

WILSON JONES ©

BALDWIN PACKERS CO. SP(T) 62-25

Handwritten red markings

SPECIAL PERMIT CHECK SHEET

LUC File SP(T)- 62-25

Petitioner: BALDWIN PACKERS Co. County MAUI

Key \_\_\_\_\_

Date petition and fee received: 10/12/62

Suspense date for LUC action: 2/8/63

Date LUC survey 10/20/62

Notices of hearings

Dates

Publication

10/30/62

Honolulu Star Bulletin

Hearings

Date

Place(s)

By

11/19/62 Chambers Board/Sup.

LUC

Actions

Dates

Actions

By

12/7/62 APPROVAL SE STAFF

LUC

Notes:

STATE OF HAWAII  
LAND USE COMMISSION

426 Queen Street  
Honolulu, Hawaii

*at 12:15 sent to Comm.*  
This space for official use

Date Application and Fee  
received by LUC 10-12-62

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-1, for the following-described purpose:

A restaurant-bar facility with living quarters for a lessee-manager and uses accessory thereto, such as personal service shops (flower, gift, newsstand, etc.).

Description of property:

The former manager's residence mauka of Honokahua, being Second Division Tax Map Zone 4, Section 2, Plot 01, portion of Parcel 1 as shown on the attached plan.

Petitioner's interest in subject property:

Fee

Petitioner's reason(s) for requesting special permit: The subject property is occupied by an old and very large residence which was formerly used as a plantation manager's home. Situated on a rise at the terminous of a road bordered by stately Norfolk Pines, the view from the site is magnificent. Vistors to the major tourist destination area of Kaanapali would relax and dine in the cooler atmosphere, their gaze traveling over the attractive approach to the beautiful Lahaina-Napili Coast, thence to a spectacular view of the sun setting between Molokai and Lanai. With the dynamic growth of the Lahaina-Kaanapali-Napili area as a tourist destination, Hawaii visitors will welcome and remember forever the magnificence of this place.

Signature(s) BALDWIN PACKERS, LTD.

By J. T. Wainwright  
VICE-PRESIDENT

By W. B. Fisher  
SECRETARY

Address: P. O. Box 3440, Honolulu 1,

Telephone: 63-941

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.

