





STATE OF HAWAII  
LAND USE COMMISSION

426 Queen Street  
Honolulu, Hawaii

This space for official use

Date Application and Fee  
received by LUC

6/22/62

APPLICATION FOR SPECIAL PERMIT

(I) (We) hereby request approval of a special permit to use certain property located in the County of Kauai, Island of Kauai, Land Use Commission Temporary District Boundary map number and/or name Lihue, Nawiliwili, Hanamaulu and Puhi Section, for the following-described purpose:

Description of property:

Subdivision for residential purposes. A roadway lot involving 16,473 sq. ft. and a residential lot involving 22,094 sq. ft. being a portion of the Ahupuaa of Nawiliwili R.P. 4478 L.C. Aw. 7713 Ap. 2 Part 2 to V. Kamamalu and Grant 188:1 to W. L. Lee, at Petitioner's interest in subject property: Nawiliwili Lihue Puna, Kauai, Hawaii. Portion for map key: 3-8-05-03.

We are the owners.

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

To be subdivided for lease purposes. This area is presently considered waste area and is not used for any type of agricultural production. It is immediately adjacent to company owned home sites for employees.

Signature(s)

C. L. Childs

Administrative Asst. to the Manager

THE LIHUE PLANTATION CO., LTD.

Address:

P. O. Box 751, Lihue, Kauai, Hawaii

Telephone:

22743

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. Mullane

For (agency)

L. U. C. D

RECEIVED

For Official Use  
This space for official use  
Post-Application and Fee  
Date Received by LUC

STATE OF HAWAII  
LAND USE COMMISSION  
420 UNION STREET  
HONOLULU, HAWAII

APPLICATION FOR SPECIAL PERMIT

(1) (b) hereby request approval of a special permit to use certain property located in the County of \_\_\_\_\_, State of \_\_\_\_\_, for the following-described purposes: \_\_\_\_\_

Description of property:

Description for the proposed use:

Justification for the proposed use:

Public interest in the proposed use:

Public interest in the proposed use:

Public interest in the proposed use:

Public interest in the proposed use:

Public interest in the proposed use:

Public interest in the proposed use:

Public interest in the proposed use:

Public interest in the proposed use:

RECEIVED  
For (Agency) JUN 22 1962  
State of Hawaii  
LAND USE COMMISSION



THE GARDEN ISLAND PUBLISHING CO., LTD.  
PRINTERS AND PUBLISHERS

Publishers of "The Garden Island," Kauai's Only English Newspaper  
Owners and Operators of Radio Station KTOH

Lihue, Kauai, Hawaii

Land Use Commission  
State of Hawaii  
429 Queen Street  
Honolulu, Hawaii

Terms: Net 30 Days.

Date	Description	Amount
	Invoice Number 4494	
	To Publishing	
	Notice of Public Hearing to consider an application for special permit within the County of Kauai, Docket No. and Applicant S (T) 42-16, Lihue Plantation Company, Tax Map Key: 1-5-03, Portion 3, to create roadway lot and residential lot.	
	Sept. 19 - 11" @ .50	27.50
	State tax	.40
		27.90

## Notice Of Public Hearing

TO CONSIDER AN APPLICATION FOR SPECIAL PERMIT WITHIN THE COUNTY OF KAUAI, BEFORE THE LAND USE COMMISSION OF THE STATE OF HAWAII

NOTICE IS HEREBY GIVEN of the public hearing to be held by a Field Officer of the Land Use Commission, State of Hawaii in the Chamber of the Kauai County Board of Supervisors, Lihue, Kauai on October 9, 1962 at 1:00 p.m., or as soon thereafter as those interested may be heard, to consider an application for Special Permit within the County of Kauai as provided in SECTION 2, Section 7, and Section 11, Act 187, Session Laws of Hawaii 1961.

### Docket No. and Applicant

SPT 42-16

Lihue Plantation Company, Ltd.

Tax Map Key: 1-5-03, Portion 3

Permission Requested

To create a roadway lot and residential lot.

Maps showing the areas under consideration for Special Permit and copies of the rules and regulations governing the application for Special Permit are on file in the offices of the County of Kauai 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 petition may be filed with the Land Use Commission, 425 Queen Street, Honolulu, Hawaii, before the date of the hearing, or submitted in person at the time of the public hearing, or up to fifteen (15) days following this public hearing.

LAND USE COMMISSION

E. C. BRYAN, Chairman

R. J. DARNELL, Executive Officer

(Sept. 19, 1962)



HAWAII NEWSPAPER AGENCY, INC.  
HONOLULU STAR-BULLETIN, INC. AND  
ADVERTISER PUBLISHING COMPANY, LTD.

P.O. BOX 3350

PHONES 57911/52977

NEWS BUILDING, 695 KAPIOLANI BLVD.  
HONOLULU 2, HAWAII

LAND USE COMMISSION  
195 S KING ST  
HONOLULU 13 HAWAII

62327

ACCOUNT NO.

ADVERTISING  
INVOICE

DATE	DESCRIPTION	SPACE	AMOUNT	AMOUNT
9/19/62	2556	1200	39.60	39.60
9/19/62	25 ST TAX			1.39
				40.99

**NOTICE OF PUBLIC HEARING  
TO CONSIDER AN APPLICATION FOR  
SPECIAL PERMIT WITHIN THE COUNTY  
OF KAUAI, BEFORE THE LAND USE  
COMMISSION OF THE STATE OF HAWAII**

NOTICE IS HEREBY GIVEN of the public hearing to be held by a Field Officer of the Land Use Commission of the State of Hawaii in the Chambers of the Kauai County Board of Supervisors, Lihue, Kauai on October 9, 1962 at 1:00 p.m., or as soon thereafter as those interested may be heard, to consider an application for Special Permit within the County of Kauai, as provided for in SECTION 2, Sec. 7 and Sec. 11, Act 187, Session Laws of Hawaii 1961.

Docket Number	Permission
and Applicant	Requested
SP(T) 62-16	1-5-03; Par. 3
Lihue	To create a
Plantation	roadway lot
Company	and a resi-
	dential lot.

Maps showing the area under consideration for Special Permit and copies of the rules and regulations governing the application for Special Permit are on file in the office of the Kauai 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 petition may be filed with the Land Use Commission, 426 Queen Street, Honolulu, Hawaii, before the date of the hearing, or submitted in person at the time of the hearing, or up to fifteen (15) days following this public hearing.

LAND USE COMMISSION  
E. C. BRYAN, Chairman  
R. J. DARNELL, Executive Officer  
(Hon. Adv. Sept. 19, 1962)

MADE CHECKS PAYABLE  
HAWAII NEWSPAPER  
AGENCY, INC., AGENT



7-2-62

CANCELLATION IN PROCESS



State Form B14

STATE OF HAWAII

OFFICIAL  
RECEIPT

NO.

1

LAND USE Commission  
426 Queen St., Honolulu, Hawaii  
Department, Bureau of Commission

Sept. 10,

1962

RECEIVED from

Lihue Plantation Company, Ltd.

DOLLARS

Fifty + 00/100

for public hearing fee the State Land Use Commission

\$ 50.00

Robert L. Kai

Public Accountant



340  
**THE LIHUE PLANTATION Co., LTD.**

P. O. BOX 751

**LIHUE, KAUAI, HAWAII**

*Honolulu Agents*  
**AMERICAN FACTORS, LTD.**

September 5, 1962

*Telephones*  
22-604  
22-743

**RECEIVED**

SEP 10 1962

State of Hawaii  
**LAND USE COMMISSION**

Land Use Commission  
State of Hawaii  
Honolulu, Hawaii

Attention: Roland Darnell

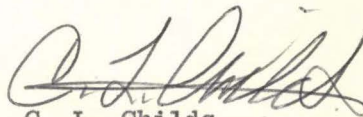
Gentlemen:

Enclosed is a check for \$50.00 to accompany the application for a special permit mailed to you June 20, 1962 for use for residential purposes of a lot situated on tax map key 3-8-05-03.

