

Action Specimen
Apr 13 - May 28

SP76-238 - HALEAKALA SCHOOL (Kula, Maui)

State of Hawaii
LAND USE COMMISSION
P. O. Box 2359
Honolulu, Hawaii 96804

May 18, 1976

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

Attention: Mr. Tosh Ishikawa, Planning Director

Gentlemen:

At its meeting on May 12, 1976, the Land Use Commission voted to approve a Special Permit to the Haleakala School (SP76-238) to allow the operation of a private school situated in the State Land Use Rural District located at Kealahou, Kula, Maui, identified by Tax Map Key 2-3-37; 11; subject to the conditions imposed by the Maui Planning Commission and the additional condition that any further extension favorably reviewed by the Maui Planning Commission shall also be subject to favorable review by the Land Use Commission.

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

Very truly yours,

AH SUNG LEONG
Acting Executive Officer

ASL:yk

Encl.

cc: Haleakala School
Dept. of Taxation, Maui
Tax Maps Recorder, Dept. of Taxation
Property Technical Office, Dept. of Taxation
Real Property Tax Assessor, Dept. of Taxation
Dept. of Plan. & Econ. Development
Office of Environmental Quality Control

5/20/76 - mailed ltr w/staff rept.
cc w/staff rept sent to DPED, OEQC
& Petitioner

May 18, 1976

Haleakala School
P. O. Box 20
Wailuku, Maui, Hawaii 96793

Attention: Ms. Wanda R. Maddigan, President,
Board of Trustees

Gentlemen:

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,

Acting Executive Officer

ASL:yk
Encl.

STATE OF HAWAII
LAND USE COMMISSION

Minutes of Meeting

State Office Building
Lihue, Kauai

May 12, 1976 - 9:30 a.m.

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

Approved
JUL 30 1976

COMMISSIONER ABSENT: Tanji Yamamura

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

Ray Russell, Court Reporter

HEARING

A76-411 - MCBRYDE SUGAR COMPANY, LTD.

Pursuant to a notice published in The Garden Island and the Honolulu Star Bulletin on April 7, 1976, and notices sent to all parties, a hearing was called by the Land Use Commission in the matter of the petition by McBryde Sugar Company, Ltd., to amend the land use district boundaries for approximately 103 acres from the Agricultural District into the Urban District at Eleele, Kauai for residential use, Docket No. A76-411.

APPEARANCES

Francis Izumi, Attorney for McBryde Sugar Company, Ltd.

Gilbert Lee, Deputy Attorney General, representing the Department of Planning and Economic Development

The Commissioners were polled as follows:

Ayes: Commissioners Whitesell, Oura, Duke, Carras, Yanai, Sakahashi

Abstain: Chairman Tangen, Commissioner Machado

Absent: Commissioner Yamamura

The motion was carried.

Chairman Tangen and Commissioner Machado rejoined the proceedings at this point.

APPLICATION BY GIRL SCOUT COUNCIL OF THE PACIFIC, INC. (SP76-237) FOR A SPECIAL PERMIT TO CONSTRUCT A BUILDING FOR HEALTH CARE, OFFICE, DINING AND KITCHEN FACILITIES AT THE KILOHANA GIRL SCOUT CAMP AT HAMAKUA, HAWAII

Mr. Leong summarized the staff memo which had been previously distributed to the Commissioners, and pointed to the area on the map.

It was moved by Commissioner Whitesell and seconded by Commissioner Duke that the Special Permit be approved, subject to the conditions imposed by the Hawaii County Planning Commission.

The motion was unanimously carried with the following votes:

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

Absent: Commissioner Yamamura

✓ APPLICATION BY HALEAKALA SCHOOL (SP76-238) FOR A SPECIAL PERMIT TO OPERATE A PRIVATE SCHOOL AT THE FORMER KEALAHOU SCHOOL LOT AT KEALAHOU, KULA, MAUI

A summary of the staff memo was presented by Mr. Leong.

In response to a question raised by Vice Chairman Sakahashi, Mr. Leong advised that under the County's condition #1, it was within the Commission's prerogative to stipulate that further extension of the Special Permit be also subject to favorable review by the Land Use Commission.

Commissioner Duke moved that the Special Permit be approved, subject to the conditions imposed by the Maui Planning Commission and the additional condition that any further extension favorably reviewed by the Maui Planning Commission shall also be subject to favorable review by the Land Use Commission. The motion was seconded by Commissioner Carras and unanimously carried with the following votes:

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

Absent: Commissioner Yamamura

ADOPTION OF MINUTES

It was moved by Vice Chairman Sakahashi, seconded by Commissioner Oura, and unanimously carried to approve the minutes of March 22, 1976 as circulated.

It was moved by Vice Chairman Sakahashi and seconded by Commissioner Machado and unanimously carried to approve the minutes of March 29, 1976 as circulated.

It was moved by Commissioner Whitesell and seconded by Commissioner Yanai and unanimously carried to approve the minutes of March 30, 1976 as circulated.

TENTATIVE SCHEDULE

Mr. Leong suggested that the Commission next meet on the following dates:

June 2, 1976	- Honolulu
August 5, 1976	- Maui
August 23 and 27, 1976	- Kona

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

STATE OF HAWAII
LAND USE COMMISSION

VOTE RECORD

ITEM SP76-238 - HALEAKALA SCHOOL DATE May 12, 1976
 PLACE State Office Building TIME 9:30 a.m.
 Lihue, Kauai

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

Comments: I move that we approve the Special Permit subject to the conditions imposed by the Maui Planning Commission and the additional condition that any further extension favorably reviewed by the Maui Planning Commission shall also be subject to favorable review by the Land Use Commission.

STATE OF HAWAII
LAND USE COMMISSION

MEMORANDUM

May 12, 1976
9:30 a.m.

TO: Land Use Commission

FROM: Staff

SUBJECT: SP76-238 - Haleakala School

On behalf of Haleakala School, Wanda R. Maddigan, the president of the school's Board of Trustees, has submitted a Special Permit request to allow the operation of a private school on 2.4 acres of land situated in the Rural District at Kealahou, Kula, Maui and described as Tax Map Key 2-3-37:11. The property comprises the former Kealahou school site in the vicinity of the Waiakoa Urban District and located between Kula Highway and the Lower Kula Road.

The petitioner has obtained a 65 year lease on the subject property from the State of Hawaii, the landowner. Situated on the property are 9 buildings, 5 of which are presently vacant. The remaining 4 structures are utilized for residential purposes and worker's housing and covered by revocable permits. The permittees will have 2 years to relocate.

Access to the property is from Lower Kula Road. Water, electricity and phone services are available. Sewage disposal in the area is provided by cesspools. The land slopes moderately from the Lower Kula Road to Kula Highway. Two small gulches bound the Waiakoa and Pukalani side of the property. The adjacent area contains approximately 8 homes and a number of vacant lots. Within the nearby Waiakoa Urban District are limited commercial and public facilities as well as residential uses.

According to the petitioner, Haleakala School was established in 1972 and is fully accredited and permanently licensed with the Department of Education. It is a non-profit, non-denominational, unsegregated, and tax exempt corporation directed by a 15 member board of trustees composed of teachers, parents and community members. The school is presently located on the grounds of the Wailuku Union Church at Wailuku and utilizes the "Waldorf method" of instruction. This method "integrates intellectual attainment into a complete human development of head, hands and heart". It is anticipated that the current enrollment of 60 students from nursery to 6th grade and

4 teachers will be expanded to 175 students from nursery to 8th grade with 11 full-time teachers. Since about half of the present students come from the "up country" area, the petitioner feels that there is a need for such a facility in Kula. School hours are from 8:30 a.m. to 2:00 p.m., Mondays through Fridays. The tuition is \$750.00 for the school year and a teacher will be in residence to provide security and assume responsibility.

At the public hearing held by the Maui County Planning Commission, it was indicated that the requirements for the installation of a fire hydrant, improvement of the access, new guardrails for the bridge, provision of a turn-around area, re-roofing of 2 buildings, and re-wiring of the buildings as required by various governmental agencies will be met by the petitioner. Further, it was indicated that fencing will be provided.

