

Aug 3 - Sept 17

Sked for

Aug 30

BOUNDARY AMENDMENTS	
DOCKET NO.	DATE
A69-218	5 Dec 1969
A70-250	28 Aug 1970

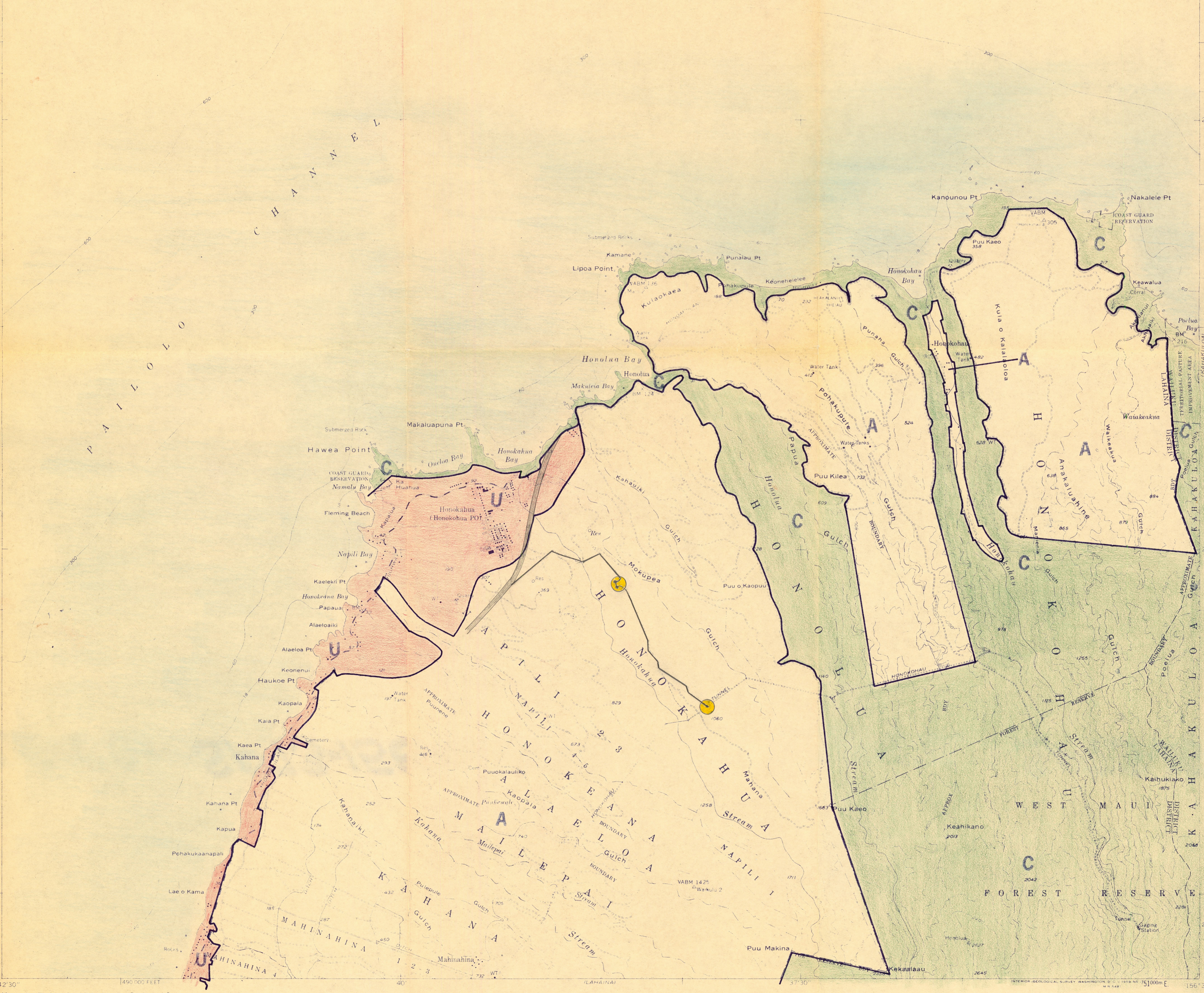
LAND USE DISTRICT BOUNDARIES		
DISTRICT MAP	STATE OF HAWAII	DISTRICTS
M-1	LAND USE COMMISSION	U = URBAN
	DEPT. OF PLANNING & ECONOMIC DEVELOPMENT	R = RURAL
	EFFECTIVE DATE: AUG 4 1969	A = AGRICULTURAL
		C = CONSERVATION

HONOLUA QUADRANGLE
HAWAII-ISLAND AND COUNTY OF MAUI
7.5 MINUTE SERIES (TOPOGRAPHIC)

UNITED STATES
DEPARTMENT OF THE INTERIOR
GEOLOGICAL SURVEY

P A C I F I C O C E A N

SPT73-156 MAUI PINEAPPLE CO.



