

LINDA CROCKETT LINGLE  
Mayor



DAVID W. BLANE  
Director

GWEN OHASHI HIRAGA  
Deputy Director

COUNTY OF MAUI  
PLANNING DEPARTMENT RECEIVED  
250 S. HIGH STREET  
WAILUKU, MAUI, HAWAII 96793

'97 APR -9 P2:25

April 7, 1997

OFFICE OF ENVIRONMENTAL  
QUALITY CONTROL

Mr. Gary Gill, Director  
Office of Environmental Quality Control  
State Office Tower, Room 702  
235 South Beretania Street  
Honolulu, Hawaii 96813-2437

Dear Mr. Gill:

RE: Final Environmental Assessment (Negative Declaration) Pursuant to Hawaii Revised Statutes (HRS), Chapter 343, Environmental Impact Statements for the Proposed Community Plan (General Plan) Amendments By Wailea Resort Company, Ltd., TMK: 2-1-008:42, 74, 75, 92, 112, 114-118, 120, and 123, Wailea, Island of Maui, Hawaii (EA 960005)

Transmitted herewith for publication in the OEQC Bulletin is the Final Environmental Assessment for the above-referenced project. Enclosed is the OEQC Publication Form, the disk containing the project description in a WordPerfect format, and four copies of the Final Environmental Assessment.

If you have any questions, please contact Ms. Colleen Suyama, Staff Planner, of this office at 243-7735.

Very truly yours,

for DAVID W. BLANE  
Planning Director

46

Mr. Gary Gill, Director  
April 7, 1997  
Page 2

DWB:CMS:osy

Enclosures

c: Clayton Yoshida, AICP, Planning Program Administrator  
Colleen Suyama, Staff Planner  
Clyde Murashige, Wailea Resort Company, Ltd.  
Michael Munekiyo, Munekiyo & Arakawa, Inc.  
Project File  
General File  
(G:\Planning\AM\Colleen\96CPA20)

1997-04-23-MA-FAA-Wailea  
Resort Land Use Amendments

APR 23 1997  
**FILE COPY**

'97 APR -7 P1:26

DEPT. OF LAND & NATURAL RESOURCES  
COUNTY OF HAWAII  
RECEIVED

# **Final Environmental Assessment**

---

## **Wailea Resort Land Use Amendments**

Prepared for



Wailea Resort Company, Ltd.

April 1997



***Final  
Environmental Assessment***

---

***Wailea Resort  
Land Use Amendments***

Prepared for



April 1997



---

# CONTENTS

|   |    |
|---|----|
| Preface   | i  |
| I. INTRODUCTION                                     | 1  |
| A. OVERVIEW   | 1  |
| B. PROPOSED ACTION                                  | 1  |
| C. PARCELS AFFECTED BY PROPOSED LAND USE AMENDMENTS | 15 |
| 1. SF-S   | 15 |
| 2. MF-7   | 16 |
| 3. MF-8   | 18 |
| 4. MF-11  | 19 |
| 5. MF-10  | 21 |
| 6. Wailea Tennis Center                             | 22 |
| 7. Wailea Chart House                               | 23 |
| 8. SF-11  | 24 |
| 9. Business Parcel                                  | 25 |
| 10. Brackish Water Tank Site                        | 26 |
| 11. Proposed Office Building Site                   | 27 |
| 12. Wailea Blue Golf Clubhouse                      | 28 |
| 13. MF-15   | 30 |
| 14. MF-17   | 31 |

|     |   |    |
|-----|---|----|
| 15. | MF-19                                   | 32 |
| 16. | Wailea Shopping Village                 | 33 |
| 17. | SF-7(A)                                 | 35 |
| 18. | MF-12(Por.)/MF-13(Por.)                 | 36 |
| 19. | MF-5(Por.)/MF-6(Por.)                   | 37 |
| II. | DESCRIPTION OF THE EXISTING ENVIRONMENT | 40 |
| A.  | PHYSICAL ENVIRONMENT                    | 40 |
| 1.  | Surrounding Land Use                    | 40 |
| 2.  | Climate                                 | 41 |
| 3.  | Topography and Soil Characteristics     | 42 |
| 4.  | Flood and Tsunami Hazard                | 44 |
| 5.  | Flora and Fauna                         | 44 |
| 6.  | Air Quality                             | 45 |
| 7.  | Noise Characteristics                   | 45 |
| 8.  | Scenic and Open Space Resources         | 45 |
| 9.  | Archaeological Resources                | 46 |
| B.  | SOCIO-ECONOMIC ENVIRONMENT              | 47 |
| 1.  | Community Character                     | 47 |
| 2.  | Population                              | 47 |
| 3.  | Economy                                 | 48 |
| C.  | PUBLIC SERVICES                         | 49 |
| 1.  | Police and Fire Protection              | 49 |