COUNTY RECOMMENDATION

On April 7, 1976, the Maui County Planning Commission voted unanimously to recommend approval of the Special Permit since:

- "a. The desired use would not adversely affect the surrounding property.
- b. Such use would not burden public agencies to provide undue services and utility improvements.

Recommendation for approval was made with the following conditions:

1. That the proposed school be initiated within one year of final approval from the Land Use Commission and be limited to a five year period subject to further extension upon favorable review by the Maui Planning Commission.
2. That the permit not be transferrable and that the use be limited to school and school related purposes only. Further that occupancy be allowed for building B, C, D, and any other vacant structures, and that Planning Commission approval be required for use of the other structures presently under a revocable permit.
3. That no new major structures be constructed unless to replace an existing one.
4. That all conditions or requirements of the Department of Water Supply and Division of Land Use and Codes be met. Further that the access road be widen and resurfaced, the bridge be improved to a safe condition, and fences be provided for safety and privacy purposes where necessary.

5. That all other State and County requirements be met.
6. That the admission policy document of Haleakala School be submitted for review and approval by the Maui Planning Commission.

The five year limitation with possibility for extension was imposed in order to afford the Planning Commission and staff the opportunity to review the proposed project relative to conditions set forth in the recommended approval. Additionally, it would allow an overall review of the operations of the school and any potential adverse situations which may arise."

STATE OF HAWAII
LAND USE COMMISSION

May 12, 1976
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MEMORANDUM

TO: Land Use Commission

FROM: Staff

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Access to the property is from Lower Kula Road. Water, electricity and phone services are available. Sewage disposal in the area is provided by cesspools. The land slopes moderately from the Lower Kula Road to Kula Highway. Two small gulches bound the Waiakoa and Pukalani side of the property. The adjacent area contains approximately 8 homes and a number of vacant lots. Within the nearby Waiakoa Urban District are limited commercial and public facilities as well as residential uses.

According to the petitioner, Haleakala School was established in 1972 and is fully accredited and permanently licensed with the Department of Education. It is a non-profit, non-denominational, unsegregated, and tax exempt corporation directed by a 15 member board of trustees composed of teachers, parents and community members. The school is presently located on the grounds of the Wailuku Union Church at Wailuku and utilizes the "Waldorf method" of instruction. This method "integrates intellectual attainment into a complete human development of head, hands and heart". It is anticipated that the current enrollment of 60 students from nursery to 6th grade and

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3. That no new major structures be constructed unless to replace an existing one.
4. That all conditions or requirements of the Department of Water Supply and Division of Land Use and Codes be met. Further that the access road be widen and resurfaced, the bridge be improved to a safe condition, and fences be provided for safety and privacy purposes where necessary.

5. That all other State and County requirements be met.
6. That the admission policy document of Haleakala School be submitted for review and approval by the Maui Planning Commission.

The five year limitation with possibility for extension was imposed in order to afford the Planning Commission and staff the opportunity to review the proposed project relative to conditions set forth in the recommended approval. Additionally, it would allow an overall review of the operations of the school and any potential adverse situations which may arise."

4/28/76 sent to Commissioners
Duke Marsh

STATE OF HAWAII
LAND USE COMMISSION
Suite 1795
Pacific Trade Center
190 S. King Street
Honolulu, Hawaii 96813

April 27, 1976

Mr. Tosh Ishikawa,
Planning Director
Planning Department
County of Maui
200 South High Street
Wailuku, Maui 96793

Dear Mr. Ishikawa:

Enclosed is a Notice of Land Use Commission meeting
and the Agenda for the meeting.

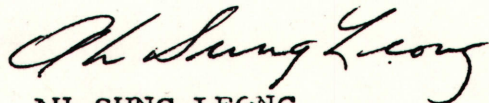
Please note that petition

SP76-238 - Haleakala School

will be Acted on at that time.

Should you have any questions on this matter, please
contact this office.

Very truly yours,



AH SUNG LEONG
Acting Executive Officer

Enclosure - Agenda

STATE OF HAWAII
LAND USE COMMISSION
Suite 1795
Pacific Trade Center
190 S. King Street
Honolulu, Hawaii 96813

April 27, 1976

Ms. Wanda R. Maddigan
President Board of Trustees
Haleakala School
P.O. Box 20
Wailuku, Maui 96793

Dear Ms. Maddigan:

Enclosed is a Notice of Land Use Commission meeting
and the Agenda for the meeting.

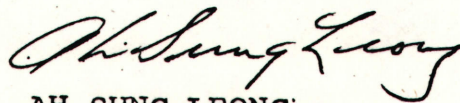
Please note that petition

SP76-238 - Haleakala School

will be acted on at that time.

Should you have any questions on this matter, please
contact this office.

Very truly yours,



AH SUNG LEONG
Acting Executive Officer

Enclosure - Agenda

STATE OF HAWAII
LAND USE COMMISSION

NOTIFICATION OF LAND USE COMMISSION MEETING

DATE, TIME, & PLACE

May 12, 1976 - 9:30 a.m.
State Office Building
Conference Rooms A & B
3060 Eiwa Street
Lihue, Kauai 96766

A G E N D A

I. HEARING

1. A76-411 - McBryde Sugar Company, Ltd.

(To incorporate approximately 103 acres in the vicinity of Eleele School presently in the Agricultural District into the Urban District at Eleele, Kauai for residential use)

II. ACTION ON BOUNDARY CHANGE PETITIONS

1. A75-402 - Amfac Communities, Inc., Hawaii

(To incorporate approximately 34 acres presently in the Agricultural District into the Urban District at Lihue, Kauai for industrial use)

2. A75-408 - Wailua Heights, Inc.

(To incorporate approximately 49.78 acres presently in the Agricultural District into the Rural District at Wailua, Kauai for low density residential-agricultural use)

3. A75-410 - Janet L. Greenblath & Marcia S. Vespoli

(To incorporate approximately 6.45 acres presently in the Rural District into the Urban District at Kalaheo, Kauai for single family residential use)

III. ACTION ON SPECIAL PERMITS

1. SP76-237 - Girl Scout Council of the Pacific, Inc.

(Special Permit request to construct a building for health care, office, dining & kitchen facilities at the Kilohana Girl Scout Camp comprising 6.9 acres situated in the Agricultural District at Kaohe 3rd, Hamakua, Hawaii)

2. SP76-238 - Haleakala School

(Special Permit request to operate a private school at the former Kealahou School Lot comprising 2.4 acres and situated in the Rural District at Kealahou, Kula, Maui)

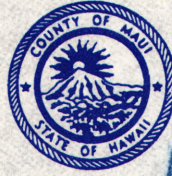
IV. MISCELLANEOUS

1. Adoption of Minutes
2. Meeting Schedule

* A COPY OF THIS AGENDA WAS MAILED TO ALL PERSONS AND ORGANIZATIONS ON THE FOLLOWING MAILING LISTS. 4/27/76 See MAILING LISTS FOLDER.

1. All Islands
2. Hawaii
3. Kauai
4. Maui

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



LAND USE COMMISSION
STATE OF HAWAII
APR 13 11 43 AM '76

SP76-238 7387
Elmer F. Cravalho
Mayor

Tosh Ishikawa
Planning Director

Yoshikazu "Zuke" Matsui
Deputy Planning Director

COUNTY OF MAUI
PLANNING DEPARTMENT

200 S. HIGH STREET
WAILUKU, MAUI, HAWAII 96793

April 8, 1976

Mr. Ah Sung Leong
Land Use Commission
Suite 1795, Pacific Trade Center
190 S. King Street
Honolulu, Hawaii 96813

Dear Mr. Leong:

Re: Request by Wanda R. Maddigan for a Special Permit to
operate a private school at Kealahou, Kula, Maui,
TMK 2-3-37:11

The Maui Planning Commission at its meeting of April 7, 1976, voted
unanimously to recommend approval of the above request for special
permit.