Mapped, edited, and published by the Geological Survey
Control by USGS and USC&GS
Topography from aerial photographs by multiplex methods
Aerial photographs taken 1950. Field check 1956
Hydrography compiled from USC&GS chart 4130 (1951)
Polyconic projection. Old Hawaiian datum
10,000-foot grid based on Hawaiian coordinate system,
zone 2
1000-meter Universal Transverse Mercator grid ticks,
zone 4, shown in blue

SCALE 1:24,000

1000 0 1000 2000 3000 4000 5000 6000 7000 FEET

1 0 1 KILOMETER

CONTOUR INTERVAL 40 FEET
DATUM IS MEAN SEA LEVEL
DEPTH CURVES IN FEET-DATUM IS MEAN LOWER LOW WATER
SHORELINE SHOWN REPRESENTS THE APPROXIMATE LINE OF MEAN HIGH WATER
THE MEAN RANGE OF TIDE IS APPROXIMATELY 1 FOOT

ROAD CLASSIFICATION
Medium duty ——— Light duty - - - - -
Unimproved dirt ······

Map of the island of Maui, scale 1:62,500, from an earlier survey, is available

HAWAIIAN ISLANDS
QUADRANGLE LOCATION

M-1
HONOLUA, HAWAII
N20575-W15635/7.5

7379

Maui News

Sewage plant, project in Honolua get okays

By LEIGH CRITCHLOW
(Staff Reporter)

The State Land Use Commission, at its meeting last Thursday in Wailuku, gave the go ahead to the County Department of Public Works' Kihei sewage treatment plant, and Maui Land & Pineapple Company's request to construct a water transmission system in conjunction with its Honolua resort development.

The LUC unanimously concurred with both of the proposals, the building plans for which now must meet with the County's final approval.

The commission also heard public testimony on Amfac's request to rezone 16.5 acres in Kaanapali from agricultural to urban, to develop a transportation facility for tour bus and U-drive operations serving the visitor industry in West Maui.

A portion of the land would be set aside for a County sewer pump station.

No valid reasons

The LUC staff reported that Amfac has not submitted valid reasons to justify the rezoning of 16.5 acres of land "which is highly suited for agricultural use," adding: "No data has been submitted to show why this facility cannot be accommodated within the existing Urban District."

The Maui Planning Commission earlier last week voted unanimously to recommend deferral of the request for amendment as part of the five-year boundary review for the following reasons:

- The proposed use of the property, the suggested road alignment and the new drainage system do not conform to the Lahaina 701 General Plan.
- A general plan amendment should be requested, as much of the proposed center doesn't conform to the Lahaina General Plan.
- Timetable for the total development of the project mauka of Honoapiilani Highway should be prepared, in addition to the phase one timetable.
- Lands to be converted from cane to urban should be compensated for by cultivating lands presently not in use.
- The development plan for the mauka portion of the Kaanapali resort area be reviewed by the Maui Planning Commission and the LUC.

• The area presently shown on the Lahaina General Plan as the transportation center, but not part of the proposed center, should be included in the general plan amendment study.

Rezoning needed by Amfac

Peter Sanborn, representing Amfac, said he definitely feels there is a need for the rezoning and the appropriate area is what is requested.

"It's just another planned step in the incremental development of Kaanapali," he explained.

Sanborn also said Amfac has returned, to cane, land formerly used for company housing, but the acreage is not as great as that requested for rezoning to urban.

Senator Mamoru Yamasaki, representing

Thomas Yagi, division director of ILWU Local 142, spoke on behalf of more than 300 employees of Pioneer Mill Company and their families.

"The only exception we would recommend for your approval would be the requirement for land to locate the sewer pump station for the County of Maui in the interest of public health and safety," Yamasaki said.

The LUC also received testimony on a request to rezone over 100 acres for the new Kamehameha III School in Lahaina, ultimately to accommodate 1,000 elementary and 1,500 intermediate students.

Educational cluster

The amendment would allow the rebuilding and expansion of Lahainaluna High facilities and construction of the proposed Lahaina elementary and intermediate schools, resulting in the establishment of a Lahaina educational cluster.

The land in question is entirely owned by the State and includes a portion of the existing Lahainaluna High School lands.

The LUC staff reported that the State Department of Health has indicated the application was "reviewed and found to be satisfactory," and that Fred Erskine, chairman of the Board of Agriculture, noted they "foresee no significant impact on agricultural activities."

The County Planning Commission also voted unanimously in July to recommend approval of the rezoning.

"With respect to the 38-acre site proposed by the elementary and intermediate school, it appears that the choice is reasonable in view of the Department of Education's desire to establish an educational cluster involving the existing Lahainaluna High School," the LUC staff recommended.

"Further, the DOE's projections on the future school population in the Lahaina District indicates that the new elementary and intermediate school is badly needed in the near future," the report concluded.

Want 'very hard look'

Senator Yamasaki, again speaking for Yagi, discussed the closing and phasing out of sugar operations throughout the State, which is dramatically affecting the welfare of ILWU members involved in the industry.

"Therefore, it has become imperative that we take a second and a very hard look at Lahaina and its gradual urban sprawl and what the future holds for workers in the sugar plantation," he said. "This concern has been expressed by the leadership of our union at Pioneer Mill Company. We share this concern.

"Unless we have assurance that comparable acreage can be replaced to enable the sugar mill to operate as an economic unit, we are unable to recommend the approval of this boundary change," Yamasaki said.

