

Ref. No. LUC 256

November 26, 1962

Mr. David F. Wong, Planning Director
Planning and Traffic Commission
County of Kauai
Lihue, Kauai, Hawaii

Dear Mr. Wong:

Enclosed is a copy of a Special Permit granted by the Land Use Commission
to:

Lihue Plantation Company, Ltd. - SP(T) 62-16

Very truly yours,

R. J. DARNELL
EXECUTIVE OFFICER

Enclosure

Ref. No. LUC 256

November 26, 1962

Mr. J. K. Burgess, Jr., County Clerk
County of Kauai
Lihue, Kauai, Hawaii

Dear Mr. Burgess:

Enclosed is a copy of a Special Permit granted by the Land Use Commission
to:

Lihue Plantation Company, Ltd. - SP(T) 62-16

Very truly yours,

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EXECUTIVE OFFICER

Enclosure

426 Queen Street
Honolulu, Hawaii

LUC File	(1) 62-16
Applicant(s)	Linne Plantation Co., Ltd.
Public Hearing at	Linne, Kauai, Hawaii
on	October 30, 1962

SPECIAL PERMIT

The Land Use Commission of the State of Hawaii, pursuant to hearing and consideration required by the provisions of Act 187, SLH 1961, hereby grants special permission to use the following described property:

(County) Kauai (Island) Kauai

Fourth Division, Tax Map Key 3-8-05: Portion of Parcel 3.

for the following purpose(s):

Subdivide a portion of parcel 3 into two residential lots: one, a roadway lot being 16,473 sq. ft.; and two, a residential lot being 22,094 sq. ft. The portion being described by the metes and bounds survey map, dated April, 1962, filed by the applicant and made part of the application.

subject to the following conditions, in the interest(s) of proper residential development, as well as appearance, convenience and safety.

1. That approval of the County of Kauai be obtained for the proposed use.

(Signed) _____

R. J. DARNELL
(Title) EXECUTIVE OFFICER

Date of Grant November 20, 1962

STATE OF HAWAII
LAND USE COMMISSION

Lihue Plantation Company, Ltd.
SP(T) 62-16

FIELD OFFICER REPORT
TO THE LAND USE COMMISSION

November 20, 1962

A public hearing was held in the Chambers of the Kauai County Board of Supervisors, Lihue, Kauai, at 1:00 p.m., October 30, 1962, by William M. Mullahey, Field Officer of the Land Use Commission, authorized by the Commission to hold such a hearing in accordance with SECTION 2, Sec. 11 of Act 187, SLH 1961; in the matter of Docket No. SP(T) 62-16.

APPLICATION OF LIHUE PLANTATION CO., LTD., for Special Permit to subdivide into two lots a portion (identified by survey map attached to the application) of the property described as Fourth Division, TMK 3-8-05: 3; the proposed lots, one a roadway lot of 16,473 sq. ft., and the other, a 22,094 sq. ft. residential lot, are located on the southside of Hoomana Road approximately 400 feet west of the Lihue Lutheran Church and approximately 1300 feet westward from the Junction of Kaumualii Highway and Hoomana Road, Lihue, Kauai.

With regard to conduct of the hearing and evidence presented at the hearing, it is respectfully requested that the attached digest be entered into the record of the case, along with all notices, documents and letters referred to in the digest.

No additional communications regarding this matter have been received by the staff.

16,5
22,1
38,6

The following observations are offered for the Commission's consideration:

1. The proposed subdivision is located on a small ridge extending west from Hoomana Road. This ridge falls away rapidly on either side to lands, presently idle, which are rated as marginal for Agricultural development.
2. The area under consideration lies at the end of a development containing residential and semi-public uses, served by road, water & power. This development is considered by the Staff to be Urban in character, and will be recommended to the Commission as such when the final district boundaries are considered.
3. The general plan for Kauai, released in 1961, shows the subject area in 'open land' use.

The recommendation of your Field Officer is that, in view of the above observations, and in accordance with the recommendation of the Kauai County Planning and Traffic Commission, the Land Use Commission find that the use applied for is an 'unusual, reasonable and proper' use of the property in question and that the Commission approve the application as submitted, subject to the following conditions, in the interest of proper residential development, as well as appearance, convenience and safety.

1. That approval of the County of Kauai be obtained for the proposed use.
2. That the County of Kauai may require and specify allowable upper limits of density of occupancy, maximum building heights, minimum setbacks, and adequate utilities to serve the approved use.

W. M. MULLAHEY
FIELD OFFICER

OUT