A public hearing on the request was held by the Planning
Commission on March 3, 1976. Aside from the applicant, one adjoining
neighbor expressed concerns over the providing of fences and the
resurfacing of the access road. No letters of protest or approval
have been received.

In reviewing the request the Commission expressed some concern
over the outstanding revocable permit that presently exist for various
structures located on the subject property. According to the
applicant's lease with the State the existing tenants will be allowed
occupancy of structures they now occupy for no less than two years.

The Commission concurred that the request meets the following
LUC Special Permit guidelines:

- a. The desired use would not adversely affect the surrounding
property.
- b. Such use would not burden public agencies to provide undue
services and utility improvements.

They also agreed that the proposed use would not substantially alter the existing character of the area nor would it create any adverse impacts on the environment.

Recommendation for approval was made with the following conditions:

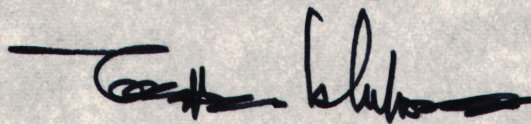
1. That the proposed school be initiated within one year of final approval from the Land Use Commission and be limited to a five year period subject to further extension upon favorable review by the Maui Planning Commission.
2. That the permit not be transferrable and that the use be limited to school and school related purposes only. Further that occupancy be allowed for building B, C, D and any other vacant structures, and that Planning Commission approval be required for use of the other structures presently under a revocable permit.
3. That no new major structures be constructed unless to replace an existing one.
4. That all conditions or requirements of the Department of Water Supply and Division of Land Use and Codes be met. Further that the access road be widen and resurfaced, the bridge be improved to a safe condition, and fences be provided for safety and privacy purposes where necessary.
5. That all other State and County requirements be met.
6. That the admission policy document of Haleakala School be submitted for review and approval by the Maui Planning Commission.

The five year limitation with possibility for extension was imposed in order to afford the Planning Commission and staff the opportunity to review the proposed project relative to conditions set forth in the recommended approval. Additionally, it would allow an overall review of the operations of the school and any potential adverse situations which may arise."

Enclosed for your information and review are the application and other pertinent data.

Should there be any questions, please contact me at any time.

Yours very truly,



TOSH ISHIKAWA
Planning Director

cc Ms. Wanda Maddigan
cc LUCA
cc Water Supply
cc DLNR - Maui

Haleakala School
P.O.Box 20
Wailuku, Maui
Hawaii

RECEIVED

JAN 29 1976

DEPT. OF PLANNING
COUNTY OF MAUI

January 20, 1976

Maui Planning Commission
P.O.Box 1487
Kahului, Maui
Hawaii

Gentlemen:

This letter is in regards to the Application for Special Permit for Haleakala School.

Our school is a Private school fully accredited and permanently licensed with the D.O.E.

The present classes are from Nursery through sixth. We will be expanding our program to include the seventh and eighth grades.

Our enrollement is sixty students and our potential will be approximately one hundred and seventy-five students.

A teacher will be in residence to maintain security and overall responsibility of the school.

Useage of the buildings is as follows:

The 109' x 36' structure will be for five classrooms.

The 36' x 44' structure will house the library and meeting hall.

As the other buildings become available to us they will be used as classrooms, cafeteria and related school purposes.

We would like to start restoration as quickly as possible to allow us to open school this fall.

Thank you very much for your consideration in this matter.

Sincerely,

Wanda R. Maddigan

Wanda R. Maddigan
President Board of Trustees
Haleakala School



STATE OF HAWAII
DEPARTMENT OF EDUCATION
ACCREDITATION AND PRIVATE SCHOOL LICENSING SECTION
1270 QUEEN EMMA STREET, ROOM 1002
HONOLULU, HAWAII 96813

OFFICE OF
INSTRUCTIONAL SERVICES

October 7, 1975

Mrs. Mary Christopher, Principal
Haleakala School
P. O. Box 20
Wailuku, Maui, Hawaii 96793

Dear Mrs. Christopher:

Enclosed is Private School License No. H-145 which authorizes the operation of Haleakala School. Note the conditions of the license and report any changes to this office.

Please post this license in a prominent place at the school.

Sincerely,

A handwritten signature in cursive script, reading "Mildred Shimizu".

MILDRED SHIMIZU
Administrator, Accreditation
and Private School Licensing

MS:ktk

Enclosure

GEORGE R. ARIYOSHI
GOVERNOR OF HAWAII



DIVISIONS:
CONVEYANCES
FISH AND GAME
FORESTRY
LAND MANAGEMENT
STATE PARKS
WATER AND LAND DEVELOPMENT

STATE OF HAWAII
DEPARTMENT OF LAND AND NATURAL RESOURCES

P. O. BOX 1049
WAILUKU, HAWAII 96793

January 12, 1976

Mrs. Wanda R. Maddigan
Haleakala School
P. O. Box 20
Wailuku, Hawaii 96793

Dear Mrs. Maddigan:

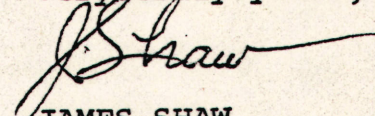
This is in reference to your October 14, 1975 communication to this office requesting a lease to Parcel 11 of Tax Map Key 2-3-37 being the former Kealahou School Lot at Kealahou 3 & 4, Kula, Maui, Hawaii for school purposes.

At its meeting of January 9, 1976 under agenda Item F-13 (copy enclosed), the Board of Land and Natural Resources approved a direct lease covering the above-described parcel to Haleakala School for the foregoing purposes subject to the terms and conditions as contained in the copy of the enclosed agenda.

Accordingly, you will be hearing from us again as soon as the required lease documents have been prepared.

Should you have any questions, please do not hesitate to contact this office.

Very truly yours,


JAMES SHAW
Land Agent

Encl.

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:

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. 2-3-37:11
 (2) Lot Area 2.427 (3) Location Kealahou, Kula, Maui

B. Ownership: (1) Owner's name State of Hawaii
 (2) Lessee's name Haleakala School (3) Unexpired term 65 years

C. Request: (1) State request briefly and exactly: Government land being also the former Kealahou School lot together with improvements thereon, situate at Kealahou, Kula, Maui, Hawaii. Tax Key 22 2-3-37:11 which is zoned Rural District, County of Maui: Interium Zone be given a Special Use Permit for school use.

(2) Reasons justifying granting of request: Holding a 65 year lease, State of Hawaii. There is a need for an alternative school in the upcountry area. (See the enclosed letter from the State of Hawaii)

D. Applicant: (1) Name Haleakala School
 (2) Address P.O. Box 20, Wailuku, Maui (3) Telephone 244-4831
 (4) Signature Wanda R. Maddigan President, Board of Trustees

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

Reasons: _____

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

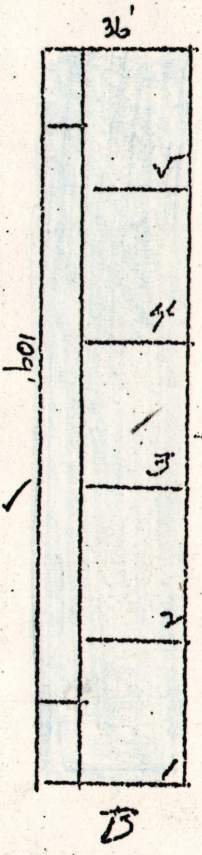
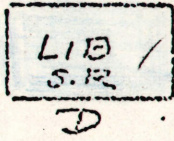
G. Copies to: State LUC ___ Supervisors ___ Applicant ___ Owner & Lessee ___

LAV.

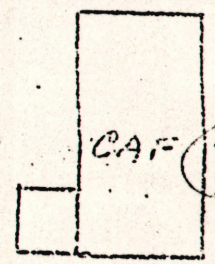
17' x 35' = 595 sq. ft.