I trust that this application may be expedited.

Very truly yours,

THE LIHUE PLANTATION CO., LTD.



C. L. Childs

Administrative Asst. to the Manager

CLC/m

**RECEIVED**  
SEP 7 - 1962  
DEPARTMENT  
OF TAXATION  
HONOLULU, HAWAII

m



no formal notification  
was made;

① Did not receive fee  
on this one.

Honolulu Agents  
AMERICAN FACTORS, LTD.

**THE LIHUE PLANTATION CO., LTD.**

P. O. BOX 751

LIHUE, KAUAI, HAWAII

August 20, 1962

255  
**RECEIVED**

AUG 22 1962

State of Hawaii  
LAND USE COMMISSION

Telephones  
22-604  
22-743

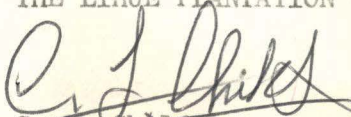
State Land Use Committee  
State of Hawaii  
426 Queen Street  
Honolulu, Hawaii

Gentlemen:

We would like to inquire as to the disposition of  
our Special Permit forwarded to you on July 20, 1962. The  
Permit was for a subdivision for residential purposes in  
Lihue, Kauai, portion, Map Tax Key: 3-8-05-03.

Very truly yours,

THE LIHUE PLANTATION CO., LTD.



C. L. Childs  
Administrative Assistant  
to the Manager

CLC/m

Picked up letter at airport 9 am

Kauai (Lihue)  
2-2743

Amfac - Honolulu  
58511 → Industrial  
Relations



SPECIAL PERMIT CHECK SHEET

LUC File SP(T)- \_\_\_\_\_

Petitioner: \_\_\_\_\_ County \_\_\_\_\_

Key \_\_\_\_\_

Date petition and fee received: \_\_\_\_\_

Suspense date for LUC action: \_\_\_\_\_

Date LUC survey \_\_\_\_\_

Notices of hearings

<u>Dates</u>	<u>Publication</u>
_____	_____
_____	_____
_____	_____

Hearings

<u>Date</u>	<u>Place(s)</u>	<u>By</u>
_____	_____	_____
_____	_____	_____
_____	_____	_____

Actions

<u>Dates</u>	<u>Actions</u>	<u>By</u>
_____	_____	_____
_____	_____	_____
_____	_____	_____

Notes:



Ref. No. LUC 256

November 26, 1962

Mr. David F. Wong, Planning Director  
Planning and Traffic Commission  
County of Kauai  
Lihue, Kauai, Hawaii

Dear Mr. Wong:

Enclosed is a copy of a Special Permit granted by the Land Use Commission  
to:

Lihue Plantation Company, Ltd. - SP(T) 62-16

Very truly yours,

R. J. DARNELL  
EXECUTIVE OFFICER

Enclosure



Ref. No. LUC 256

November 26, 1962

Mr. J. K. Burgess, Jr., County Clerk  
County of Kauai  
Lihue, Kauai, Hawaii

Dear Mr. Burgess:

Enclosed is a copy of a Special Permit granted by the Land Use Commission  
to:

Lihue Plantation Company, Ltd. - SP(T) 62-16

Very truly yours,

R. J. DARNELL  
EXECUTIVE OFFICER

Enclosure



STATE OF HAWAII  
LAND USE COMMISSION

426 Queen Street  
Honolulu, Hawaii

LUC File	(T) 62-16
Applicant(s)	Luhue Plantation Co., Ltd.
Public Hearing at	Lihue, Kauai, Hawaii
on	October 30, 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) Kauai (Island) Kauai

Fourth Division, Tax Map Key 3-8-05: Portion of Parcel 3.

for the following purpose(s):

Subdivide a portion of parcel 3 into two residential lots: one, a roadway lot being 16,473 sq. ft.; and two, a residential lot being 22,094 sq. ft. The portion being described by the metes and bounds survey map, dated April, 1962, filed by the applicant and made part of the application.

subject to the following conditions, in the interest(s) of proper residential development, as well as appearance, convenience and safety.

1. That approval of the County of Kauai be obtained for the proposed use.

(Signed) \_\_\_\_\_

(Title) R. J. DARNELL  
EXECUTIVE OFFICER

Date of Grant November 20, 1962



STATE OF HAWAII  
LAND USE COMMISSION

Lihue Plantation Company, Ltd.  
SP(T) 62-16

FIELD OFFICER REPORT  
TO THE LAND USE COMMISSION

November 20, 1962

A public hearing was held in the Chambers of the Kauai County Board of Supervisors, Lihue, Kauai, at 1:00 p.m., October 30, 1962, by William M. Mullahey, Field Officer of the Land Use Commission, authorized by the Commission to hold such a hearing in accordance with SECTION 2, Sec. 11 of Act 187, SLH 1961; in the matter of Docket No. SP(T) 62-16.

APPLICATION OF LIHUE PLANTATION CO., LTD., for Special Permit to subdivide into two lots a portion (identified by survey map attached to the application) of the property described as Fourth Division, TMK 3-8-05: 3; the proposed lots, one a roadway lot of 16,473 sq. ft., and the other, a 22,094 sq. ft. residential lot, are located on the southside of Hoomana Road approximately 400 feet west of the Lihue Lutheran Church and approximately 1300 feet westward from the Junction of Kaumualii Highway and Hoomana Road, Lihue, Kauai.

With regard to conduct of the hearing and evidence presented at the hearing, it is respectfully requested that the attached digest be entered into the record of the case, along with all notices, documents and letters referred to in the digest.

No additional communications regarding this matter have been received by the staff.

16,5  
22,1  
38,6



The following observations are offered for the Commission's consideration:

1. The proposed subdivision is located on a small ridge extending west from Hoomana Road. This ridge falls away rapidly on either side to lands, presently idle, which are rated as marginal for Agricultural development.
2. The area under consideration lies at the end of a development containing residential and semi-public uses, served by road, water & power. This development is considered by the Staff to be Urban in character, and will be recommended to the Commission as such when the final district boundaries are considered.
3. The general plan for Kauai, released in 1961, shows the subject area in 'open land' use.

The recommendation of your Field Officer is that, in view of the above observations, and in accordance with the recommendation of the Kauai County Planning and Traffic Commission, the Land Use Commission find that the use applied for is an 'unusual, reasonable and proper' use of the property in question and that the Commission approve the application as submitted, subject to the following conditions, in the interest of proper residential development, as well as appearance, convenience and safety.

1. That approval of the County of Kauai be obtained for the proposed use.
2. That the County of Kauai may require and specify allowable upper limits of density of occupancy, maximum building heights, minimum setbacks, and adequate utilities to serve the approved use.

W. M. MULLAHEY  
FIELD OFFICER



STATE OF HAWAII  
LAND USE COMMISSION

VOTE RECORD

SPCT)62-16

ITEM LIHUE PLANTATION CO.

