

KIM, Clara

SP(T)63-4 (Denial)

LAND USE COMMISSION
STATE OF HAWAII

Minutes of Meeting

LUC Hearing Room

Honolulu, Hawaii

1:00 P. M. - January 17, 1964

Commissioners

Present:

C.E.S. Burns
James P. Ferry
Goro Inaba
Shiro Nishimura
Charles S. Ota
Myron B. Thompson
Robert G. Wenkam
Leslie E. L. Wung

Absent:

Shelley Mark

Staff

Present:

Raymond Yamashita, Executive Officer
Roy Takeyama, Legal Counsel
Gordon Soh, Planning & Economic Development
Alfred Preis, Planning Coordinator
Richard Mar, Field Officer
Amy Namihira, Stenographer

Meeting was called to order by Chairman Thompson. Mr. Yamashita introduced Miss Amy Namihira, the new Stenographer for the Land Use Commission, to the Commissioners.

ADOPTION OF MINUTES FOR 11/30/63 MEETINGS AND HEARINGS ON KAUAI AND OAHU

1. Minutes of 11/30/63 Meetings and Hearings in Lihue, Kauai

Commissioner Wung moved to accept the minutes as circulated; seconded by Commissioner Nishimura. Motion carried.

2. Minutes of 11/30/63 Hearings in Honolulu and Kailua, Oahu

Commissioner Burns moved to accept the minutes as circulated; seconded by Commissioner Inaba. Motion carried.

LUC ACTIONS ON INTERIM BOUNDARY CHANGES AND SPECIAL PERMITS

Chairman Thompson raised the following question and opened it to the floor:

When the Commission makes a decision today, tomorrow, or within the next few months, is this decision binding in terms of the final district

boundaries, or is this decision alterable when the final district boundaries are determined?

Legal counsel stated that under the Law, there is no question this Commission may do so. He stated, however, that this would become a policy matter because once this Commission makes a grant, he could not see how this Commission could go against it in the final adoption of the district boundaries.

Commissioner Burns stated that this Commission should be building the permanent boundaries as it moves along. This Commission would not want to take action that it knows later is going to be reversed. The only reason that this Commission would change its decision would be either on the same evidence, new evidence or something that is unusual.

The general opinion of the Commission was that this Commission should be consistent in its decision and that whatever decision it makes from hereon in concerning the interim boundaries and special permits, it will be included in the establishment of the proposed final district boundaries.

SPECIAL PERMITS PENDING ACTION

The staff members who would be participating in the matters before the Commission were sworn in by the Chairman.

APPLICATION OF JOSEPH CORREIA, JR. (SP(T)63-4), FOR SPECIAL PERMIT TO SUBDIVIDE APPROXIMATELY 39.28 ACRES INTO TWO LOTS IN WAIAKEA HOMESTEADS, WAIAKEA, S. HILO, HAWAII: Described as TMK 2-4-05: 39.

Mr. Gordon Soh gave a background on the area and request involved, and pointed out the location of the area on the map. The staff recommendation was for denial of the request in the interest of preserving the agricultural uses in the Waiakea Uka area and to keep the lot sizes to a standard; and on the following bases:

1. that it was common and not unusual;
2. that it would constitute spot zoning; and
3. that it shows that it is not a hardship situation which would establish a precedence.

Chairman Thompson asked what was meant by the word "common" as stated in the staff's recommendation? The Executive Officer stated that it must first consider, What a Special Permit Is? As we examine this it is commonly known as a variance. A variance procedure is set up to take care of those situations that generally cannot be foreseen or thought of at the moment. A residential use is something that is considered in any kind of districting, because it is one of the most common of all urban land uses. It does not constitute a reason or use that could

not have been considered or could not have been aware of previously, so that it is not unusual.

The point which was raised that a hardship case would be created on the family if this request were denied was answered by the legal counsel. He stated that if the Commission approved this special permit on the basis that it would work a hardship because the applicant wants to give so many square footage to his daughter is not logical; and legally it would not meet the definition of an unusual and reasonable use under the Law.

Commissioner Wung moved to accept the staff's recommendation; seconded by Commissioner Ferry. The Executive Officer polled the Commissioners. Approval: Commissioners Wung, Inaba, Ota, Burns, Nishimura, Ferry, and Chairman Thompson. Disapproval: None.

APPLICATION OF SIDNEY WEINRICH (SP(T)63-5), FOR SPECIAL PERMIT TO SUBDIVIDE 93,000 SQ. FT. LOT INTO TWO LOTS FOR LAND IN NORTH KONA, HAWAII: Described as TMK 7-6-10: 21.

Mr. Soh gave a background on the area and request involved, pointing out the location of the area on the map. The staff's recommendation was for denial on the bases that: (1) it was common rather than unusual; and (2) it would constitute spot zoning which would set a precedence for scattered development.

Commissioner Ferry moved to deny the special permit based on the staff's recommendation; Commissioner Ota seconded the motion.

Discussion: Commissioner Inaba felt that the request before this Commission was a little different from the last request. He pointed out one definite factor which differed and that was the area was located near to an already existing urban area.

Mr. Preis contended that the area would not constitute scatteration. He stated that he felt it desirable to have a Rural area between an Urban area and an open land area.

Chairman Thompson felt that this was a serious problem and recognized that there were many similar problems of this nature throughout the various counties. He felt that this problem should be taken up for discussion later and with the proper authorities.

The Executive Officer polled the Commissioners. Approval: Commissioners Ota, Burns, Ferry, and Chairman Thompson. Disapproval: Commissioners Wung, Inaba, Nishimura. Motion not carried.

Commissioner Inaba moved to approve the Special Permit application; seconded by Commissioner Wung. Approval: Commissioners Wung, Inaba, Nishimura.

Disapproval: Commissioners Ota, Burns, Ferry, and Chairman Thompson. Motion not carried because of lack of majority votes.

The following were requested of the staff:

1. Write letter to Hawaii County Planning & Traffic Commission concerning present activity in area under question.
2. Write letter to Hawaii County Planning & Traffic Commission requesting for a vote count on each special permit grant submitted to the Land Use Commission.

APPLICATION OF CLARA KIM (SP(T)63-4), FOR SPECIAL PERMIT TO SUBDIVIDE LAND CONTAINING 22,466 SQ. FT. IN AREA IN KAPAA HOMESTEADS, KAPAA, KAUAI: Described as TMK 4-4-09: 8.

The staff was requested to write to Kauai Planning & Traffic Commission advising them that the matter for special permit by Clara Kim should not have been referred to the Land Use Commission and that the petitioner also be so informed.