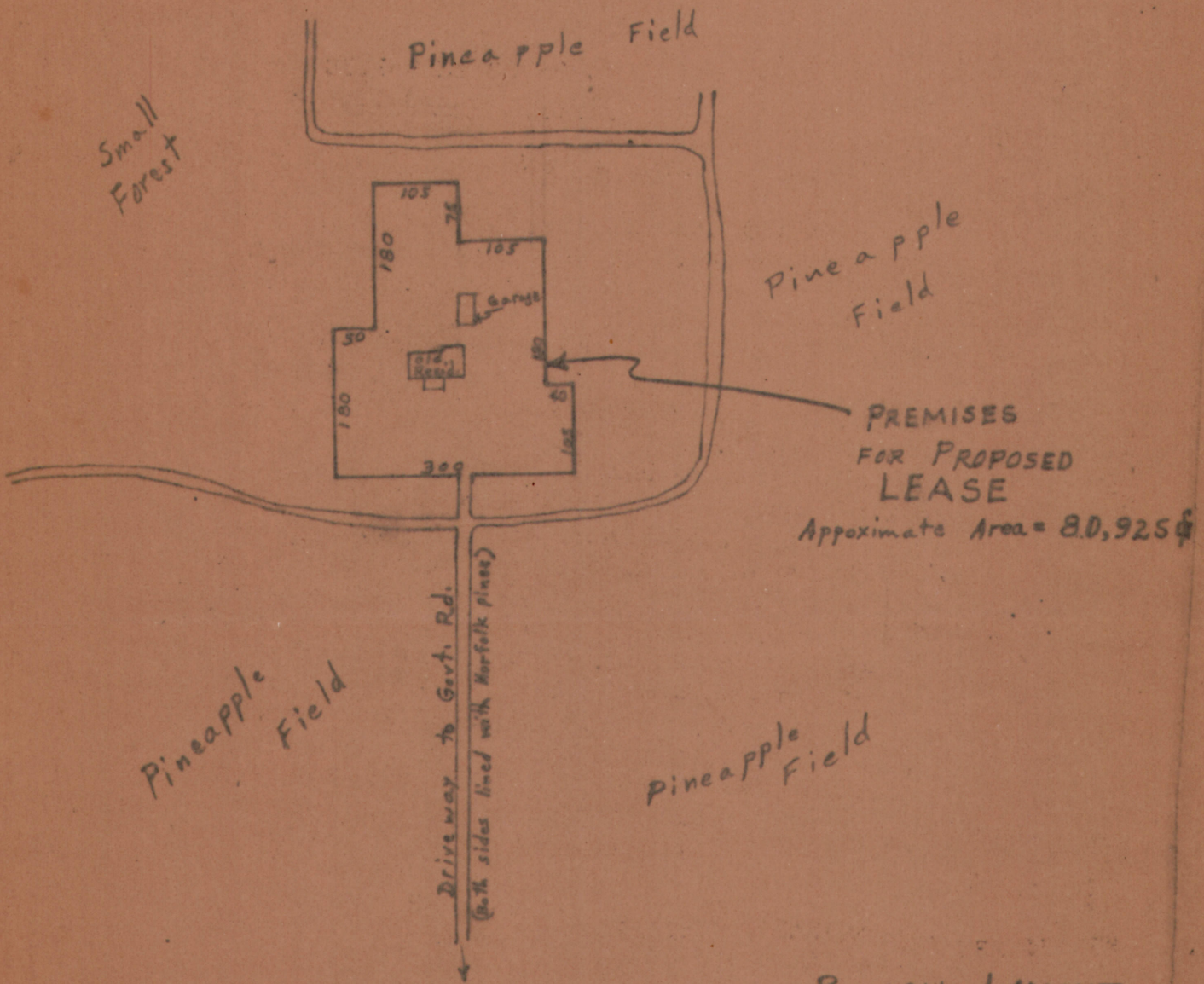
Signature(s) William M. Mullorey

For (agency) LAND USE COMMISSION

RECEIVED



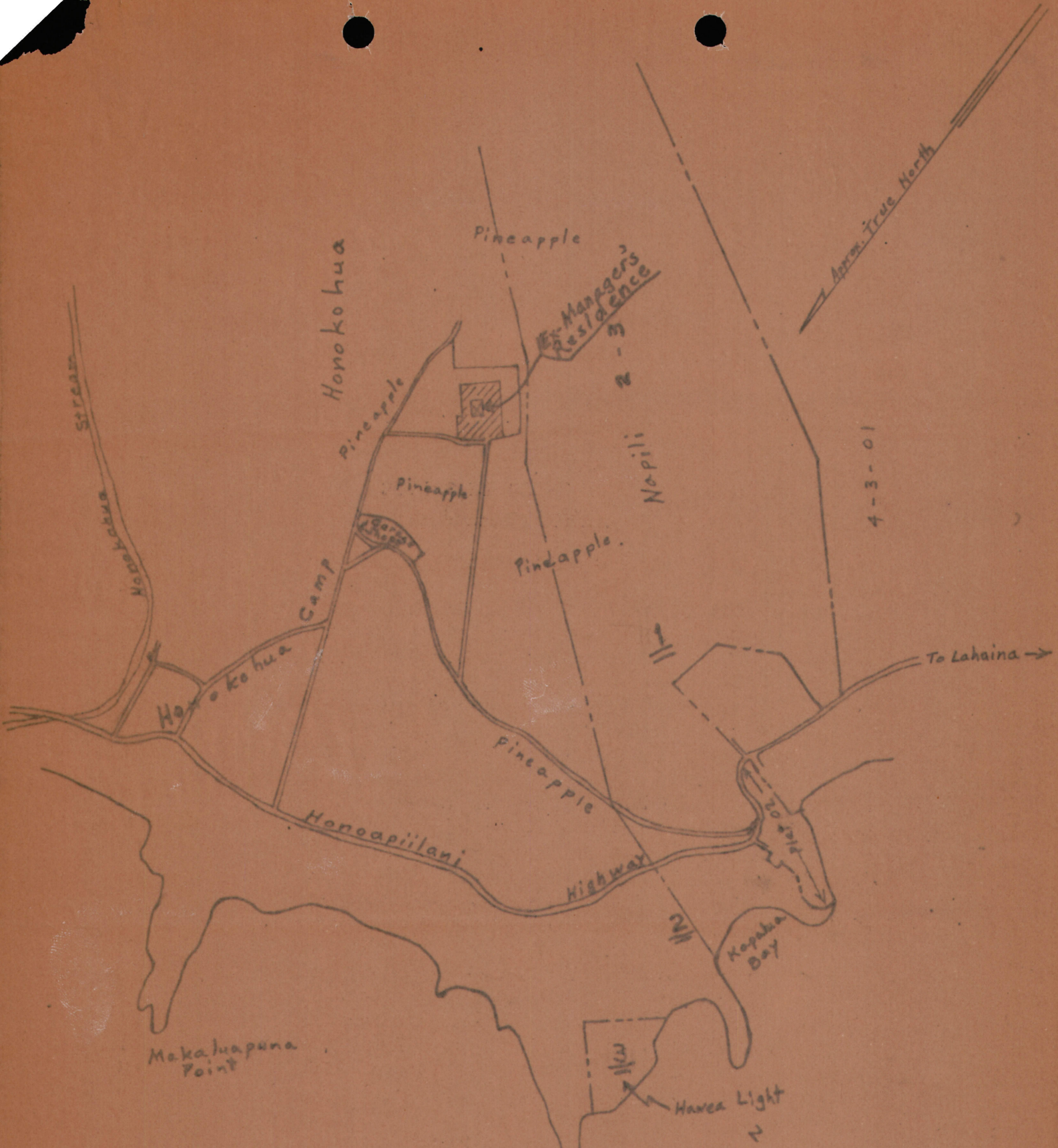
Approx. True North



Note: Distances given are approximate

ROUGH LAYOUT OF PROPOSED LEASE

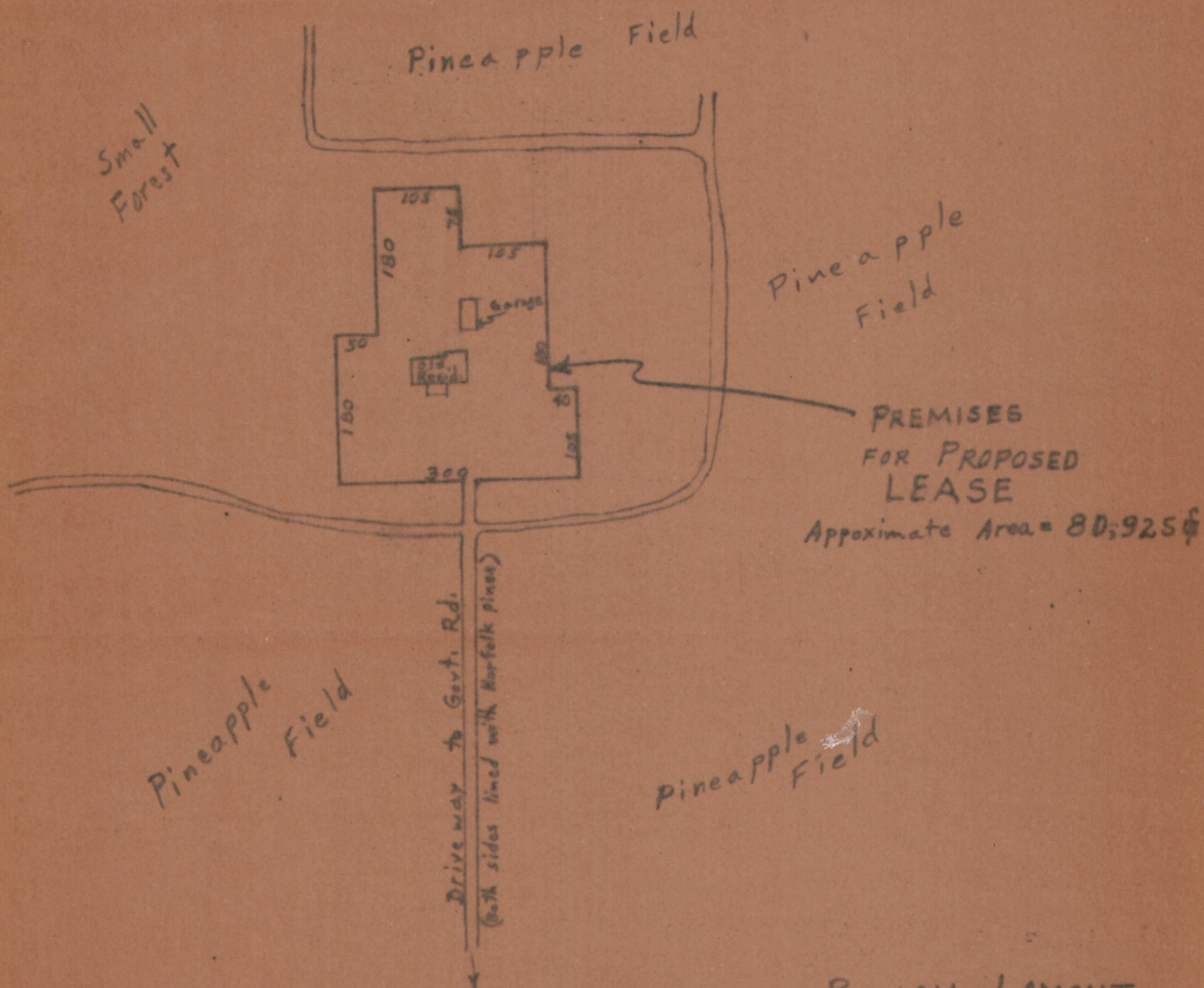
Scale: 1" = 200'



PORTION OF  
 TAX KEY 4-2-01-1  
 (Traced from  
 TMK 4-2-01)

Scale: 1" = 1000'