ROAD

22' x 36' = 792 ∅

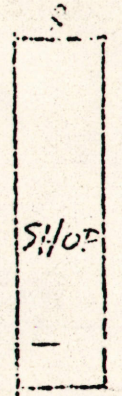


36' x 109' = 3,924 sq. ft.

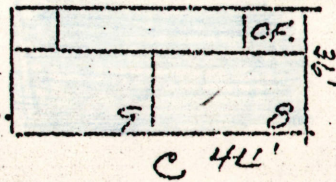


19' x 62' = 1,178 sq. ft.

20' x 60' = 1,200 ∅

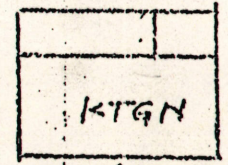


36' x 44' = 1,584 sq. ft.

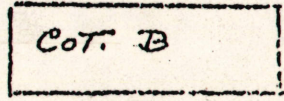


7' x 16' = 112
32' x 40' = 1280
10' x 22' = 220
4' x 37' = 148
1760 sq. ft.

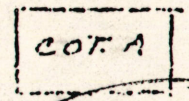
12' x 28' = 336
22' x 36' = 792
1128 sq. ft.



Koya



Boepoe



Cordeiro

HALEKALA SCHOOL
BLDG. B - C - D IMMEDIATE
BLDG. "CAF", "A", "COT. B, COT. A, SHOP LATER
TOTAL 8 BLDG. FOR 65 YR.

KEALANOU SCHOOL

GEORGE R. ARIYOSHI
GOVERNOR OF HAWAII



DIVISIONS
CONVEYANCES
FISH AND GAME
FORESTRY
LAND MANAGEMENT
STATE PARKS
WATER AND LAND DEVELOPMENT

STATE OF HAWAII
DEPARTMENT OF LAND AND NATURAL RESOURCES
P. O. BOX 1049
WAILUKU, HAWAII 96793

January 21, 1976

Mr. Tosh Ishikawa
Department of Planning
County of Maui
Wailuku, Hawaii 96793

Dear Sir:

At its meeting of January 9, 1976 the Board of Land and Natural Resources authorized the direct sale of a sixty-five (65) year lease to Haleakala School, Government land at Kealahou, Kula, Maui, Hawaii, being the former Kealahou School Lot, Tax Map Key 2-3-37:11, together with the buildings located thereon.

Being that the Land Use Zoning is Rural, permission is hereby granted to Haleakala School to apply for a Special Use Permit for school purposes.

Very truly yours,

JAMES SHAW
Land Agent



STATE OF HAWAII

DEPARTMENT OF LAND AND NATURAL RESOURCES
DIVISION OF LAND MANAGEMENT
P. O. BOX 621
HONOLULU, HAWAII 96809

January 9, 1976

Board of Land and
Natural Resources
Honolulu, Hawaii

Gentlemen:

MAUI

DIRECT SALE OF LEASE
TO HALEAKALA SCHOOL

STATUTE: Chapter 171, Hawaii Revised Statutes

APPLICANT: HALEAKALA SCHOOL

FOR: Government land being also the former Kealahou School Lot together with improvements thereon, situate at Kealahou, Kula, Maui, Hawaii, Tax Map Key 2-3-37:11 as shown outlined in blue on the map labeled Land Board Exhibit "A" and appended to the basic file.

STATUS:

1. Buildings A and B covered by Revocable Permit No. 4944 to Mr. Chester Koga for workers' housing facilities.
2. Building C covered by Revocable Permit No. 4211 to Mr. Donald Poepoe for residence purposes.
3. Building D covered by Revocable Permit No. 4723 to Mr. Glenn Cordeiro for residence purposes.

ZONING: State Land Use Commission: Rural District.
County of Maui: Interim zone.

AREA: 2.427 acres, more or less, subject to confirmation by the Survey Division of the Department of Accounting and General Services.

PURPOSE: School purposes

TERM: Sixty-five (65) years

UTILITIES: Electricity, domestic water and telephone

ANNUAL RENTAL: To be determined by independent appraisal, same subject to review and acceptance by the Chairman.

ITEM F-13

REMARKS:

The applicant which is in its fourth year of operation as a fully licensed institution by the Department of Education has requested the subject area for purposes of relocating its operation currently comprising sixty (60) students predominately made up of upland residents from the grounds of the Wailuku Union Church in Wailuku.

It is the intention of the applicant to initially repair and utilize two unoccupied wooden structures on the premises, a 109' x 36' five (5) classroom building and a 36' x 44' classroom and office facility in need of considerable repair work.

The balance of the property described above and covered by Revocable Permit Numbers 4944, 4211 and 4723 will remain undisturbed for at least two (2) years at which time it is expected that the Permittees in question will have made suitable arrangements for relocating themselves from the premises.

Both the Internal Revenue Service and the State Tax Office have accepted the applicant's request for tax exempt status.

RECOMMENDATION: .. That the Board:

- A. Find the area in question to be an economic unit in terms of the use to which the parcel will be put.
- B. Authorize the direct sale of a lease covering the subject area for school purposes under the above-listed terms and conditions, which are by reference incorporated herein and the following terms and conditions:
 1. That the Permittees occupying the subject area under Revocable Permit Numbers 4944, 4211 and 4723 are to be permitted continued undisturbed occupancy of the premises for no less than two (2) years from the date of Board approval.
 2. That the lease shall be subject to rental reopenings at the end of the twentieth (20th), thirtieth (30th), forty-fifth (45th) and fifty-fifth (55th) years of the lease term. The rental for each of the ensuing periods shall be the rental for the immediately preceding period or the

fair market rental at the time of reopening, whichever is the higher. Fair market rental to be determined in the manner prescribed by law.

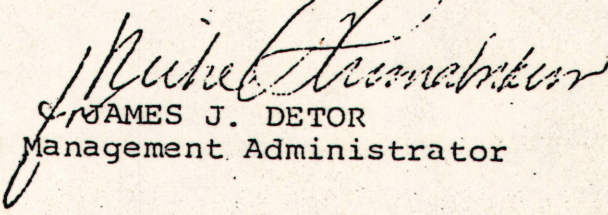
3. That the Lessee shall use the premises for school and school related purposes only for the full term of the lease.
 4. That the Lessee shall submit to the Chairman for review and approval all plans and specifications including plot plans for any future construction on the property.
 5. All building construction shall be in full compliance with laws, rules and regulations of the Federal, State and County governments applicable thereto.
 6. Building setback lines and rules governing parking areas shall be in accordance with ordinances of the County of Maui.
 7. Performance bond in an amount equal to two (2) times the annual rental, to be furnished within thirty (30) days after the date of receipt of the completed lease document.
 8. Such other terms and conditions as may be prescribed by the Chairman.
- C. Pending sale of the lease approve issuance of a revocable permit covering the subject area and improvements to Haleakala School commencing September 1, 1976 subject to such terms and conditions as may be prescribed by the Chairman.
- D. Authorize an immediate right of entry to the premises in question to Haleakala School for repair and rehabilitation work purposes subject to the following terms and conditions:
1. That Haleakala School shall defend, indemnify and hold harmless the State of Hawaii, its political subdivisions and Permittees under Revocable Permit

January 9, 1976

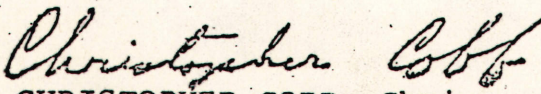
Numbers 4944, 4211 and 4723 against loss, liability, claim or demand for damage or injury, including but not limited to interest in or to claims for property damage, personal injury or death arising out of any activity by Haleakala School, its agents or representatives under this right of entry.

2. Such other terms and conditions as may be prescribed by the Chairman.

Respectfully submitted,


JAMES J. DETOR
Land Management Administrator

APPROVED FOR SUBMITTAL:


CHRISTOPHER COBB, Chairman

AFFIDAVIT OF PUBLICATION

STATE OF HAWAII, }
County of Maui. } ss.