|      |  |    |
|------|--|----|
| 2.   | Medical Facilities                         | 50 |
| 3.   | Recreational Facilities                    | 50 |
| 4.   | Schools                                    | 51 |
| 5.   | Solid Waste                                | 51 |
| D.   | INFRASTRUCTURE                             | 51 |
| 1.   | Roadways                                   | 51 |
| 2.   | Wastewater                                 | 53 |
| 3.   | Water                                      | 54 |
| 4.   | Drainage                                   | 54 |
| 5.   | Electrical, Telephone and<br>Cable Systems | 55 |
| III. | POTENTIAL IMPACTS AND MITIGATION MEASURES  | 56 |
| A.   | IMPACTS TO THE PHYSICAL ENVIRONMENTAL      | 56 |
| 1.   | Surrounding Uses                           | 56 |
| 2.   | Flora and Fauna                            | 60 |
| 3.   | Archaeological Features                    | 60 |
| 4.   | Air Quality and Noise                      | 61 |
| 5.   | Scenic Resources                           | 61 |
| B.   | IMPACTS TO THE SOCIO-ECONOMIC ENVIRONMENT  | 62 |
| 1.   | Population and Local Economy               | 62 |
| 2.   | Agriculture                                | 63 |
| C.   | PUBLIC SERVICES IMPACTS                    | 63 |

|       |  |    |
|-------|--|----|
| D.    | IMPACTS TO INFRASTRUCTURE  | 64 |
| 1.    | Roadways   | 64 |
| 2.    | Water  | 65 |
| 3.    | Wastewater   | 66 |
| 4.    | Drainage   | 67 |
| IV.   | RELATIONSHIP TO GOVERNMENTAL PLANS, POLICIES AND CONTROLS  | 69 |
| A.    | STATE LAND USE DISTRICTS   | 69 |
| B.    | LAND USE COMMISSION RULES, CHAPTER 15-15, HAWAII ADMINISTRATIVE RULES  | 69 |
| C.    | GENERAL PLAN OF THE COUNTY OF MAUI   | 73 |
| D.    | KIHEI-MAKENA COMMUNITY PLAN  | 74 |
| E.    | ZONING   | 74 |
| V.    | SUMMARY OF UNAVOIDABLE, ADVERSE ENVIRONMENTAL EFFECTS; ALTERNATIVES TO THE PROPOSED ACTION; AND THE IRREVERSIBLE AND IRRETRIEVABLE COMMITMENT OF RESOURCES | 75 |
| A.    | UNAVOIDABLE ADVERSE ENVIRONMENTAL EFFECTS  | 75 |
| B.    | ALTERNATIVES TO THE PROPOSED ACTION  | 75 |
| C.    | IRREVERSIBLE AND IRRETRIEVABLE COMMITMENT OF RESOURCES   | 75 |
| VI.   | FINDINGS AND CONCLUSION  | 76 |
| VII.  | AGENCIES/ORGANIZATIONS CONTACTED PRIOR TO THE PREPARATION OF THE DRAFT ENVIRONMENTAL ASSESSMENT  | 82 |
| VIII. | COMMENTS RECEIVING DURING PUBLIC COMMENT PERIOD AND APPLICABLE RESPONSES   | 83 |



Preface

Wailea Resort Company, Ltd. proposes land use amendments to nineteen (19) parcel areas situated within the master-planned resort/residential community of Wailea. Pursuant to Chapter 343, Hawaii Revised Statutes, and Chapter 200 of Title 11, Administrative Rules, Environmental Impact Statement Rules, this Final Environmental Assessment (EA) documents the proposal's technical characteristics and environmental impacts, and advances findings and conclusions relative to the significance of the project.

# ***Chapter 1***

---

***Introduction***

## **I. INTRODUCTION**

### **A. OVERVIEW**

The subject properties involved in the proposed land use amendments are situated within the master-planned resort/residential community of Wailea. The Wailea Resort consists of several single- and multi-family housing developments, six (6) resort hotels, five (5) white sand beaches, three (3) championship golf courses, and the eleven (11) court Wailea Tennis Center.

Land uses within proximity of the subject properties encompass hotel, multi-family, recreational, business and single-family functions. Hotel zoned properties consist of the Grand Wailea Resort Hotel, Kea Lani Hotel, Four Seasons Resort-Maui, Aston Wailea Resort, and Renaissance Wailea Beach Resort. Multi-family properties are represented by the Grand Champion Villas, Wailea Ekahi, Wailea Ekolu, Wailea Elua, Wailea Point, and Wailea Palms condominium projects. Recreational land uses include activities provided by the Wailea Tennis Club and the Wailea Blue, Emerald, and Gold Golf Courses. Residential properties within Wailea include the Wailea Fairway, Wailea Kialoa Homesites, Wailea Golf Estates, Wailea Kai Homesites, Wailea Golf Vistas, and Wailea Pualani Estates subdivisions.