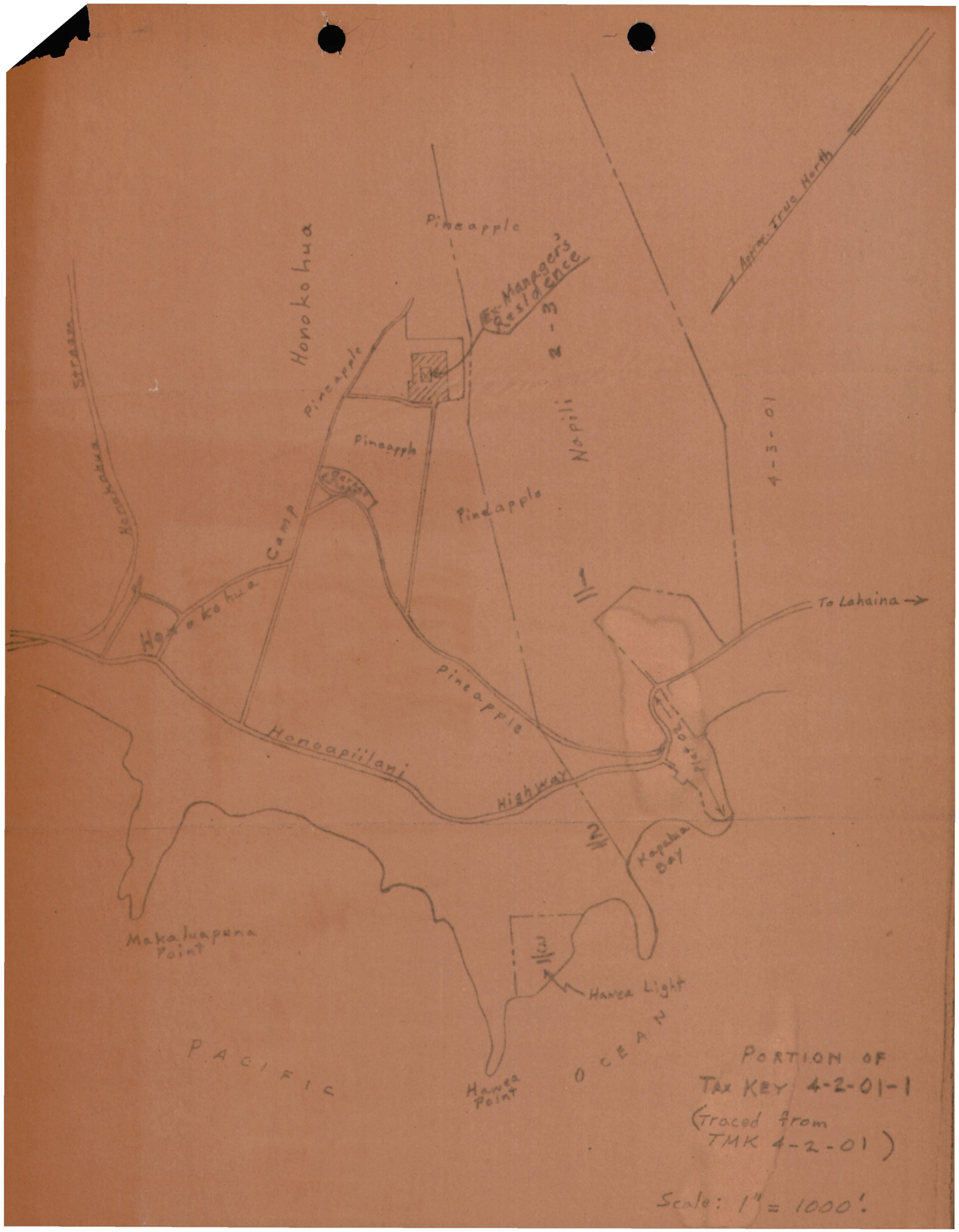
Approx. True North



Note: Distances given are approximate

ROUGH LAYOUT OF PROPOSED LEASE

Scale: 1" = 200'



PORTION OF  
 TAX KEY 4-2-01-1  
 (Traced from  
 TMK 4-2-01)

Scale: 1" = 1000'

STATE OF HAWAII  
LAND USE COMMISSION

426 Queen Street  
Honolulu, Hawaii

LUC File SPT 62-25  
Applicant(s) BALDWIN PACKERS CO.  
Public Hearing at 1:30 P.M.  
on NOVEMBER 19, 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) MAUI (Island) MAUI

Second Division TMK 4-2-01: pos. 1, (THAT PORTION BEING  
80,247.65 SQUARE FEET, MORE OR LESS, AS DESCRIBED BY  
METES & BOUNDS SURVEY DATED OCTOBER 30, 1962, SUBMITTED  
BY THE APPLICANT AND MADE A PART OF THE APPLICATION)

for the following purpose(s):

TO OPERATE, WITHIN THE EXISTING <sup>building</sup> BLDG., A RESTAURANT <sup>and</sup> BAR  
FACILITY WITH LIVING QUARTERS FOR A LESSEE-RESIDENT MANAGER  
AND ACCESSORY USES THERETO, LOCATED WITHIN THE MAIN  
BUILDING.

subject to the following conditions, in the interest(s) of

1. \_\_\_\_\_
2. \_\_\_\_\_
3. \_\_\_\_\_

NOTE: \_\_\_\_\_

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

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

(Title) \_\_\_\_\_

Date of Grant 12/7/62

State Form B14

STATE OF HAWAII

LAND USE COMMISSION  
426 Queen St., Honolulu

Department, Bureau or Commission

OFFICIAL RECEIPT No. 11

Oct. 18, 1964

RECEIVED from

D. Ackermann of Alexander & Faldwin, Ltd.  
on behalf of Caldun Parkers, Ltd.

DOLLARS

Five + 00/100  
For public hearing by The State Land Use Commission for  
Special (cessible) for lands on Maui

\$

50.00

Ch# 2697

Accountant J. Kai

Public Accountant

APPLICATION FOR SPECIAL PERMIT UNDER ACT 187 FOR  
RESTAURANT (former Baldwin Packers manager's  
residence).

\$50.00

ALEXANDER & BALDWIN, INC.

