

June 21 - Aug 5
Action
July 11

June 7, 1976

Mr. Robert Aitken
R.R. 1 - Box 220
Haiku, Maui, Hawaii 96708

Dear Mr. Aitken:

The original of the attached letter is on file in the office of the Maui Planning Department, 200 South High Street, Wailuku, Maui.

Very truly yours,

AH SUNG LEONG
Acting Executive Officer

ASL:yk
Encl.

June 7, 1976

Maui Planning Commission
200 South High Street
Wailuku, Maui, Hawaii 96793

Attention: Mr. Tosh Ishikawa, Planning Director

Gentlemen:

At its meeting on June 2, 1976, the Land Use Commission voted to approve an extension of the Special Permit granted to Robert Aitken (SP74-179) to allow the use of an existing structure situated within the State Agricultural District located at Kaupakalua, Makawao, Maui, for a Zen Buddhist training center, identified by Tax Map Kay 2-7-13: 51; subject to the conditions imposed by the Maui County Planning Commission.

Enclosed for your information is the staff memorandum.

Very truly yours,

AH SUNG LEONG
Acting Executive Officer

ASL:yk
Encl.

cc: Robert Aitken
Department of Taxation, Maui
Tax Maps Recorder, Dept. of Taxation
Property Technical Office, Dept. of Taxation
Real Property Tax Assessor, Dept. of Taxation
Department of Planning & Economic Development
Office of Environmental Quality Control

STATE OF HAWAII
LAND USE COMMISSION

Minutes of Meeting

DPED Conference Room
Kamamalu Building
Honolulu, Hawaii

June 2, 1976 - 10:00 a.m.

APPROVED
JUL 30 1976

COMMISSIONERS PRESENT: Eddie Tangen, Chairman
Stanley Sakahashi, Vice Chairman
Charles Duke
Colette Machado
Shinsei Miyasato
Mitsuo Oura
Carol Whitesell
Edward Yanai

COMMISSIONER ABSENT: James Carras

STAFF PRESENT: Ah Sung Leong, Acting Executive Officer
Michael Marsh, Deputy Attorney General
Dora Horikawa, Clerk Reporter

Ray Russell, Court Reporter

ADDITION TO THE AGENDA

It was moved by Vice Chairman Sakahashi, seconded by Commissioner Duke, and unanimously carried to add the extension request by Robert Aitken, SP74-179, to today's agenda. The Commissioners were polled as follows:

Ayes: Commissioners Duke, Whitesell, Oura, Machado, Miyasato,
Sakahashi, Yanai, Chairman Tangen

Absent: Commissioner Carras

ACTION

SP76-239 - HUALALAI MEMORIAL PARK, INC.
APPLICATION FOR A SPECIAL PERMIT TO ALLOW A CEMETERY AND MEMORIAL
PARK IN THE AGRICULTURAL DISTRICT AT NORTH KONA, HAWAII

The staff memo was summarized by Mr. Leong.

ACTION

S76-240 - DEPARTMENT OF HAWAIIAN HOME LANDS
APPLICATION FOR A SPECIAL PERMIT TO ALLOW THE CONTINUATION OF A
CINDER QUARRY OPERATION IN THE AGRICULTURAL DISTRICT AT KAPAAKEA,
MOLOKAI

Mr. Leong summarized the staff memo and pointed to the area under discussion on the map.

Chairman Tangen suggested that County's condition #4 be amended to read "further extensions to be granted upon favorable review by the Planning Commission and the Land Use Commission."

Commissioner Duke moved to approve the application, subject to the conditions as recommended by the Molokai Advisory Committee and as amended by the Maui County Planning Commission, and subject further to the stipulation that under condition #4, any additional extension also be subject to favorable review by the Land Use Commission. The motion was seconded by Commissioner Whitesell and unanimously carried.

✓ SP74-179 - ROBERT AITKEN
EXTENSION REQUEST

It was moved by Commissioner Duke and seconded by Commissioner Miyasato that the extension request by Robert Aitken, SP74-179, for a five (5) year period beginning July 18, 1976, to use an existing structure situated in the Agricultural District at Kaupakalua, Makawao, Maui, for a Zen Buddhist training center, be approved, subject to the conditions imposed by the Maui Planning Commission. The motion was unanimously carried.

ADOPTION OF MINUTES

Upon motion by Vice Chairman Sakahashi, seconded by Commissioner Duke, the minutes of April 14, 1976 were approved as circulated.

MEETING SCHEDULE

It was announced by Mr. Leong the next meetings of the Commission will be held on August 5, 1976 on Maui, and August 19 in Kona, Hawaii. Upon questioning by Commissioner Machado, Mr. Leong indicated that the continuation of the hearing on A75-407, The Hawaii Corporation, will be determined later.

Since there was no further business, the meeting was adjourned.

STATE OF HAWAII
LAND USE COMMISSION

VOTE RECORD

ITEM SP74-179 - ROBERT AITKEN
Extension Request
PLACE DPED Conference Room
Honolulu, Hawaii

DATE June 2, 1976
TIME 10:00 a.m.

	NAME	YES	NO	ABSTAIN	ABSENT
M	DUKE, CHARLES	X			
	WHITESELL, CAROL	X			
	OURA, MITSUO	X			
	MACHADO, COLETTE	X			
S	MIYASATO, SHINSEI	X			
	SAKAHASHI, STANLEY	X			
	CARRAS, JAMES	X			
	YANAI, EDWARD	X			
	TANGEN, EDDIE	X			

Comments:

I move that we approve the extension request, subject to the conditions imposed by the Maui County Planning Commission.

STATE OF HAWAII
LAND USE COMMISSION

MEMORANDUM

TO: Land Use Commission

June 2, 1976

FROM: Staff

SUBJECT: Request for Extension of Time
SP74-179 - Robert Aitken

The above Special Permit was approved by the Land Use Commission on July 18, 1974 and allowed Mr. Aitken to use an existing structure situated on 7.2 acres of land in the Agricultural District at Kaupakalua, Makawao, Maui, for a Zen Buddhist training center. The Special Permit was subject to seven conditions, one of which was the following:

"That the use be limited to a two year time limitation subject to further extension should the facts warrant."

By letter dated May 24, 1976, the Maui County Planning Director has advised that the Maui County Planning Commission unanimously voted to grant approval of an extension of SP74-179 subject to the following conditions:

- "a. That the special permit extension be granted for a five (5) year period beginning July 18, 1976, subject to further extension should the facts warrant."
- "b. That all other requirements imposed by the Planning and Land Use Commissions be maintained and adhered to."

In his request for extension of the Special Permit, the petitioner notes that the Maui Zendo of the Diamond Sangha was established in July 1969 and is affiliated with the Sanbo Kyodan sect of Zen Buddhism at Kamakura, Japan. The present membership of the Maui Zendo comprises 14 members who have lived on Maui for 5 years or more and 5 other members who have lived in Hawaii for that long. Resident members who live at the Zendo number 4 to 6 persons at any one time. In addition, there are 25 persons who live nearby who participate in the program as community members, and approximately 10 members spread throughout the world who comprise the corresponding membership.

Reasons submitted in support of the request for the extension are:

1. Many members desire to make a long term commitment to the Maui Zendo but feel that the permit is too short-term to make such commitments. They request that serious consideration be given to a longer renewal than requested.
2. There is a large mortgage on the property which must be paid. A fund-raising project would help in this regard. However, in fairness to their friends, such a project cannot be undertaken if they are forced to relocate in a few years.
3. Plans for improvement of the property, including installation of permanent altars, orchards and landscaping require large investments of time, effort and money. However, the petitioner hesitates to undertake these desired improvements because of the uncertainty of the short-term permit.

Petitioner notes that in the 7 years of operation, the members of the Maui Zendo have good relations with neighbors; participates in various County health programs; helped to maintain the Peahi Nursery School; hope to participate more in community service projects in the future; and are eager and ready to assume the responsibilities of a permanent community institution.

In its report to the Maui Planning Commission, the Maui Planning Department noted that since the Special Permit was granted, no complaints have been received from the public.

In support of the extension of the Special Permit are the following:

1. Letter dated February 23, 1976 from Charles M. Uyeda of Hakubundo, Inc.
2. Letter dated March 14, 1976 from Rev. Gensho Hara of the Lahaina Jodo Mission
3. Letter dated March 8, 1976 from Guy T. Moen, Attorney at Law
4. Undated letter from Weil Griffis
5. Petition signed by approximately 62 residents and landowners in the area.

May 27, 1976

MEMORANDUM

TO: Land Use Commission

FROM: Ah Sung Leong, Acting Executive Officer

Attached is a Staff Memo with regard to an extension of a Special Permit.

We will recommend adding this item to the June 2, 1976 agenda for action.

STATE OF HAWAII
LAND USE COMMISSION

MEMORANDUM

TO: Land Use Commission

June 2, 1976

FROM: Staff

SUBJECT: Request for Extension of Time
SP74-179 - Robert Aitken

The above Special Permit was approved by the Land Use Commission on July 18, 1974 and allowed Mr. Aitken to use an existing structure situated on 7.2 acres of land in the Agricultural District at Kaupakalua, Makawao, Maui, for a Zen Buddhist training center. The Special Permit was subject to seven conditions, one of which was the following:

"That the use be limited to a two year time limitation subject to further extension should the facts warrant."

By letter dated May 24, 1976, the Maui County Planning Director has advised that the Maui County Planning Commission unanimously voted to grant approval of an extension of SP74-179 subject to the following conditions:

"a. That the special permit extension be granted for a five (5) year period beginning July 18, 1976, subject to further extension should the facts warrant."

"b. That all other requirements imposed by the Planning and Land Use Commissions be maintained and adhered to."

In his request for extension of the Special Permit, the petitioner notes that the Maui Zendo of the Diamond Sangha was established in July 1969 and is affiliated with the Sanbo Kyodan sect of Zen Buddhism at Kamakura, Japan. The present membership of the Maui Zendo comprises 14 members who have lived on Maui for 5 years or more and 5 other members who have lived in Hawaii for that long. Resident members who live at the Zendo number 4 to 6 persons at any one time. In addition, there are 25 persons who live nearby who participate in the program as community members, and approximately 10 members spread throughout the world who comprise the corresponding membership.

Reasons submitted in support of the request for the extension are:

1. Many members desire to make a long term commitment to the Maui Zendo but feel that the permit is too short-term to make such commitments. They request that serious consideration be given to a longer renewal than requested.
2. There is a large mortgage on the property which must be paid. A fund-raising project would help in this regard. However, in fairness to their friends, such a project cannot be undertaken if they are forced to relocate in a few years.
3. Plans for improvement of the property, including installation of permanent altars, orchards and landscaping require large investments of time, effort and money. However, the petitioner hesitates to undertake these desired improvements because of the uncertainty of the short-term permit.

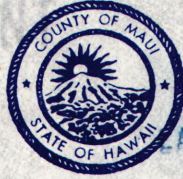
Petitioner notes that in the 7 years of operation, the members of the Maui Zendo have good relations with neighbors; participates in various County health programs; helped to maintain the Peahi Nursery School; hope to participate more in community service projects in the future; and are eager and ready to assume the responsibilities of a permanent community institution.

In its report to the Maui Planning Commission, the Maui Planning Department noted that since the Special Permit was granted, no complaints have been received from the public.

In support of the extension of the Special Permit are the following:

1. Letter dated February 23, 1976 from Charles M. Uyeda of Hakubundo, Inc.
2. Letter dated March 14, 1976 from Rev. Gensho Hara of the Lahaina Jodo Mission
3. Letter dated March 8, 1976 from Guy T. Moen, Attorney at Law
4. Undated letter from Weil Griffis
5. Petition signed by approximately 62 residents and landowners in the area.