### **B. PROPOSED ACTION**

As a mature and successful Resort destination area, Wailea Resort Company, Ltd.'s (WRCL) corporate strategy is to provide a visitor experience of the highest quality. In an increasingly competitive visitor destination market, it is imperative that WRCL maintain its position as a leading visitor center by providing a range of services, amenities and accommodations. Such services, amenities and accommodations must address current and emerging trends in the visitor industry. It is in this

---

context that WRCL has implemented an ongoing process of evaluating its Resort-wide land use master plan to ensure that current and future land use actions meet the changing needs of the visitor market.

From a historical standpoint, the existing land use framework for Wailea was last reviewed in 1973. Specifically, Ordinance No. 752 sets forth the land zoning allocations for approximately 993.50 acres within the Resort. Ordinance No. 752 and pertinent attachments are included in Appendix "A" of this report for reference. The land zoning allocations set forth in Ordinance No. 752 are summarized in Table 1.

Standards governing zoning in Wailea fall under Chapter 19.32, Planned Development, of the Maui County Code. Under this regulatory regime, WRCL has had the flexibility to adjust the spatial locations of its allotted zoning acreages, as long as the overall densities and land zoning allocations are in consonance with Ordinance No. 752. Therefore, although a total of 1,070 single-family and duplex units, 4,765 apartment units and 10,054 hotel rooms can be theoretically developed under the 1973 zoning ordinance, significantly lower densities have been implemented to date. This adjustment reflects WRCL's response to the dynamic real estate market conditions. See Table 2.

Table 1

| <b>LAND ZONING DESIGNATIONS ESTABLISHED BY ORDINANCE NO. 752</b> |               |                  |
|--|---------------|------------------|
| <i>Land Zoning Category</i>                                      | <i>Acres</i>  | <i>No. Units</i> |
| R-1, Residential   | 38.90         | 233              |
| R-2, Residential   | 44.90         | 224              |
| R-3, Residential   | 54.05         | 216              |
| D-2, Duplex  | 45.70         | 397              |
| <b>SUBTOTAL</b>  | <b>183.55</b> | <b>1,070</b>     |
| A-1, Apartment   | 154.50        | 2,627            |
| A-2, Apartment   | 62.90         | 2,138            |
| <b>SUBTOTAL</b>  | <b>217.40</b> | <b>4,765</b>     |
| H-1, Hotel   | 96.66         | 2,996            |
| H-M, Hotel   | 24.60         | 1,525            |
| H-2, Hotel   | 60.15         | 5,533            |
| <b>SUBTOTAL</b>  | <b>181.41</b> | <b>10,054</b>    |
| BR, Business Resort  | 15.90         | N/A              |
| B-2, Community Bus.  | 15.80         | N/A              |
| <b>SUBTOTAL</b>  | <b>31.70</b>  | <b>N/A</b>       |
| School   | 22.70         | N/A              |
| Water Reservoir  | 0.60          | N/A              |
| Public   | 7.10          | N/A              |
| <b>SUBTOTAL</b>  | <b>30.40</b>  | <b>N/A</b>       |
| Golf Course  | 152.60        | N/A              |
| Open Space   | 125.14        | N/A              |
| Roads  | 63.00         | N/A              |
| Irrigation Reservoir   | 8.30          | N/A              |
| <b>SUBTOTAL</b>  | <b>349.04</b> | <b>N/A</b>       |
| <b>TOTAL AREA ZONED</b>  | <b>933.50</b> | <b>N/A</b>       |

Table 2

| <i>SUMMARY OF UNITS DEVELOPED TO DATE</i> |                                |  |                                      |
|---|--------------------------------|--|--------------------------------------|
| <i>Land Use Category</i>                  | <i>Units Developed to Date</i> | <i>Units Permitted Under 1973 Zoning Ordinance</i> | <i>Percentage of Total (rounded)</i> |
| Single-Family/Duplex                      | 434                            | 1,070  | 40%                                  |
| Apartment                                 | 1,208                          | 4,765  | 25%                                  |
| Hotel                                     | 2,556                          | 10,054   | 25%                                  |

As previously noted, since the passage of Ordinance No. 752 more than 20 years ago, market standards and conditions for the visitor industry have changed dramatically. WRCL has responded to this change by attracting, for example, high quality hotel resorts such as the Four Seasons and the Grand Wailea Resort Hotel and Spa. In addition, WRCL has completed a third Resort golf course (Gold Course) in its southern acreage to accommodate the growing visitor demand for golf. In implementing the third golf course, WRCL has strategically determined that the value of a new course warrants the foreclosure of future residential development in the southern acreage.

Given the need to constantly monitor and accommodate changes in the visitor industry, WRCL has determined that certain land use amendments (identified through their comprehensive land use review) should be implemented at this time. For this reason, a number of land use amendments are being proposed under a single, comprehensive land use action which can be considered by the Maui Planning Commission and the Maui County Council.

---

The proposed land use updates require the following approvals:

1. Amendment to the Kihei-Makena Community Plan Land Use Map;
2. Amendment to the State Land Use District Boundary (fifteen (15) acres or less); and
3. Zoning amendments to establish the underlying implementing land use control.