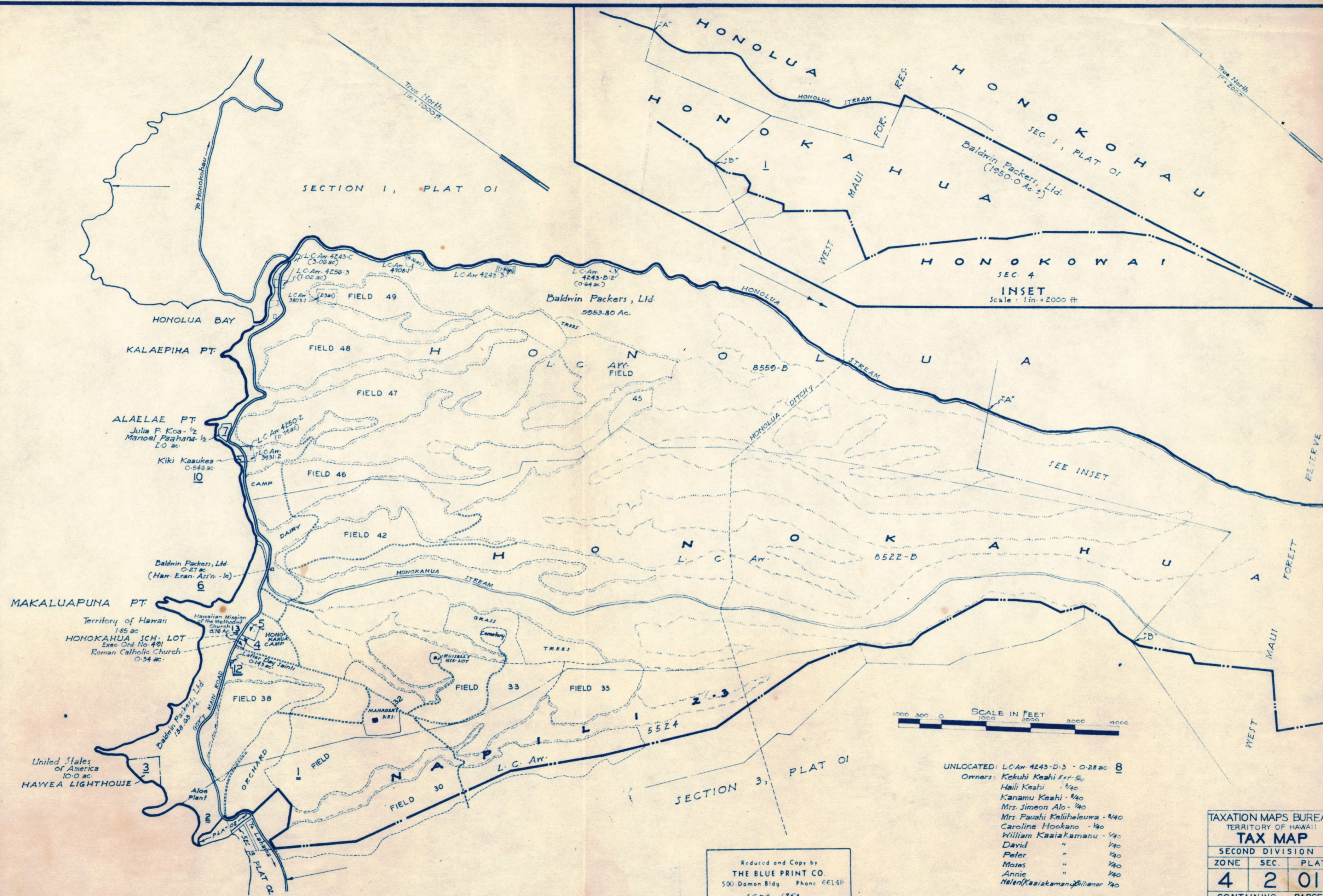
822 BISHOP ST.

P. O. BOX 3440

HONOLULU 1, HAWAII

№ 2697

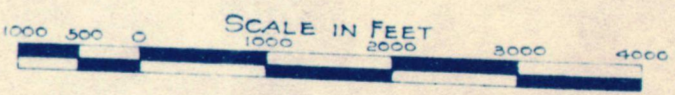
JUN 2 1954



Dwg. No.: 3535  
 By: R.B.  
 Source: Baldwin Packers Ltd. Map

NAPILI 1, 2 & 3; HONOKAHUA & Por. HONOLUA - LAHAINA - MAUI

Reduced and Copy by  
**THE BLUE PRINT CO.**  
 500 Damon Bldg Phone 66148  
 SEPT 1953

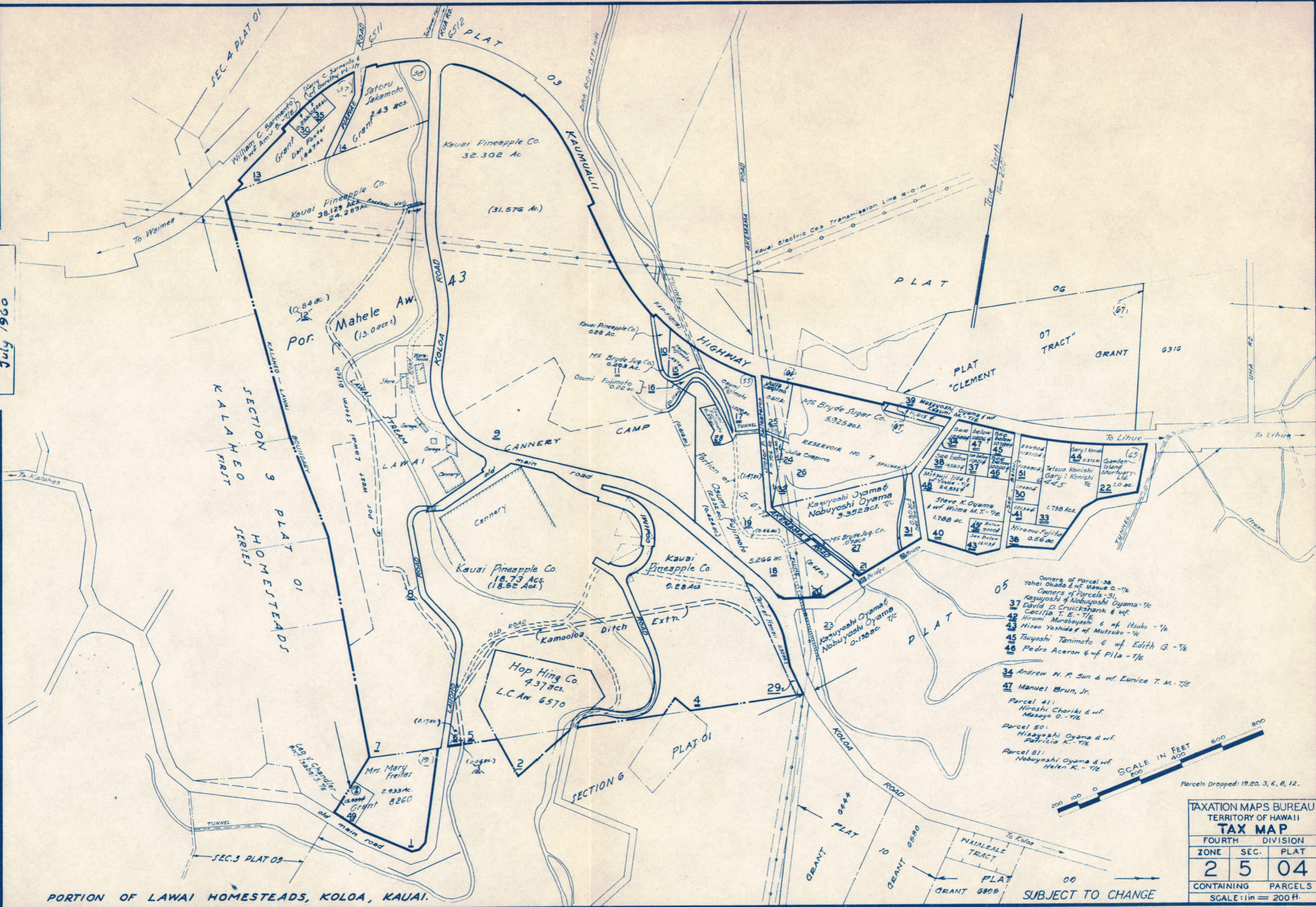


- UNLOCATED: L.C. Ar. 4243-D-3 - 0.28 ac - 8  
 Owners: Kekuhi Keahi Est. 5/40  
 Haili Keahi - 5/40  
 Kanamu Keahi - 5/40  
 Mrs. Simeon Alo - 5/40  
 Mrs. Pauahi Kalihelouwa - 5/40  
 Caroline Hookano - 5/40  
 William Kaaiakamanu - 5/40  
 David " - 5/40  
 Peter " - 5/40  
 Moses " - 5/40  
 Annie " - 5/40  
 Helen (Kaaiakamanu) Billiner 5/40