PLANNING COMMISSION
Kazuo Kage, Chairman
George Murashige, Vice-Chairman
Shiro Hokama
Patrick Kawano
Charles Ota
Leo Polo, Jr.
Harlow Wright
Wayne Uemae, Ex-Officio
Shigeto Murayama, Ex-Officio



7405
Elmer F. Cravalho
Mayor

Tosh Ishikawa
Planning Director

Yoshikazu "Zuke" Matsui
Deputy Planning Director

MAUI 1 33 PM '76
COUNTY OF MAUI
PLANNING DEPARTMENT
200 S. HIGH STREET
WAILUKU, MAUI, HAWAII 96793

May 24, 1976

Mr. Ah Sung Leong
Land Use Commission
State of Hawaii
P. O. Box 2359
Honolulu, Hawaii 96804

Dear Mr. Leong:

The Maui Planning Commission, at its meeting of May 19, 1976, unanimously voted to grant approval of an application for extension of a L.U.C. Special Permit by Mr. Robert Aitken of the Maui Zendo of the Diamond Sangha, Inc. religious group. The request is in reference to SP 74-179 which expires on July 18, 1976.

Approval was granted with the following conditions:

- a. That the special permit extension be granted for a five (5) year period beginning July 18, 1976, subject to further extension should the facts warrant.
- b. That all other requirements imposed by the Planning and Land Use Commissions be maintained and adhered to.

Your attention on this matter is respectfully requested. Enclosed for your information and review are copies of the application and staff report. Please contact me should you have any questions.

Very truly yours,

TOSHIO ISHIKAWA
Planning Director

Encls.

cc: Mr. Steven Gockley

RECEIVED

APR 8 1976

April 5, 1976

County of Maui Planning Commission
County Building
Wailuku, Hawaii 96743

DEPT. OF PLANNING
COUNTY OF MAUI

Re: Renewal of Special Permit SP 74-179
Maui Zendo of the Diamond Sangha, Inc.

Gentlemen:

This letter and its enclosures are an application for special-use permit to allow the Maui Zendo of the Diamond Sangha, Inc. (hereinafter, the Maui Zendo), to conduct its program of Zen Buddhist services and training on property in the Agricultural District at Kaupakalua, Makawao, Maui, TMK 2-7-13:51.

Description of the Property

The subject property is owned by the Maui Zendo. Located two miles mauka of the Hana Highway on Kaupakalua Road, the property may be described as a knoll of land with very steep sides. It covers 7.21 acres, including two acres of irregularly sloping and flat land on the top, and approximately another half-acre of gently sloping land fronting Kaupakalua Road. At the top of the knoll, the land is cleared and partly landscaped around the existing building, and the remainder is covered with grass. The slopes and bottom areas are thickly vegetated with guava and rose-apple scrub.

Improvements

The property is improved with a large old house, a vegetable garden and fruit orchard, a service road shared with an adjoining landowner (Mr. Stan Cargman), a parking lot, and an access trail from the parking lot to the house.

Current Status

At present, the Maui Zendo is functioning under the provisions of a two-year permit for special use, SP 74-179, granted by the Maui County Planning Commission and the State Land Use Commission, effective July 22, 1974.

History of the Maui Zendo

The Diamond Sangha was established in Honolulu October, 1959, and is currently located at Koko An, 2119 Kaloa Way, Honolulu 96822. The Maui Zendo branch of the Diamond Sangha was established July, 1969, at property one mile east of its present location. It operated there until the move to the present site early in 1974. The two centers in Honolulu and on Maui are affiliated with the Sanbō Kyōdan sect of Zen Buddhism which has headquarters at the Sanun Zendō, 1-6-5 Hase, Kamakura, Japan 248.

Membership of the Maui Zendo

The Maui Zendo serves three classes of members:

- (1) Resident members live at the Zendo and take part full-time in the program for periods of three to four months. Each day is scheduled and includes four hours of meditation and six hours of work. The program also provides for periodic services, retreats, lectures, and personal interviews. For the past two years, the number of resident members at any one time has been four to six persons.
- (2) Community members live nearby and generally follow individual pursuits during the week. They contribute to the Zendo financially and through work, and participate in the various elements of the program on an elective basis, usually at least once a week. There are about twenty-five community members.
- (3) Other members are spread throughout the United States and several foreign countries. Corresponding members contribute financially and receive a bi-monthly journal and tapes of lectures. Corresponding membership includes approximately ten people, with an additional group subscribing to the journal or tapes alone, and several hundred persons receiving our large annual issue of the journal.

A profile of the present membership of the Maui Zendo shows that fourteen (14) persons have lived on Maui for five or more years and five (5) others have lived in Hawaii for that long. It also indicates the following occupations and the number of persons involved in each: students pursuing college or graduate degrees (10); teachers, with experience ranging from nursery school to college (5); elderly and retired (3); legal work (2); farming (2); homemaking (2); building trades (2); and civil engineer (1).

All members are working in some capacity; none are unemployed. Resident members temporarily interrupt their career pursuits to involve themselves in Zen practice for a three- or four-month training period.

In addition to those who are formal members, many people participate for short or irregular periods in the services and training offered at the Maui Zendo. We welcome those who want to learn about Zen Buddhism without making a continuing commitment and those whose work and residence allow only sporadic contact with the program.

Development of the Program

The program of the Maui Zendo from its inception has been based on Zen Buddhist services and training, with a regular

work schedule of gardening and maintenance. During the early years of its existence, the participating population was largely transient and short-term. Over the past several years, as indicated above, the membership has become more established and productively engaged in the Maui Community.

Formerly, we depended on Japanese resource people, both priests and laymen, to guide us in our practice. In 1974, Robert Aitken was authorized by Yamada Kōun Rōshi, Abbot of the Sanbō Kyōdan, to act as our teacher. Since then, the program has become even more regularized.

Reasons for Application

Our purpose in applying for a special-use permit is to allow the continuation of the Maui Zendo program. We wish to provide the organization and its members with the security and stability that are essential for religious, social, economic, and personal maturity. We are specifically requesting a five-year renewal of our permit, but we consider such a renewal to meet our needs only very minimally. The reasons enumerated below support our specific request. In addition, however, they argue in many instances for even greater security than a five-year renewal would provide. We ask the Commission in its deliberations to give serious consideration to a longer renewal than that requested, perhaps even to a variance without terminal date.

1. Many members desire to make a long term commitment to Maui and the Maui Zendo, and a few already have. However, the Zendo finds difficulty in establishing truly meaningful outlets for this commitment when its own foundations are uncertain by reason of a permit that is only short-term. The present members cannot feel secure in starting families and establishing careers until they can be confident that the Maui Zendo will remain.

2. There is a large mortgage on the property which must be paid. Though we are certain that a fund-raising effort among sympathetic friends would aid significantly in accomplishing this, we cannot, in all fairness to our friends, undertake wholeheartedly such a project if there is the possibility that in a few years we will be forced to relocate somewhere else.

3. To enhance our program, we want to initiate renovations, such as installing permanent altars, which will make the building irreversibly a temple. However, we cannot afford to be left with an unusable temple, having dubious resale value. We are interested as well in developing our property, in establishing a citrus and avocado orchard, a banana orchard, and an area with native shrubs and trees. All of these projects require large amounts of time, effort, and money. We hesitate to make such investments until we are more certain that we can be here to enjoy returns from them.

Justification for Application

The Maui Zendo has been established for almost seven years and during that period we have operated quietly, and cooperated fully with County and State agencies.

We have good relations with our neighbors. We have demonstrated our concern for the welfare of the people of Maui by participating in various county health programs. We helped to launch the Peahi Nursery School and continue to provide organizational and financial assistance there when needed. The school meets a very real community need in our rather isolated rural district, and is serving a growing cross-section of area residents. It is our hope that we may in the future turn more of our effort toward community service projects that benefit our neighbors here on Maui.

We feel that we have justified the provisional consent that was implicit in permitting our initial establishment. Furthermore, we feel that we are ready to assume the responsibilities of a permanent community institution, and are eager to take on those responsibilities.

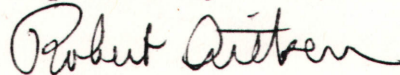
Conclusion

We are grateful to the Chairman and Members for considering this application. We stand ready to provide any more information that may be of assistance as you make your decision. We ask that you send any communications regarding this application to:

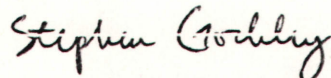
Stephen Gockley
R.R. 1 Box 758
Haiku, Hawaii 96708

Phone: Home 572-8127
Bus. 244-3731

Respectfully submitted,



Robert Aitken, Executive Director



Stephen Gockley
Chairperson, Variance Committee
Maui Zendo of the Diamond Sangha, Inc.

Encl.: Maui Zendo brochure
Petition (3 pages)
Letters (3)

May 19, 1976

STAFF REPORT

TO: Maui Planning Commission
FROM: Planning Staff
SUBJECT: State LUC Special Permit Extension

Applicant: Mr. Robert Aitken, Executive Director, Maui Zendo
Location: Kaupakalua, Makawao
TMK: 2-7-13:51
Area: 7.21 acres
Zoning: State Land Use Ag District
Request: The applicant requests an extension of a State Land Use Commission Special Permit to use the subject premises for a religious (Zen Buddhist) training center.

COMMENTS:

1. The subject Special Permit was approved by the State Land Use Commission on July 18, 1974 and inasmuch as the two year time limit expires this July, application for an extension has been submitted by the applicant to continue the operations of the Zendo in accordance with the original submittal.

2. A recent staff visit of the site indicates compliance with the conditions set forth by the Planning and Land Use Commissions.

3. Since the granting of the permit, the department has not received any complaints from the public over the religious training operation. We have received, however a petition signed by residents and property owners of the area and four individual letters indicating support of the special permit extension.

4. The applicant requests a minimum five year extension but would desire permanent status without a time limitation. In reviewing the request, staff has no objections to a five year extension but we would not favor a permanent approval. The granting of such a status, we feel, would not provide the commission the opportunity to review the permit should unforeseen situations arise. A permanent status would in essence be similar to a LUC District Boundary change and contrary to Land Use Commission's standards for district boundaries. A five year time limitation is reasonable and should not be construed as a liability towards future extensions.

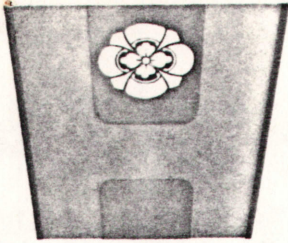
RECOMMENDATION

Staff recommends approval of the extension with the following conditions:

1. That the special permit extension be granted for a five (5) year period beginning July 18, 1976, subject to further extension should the facts warrant.

2. That all other requirements imposed by the Planning and Land Use Commission be maintained and adhered to.

jc



MAIN OFFICE: PO Box 955, Honolulu, Hawaii 96808, Phone: 521-3805

MAUI BRANCH: Kaahumanu Shopping Center, Kahului, Maui 96732, Phone: 877-3903
Lahaina Farmers Market, Lahaina, Maui 96761, Phone: 661-8088

HAKUBUNDO, INC.

Serving Hawaii's cultural needs since 1910.

February 23, 1976

Chairman and Members
Planning Commission
County of Maui

Gentlemen:

This letter is to support the application of the Maui Zendo of the Diamond Sangha, Inc., for a minimum five year variance to pursue their religious training on their present property.

Having trained in Japan and belonging to the International Zen Dojo in Honolulu, I attest to their authenticity in their practice of Zen. Omori Sogen, Roshi of International Zen Dojo of Japan and Hawaii, Stanley Tanouye, head instructor of International Zen Dojo Honolulu, and Shinichi Suzuki, head instructor of Maui Aikido Club and board of director of International Zen Dojo visited the Maui Zendo. They were impressed with the sincerity of Mr. & Mrs. R. Aitkin and the members of the Maui Zendo.