DATE 11-20-62

PLACE Bd. Chamb. Kawai, Lihue

TIME 11:30

NAMES	YES	NO	ABSTAIN	ABSENT
<u>KANEMOTO, E.</u>	✓			
<u>WILLIAMS, R.</u>	✓			
<u>FRIEL, S.</u>	✓			
(2) <u>SUNN, F.</u>	✓			
<u>IGE, Y.</u>	✓			
(1) <u>GREGG, W.</u>	✓			
<u>LOMBARDI, F.</u>				X
<u>COOK, E. H.</u>				X
<u>BRYAN, E.</u>	✓			

COMMENTS:

move to grant in accordance with STAFF REPORT  
(delete condition #2)



Ref. No. LUC 241

November 15, 1962

Lihue Plantation Company, Ltd.  
P. O. Box 75  
Lihue, Kauai, Hawaii

Attention: Mr. C. L. Childs

Gentlemen:

The Land Use Commission of the State of Hawaii will hold a meeting on the Island of Kauai on November 20, 1962 in the Chambers of the Kauai County Board of Supervisors, Lihue, Kauai, at 11:00 a.m.

As the 15-day waiting period after public hearing, prescribed by the Commission's Rules of Practice and Procedure, will have expired, your application for Special Permit has been placed on the Commission's agenda for consideration at this meeting; and final action may be taken at that time.

Very truly yours,

R. J. DARNELL  
EXECUTIVE OFFICER



STATE OF HAWAII  
LAND USE COMMISSION

Board of Supervisors' Chambers  
Lihue, Kauai, Hawaii

1:00 P.M.  
October 30, 1962

NOTICE TO THE PUBLIC  
AND AGENDA

This field officer hearing was called by the Land Use Commission, State of Hawaii, to consider a request for variance from the Commission's Interim Regulations.

Notice of this public hearing was published in the Honolulu Star-Bulletin on October 10, 1962, AND IN THE KOWAI GARDEN ISLE Nov. 10, 1962

SP(T) 62-16

Application for Special Permit by Lihue Plantation Company, Limited to create a roadway lot and a residential lot from a portion of land described as TMK 3-8-05: 3.



366  
Oct. 18, 1962

RECEIVED  
OCT 22 1962  
State of Hawaii  
LAND USE COMMISSION

Planning & Traffic Commission  
County of Kauai  
Lihue, Kauai, Hawaii

Gentlemen:

The Lihue Plantation Co., Ltd. now has an application before the Land Use Commission to create a roadway lot and a residential lot.

The Land Use Commission Docket Number is SP(T) 62-16.

This is to advise you that Lihue Plantation Co., Ltd. will supply water to the proposed residential lot until such time as the County has water available in that area.

Yours very truly,

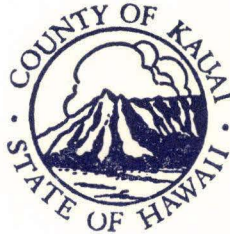
THE LIHUE PLANTATION CO., LTD.

David W. Ballie, Jr.,  
Acting Manager

JTO/w  
cc: Land Use Commission ✓



P. O. BOX 101



TELEPHONE 2781

367

**LIHUE, KAUAI, HAWAII**

October 22, 1962

RECEIVED

OCT 23 1962

State of Hawaii  
LAND USE COMMISSION

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

Dear Sir:            Subject: Notice of Public Hearing on the  
Application of Lihue Plantation  
Co., Ltd. - October 30, 1962,  
in the County Building, Lihue,  
Kauai (Ref. No. LUC 198)

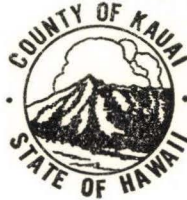
Your letter of October 4, 1962, relative to the marginal subject has been referred by the Board of Supervisors of the County of Kauai to its Public Works Committee which is headed by Supervisor George H. Toyofuku, and to the Kauai Planning and Traffic Commission for study.

Very truly yours,

J. K. Burgess, Jr.,  
County Clerk, County of Kauai.

 $k$





PLANNING AND TRAFFIC COMMISSION

COUNTY OF KAUAI  
LIHUE, KAUAI, HAWAII

State of Hawaii  
LAND USE COMMISSION

Ref. No. LUC 184

October 5, 1962

State Land Use Commission  
426 Queen Street  
Honolulu 13, Hawaii

Gentlemen:      Subject: Special Permit Application  
Lihue Plantation Co., Ltd.

With reference to the Special Permit application requested by Lihue Plantation Co., Ltd., the Kauai Planning and Traffic Commission submits the comments and recommendations as outlined in the Planning Director's report relative to the subject matter.

It is recommended that the special permit be granted as requested, provided that Lihue Plantation Company supply and maintain the water service required for this parcel of land and that such water services be assured in writing.

Enclosed is a copy of the report covering the subject matter which was accepted by the Commission and submitted for your review.

Very truly yours,

*David F. Wong*  
David F. Wong  
Planning Director

encl.  
cc: Chrm. Office

can't duplicate encl.  
RECEIVED  
OCT 8 1962  
000, letter sent Comm

347

M



KAUAI PLANNING AND TRAFFIC COMMISSION  
LIHUE, KAUAI, HAWAII

September 26, 1962

MEMO TO: Planning Commissioners

SUBJECT: Special Permit Application - The Lihue Plantation Co., Ltd.

Submitted herewith is a report with reference to an application by the Lihue Plantation Co., Ltd. for a special permit to subdivide portion of tax parcel 3 as shown on tax map 3-8-05 for residential purposes.

Comments and recommendations relative to the subject matter have been requested by the State Land Use Commission to be submitted prior to the date of public hearing or up to fifteen days following the date of hearing.

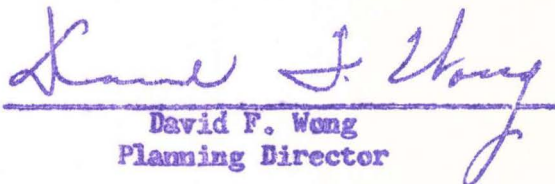
The property in issue is owned by Lihue Plantation Co., Ltd. and is located on the South side of Hoomana Road approximately 400 feet West of the Lihue Lutheran Church and approximately 1,300 feet Westward from the junction of Kaunualii Highway and Hoomana Road, containing an area of 38,567 square feet.

The area is presently considered waste area and is not being used for any type of agricultural production.

For land utilization a residential use is more desirable than non-usage and the property will be taxed on a higher residential use.

There is a paved road of about 12 feet in width to this parcel of land and maintained by the County of Kauai but there is no public water system in this area so the problem of public facilities, service and improvements should be seriously considered unless Lihue Plantation will provide all of the utility services required.

Single-family dwellings for residential purposes should be permitted in non-productive areas of an agricultural district and should cover only lands that have adequate public facilities and services available. The minimum lot area should be around 20,000 square feet with only one building per lot.

  
David F. Wong  
Planning Director

(E-3)



Ref. No. LUC 198

October 4, 1962

The Honorable Members of the Board  
of Supervisors  
County of Kauai  
Lihue, Kauai, Hawaii

Attention: The Honorable Raymond X. Aki, Chairman  
and Executive Officer

Gentlemen:

This is to inform you that the Land Use Commission public hearing scheduled for October 9, 1962 has been cancelled.

A new hearing date has been set for October 30, 1962, at 1:00 p.m., to be held in the Chambers of the Kauai County Board of Supervisors, Lihue, Kauai. The application for Special Permit made by Lihue Plantation Company, Limited will be heard at this time.

The Land Use Commission will appreciate your written recommendations and/or comments prior to the date of public hearing or up to fifteen days following the date of the hearing. The Commission invites your attendance at the hearing.

Very truly yours,

R. J. DARNELL  
EXECUTIVE OFFICER



Ref. No. LUC 183

September 18, 1962

The Honorable Members of the Board  
of Supervisors  
County of Kauai  
Lihue, Kauai, Hawaii

Attention: The Honorable Raymond X. Aki, Chairman  
and Executive Officer

Gentlemen:

I have been asked by the Land Use Commission to solicit your comments and recommendations on matters within the County of Kauai pending before the Commission, and scheduled for public hearing on October 9, 1962, at 1:00 p.m. in the Chambers of the Kauai County Board of Supervisors, Lihue, Kauai.