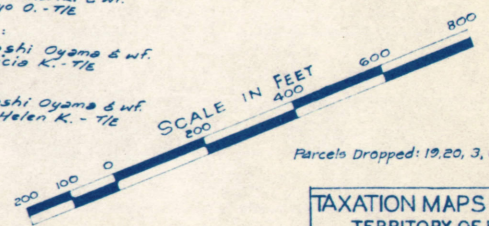
TAXATION MAPS BUREAU		
TERRITORY OF HAWAII		
<b>TAX MAP</b>		
SECOND DIVISION		
ZONE	SEC.	PLAT
4	2	01
CONTAINING PARCELS		
SCALE: As noted		

Reduced and Copied by  
**THE BLUE PRINT CO**  
88 S. QUEEN STREET Phone 66148  
July 1960

Dwg. No.: 2880  
Source: Taxation Maps Bureau (Rep. Map 2493 of 2963)  
By: P. K. F. A. L. Aug. 1936



- 05 Owners of Parcel 38  
Yohel Okada & wf. Masuo O. - 1/2
- 37 Owners of Parcels - 31  
Kaguyoshi & Nobuyoshi Oyama - 1/2
- 42 David D. Cruickshank & wf.  
Cecilia T. E. - 1/2
- 43 Hiram Murabayashi & wf. Itsuko - 1/2
- 45 Tsuyoshi Tanimoto & wf. Edith G. - 1/2
- 46 Pedro Aceron & wf. Pila - 1/2
- 34 Andrew W. P. Sun & wf. Eunice T. M. - 1/2
- 47 Manuel Brun, Jr.  
Parcel 41:  
Hiroshi Chariki & wf.  
Masayo O. - 1/2
- Parcel 50:  
Hisayoshi Oyama & wf.  
Patricia K. - 1/2
- Parcel 51:  
Nobuyoshi Oyama & wf.  
Helen K. - 1/2



Parcels Dropped: 19, 20, 3, 6, 8, 12.

TAXATION MAPS BUREAU		
TERRITORY OF HAWAII		
<b>TAX MAP</b>		
FOURTH DIVISION		
ZONE	SEC.	PLAT
2	5	04
CONTAINING PARCELS		
SCALE: 1 in = 200 ft.		

PORTION OF LAWAI HOMESTEADS, KOLOA, KAUAI.

SUBJECT TO CHANGE

PRINTED

STATE OF HAWAII  
LAND USE COMMISSION

Board of Supervisors' Chambers  
Wailuku, Maui, Hawaii

1:30 P.M.  
November 19, 1962

STAFF REPORT

SP(T) 62-25

Temporary District Classification: AGRICULTURAL

APPLICATION OF BALDWIN PACKERS, LTD., for Special Permit to operate a restaurant-bar facility with living quarters for a lessee-manager and accessory uses thereto (accessory uses described as personal service shops, flower, gift, newsstand, etc.) on property located in the Honokahua Section, Lahaina district, Maui described as Second Division, TMK 4-2-01: Por. 1. The applicants have stated that they are the owners of the property under application. The particular <sup>78,220</sup>~~80,000~~ sq. ft. portion to be considered is the former manager's residence, located at approximately the 200' elevation, mauka of the government main road where it runs between Napili and Honokahua in West Maui.

The residence itself is old and very large and is served by a road bordered with Norfolk Pines, a landmark visible for several miles when traveling to the site from the Lahaina direction. The view from the site is over the Napili Coast and across the channel to Lanai and Molokai.

This application is a good illustration of appropriate, but unusual, use on a unique site made desirable in this case by the growth of the tourist destination area in the Lahaina-Kaanapali-Napili area.

Accordingly, staff recommends approval of the application, which will provide a service to the public, subject to the following conditions, in the interests of proper commercial development for the area, as well as appearance to the public, convenience and safety.

1. That approval of the County of Maui be secured ~~for~~ all uses, which may, if the County approves, include a restaurant and bar facility with living quarters, and uses accessory thereto, such as personal service shops, on the site described by the metes and bounds description made a part of this application, this site being a portion of Second Division, TMK 4-2-01: 1. *for a lessee or owner* *incorporated in the main building*
2. That the 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
3. That the County of ~~Hawaii~~ <sup>Maui</sup> ~~may~~ require and specify allowable upper limits of density of occupancy, maximum building heights, minimum setbacks and distances between buildings, adequate utilities and adequate parking to serve the approved uses; and may require that the property be landscaped in keeping with resort use and the surrounding area, and to screen unsightly areas from public view.

A note should be added to the approval as follows: "This permit is granted with the understanding that additional public facilities and services, in the form of roads, domestic water, police and fire protections, etc. may not be made available to this area for a number of years in the future."

STATE OF HAWAII  
LAND USE COMMISSION

Board of Supervisors' Chambers  
Wailuku, Maui, Hawaii

1:30 P.M.  
November 19, 1962

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SP(T) 62-25

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*for a lessee or owner* *incorporated into the main bldg.*
2. That the 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
3. That the County of ~~Maui~~ <sup>MAUI</sup> may require and specify allowable upper limits of density of occupancy, maximum building heights, minimum setbacks and distances between buildings, adequate utilities and adequate parking to serve the approved uses; and may require that the property be landscaped in keeping with resort use and the surrounding area, and to screen unsightly areas from public view.

A note should be added to the approval as follows: "This permit is granted with the understanding that additional public facilities and services, in the form of roads, domestic water, police and fire protections, etc. may not be made available to this area for a number of years in the future."

Ref. No. LUC 344

January 3, 1963

Mr. G. N. Toshi Enomoto  
County Clerk  
County of Maui  
Wailuku, Maui, Hawaii

Dear Mr. Enomoto:

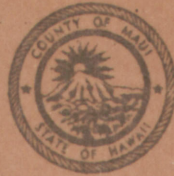
This will acknowledge receipt of your letter dated December 27, 1962 with your enclosed Committee Report No. 26 containing the recommendations on the petition from Bishop Trust Company and the special permit application from Baldwin Packers, Ltd.

We appreciate your attention on these matters and thank you for your prompt reply.

Very truly yours,

R. J. DARNELL  
EXECUTIVE OFFICER

G. N. TOSHI ENOMOTO  
County Clerk



BONIFACE ESPINDA  
Deputy County Clerk

OFFICE OF  
COUNTY CLERK  
COUNTY OF MAUI  
WAILUKU, MAUI, HAWAII  
December 27, 1962

RECEIVED

JAN 2 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:

SUBJECT: COMMITTEE REPORT NO. 206 ITEM NO. 6 & 7  
(REF. LUC 271) PETITION FROM BISHOP TRUST CO.;  
(REF. LUC 224) SPECIAL PERMIT APPLICATION FROM  
BALDWIN PACKERS, LTD.

On behalf of the Maui County Board of Supervisors,  
we transmit a copy of the above-captioned committee report  
which was adopted by the said Board on December 21, 1962.

Your attention is respectfully called to the item  
therein as captioned above, which is of interest to you.

We trust that the recommendations pertinent thereto  
are self-explanatory.

Very truly yours,

G. N. TOSHI ENOMOTO  
County Clerk

Encl.