Sincerely yours,

Charles M. Uyeda



Lahaina Iodo Mission

12 ALA MOANA STREET / LAHAINA, HAWAII 96761

March 14, 1976

Chairman and Members
Planning Commission
County of Maui

Gentlemen:

This letter is in support of the application of the Maui Zendo of the Diamond Sangha, Inc., for a minimum five (5) year variance to conduct their program of religious activities at their present property.

I have been familiar with Mr. Robert Aitken director of Maui Zendo ^{and his} program for couple of years, and can testify to its benefits to participants. The schedule stresses regularity and hard work in the course of Zen training.

I can understand that this organization would seek the security of a longer variance in order to be fair in their fund-raising program and to feel confident about investing energy and money in improving their property as a temple. I urge the Chairman and Members to act favorably on this application.

Respectfully yours,

Rev. Gencho Aana

GUY T. MOEN
ATTORNEY AT LAW
SUITE 202, INTERNATIONAL SAVINGS BUILDING
2147 MAIN STREET
WAILUKU, HAWAII 96793
TELEPHONE 244-7617

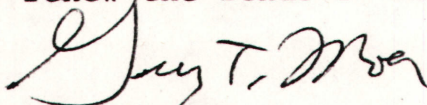
March 8, 1976

Chairman and Members
Planning Commission
Court of Maui
Wailuku, Maui, Hawaii 96793

Re: Maui Zendo of the Diamond Sangha, Inc.

The Maui Zendo is internationally known in the Buddhist community. It is highly regarded by its neighbors. It has cooperated fully with all government agencies. It has complied with all laws. It has served the community by founding and operating the Peahi Nursery School.

The Zendo wants to solicit funds from its members to remodel the house into a temple and to pay off its mortgage. It needs permanent status before the funds can be solicited and the modifications made. Please renew the Zendo's variance.


GUY T. MOEN

GTM:em

Chairman and Members
Planning Commission
County of Maui

Gentlemen:

We, the undersigned property owners and residents of Peahi, Opana, Ulumalu and Kaupakalua districts of East Maui, consider the Maui Zendo of the Diamond Sangha, Inc., to be an asset to our neighborhood, and we support the application of this organization for a variance with no terminal date to conduct a program of religious services and training at its present location.

NAME

ADDRESS

DATE

L. Hangeura	Kaupakalua	1/5/76
R. Hammond	R.R. 1 Box 113 Haiku	1/6/76
Edward P. Farnsworth	R.R. 1 - Box 1163 Haiku	1-6-76
Helene Kailipalau	R.R. 1 Box 1163 Haiku	1-6-76
Bill Kufelinger	R.R. 1 Box 305 Haiku	1-6-76
MARC A. CHEZICK	P.O. Box 1813, Kahului	1-6-76
Shirley Chenail	P.O. Box 1813, Kahului	1-6-76
W. H. H. H. H.	P.O. Box 88 Haiku	1-6-76
Carole Withers	P.O. Box 88 Haiku	1-6-76
William A. Mabo	314 RT 1 Haiku	1-18-76
George M. McKee	"The Barn" - Peahi	1-18-76
Paula J. J. J.	P.O. Box 465 Haiku	1-18-76
James E. Madden	R.R. 1 - Box 691 Haiku	1-18-76
Joan (C) Arnsen	R.R. 1 Box 773 Haiku	1-19-76
Robert Paul Arnsen	R.R. 1, Box 773, Haiku	1-19-76
Carissa Dalton	R.R. 1 Box 718 Haiku	1-19-76
Neil T. T.	R.R. 1 Box 718 Haiku	1/19/76
Sam O. O.	R.R. 1 Box 718 Haiku	1/19/76
Norma Circle	R.R. 1 Box 718 Haiku	1/19/76
Jackie Canacho	R.R. 1 Box 774 Haiku	1/19/76
Steve Daniels	" Box 640 Haiku	1/20/76
Johna Daniels	" " " "	1/20/76
Norm E. O'Connell	" Box 763 Haiku	1-20-76
Elizabeth L. Bronson	" Box 765, Haiku	1-20-76
Daniel M. M.	" Box 241 Haiku	1-20-76
W. O. J. J.	R.R. 1, Box 206; Haiku, Hi. 208	

Chairman and Members
Planning Commission
County of Maui

Supplementary page of signatures
on behalf of the Maui Zendo

NAME	ADDRESS	DATE
Margaret Leach	R.R. 1, Box 241, Haiku	1/20/76
Willis Leach	R.R. 1, Box 241 Haiku	1/20/76
Anderson D. Daniels	RR 1, Box 640 Haiku	1/20/76
Helen E. Daniels	RR 1, Box 640 Haiku	1/20/76
Colleen Kohao	RR 1 Box 769 Haiku	1/20/76
Linda Faires	RR 1 Box 769 Haiku	1/20/76
Sue Ellen Griffin	RR 1 Box 706 Haiku	1/20/76
Laura Griffin	RR 1 Box 706 Haiku	1/20/76
Doug T. Moen	RR 1 Box 650 Haiku	1/20/76
Cydie Moen	RR 1, Box 650 Haiku	1/20/76
Beverly McDermott	RR 1 Box 653 Haiku	1/20/76
Thomas Giacomini	P.O. Box 345 Peahi	1/24/76
Yvonne Giacomini	P.O. Box 345 Peahi	1/24/76
Ken Kachner	RR 1 Box 99 Haiku	1/24/76
Dorothy J. Kachner	RR 1 Box 99 Haiku	1/24/76
Sandra Dorio	RR 1 Box 199 Haiku	1/24/76
Dee Marshall	Rural Route #1 Box 145 Haiku	1/24/76
Walt McDermott	RR 1 Box 145 Haiku	1/24/76
J.R. Chereschuk	RR 1 Box 653 Haiku	1/25/76
Patricia S. Sankof	RR 1 Box 653 Haiku	1/28/76
Tina Sankof	RR 1 Box 653 Haiku	1/28/76
Samuel Sankof	RR 1 Box 653 Haiku	1/28/76
Nelson M. Jenkins	RR 1 Box 673 Haiku, HI	2/1/76
Christopher Nielsen	RR 1 Box 38 Haiku	2-1-76
Stephen Giveling	R.R. 1, Box 768 Haiku	2-1-76
Lucille R. Ventres	RR 1 Box 673 Haiku	2-1-76
Tom Ward	RR 1 Box 650 Haiku	2-1-76
Margaret Nelson	RR 1 Box 38 Haiku	Feb 1, 1976
Vicki M. Grogan	RR 1 Box 38 Haiku	2-1-76
William Calaca	RR 1 Box 33 Haiku	2/1/76
Barbara Calaca	RR 1 Box 33 Haiku	2/1/76
Lawrence Diego	R.R. Box 703 Haiku	2/1/76
Joseph Diego	R.R. Box 703 Haiku	2/1/76

Chairman and Members
Planning Commission
County of Maui

Supplementary Page of Signatures
on behalf of the Maui Zendo

NAME

ADDRESS

DATE

John R. Avedo R.R. #1 Box 629 Haiku 96709 3-24-76

Stephen Fitch 1000 1st St. PO Box 638 Haiku 96708

Patricia D'Estimauz 16 Noholani Haiku 96708 3-24-76

Mike M. M. PO Box 596 Haiku, Hawaii 96708

Ruth Ballinger Seabury Hall Mahalo 96768 3/21

Dillon S. S. Wanda Canyon Mahalo

Wendi Fitch Seabury Hall Mahalo 96768

Bill Barger Box 718 Haiku

The Zenclo is an
asset to this community,
not only to the Peahi community,
but to Maui County in general.
Verience, if ~~one~~ is required,
should be granted this religious
organization.

Wendell L. L. L.

July 22, 1974

Mr. Robert Aitken
R. R. 1 - Box 220
Haiku, Maui 96708

Dear Mr. Aitken:

The original of the attached letter approving a special permit to Robert Aitken (SP74-179) to allow an existing structure to be used for a Zen Buddhist training center on approximately 7.2 acres of land identified as Tax Map Key 2-7-13: 51, situated in the Agricultural District at Kaupakulua, Makawao, Maui; subject to the 6 conditions imposed by the Maui County Planning Commission, and with the further stipulation that "any signs which may be posted shall be subject to the approval of the Maui Planning Director"; is on file in the office of the Maui Planning Department, 200 South High Street, Wailuku, Maui.

Very truly yours,

TATSUO FUJIMOTO
Executive Officer

Encl.

EXCELERASE
July 22, 1974

Maui Planning Commission
200 South High Street
Wailuku, Maui 96793

Attention: Mr. Howard Nakamura
Planning Director

Gentlemen:

At its meeting on July 18, 1974, the Land Use Commission voted to approve a special permit to Robert Aitken (SP74-179) to allow an existing structure to be used for a Zen Buddhist training center on approximately 7.2 acres of land identified as Tax Map Key 2-7-13: 51, situated in the Agricultural District at Kaupakulua, Makawao, Maui; subject to the 6 conditions imposed by the Maui County Planning Commission, and with the further stipulation that "any signs which may be posted shall be subject to the approval of the Maui Planning Director".

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

Very truly yours,

TATSUO FUJIMOTO
Executive Officer

Encl.

cc: Mr. Robert Aitken
Dept. of Taxation, Maui
Property Technical Office, Dept. of Tax.
Tax Maps Administrator, Dept. of Tax.
Real Property Tax Assessor, Dept. of Tax.

STATE OF HAWAII
LAND USE COMMISSION

VOTE RECORD

ITEM SP74-179 - ROBERT AITKEN
(MAUI)

DATE July 18, 1974

PLACE COUNCIL CHAMBERS, COUNTY BLDG.

TIME 10:00 a.m.

NAME	YES	NO	ABSTAIN	ABSENT
KIDO, SUNAO	✓			
SAKAHASHI, STANLEY	✓			
5 CARRAS, JAMES	✓			
4 YAMAMURA, TANJI	✓			
NAPIER, ALEXANDER				✓
MARK, SHELLEY				✓
OURA, MITSUO	✓			
YANAI, EDWARD	✓			
TANGEN, EDDIE	✓			

Comments:

STATE OF HAWAII
LAND USE COMMISSION

Minutes of Meeting

Council Chambers, County Building
Lihue, Kauai

Adopted
OCT 7 1975

July 18, 1974 - 10:00 a.m.

COMMISSIONERS PRESENT: Eddie Tangen, Chairman
Stanley Sakahashi, Vice Chairman
Sunao Kido
Mitsuo Oura
Tanji Yamamura
Edward Yanai
James Carras

COMMISSIONERS ABSENT: Shelley M. Mark
Alexander Napier

STAFF PRESENT: Tatsuo Fujimoto, Executive Officer
Ah Sung Leong, Planner
E. John McConnell, Deputy Attorney General
Loretta Moon, Stenographer

Chairman Tangen called the meeting to order and expressed appreciation to the County of Kauai for the use of the facilities and the refreshments. All those who intended to testify at today's hearing were sworn in. Approximately 17 persons were in attendance at this meeting.

HEARING

PETITION BY COUNTY OF KAUAI (A74-375) TO RECLASSIFY APPROXIMATELY 21 ACRES FROM AGRICULTURAL TO URBAN AT KALAHEO, KAUAI

Tatsuo Fujimoto, Executive Officer, presented the staff report and described the area in question by use of maps. (See Staff report on file)

Mr. Manuel K. Medeiros from the Mayor's Executive Committee on Housing, County of Kauai, spoke on behalf of Mayor Ching. Mr. Medeiros displayed a map showing the areas proposed for housing.

Mr. Medeiros explained that Mayor Ching organized this citizens' committee to determine the housing needs of Kauai. It found that there

memorandum and described the area in question. (See memo on file)

Commissioner Yamamura's motion to approve the Special Permit as recommended by the staff was seconded by Vice Chairman Sakahashi and unanimously approved.

✓ APPLICATION BY ROBERT AITKEN (SP74-179) FOR A SPECIAL PERMIT TO ALLOW AN EXISTING STRUCTURE TO BE USED FOR A RELIGIOUS TRAINING CENTER WITHIN THE AGRICULTURAL DISTRICT AT KAUPAKULUA, MAUI.