APPLICATION OF WILLIAM AND MARION BRANDT (SP(T)63-2), FOR SPECIAL PERMIT TO CONSTRUCT A BEACH HOME TOGETHER WITH THE NECESSARY SUBDIVISION ON A 23,900 SQ. FT. LOT IN MAKENA, MAUI: Described as TMK 2-1-07: 61.

Mr. Richard Mar gave a background on the area and request involved, and pointed out the location of the area on the map. The recommendation of the staff was for denial to subdivide the present lot into separate parcels, and approval of one beach home.

The recommendation of the staff was discussed at length and it was resolved that the State had no jurisdiction in the matter concerning the building of the beach home in the area classified by the Land Use Commission as Agriculture.

The Executive Officer stated that the Commission may override the staff's recommendation on this request instead of the staff deleting portions of its recommendation.

Commissioner Ferry moved that the petitioners' request be denied in its entirety; seconded by Commissioner Ota. The Executive Officer polled the Commissioners. Approval: Commissioners Wung, Inaba, Ota, Wenkam, Burns, Nishimura, Ferry and Chairman Thompson. Disapproval: None.

ADMINISTRATIVE MATTERS

The following reports were given or asked of staff to do:

1. Request that the staff circulate all minutes to each County, two copies each - one for the Planning and Traffic Commission office and the other for the Board of Supervisors.
2. Request that the staff schedule Commission's meetings and hearings to meet the conference on Planning Commissions and Planning Directors in August on Kauai. (No definite date has been set as yet.)
3. Request that the staff write or communicate with the Counties concerning the Land Use district boundaries proposed for July 1964 at its earliest convenience.

The Chairman suggested the following as a possible communication:

"If you are ready to make decisions regarding your own planning and would like to consult with ours, we will be willing to do it, would you?"

4. Earlier follow-ups requested of staff:

- a. Have the staff notified all planning directors of each county concerning the criteria for selection on whether it would be a special permit or a boundary change?

Reply: No.

- b. Have the staff had an opportunity to write and mail letters to protestees as suggested on Kauai?

Reply: The staff has answered all letters being received at present, but has not written to those 500 or so that were already on file.

5. The Chairman reported that the Governor has okayed a writer for the Land Use Commission who has already been engaged and who is on the payroll of the Governor's Office. This writer is charged with the responsibility of reviewing all materials of this Commission and to consider all materials that would be useful for public information.
6. Commissioner Wenkam reported that the televised public hearing on the generalized proposed land use district boundaries is firmed up for March 7, 1964, from 8:00 a.m. to 10:00 a.m., at the KGMB TV studio. The program will be taped and rebroadcast. He stated that this is the first of its kind to occur in the United States and that the purpose of this T. V. program is to educate, explain and expose to the public what the Land Use Law is, how it functions and how it applies to a particular area.

(The Executive Officer informed the Commission that the present schedule as circulated will have to be revised to meet the new television public hearing schedule.)

Commissioner Wenkam suggested that the Chairman announce at the beginning of the program that this is only a generalized preview presentation of the major islands of the State, and that detailed hearings will be held on each island at a later time, which time and place will be announced later. He also suggested that the Chairman inform the people that this will be only a two hour show; that it will be continued after the T. V. program, and those who are not able to be heard can be heard then.

Commissioner Wenkam reported that there will be a meeting with the program director and producer of KGMB TV which is scheduled in two weeks, and at which time the Executive Officer, the Chairman and himself will be present.

The following program was outlined by Commissioner Wenkam:

- a. All islands will be included (major islands) and certain amount of time allocated. Maps will be displayed on wall. Motion picture showing particular areas on each island will be shown.
- b. All Commissioners and staff will be there and arranged sitting around a table.
- c. Commissioners are to make presentation of his own island, very briefly stated, and involving only those areas that the public would be familiar.
- d. Invite audience participation. Commissioners were encouraged to invite individuals from his own island to participate in this program and Chairman was instructed that he must be alert and able to recognize these people as participants. (Studio will hold approximately 100 persons.)
- e. Rehearsal will be held on the night of March 6, 1964, before the T. V. public hearing program.

Commissioner Wenkam was requested to write up an agenda and program for this T. V. hearing and have it circulated to everyone.

7. Commissioner Wenkam gave a brief report on what sort of things will be happening before the T. V. program.
 - a. Stories in the newspapers
 - b. T. V. programs
 - c. Radio, etc.

Commissioner Wenkam also informed the Commissioners that the public relations program on the outside islands were very poor, with the exception of Kauai. He encouraged Commission members to participate more in this area in his own county.

Meeting adjourned at 4:55 p.m.

STATE OF HAWAII
LAND USE COMMISSION

LUC Hearing Room
426 Queen Street, Honolulu, Hawaii

1:00 P.M.
January 17, 1964

STAFF REPORT

SP(T)63-4 -CLARA KIM

Temporary District Classification: AGRICULTURAL

Background

The Planning and Traffic Commission of the County of Kauai has referred to the Land Use Commission their denial of an application for special permit by Mrs. Clara K. Kim, trustee and authorized agent of Henry K. and Allen W. Kapali Trust, children of applicant.

The property is situated approximately 136 feet south of the corner of Puuopae and Oloheua Roads, being lot 167-A-1 of Kapaa Homesteads, 2nd series, Kapaa, Kauai, Hawaii, containing an area of 22,466 sq. ft., as shown on TMK, Fourth Division, 4-4-09: 8. The property is in the **agricultural** district under the temporary boundaries as established by the Land Use Commission.

Mrs. Kim plans to subdivide the lot equally for her two sons for house lots. Each lot would be 11,233 sq. ft. in size.

On December 5, 1963, the Kauai Planning Commission held its regular meeting and denied Mrs. Kim's application for a special permit. The Kauai Commission upheld the County Planning Director's recommendation that it would not be desirable to encourage urbanization in the area for the fear that if urbanization is approved, the county would be burdened with the responsibility to provide additional public facilities such as roads and water lines.

The Planning Director felt that the area should remain in an agricultural district as designated in the County General Plan. However, it was mentioned by the Director that the applicant's parcel might be designated as a rural district if it were desirable by the Land Use Commission.

(Note: Rural District limits residential lot size to 0.5 acre and would not permit petitioner to subdivide.)