The public, as of Thursday, had 15 more days to submit—to the LUC—testimony on the proposed rezoning. Commission vice-chairman Eddie Tangen said the LUC will act within 45-90 days.

STATE OF HAWAII
LAND USE COMMISSION

Minutes of Meeting

August 30, 1973 - 2:00 p.m.

State Conference Room
Wailuku, Maui

COMMISSIONERS PRESENT: Eddie Tangen, Acting Chairman
Alexander J. Napier
Shelley M. Mark
Sunao Kido
Stanley Sakahashi
Tanji Yamamura

Approved
OCT 17 1973

STAFF PRESENT: Tatsuo Fujimoto, Executive Officer
Ah Sung Leong, Planner
E. John McConnell, Dep. Atty. Gen.
Dora Horikawa, Clerk Reporter

Acting Chairman Tangen called the meeting to order and introduced E. John McConnell who has been assigned to the Land Use Commission to replace former Deputy Attorney General Benjamin Matsubara.

Thereafter, all persons wishing to testify before the Commission today were duly sworn in.

ADOPTION OF MINUTES

The minutes of November 3, 1972, November 30, 1972, January 12, 1973, January 19, 1973, February 2, 1973, March 23, 1973, March 30, 1973, April 6, 1973, and June 1, 1973 were approved as circulated, upon motion by Commissioner Kido, seconded by Commissioner Yamamura.

HEARING

PETITION BY AMFAC COMMUNITIES, INC. (A73-366) TO RECLASSIFY 17.4 ACRES FROM AGRICULTURAL TO URBAN AT KANAPALI, LAHAINA, MAUI

Staff planner, Mr. A. S. Leong presented the staff report and gave a detailed description of the property under petition and the surrounding land uses (see copy of report on file).

✓ APPLICATION BY MAUI LAND & PINEAPPLE CO., LTD. (SP73-156) FOR A SPECIAL PERMIT TO ALLOW CONSTRUCTION OF A WATER TRANSMISSION SYSTEM WITHIN THE AGRICULTURAL DISTRICT AT HONOKAHUA, WEST MAUI

In the staff memo presented by Mr. Leong, it was recommended that the special permit be approved, subject to the conditions stipulated by the Maui County Planning Commission (see copy of memo on file).

Mr. Colin Cameron, President of Maui Land & Pineapple Co., Ltd., advised that the partner in the joint venture had withdrawn for financial reasons. He agreed that petitioner will abide by the conditions stipulated by the Maui Planning Commission.

Commissioner Yamamura moved to approve the special permit as recommended by staff, which was seconded by Commissioner Sakahashi and unanimously carried.

PETITION BY RICHARD R. CLEGG (A73-363) TO RECLASSIFY 5.2 ACRES FROM AGRICULTURAL TO URBAN AT WAIANAE, OAHU

Mr. Fujimoto advised that no additional information had been received subsequent to the deferral of action on this petition on August 3, 1973, and therefore dispensed with the reading of the staff memo, except to reiterate the staff's recommendation that the petition be denied (see copy of memo on file).

Commissioner Kido moved to deny the petition, seconded by Commissioner Yamamura, and the motion was passed by unanimous vote.

MISCELLANEOUS

HAWAII LABORERS' HOUSING CORPORATION

Mr. Fujimoto reported that Mr. Yoshio Yanagawa, Executive Director of the Hawaii Housing Authority had requested a deferral of action on the subject matter until the Land Use Commission meeting in Hilo tomorrow.

Upon motion by Commissioner Napier, seconded by Commissioner Yamamura, the deferral request was granted, by voice vote.

AMENDMENT TO THE RULES AND REGULATIONS

Mr. Fujimoto apprised the Commission of the final draft of the proposed amendments to the Rules and Regulations pursuant to Act 187, enabling the Land Use Commission to impose conditions on boundary amendments, which had been circulated to the Commissioners.

September 5, 1973

Mr. Colin Cameron, President
Maui Land & Pineapple Company, Inc.
Kahului, Maui 96732

Dear Mr. Cameron:

The original of the attached letter approving a special permit to Maui Land and Pineapple Co., Ltd. (SP73-156) to allow construction of a water transmission system within the State's Agricultural District on approximately 3 acres of land described as Tax Map Key 4-2-1: portion of parcel 1, Honokahua, West Maui; subject to the conditions imposed by the Maui County Planning Commission, is on file in the office of the Maui Planning Department, 200 So. High Street, Wailuku, Maui.

Very truly yours,

TATSUO FUJIMOTO
Executive Officer

Encls.

Jim Bell (10-16-73)

September 5, 1973

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

Attention: Mr. Howard K. Nakamura
Planning Director

Gentlemen:

At its meeting on August 30, 1973, the Land Use Commission voted to approve a special permit to Maui Land and Pineapple Co., Ltd. (SP73-156) to allow construction of a water transmission system within the State's Agricultural District on approximately 3 acres of land described as Tax Map Key 4-2-1: portion of parcel 1, Honokahua, West Maui; subject to the conditions imposed by the Maui County Planning Commission.

A copy of the staff report is enclosed for your information.