Mr. Ah Sung Leong, planner, presented the staff memorandum and described the subject area on maps. (See staff memo on file)

Commissioner Yamamura moved to approve the Special Permit with the additional stipulation as recommended by staff. The motion was seconded by Commissioner Carras and unanimously passed.

APPLICATION BY GIRL SCOUT COUNCIL OF THE PACIFIC, INC. (SP74-180) FOR A SPECIAL PERMIT TO ALLOW THE CONVERSION OF 3 EXISTING STORAGE BUILDINGS INTO OVERNIGHT SLEEPING QUARTERS WITHIN THE AGRICULTURAL DISTRICT AT KAOHE 3RD, HAMAKUA, HAWAII.

The staff memorandum, recommending approval of this Special Permit, was presented by Executive Officer, Tatsuo Fujimoto. (See memo on file)

Commissioner Carras moved to approve the Special Permit as recommended in the staff report. The motion was seconded by Commissioner Yamamura and passed.

MISCELLANEOUS

EXTENSION OF TIME CONDITION BY OCEANVIEW INVESTMENT CO., INC. (SP72-132) TO EXTEND THE SEPTEMBER 20, 1974 DEADLINE FOR CONSTRUCTION OF A SERVICE STATION AND WAREHOUSE IN THE HAWAIIAN OCEAN VIEW RANCHOS SUBDIVISION.

Mr. Tatsuo Fujimoto, Executive Officer, presented the staff memorandum recommending the one-year extension to September 21, 1975. (See memo on file)

It was moved by Commissioner Oura and seconded by Commissioner Yanai to approve the time extension as recommended by staff. The motion was carried.

Since there was no further business, the meeting was adjourned.

STATE OF HAWAII
LAND USE COMMISSION

MEMORANDUM

July 18, 1974
10:00 a.m.

TO: Land Use Commission

FROM: Staff

SUBJECT: SP74-179 - ROBERT AITKEN

Mr. and Mrs. Robert Aitken have submitted a special permit request to allow an existing structure situated in the Agricultural District at Kaupakalua, Makawao, Maui, to be used for a Zen Buddhist training center. The property is described as Tax Map Key 2-7-13: 51, comprises a total of 7.2 acres, and is owned by the petitioner.

The subject property is located on the south side of the Kaupakalua-Ulumalu Road and approximately 1.5 miles mauka of the Hana Highway. The nearest Urban District at Pauwela is about 2 miles away to the northwest. Land uses in the surrounding Agricultural District include pastures, pineapple fields, and scattered farm dwellings. A large 6-bedroom residential structure able to accommodate 12 persons is located on the flat portion of the 7-acre site. The west boundary of the property comprises the steep sides of Opaepilau Gulch and is densely wooded. Land Study Bureau rating indicates that the level areas are fair, or "C" for overall agricultural use, while the steep areas are very poorly suited for agricultural pursuits because of the slope.

The petitioner proposes to relocate the present training center situated about 1 mile away at Peahi to the site under consideration as it will afford "a larger land area, a roomier house and protection from possible encroachment from nearby developments." The present limit of 12 regular residents at the Peahi training center will be maintained at the new center. Further, the petitioner agrees to relinquish the special use permit approved by the Land Use Commission on March 5, 1971 for the Peahi site.

According to the petitioner, the Maui Zendo is one of 2 centers of the Diamond Sangha, and member of the Sanbo Kyodan sect of Zen Buddhism, which is headquartered in Kamakura, Japan. Established in July 1969, the Maui Zendo is a non-profit religious organization incorporated under Hawaii Laws. A program of meditation and gardening is maintained. The schedule calls for rising before 5:00 a.m. each day except Thursday, and includes a program of religious training involving interviews, dialogue and meditation

interspersed with work in the house and garden and meal periods. Many young immigrants from the mainland who were in need of counseling and rest have benefited from the Zendo program in the past. In addition to the 12 resident members, there are presently over 25 community members who participate in the program, although not on a regularly scheduled basis. The present program includes the operation of a Department of Social Services accredited nursery school which serves 29 children between 2 to 5 years of age. In addition, it operates a non-profit cooperative and periodically publishes a newsletter.

A petition signed by the 12 resident members and 23 community members of the Maui Zendo urging approval of this request was submitted.

COUNTY RECOMMENDATION

At its meeting on June 12, 1974, the Maui Planning Commission voted unanimously to approve the request with the following conditions:

- "1. That the use be limited to only those uses specified in the application and further limited to 12 residents.
- "2. That the use be limited to a two year time limitation subject to further extension should the facts warrant.
- "3. That the present Zendo site be reverted back to those uses permitted within the State Agricultural District.
- "4. That requirements for proper fire protection facilities and parking be met.
- "5. That the permit not be transferrable to subsequent owners or users of the property and/or building.
- "6. That all other State and County requirements be met."

It is noted that the site in question is relatively isolated by steep slopes and vegetation. Further, access is over a private unimproved easement which extends over 1,000 feet from the main road. Past operation of the Maui Zendo at the Peahi chapel site has not posed any significant problems for the State or the County.

Under the conditions established by the County, there will be no unreasonable burdens on public agencies to provide facilities or services; surrounding property will not be adversely affected due to the isolation of the site; and the essential character of the

land will not be substantially altered by the proposed use.

Staff recommends favorable consideration of this request subject to the 6 conditions imposed by the County, with the added stipulation that:

7. Any signs which may be posted shall be subject to the approval of the Maui Planning Director.

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

July 9, 1974

Mr. Robert Aitken
R. R. 1 - Box 220
Haiku, Maui 96708

Dear Mr. Aitken:

The Land Use Commission next meets on July 18, 1974
at 10:00 a.m., in the Council Chambers, County Building,
4396 Rice Street, Lihue, Kauai

At that time the special permit application by Robert Aitken
(SP74-179) to allow an existing
structure to be used for a religious training center
in the Agricultural District at Kaupakulua, 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

July 9, 1974

NOTIFICATION OF BOUNDARY AMENDMENT APPLICATION AND
SPECIAL PERMIT APPLICATIONS

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

A74-375 - County of Kauai (Kalaheo, Koloa, Kauai)

Approximately 21 acres from the Agricultural District to the Urban District at Kalaheo, Kauai, Tax Map Key 2-2-01: portion of 1 for housing; and approximately 3.5 acres from the Agricultural District to the Urban District at Koloa, Kauai, Tax Map Key 2-6-04: portion of 40 for housing.

SP74-176 - Department of Transportation (Lanai)

Special permit request to construct improvements at existing Lanai Airport on approximately 91.3 acres of land in the Agricultural District at Lanai, Hawaii, Tax Map Key 4-9-02: 42.

SP74-177 - Kauai Sei-Cho-No-Ie Temple (Omao, Kauai)

Special permit request to add classrooms to church complex on approximately 1.098 acres of land in the Rural District at Omao, Kauai, Tax Map Key 2-5-01: 3.

SP74-178 - Concrete Industries (Kihei, Maui)

Special permit request to establish a concrete batching plant on approximately 2 acres of land in the Agricultural District at Kihei, Maui, Tax Map Key 3-8-04: portion of 2.

✓ SP74-179 - Robert Aitken (Kaupakulua, Maui)

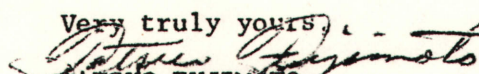
Special permit request to allow an existing structure to be used for a religious training center on approximately 7.2 acres of land in the Agricultural District at Kaupakulua, Maui, Tax Map Key 2-7-13: 51.

The public hearing on the above boundary amendment application and action on the special permits are scheduled for July 18, 1974.*

We would appreciate any written comments for or against the above requests, or you or your agent may appear at the public hearing. If you are planning to testify before the Commission during the public hearing on any of the above requests, we would appreciate a copy of your testimony in writing.

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,


TATSUO FUJIMOTO
Executive Officer

*See enclosed agenda

NOTE: See master file for mailing list.

RECEIVED

JUL 2 1974

State of Hawaii
LAND USE COMMISSION

June 27, 1974

Mr. Guy Moen
Wailuku Townhouse
Suite 109
Wailuku, Hawaii 96793

Dear Mr. Moen:

Re: State Land Use Commission Special Permit,
TMK 2-7-13:51

Per your telephone conversation with Mr. Chang on June 27, 1974, on the question of the transference of the property from Mr. Aitken to Maui Zendo, Inc., we believe that such a transfer would be in accordance with the condition's intent, which is basically to limit approval to Maui Zendo activities. Should there be any intention of transferring the deed to some other person or group, the condition would be valid, and the special permit would thereby be terminated.

Please call me should you have any questions. We would also suggest that you verify this with the staff of the Land Use Commission.

Very truly yours,

HOWARD K. NAKAMURA
Planning Director

cc: Mr. Tatsuo Fujimoto

5913

PLANNING COMMISSION
Yoshikazu Matsui, Chairman
G. Alan Freeland, Vice-Chairman
Louis Hao
Shiro Hokama
Kazuo Kage
George Murashige
Leo Pofo, Jr.
Stanley Goshi, Ex-Officio
Carl Kaiama, Ex-Officio



COUNTY OF MAUI
PLANNING DEPARTMENT

200 S. HIGH STREET
WAILUKU, MAUI, HAWAII 96793

June 19, 1974

Elmer F. Cravalho
Mayor

BOARD OF ADJUSTMENT
& APPEALS
Young Whee Chun, Chairman
George Tamura, Vice-Chairman
William Hong
Norman Muranaka
Herbert Vierra

Howard K. Nakamura
Planning Director

Tosh Ishikawa
Deputy Planning Director

SP74-179

RECEIVED

JUN 21 1974

State of Hawaii
LAND USE COMMISSION

Mr. Tatsuo Fujimoto
Executive Officer
Land Use Commission
P.O. Box 2359
Honolulu, Hawaii 96804

Dear Mr. Fujimoto:

Re: Special Permit request by Mr. & Mrs. Robert Aitken,
TMK 2-7-13:51

The Maui Planning Commission at its meeting of June 12, 1974, unanimously voted to approve the subject request for a State Land Use Commission Special Permit to use an existing structure for a Zen Buddhist training center. In reviewing the matter, questions relative to occupancy and use of the present site were discussed and clarified. Except for the applicant's counsel and members of the Zendo, no one spoke for or against the proposal.

Approval of the Special Permit request was granted with the following conditions:

1. That the use be limited to only those uses specified in the application and further limited to 12 residents.

2. That the use be limited to a two year time limitation subject to further extension should the facts warrant.

3. That the present Zendo site be reverted back to those uses permitted within the State Agricultural District.

4. That requirements for proper fire protection facilities and parking be met.

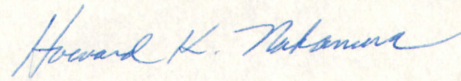
5. That the permit not be transferrable to subsequent owners or users of the property and/or building.

6. That all other State and County requirements be met.

Transmitted for your review and consideration are pertinent data relative to the subject request.

Please contact our office at any time should you have any questions.

Yours very truly,

A handwritten signature in blue ink, reading "Howard K. Nakamura". The signature is fluid and cursive, with the first name "Howard" and last name "Nakamura" clearly legible.

HOWARD K. NAKAMURA
Planning Director

cc Mr. Robert Aitken
cc Mr. Guy Moen

MAUI PLANNING COMMISSION
PUBLIC HEARING
MAY 15, 1974

RECEIVED

JUN 21 1974

State of Hawaii
LAND USE COMMISSION

The public hearing on the following request was called to order by Chairman Yoshikazu Matsui on Wednesday, May 15, 1974, at 1:35 p.m. in the Hearing Room, Room 614, 6th Floor, County Building, Wailuku, Maui.