A total of nineteen (19) separate parcel areas are affected by this comprehensive land use amendment request. These parcels are summarized in Table 3 and shown in Figure 1.

Table 3

| PARCEL IDENTIFICATION  |                                   |               |  |
|--|-----------------------------------|---------------|--|
| Parcel ID No. <sup>a</sup>   | Area Designation                  | Land Area     | Comments   |
| 1  | SF-S                              | 23.19 Ac      | This site was considered for the second Kihei Elementary School. However, it was not chosen as the school site since another parcel was deemed more suitable for development |
| 2  | MF-7                              | 13.03 Ac      | Vacant parcel  |
| 3  | MF-8                              | 25.16 Ac      | Vacant parcel  |
| 4  | MF-11                             | 10.56 Ac      | This parcel consists of three (3) land areas: MF-11 (A) (6.02 acres), MF-11(B) (3.89 acres), and a Kiosk Parcel (0.65 acre)  |
| 5  | MF-10                             | 14.28 Ac      | Vacant parcel, but also includes tennis parking lot  |
| 6  | Wailea Tennis Center              | 5.83 Ac       | Tennis facilities were built in conjunction with the Grand Champions Villas complex  |
| 7  | Wailea Chart House                | 6.60 Ac       | Location of the Wailea Chart House Restaurant, Lobster Cove Restaurant and Harry's Sushi Bar   |
| 8  | SF-11                             | 6.78 Ac       | Currently in golf course use (training area)   |
| 9  | Business Parcel                   | 4.62 Ac       | Temporary office building on property  |
| 10   | Brackish Water Tank Site          | 6.39 Ac       | 1.0 million gallon brackish water tank and Wailea maintenance facility located on parcel   |
| 11   | Proposed Office Building Site     | 2.28 Ac       | Proposed location of an office and/or restaurant building  |
| 12   | Wailea Blue Golf Clubhouse Wailea | 4.06 Ac       | The land area (4.06 acres) encompasses the Wailea Blue Golf Clubhouse and adjoining parking lot  |
| 13   | MF-15                             | 8.66 Ac       | Vacant parcel. Total parcel area is 9.34 acres (8.66 acres in State Agricultural District while 0.68 acre in State Urban District)   |
| 14   | MF-17                             | 12.38 Ac      | Vacant parcel  |
| 15   | MF-19                             | 6.67 Ac       | Vacant parcel  |
| 16   | Wailea Shopping Village           | 15.19 Ac      | Existing commercial improvements include approximately 32,000 square feet of retail space in nine (9) buildings  |
| 17   | SF-7(A)                           | 4.83 Ac       | Vacant parcel  |
| 18   | MF-12(por.) / MF-13(por.)         | 3.4 Ac        | Vacant portions of parcels   |
| 19   | MF-5(por.) / MF-6(por.)           | 3.8 Ac        | Vacant portions of parcels   |
| <b>Approximate Total</b>   |                                   | <b>178 Ac</b> |  |
| * Parcel Identification No. corresponds to parcel number designations on Figure 1. |                                   |               |  |