Enclosed is a copy of an application for Special Permit made by Lihue Plantation Company.

The Land Use Commission would appreciate your written recommendations and/or comments prior to the date of public hearing or up to fifteen days following the date of the hearing. Further the Commission invites your attendance at the hearing.

Very truly yours,

R. J. DARNELL  
EXECUTIVE OFFICER

Enclosure



Ref. No. LUC 184

September 18, 1962

Planning and Traffic Commission  
County of Kauai  
Lihue, Kauai, Hawaii

Attention: Mr. David F. Wong, Director

Gentlemen:

I have been asked by the Land Use Commission to solicit your comments and recommendations on matters within the County of Kauai pending before the Commission, and scheduled for public hearing on October 9, 1962, at 1:00 p.m. in the Chambers of the Kauai County Board of Supervisors, Lihue, Kauai.

Enclosed is a copy of an application for Special Permit made by Lihue Plantation Company.

The Land Use Commission would appreciate your written recommendations and/or comments prior to the date of public hearing or up to Fifteen days following the date of the hearing. Further the Commission invites your attendance at the hearing.

Very truly yours,

R. J. DARNELL  
EXECUTIVE OFFICER

Enclosure





# UNIVERSITY OF HAWAII

HONOLULU 14, HAWAII

LAND STUDY BUREAU

October 4, 1962

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

Dear Mr. Darnell:

Our prior comments of a few days past were based upon Tax Key 1-5-03:Por 3 of Kauai. These comments stand, but evidently the Tax Key number you forwarded was incorrect for the tract you had in mind.

We are now forwarding the attached comments concerning the Kauai tract identified by yourself as 4-3-8-05-03. Again our comments are based upon office search of data presently available in our files. Our comments upon present use are based on aerial photos that are several years old. The observations about soils are based upon the U. S. Soil Conservation Service's published Soil Survey.

Very truly yours,

*Frederick K. Nunns*

Frederick K. Nunns  
Director

FKN:hyi

Attachment

cc: L. A. Nelson



DESCRIPTION OF LAND IDENTIFIED BY TAX MAP KEY NO. 4-3-8-05-03

Area where proposed roadway lot and house lot would be located is idle land on the valley side of a northern branch of the Nawiliwili Stream. Our aerial photos (several years old) show that the land is covered with trees.

Dominant soil is the Kahana silty clay, eroded moderately steep phase (10-25% slopes). This soil is of limited agricultural value because of its slope and the truncation of the surface portion of the soil profile as a result of erosion (an erosion loss of from 18 to 30 inches).

A development lies between the area in question and the sugar fields of the Lihue Plantation so the planting of sugar would not be feasible. If cleared of trees, the area could possibly be used for grazing, but it would not be top grazing land. No other agricultural uses seem feasible.

*Comments by Dr. Larry A. Nelson*

ACADEMY BOND

RAC CONTENT

VALLEY PAPER CO.

U.S.A.

- I -





21 file

# UNIVERSITY OF HAWAII

HONOLULU 14, HAWAII

LAND STUDY BUREAU

October 2, 1962

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

Dear Mr. Darnell:

Reference is made to your recent inquiry for information on Lihue Plantation Company's petition for a Special Permit to create a roadway lot and a residential lot on the tract identified by Tax Map Key 1-5-03: Por. 3.

The Land Study Bureau's reply is based upon an office review of information available in its files. The tract apparently consists of 1.526 acres, and occurs on the alluvial flat directly east of the Waimea River. The land is nearly flat (less than 3% slope), well-drained, and presumably quite fertile. The soil is normally excellent for producing irrigated sugar cane, being relatively free of surface stones, and retentive of moisture. Our aerial photos (several years old) show that the land has been producing sugar cane, but we are not sure of the present use. With irrigation, this type of soil as mapped by the Soil Conservation Service would normally be Class A for production of sugar cane and diversified crops.

The tract is small, and we could only speculate that the company may intend to create a residence or field station for an employee. We have no facts on intention.

Very truly yours,

*Frederick K. Nunns*

Frederick K. Nunns  
Director

FKN:hyi

cc: L. A. Nelson



Edward C. Bryan  
Chairman  
Edward Kanemoto  
Vice Chairman  
Yuichi Ige  
Secretary

State of Hawaii  
LAND USE COMMISSION  
426 Queen Street  
Honolulu 13, Hawaii

Stanely C. Friel  
Wayne D. Gregg  
Franklin Y. K. Sunn  
Roger T. Williams  
E. H. Cook  
Ex Officio  
Frank Lombardi  
Ex Officio

September 28, 1962

Land Study Bureau  
University of Hawaii  
1801 University Avenue  
Honolulu, Hawaii

Attention: Mr. Frederick K. Nunns, Director

Gentlemen:

The Land Use Commission has received an application for Special Permit

within the County of Kauai

as follows:

Docket No. and  
Petitioner

Tax Map Key

Request

SP(T) 62-16

Lihue Plantation Company

1-5-03: Por. 3

To create a roadway lot and a  
residential lot.

A public hearing will be held on the above items in the Chambers of the  
Kauai County Board of Supervisors, Lihue, Kauai on October 9, 1962

at 1:00 p.m.. You are invited to attend the hearing or to transmit any  
pertinent comments and/or recommendations you may have for consideration by the  
Commission at the hearing.

Very truly yours,

R. J. DARNELL  
Executive Officer



Ref. No. LUC 198

October 4, 1962

Lihue Plantation Company, Limited  
P. O. Box 751  
Lihue, Kauai, Hawaii

Attention: Mr. C. L. Childs

Gentlemen:

This is to inform you of a Field Officer public hearing called by the Land Use Commission of the State of Hawaii on October 30, 1962 at 1:00 p.m. in the Chambers of the Kauai County Board of Supervisors, Lihue, Kauai. Your application for Special Permit will be heard at this time.

Publication of Legal Notice of hearing will appear in the Honolulu Star-Bulletin and the Garden Isle on October 10, 1962.

Please be informed also that the Field Officer public hearing scheduled for October 9, 1962 has been cancelled.

Very truly yours,

R. J. DARNELL  
EXECUTIVE OFFICER



Ref. No. LUC 185

September 18, 1962

Lihue Plantation Company, Limited  
P. O. Box 751  
Lihue, Kauai, Hawaii

Attention: Mr. C. L. Childs

Gentlemen:

This is to inform you of a Field Officer public hearing called by the Land Use Commission of the State of Hawaii on October 9, 1962 at 1:00 p.m. in the Chambers of the Kauai County Board of Supervisors, Lihue, Kauai. Your application for Special Permit will be heard at this time.

Publication of Legal Notice of hearing will appear in the Honolulu Advertiser and the Garden Isle on September 19, 1962.

Very truly yours,

R. J. DARNELL  
EXECUTIVE OFFICER



NOTICE OF PUBLIC HEARING  
TO CONSIDER AN APPLICATION FOR SPECIAL PERMIT  
WITHIN THE COUNTY OF KAUAI, BEFORE THE LAND USE  
COMMISSION OF THE STATE OF HAWAII

NOTICE IS HEREBY GIVEN of the Field Officer public hearing to be held by the Land Use Commission of the State of Hawaii in the Chambers of the Board of Supervisors, on October 30, 1962, at 1:00 p.m., or as soon thereafter as those interested may be heard, to consider an application for Special Permit within the County of Kauai as provided for in SECTION 2, Sec. 7 & 11, Act 187, Session Laws of Hawaii, 1961.

<u>Docket Number and Applicant</u>	<u>Tax Map Key</u>	<u>Permission Requested</u>
SP(T) 62-16 Lihue Plantation Co.	3-8-05: Por. 3	To create a roadway lot and a residential lot.