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

A. PUBLIC HEARING

Mr. Ishikawa read the notice of public hearing which was published in the Maui News on April 25, 1974.

1. ROBERT AITKEN, Executive Director, Maui Zendo of the Diamond Sangha, Inc., requesting approval of a State Land Use Special Permit to use an existing structure as a training center for Maui Zendo. The subject property is located at Kaupakalua, Maui, TMK 2-7-13:51 and contains 7.21 acres.

The letter of application was circulated and recorded as being read.

Mr. Chang explained the request from the staff report, a copy is attached.

Mr. Kage: Who owns the property?

Mr. Chang: The applicant.

Mr. Kage: You mean the Zen Society.

Mr. Chang: Mr. & Mrs. Aitken, as individuals.

A site survey shows that the structure is large enough to house 12 persons. Also patio area, kitchen, facility, garage, etc.

Mr. Ishikawa: There were several rooms to be used as bedrooms.

Mr. Chang: Six rooms, fairly large rooms.

There were no letters of approval or protest as of this date.

The Chair opened the hearing to the public.

Mr. Guy Moen: My name is Guy Moen. I think Bob submitted three letters to the Planning Commission. Letters dated February 27, February 28 and February 11, 1974. Those letters pretty much states the facts behind the application. Basically, the way that the land will be used will be for agricultural purposes. The Zendo activities consist of strictly farming and meditation. They will be developing vegetable garden and orchard.

Mr. Kage: You are speaking in behalf of Mr. Aitken?

Mr. Moen: Yes, he is in Japan until July 1, 1974.

Mr. Kage: Is there a Zen Society on the island of Maui?

Mr. Moen: I believe there are others.

Mr. Kage: According to the letter, Mr. Aitken has the title of Executive Director....

Transcript, 5/15/74
Maui Zendo

Mr. Moen: It is a nonprofit organization. It is incorporated under Hawaii laws....

Mr. Kage: You wouldn't know how many members there are.

Member of the Maui Zendo: There are approximately 30 people including community members.

Mr. Kage: What is the purpose of housing 30 of the residents...is that going to be a training center, sort of a monestary idea. When they get through there, they will be going forth to preach the gospel or are they there just for self enlightenment. I want to know what those 12 people are going to be doing there.

Mr. Moen: I don't believe there is any national activity going on there. They are enlightening themselves.

Mr. Kage: They will be working there. They will not become welfare cases?

Mr. Moen: I don't know. They are just people.

Resident of Maui Zendo: As Mr. Moen indicated, Mr. Aitken is in Japan. He is having personal training with his teacher there. He and his wife spend about four months there. During the time they are gone, we are not on our training schedule without his teaching. This is the time that the people who reside at the Zendo, if they need money will go out and get a job in the community or go back to the Mainland. Somehow earning money to stay for the rest of the time.

Mr. Kage: You are going to be a resident of this particular residence.

Resident of Maui Zendo: No, I live at the Zendo. I will be a resident.

Mr. Moen: Most of the financial support has come from Mr. & Mrs. Aitken. I believe they pay a tuition fee. Community members have also been generous.

Mr. Kage: I know on the Mainland they have a lot of Zen converts. They do work, but to have a training center of this nature on the island of Maui. I just can't see it.

Ms. Debra Graham: I want to say the Zendo activities are not only centered in the actual Maui Zendo. They also sponsor a nursery school. I am a teacher there. This is providing community services for the families. Serve maximum of 30 children. Most of the people who attend school are low income families. This is another part of the Maui Zendo.

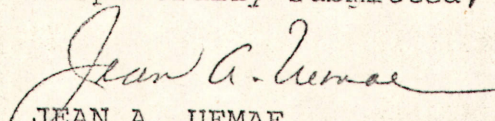
Mr. Matsui commended Maui Zendo for the manner in which the Zendo is operated.

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.

Respectfully submitted,


JEAN A. UEMAE
Private Secretary

June 12, 1974

STAFF REPORT

TO: Maui Planning Commission

FROM: Planning Staff

SUBJECT: Request by Mr. & Mrs. Robert Aitken for a LUC Special Permit to use an existing structure at Kaupakalua, Maui for a Zen Buddhist training center, TMK 2-7-13:51 State Agricultural District

COMMENTS:

1. The public hearing on this request was held by this commission on May 15, 1974. Aside from the applicant's counsel and members of the Zendo, no one spoke for or against the subject request.

2. The proposed training center is located off the east side Kaupakalua Road. A residential structure exists on the subject property. Access to the house is thru an unimproved easement from the road. Aside from the level area where the structure is situated, the property consists of steep slopes and is thickly vegetated. Utilities are available but the water system is inadequate and improvements would be required.

The applicant proposes to utilize the structure for Zendo purposes and revert the present Zendo site back to residential use. A limit of 12 residents would be maintained at the new site. The applicant has also indicated that a parking area will be provided on the lower portion of the property.

3. The subject request meets the following guidelines established by the State Land Use Commission for "unusual and reasonable" uses in Agricultural Districts:

- a. That the desired use would not adversely affect the surrounding property.
- b. That the land upon which the proposed use is sought is unsuited for the uses permitted within the district.
- c. That the proposed use will not substantially alter or change the essential character of the land and present use.

4. No letters of protest or approval have been received as of this date.

RECOMMENDATION:

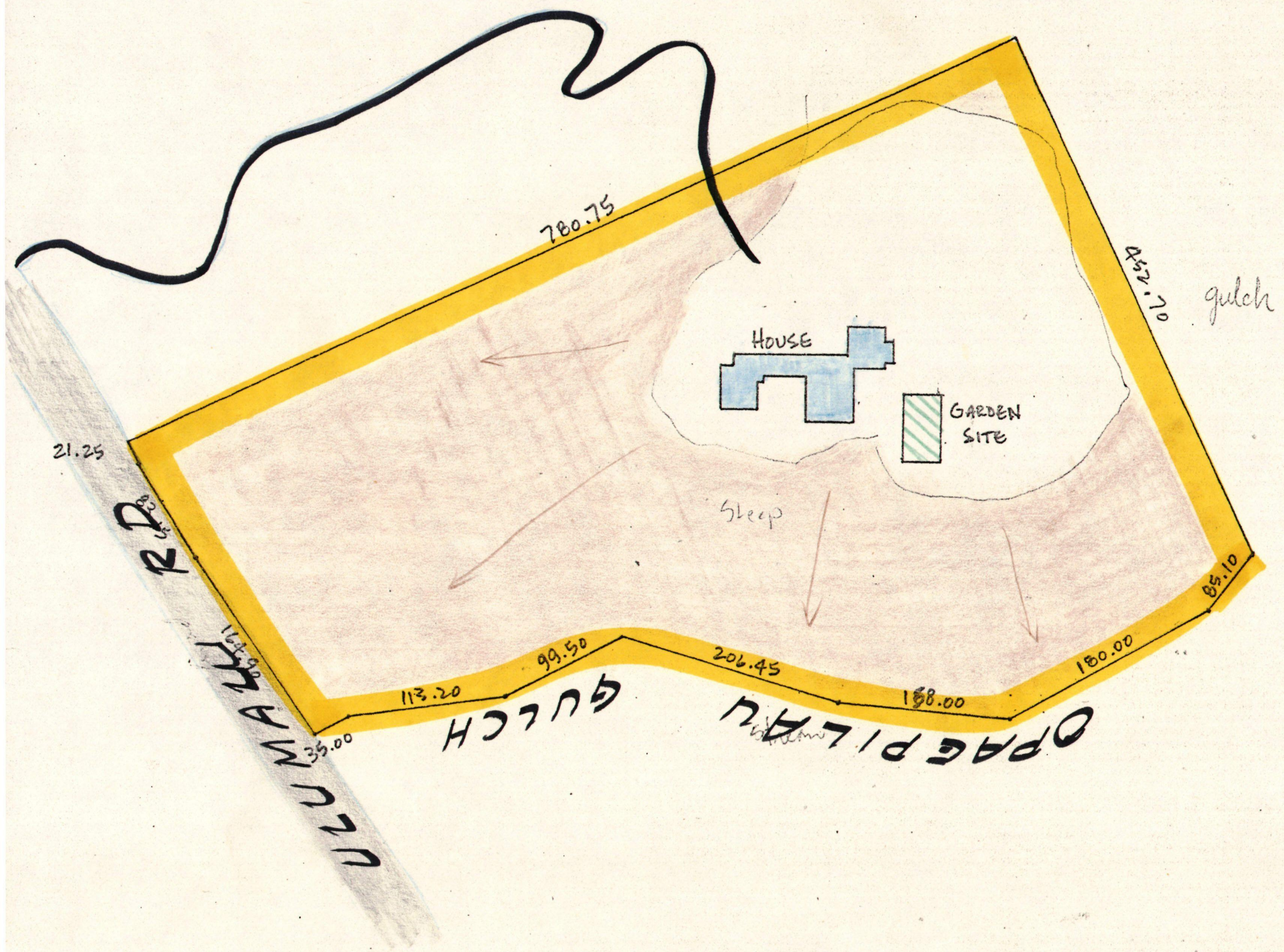
Staff recommends approval of the Special Permit request with the following conditions:

1. That the use be limited to only those uses specified in the application.
2. That the use be limited to a two year limitation subject to further extension should the facts warrant.
3. That the present Zendo site be reverted back to residential use.
4. That requirements for proper fire protection facilities and parking be met.

5. That the permit not be transferrable to subsequent owners or users of the property and/or building.

6. That all other State and County requirements be met.

N ↑



May 15, 1974

STAFF REPORT

TO: Maui Planning Commission

FROM: Planning Staff

SUBJECT: State LUC Special Permit

APPLICANT: Mr. Robert Aitken, Executive Director, Maui Zendo of the
Diamond Sangha, Inc.

LOCATION: Kaupakalua, Maui

TMK: 2-7-13:51

AREA: 7.21 acres

ZONING: State Agricultural District

REQUEST: The applicant requests approval of a Special Permit to use
an existing structure as a training center for Maui Zendo,
a Zen Buddhist Society.

COMMENTS:

1. The subject property is located in Kaupakalua, Maui bordering Kaupakalua Road. Most of the property consists of steep slopes with the exception of a level area on the highest portion of the property (rear). Aside from the level area, the property is heavily overgrown with trees and brush. A stream borders the western property line and crosses Kaupakalua Road.

A residential structure with a garage and a workshop exists on the property. One area on the level portion of the lot has been cleared for gardening. Access to the property is from Kaupakalua Road by way of an unimproved easement through adjacent property on the east side. The applicant has indicated that a parking area will be provided on the lower portion of the property.

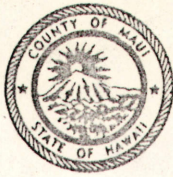
2. Utilities are available in the immediate area. The Dept. of Water Supply, however, indicates that the water system is minimal and therefore, proper fire protection facilities should be provided by the applicant.

3. According to the Land Study Bureau report, soils in the area are classified E indicating very poor suitability for agriculture productivity. These soils are not suited for machine tillability, containing variations in stoniness and slopes. Mean rainfall ranges between 40 to 60 inches a year.

4. The applicant proposes to utilize the subject property for Maui Zendo purposes because of a larger land area, roomier house, and protection from possible encroachment of developments. The present Zendo site will revert back to residential use and become the applicant's residence. The applicant proposes to maintain a limit of 12 residents at the proposed site.

5. The character of the area is basically agricultural. Much of the lands are utilized as grazing pastures. Residential uses also exist in the area. Houses in various stages of condition are scattered throughout the area.

6. No letters of protest have been received. A petition containing 35 signatures of the resident and community members of Maui Zendo has been filed with this application.