Barbara Y. Iwaishibeing duly sworn
deposes and says, that he is Advertising Clerkof the
Maui Publishing Co., Ltd., publishers of the MAUI NEWS, a newspaper
published in Wailuku, County of Maui, State of Hawaii; that the or-
dered publication as to NOTICE OF PUBLIC HEARING

LUC SPECIAL USE PERMIT

.....
of which the annexed is a true and corrected printed notice, was
published1..... times in the MAUI NEWS, aforesaid, commencing
on the11th..... day ofFeb....., 19.....76, and ending
on the.....day of....., 19....., (both days
inclusive), to-wit: on Feb. 11, 1976

.....
and that affiant is not a party to or in any way interested in the above
entitled matter.

Barbara Y. Iwaishi

Subscribed and sworn to before me this
12 day of Feb. A. D. 1976

[Signature]

Notary Public, Second Judicial
Circuit, State of Hawaii.

My commission expires August 31, 1979.

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, March 3, 1976 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 SPE-
CIAL USE PERMIT under provisions of SECTION
205-6 of the HAWAII REVISE STATUTES:

WANDA R. MADDIGAN, President, Board of
Trustees Haleakala School, requesting approval
of a Land Use Commission Special Permit in
order to operate a private school on property
located in Kula, Maui, TMK 2-3-37:11.

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 dur-
ing office hours.

All testimony regarding the SPECIAL USE PER-
MIT should be filed in writing to the Planning De-
partment, County of Maui, 200 S. High Street, Wai-
luku, Maui 96793, before the date of the Hearing or
presented in person at the time of the hearing.

MAUI PLANNING COMMISSION

By TOSHIO ISHIKAWA
County Planning Director

(MN: Feb. 11, 1976)

RECEIVED

FEB 26 1976

DEPT. OF PLANNING
COUNTY OF MAUI

TO	Planning Department Attention: Mr. Jeff Chang	AT	3rd Floor
SUBJECT	State LUC Special Permit for TMK 2-3-37:11	DATE	2-25-76

We have reviewed the above application and have the following comments:

1. One paved parking space per classroom required.
2. The buildings are in fairly good condition requiring some repairs, except for two buildings that needs to be reroofed.
3. Buildings must be completely rewired and the rewiring must be designed by a registered electrical engineer.

PLEASE REPLY TO →

SIGNED

HULU NAKASONE, Administrator
Land Use & Codes Administration

DATE

SIGNED

COUNTY OF MAUI

Land Use & Codes Administration

Joyce Pass on to Jeff

To: Huloe
 Director
 Administrator
 Engineer
 Sub Division
 Housing & Zoning
From: Medina Date: 3/2/78
Subject: Medina School

For: _____
 Appropriate Attention
 Your Information
 Your Comments
 Your Recommendation
 Your Files
 Please Investigate & Report
 Direct Reply with Copy to _____
 Please Draft Reply
 Please Fulfill Request
 Approval
 Signature
 Please See Me

RECEIVED
MAR 2 1978
DEPT. OF PLANNING
MAIL

Please take requested action on or before _____
and use reply space to indicate action as appropriate.

Comments / Message _____ Comments / Message Date _____

*All rest rooms need new plumbing follow
a recent survey done in
1 - class room water line must be replaced
for sink.*

Please reply on or before _____
Signed Medina

Action _____ Reply / Action Date _____

Signed _____

Reply 3 - File

File No. _____

HALEAKALA SCHOOL * SPRING 1975

General Information

Haleakala School was developed in September 1972 by a group of people who felt the need for an alternative to public school education for their children.

Haleakala School is a non-profit, non-denominational, un-segregated corporation. It is licensed by the Hawaii Department of Education and has been approved by the IRS for tax exempt status.

A fifteen member board of trustees composed of teachers, parents and community members direct business matters. The full-time teachers make decisions relevant to the school's curriculum.

School Hours: 8:30 a.m. - 2 p.m.

Grades: Pre-school to 6th grade
4 - 12 years of age

Location: Wailuku Union Church - Sunday
School facilities.
High Street, Wailuku, Maui, Hawaii

Mailing Address: P.O. Box 20
Wailuku, Hawaii 96793
244-4831

Philosophy

Haleakala School was founded on the agreement that parents and teachers can provide nothing of more lasting value for a child than an education which develops his full human potential. We are one of over 100 schools throughout the world which follow the Waldorf method. This method integrates intellectual attainment into a complete human development of head, hands and heart.

What essentially distinguishes this education is the teacher's recognition of man's spiritual nature and the way that he develops to full and complex adult consciousness gradually through the years of childhood and adolescence. What the little child can learn to do, the elementary school child can learn to understand feelingly, and the adolescent can learn to understand conceptually.

Curriculum

The Main Lesson Idea

In "Waldorf Schools" a broad curriculum planned to achieve a unity of experience as well as balance among the sciences, humanities and the arts, leads the children from year to year through the basic branches of knowledge.

Waldorf school teachers expect lessons to be meaningful encounters with subject matter in a form which could be absorbed profitably by the total child. They regard rapid transitions from one short lesson to another in an unrelated subject as a detriment to the kind of pupil-participation necessary for a true involvement of the student in a discipline of knowledge. It is difficult for children of primary school age to defer enthusiasm from a forty-five minute period in one week to a similar time segment in the next. It is more effective to build a growing sense of discovery from day to day.

It is believed that a rigid time table can create a superficiality towards the content of knowledge. In order to overcome this danger, Waldorf Schools introduce a new feature into the school program. This is the "Main Lesson", a period which occupies the first two hours of each morning. It is devoted to one subject for three, four, or even five weeks at a time.

In such a block, the teacher can concern himself with the form, dynamic, and process of teaching. It is designed to allow sufficient time to create a mood which is not immediately obliterated by the next teacher. It is a medium for extending the concentration span of children.

The theory of Waldorf education suggests that all teaching affects the conscious, the semi-conscious, and the unconscious. It postulates that a thing which is only known by the head is only partly known, and that time is required before a real feeling for a subject takes root in a child. Such time is in part used for the painting of related pictures, for relevant recitations, or little plays. Each morning the teachers purpose is to appeal to the thinking of the children through a lively development of the subject in hand; he then intends to stimulate feeling through poetry, rhythmical movement, or acting; and he finally leads the same subject into an activity of the limbs through writing, drawing, or modeling. Thus, according to the theory, during one lesson he brings about a movement of his theme from head to heart, and from heart to hand.

It is accepted by Waldorf teachers that in order to regulate this inner dynamic with the necessary subtlety and flexibility they must be free to shape their lessons and that they cannot rely on preformulations of subject matter. Visitors notice the infrequent use of textbooks. Readers and supporting exercise material have their place in the

activity portion of the "Main Lesson" but the good Waldorf teacher avoids the formal textbook altogether. The lesson is often a conversation with teacher and children talking together about the world. The textbooks are the books that the children themselves compose with care and artistry.

Waldorf teachers believe that textbook teaching affects the unconscious of the child. Below the threshold of awareness the child participates in a conversation-like process which undermines what is happening on the conscious level. His unconscious reaction can be summed up in the question, "Why should I learn what the teacher himself does not know?" For the "Main Lesson" teacher, the role of free oral communication is therefore a matter of primary importance.

Special Subjects

After the first two hours, the rest of the timetable follows a regular rhythmic pattern.

Spanish, Recorder, cooking are usually scheduled in the late morning hours, Pottery, crafts, physical education and swimming are scheduled for the afternoon hours.

Curriculum Report 74-75

Nursery-Kindergarten.

- 8:30 to 10:00 Indoors - Morning Circle: songs, discussion story presentation.
Work/play: combination of directed projects and open time for blocks, dress-up, coloring, puzzles, weaving etc.
- 10:00 to 10:15 Snack Time - including set-up and clean-up.
- 10:15 to 11:00 Outdoor Play
- 11:00 to 11:30 Games - Tuesday, Thursday and Friday.
Spanish - Monday and Wednesday.
- 11:30 to 12:00 Lunchtime.
- 12:00 to 12:30 Recess.
- 12:30 to 1:15 Rest - Literature
- 1:15 to 1:45 Recess - sandbox, finishing work etc.
- 1:45 to 2:00 Closing Circle.