Analysis

The lot in question is vacant. Adjacent to the lot is a single family residence owned by Mrs. Clara Kim. To the south of the applicant's property are vacant lots approximately 22,468 sq. ft. each. To the east and west of the lots are existing pineapple fields. The area north of Mrs. Kim's property is used for grazing. The topography of this area is in hills and deep gulches. According to the County, there is an existing 6 inch water line originating from the Kapaa water system. The general character of the land area is primarily agriculture intermixed with less than 10 single family residences in the immediate area of the applicant's land. Most of the lot sizes for the single family residences are approximately half acre in size.

Recommendation

The staff of the Land Use Commission concurs with the decision of the Kauai Planning Commission in their denial of Mrs. Kim's application and also recommends denial of the petition on the following bases:

- (1) Nonconformance to County and State General Plans which designate this area as agricultural.
- (2) Increased urbanization of the subject area by reducing the lot sizes will cause an undue burden to the general public through the requirements for increased facilities and services.

(3) Approval of the petition, at this time, would be a contribution to urban scatteration and would open the door to the urbanization of similar parcels scattered throughout the region.

Ref. No. LUC 43

January 21, 1964

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

Dear Mr. Wong:

Inasmuch as the County has denied the petition for special permit by Mrs. Clara Kim, Counsel for Commission has advised that no further action need be taken by the Land Use Commission.

Very truly yours,

RAYMOND S. YAMASHITA
Executive Officer

cc: Mrs. Clara Kim
Mr. Myron Thompson
Mr. Roy Takeyasu

STATE OF HAWAII
LAND USE COMMISSION

January 10, 1964

MEMORANDUM

TO: All Commissioners

FROM: R. Yamashita, Executive Office

SUBJECT: Land Use Commission meetings for January 17 and 18, 1964

This is to inform you that there will be Commission meetings on January 17, 1964 beginning at 1:00 p.m.; and on January 18, 1964 beginning at 9:00 a.m.

Attached are the agendas (and some of the materials covering these matters on the agendas) for these meetings.

Note: Travel arrangements have been made for all outside island Commissioners for these meetings. Aloha Airlines will handle arrangements for Commissioners Wung, Ota and Inaba; while Hawaiian Airlines will handle arrangements for Commissioner Nishimura.

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ATTORNEY GENERAL
STATE OF HAWAII
REF. TO
ON
1964 JAN 13 AM 11:23

STATE OF HAWAII
LAND USE COMMISSION

January 10, 1964

AGENDA

1:00 P.M. to 10: P.M.
January 17, 1964

Planning and Economic Development
426 Queen Street, Honolulu, Hawaii

I. Determine Quorum

II. Call Meeting to Order

III. Adoption of Minutes

- A. 11/30/63 Public Hearing and Meeting in Lihue, Kauai.
- B. 11/30/63 Public Hearings in Honolulu, and portion of Kailua, Oahu (excludes minutes of Centex Trousdale continuation of hearing)

IV. Action on Special Permits

Hawaii

- ✓ A. SP(T)63-4 - Joseph Correia, Jr.
- ✓ B. SP(T)63-5 - Sidney Weinrich

Kauai

- ✓ A. SP(T)63-4 - Clara Kim

Maui

- A. SP(T)63-2 - William and Marian Brandt

5:00 to 7:00 p.m. - Dinner Meeting

V. Action on Temporary District Boundary Changes

Oahu

- A. A(T)63-21 - Cadinha Land Investment Co. *granted*
- B. A(T)62-27 - Eugene Kennedy *(denied)*
- C. A(T)63-37 - James H. Wolters *(denied)*

Kauai

- A. A(T)63-35 - Sensuke Ueunten
- B. A(T)63-41 - Dept. of Land & Natural Resources

STATE OF HAWAII
LAND USE COMMISSION

January 10, 1964

AGENDA

9:00 A.M. to 4:00 P.M.
January 18, 1964

Planning and Economic Development
426 Queen Street, Honolulu, Hawaii

9:00 to 10:00 A.M. - Meeting

I. Call Meeting to Order

II. Old Business

A. Special Permit Action

Hawaii

✓ 1. SP(T)63-3 - W. H. Shipman, Ltd.

10:00 to 11:00 A.M. - Public Hearing

✓ 1. A(T)63-45 - Leatrice Yang, Et. Al.

11:00 to 1:00 P.M. - Luncheon Meeting

1:00 to 4:00 P.M. - Public Hearing

1. A(T)63-38 - Oceanic Properties

2. A(T)63-40 - Hawaiian Trust-Roman Catholic Church

3. A(T)63-44 - Hawaiian Trust-Mabel K. Ena

COUNTY OF HAWAII
PLANNING AND TRAFFIC COMMISSION

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DEC

State of Hawaii
LAND USE COMMISSION

Applicant Joseph Correia, Jr.
Date of Public Hearing September 16, 1963
Date of Decision October 21, 1963
Meeting Place Board Room, County Bldg.
Date Decision and Findings Forwarded
to LUC December 3, 1963

SPECIAL PERMIT

The Planning and Traffic Commission of the County of Hawaii pursuant to consideration required by the provisions of Act 204, SLH 1963, hereby transmits the decision and findings of the above special permit request to use the following described property:

Lot 1406, Grant 9588, Waiakea Homesteads, Second Series, Waiakea, South Hilo, Hawaii.

for the following purpose(s): To subdivide Lot 1406, a 40-acre parcel into two lots; one lot measuring about 1/2 acre, and the other measuring about 39.5 acres.

The Commission decided to: Grant the special permit request.

on the basis of the following findings: 1) that the subdivision of one lot measuring in excess of one-half acre will not be materially detrimental to public health, safety and general welfare, nor be injurious to improvements or property rights related to property in surrounding area; 2) that the strict enforcement of the zoning regulation which would prohibit a one-lot subdivision would result in unnecessary hardship inconsistent with the intent and purpose of ACT 205; 3) that there is no intention to further subdivide the above mentioned parcel and 4) that the one-half acre lot to be created is to be used for residential-agricultural purpose by the applicant's daughter; and 5) that the character of the surrounding area is one of open land and grazing with scattered dwellings in large lots in excess of 10 acres along the road with water and power available to the site.

subject to the following conditions: 1) that the single-family residential structure shall be built with a minimum of 30 feet front yard setback and adequately landscaped to blend the facility to the surrounding agricultural land.

(Signed) Eosa Antman
Director, Planning and Traffic Commission

COUNTY OF HAWAII
PLANNING AND TRAFFIC COMMISSION

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State of Hawaii
LAND USE COMMISSION

Applicant Sidney Weinrich

Date of Public Hearing October 21, 1963

Date of Decision November 18, 1963

Meeting Place Board Room, County Bldg.