Maps showing the area under consideration for Special Permit and copies of the rules and regulations governing the application for the above are on file in the offices of the Kauai County Planning and Traffic Commission and the Land Use Commission and are open to the public during office hours. All written protests or comments regarding the above application 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 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 October 10, 1962)  
(THE HONOLULU STAR-BULLETIN)  
(THE GARDEN ISLE )



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TO CONSIDER AN APPLICATION FOR SPECIAL PERMIT  
WITHIN THE COUNTY OF KAUAI, BEFORE THE LAND USE  
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NOTICE IS HEREBY GIVEN of the public hearing to be held by a Field Officer of the Land Use Commission of the State of Hawaii in the Chambers of the Kauai County Board of Supervisors, Lihue, Kauai on October 9, 1962 at 1:00 p.m., or as soon thereafter as those interested may be heard, to consider an application for Special Permit within the County of Kauai, as provided for in SECTION 2, Sec. 7 and Sec. 11, Act 187, Session Laws of Hawaii 1961.

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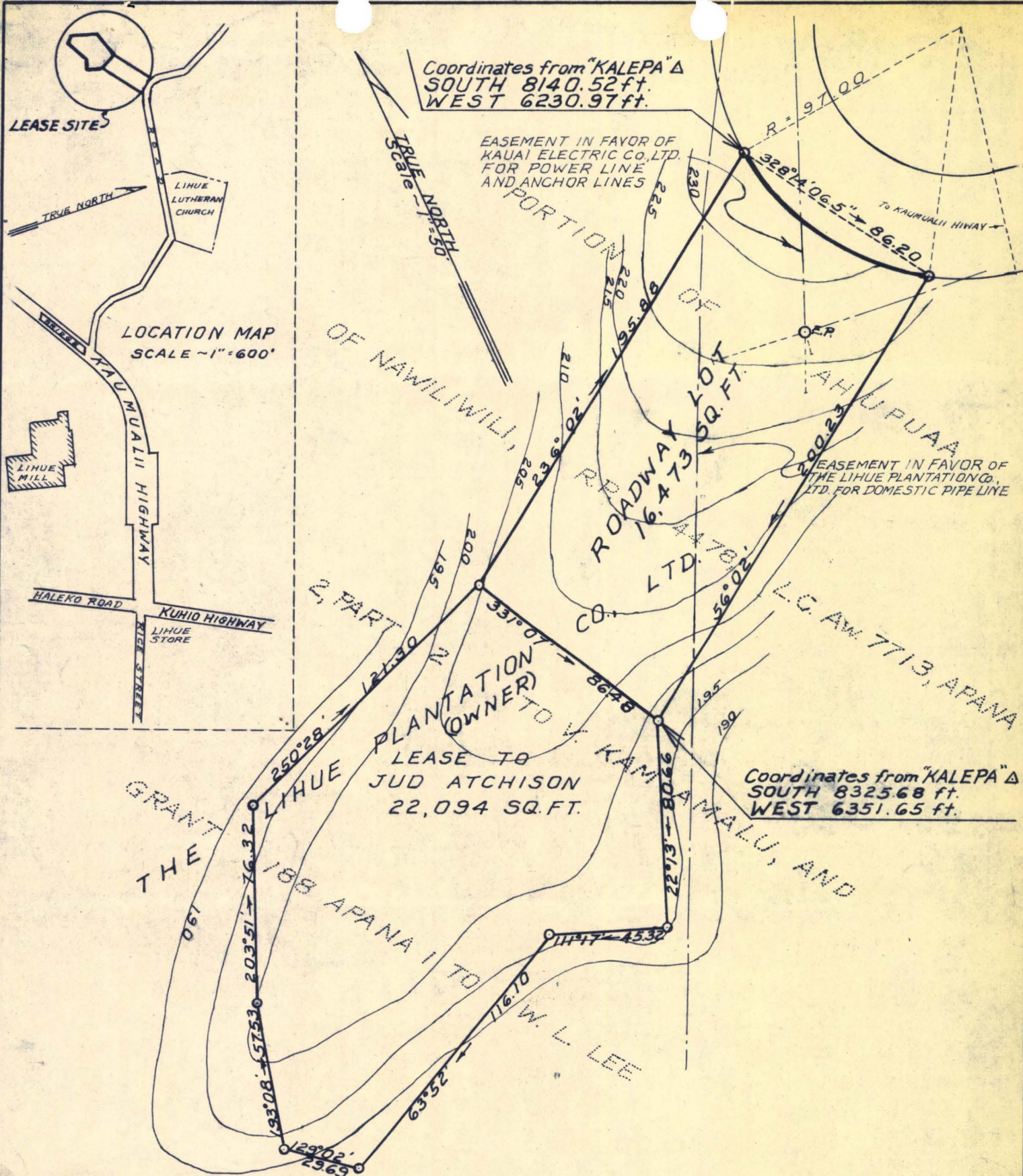
LAND USE COMMISSION

E. C. BRYAN, CHAIRMAN  
E. C. BRYAN

R. J. DARNELL, EXECUTIVE OFFICER  
R. J. DARNELL

(Legal ad 2 cols. 2/border )  
(To appear September 19, 1962)  
(THE GARDEN ISLE )  
(THE HONOLULU ADVERTISER )





**MAP SHOWING  
SUBDIVISION PORTION OF  
AHUPUAA OF NAWILIWILI  
R.P. 4478, L.C. Aw. 7713, AP. 2,  
PART 2 TO V. KAMAMALU, AND  
GRANT 188:1 TO W. L. LEE  
NAWILIWILI, LIHUE, PUNA  
KAUAI, HAWAII**

SCALE : 1 in. = 50 ft.