Directed Activities: Monday - Story-telling / crayoning
Tuesday - Re-telling stories / Drama
Wednesday - Painting
Thursday - Crafts
Friday - Clay

Language Arts / Reading Readiness:

One alphabet letter per week, learning to write it using letter books, making the shape with the body, finding words that begin with it. Asking where do you hear the letter in the word.
Dictating stories, both group and individual.
Making tickets for jobs, reading them once a week when choosing jobs.
Oral recitation - retention and re-telling stories.

Math Readiness:

Attendance - counting forward and backwards, asking more/less how many missing from the group total, asking how many needed to make up to it. Counting during table setting and serving at snack time. Counting with pumpkin seeds, by ones and sets of tens.

Formalities

Admission

Admissions are made via a parent-teacher-student meeting. A pre-application form is available for parents wishing to enroll their children. Each child is accepted with the understanding that he is on probation for one month.

Tuition

Tuition for 1975 is \$750.00 which can be paid in ten monthly payments. Tuition payments are due on the first of each month if not payed on a semester or yearly basis. A reduction in fees may be applied for on request for a second child. There is a registration fee of \$20.00 per family. Tuition and fees are not refundable.

Pupil Reports

Children are grouped into grade levels substantially the same as public school norms require. Reports on progress are made up for each child during the year. A parent conference is held after January and a detailed written report is sent to the parents and entered in the school file at the end of the second semester or at the time of the child's transfer to another school.

Lunch

As facilities are not suitable for providing lunch daily, children bring their own lunches.

Absences

If excessive tardiness or absences or lack of effort substantially inhibit the students growth, he will be held back to the appropriate level of grade work. We recognize that some children may need special help due to behaviour or learning difficulties beyond the normal range. If after consultation with parents, the faculty agrees they are unable to help a child, the parents will be asked to remove the child.

1975-76 SCHOOL CALENDAR

	<u>S</u>	<u>M</u>	<u>T</u>	<u>W</u>	<u>T</u>	<u>F</u>	<u>S</u>
Sept.	7	8	9	10	11	12	13
	14	15	16	17	18	19	20
	21	22	23	24	25	26	27
Oct.	28	29	30	1	2	3	4
	5	6	7	8	9	10	11
	12	13	14	15	16	17	18
	19	20	21	22	23	24	25
Nov.	26	27	28	29	30	31	1
	2	3	4	5	6	7	8
	9	10	11	12	13	14	15
	16	17	18	19	20	21	22
	23	24	25	26	27	28	29
Dec.	30	1	2	3	4	5	6
	7	8	9	10	11	12	13
	14	15	16	17	18	19	20
	21	22	23	24	25	26	27
Jan.	28	29	30	31	1	2	3
	4	5	6	7	8	9	10
	11	12	13	14	15	16	17
	18	19	20	21	22	23	24
Feb.	25	26	27	28	29	30	31
	1	2	3	4	5	6	7
	8	9	10	11	12	13	14
	15	16	17	18	19	20	21
	22	23	24	25	26	27	28
Mar.	29	1	2	3	4	5	6
	7	8	9	10	11	12	13
	14	15	16	17	18	19	20
	21	22	23	24	25	26	27
Apr.	28	29	30	31	1	2	3
	4	5	6	7	8	9	10
	11	12	13	14	15	16	17
	18	19	20	21	22	23	24
May	25	26	27	28	29	30	1
	2	3	4	5	6	7	8
	9	10	11	12	13	14	15
	16	17	18	19	20	21	22
	23	24	25	26	27	28	29
June	30	31	1	2	3	4	5
	6	7	8	9			

WORK YEAR

First Semester: Sept. 3,
1975 to Jan. 23, 1976

Second Semester: Jan. 26,
1976 to June 9, 1976

LEGAL HOLIDAYS

- Labor Day - Sept. 1
- Discoverers' Day - Oct. 13
- Veterans' Day - Oct 27
- Thanksgiving day - Nov. 27
- Christmas Day - Dec. 25
- New Year's Day - Jan. 1
- Presidents' Day - Feb. 16
- Kuhio Day - March 26
- Good Friday - April 16
- Memorial Day - May 31

Department of Education and
Health Department Regulations

Parents,

Please submit the following items for the record of each Haleakala School student:

1. A current school health form signed by your doctor.
2. Children entering school for the first time must present their birth certificate so that an identifying number may be recorded.
3. Release form from previous school.
4. Haleakala School registration form which includes personal data, doctor's phone number for emergency use, notation concerning allergies or health condition his teacher should know, and name and phone of someone to contact in the event of emergency and parent is not available.

There is a new law that requires all children entering school for the first time in Hawaii to have a physical examination, a TB skin test and immunizations (shots) before they start any school, pre-school or day care center. Details are listed below.

If you have a child who will begin school for the first time in the state, you must provide to the school:

1. Medical Examination Including a TB Test. Physical examination and TB test done within 12 months before school entrance are acceptable. The TB skin test must be interpreted by an authorized person.

2. Immunizations as Listed Below:

Diphtheria and Pertussus (Whooping Cough) and Tetanus (Lockjaw)
- DPT.

.....Immunization required for children not immunized previously.

.....Appropriate boosters are required unless specifically contraindicated by your doctor or clinic.

Exception: for children over 6 years of age, only Tetanus and Diphtheria (DT) immunizations are required.

Poliomyelitis

.....Immunizations required for children who have not completed their Polio series.

Rubeola (Measles) and Rubella (German Measles)

.....Required for children age 10 or below who have not been immunized. If your child has been diagnosed by a doctor as having had these diseases, he need not be immunized.

March 1, 1976

STAFF REPORT

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

Applicant: Wanda R. Maddigan for Haleakala School
Location: Kula, Maui
TMK: 2-3-37:11
Area: 2.427 acres
Zoning: LUC Rural District
Request: The request is for a LUC Special Permit to operate a private school on the subject property.

EXISTING CONDITIONS:

1. The subject property is located in the Kealahou section of Kula in the vicinity of the Waiakoa Urban District and is located between Kula Highway and Lower Kula Road. The property was the site of the former Kealahou School.
2. A total of nine structures exist on the subject property. Five of these are vacant and the remaining four are presently covered by a DLNR revocable permit for worker's housing and residential purposes. The buildings generally are in fair condition and in need of some repairs.
3. Access to the property is from Lower Kula Road through a 30' access easement with 10' of pavement. Water, telephone and electrical services are available. No public sewer system exists in the area. The property, however, is sewered through the use of a cesspool.
4. The land slopes moderately from Lower Kula Road to Kula Highway. Two small gulches run alongside the Waiakoa and Pukalani side of the property. Vegetation consists of open grassed areas around the buildings with mature trees scattered throughout the property.
5. The surrounding neighborhood is rural residential in character. Approximately eight homes along with a number of vacant lots exist in the immediate area. Limited commercial activity and additional residential homes occur in the nearby Waiakoa Urban district. Public and quasi-public facilities are present also.

ANALYSIS OF THE REQUEST

1. The request is for a special permit to operate a private school which is presently located in Wailuku Town. As approximately 50 percent of the students now attending the school are from the upcountry area, the applicant feels there is a need for a school in the upcountry area. A potential of 175 students and 11 full time teachers from nursery to eight grade is expected. This will be accomplished, according to the applicant, at a rate of one teacher and 15 students per year. Present enrollment numbers 60 students with four full time teachers. The school has been accredited and licensed by the D.O.E. Normal school hours would be maintained and a \$750.00 tuition would be charged.
2. The 65 year direct lease obtained from the State allows the applicant the use of the subject property and buildings not covered by the three outstanding revocable permits. The use of the buildings now occupied would become available as the permittees relocate. It is expected that this would be accomplished within two years.