Date Decision and Findings Forwarded
to LUC December 3, 1963

SPECIAL PERMIT

The Planning and Traffic Commission of the County of Hawaii pursuant to consideration required by the provisions of Act 204, SLH 1963, hereby transmits the decision and findings of the above special permit request to use the following described property:

A portion of R. P. 7819, L. C. Aw. 8559-B, Apana 8 and a portion of R. P. 4475, L. C. Aw. 7713, Apana 43, Puapua Nui and Holualoa 1 and 2, North Kona, Hawaii.

for the following purpose(s): Subdividing of a lot in excess of 2 acres into two lots measuring 52,458 square feet and 41,019 square feet respectively.

The Commission decided to: Grant the special permit request.

on the basis of the following findings: 1) that this site is located approximately one mile from Holualoa urban zone district along Kailua-Holualoa Road; 2) that two lots, one measuring in excess of one acre, the other just under one acre will not be materially detrimental to public health, safety and general welfare, nor will it be injurious to improvements or property rights related to property in surrounding area; 3) that there is no intention to further subdivide the above mentioned parcels and 4) that the strict enforcement of the zoning regulation would result in practical difficulties since the land cannot be used for agricultural purposes; and as such it will be contrary with the intent and purpose of ACT 205.

subject to the following conditions: 1) that the single-family residential structure shall be built with a minimum of 30 feet front yard setback and adequately landscaped with trees and shrubberies to blend the facility to the surrounding open land.

(Signed)

Isaac E. Hamasu
Director, Planning and Traffic Commission

KAUAI PLANNING AND TRAFFIC COMMISSION
PUBLIC HEARING
APPLICATION FOR SPECIAL PERMIT - FILE NO. SP63-4

A public hearing on the above Application for Special Permit was opened by Mr. Masashi Kageyama, chairman, on Thursday, November 7, 1963, at 1:35 p.m. in the County Board Room, Lihue, Kauai, Hawaii. Following Commission members were present:

Mr. Masashi Kageyama, chairman
Mr. Norman Hashisaka
Mr. Itsuo Ibara
Mr. Diedrich Frigge, Jr.
Mr. Toshiharu Yama

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State of Hawaii
LAND USE COMMISSION

Others Present:

Mr. David F. Wong, Planning Director
Mr. Roy Takeyama, Deputy Attorney General
Mr. Gordon Sch, Associate Planner, State Dept. of
Planning and Economic Development

Mr. Wong read the communication (Sept. 3, 1963) accompanying the application from Mrs. Clara K. Kim, copy attached hereto. The property under consideration was pointed out on Tax Map Key 4-4-09 and the Kapaa General Plan, existing land uses in the area and the nature of the request explained by the Director. Mr. Wong reported that subject property is located in an agricultural district under the temporary boundaries as established by the State Land Use Commission; that the lot is accessible by an existing road and water service is adequate for present needs; that the area is primarily agricultural in nature; that the property in question is vacant and that there is only one single-family dwelling located in the corner lot along this strip of subdivision, most of the lots averaging one-half acre in size.

Mrs. Clara K. Kim, trustee for her two sons, Henry K. and Allen W. Kapali Trust, as owners of the parcel in issue, stated in effect that: she had the property transferred to her sons back in 1955; that for clear title between her two sons it was felt best to subdivide the property equally; that if she had known she would be faced with all this trouble she would have subdivided the property a long time ago.

Mr. Wong presented his staff report (Oct. 30, 1963), copy attached hereto, recommending for reasons contained therein, that the application be denied. In answer to query by the Commissioners, Mr. Wong stated that he did not want to encourage urbanization in the area; that once such use is approved urbanization will spread and the County will be faced with the burden of providing necessary facilities, whether they are roads, water, etc.; that he felt this area should be left as is; that it may be possible that the area might be classed as a rural district, depending on the recommendation of the Commission and the final determination of the Land Use Commission.

Mrs. Kim stated that she felt this was grossly unfair to her; that she had put the property under joint ownership of her two sons a long time before the creation of the Land Use Commission; that one of her sons wants to build on the lot, thus her request for subdivision in order to give proper title to her two sons for their share of the lot.

Special Permit
File No. SP63-4
Page 2

Mr. Wong reminded the Commission that the recommendation of the Commission, whether it is for denial or approval of the application, is forwarded to the State Land Use Commission for final action.

The Chair announced that under Act 205 a minimum of 15 days must be allowed before any action can be taken by the Planning Commission; the matter, therefore, was taken under advisement until the next meeting and the hearing closed at 2 p.m.

ACTION OF COMMISSION: At the regular meeting of the Commission held on December 5, 1963, the foregoing application for special permit by Mrs. Clara K. Kim was denied by the following vote:

AYES:	Hashisaka, Nakamoto, Prigge, Kageyama	- 4
NOES:	Yama	- 1
ABSENT, NOT VOTING:	Asakura, Ibara	- 2

Respectfully submitted,



Thomas T. Yamasaki, Secretary

COPY
COPY

Kapea, Kauai, Hawaii
September 3, 1963

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DEC 9 1963

State of Hawaii
LAND USE COMMISSION

State Land Use Commission
c/o County of Kauai
Planning & Traffic Commission
Lihue, Kauai, Hawaii

Dear Commissioners:

Attached together with the special permit application to subdivide, please find 10 copies of the proposed subdivision of Lot 167-A-1, (being portion of Lot 167, Grant 10556), Kapea Homesteads, 2nd Series, into Lot 167-A-1-A and 167-A-1-B, for the consideration and approval of your Honorable Commissioners.

The request of this special permit, to have said lot 167-A-1 subdivided by me, Mrs. Clara K. Kim, is to have the undivided interest of my sons (namely Henry K. Kapali and Allen W. Kapali) Trust, recorded with the Bureau of Conveyances, dated February 13, 1957, Liber 3223, Page 223, by Deed, which I am the Trustee, into two equal shares, Lot 167-A-1-A and 167-A-1-B.

A favorable recommendation of the findings by your Honorable Commissioners to the State Land Use Commission will be deeply appreciated.

Sincerely yours,

(Mrs.) Clara K. Kim

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DEC 9 1963

State of Hawaii
LAND USE COMMISSION

NOTICE OF PUBLIC HEARING
SPECIAL PERMIT, LAND USE - COUNTY OF KAUAI

NOTICE IS HEREBY GIVEN of a public hearing to be held by the County of Kauai Planning and Traffic Commission in the County Building at Lihue on Thursday, November 7, 1963, at 1:30 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 96H-6, Act 205, Session Laws of Hawaii 1963.