Very truly yours,

TATSUO FUJIMOTO
Executive Officer

Encls.

cc: Maui Land & Pineapple Co.
Dept. of Taxation, Maui
Property Technical Office, Dept. of Taxation
Tax Maps Recorder, Dept. of Taxation
Real Property Tax Assessor, Dept. of Taxation

Jim Bell (10-16-73)

STATE OF HAWAII
LAND USE COMMISSION

VOTE RECORD

ITEM SP73-156 - MAUI LAND & PINEAPPLE ~~DATE~~ August 30, 1973
CO., LTD.
 PLACE State Conference Room TIME 2:00 p.m.
Wailuku, Maui

NAME	YES	NO	ABSTAIN	ABSENT
S	✓			
WONG, LESLIE				
M	✓			
TANGEN, EDDIE				
NAPIER, ALEXANDER	✓			
MARK, SHELLEY	✓			
KIDO, SUNAO	✓			
TANGEN, Eddie INABA, GORG	✓			

Comments:

I move to approve the special permit as recommended by staff.

STATE OF HAWAII
LAND USE COMMISSION

TO: Land Use Commission

August 30, 1973
2:00 p.m.

FROM: Staff

SUBJECT: SP73-156 - MAUI LAND & PINEAPPLE CO., LTD.

Mr. Colin C. Cameron, President of Maui Land and Pineapple Co., Inc., has submitted a special permit request to allow construction of a water transmission system within the State's Agricultural District on approximately 3 acres of land described as Tax Map Key 4-2-1: portion of parcel 1, situated at Honokahua, West Maui.

The proposed water transmission system will consist of:

1. An intake structure at the petitioner's Honolua Tunnel at approximately 900 foot elevation.
2. A 12" transmission main extending approximately 1 mile to:
3. A gravity filter and chlorination plant and a 1.5 million gallon reservoir and spillway located at approximately 400 foot elevation.
4. A 20" transmission main extending for approximately 3/4 mile to the Kapalua project at approximately 200 foot elevation.

These facilities will provide domestic and irrigation water for the petitioner's Kapalua resort residential development. Petitioner is a 50% partner in a joint venture which will carry out the actual development commencing in 1973.

The transmission system will be located in the area above Pineapple Hill on lands owned by the petitioner. The general area is relatively isolated as surrounding lands are in pineapple cultivation. Honokahua Stream runs generally parallel to the transmission lines in the mauka area but intersects the makai end of the project. When completed, the privately owned, developed, and operated system will meet the estimated requirement of 2.4 million gallons per day, of the 25.5 m.g.d. water flow.

COUNTY RECOMMENDATION

At its July 24, 1973 meeting, the Maui Planning Commission voted unanimously to recommend approval of the special permit contingent upon the following conditions:

- "1. That the construction of the project be made with minimum disruption to the existing terrain and environment.
- "2. That appropriate measures be taken to conceal the above ground facilities from public view. That these measures be reviewed and approved by the Planning Department.
- "3. That the project commence within one year after final approval.
- "4. That an Environmental Impact Assessment be submitted for review and approval by the Planning Department.
- "5. That all State and County requirements be met."

Staff evaluation finds that favorable consideration of the request would help to further the development of the Kapalua project for which the Land Use Commission approved approximately 300 acres for Urban zoning in August 1970; and further, that the request substantially meets the guidelines established in Section 2.24 of the State Land Use Regulations for determining an "unusual and reasonable use" within the Agricultural District.

It is therefore recommended that the request be approved subject to the conditions stipulated by the Maui County Planning Commission.

August 10, 1973

Mr. Colin Cameron, President
Maui Land & Pineapple Company, Inc.
Kahului, Maui, Hawaii 96732

Dear Mr. Cameron:

The Land Use Commission next meets on August 30, 1973, at 2:00 p.m., in the State Conference Room, Ground Floor, State Building, 54 High Street, Wailuku, Maui.

At that time the petition by the Maui Land and Pineapple Company, Inc. (SP73-156) to construct a water transmission system in the Agricultural District at Honokohua, Maui, will be considered.

Should you have any questions regarding this matter, please feel free to contact us.

Very truly yours,

TATSUO FUJIMOTO
Executive Officer

Enclosure - Agenda

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

August 9, 1973

NOTIFICATION OF BOUNDARY AMENDMENT APPLICATIONS

Please be advised that the following boundary amendments and special permit applications within the Counties of Maui and Hawaii have been filed with the Land Use Commission.

County of Maui

A73-366 - Amfac Communities, Inc. - Hawaii (Kaanapali, Lahaina, Maui)
Approximately 17.4 acres from the Agricultural District to the Urban District at Kaanapali, Lahaina, Maui, Tax Map Key 4-4-02: portion 2 for use as transportation center for visitor industry.

A73-368 - Department of Accounting & General Services (Lahaina, Maui)
Approximately 103.8 acres from the Agricultural District to the Urban District at Lahaina, Maui, Tax Map Key 4-6-18: 13 and portion 5 and 12 for school expansion.

SP73-155 - Department of Public Works, County of Maui (Kihei, Maui)
Special permit request to construct, operate and maintain a sewage treatment plant on approximately 23.4 acres of land in the Agricultural District at Kihei, Maui, Tax Map Key 2-2-02: portion of 1.