APRIL 1962





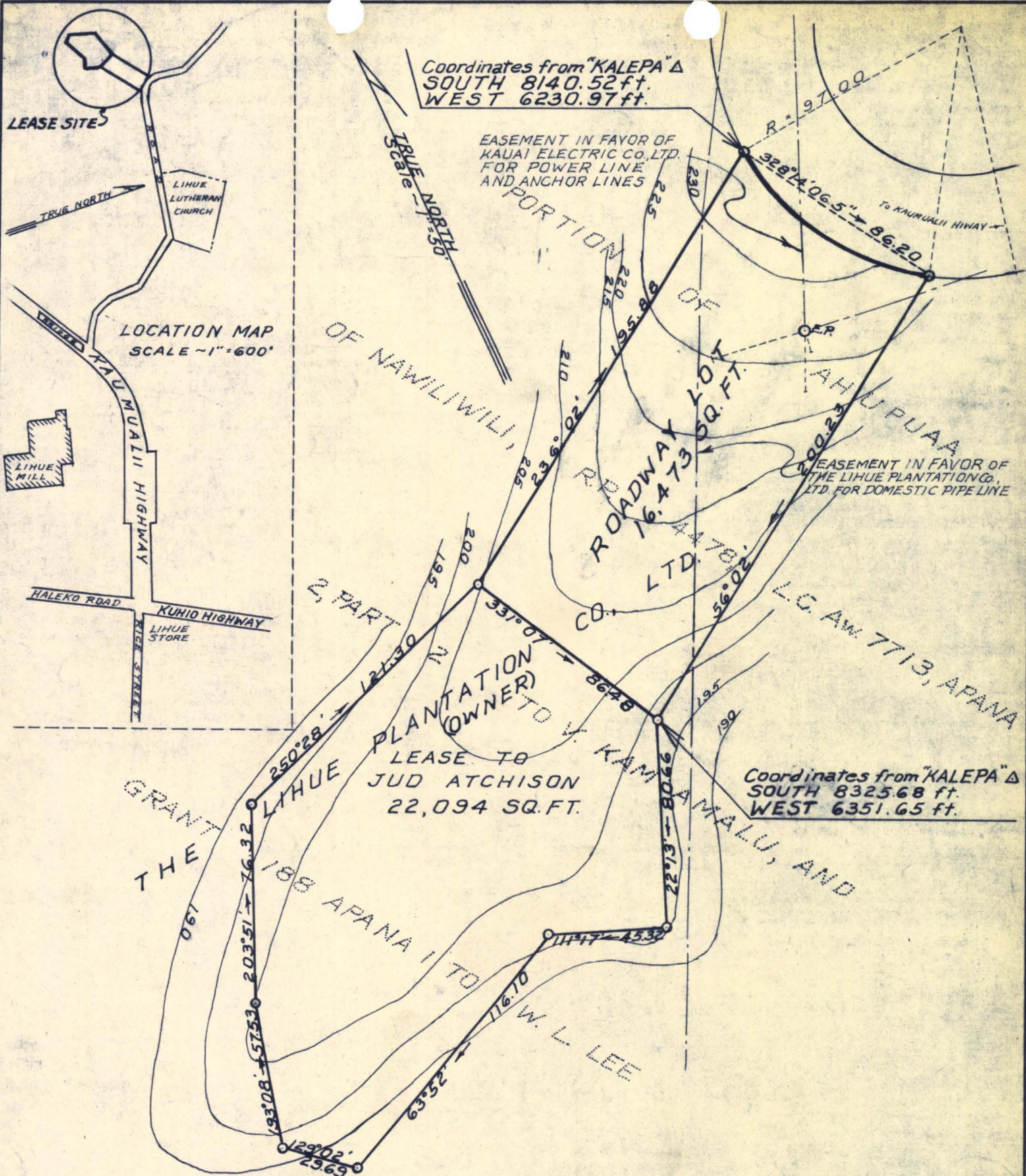


Coordinates from "KALEPA" Δ  
SOUTH 8140.52 ft.  
WEST 6230.97 ft.

EASEMENT IN FAVOR OF  
KAUAI ELECTRIC CO., LTD.  
FOR POWER LINE  
AND ANCHOR LINES

EASEMENT IN FAVOR OF  
THE LIHUE PLANTATION CO.,  
LTD. FOR DOMESTIC PIPE LINE

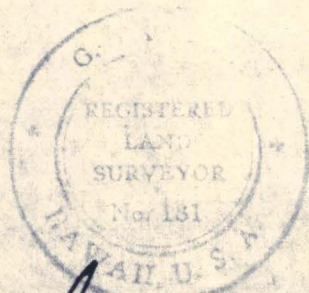
Coordinates from "KALEPA" Δ  
SOUTH 8325.68 ft.  
WEST 6351.65 ft.



Note: All Corners Marked With Pipe

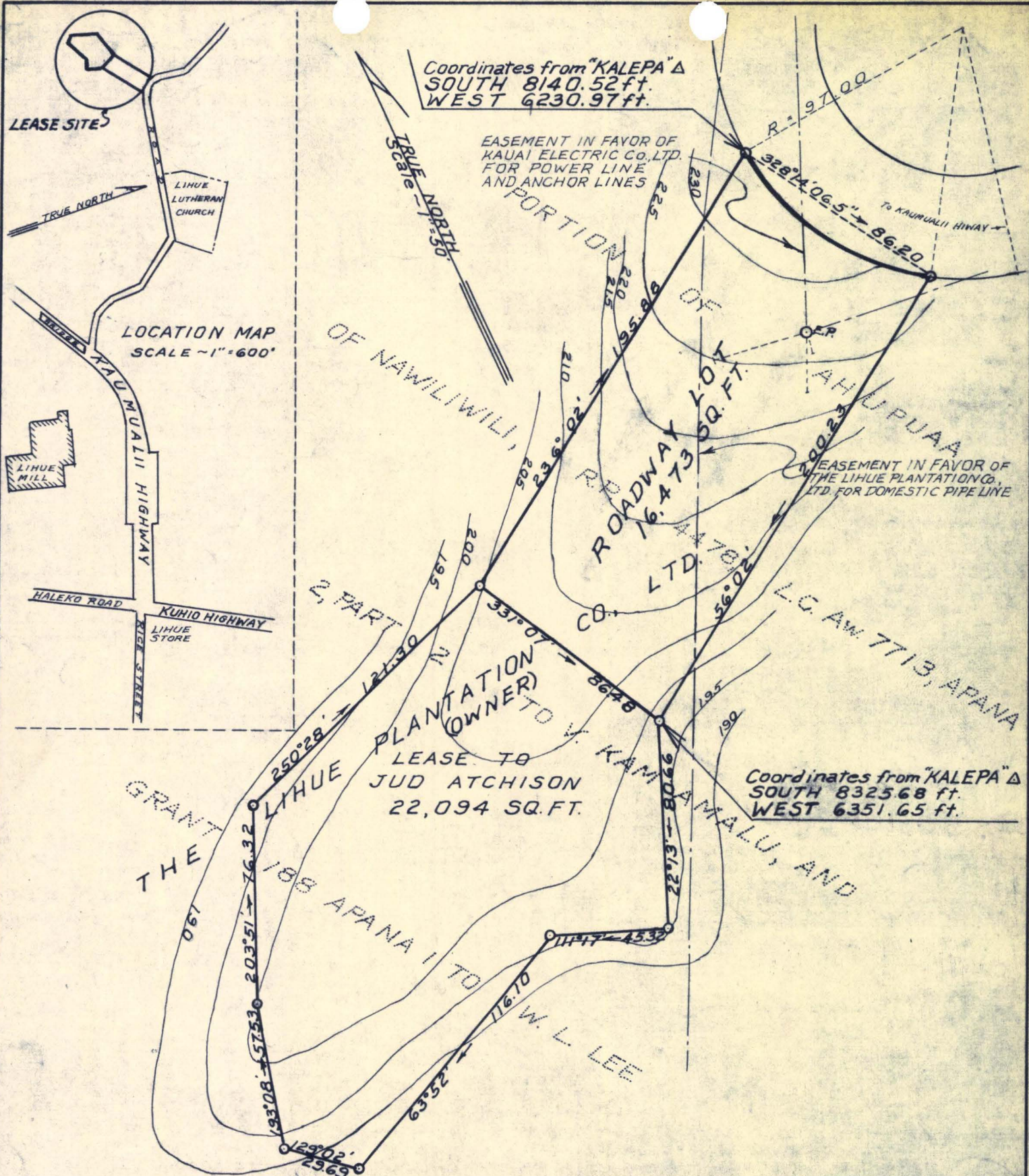
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APRIL 1962



*G. J. Lee*  
Registered Professional Surveyor  
Certificate No. 181 S  
Address: Lihue, Kauai, Hawaii





REGISTERED  
LAND  
SURVEYOR  
No. 181  
HAWAII, U.S.A.

