STATE OF HAWAII
LAND USE COMMISSION

426 Queen Street
Honolulu, Hawaii

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FEB 28 1966

State of Hawaii
LAND USE COMMISSION

PETITION FOR AMENDMENT TO THE LAND USE COMMISSION DISTRICT BOUNDARY

(1) (We) hereby request an amendment to the Land Use Commission

District Boundary respecting the County of Maui, Island of Molokai,

map number and/or name Mo-3 _______ to change the district

designation of the following described property from its present classification

in a(n) agricultural district into a(n) urban _______ district.

Description of property:
All that certain piece or parcel of land, being a portion of L.C.
Ave. 7755:1, containing an area of 4.864 acres, situate at Kahanui,
Molokai, Hawaii.

Petitioner's interest in subject property:
The above described property was owned by Sophie Judd Cooke, now deceased, and is part of the Estate of Sophie Judd Cooke, deceased, pending probate.

Petitioner's reason(s) for requesting boundary change: The area sought to be reclassified has been devoted to residential use for many years. It was the desire of Mrs. Cooke to subdivide the area into six lots with areas ranging from 27,313 square feet to 41,356 square feet, as shown on the enclosed map, so that a parcel of the subdivided land can be distributed to each of the six surviving children of Mrs. Cooke.

(1) The petitioner will attach evidence in support of the following statement:
The subject property is needed for a use other than that for which the district in which it is located is classified.

(2) The petitioner will attach evidence in support of either of the following statements (cross out one):

(a) The land is usable and adaptable for the use it is proposed to be classified.

(b) The land is not usable and adaptable for the use it is proposed to be classified.

ESTATE OF SOPHIE JUDD COOKE, deceased.
Signature(s) By Cooke Trust Co., Ltd.

Address: 2121 Main Street
Telephone: 33737
STATE OF HAWAII
LAND USE COMMISSION

Community Center 7:00 P.M.
Kaunakakai, Molokai January 24, 1964

STAFF REPORT

Subject: PARK ENGINEERING, INC. Petition (A(T)63-49) for Amendment to Temporary District Boundary from Agricultural to Urban for TMK 5-2-16: 47, Second Division, situated at Naiwa (Kalae), Molokai, County of Maui

Background

Under Act 205, Section 98H-4, Amendments to district boundaries, the law states: (1) "No change shall be approved unless the petitioner has submitted proof that the area is needed for a use other than that for which the district in which it is situated is classified." and (2) "either of the following requirements has been fulfilled: (a) the petitioner has submitted proof that the land is usable and adaptable for the use it is proposed to be classified, or (b) conditions and trends of development have so changed since the adoption of the present classification, that the proposed classification is reasonable." In support of (1) above, the petitioner has submitted the following statement:

"The subject property is needed for a use other than that for which the district in which it is located is classified."

In support of (2)(a) above, the petitioner has submitted the following statement:

"The land is usable and adaptable for the use it is proposed to be classified."

The Maui Planning & Traffic Commission voted unanimously to recommend approval of the petition on the basis that "the proposed land use boundary of which the County agrees, shows this area as Urban."
The subject parcel lies within a residential subdivision which is contiguous to other subdivided areas in residential use, also. The total subdivided area in general residential use is relatively small, consisting of about 63 lots, ranging in sizes from 0.18 acre (7,770 sq. ft.) to 4.11 acres, and containing a total area of about 45 acres. The smallest lot is vacant and the largest contains 13 single family dwelling units.

There is a total of about 33 single family dwellings about half of which have been constructed in the past 2 to 3 years. The Kalae Lodge, a commercially operated hostelry, is located in the residential subdivisions nearby. There are no other commercial type uses in the area.

A paved state highway, Kamehameha V Highway, extends through most of the subdivided area, and fronts the subject parcel.

The total subdivided areas are serviced by a County water system with an existing capacity of 0.15 mgd. according to the State General Plan. Assuming a consumption rate of 100 gpcd, the existing capacity can provide for 1,500 people. Assuming an average of 4 people per family, there are 33 x 4 or 132 people in the subdivided area, say 150 including some additional residences nearby. The existing source appears sufficient for an increase in population in this area.

Telephone and electric power are currently supplied to this area and can easily take on additional loads. An elementary and high school are located 3½ miles away along the paved highway. The elementary school is to be relocated a mile closer to this area in the immediate future. The high school is the only high school on the island and is centrally located with respect to population distribution on the entire island. A small commercial development
is located about 2½ miles away in the village of Kualapuu (population of approximately 500). There is a post office, 2 stores, a gasoline station, theater and barber shop. However, the entire island does general shopping in the only town, Kaunakakai, located centrally on the Island along the lee shore and some 8.5 miles away from Kalae.