DEPARTMENT OF WATER SUPPLY
COUNTY OF MAUI
P. O. BOX 1109
WAILUKU, MAUI, HAWAII 96793

RECEIVED
MAY 9 1974
DEPT. OF PLANNING
COUNTY OF MAUI

May 8, 1974

Mr. Howard Nakamura
Planning Director
Department of Planning
County of Maui
Wailuku, Maui, Hawaii

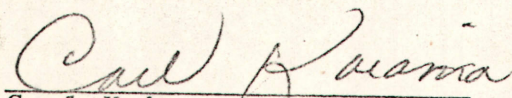
Dear Mr. Nakamura:

Subject: State LUC Special Permit
TMK 2-7-13:51, Kaupakalua, Maui

The water system in the Kaupakalua-Ulumalu area is designed for agricultural use purposes and can support only minimal fire protection. This Special Use Permit is to allow the present house to be used as a training center that may be housing quite a number of people. An establishment of this sort must have fire protection facilities that are generally related to urban or commercial fire protection requirements.

Therefore, the applicant should be required to provide proper fire protection facilities, meeting the requirements of the Fire Department, before allowing this site to be used for the purpose requested.

Aloha,


Carl Kaiama, Director

CK/f

"By Water All Things Find Life"

NOTICE OF PUBLIC HEARING
LUC SPECIAL USE PERMIT

NOTICE IS HEREBY given of a public hearing to be held by the Maui Planning Commission on Wednesday, May 15, 1974 at the County Building, 6th Floor, Room 614, Wailuku, Maui, at 1:30 p.m. or as soon thereafter as those interested may be heard to consider the following request for SPECIAL USE PERMIT under provisions of SECTION 205-6 of the HAWAII REVISED STATUTES:

1. ROBERT AITKEN, Executive Director, Maui Zendo of the Diamond Sangha, Inc. requesting approval of a State Land Use Special permit to use an existing structure as a training center for Maui Zendo. The subject property is located at Kaupakalua, Maui, TMK 2-7-13:51 and contains 7.21 acres.

Information pertaining to the above request is on file in the office of the County of Maui Planning Department, 200 S. High Street, Wailuku, Maui, Hawaii, and is open to the public for inspection during office hours.

All testimony regarding the SPECIAL USE PERMIT should be filed in writing to the Planning Department, County of Maui, 200 S. High Street, Wailuku, Maui 96793, before the date of the Hearing or presented in person at the time of the hearing.

MAUI PLANNING DEPARTMENT
By Howard K. Nakamura
County Planning Director

(MN--4/25/74)

Diamond Sangha

A ZEN BUDDHIST SOCIETY

MAUI ZENDO
R. R. 1, Box 702
Haiku, Hawaii 96708

27 February 1974

RECEIVED

FEB 27 1974

DEPT. OF PLANNING
COUNTY OF MAUI

Planning Department
County of Maui
200 High Street
Wailuku, HI 96793

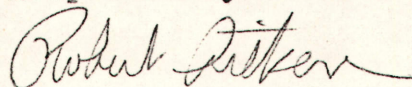
Gentlemen:

We submit herewith an application for a special use permit to conduct a program of Zen Buddhist training at property identified as TMK 2-7-13 : 51, Kaupakalua Road, Maui.

Supporting documents and other relevant materials as follows are enclosed:

- (1) Personal check for \$35.00 covering the public hearing fee.
- (2) Application form for Special Use Permit; three copies.
- (3) Descriptions and Statements.
 - (a) Description of the Property
 - (b) Description of the Maui Zendo Program
 - (c) List of Contact People
- (4) Daily, Weekly and Monthly Schedules of the Maui Zendo during the training period, July 1 through February 28.
- (5) Copy of Deed to the property.
- (6) Copy of Easement (for right-of-way road) to Property.
- (7) Plot Plan showing location of present house and future garden.
- (8) Petitions from residential and community members of the Maui Zendo supporting the application.

Respectfully submitted,



Robert Aitken
Executive Director
MAUI ZENDO OF THE DIAMOND SANGHA, INC.

Diamond Sangha

A ZEN BUDDHIST SOCIETY

MAUI ZENDO
R. R. 1, Box 702
Haiku, Hawaii 96708
27 February 1974

DESCRIPTION OF PROPERTY TMK 2-7-13 : 51

The subject property is located near the intersection of Peahi, Ulumalu and Kaupakalua roads, on the Makawao side. It borders the south side of Kaupakalua Road. Property owned by Barbara and Richard Tubman, and by East Maui Irrigation Company lie on the other three sides. It consists of overgrown, level land of perhaps an acre to the north, with the rest in a sharply defined knoll. The present house is situated on the north-west edge of the knoll. Area of the property is 7.21 acres. A legal right of way leads from Kaupakalua Road through the Tubman land to the subject property.

DESCRIPTION OF THE MAUI ZENDO

The Maui Zendo is one of two centers of the Diamond Sangha, the other being the Koko An Zendo of the Diamond Sangha, located at 2119 Kaloa Way, Honolulu HI 96822. The two centers are organizational members of the Sanbo Kyodan sect of Zen Buddhism, which has headquarters at 1-6-5 Hase, Kamakura, Japan. The Diamond Sangha was organized by Anne and Robert Aitken in October, 1959, and is listed by Internal Revenue Service as a non-profit, religious organization. The Maui Zendo is likewise a non-profit, religious organization, and in addition it is incorporated under the laws of the State of Hawaii as such.

After its establishment in July, 1969, at R.R. 1, Box 220, Haiku, Maui, HI 96822, the Maui Zendo maintained an ongoing program of meditation and gardening, which in many ways also served as a social welfare program for young immigrants from the Mainland. We maintained our limit of 12 residents except at special times of brief retreats, but we were able to befriend and assist hundreds of young people who were in need of counseling and rest. As time went on, fewer such young people came to Maui, and we settled into a more conventional pattern of religious training. Today we take in overnight visitors only once or twice a month.

Over the years, many people have moved from the Maui Zendo and

settled nearby, and we have 25 or more community members who farm, work at regular jobs, or attend Maui Community College. These community members come to the Maui Zendo once a month or oftener, some as often as twice a week, for meditation meetings and Zendo workdays.

The Maui Zendo also conducts a nursery school as part of its program. This school is accredited with DSS, and operates as a non-profit cooperative at the Peahi Chapel, also on Kaupakalua Road. Known as the Peahi Nursery School, it serves 29 students between two and five years of age, and is directed and operated by Maui Zendo members.

The Maui Zendo is part of an informal network of Zen training centers in the United States, and is listed in various directories of meditation groups in the US and Europe. We have a close affiliation with the Los Angeles Zen Center, 927 So. Normandie Ave., Los Angeles CA 90006. We publish a newsletter in cooperation with the Koko An Zendo periodically, with a mailing list of some 600 in all parts of the world. In Japan we are well known, and we frequently entertain distinguished Buddhist dignitaries who pass through our State.

Note on schedules enclosed that we rise before 5:00 AM each morning except Thursday, and that we maintain a rigorous program of 10 hours per day, except Wednesday, of meditation and work. The meditation is directed, and is reinforced by frequent one-to-one interviews with Mr. Aitken as teacher. Mr. Aitken's status is that of apprentice master, with work accomplished here reviewed by our teacher, Yamada Koun Roshi of the Sanbo Kyodan on his annual visits. Mr. and Mrs. Aitken train intensively with this teacher on extended visits to Japan, and Mr. Aitken expects to be independent as a master within a short time, after an active study of Zen for more than 25 years.

LIST OF CONTACT PERSONS

- (1) Regarding this application: Guy Moen, Esq., Wailuku Townhouse Building, Wailuku, HI 96793. Phone: 244-9168.
- (2) At the Aitken residence: Mr. Nelson Foster, R.R. 1, Box 220, Haiku, HI 96708. Phone: 572-9513
- (3) At the future Maui Zendo: Mr. Stephen Gockley, R.R. 1, Box 702, Haiku, HI 96708. Phone: 572-8163
- (4) Mr. Aitken in Japan (until July 1, 1974): Robert Aitken, Sasame Apato 204, Sasame 10-15, Kamakura 248, Japan.

MAUI ZENDO SCHEDULE July 1 to February 28
only

Daily except Sunday, Wednesday,
and Thursday

Wednesday Only

4:50 AM Wake-up Bell

4:50 AM Wake-up Bell

Kaihan 5:00

5:00

Kaihan

5:10 Zazen

5:10 Zazen

6:05 Study Period

6:05 Clean-up

6:35 Breakfast

6:35 Breakfast

7:00 House Meeting

7:00 House Meeting

7:30 Clean-up, Work

Free day after the meeting.

9:30 Juice Break
Work resumes

Thursday Only

10:50 Warning Bell

7:00 AM Warning: kaihan

Kaihan 11:00

7:10 Breakfast

11:10 Zazen

7:30 Discussion Meeting

11:50 Break

After the meeting, the schedule runs as usual, except that the juice break is omitted. The afternoon work period is devoted to special clean-up.

12:00 Dinner

1:00 PM Bell: Work resumes

2:55 Warning Bell

3:00 Work ends
Juice Break

Sunday Only

Kaihan 4:25

Sunday is given over to one day sesshin. See special sesshin schedule.

4:35 Zazen

5:00 Break

5:10 Supper

Break

Kaihan 6:50

7:00 Zazen

9:00 Four Vows

Lights Out

Retreats
July 1 - Feb 28
only

MAUI ZENDO SCHEDULES for ONE & TWO DAY SESSHIN

One Day Sesshin:

4:30 AM	Wake-up Bell	
4:35	Kaihan	
4:45	Zazen	
5:15	Zazen	} 1 hour of interviews
5:45	Zazen	
6:10	Breakfast	
6:35	Clean-up	
	Break	
7:50	Kaihan	
8:00	Sutras	
8:30	Zazen	
9:00	Zazen	
9:30	Talk	
10:30	Zazen	
11:00	Zazen	} 1 hour of interviews for those who did not stay overnight
11:30	Zazen	
12:00	Dinner	
	Break	
1:20 PM	Kaihan	
1:30	Zazen	
2:00	Zazen	
2:30	Zazen	} Interviews for all who wish them.
3:00	Zazen	
3:30	Zazen	
4:00	Conclusion, Tea	

Two Day Sesshin:

The schedule for the 1st of the 2 days is as shown at left, with the addition of afternoon and evening hours as follows:

3:00 PM	Zazen	} Interviews for all who wish them.
3:30	Zazen	
4:00	Zazen	
4:30	Shōdōka	
5:00	Supper	
	Break	
6:50	Kaihan	
7:00	Zazen	
7:30	Zazen	
8:00	Zazen	
8:30	Zazen	
9:00	Four Vows	
	Lights Out	

The schedule for the 2nd day is exactly as given at left -- no additional hours.

NOTE: Anyone wishing to stay at the Zendo on the night preceding a day of sesshin is invited to do so. In order that we be able to make the necessary arrangements, however, it is vital that such plans be made with us at least one and preferably two or more days in advance.

Note: Koan interviews are primarily for students working on koans beyond Mu.