✓ SP73-156 - Maui Land & Pineapple Co., Ltd. (Honokohua, Maui)
Special permit request to construct a water transmission system on approximately 3 acres of land in the Agricultural District at Honokohua, Maui, Tax Map Key 4-2-1: portion 1.

County of Hawaii

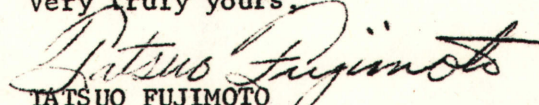
A73-265 - Eugene F. Kennedy Investments, Inc. (Waiakea, Hawaii)
Approximately 13.4 acres from the Agricultural District to the Urban District at Waiakea, South Hilo, Hawaii, Tax Map Key 2-4-38: 3 and 4 for subdivision into single family residential lots.

The public hearings on the above boundary amendment applications and action on the special permits are scheduled for August 30, 1973 in Maui and August 31, 1973 in Hawaii.*

We would appreciate any written comments for or against these requests, or you or your agent may appear at the public hearing. Please do not hesitate to call this matter to the attention of other interested parties.

Should you desire additional information, feel free to contact this office.

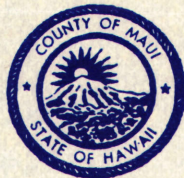
Very truly yours,


IATSUO FUJIMOTO
Executive Officer

*See enclosed agendas

SEE MASTER FILE FOR MAILING LIST.

PLANNING COMMISSION
Yoshikazu Matsui, Chairman
G. Alan Freeland, Vice-Chairman
Joseph Franco
Kazuo Kage
Michael Kimura
Richard Mayer
George Murashige
Stanley Goshi, Ex-Officio
Carl Kaiama, Ex-Officio



Elmer F. Cravalho
Mayor

BOARD OF ADJUSTMENT
& APPEALS
Joseph S. Medeiros, Jr., Chairman
Young Whee Chun, Vice-Chairman
William Hong
George Tamura
Thomas Yagi

Howard Nakamura
Planning Director

**COUNTY OF MAUI
PLANNING DEPARTMENT**

200 S. HIGH STREET
WAILUKU, MAUI, HAWAII 96793

July 30, 1973

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

RECEIVED

AUG 3 1973

**State of Hawaii
LAND USE COMMISSION**

Dear Mr. Fujimoto:

Re: LUC Special Permit request by Maui Land & Pineapple Co., Ltd. (TMK 4-2-1:por. 1 - Honokohua, Maui)

The Maui Planning Commission, at its meeting of July 24, 1973, voted unanimously to recommend approval of the above application for a Special Permit filed by Maui Land and Pineapple Co., Ltd., to construct, maintain and operate a water transmission, filtration, and storage system from the owner's Honokohua tunnel to the proposed Kapalua Project, utilizing approximately 3 acres of land. At the public hearing of June 19, 1973, aside from the applicants, no one spoke for or against the subject request.

In recommending approval, the Commission concurred with the staff's report that the subject request generally meets the guidelines established by the Land Use Commission for Special Permits.

Approval of the request is contingent upon the following conditions:

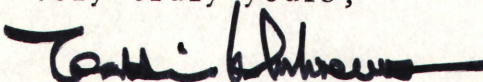

1. That the construction of the project be made with minimum disruption to the existing terrain and environment.
2. That appropriate measures be taken to conceal the above ground facilities from public view. That these measures be reviewed and approved by the Planning Department.
3. That the project commence within one year after final approval.
4. That an Environmental Impact Assessment be submitted for review and approval by the Planning Department.
5. That all State and County requirements be met.

Mr. Tatsuo Fujimoto
July 30, 1973
page 2

Transmitted for your information are copies of the application, staff reports and other pertinent data of the subject request.

Should you have any questions, please contact us at any time.

Very truly yours,


 HOWARD K. NAKAMURA
Planning Director

jc

Encls.

cc: Colin Cameron

MAUI PLANNING COMMISSION
PUBLIC HEARING
June 19, 1973

LAND USE COMMISSION
SPECIAL USE PERMIT

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 Chairman Yoshikazu Matsui in the Hearing Room, Room 614, 6th Floor, County Building, Wailuku, Maui, Hawaii, on Tuesday, June 19, 1973.

A quorum of the Commission was in attendance. (See record of attendance).

MAUI LAND & PINEAPPLE COMPANY, INC. by Colin Cameron, President, requesting approval of a LUC Special Permit to construct a water transmission system from the Honokohau tunnel to the proposed Kapalua Development Project. Said system will contain transmission mains, gravity filter and chlorination plant and 1.5 million gallon reservoir. The proposed system is to be constructed on property at Honokohau, Maui, identified as a portion of TMK 4-2-01:1.

Mr. Ishikawa read the notice of public hearing which was published in the Maui News on May 29, 1973, a copy of which is attached hereto and made a part hereof.

The communication requesting the permit was circulated and recorded as being read.

Mr. Chang explained the request from the staff report, a copy of which is attached hereto and made a part hereof.

Mr. Freeland:in other words they are taking away 2.4 million gallons... You are not able to say at this time....In other words they are cutting off the 2.4 million gallons per day. You are not able to say they are taking it out from Pioneer.