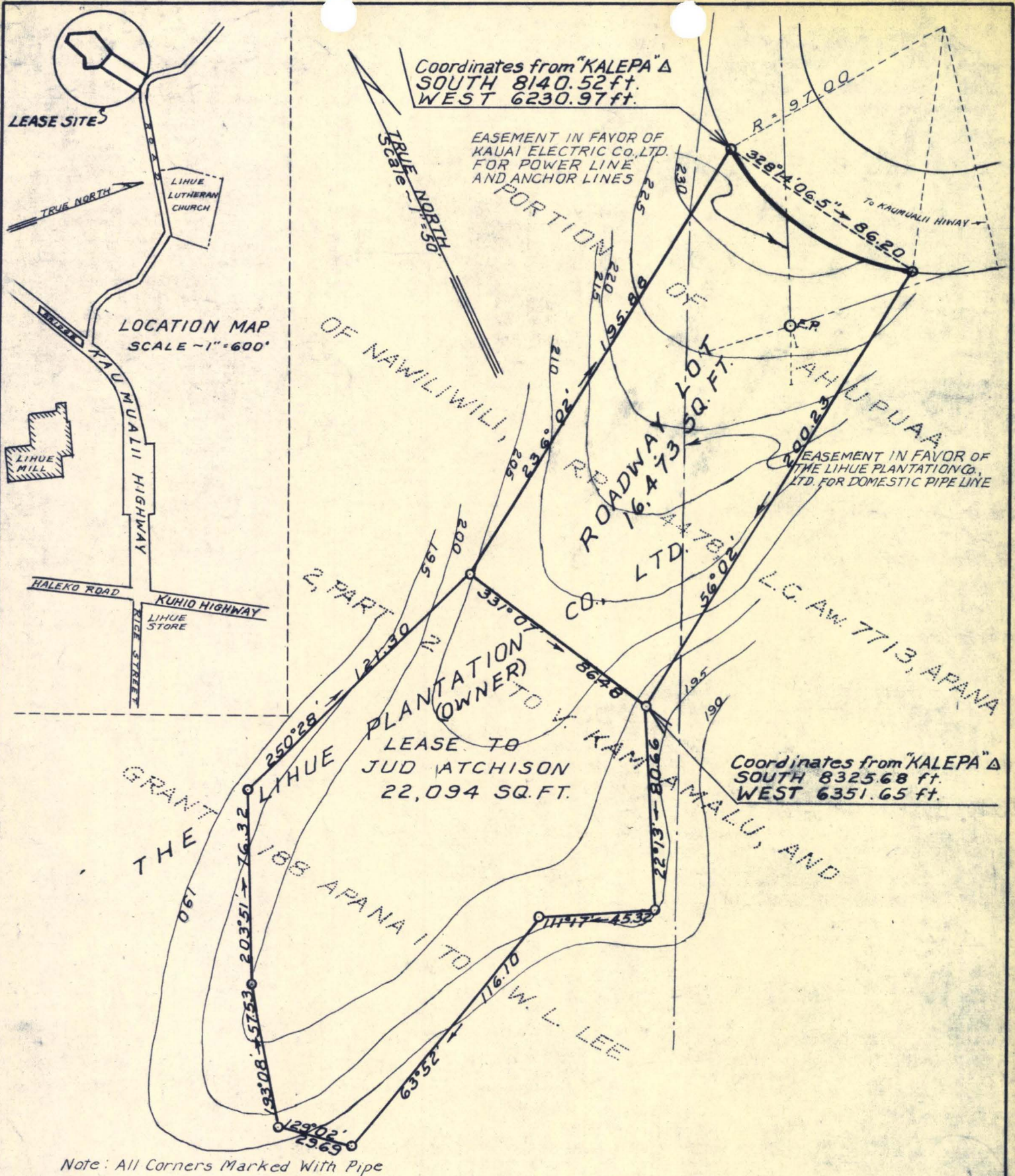
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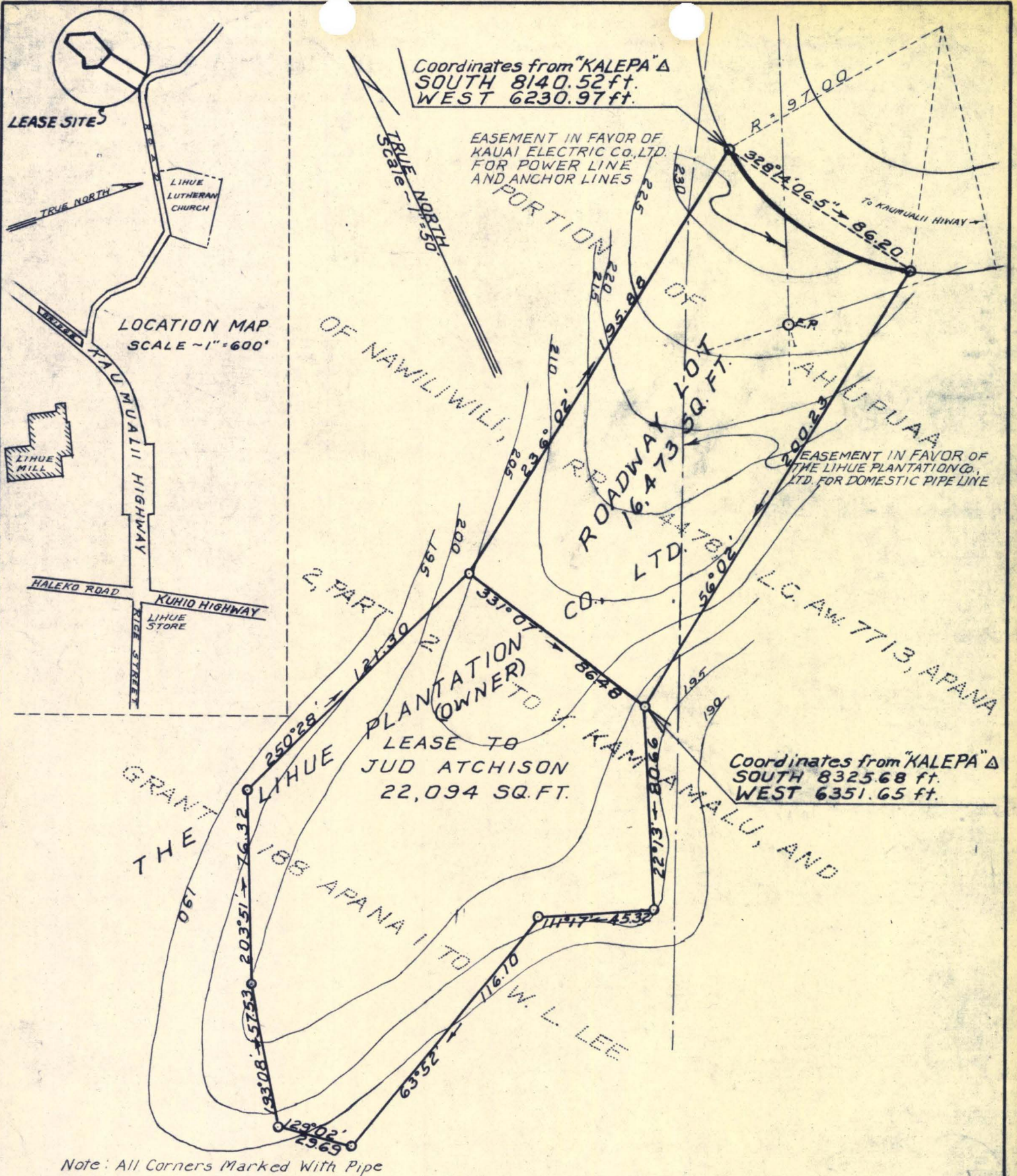
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APRIL 1962