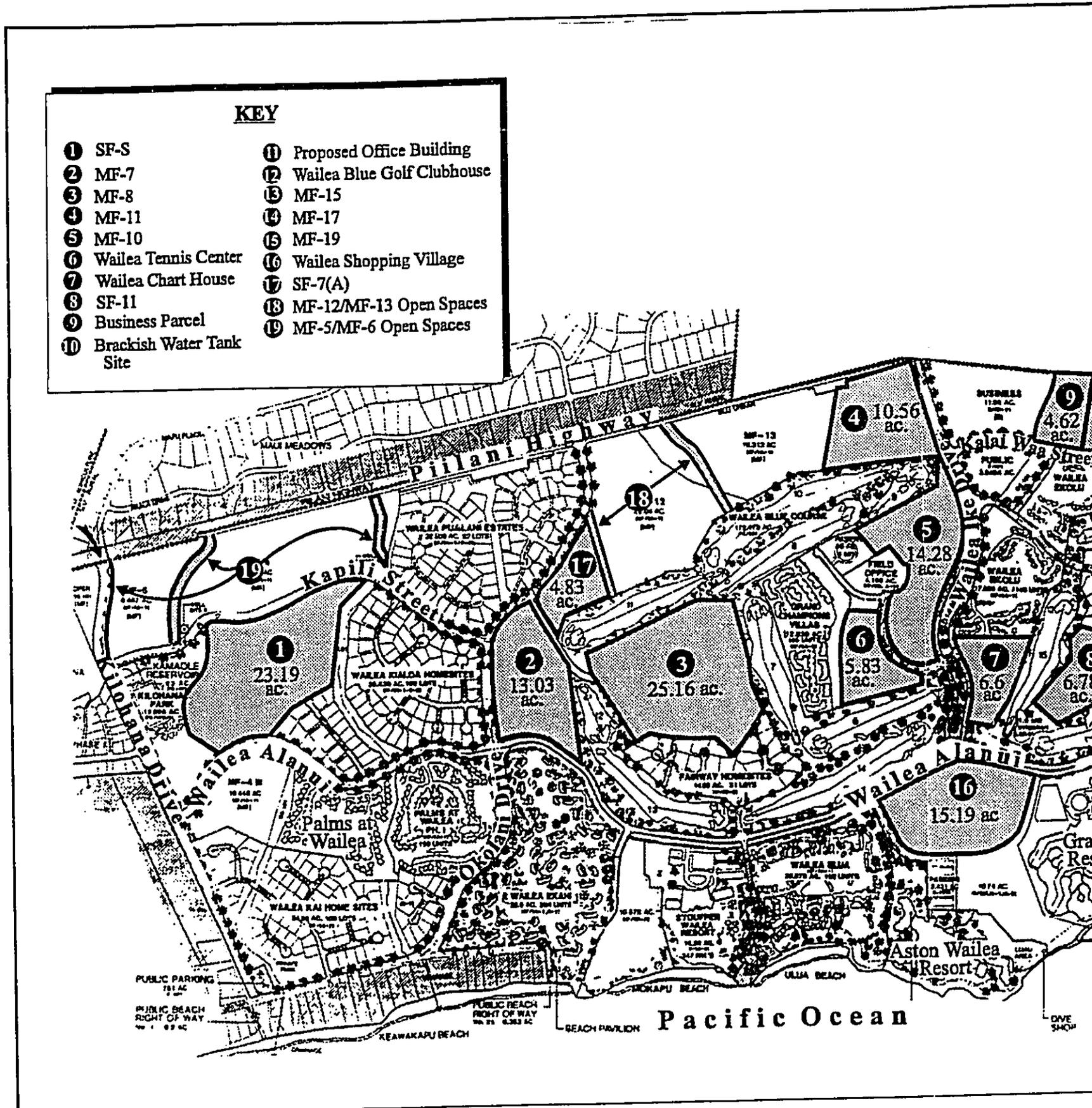
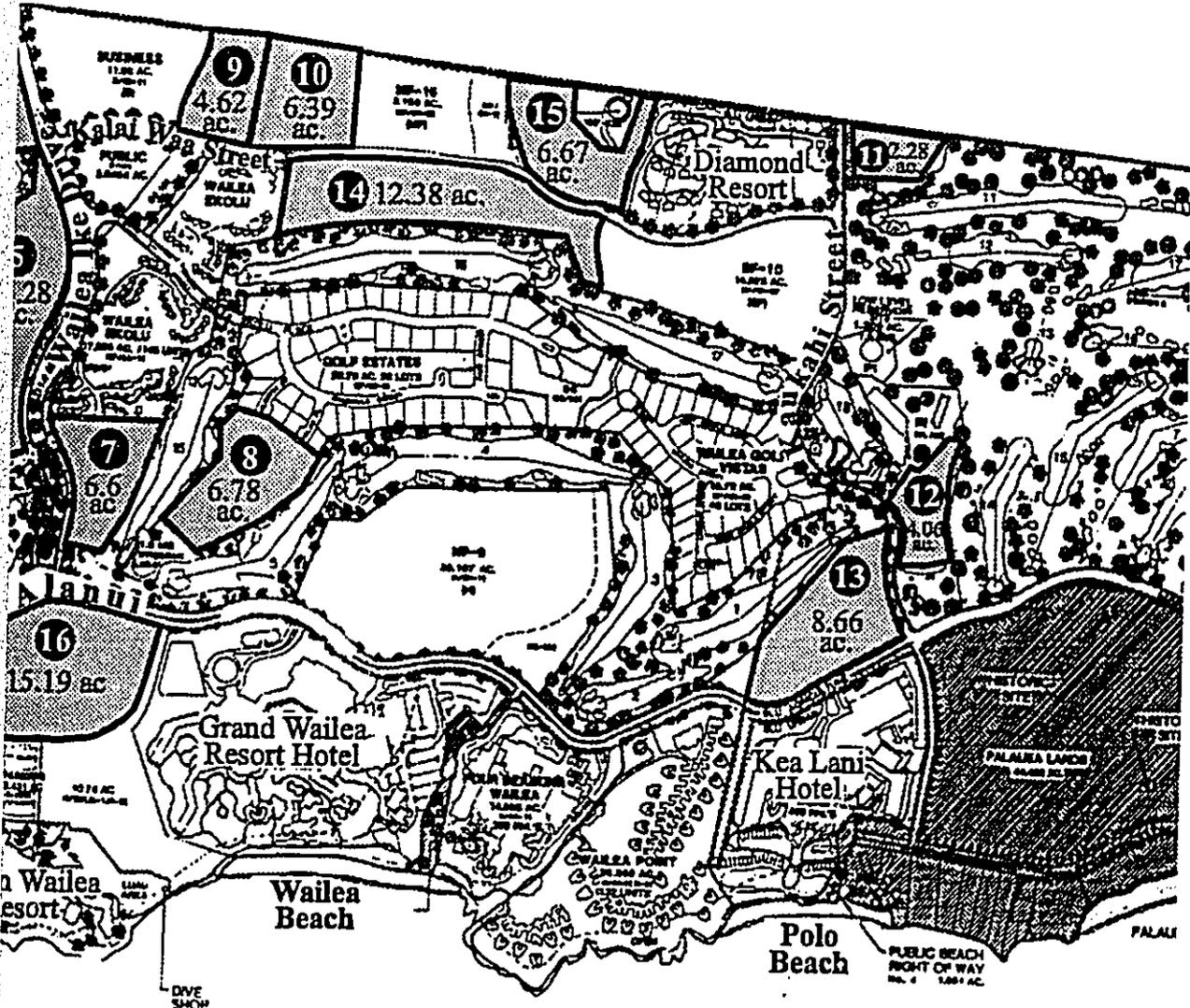