Mr. Ishikawa: I know the engineer for the project is here, but basically the understanding is that water coming out of the 25.5 would not be drastic change.

Mr. Kage: Who owns the source?

Mr. Chang: Maui Land and Pineapple.

Mr. Kage: At the present time are they supplying elsewhere?

Mr. Chang: I believe County of Maui and Pioneer Mill.

Mr. Matsui: This is strictly for the Kapalua Development, nothing else?

Mr. Ishikawa: ...I don't know whether it is going to require some other water outside of the area but may be their engineer can explain more about it.....

Mr. Kage: You know that Napili area, the source is the same source?

Mr. Kaiama: We take from the tunnel that runs all the way through Lahaina. Source is the same.

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

The Chair opened the hearing to the public.

Mr. Don Chun: Presentation that was given to you earlier was accurate. Regarding specific question that was raised, this water is only for the Kapalua Development. Presently Napilihau comes off the County system. County presently draws the water in from the ditch in the Lahaina area, but with the development of two wells this need will be reduced.

Mr. Kaiama: There is just one point, the Board is negotiating to extend the water agreement and intend to maintain a present system from the sources in conjunction with the well.

Mr. Freeland: There is two wells, right?

Mr. Chang: Yes.

Mr. Chun: Each capable of delivering million gallons per day. We are also developing, not quite related to this, we are negotiating with the contractor and in the process of signing contract to expand transmission main along highway to services consumers along the coastline. The State will construct that tank down to the highway and Maui Land and Pineapple will develop that portion along the highway.

Mr. Matsui: You are not going to use County water?

Mr. Chun: Not at all.

Mr. Kage: Am I correct in assuming that you have no County water there?

Mr. Kaiama: We purchase water from Maui Land & Pineapple Company.

Mr. Kage: Some time ago we had a number of people coming in about quality of water. With this thing coming in, would that make a big improvement on that.

Mr. Chun: I hope the thing you are referring to is the well. Yes that will improve it considerably. The mud water comes from the ditch.

Mr. Kage: If a private concern were to create their own private water department, is it under control of the Department of Health?

Mr. Chun: In all cases Department of Health will have control....If it is given free PUC would not be involved in that.

Mr. Matsui: But you did not determine yet.

Mr. Chun: No that has not been made yet.

Mr. Kage: This particular transmission that you are requesting, will that be sufficient for the whole development.

Mr. Chun: Yes the whole Kapalua development.

Mr. Kaiama: The Water Supply does purchase water from Maui Land and it intends to renew the agreement. It presently uses 1/2 million gallons per day. We intend to ask for one million gallons per day.

No one else spoke for the granting of the request.

No one spoke against the granting of the request.

The Chair closed the public hearing.

JEAN A. UEMAE
Private Secretary

RECORD OF ATTENDANCE

Present: Y. Matsui
G. A. Freeland
G. Murashige
K. Kage
C. Kaiama
S. Hokama
W. Uemae

Excused: M. Kimura

Others: H. Nakamura
T. Ishikawa
J. Chang
F. Pascual
P. Matsui
C. Longo
R. McCabe
T. Tanaka
D. Chun
K. Kato
T. Brundage
B. Rogers
C. Bronson
R. Johnson

INSTRUCTIONS:

1. To be filed in triplicate.
2. Use black ink or typewriter with black ribbon.
3. Use additional sheets if necessary.

MAUI PLANNING COMMISSION
 P.O. BOX 1487, KAHULUI, HAWAII

SP73-156

APPLICATION FOR SPECIAL PERMIT
 Special Permit is hereby requested:

DO NOT WRITE IN THIS SPACE

Appl. & fee received	_____
Notice published	_____
Public hearing	_____
Recommendation to LUC	_____
Action by State LUC	_____
County & Appl. notified	_____

A. Description of Property: (1) Tax Map Key No. 4-2-01:1
 (2) Lot Area 5952 acres (3) Location Honokahua, Maui

B. Ownership: (1) Owner's name Maui Land & Pineapple Co., Inc.
 (2) Lessee's name None (3) Unexpired term _____ years

C. Request: (1) State request briefly and exactly: Construction of a
water transmission system from the owner's Honokohau tunnel to the Kapalua
development below. System will consist of an intake structure, 12" and 20"
transmission mains, gravity filter and chlorination plant, and 1.5 million-
gallon reservoir and spillway. System is located in Agricultural District.
(See attached map.)

(2) Reasons justifying granting of request: This off-site water system
is for the purpose of supplying domestic and irrigation water to the Kapalua
resort-residential development. Owner is a 50% partner in a joint-venture
which will carry out the actual development, commencing in 1973.