The Kalae area is the only area on the central plateau of Molokai which has and is being subdivided for residential uses. Elsewhere on the Island residential subdivisions have occurred only along the shoreline from Kaunakakai towards the east. Extensive agricultural subdivisions of the Hawaiian Homes Commission, of course, exist on the central plateau.

The Kalae area may be described as interlocking fingers of Class C and D (Land Study Bureau rating) lands with steep gully areas. In recent years, cattle grazing has supplanted pineapple in adjoining areas. Temperatures are considerably cooler than the leeward shore and annual rainfall averages 50 inches.

The Kalae residential area has developed because it offers the particular climatic conditions desired by a segment of the population and in association with availability of land on a fee simple basis.

Analysis
As pointed out in Molokai: Present and Potential Land Use, "In spite of the physical and economic limitations that have guided Molokai's development to date, the potential for both agricultural and nonagricultural expansion is tremendous. This potential has been pointed out by the Bureau's (Land Study Bureau) determination and presentation of alternative uses of Molokai's

1/ University of Hawaii, Land Study Bureau publication written by Harold L. Baker, August 1960.
lands, and productivity of these lands in the specified uses." The basis of this statement may be examined in detail in the cited literature. In summary, Molokai's potential for growth is generally based on the following principal factors:

1. As the nearest neighbor island to Oahu, it offers an opportunity to relieve some of the land use problems on Oahu.

2. Progress on an 8.2 million dollar "Molokai Irrigation and Water Utilization Project" is substantial and the project will soon be operational. It is estimated that the project will yield 12 to 14 mgd and can irrigate 13,260 acres of pineapple and 400 acres of diversified crops. The source can be expanded and the system can take a considerable future increase in volume.

3. Land Study Bureau statistics on generalized classification of lands according to suitability for intensive agriculture indicate that 16,957 acres of land not now classified as prime (Class A & B) can be made prime with irrigation. This potential is significant in view of the nearly completed 8.2 million dollar Irrigation Project with its potential for further development and, the fact that the potential prime agriculture acreage on Molokai is 4 times more than the total potential on other islands as shown below:

<table>
<thead>
<tr>
<th>Island</th>
<th>Acres</th>
</tr>
</thead>
<tbody>
<tr>
<td>Kauai</td>
<td>520</td>
</tr>
<tr>
<td>Oahu</td>
<td>3,722</td>
</tr>
<tr>
<td>Maui</td>
<td>0</td>
</tr>
<tr>
<td>Lanai</td>
<td>0</td>
</tr>
<tr>
<td>Hawaii</td>
<td>0</td>
</tr>
<tr>
<td><strong>Total</strong></td>
<td><strong>4,242</strong></td>
</tr>
</tbody>
</table>

Virtually all of this potential prime agricultural land is located on the central plain & western half of the Island.
4. The U. S. Army Engineers have concluded that a 7.9 million dollar deep water harbor at Kaunakakai is economically justified and Congress has appropriated a $100,000 for construction drawings.

5. There is a prospect of a pineapple cannery.

The potential for Molokai is discussed to indicate that continued growth on the central plateau and West end area of Molokai, and the subsequent continuing demand for residential use, is a reasonable expectation. This expectation is supported by a moderate increase in population during the past several years and, all new increased employment has occurred in the western half of the island. (i.e., Coast Guard-Loran Station, radio-communication facilities, Molokai Irrigation Project and other construction projects.) The future potential and subsequent additional employment will occur in the same general region.

The urbanizing process has been initiated in the Kalae area primarily due to availability of land and desirable climatic conditions. These reasons still exist and, for the other reasons cited above, the urbanizing process is continuing. There is adequate space for substantial expansion should there be such a magnitude of demand. The area generally contains adequate facilities for current more limited expansion and the costs of such required public facilities will not be an undue burden upon the public. The adjacent area is not prime agricultural lands and are currently used for grazing.

The urbanization of the Kalae area conforms to the State General Plan. While Maui County has not yet adopted a General Plan for Molokai, their preliminary worksheets show an urban pattern in this area.
Proposed final district boundary maps of the Land Use Commission also show the area involved in the Urban district.

Recommendation

The staff recommends that this petition be granted on the following bases:

1. The area is needed for a use other than that for which the district in which it is situated is classified.

2. The land is usable and adaptable for the use it is proposed to be classified.

3. The tenet of preserving prime agricultural areas, when other lands are available that could serve adequately the urban needs, is promoted.

4. The tenet of preventing scattered subdivisions with expensive yet reduced, public services, is not violated.