Docket Number
and Applicant

Tax Map Key

Permission Requested

SF63-4
Clara K. Kim

4-4-09:8

To subdivide for residential use
lot of 22,466 sq. ft.; Kapaa
Homesteads, Second Series, Kauai

Map showing the area under consideration for special permit is on file in the office of the Kauai Planning and Traffic Commission and open to the public for inspection during office hours.

All written protests or comments regarding the above application should be filed in writing to said Commission before the date of the public hearing or submitted in person at the time of the public hearing, or up to fifteen (15) days following this public hearing.

KAUAI PLANNING AND TRAFFIC COMMISSION
Masashi Kagayama, Chairman
By David F. Nong, Planning Director

(Oct. 23, 1963)
Oahu Island

(B)

KAUAI PLANNING AND TRAFFIC COMMISSION
LIHUE, KAUAI, HAWAII

RECEIVED
October 10, 1963
DEC 9 1963

TO: Planning Commissioners

RE: Special Permit Application - SP63-4

State of Hawaii
LAND USE COMMISSION

Submitted herewith is a report with reference to Special Permit Application No. SP63-4.

The applicant is Mrs. Clara K. Kim, trustee and authorized agent of Henry K. and Allen W. Kapali Trust, children of applicant.

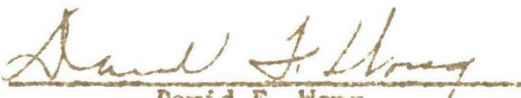
The property is situated along Punoape Road, approximately 150 feet South of the junction of Oloheua and Punoape Roads, being Lot 167-A-1 of Kapaa Homesteads, 2nd Series, Kapaa, Kauai, Hawaii, containing an area of 22,466 square feet, as shown on tax map 4-4-09 as tax parcel 8.

The property in issue is within the agricultural district under the control of the State Land Use Commission and is presently vacant fronting Punoape Road. The entire Lot 167 has been subdivided into half acre lots with the exception of a few larger parcels. There are no evidences of intensive agricultural uses at present on this lot although there are small farms with residences within the near vicinity indicating a rural type of area.

The County General Plan designates this particular parcel of land for agricultural use.

Presently the proposed zoning will not include this particular property but may be classified as portion of a rural district to be established by the State Land Use Commission if it is desirable with recommendation by the County Planning Commission. Under an (RA) residential-agricultural classification the minimum size lot shall be one-half acre as established by statute.

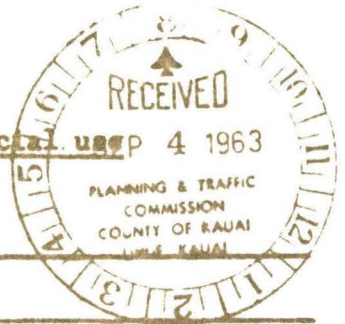
To conserve and stabilize the value of property and encourage an appropriate use of the land, it is recommended that the request contained in Special Permit Application SP63-4 be denied.


David F. Wong
Planning Director

(B)

COUNTY OF KAUAI
PLANNING AND TRAFFIC COMMISSION
Lihue, Kauai, Hawaii

This space for official use
Date Application and Fee
received by KP&TC



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 K-5 (Kapaa-Koolie-Wailua), for the following-described purpose:

Description of property: Tax Map Key 4-4-09:8

Petitioner's interest in subject property: Trustee for Henry K. & Allen W. Kapali Trust

Petitioner's reason(s) for requesting special permit: To subdivide equally between my sons subject lot. (see letter)

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State of Hawaii
LAND USE COMMISSION

Signature(s) Mr. Elia K. Lini

Address: P.O. Box 333 Kapaa

Telephone: 64162

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) Thomas G. Yonah

For (agency) _____

MAUI PLANNING AND TRAFFIC COMMISSION
PUBLIC HEARING
SPECIAL USE PERMIT - ACT 205, S.L.H. 1963
Tuesday, November 26, 1963

APPLICATION NO. 2
(William S. K. and Marion F. Brandt)

The public hearing on the following request for SPECIAL USE PERMIT under provisions of SECTION 98H-6, REVISED LAWS OF HAWAII 1963, was opened by Vice-Chairman Kazuo Kage, in the absence of the regular chairman, Joseph S. Medeiros, at 1:37 p.m. on Tuesday, November 26, 1963, in the Board of Supervisors Chambers, Wailuku, Maui, Hawaii:

MAKENA, MAKAWAO DISTRICT, MAUI

Construction of beach home for weekends and holidays, together with two-lot subdivision therefor, to be situated on the west side (makai side) of Makena Beach Road and approximately 1,600 feet south of Makena Landing, Tax Map Key 2-01-07:61.

Applicant: William S. K. and Marion F. Brandt

Area: Approximately .50 acre

Members of the Maui Planning and Traffic Commission present did not constitute a quorum. (See record of attendance.)

The Director read the "Notice of Public Hearing", a copy of which is hereto annexed and made a part hereof with "Affidavit of Publication" published in the Maui News, a newspaper published and circulated in the County of Maui, being the County in which said Commission is located, on November 6, 1963, as required by Section 98H-6 of Act 205, S.L.H. 1963.

The Secretary read the Special Use Permit Application dated October 15, 1963, attached hereto and made a part hereof, signed by William S. K. Brandt and Marion F. Brandt.

From proposed subdivision maps of the parcel submitted by Mr. Brandt, the Director explained that this parcel is on the south side of the Abner De Lima parcel, which application for special use permit to subdivide to weekend beach home use was granted by the Land Use Commission on March 28, 1963. The Director informed commissioners that since action on this application could not be taken earlier than 15 days after the public hearing, the required staff report was not prepared but will be distributed at the next Planning Commission meeting scheduled for December 10, 1963. However, as requested by Representative Elmer Cravalho at a recent Planning Commission meeting, he contacted the Soil Conservation Service regarding soil classification of this particular parcel of land and was told that it is classified as "non-productive."

There were no letters of approval as of 12:45 p.m. this date.

There were no letters of protest as of 12:45 p.m. this date.

The Vice-Chairman then opened the public hearing for testimony.

Speaking for the granting of the Special Use Permit were:

MR. DOUBLAS SODETANI, Assistant Manager, Maui Realty Company, Ltd., Wailuku, Maui, representing the applicants William K. and Marion F. Brandt, and interested purchaser of one lot should special use permit be granted, Mrs. Maud Milne of Kula, Maui: "As the application states, this present lot is too large for applicant to use. Furthermore, since said parcel is not now being used for agriculture nor has it ever been used for agriculture, the best use I can think of is a weekend beach home. One of the applicants, Mrs. Maud Milne, has asked Mr. Albert E. Ives, Honolulu

11/26/63

Architect, to prepare a very beautiful beach home so that it will not be a tumble-down shack whereby it would create a menace or a nuisance in that particular area. It is my opinion that such a plan by Mr. Ives will make the esthetic value of the surrounding area much better.