Figure 1

Wailea Resort Land Use Area  
Parcel Identification Map



Prepared for: Wailea Resort Company, Ltd.



Use Amendments  
 Location Map



NOT TO SCALE

---

Of the nineteen (19) affected parcel areas, a total of fifteen (15) will require a Community Plan Amendment (CPA). These parcels are identified in Table 4 and presented in Figure 2. Additionally, three (3) separate parcels totalling approximately 15 acres will require a State Land Use Commission District Boundary Amendment (DBA). These parcels are identified in Table 5 and graphically presented in Figure 3. Finally, a total of eighteen (18) parcels will require a Change in Zoning (CIZ) to implement the Resort's comprehensive land use update action. Parcels requiring a CIZ are presented in Table 6 and graphically identified in Figure 4.

A detailed description of each parcel affected by this proposed set of actions is presented in the following section of this report.

Table 4

| <b>AREAS REQUIRING COMMUNITY PLAN AMENDMENT (CPA)</b>  |                                |                                 |                      |
|--|--------------------------------|---------------------------------|----------------------|
| <b>Area Designation<sup>a</sup></b>  | <b>Current CPA Designation</b> | <b>Proposed CPA Designation</b> | <b>Land Area</b>     |
| SF-S (1)   | Public/Quasi-Public            | Single Family                   | 23.19 Ac             |
| MF-7 (2)   | Open Space                     | Multi Family                    | 3.4 Ac <sup>b</sup>  |
| MF-8 (3)   | Single Family & Open Space     | Multi Family                    | 25.16 Ac             |
| MF-11 (4)  | Multi Family                   | Business/Commercial             | 10.56 Ac             |
| MF-10 (5)  | Multi Family                   | Business/Commercial             | 14.28 Ac             |
| Wailea Tennis Center (6)   | Multi Family                   | Business/Commercial             | 5.83 Ac              |
| Business Parcel (9)  | Open Space                     | Business/Commercial             | 4.62 Ac              |
| Brackish Water Tank Site (10)  | Open Space                     | Business/Commercial             | 6.39 Ac              |
| Proposed Office Building Site (11)   | Park                           | Business/Commercial             | 2.28 Ac              |
| Wailea Blue Golf Club House (12)   | Park                           | Business/Commercial             | 5.9 Ac               |
| MF-17 (14)   | Single Family                  | Multi Family                    | 12.38 Ac             |
| Wailea Shopping Village (16)   | Business & Hotel               | Business/Commercial             | 4.66 Ac <sup>c</sup> |
| SF-7(A) (17)   | Single Family                  | Multi Family                    | 4.83 Ac              |
| MF-12(por.)/MF-13(por.) (18)   | Open Space                     | Multi Family                    | 3.4 Ac               |
| MF-5(por.)/MF-6(por.) (19)   | Open Space                     | Multi Family                    | 3.8 Ac               |
| <b>Approximate Total</b>   |                                |                                 | <b>130 Ac</b>        |
| <sup>a</sup> Parcel Identification No. in parenthesis.<br><sup>b</sup> Approximately 3.4 acres of entire 13.03-acre parcel within Community Plan Open Space designation.<br><sup>c</sup> Approximately 4.66 acres of total land area underlying Wailea Shopping Village (15.19 acres) is designated Hotel. |                                |                                 |                      |

