

DPED
MAR 2 1968
STATE OF HAWAII
LAND USE COMMISSION

426 Queen Street
Honolulu, Hawaii

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MAR 2 1968

State of Hawaii
LAND USE PETITION FOR AMENDMENT OF ~~TEMPORARY~~ DISTRICT BOUNDARY

This space for LUC use

Date Petition and Fee received
by LUC _____

Date forwarded to County
for recommendation _____

Date Petition, and County
recommendation received
by LUC _____

A 66-112

(I) (We) hereby request an amendment of Land Use Commission Temporary District Boundary respecting the County of Maui, Island of Maui, map number and/or name M-8 to change the district designation of the following described property from its present classification in a(n) Agricultural district into a(n) Rural district.

Description of property:

Tax Map Key No. 2-2-06 parcel 63.

10.70 AC 6.92 AC
OK (LUC TMK is outdated)

Petitioner's interest in subject property:

Agreement of sale.

Petitioner's reason(s) for requesting boundary change:

Because of its size, shape plus profile, this area is not suited for agricultural uses.

(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) Conditions and trends of development have so changed since adoption of the present classification, that the proposed classification is reasonable.

Signature(s) Frank Moniz
Bessie Moniz

Address: R.R. 1 Box 71, Kula, Maui
96790

Telephone: 784721

DPED
STATE OF HAWAII
LAND USE COMMISSION
MAR 2 - 1966
426 Queen Street
Honolulu, Hawaii

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PETITION FOR AMENDMENT OF TEMPORARY DISTRICT BOUNDARY

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Bessie Moniz

Address:

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96790

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784721

DPEL

MAR 2 - 1966

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1882

A66-112

STATEMENT SUPPORTING PETITION FOR AMENDMENT TO DISTRICT BOUNDARY

(1) Subject property is needed for use other than that for which the district in which it is located is classified.

The Kula area of Maui is ideal and desirable as a rural-residential type living. There is substantial demand for such land indicated by the fact that the price of land which are subdividable to rural has increased from about \$500 to \$4000 per acre. This particular parcel of land is needed for this purpose because it is too narrow in depth and has a slope with a view. These conditions make this parcel ideal for rural-residential development.

(2) Evidence in support of following statement:

(b) Conditions and trends of development have so changed since adoption of the present classification, that the proposed classification is reasonable.

This parcel was originally part of a larger parcel of land used for pasture. This indicates that the present agricultural classification was correct at that time. Subsequently the new Lower Kula Highway was constructed. The new highway created a remnant parcel of land. The remnant parcel was divided into 2 parcels, one being a park and the second is the subject parcel. This subject parcel is no longer a part of the larger parcel of land, and will be owned by a separate owner.

This remnant piece is too small for pasture land. The slope is too steep for diversified farming. The soil is classified as Class "D" but the Land Study Bureau of the University of Hawaii indicated that the land is unsuited for intensified agriculture.

Another recent development is that the adjacent parcel was deeded to the County for park purposes. This creates a new condition ideal for rural classification. The abutting lands are already in the rural classification. The County's general plan shows this entire area in the rural classification.

The aforementioned reasons show that conditions have changed, and the proposed request to rural is reasonable.