D. Applicant: (1) Name MAUI LAND & PINEAPPLE CO., INC.
 (2) Address KAHULUI, MAUI, HAWAII 96732 (3) Telephone 877-3351
 (4) Signature *Bob C. Cameron*
 PRESIDENT

E. Planning Commission action: _____ Date _____ Vote: _____
 ayes noes

Reasons: _____

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

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

NOTICE OF PUBLIC HEARING
MAUI PLANNING COMMISSION

NOTICE IS HEREBY GIVEN of a public hearing to be held by the County of Maui Planning Commission on Tuesday, June 19, 1973, in the Hearing Room, Room 614, 6th Floor, of the County Building, Wailuku, Maui, Hawaii, at 1:30 p.m. or as soon thereafter as those interested may be heard to consider the following:

1. MAUI LAND & PINEAPPLE COMPANY, INC. by Colin Cameron, President, requesting approval of a LUC Special Permit to construct a water transmission system from the Honokohau tunnel to the proposed Kapalua Development Project. Said system will contain transmission mains, gravity filter and chlorination plant and 1.5 million gallon reservoir. The proposed system is to be constructed on property at Honokohau, Maui, identified as a portion of TMK 4-2-01:1.
2. NALEIHA FAMILY TRUST by Mr. Thomas Brundage, requesting approval of a change in zoning from R-3 Residential District to A-1 Apartment District for properties on the makai side of Honoapiilani Highway at Kahana, Maui, TMK 4-3-5: 20, 21 & 29. The total area of the parcels are 1.67 acres.

Information regarding the subject requests are on file in the office of the County of Maui Planning Department at the County Building, Wailuku, Maui, and are open to the public for inspection during office hours.

All testimonies regarding the requests should be filed in writing to the Maui Planning Department, 200 S. High Street, Wailuku, Maui, Hawaii, before the date of the public hearing or presented in person at the time of the public hearing.

MAUI PLANNING DEPARTMENT
By Howard K. Nakamura
County Planning Director

(MN-- 5/29/73)

June 19, 1973

STAFF REPORT

TO: Maui Planning Commission
FROM: Planning Department Staff
SUBJECT: LUC Special Permit Application by Maui Land and Pineapple Company Inc.

EXPLANATION OF REQUEST:

1. Applicant: Maui Land & Pineapple Co., Inc. by Colin C. Cameron
2. TMK: 4-2-1: por. 1
3. Area: 5,952 acres (3 ± acres will be utilized)
4. Zoning: State Agricultural District
5. Request: The applicant requests approval of a special permit to construct a water transmission system from the owner's Honokahau tunnel to the proposed Kapalua Project.

EXISTING CONDITIONS:

1. The subject system is situated mauka of the proposed Honoapiilani Highway alignment in the location above the area known as Pineapple Hill. The subject property is owned by Maui Land & Pineapple Company.
2. The surrounding area is presently under pineapple cultivation and except for the nearby Honokahua Plantation Camp, the area is isolated.
3. The Honokahau Tunnel is the water source for the proposed system. The present system serves the existing plantation operations as well as its residential areas.
4. The elevation of the area in question ranges from 200 to 900 feet. Slope in the area ranges from 11 - 30+ per cent. Honokahua Stream is situated in the immediate vicinity.

ANALYSIS:

1. According to the applicant, the system will be composed of the following:
 - a. An intake structure at the present Honokahua Water System at about 900 feet elevation.
 - b. A 12 inch main to a gravity filter, chlorination plant and 1.5 M.G. reservoir and spillway at 450 feet elevation.
 - c. A 20 inch main the remainder of the way to the proposed development.

The total length of the offsite transmission line will be approximately 10,000 feet.

2. The request is to provide a privately owned, developed and operated system to fulfil the needs of the applicant's Kapalua Development. According to the applicant, the ultimate requirements for the development is estimated at 2.4 million gallons per day, of the 25.5 mgd water flow.

July 18, 1973

STAFF REPORT

TO: Maui Planning Commission
FROM: Planning Department Staff
SUBJECT: Special Permit request by Maui Land & Pineapple Company
(TMK 4-2-1:Portion of 1)

Comments:

1. The public hearing on this matter was held on June 19, 1973. Aside from the applicants, no one spoke for or against the request.
2. Briefly, the request by Maui Land & Pineapple is to construct a water transmission, filtration, and storage system from the owner's Honokohau tunnel to the proposed Kapalua Project. The ultimate requirement for the project is estimated at 2.4 million gallons per day of the 25.5 mgd water flow.
3. The subject request meets the following guidelines established by the State Land Use Commission for Special Permits:
 - a. That the desired use would not adversely affect the surrounding property.
 - b. That the proposed use will not substantially alter or change the essential character of the land and the present use.
 - c. Such use shall not be contrary to the objectives sought to be accomplished by the Land Use Law and Regulations.
 - d. That the proposed use will make the highest and best use of the land involved for the public welfare.
4. Since the date of the hearing, our department has not received any related communication.