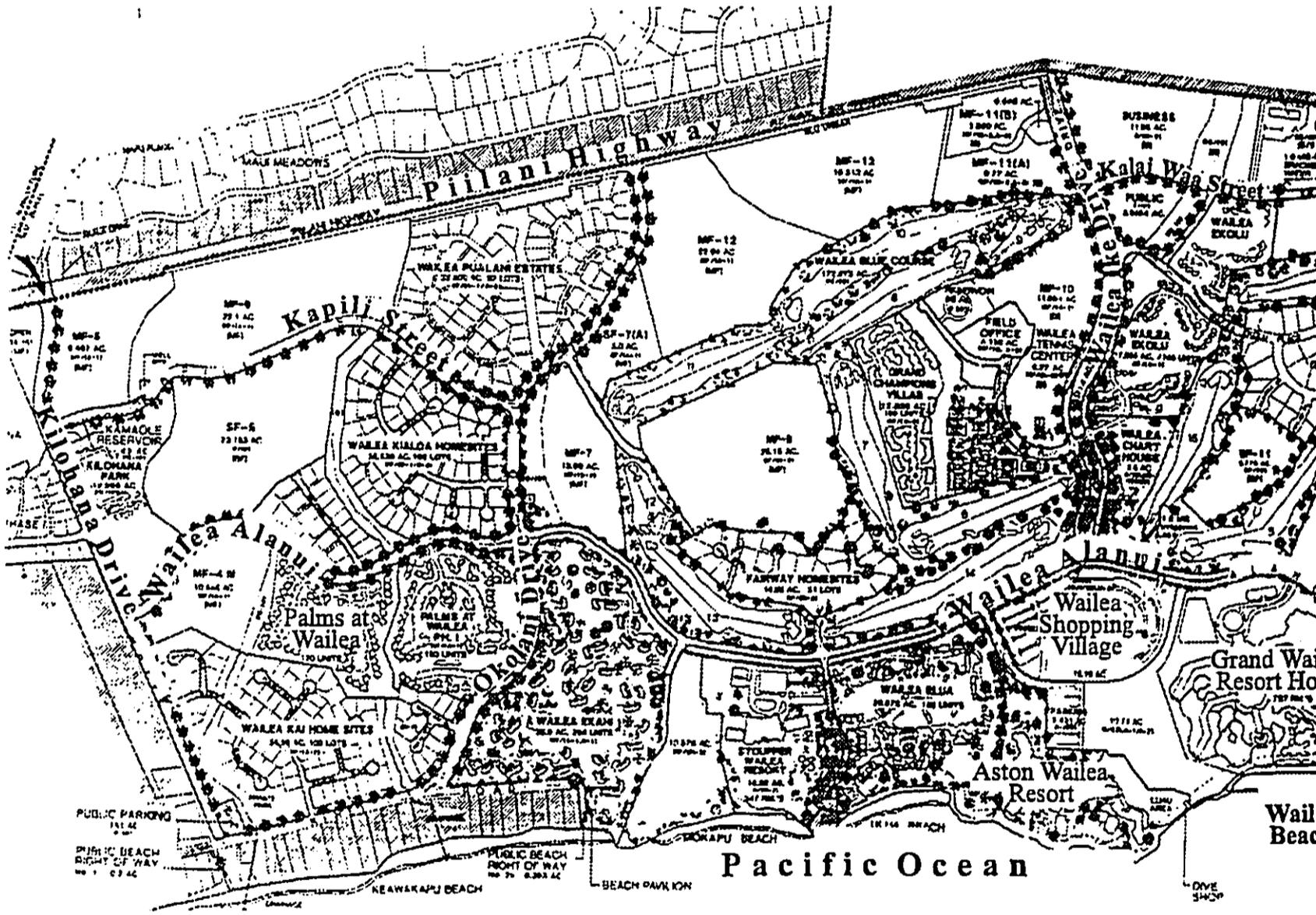




Table 5

| <b>AREAS REQUIRING DISTRICT BOUNDARY AMENDMENT (DBA)</b>  |   |   |                      |
|---|---|---|----------------------|
| <i>Area Designation<sup>a</sup></i>   | <i>Existing State Land Use District</i> | <i>Proposed State Land Use District</i> | <i>Land Area</i>     |
| Proposed Office Building Site (11)  | Agricultural                            | Urban                                   | 2.28 Ac              |
| Wailea Blue Golf Clubhouse (12)   | Agricultural                            | Urban                                   | 4.06 Ac              |
| MF-15 (15)  | Agricultural                            | Urban                                   | 8.66 Ac <sup>b</sup> |
| <b>Total</b>  |   |   | <b>15 Ac</b>         |
| <sup>a</sup> Parcel Identification No. in parenthesis.<br><sup>b</sup> Remainder of parcel (0.68 acre) within Urban district. |   |   |                      |

- KEY**
- ① Agricultural to Urban
  - ② Agricultural to Urban
  - ③ Agricultural to Urban