SUNDAY	MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SATURDAY
30 Vacation	31	1	2 Program Resumes 6:30 PM: Reg. Interviews & Zazen	3 6:30 PM: Outing to hear Omori Roshi	4 Aitken to Honolulu 7 PM: Zazen	5 7PM: Zazen
6 4:45 am: Sesshin	7 7 PM: Zazen	8 7 PM: Zazen	9 DAY OFF	10 7 PM: Zazen	11 Aitken returns 7 PM: Zazen	12 7 PM: Special Interviews & Zazen
13 4:45 am: Sesshin	14 7 PM: Special Interviews & Zazen	15 6:30 PM: Zazen 7:30 PM: Tea, Informal Ques- tions & Dialogue	16 DAY OFF	17 6:30 PM: Reg. Interviews & Zazen	18 7 PM: Special Interviews & Zazen	19 4:45 am: Sesshin
20 4:45 am: Sesshin	21 7 PM: Special Interviews & Zazen	22 6:30 PM: Zazen 7:30 PM: Tea, Informal Ques- tions & Dialogue	23 DAY OFF	24 6:30 PM: Reg. Interviews & Zazen	25 7 PM: Zazen	26 7 PM: Special Interviews & Zazen
27 4:45 am: Sesshin	28 7 PM: Special Interviews & Zazen	29 Vacation	30	31	1 Aitken to Honolulu 7 PM: Zazen	2 Community Workday 7 PM: Zazen

WE, THE RESIDENT MEMBERS OF THE MAUI ZENDO OF THE DIAMOND SANGHA, INC.,
RESPECTFULLY PETITION THE MAUI COUNTY PLANNING DEPARTMENT AND THE STATE
LAND USE COMMISSION FOR A SPECIAL USE PERMIT FOR US TO CONDUCT OUR
PROGRAM OF ZEN BUDDHIST TRAINING AND AGRICULTURAL PROJECTS ON PROPERTY
RECENTLY ACQUIRED, IDENTIFIED TMK 2-7-13:51, NEAR OUR OLD CENTER. THIS
PERMIT AND OUR MOVE TO THE NEW CENTER WILL GIVE US PRIVACY AS THE COMMUNITY
DEVELOPS AROUND US, AND WILL ASSURE THE COMMUNITY OF CONTINUED PROTECTION
FROM ANY POSSIBLE DISTRACTION FROM OUR PROGRAM.

Name:

Date:

- | | |
|-----------------------|---------|
| 1. Stephen Gribble | 2-25-74 |
| 2. William Sledge | 2-25-74 |
| 3. Barbara Spalding | 2-25-74 |
| 4. Joseph H. Moore IV | 2-25-74 |
| 5. Kitamaru Keane | 2-25-74 |
| 6. Arlene Cohen | 2-25-74 |
| 7. Bruce A. Davidson | 2-25-74 |
| 8. Heather James | 2-25-74 |
| 9. Teresa Vast | 2-25-74 |
| 10. Bill Barger | 2-25-74 |
| 11. Gary Angel | 2-25-74 |
| 12. Edie Miller | 2-25-74 |

WE, THE COMMUNITY MEMBERS OF THE MAUI ZENDO OF THE DIAMOND SANGHA, INC., RESPECTFULLY PETITION THE MAUI COUNTY PLANNING DEPARTMENT AND THE STATE LAND USE COMMISSION FOR A SPECIAL USE PERMIT FOR US TO CONDUCT OUR PROGRAM OF ZEN BUDDHIST TRAINING AND AGRICULTURAL PROJECTS ON PROPERTY RECENTLY ACQUIRED, IDENTIFIED TMK 2-7-13:51, NEAR OUR OLD CENTER. THIS PERMIT AND OUR MOVE TO THE NEW CENTER WILL GIVE US PRIVACY AS THE COMMUNITY DEVELOPS ABOUT US, AND WILL ASSURE THE COMMUNITY OF CONTINUED PROTECTION FROM ANY POSSIBLE DISTRACTION FROM OUR PROGRAM.

<u>Name:</u>	<u>Address:</u>	<u>Date:</u>
1. Donald Fiddell	RR1 Box 624 Haiku	25 February '74
2. Robert Aitken	RR1 Box 220 Haiku	26 " "
3. Anne Aitken	RR1, Box 220 Haiku	26 Feb '74
4. Debra Grayson	RR1 Box 21-E Makawao	26 Feb. '74
5. Nelson M Jenkins	RR1 Box 673 Haiku	26 Feb 74
6. Lucille R Jenkins	RR1 Box 673 Haiku	26 Feb 74
7. Gail Pickholz	RR1 Box 688 Haiku	26 Feb. 1974
8. Nelson Jost	RR1, Box 21-E Makawao	26 Feb. 1974
9. B. Ray	P.O. Box 876 PAIA	26 Feb 1974
10. Sylvia C. C.	P.O. Box 479, Paia	26 Feb 1974
11. Christopher Nilsen	RR1, Box 38, Haiku	26 Feb 1974
12. Patrick Estivarez	P.O. Box 357 Haiku	Feb 26, 1974
13. Alice Rosen	RR1 Box 315 Haiku	Feb 26, 1974
14. Tom Allard	P.O. Box 522 Haiku	Feb 26, 1974
15. George Brigham	P.O. Box 702 Haiku	Feb. 26, 1974
16. Larry Winer	E. KUIAHA RD.	FEB. 26 1974
17. Shih-Ling Hu	E Kuiaha Rd	Feb 27 1974
18. Mary Westcott	Box 485 Haiku	Feb 27 '74
19. Darius Kennedy	Box 620 Haiku	Feb 27 - 74
20. Masako Westcott	Box 485 Haiku	2-27-74
21. Margaret Nielsen	Box 38 RR1 Haiku	2-27-74
22. Vicki Morein	Box 38 R.R.1 Haiku	2-27-74

WE, THE COMMUNITY MEMBERS OF THE MAUI ZENDO OF THE DIAMOND SANGHA, INC.,
RESPECTFULLY PETITION THE MAUI COUNTY PLANNING DEPARTMENT AND THE STATE
LAND USE COMMISSION FOR A SPECIAL USE PERMIT FOR US TO CONDUCT OUR
PROGRAM OF ZEN BUDDHIST TRAINING AND AGRICULTURAL PROJECTS ON PROPERTY
RECENTLY ACQUIRED, IDENTIFIED TMK 2-7-13:51, NEAR OUR OLD CENTER. THIS
PERMIT AND OUR MOVE TO THE NEW CENTER WILL GIVE US PRIVACY AS THE COMMUNITY
DEVELOPS ABOUT US, AND WILL ASSURE THE COMMUNITY OF CONTINUED PROTECTION
FROM ANY POSSIBLE DISTRACTION FROM OUR PROGRAM.

<u>Name:</u>	<u>Address:</u>	<u>Date:</u>
23. <i>Steven J. Cogan</i>	<i>Rt 1 Box 38 Hailan</i>	<i>Feb 27</i>
24.		
25.		
26.		
27.		
28.		
29.		
30.		

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

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. 2-7-13 : 51 (2) Lot Area 7.21 acres (3) Location Kaupakalua, Maui
- B. Ownership: (1) Owner's name Anne and Robert Aitken
(2) Lessee's name _____ (3) Unexpired term _____ years
- C. Request: (1) State request briefly and exactly: We apply for a special use permit to conduct a program of Zen Buddhist training on land zoned for agriculture.

RECEIVED

JUN 21 1974

State of Hawaii
LAND USE COMMISSION

- (2) Reasons justifying granting of request: We wish to move our Zen Buddhist program from its present site at R.R. 1, Box 220, Haiku, HI 96708, less than a mile distant to the old Halehaku property, address R.R. 1, Box 702, Haiku. This will allow Mrs. Aitken and myself to use the present site at Box 220 as a residence, and permit the new place to be used exclusively as a Zen training center. A garden will be developed at the new center, and the garden and orchard at the present site will be maintained. The move will give the program a larger land area, a roomier house, and protection from possible encroachment from nearby developments. The present limit of 12 regular residents at the training center will be maintained. We agree to relinquish the special use permit for conducting a religious program at the present site, at Box 220. See attached documents.

- D. Applicant: (1) Name Robert Aitken
(2) Address R.R. 1, Box 220, Haiku HI 96708 (3) Telephone 572-9513
(4) Signature Robert Aitken

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 _____

RECORDATION REQUESTED BY:

AFTER RECORDATION, RETURN TO:

RETURN BY: MAIL () PICKUP ()

Recorded 1/21/74
Certified to be an exact copy of
document filed at Bureau of Con-
veyances, State of Hawaii
Book 9698 Page 196
DOCUMENT NO.
LONG & MELONE ESCROW, LTD.

By *T. H. Nakamoto*

THIS INDENTURE, made this 16th day of January,
1974, by and between HAWAIIAN ISLANDS MISSION of DENBIGH
MISSIONARY FELLOWSHIP, a Hawaii eleemosynary corporation, whose
principal place of business and post office address is Paia,
County of Maui, State of Hawaii, Party of the First Part, here-
inafter referred to as the "GRANTOR", and ROBERT B. AITKEN and
ANNE H. AITKEN, husband and wife, whose place of residence and
post office address is RR 1, Box 220, Haiku, Maui, Hawaii 96708,
Parties of the Second Part, hereinafter referred to as the
"GRANTEES",

W I T N E S S E T H T H A T :

WHEREAS, by and under that certain Agreement of Sale,
made and entered into by the Grantor and Richard Hammond Tubman
and Barbara Wenzel Tubman, husband and wife, dated July 6, 1973,
and recorded in the Bureau of Conveyances of the State of Hawaii
in Liber 9312 on Page 353, the Grantor did agree to sell to the
said Richard Hammond Tubman and Barbara Wenzel Tubman for the
purchase price therein mentioned, the property hereinafter des-
cribed; and

WHEREAS, Richard Hammond Tubman and Barbara Wenzel
Tubman have paid in full to the Grantor the said purchase price
and have fully and faithfully performed and fulfilled all of
the covenants, agreements and conditions contained in the said
Agreement of Sale; and

WHEREAS, by unrecorded instrument dated December 19, 1973, Richard Hammond Tubman and Barbara Wenzel Tubman agreed to sell to the Grantees herein the property hereinafter described; and

WHEREAS, Richard Hammond Tubman and Barbara Wenzel Tubman are desirous that the Grantor herein convey the said property to the Grantees herein;

NOW, THEREFORE, THIS INDENTURE FURTHER WITNESSETH:

That the Grantor, for and in consideration of the full and faithful performance of the said Agreement of Sale, does hereby grant, bargain, sell and convey unto the Grantees, as tenants in common, their respective heirs and assigns, the following described property:

All of that certain parcel of land (portion of Lot 40 of the KUIAHA-KAUPAKULUA HOMESTEADS) being Lot 1, situate at East Kaupakulua, Hamakualoa, Island and County of Maui, State of Hawaii, more particularly described as follows:

Beginning at a concrete monument at the Northerly corner of this lot, on the mauka side of Peahi-Kaupakulua Government Road, the coordinates of said monument being 110.47 feet South and 3,841.79 feet West referred to Government Survey Triangulation Station "KAPUAI" and running:

1. 338° 00' 352.15 feet along Young Wa's Lot to a 3/4 inch pipe;
2. 338° 00' 278.20 feet along same, to a 3/4 inch pipe;
3. 338° 00' 150.40 feet along same to a "+" on rock;
4. 67° 37' 157.20 feet along remaining portion of said Lot 40 to a concrete monument on the Easterly pali of Kolealea Gulch;
5. 67° 37' 295.50 feet along same, down Easterly slope of said Gulch to a 3/4 inch pipe;
6. 129° 54' 85.10 feet along same, along high water mark due to Kolealea stream overflow;
7. 141° 16' 180.00 feet along same, along same;
8. 187° 10' 158.00 feet along same, along same;
9. 212° 58' 206.45 feet along same, along same;

10. 158° 00' 99.50 feet along same, along same;
11. 178° 37' 113.20 feet along same, along same;
12. 146° 39' 35.00 feet along same, along same to the mauka side of said road;
13. 236° 39' 164.90 feet along mauka side of said road;
14. 241° 54' 83.15 feet along same;
15. 251° 10' 21.25 feet along same, to the point of beginning and containing an area of 7.21 acres.

SUBJECT, HOWEVER, to the reservation of all water and water rights appertaining to the above described land excepted therefrom by conveyance of East Maui Irrigation Company, Limited, to Edward J. Smythe, dated March 2, 1934, recorded in Book 1240, Page 1.

Being a portion of the premises that were conveyed to the Grantor by deed of Kazuma Okumura and Shizue Okumura, husband and wife, dated April 27, 1967 and recorded in the Bureau of Conveyances of the State of Hawaii in Liber 5646 on Page 466.

AND the reversions, remainders, rents, issues and profits thereof, and all of the estate, right, title and interest of the Grantor, both at law and in equity, therein and thereto.