3. The adequacy of the existing utilities appear to be sufficient in serving the proposed school. The only exception, as pointed out by the Department of Water Supply is the need for a fire hydrant for fire protection purposes. They recommend that a hydrant be located along Kula Highway where an 18 inch transmission line exists. The existing access driveway is inadequate and in need of some improvements such as widening and resurfacing, and in the case of the bridge, new guard rails are needed. A turnaround area should be provided also.

The Division of Land Use and Codes reports the following comments:

- a. One paved parking space per classroom is required.
- b. The buildings are in fairly good condition requiring some repairs, except for two buildings that needs to be reroofed. (note: The letter does not indicate which buildings are involved).
- c. Buildings must be completely rewired and the rewiring must be designed by a registered electrical engineer.

4. Insofar as the compatibility of the request with the existing neighborhood is concerned, it does not appear that there would be any adverse effects on the residents with the possible exception of those families presently living on the property in terms of relocation, noise and invasion of privacy. Overall, staff feels that the continued use of the property as a school would be beneficial to the children and community in general.

5. With today's increasing focus on the different approaches for the development of our school children it would seem that a school as proposed would be desirable. According to the applicant, Haleakala School provides an alternative educational process for the child. The learning process is conducted on an integrated rather than a fragmented basis with classes generally conducted under the "Waldorf Approach". A method which integrates intellectual attainment into a complete human development of head, hands and heart.

The School has been operating for the past three years and according to Mrs. Maddigan, President of the Board of Trustees, the school is financially capable in undertaking the proposed expansion and costs for improvements.

6. No letters of protest or approval has been received as of this date.

MAUI PLANNING COMMISSION
PUBLIC HEARING
March 3, 1976

The Public Hearing on the following request was called to order by Chairman Leo Polo on Wednesday, March 3, 1976, in the Hearing Room, Room 614, 6th Floor, County Building, Wailuku, Maui.

A. PUBLIC HEARING

1. WANDA R. MADDIGAN, President, Board of Trustees Haleakala School, requesting approval of a Land Use Commission Special Permit in order to operate a private school on property located in Kula, Maui, TMK 2-3-37:11.

Mr. Chang explained the request from the staff report, including the comments received from LUCA.

Mr. Ishikawa: Is the request for the entire parcel or the selected building?-

Mr. Chang: Yes.

Mr. Ishikawa: So until such time as the presently occupied buildings are vacated, the school will be confined to only those buildings that are available now. Did you say that it might be a two year period before all the relocation? That access is an easement situation, it is not part of the parcel?

Mr. Chang: As far as tax basis it is one parcel.

The Chair opened the hearing to the public.

Mr. Matsui: This revocable permit now this has nothing to do with this?

Ms. Maddigan: The point about the revocable permits, we felt that there were families that lived there for quite a while and there is a 30 day time---so we felt that the more time they would have available the better. If they wanted to move out sooner it is up to them. That is what we felt when we put that condition.

Mr. Ishikawa: Do you feel it will be difficult to operate this school separately from the presently occupied buildings, as far as the normal operations of this school.

Ms. Maddigan: They are separated so we can centralize the school towards the front. I talked to the people in the homes and we would keep the children in certain areas.

Mr. Ishikawa: Would you have any objections if the Commission would consider limiting your approval to only those buildings that are presently vacant. Assuming that should the others become vacant you could come in for another special permit.

Mrs. Maddigan: I suppose we would have approximately 4 - 5. Three buildings will be available now. That would be enough to get us going. We were hoping to build a cafeteria. We were hoping to have that building particularly for a cafeteria.

Mr. Ishikawa: The use of the cafeteria building is anticipated to be terminated?

Mrs. Maddigan: I don't know....

Mr. Ishikawa: I think there is some concern inasmuch as some of the buildings are occupied. Under the short term lease or rental we don't want to complicate the approval. In some respect the approval is for a school. Perhaps one of the solution to go is to grant approval for the vacant building and at the time when the occupied buildings are vacated you could come back for another permit approval for those. It might be a workable solution for this. I bring this up because I don't know how this relates to your school operation.

Ms. Maddigan: Well it would be better if we had the building. People will be moving down to Pukalani so we will need the buildings.

Mr. Ishikawa: But ultimately - not at the present time.

Ms. Maddigan: Not at the present time.

Mr. Ishikawa: The staff report does point out to several kinds of improvements that seem to be necessary. Are you aware of these?

Ms. Maddigan: Yes we are.

Mr. Ishikawa: Do you feel it is reasonable? Can you meet these requirements?

Ms. Maddigan: Yes we are now working and getting bids on it...All buildings occupied by farmers. One is empty. He has in the past used it to house his workers. He stores some irrigation equipment. Then the other two cottages are leased by families.

Mr. Ota: I have several questions. First of all, what is the long range plan. According to your testimony I take it that the next seven years you people are going to be using the existing facility. Do you people have anything on the long basis. Obviously you would if you had a 65 year lease on the parcel.

Ms. Maddigan: Our long term plans are to have the grades go from nursery school to 8 grade.

Mr. Ota: The buildings are close to 50 years.

Ms. Maddigan: They are in extremely good condition. I assume if the school fell down we would have to replace it.

Mr. Ota: You don't have any improvement plans worked out.

Ms. Maddigan: We are working out immediately to roof the buildings that are going to be occupied.

Mr. Ota: If you are going to get a school with a 65 year lease then the normal thing would be that you would be using these as temporary quarters and eventually you will put up new buildings on the premises.

Ms. Maddigan: I am sure the buildings when they live their usefulness, this would be our intention.

Mr. Ota: The other thing I would like to mention in passing is that I have always advocated that the old school buildings on this island scattered out - Kaunoa School, Keanae School, etc., I always had a vision that it would be an ideal place for the youth of this State to have cheaper accommodations. It is an ideal distance for a hiker or a guy who would like to ride bicycles... obviously when you people take this Kealahou School we lost another facility to work this plan out. Like I said, it is just a passing comment. I have no objections....I think sometime ago I told the guys the developers are raping the land use there, but he has the right and go ahead and continue the development, because we haven't accepted our Kula General Plan. Looking at the hindsight it has a touch of urban flavor.

Ms. Maddigan: The thing we did like about that is the old buildings. We want to keep the old buildings as they are and only as they fall down or really needed, we will fix it. We want to keep the look of it.

No one else spoke in favor of the request.

Mr. David Darling: I own the parcel immediately below the parcel in question - Never once been contacted about this plan. My interest personally here is it is hard to say whether I am for or against. There is a question I want answered having relation to improvements needed. Over and above improvements in the building. I am wondering if they are going to provide fences....

Ms. Maddigan: It is our intention to put fences.

Mr. Darling:the other item was resurfacing the access road coming in. If that expense can be borne by the school all the better, but it is going to be an expensive job. It will be an asset in the neighborhood.

No one else spoke against the request.

The Chair closed the public hearing on this request.

JEAN A. UEMAE
Private Secretary

April 6, 1976

STAFF REPORT

TO: Maui Planning Commission
FROM: Planning Department Staff
SUBJECT: LUC Special Permit

Applicant: Wanda R. Maddigan for Haleakala School
Location: Kula, Maui
TMK: 2-3-37:11
Area: 2.427 acres
Zoning: LUC Rural District
Request: The request is for approval of a Land Use Commission Special Permit to operate a private school on the subject property.