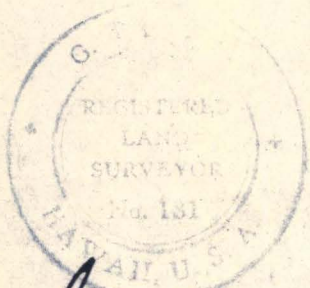
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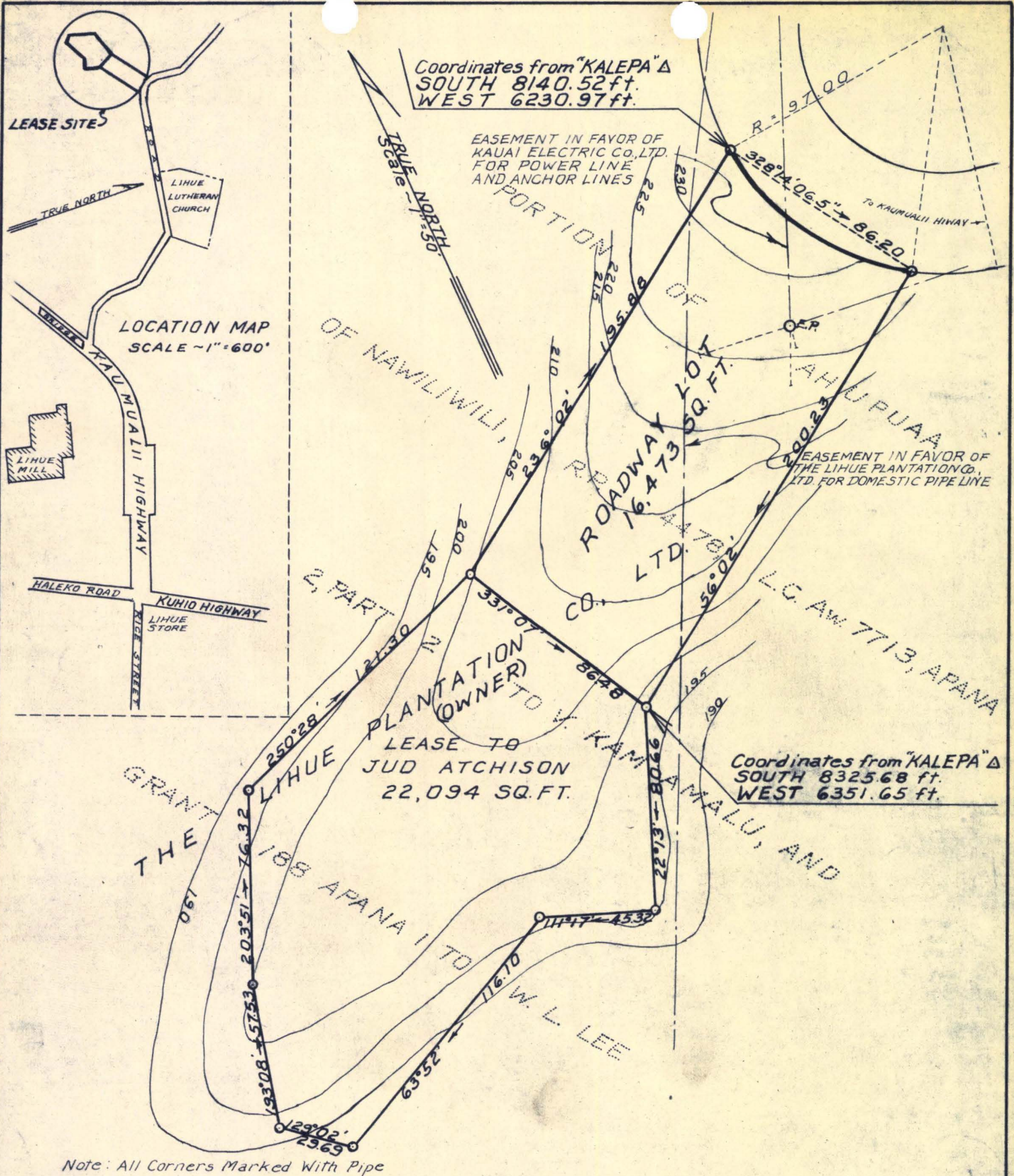


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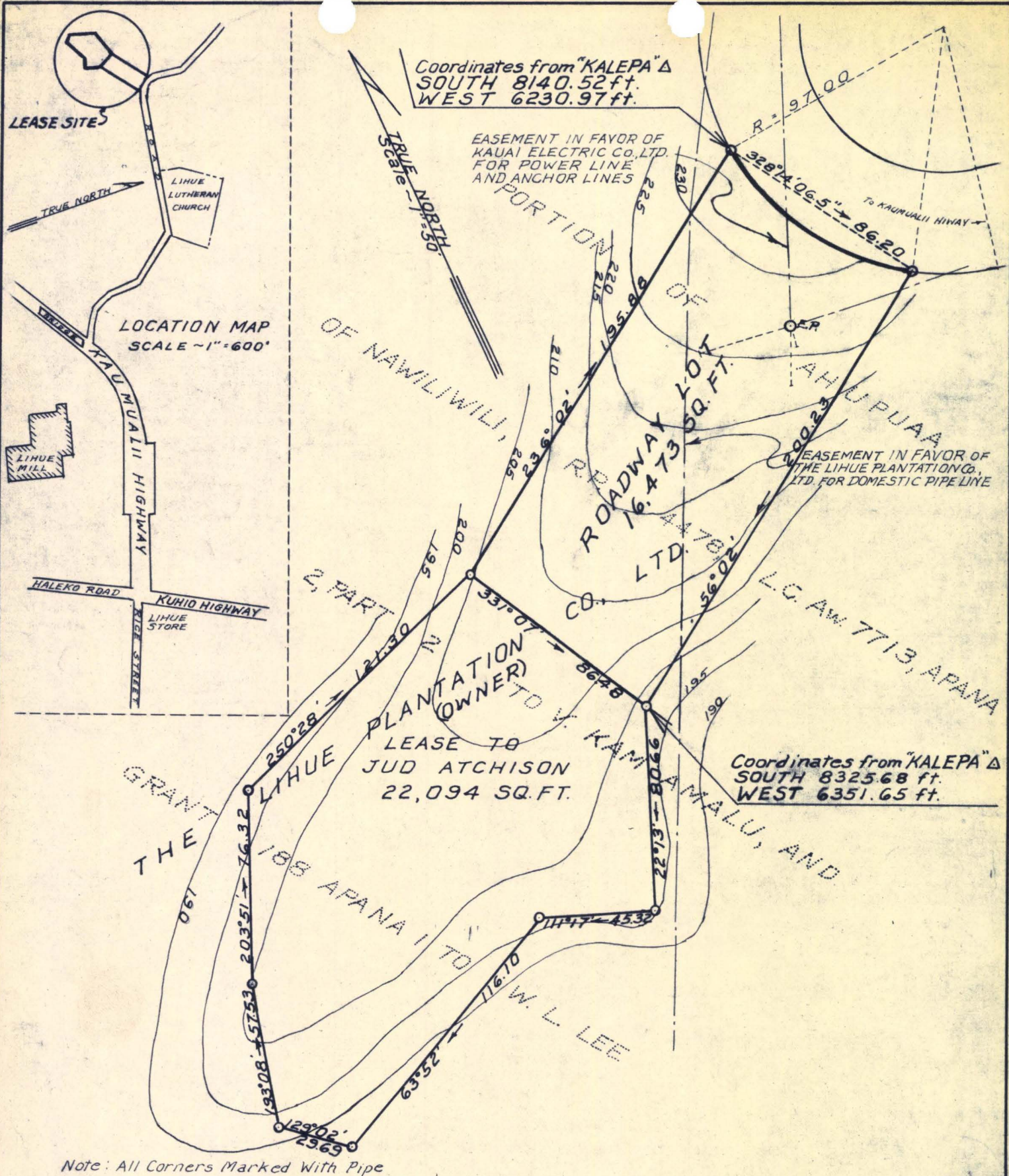
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*G. J. Lee*  
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LAND USE COMMISSION  
E. C. BRYAN, Chairman  
R. J. DARNELL, Executive Officer

(S.-B. Oct. 13, 1962)

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(S.-B. Oct. 13, 1962)