"Mrs. Milne has also gone around and gotten the signatures from surrounding property owners so that there would not be any encumbrances to the property. It should not be a detriment to surrounding property owners. The applicants realize they would not be demanding any services or improvements from the State nor the County of Maui. Therefore, should the Commission in their wisdom grant approval of the special use permit it would be certainly a great help to the surrounding area and the County of Maui. My information is brief as most of it is submitted in the application. Thank you for letting me appear before you. If there are any questions I will be happy to answer."

The Vice-Chairman asked Mr. Sodehani to clarify his statement with regard to mention of Mrs. Maud Milne as one of the applicants when no mention is made of Mrs. Milne in the application. Mr. Sodehani replied that Mrs. Milne has negotiated to purchase the second lot contingent upon Land Use Commission approval of special use permit.

DIRECTOR OHATA: "I see both Mrs. Milne and Mr. Brandt. Are they going to make any statements?"

MR. SODEHANI: "No, I don't believe so."

DIRECTOR OHATA: "The law provides under special permit that the request must be unusual and reasonable. I can see where the request is reasonable, but in the area of unusual what would you think?"

MR. SODEHANI: "It is unusual in this respect. That the surrounding area is in beach homes. Not many people are there at the present time. This, perhaps, makes it unusual in that that property cannot be used for anything else. To let property idle is a sin and a crime. You are depriving someone of the use."

CHIEF JEAN LANE: "If this permit is granted will Mr. Brandt be able to sell or lease adjoining property?"

DIRECTOR OHATA: "Yes. Both properties will be for weekend purposes."

No one else spoke for the granting of the special use permit.

No one spoke against the granting of the special use permit.

The Vice-Chairman informed the applicants that the matter would be taken under advisement with action to be taken at the next regular meeting of December 10, 1963, since Section 98H-6 of Act 205, S.L.H. 1963, provides that "The planning Commission...shall act on such petition not earlier than 15 days after the public hearing."

The Vice-Chairman closed the public hearing at 2:00 p.m.

Eva M. Duponte
EVA M. DUPONTE
Planning Reporter

Public Hearing, LUS Special Permit -- 3
William S. K. and Marion P. Brandt, Maui

11/26/63

RECORD OF ATTENDANCE:

Present: Mr. Kazuo Kago, Vice-Chairman, presiding
Mr. Willard Eller, Member
Mr. William Hong, Member
Mr. Keichi Hamada, ex-officio
Mr. Jean R. Lane, ex-officio

Absent: Mr. Joseph S. Madeiros, Chairman
Mr. Yoshikazu Matsui, Member
Mr. Masao Nagasaka, Member
Mr. Robert Uekka, Member
Mr. Hideo Hayashi, ex-officio
Mr. Masao Sone, ex-officio

In Attendance:
Mr. Robert O. Chata, Planning Director
Mr. Robert Johnson, Honolulu Advertiser
Mr. Charles Young, Honolulu Star-Bulletin
Mr. Bill Takiguchi, Maui News
Mr. William S. K. Brandt
Mrs. Maud Milne
Mr. Douglas Sedetani

December 5

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DEC 16 1963

TO: Maui Planning and Traffic Commission

State of Hawaii
LAND USE COMMISSION

FROM: Planning Director Robert O. Ohata

SUBJECT: Staff Report on Special Use Permit Application No. 2,
from William S. K. and Marion R. Brandt.

This special use permit request is under provision of the State Land Use Law for the approval of a beach home together with necessary subdivision. The parcel in question is situated on the makai side of the Makena Beach Road, approximately 1,600 feet south of Makena Landing. The lot is presently vacant and is 23,900 square feet in area with a frontage of 99 feet. The land is considered non-productive by the Federal Soil Conservation Service who were consulted.

The petitioner would like to convey half of his property, approximately 10,000 feet, and retain the remainder of 13,500 square feet. The frontages of the lot would be sub-standard in that one lot would have 38 foot frontage and the other 61 foot frontage. The intended purchaser of the lot will construct a beach home solely for use during weekends and holidays. Accordingly, no request for additional services will be made to the County.

The request is made under an unusual precedent. The lot adjacent to this, owned by Mr. Abner DeLima, requesting subdivision of a similar small lot was approved by the State Land Use Commission with recommendation from the local Planning Commission. All circumstances appear to be similar. The one difference is that the prior approval was made on the basis of special permit under Act 187 when no provision for rural zone was provided. Subsequently, Act 187 was amended by Act 205 providing for a rural zone. The Commission and the staff feels that this is a desirable rural zone and recommendation as such was made to the State Land Use Commission. This is not final and the present classification of agriculture still prevails.

The staff feels that it would be presumptuous on our part to assume that rural zone will be added. Rather, we should consider the facts as they exist at the present time. This means that the zoning is agriculture, and that the request is for two beach homes on a half acre lot. The Director feels that in spite of the circumstances surrounding this particular case, recommendation of approval of the special permit is hereby given on the basis that precedent for beach home has been made and that a rural classification has not come into effect. The approval of a special permit shall be made with strict and stringent stipulations stating that the County will not be requested to furnish any service for increase of water mains, improvement to the roadway, garbage collection, or school transportation. It is also recommended that whatever deed or transfer document will contain these specific stipulations so that subsequent owners would be bound by the same stipulations.

Robert O. Ohata

ROBERT O. OHATA
Planning Director

With black ribbon.
3. Use additional sheets if necessary.

MAUI PLANNING & TRAFFIC COMMISSION
P.O. BOX 1487, LANULUI, HAWAII

APPLICATION FOR SPECIAL PERMIT
Special Permit is hereby requested:

Notice published	11/6/62
Public hearing	11/26/62
Recommendation to LUC	12/11/62
Action by State LUC	
County & Appl. notified	

A. Description of Property: (1) Tax Map Key No. 2-01-7-61 (K-2B)
(2) Lot Area 0.50 acres (3) Location Makena, District of Makawao, County of Maui, State of Hawaii

B. Ownership: (1) Owner's name William S. K. Brandt and Marion F. Brandt
(2) Lessee's name none (3) Unexpired term years

C. Request: (1) State request briefly and exactly: approval to subdivide present lot into two separate parcels of not less than 10,000 square feet each; and that the use of the parcel be strictly for beach home, used during weekends and holidays.