TO HAVE AND TO HOLD the same, together with all improvements, rights, easements, privileges and appurtenances thereon and thereunto belonging or appertaining or held and enjoyed therewith, unto the said Grantees, as tenants in common, their respective heirs and assigns; subject, however, as aforesaid.

AND the Grantor, for itself and its successors and assigns, does hereby covenant and agree with the Grantee, that it, the said Grantor, is the owner in fee simple of the above granted premises, and has good right and lawful authority to sell and convey the same as aforesaid; that except as hereinabove mentioned, the said premises are free and clear of all encumbrances; and that it will, and its successors and assigns shall, warrant and defend the same unto the Grantees, their heirs and

assigns, forever, against the lawful claims and demands of all persons whomsoever, except as hereinbefore mentioned.

AND said RICHARD HAMMOND TUBMAN and BARBARA WENZEL TUBMAN, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00), and other good and valuable consideration, to them in hand paid by the Grantees, the receipt whereof is hereby acknowledged, do hereby remise, release and quitclaim all of their respective right, title and interest in and to the property and premises hereinabove described, unto the said Grantees, as tenants in common, their respective heirs and assigns, forever.

IN WITNESS WHEREOF, the Grantor and said RICHARD HAMMOND TUBMAN AND BARBARA WENZEL TUBMAN have caused these presents to be duly executed the day and year first above written.

GRANTOR:

HAWAIIAN ISLANDS MISSION of
DENBIGH MISSIONARY FELLOWSHIP

By

Its

Edward T. Tolson
Director

By

Its

W. W. Wenzel

Approved as to form
UEOKA, VAIL, LUNA

By

Bm

Richard Hammond Tubman

Richard Hammond Tubman

Barbara Wenzel Tubman

Barbara Wenzel Tubman

STATE OF HAWAII)
) SS.
COUNTY OF MAUI)

On this 16th day of January, 1974, before me
appeared Edward Todd and A. L. Blomerley,
to me personally known, who, being by me duly sworn, did say that
they are the Director and Pastor,
respectively, of HAWAIIAN ISLANDS MISSION of DENBIGH MISSIONARY
FELLOWSHIP, a Hawaii eleemosynary corporation, that the seal
affixed to the foregoing instrument is the corporate seal of
said corporation, that the said instrument was signed and sealed
on behalf of said corporation by authority of its Board of
Directors, and the said Edward Todd and
A. L. Blomerley acknowledged the said instrument to
be the free act and deed of said corporation.

Clark H. Nakamoto
Notary Public, Second Judicial
Circuit, State of Hawaii.

My commission expires: July 31, 1977

STATE OF HAWAII)
) SS.
COUNTY OF MAUI)

On this 15th day of January, 1974, before me personally appeared RICHARD HAMMOND TUBMAN ~~and BARBARA WENZEL~~ ^{CHN}
~~TUBMAN~~ ^{NP}, to me known to be the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same as their free act and deed.

Clark H. Nakanishi
Notary Public, Second Judicial
Circuit, State of Hawaii.

My commission expires: July 31, 1977

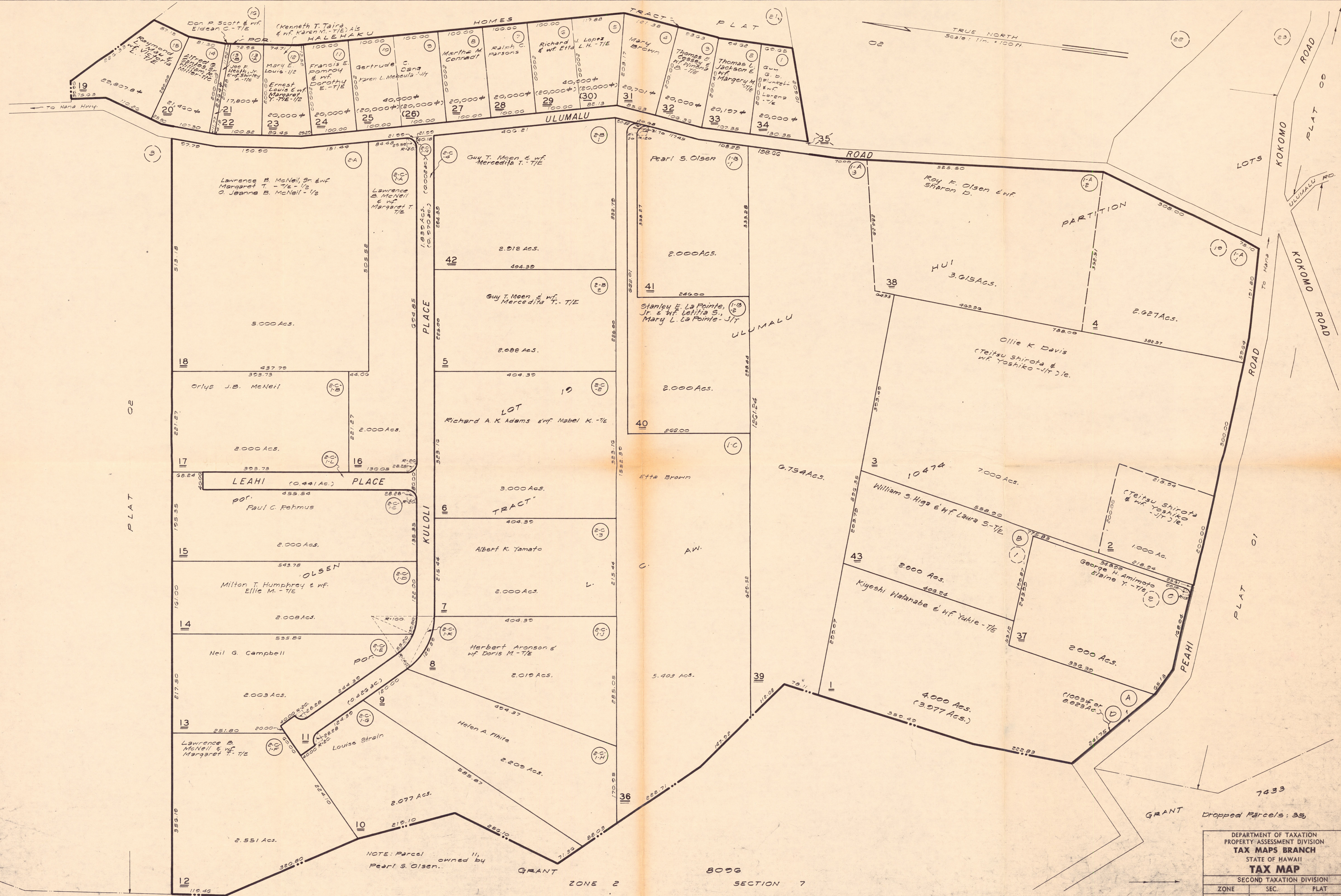
STATE OF MISSOURI)
) SS
COUNTY OF ST. LOUIS)

On this 12th day of January, 1974, before me personally appeared BARBARA WENZEL TUBMAN, to me known to be the person described in and who executed the foregoing instrument, and acknowledged that they executed the same as their free act and deed.

Nathan E. Burns
Notary Public

My commission expires: Sept. 18, 1974

DWG. NO. 5025
SOURCE: T.M.B.
BY: J.T./SY.
DATE: September 16, 1968



GRANT POR. ULUMALU, HAMAKUALOA, MAKAWAO, MAUI. (Formerly por. 2-8-02)

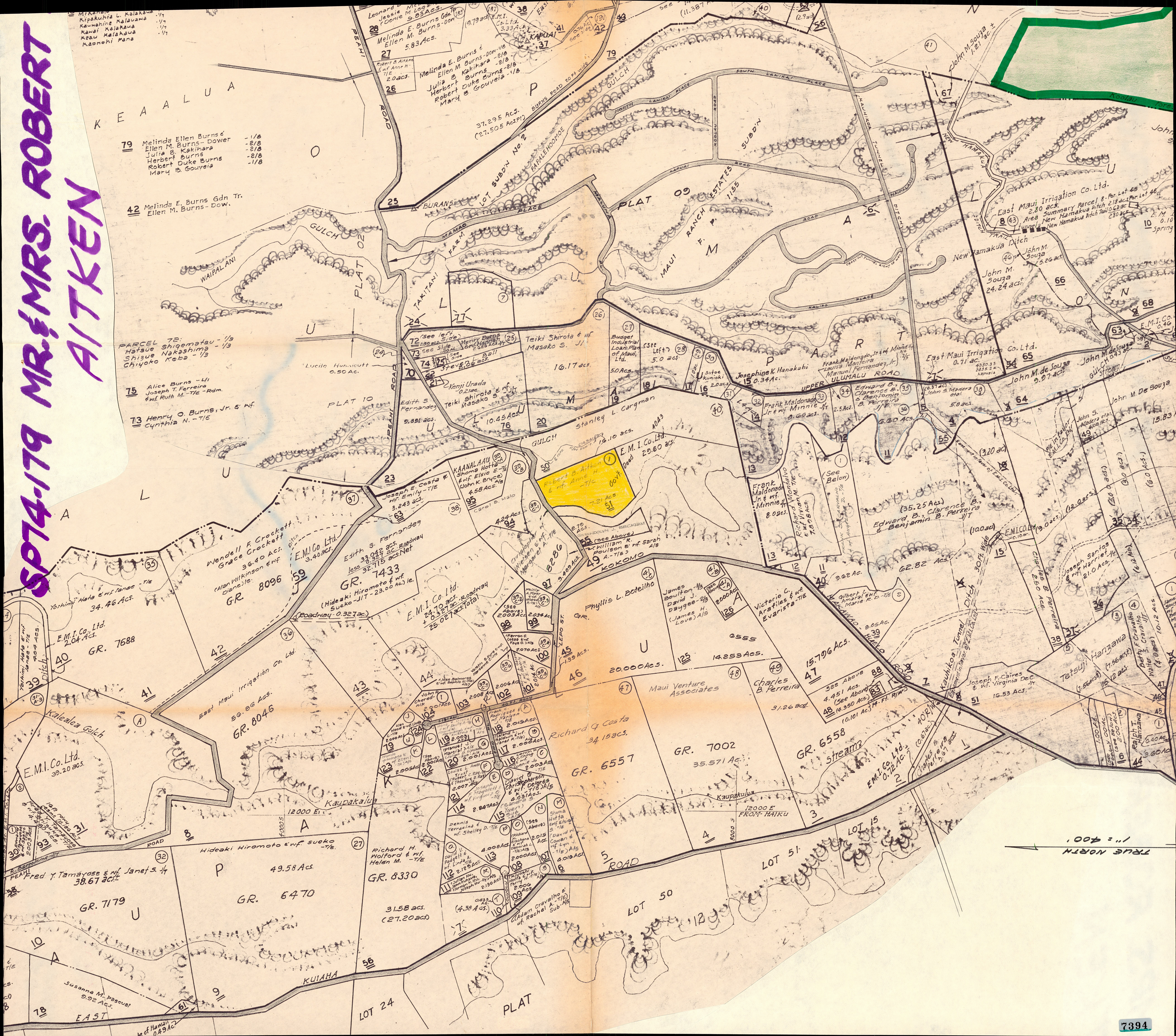
FOR REAL PROPERTY TAXATION PURPOSES
SUBJECT TO CHANGE

DEPARTMENT OF TAXATION
PROPERTY ASSESSMENT DIVISION
TAX MAPS BRANCH
STATE OF HAWAII
TAX MAP
SECOND TAXATION DIVISION

ZONE	SEC.	PLAT
2	8	10

SCALE: 1 IN. = 100 FT.

SP74-179 MR. & MRS. ROBERT AITKEN



MR. & MRS. ROBERT

ALLEN

2-7-13

2-8-2

2-7-14

SP71-92 MAUI ZENDO OF THE DIAMOND SANGHA, INC.