COMMENTS:

1. A public hearing on the subject request was held by the Commission on March 3, 1976. Aside from the applicant, one adjoining neighbor expressed his concerns over the providing of fences and the resurfacing of the access road. No one else spoke for or against the subject request.
 2. The proposed school site is located in the Kealahou section of Kula. The applicant proposes to operate a private school on the Old Kealahou School site thru a 65 year direct lease from the State which allows for the use of the subject property. With a present enrollment of 60 students and four full time teachers the school expects to expand to 175 students and 10 teachers at a 15 students and one teacher rate per year. Curriculum will range from the nursery level to eight grade. Normal school hours will be maintained and a \$750 tuition will be charged. The school has been accredited and licensed by the Department of Education.
 3. Except for the need of a fire hydrant, the utilities available are adequate for the proposed use. Access is available but in need of widening and resurfacing improvements. The guard rails of the bridge need to be replaced or strengthened. Necessary improvements as required by the Division of Land Use and Codes are required also. At the hearing, the applicant indicated that all requirements will be met.
 4. Relative to the Commission's concern over the outstanding revocable permits involving the possible conflicts with relocation. Staff feels that the matter is properly covered as one of the conditions of the direct lease states that the permittees are to be permitted continued undisturbed occupancy of the premise for no less than two (2) years. This we feel would provide the permittees ample time to relocate and would not create any undue hardships or pressures on them.
 5. The subject request meets the following guidelines established by the State Land Use Commission relative to special permits:
 - a. The desired use would not adversely affect the surrounding property.
 - b. Such use would not burden public agencies to provide undue services and utility improvements.
- In addition, it is the staff's opinion that the proposed use would not substantially alter the existing character of the area nor would it create any adverse impacts on the environment.
6. No letters of protest or approval have been received since the public hearing.

RECOMMENDATION:

Staff recommends approval of the special permit with the following conditions:

1. That the proposed school be initiated within one year of final approval from the Land Use Commission and be limited to a five year period subject to further extension upon favorable review by the Maui Planning Commission.

2. That the permit not be transferable and that the use be limited to school and school related purposes only. Further that occupancy be allowed for building B, C, D and any other vacant structures, and that Planning Commission approval be required for use of the other structures presently under a revocable permit.

3. That no new major structures be constructed unless to replace an existing one.

4. That all conditions or requirements of the Department of Water Supply and Division of Land Use and Codes be met. Further that the access road be widened and resurfaced, the bridge be improved to a safe condition, and fences be provided for safety and privacy purposes where necessary.

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

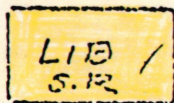
6. That the admission policy document of Haleakala School be submitted for review and approval by the Maui Planning Commission.

LAV.

17' x 35' = 595 sq. ft.

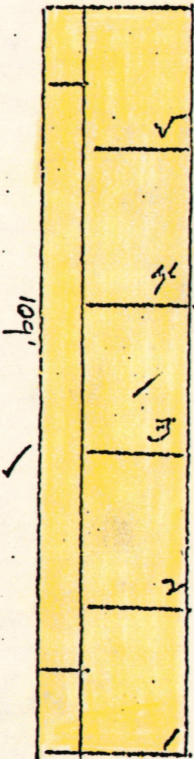
ROAD

22' x 36' = 792 ∅



D

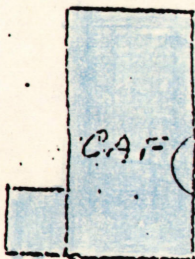
36'



36' x 109' = 3,924 sq. ft.

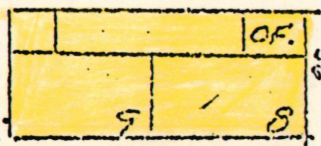
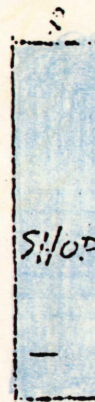
10'

D



19' x 62' = 1,178 sq. ft.

20' x 60' = 1,200 ∅



36' x 44' = 1,584 sq. ft.

C 44'

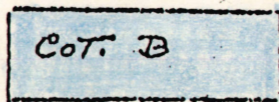
7' x 16' = 112
32' x 40' = 1280
10' x 22' = 220
4' x 37' = 148
1760 sq. ft.

12' x 28' = 336
22' x 36' = 792
1128 sq. ft.

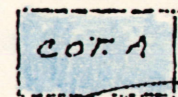


A

Koyu



Paepoe



Cordeiro

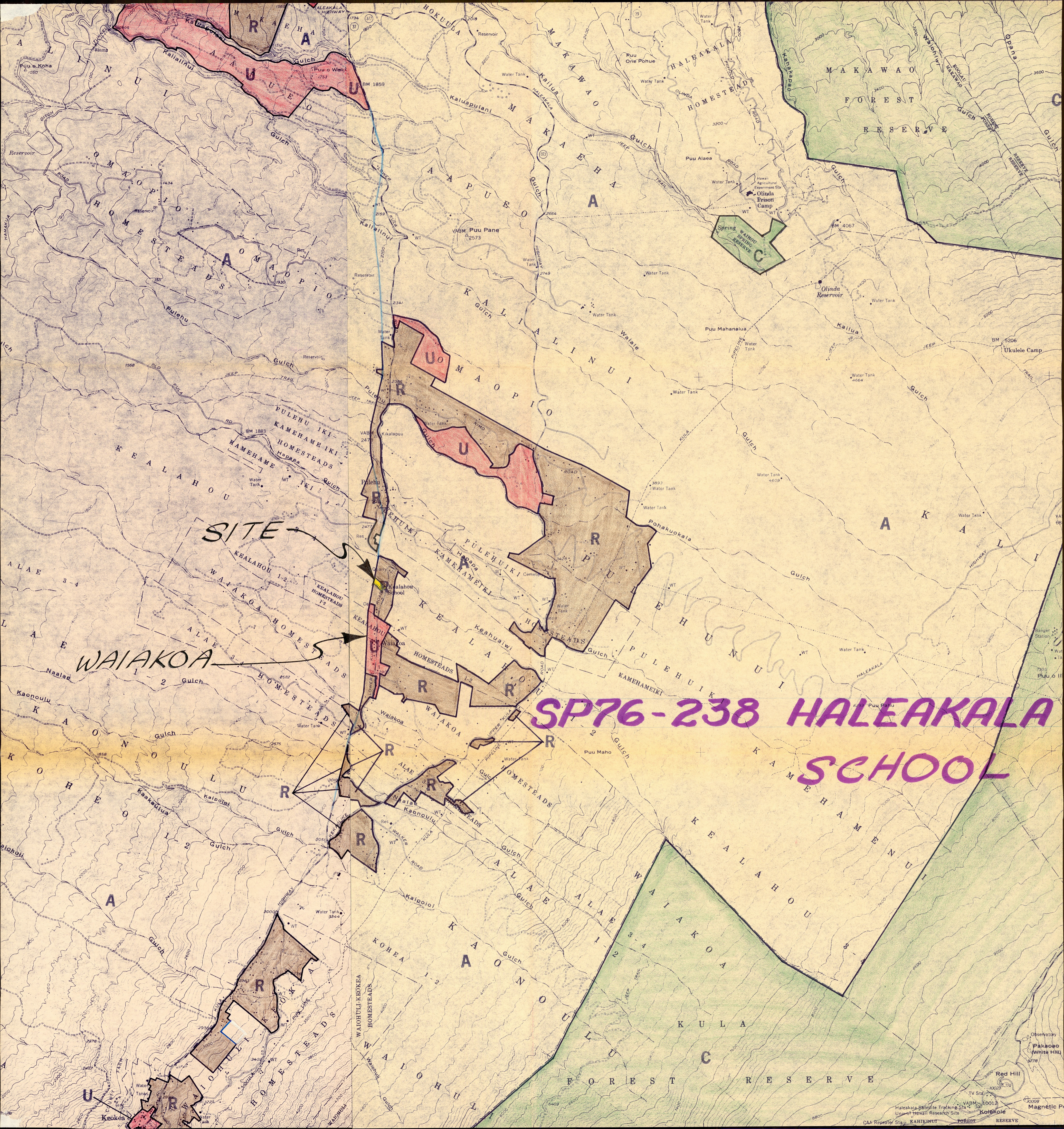
HALEAPALA SCHOOL

BLDG. B - C - D IMMEDIATE = 6,300 #

BLDG. "CAF", "A", "COT. B, COT. A, SHOP LATER = 5,266

TOTAL 8 BLDG. FOR 65 YR. T = 11,566 #

KEALANOU SCHOOL



SITE

WAIAKOA

SP76-238 HALEAKALA SCHOOL