(2) Reasons justifying granting of request: present lot is too large for applicant to use. Said parcel is not now being used for agriculture, nor has it ever being used for agricultural or farm purpose at any time in the past. It is now a waste land and has no other possible, other than a beach home. Applicant will not demand any services or improvements from any governmental agencies nor from the County of Maui. By the improvements of the said lot it would increase the assessed valuation of the lot and its surrounding area, bringing additional income to the County of Maui, without the county providing any additional service.

D. Applicant: (1) Name William S. K. Brandt and Marion F. Brandt (over)
(2) Address Waiakoa, Kula, Maui, Hawaii (3) Telephone 783 683
(4) Signature Wm S K Brandt Marion F Brandt

E. Planning Commission action: Date Vote:
aye noes

Reasons:

F. State Land Use Commission's action: Date:

G. Copies to: State LUC Supervisors Applicant Owner & Lessee

[illegible]

Eagle-
Type-Erase

Ref. No. LUC 19

January 7, 1964

Mrs. Clara K. Kim
RR 1, Box 333
Kapaa, Kauai, Hawaii

Dear Mrs. Kim:

The Land Use Commission of the State of Hawaii will hold a meeting on the Island of Oahu on January 17, 1964 in the Land Use Commission hearing room, 426 Queen Street, Honolulu, Hawaii, at 1:00 p.m.

As prescribed by SECTION 98H-6 of Act 205/63, your application for Special Permit has been placed on the agenda for consideration by the Commission at this meeting. Final action may be taken at that time.

Very truly yours,

R. YAMASHITA
Executive Officer

KAUAI PLANNING AND TRAFFIC COMMISSION
PUBLIC HEARING
APPLICATION FOR SPECIAL PERMIT - FILE NO. SP63-4

A public hearing on the above Application for Special Permit was opened by Mr. Masashi Kageyama, chairman, on Thursday, November 7, 1963, at 1:35 p.m. in the County Board Room, Lihue, Kauai, Hawaii. Following Commission members were present:

Mr. Masashi Kageyama, chairman
Mr. Norman Hashisaka
Mr. Itsuo Ibara
Mr. Diedrich Prigge, Jr.
Mr. Toshiharu Yama

Others Present:

Mr. David F. Wong, Planning Director
Mr. Roy Takeyama, Deputy Attorney General
Mr. Gordon Soh, Associate Planner, State Dept. of
Planning and Economic Development

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State of Hawaii
LAND USE COMMISSION

Mr. Wong read the communication (Sept. 3, 1963) accompanying the application from Mrs. Clara K. Kim, copy attached hereto. The property under consideration was pointed out on Tax Map Key 4-4-09 and the Kapaa General Plan, existing land uses in the area and the nature of the request explained by the Director. Mr. Wong reported that subject property is located in an agricultural district under the temporary boundaries as established by the State Land Use Commission; that the lot is accessible by an existing road and water service is adequate for present needs; that the area is primarily agricultural in nature; that the property in question is vacant and that there is only one single-family dwelling located in the corner lot along this strip of subdivision, most of the lots averaging one-half acre in size.

Mrs. Clara K. Kim, trustee for her two sons, Henry K. and Allen W. Kapali Trust, as owners of the parcel in issue, stated in effect that: she had the property transferred to her sons back in 1955; that for clear title between her two sons it was felt best to subdivide the property equally; that if she had known she would be faced with all this trouble she would have subdivided the property a long time ago.

Mr. Wong presented his staff report (Oct. 30, 1963), copy attached hereto, recommending for reasons contained therein, that the application be denied. In answer to query by the Commissioners, Mr. Wong stated that he did not want to encourage urbanization in the area; that once such use is approved urbanization will spread and the County will be faced with the burden of providing necessary facilities, whether they are roads, water, etc.; that he felt this area should be left as is; that it may be possible that the area might be classed as a rural district, depending on the recommendation of the Commission and the final determination of the Land Use Commission.

Mrs. Kim stated that she felt this was grossly unfair to her; that she had put the property under joint ownership of her two sons a long time before the creation of the Land Use Commission; that one of her sons wants to build on the lot, thus her request for subdivision in order to give proper title to her two sons for their share of the lot.

EAGLE-A

Agawan Onion Skin

Special Permit
File No. SP63-4
Page 2

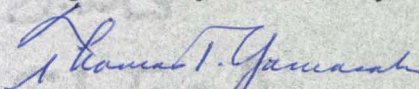
Mr. Wong reminded the Commission that the recommendation of the Commission, whether it is for denial or approval of the application, is forwarded to the State Land Use Commission for final action.

The Chair announced that under Act 205 a minimum of 15 days must be allowed before any action can be taken by the Planning Commission; the matter, therefore, was taken under advisement until the next meeting and the hearing closed at 2 p.m.

ACTION OF COMMISSION: At the regular meeting of the Commission held on December 5, 1963, the foregoing application for special permit by Mrs. Clara K. Kim was denied by the following vote:

AYES: Hashisaka, Nakamoto, Prigge, Kageyama	- 4
NOES: Yama	- 1
ABSENT, NOT VOTING: Asakura, Ibara	- 2

Respectfully submitted,



Thomas T. Yamasaki, Secretary

Agawam Onion Skin
100% COTTON FIBER U.S.A.

COPY
COPY

Kapaa, Kauai, Hawaii
September 3, 1963

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DEC 9 1963

State of Hawaii
LAND USE COMMISSION

State Land Use Commission
c/o County of Kauai
Planning & Traffic Commission
Lihue, Kauai, Hawaii

Dear Commissioners:

Attached together with the special permit application to subdivide, please find 10 copies of the proposed subdivision of Lot 167-A-1, (being portion of Lot 167, Grant 10556), Kapaa Homesteads, 2nd Series, into Lot 167-A-1-A and 167-A-1-B, for the consideration and approval of your Honorable Commissioners.

The request of this special permit, to have said Lot 167-A-1 subdivided by me, Mrs. Clara K. Kim, is to have the undivided interest of my sons (namely Henry K. Kapali and Allen W. Kapali) Trust, recorded with the Bureau of Conveyances, dated February 13, 1957, Liber 3223, Page 223, by Deed, which I am the Trustee, into two equal shares, Lot 167-A-1-A and 167-A-1-B.

A favorable recommendation of the findings by your Honorable Commissioners to the State Land Use Commission will be deeply appreciated.

