place of the hearing.

Very truly yours,

R. J. DARNELL
Executive Officer

cc: Mrs. Tomiko Okita
1252 Hoohulu Street
Pearl City, Oahu, Hawaii

WM:ak

RECEIVED

JUN 19 1962

State of Hawaii
LAND USE COMMISSION

June 19, 1962

STATE OF HAWAII
Land Use Commission
426 Queen Street
Honolulu 13, Hawaii

Gentlemen:

RE: SP (T) 62-10

In regard to the application for the special permit that I submitted, I hereby respectfully request approval for use of the land for eating establishment specifically as a STEAK HOUSE, because, we would like to use the land to the best and profitable advantage.

According to my experience and estimation it is a poor farm land it being situated near sandy beach area.

Proposed business land area is 1/2 acre more or less and there will be absolutely no sub-division.

Thanking you in advance for giving this matter your special consideration.

Yours very truly,

Kinu Kurasaki
Kinu Kurasaki.

NOTICE OF Public Hearing

~~Is~~: ALSO TO:

Mrs. Tomiko OKITA

1252 HOOHULU ST.

Pearl City, Oahu

RECEIVED

JUN 8 1962

State of Hawaii Lower Waiehu, Maui
LAND USE COMMISSION June 6, 1962

Land Use Commission
426 Queen Street
Honolulu 13, Hawaii

ATTENTION: Mr. Edward C. Bryan, Chairman and
Mr. R. J. Darnell, Executive Officer

Dear Sirs: RE: Application for Special Permit

We respectfully submit to you the attached application, original and a copy, for a special permit for land use in accordance with the provisions of Section 7, Act 187, SLH 1961.

It is our sincere hope that this application may be considered by your Commission when it is to meet at the Board of Supervisors Chambers in Wailuku, Maui on June 26, 1962 at 8:00 pm. You are to have a public hearing at that time to consider two applications for special permits.

Otherwise, we shall still appreciate hearing from you regarding your next public hearing on Maui after this one which is advertised in the June 6th issue of the MAUI NEWS.

Respectfully yours,

Juichi Kurasaki
JUICHI KURASAKI and

Kinu Kurasaki
KINU KURASAKI - wife.

P.S.-Check in amount of \$50.00 (fees) enclosed.

JK/e

cc: Maui County Planning Commission Director,
Robert S. Ohata