Ref. No. LUC 315

December 17, 1962

Mr. G. N. Toshi Enomoto  
County Clerk  
County of Maui  
Wailuku, Maui, Hawaii

Dear Mr. Enomoto:

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

Baldwin Packers, Ltd. - SP(T) 62-25

Very truly yours,

R. J. DARNELL  
EXECUTIVE OFFICER

Enclosure

Ref. No. LUC 315

December 17, 1962

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

Dear Mr. Ohata:

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

Baldwin Packers, Ltd. - SP(T) 62-25

Very truly yours,

R. J. DARNELL  
EXECUTIVE OFFICER

Enclosure

426 Queen Street  
Honolulu, Hawaii

LUC File	(T) 62-25
Applicant(s)	Baldwin Packers, Ltd.
Public Hearing at	Wailuku, Maui, Hawaii
on	November 19, 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) Maui (Island) Maui

Second Division, Tax Map Key 4-2-01: Por. 1 (That portion being 80,241.65 square feet, more or less, as described by notes and bounds survey, dated October 30, 1962 submitted by the applicant and made a part of the applicant.)

for the following purpose(s):

To operate, within the existing building, a restaurant and bar facility with living quarters for a lessee-resident manager and accessory uses thereto, located within the main building.

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

1. That approval of the County of Maui be secured for all uses, which may, if the County approves, include a restaurant and bar facility with living quarters for a lessee or other, and uses accessory thereto, such as personal service shops incorporated in the main building, on the site described by the notes and bounds description made a part of this application, this site being a portion of Second Division, TME 4-2-01: 1.
2. That the 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
3. That the County of Maui may require and specify allowable upper limits of density of occupancy, maximum building heights, minimum setbacks and distances between buildings, adequate utilities and adequate parking to serve the approved uses; and may require that the property be landscaped in keeping with resort use and 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 protections, etc. may not be made available to this area for a number of years in the future.

(Signed) \_\_\_\_\_  
R. J. BARNELL  
(Title) EXECUTIVE OFFICER

Date of Grant Dec. 7, 1962

STATE OF HAWAII  
LAND USE COMMISSION

VOTE RECORD

ITEM BALDWIN PACKERS SP(T)62-25

DATE DEC. 7, 1962

PLACE LUC Hearing Room

TIME 9:15

NAMES	YES	NO	ABSTAIN	ABSENT
KANEMOTO, E.	X			
2 WILLIAMS, R.	X			
FRIEL, S.	X			
1 SUNN, F.	X			
IGE, Y.	X			
GREGG, W.	X			
CHON, P. LOMBARDI, F.			X	
COOK, E. H.				X
BRYAN, E.	X			

COMMENTS:

- Approval of STAFF RECOMMENDATION
- 1) "ASSOCIATED FACILITIES WITHIN main bldg."
  - 2) "... ; quarters for lessee & resident mgr. "

BALDWIN PACKERS, LTD.  
Lahaina, Maui

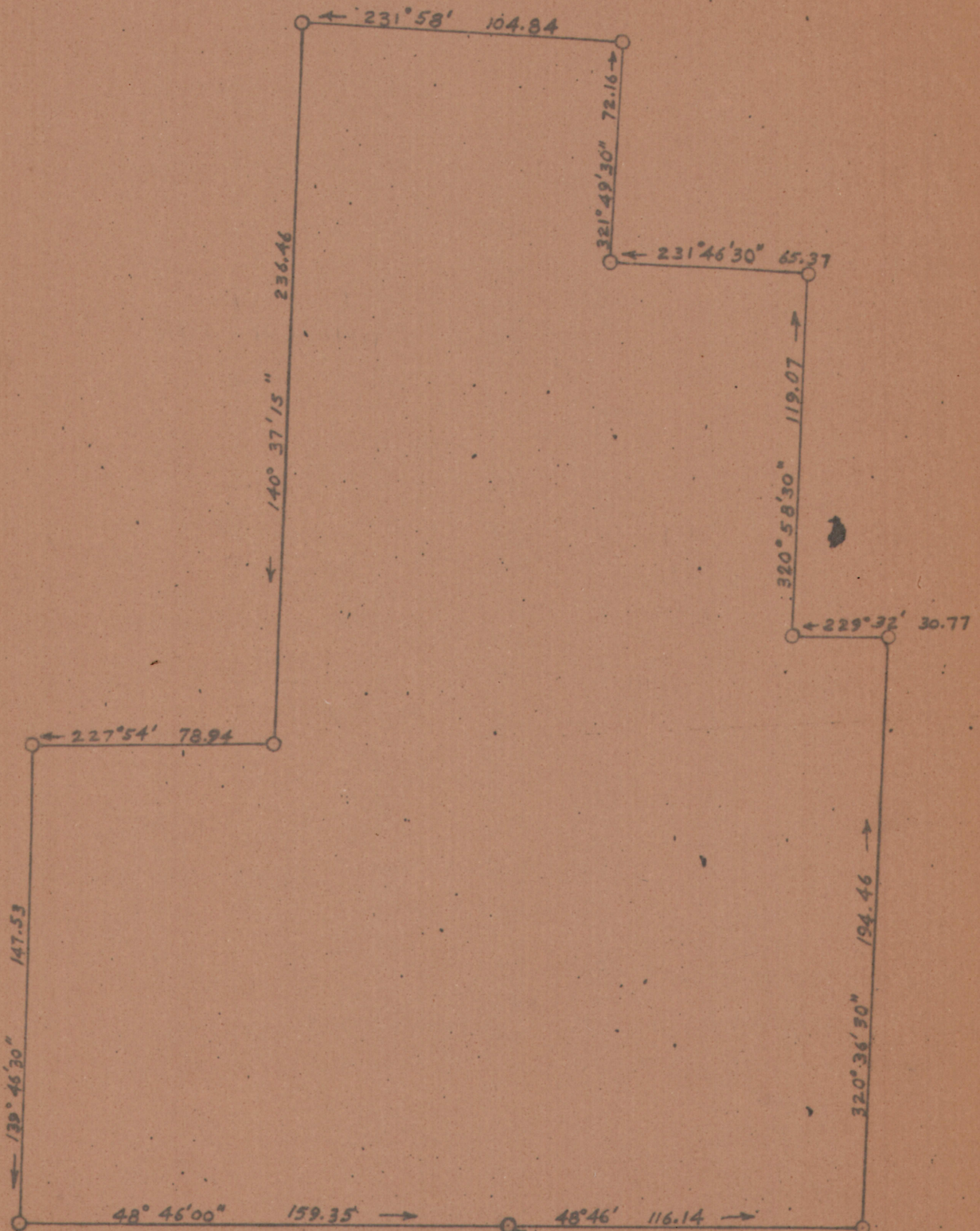
November 1, 1962

DESCRIPTION OF LOT

All that certain parcel of land being a portion of L. C. Aw. 8522-B, situate in the Ahupuaa of Honokahua, Kaanapali, Island and County of Maui, State of Hawaii, being a portion of the premises of Makaoloi formerly known as "Manager's Residence" and being located within Tax Map Key 4-2-01-1; the same being shown on the attached map, and more particularly described as follows:

Beginning at a 1/2 inch pipe at the intersection of the center line of the approach driveway (between concrete trackways) and the northwesterly boundary of this lot, the coordinates of which point of beginning referred to Government Survey Triangulation Station "MALO" being 10,324.10 feet south and 5,687.63 feet West, and running by azimuths measured clockwise from true south:

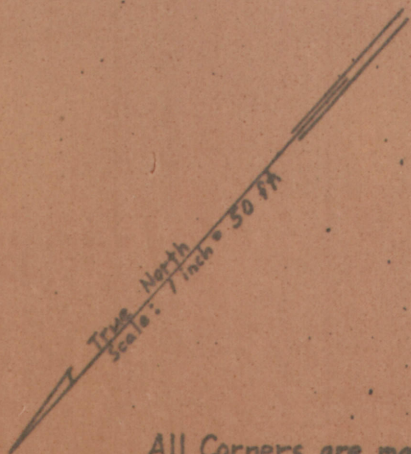
1. 48° 46' 00" 116.14 feet to a 3/4 inch pipe; thence
2. 320° 36' 30" 194.46 feet to a 1/2 inch pipe; thence
3. 229° 32' 00" 30.77 feet to a 1/2 inch pipe; thence
4. 320° 58' 30" 119.07 feet to a 1/2 inch pipe; thence
5. 231° 46' 30" 65.37 feet to a 1/2 inch pipe; thence
6. 321° 49' 30" 72.16 feet to a 1/2 inch pipe; thence
7. 231° 58' 00" 104.84 feet to a 1/2 inch pipe; thence
8. 140° 37' 15" 236.46 feet to a 1/2 inch pipe; thence
9. 227° 54' 00" 78.94 feet to a 1/2 inch pipe; thence
10. 139° 46' 30" 147.53 feet to a 1/2 inch pipe; thence
11. 48° 46' 00" 159.35 feet to the point of beginning and containing an area of 78,223.10 square feet.



1/2 inch pipe,  
From "MALO"  
10,324.10 S.  
5,687.63 W.

Approach Driveway  
148° 38' 30"

PORTION OF  
L.C. Aw. 8522-B at Honokahua,  
Kaunapali, Maui, Hawaii  
MAKAOIOI LOT (former "Manager's Residence")  
BALDWIN PACKERS, LTD.



All Corners are marked  
by pipes.

Located in Tax Key 4-2-01-1

Survey by J.A. Swezey  
Honokahua, Maui, Hawaii  
October 30, 1952

BALDWIN PACKERS, LTD.  
Lahaina, Maui

November 2, 1962

DESCRIPTION OF APPROACH DRIVEWAY RIGHT-OF-WAY

A 12-foot width of road being a portion of L. C. Aw. 8522-B, situate at Honokahua, Kaanapali, Island and County of Maui, State of Hawaii, extending from a leased lot at Makaoioi formerly known as "Manager's Residence" to the paved road leading from the Honoapiilani Highway to Honokahua Village, being located within Tax Map Key 4-2-01-1; the same being shown on the attached map, and the centerline of same being more particularly described as follows:

Beginning at a 1/2 inch pipe at the intersection of the approach driveway centerline (between concrete trackways) and the northwesterly boundary of the leased Makaoioi lot, the same pipe being the Initial Point of the Makaoioi lot survey, the coordinates of which point of beginning referred to Government Survey Triangulation Station "MALO" being 10,324.10 feet South and 5,687.63 feet West, and running by azimuths measured clockwise from true south:

1. 140° 58' 30" 135.96 feet to a point, thence
2. 152° 07' 30" 920.88 feet to a point, thence
3. 149° 24' 00" 349.44 feet to a point, thence
4. 159° 19' 00" 349.18 feet to a point, thence
5. 143° 21' 30" 218.09 feet to a point on the edge of the pavement of the road leading from Honoapiilani Highway to Honokahua Village, and terminating thereon for a total distance of 2,018.55 feet.

MAKAOIOI LOT

140° 58' 30"  
135.96

1/2 inch pipe,  
From "MALO"  
10,324.10 S.  
5,687.63 W.

P.I. No. 1

152° 07' 30"  
Driveway  
Right-of-Way 920.88

P.I. No. 2

349.44  
Approach

149° 24'

P.I. No. 3

349.18  
Centerline

159° 19'

P.I. No. 4

218.09  
152° 13' 30"

P.I. No. 5

True North  
Scale: 1 inch = 200 feet

PORTION OF

L.C. Aw. 8522-B at Honokahua,  
Kaanapali, Maui, Hawaii

RIGHT-OF-WAY --- APPROACH  
DRIVEWAY for MAKAOIOI LOT  
BALDWIN PACKERS, LTD.

To Honokahua ←  
Paved Road  
To Honoapiilani Hwy & Lahaina →

G. N. TOSHI ENOMOTO  
COUNTY CLERK



BONIFACE ESPINDA  
DEPUTY COUNTY CLERK

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

REF. NO.: LUC 224

November 23, 1962

RECEIVED

NOV 27 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:

This is to inform you that your letter of November 1, 1962, requesting recommendations and comments from the Maui County Board of Supervisors with respect to an application for Special Permit by Baldwin Packers, Ltd., and a petition for change of Temporary District Boundary by Cooke Trust Co., Ltd., was presented to the said Board on November 16, 1962, and referred to the Public Works Committee for attention.

Please be assured you will be kept informed as to any further action taken by the Board in connection with the foregoing matters.

Very truly yours,

G. N. TOSHI ENOMOTO  
County Clerk

/lye

Ref. No. LUC 270

November 30, 1962

Baldwin Packers, Ltd.  
P. O. Box 3440  
Honolulu 1, Hawaii

Attention: J. T. Waterhouse

Gentlemen:

The State of Hawaii Land Use Commission has scheduled a meeting on Friday, December 7, 1962 at 9:00 a.m., in the Commission's Hearing Room, 426 Queen Street, Honolulu, Hawaii

As the waiting period prescribed by the Commission's Rules of Practice and Procedure, Sub-Part C, Sec. 1.20(f), will have expired, your application for Special Permit has been placed on the agenda for consideration by the Commission. 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  
Wailuku, Maui, Hawaii

1:30 P.M.  
November 19, 1962

STAFF REPORT

SP(T) 62-25

Temporary District Classification: AGRICULTURAL

APPLICATION OF BALDWIN PACKERS, LTD., for Special Permit to operate a restaurant-bar facility with living quarters for a lessee-manager and accessory uses thereto (accessory uses described as personal service shops, flower, gift, newsstand, etc.) on property located in the Honokahua Section, Lahaina district, Maui described as Second Division, TMK 4-2-01: Por. 1. The applicants have stated that they are the owners of the property under application. The particular <sup>78,223.10</sup> 80,000 sq. ft. portion to be considered is the former manager's residence, located at approximately the 200' elevation, mauka of the government main road where it runs between Napili and Honokahua in West Maui. Honokahua  
Hwy.

The residence itself is old and very large and is served by a road bordered with Norfolk Pines, a landmark visible for several miles when traveling to the site from the Lahaina direction. The view from the site is over the Napili Coast and across the channel to Lanai and Molokai.

This application is a good illustration of appropriate, but unusual, use on a unique site made desirable in this case by the growth of the tourist destination area in the Lahaina-Kaanapali-Napili area.

Accordingly, staff recommends approval of the application, which will provide a service to the public, subject to the following conditions, in the interests of proper commercial development for the area, as well as appearance to the public, convenience and safety.