Recommendations:

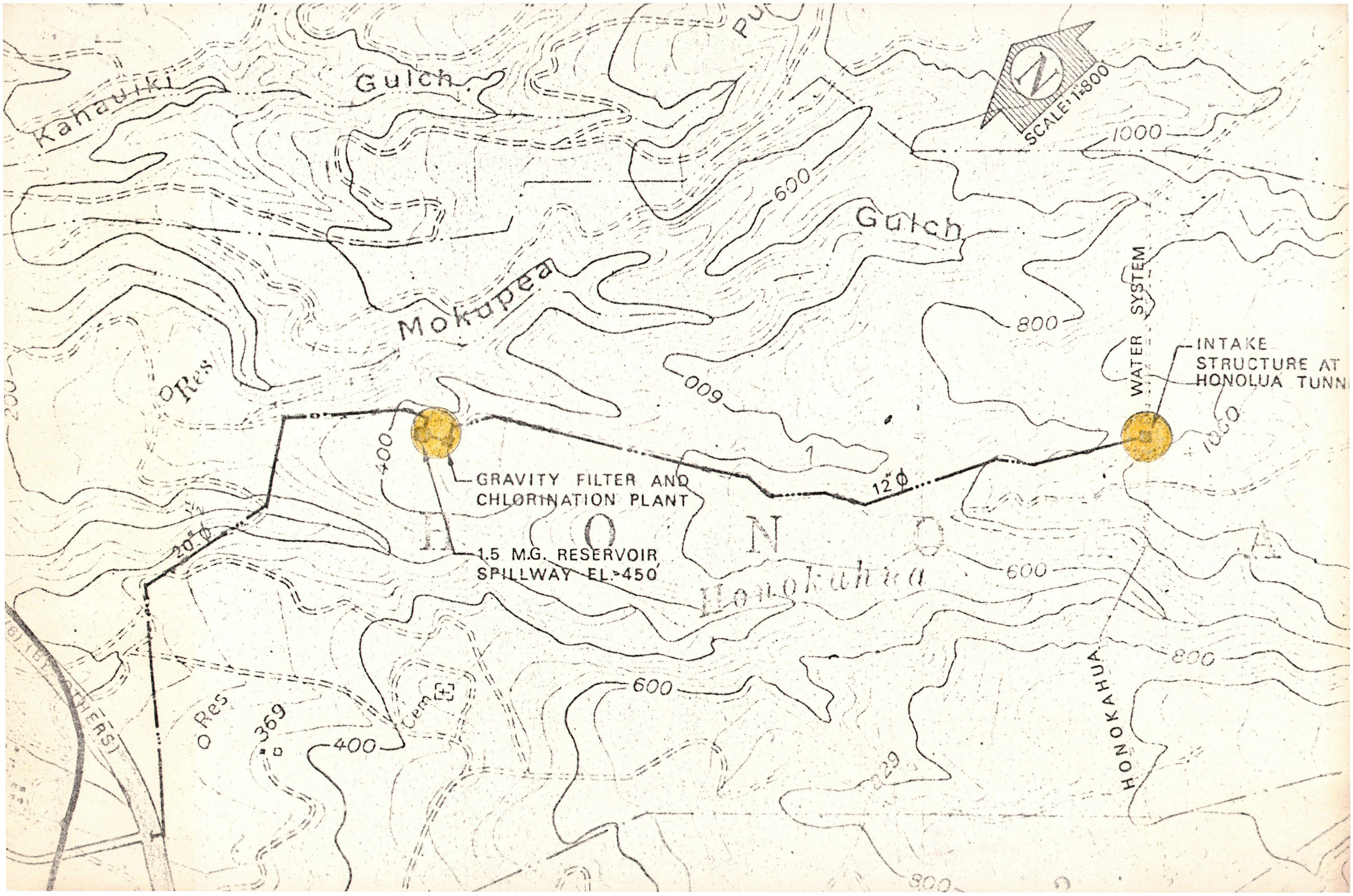
Staff recommends approval of the request for the following reasons and with the following conditions:

Reasons:

1. The proposed use is compatible with the surrounding area and will not adversely affect the character of the land and the present use.
2. The proposed system will not place any burden on the public to provide for these water improvements.
3. The subject request meets with the guidelines set forth by the State Land Use Commission for Special Permits.
4. The proposed system is a part of the plans by the applicant to implement development of the Kapalua area recently approved in total by the Commission.

Conditions:

1. That the construction of the project be made with minimum disruption to the existing terrain and environment.
2. That appropriate measures be taken to conceal the above ground facilities from public view. That these measures be reviewed and approved by the Planning Department.
3. That the project commence within one year after final approval.
4. That an Environmental Impact Assessment be submitted for review and approval by the Planning Department.
5. That all State and County requirements be met.



SCALE: 1:800

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Mokapea

WATER SYSTEM

INTAKE STRUCTURE AT HONOLUA TUNN

GRAVITY FILTER AND CHLORINATION PLANT

1.5 M.G. RESERVOIR, SPILLWAY EL. 450

HONOLUA
Honokahua

HONOKAHUA

Res

Res

369

400

Cem

600

12" ϕ

20" ϕ

800

600

800

600

600

1000

800

1000



PROPOSED ALIGNMENT FOR F030-100 (BY OTHERS)

KAPALUA DEVELOPMENT

COLLECTOR STREET

GRAVITY FILTER AND CHLORINATION PLANT
1.5 M.G. RESERVOIR SPILLWAY EL. 450

INTAKE STRUCTURE AT HONOLUA TUNNEL



OFFSITE WATER TRANSMISSION MAIN KAPALUA DEVELOPMENT

TMK 4-2-01:1, SECOND DIVISION
BELT, COLLINS & ASSOC. 15 FEB 73

SP73-156 MAUI PINEAPPLE CO.