Sincerely yours,

(Mrs.) Clara K. Kim

- 0 -

KAUAI PLANNING AND TRAFFIC COMMISSION
LIHUE, KAUAI, HAWAII

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October 30, 1963

DEC 9 1963

TO: Planning Commissioners

RE: Special Permit Application - SP63-4

State of Hawaii
LAND USE COMMISSION

Submitted herewith is a report with reference to Special Permit Application No. SP63-4.

The applicant is Mrs. Clara K. Kim, trustee and authorized agent of Henry K. and Allen W. Kapali Trust, children of applicant.


The property is situated along Puuopae Road, approximately 150 feet South of the junction of Oloheua and Puuopae Roads, being Lot 167-A-1 of Kapaa Home-steads, 2nd Series, Kapaa, Kauai, Hawaii, containing an area of 22,466 square feet, as shown on tax map 4-4-09 as tax parcel 8.

The property in issue is within the agricultural district under the control of the State Land Use Commission and is presently vacant fronting Puuopae Road. The entire Lot 167 has been subdivided into half acre lots with the exception of a few larger parcels. There are no evidences of intensive agricultural uses at present on this lot although there are small farms with residences within the near vicinity indicating a rural type of area.

The County General Plan designates this particular parcel of land for agricultural use.

Presently the proposed zoning will not include this particular property but may be classified as portion of a rural district to be established by the State Land Use Commission if it is desirable with recommendation by the County Planning Commission. Under an (RA) residential-agricultural classification the minimum size lot shall be one-half acre as established by statute.

To conserve and stabilize the value of property and encourage an appropriate use of the land, it is recommended that the request contained in Special Permit Application SP63-4 be denied.


David F. Wong
Planning Director

(B)

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DEC 9 1963

State of Hawaii
LAND USE COMMISSION

NOTICE OF PUBLIC HEARING
SPECIAL PERMIT, LAND USE - COUNTY OF KAUAI

NOTICE IS HEREBY GIVEN of a public hearing to be held by the County of Kauai Planning and Traffic Commission in the County Building at Lihue on Thursday, November 7, 1963, at 1:30 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 96H-6, Act 205, Session Laws of Hawaii 1963.

Docket Number
and Applicant

Tax Map Key

Permission Requested

SF63-4
Clara K. Kim

4-4-09:8

To subdivide for residential use
lot of 22,466 sq. ft.; Kapa
Homesteads, Second Series, Kauai

Map showing the area under consideration for special permit is on file in the office of the Kauai Planning and Traffic Commission and open to the public for inspection during office hours.

All written protests or comments regarding the above application should be filed in writing to said Commission before the date of the public hearing or submitted in person at the time of the public hearing, or up to fifteen (15) days following this public hearing.

(Oct. 23, 1963)
Odn. Island

KAUAI PLANNING AND TRAFFIC COMMISSION
Masashi Kageyama, Chairman
By David F. Wong, Planning Director

(B)

COUNTY OF KAUAI
PLANNING AND TRAFFIC COMMISSION
Lihue, Kauai, Hawaii

This space for official use
Date Application and Fee
received by KP&TC



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 K-5 (Kapaa-Kealia-Wailua), for the following-described purpose:

Description of property: Tax Map Key 4-4-09:8

Petitioner's interest in subject property: Trustee for Henry K. & Allen W. Kapali Trust

Petitioner's reason(s) for requesting special permit: To subdivide equally between my sons subject lot. (see letter)

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DEC 9 1963

State of Hawaii
LAND USE COMMISSION

Signature(s)

Mrs. Clara K. Lim

Address:

P.O. Box 333 Kapaa

Telephone:

64162

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)

Thomas G. Yamashita

For (agency)

August Aguiar and wife Daisy L. 1/7

OLOHENA ROAD

Gr. 7645

120

121

To Kapaa →

143

167-A

McKinley Kim &
Wf. Clara K. TIE

Remainder of 167

Por. Gr. 10556

Caroline Aki Apao

Mersbury Apao

167-A-3

Helen A. Valdez

5048.4' N.
5320.5' W.
NONOU "Δ"

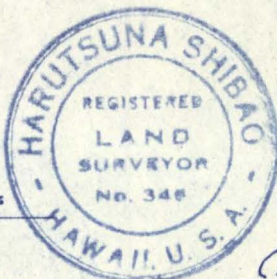
4915.2' N.
5348.8' W.
NONOU "Δ"

Gr. 7332

Florence P. Crossley

TRUE NORTH

Scale: 1 in. = 100 ft.



Harutsuna Shibusawa
Professional Land Surveyor
Registered Certificate No. 346
Kapaa, Kauai, Hawaii.

Tax Map Key 4-4-09-08

Subdivision of
LOT 167-A-1
(Being portion of Lot 167, Grant 10556)
Kapaa Homesteads, 2nd Series
into

LOT 167-A-1-A and 167-A-1-B
Waipouli, Puna, (Kawaihau), Kauai, Hawaii.
Scale: 1 in. = 100 ft. August, 1963.

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DEC 9 1963

State of Hawaii
LAND USE COMMISSION



Corrected as of Jan. 15, 1931

COUNTY OF KAUAI
DEPARTMENT OF PUBLIC WORKS
ROADS AND STREETS
OF
KAPAA AND VICINITY
KAPAA, KAUAI, T.H.

SCALE: 1"=1000'	DATE: 10-4-30
DRAWN BY: H. H. H.	CHECKED BY: D. H. H.
TRACED BY: H. H. H.	F.B. L.B.
APPROVED: COUNTY ENGINEER	OF: SHEETS



DWG. NO. 4936
SOURCE TAXATION MAPS BUREAU
BY J.L.S. DATE JANUARY 31, 1961

POR. WAIPOULI & NORTH OLOHENA, KAUAI, KAPAA HOMESTEADS, 2ND SERIES (FORMERLY POR. 4-4-02).

FOR REAL PROPERTY TAXATION PURPOSES
SUBJECT TO CHANGE

Tax Maps Branch
Tax Office Bldg.
Honolulu, Hawaii

DEPARTMENT OF TAXATION		
TAXATION MAPS BUREAU		
STATE OF HAWAII		
TAX MAP		
FOURTH TAXATION DIVISION		
ZONE	SEC.	PLAT
4	4	09
SCALE: 1 IN. = 100 FT.		

Appr. No. 19
By S.D.H. A-9, 19, 1932
Source Survey Dept.

Appr. by
Revised by
Appr. by



TAXATION MAPS
BUREAU
TERRITORY OF HAWAII
TAX MAP
FOURTH DIVISION
ZONE SEC.
4 4
CONTAINING PLATS
SCALE 1" = 600 FT.

Tax Maps Branch
Tax Office Bldg.
Honolulu, Hawaii