1. That approval of the County of Maui be secured for all uses, which may, if the County approves, include a restaurant and bar facility with living quarters, and uses accessory thereto, such as personal service shops, on the site described by the metes and bounds description made a part of this application, this site being a portion of Second Division, TMK 4-2-01: 1.
2. That the 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
3. That the County of ~~Hawaii~~<sup>MAUI</sup> may require and specify allowable upper limits of density of occupancy, maximum building heights, minimum setbacks and distances between buildings, adequate utilities and adequate parking to serve the approved uses; and may require that the property be landscaped in keeping with resort use and the surrounding area, and to screen unsightly areas from public view.

A note should be added to the approval as follows: "This permit is granted with the understanding that additional public facilities and services, in the form of roads, domestic water, police and fire protections, etc. may not be made available to this area for a number of years in the future."

### NOTICE OF PUBLIC HEARING

TO CONSIDER (1) AMENDMENT OF INTERIM OF THE LAND USE COMMISSION OF THE STATE OF HAWAII AND (2) AN 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 November 19, 1962, at 1:30 p.m., or as soon thereafter as those interested may be heard, to consider: an amendment to the Land Use Commission's Interim Regulations, as provided for in SECTION 2, Sec. 10, Act 187, Session Laws of Hawaii, 1961, and an application for Special Permit within the County of Maui as provided for in SECTION 2, Sec. 7, Act 187, Session Laws of Hawaii, 1961.

Amendment of Interim Regulation to be heard:  
Docket Number and  
Substance of Amendment

- A(TR) 62-1 (1) To eliminate certain portions of Interim Regulation 2.1(b) respecting "Agricultural Districts," which allowed single-family dwelling units as a primary use of land and which required minimum lot sizes of five acres, both of which portions have been declared invalid by the Attorney General, and also to eliminate that portion of Interim Regulation 2.1(d) which relates to lot sizes in Agricultural districts;
- (2) To re-number the allowed uses under Interim Regulation 2.1(b); and
- (3) To add, to Interim Regulation 2.1(b) and 2.1(d) provisions allowing single-family dwellings as accessory uses to the primary uses allowed in 2.1(b) and as primary uses on any lot in a subdivision having received preliminary approval before April 21, 1962.

Application for Special Permit to be heard:

Docket  
Number and  
Applicant

SP(D) 62-25  
Baldwin  
Packers,  
Ltd.

Tax Map Key

4-2-01, Por. 1  
(that portion be-  
ing on area of  
approximately  
81,000 sq. ft. sur-  
rounding the old  
manager's resi-  
dence, located in  
the southwest  
portion of parcel  
1.)

Permission  
Requested

Establishment  
of a restaur-  
ant-bar facil-  
ity, living  
quarters for  
manager and  
accessory uses  
to the propos-  
ed facility.

### NOTICE OF CANCELLATION

THE FOLLOWING HEARINGS CALLED BY THE LAND USE COMMISSION STATE OF HAWAII HAVE BEEN CANCELLED.

- (1) Hearing set for the County of Maui, Board of Supervisors Chambers, Wailuku, Maui, 1:30 p.m. November 13, 1962.
- (2) Hearing set for County of Kauai, Board of Supervisors Chambers, Lihue, Kauai, 3:00 p.m. November 12, 1962.
- (3) Hearing set for County of Maui, Community Center, Kaunakakai, Molokai, 7:00 p.m. November 13, 1962.
- (4) Hearing set for County of Hawaii, Board of Supervisors Chambers, Hilo, Hawaii for 9:30 a.m. November 13, 1962.

THESE HEARINGS HAVE BEEN RESET AS PER SEPARATE NOTICE GIVEN ON THIS PAGE.

(S.-B.: Oct. 30, 1962)

Copies of the Land Use Commission's Interim Regulations and the proposed amendment thereto, as well as 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 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 amendment and application for Special Permit 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

(S.-B.: Oct. 30, 1962)

RECEIVED

NOV 15 1962

State of Hawaii  
LAND USE COMMISSION

November 14, 1962

Land Use Commission  
State of Hawaii  
426 Queen St.  
Honolulu 13

Gentlemen:

The Maui Planning and Traffic Commission at its meeting of November 13, 1962 voted to recommend as follows on matters before your commission:

1. APPROVAL of application for Special Permit by Baldwin Packers, Ltd. for restaurant-bar facility, etc., at Honokahua, Tax Map Key 4-2-01: 1.

The special nature of the site and the use would compliment the Master Plan No. 9 showing Kaanapali and surrounding areas.

2. DISAPPROVAL of amendment of Temporary District Boundary by Bishop Trust Co., to Urban of 9.78 acres in Kula, Tax Map Key 2-3-05: 9.

This is good Class B agriculture land. Also, there is adequate urban zoned lands in Kula - 440 plus acres with only 40 homes constructed thereon.

Very truly yours

*Robert O. Ohata*

Robert O. Ohata  
Planning Director

cc Baldwin Packers Ltd.  
cc Ted James, Bishop Trust Co.  
cc Board of Supervisors

Ref. No. LUC 224

November 1, 1962

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

Attention: The Honorable Eddie Tam, Chairman  
and Executive Officer

Gentlemen:

The State Land Use Commission has requested me to obtain your recommendations and comments for the following matters to be heard within the County of Maui pending before the Commission.

The proposed Rule Change and an application for Special Permit by Baldwin Packers, Ltd., which is scheduled to be heard on November 19, 1962, at 1:30 p.m., in your Board Chambers, Wailuku, Maui (copies enclosed); and

The proposed Rule Change and a petition for change of Temporary District Boundary from Agriculture to Urban classification by Cooke Trust Company, Ltd., which is scheduled to be heard on November 19, 1962, at 7:00 p.m., in the Community Center, Kamakakai, Molokai (copies enclosed).

The Land Use Commission would appreciate your written recommendations and/or comments prior to the date of the 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

Enclosures

October 22, 1962

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

Dear Mr. Ohata:

This is in reply to your letter of October 16, 1962. I have had to set up our itinerary for the November hearings on a state-wide basis and found that the only feasible time to program the Molokai hearing was for 7:00 p.m., Tuesday, November 13, 1962, the same day as the Maui hearing, which is scheduled for 1:00 p.m., in Wailuku.

The Commission will hear the proposed Rule Change and the Special Permit of Baldwin Packers, Limited, a copy of which I am enclosing for your comments and recommendations. The Molokai hearing will consist of the proposed Rule Change and the petition for change of temporary district boundary made by Cooke Trust Company. Unless you have special comments to direct to the Cooke Trust petition at the hearing, there seems to be no necessity in your accompanying the Commission to Molokai if it conflicts with your schedule.

I regret that we were not able to accommodate your suggested time for the Molokai hearing; but with the necessity of holding five hearings in two days, I am sure you will appreciate our problem.

Very truly yours,

R. J. DARNELL  
EXECUTIVE OFFICER

Enclosures

Ref. No. LUC 233

November 9, 1962

Baldwin Packers, Limited  
P O Box 3440  
Honolulu 1, Hawaii

Attention: Mr. J. T. Waterhouse, Vice President

Gentlemen:

This is to inform you of the public hearing called by the Land Use Commission of the State of Hawaii on November 19, 1962, at 1:30 p.m., in Maui County Board of Supervisors' Chambers, Wailuku, Maui. Your application for Special Permit will be heard at that time.

Publication of Legal Notice of hearing appeared in the Honolulu Star-Bulletin on October 30, 1962, and the Maui News on October 31, 1962.

Very truly yours,

R. J. DARNELL  
EXECUTIVE OFFICER