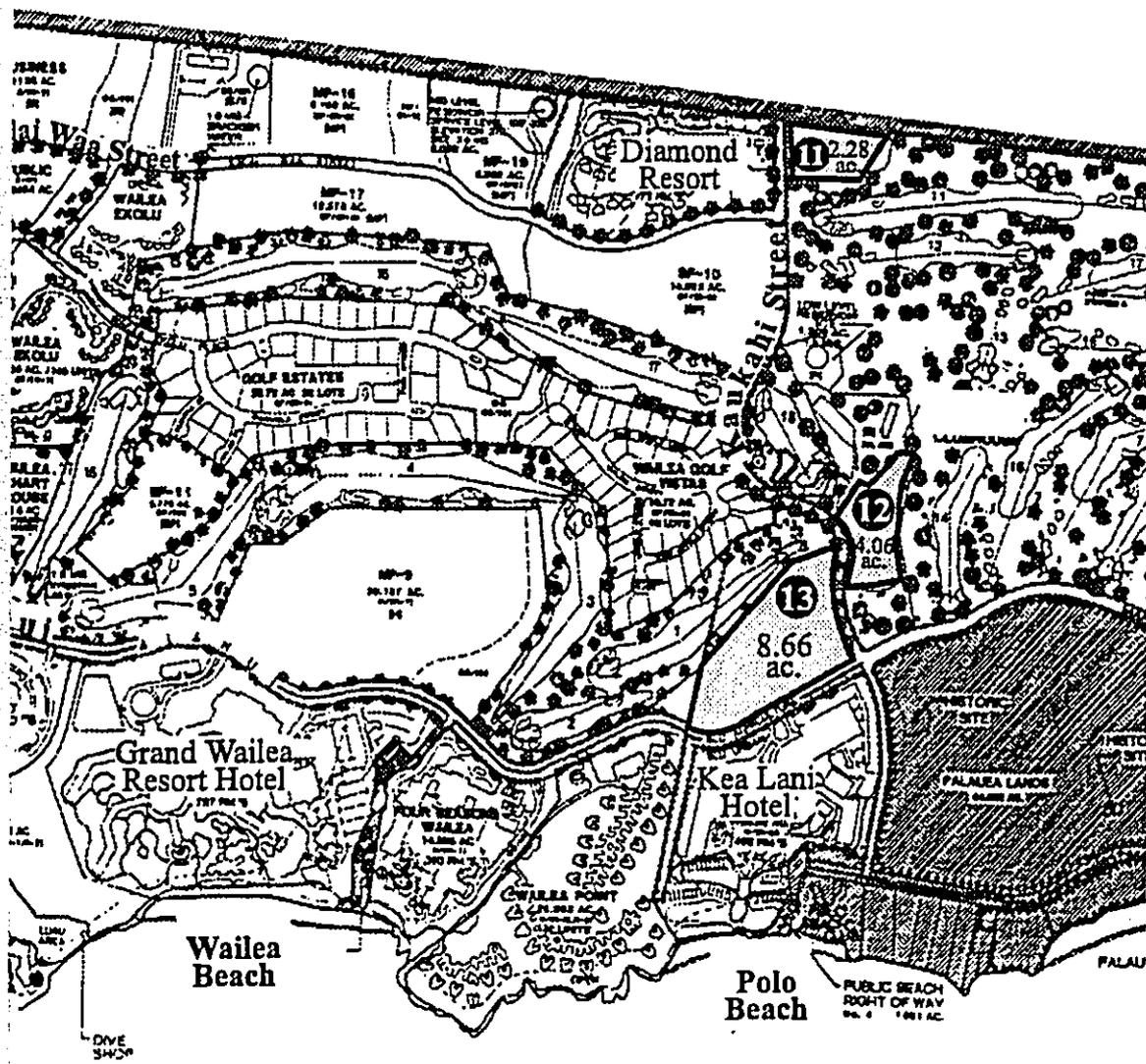
Source: PBR Hawaii

Figure 3

Wailea Resort Land Use Amer  
Areas Requiring District Boundary Ar



Prepared for: Wailea Resort Company, Ltd.



Use Amendments  
Boundary Amendment



NOT TO SCALE

Table 6

| AREAS REQUIRING CHANGE IN ZONING (CIZ)  |  |                                  |                      |
|---|--|----------------------------------|----------------------|
| Area Designation <sup>a</sup>   | Existing Zoning                          | Proposed Zoning                  | Land Area            |
| SF-S (1)  | Public/Quasi-Public                      | R-3, Residential                 | 23.19 Ac             |
| MF-7 (2)  | D-2, Duplex and Open Space               | A-1, Apartment                   | 13.03 Ac             |
| MF-8 (3)  | D-2, Duplex and Open Space               | A-1, Apartment                   | 25.16 Ac             |
| MF-11 (4)   | A-2 Apartment and B-2 Community Business | B-2, Community Business District | 6.67 Ac <sup>b</sup> |
| MF-10 (5)   | A-2, Apartment                           | B-2, Community Business District | 14.28 Ac             |
| Wailea Tennis Center (6)  | A-2, Apartment                           | B-R, Resort Commercial           | 5.83 Ac              |
| Wailea Chart House (7)  | Club House                               | B-R, Resort Commercial           | 6.60 Ac              |
| SF-11 (8)   | Open Space                               | R-3, Residential                 | 6.78 Ac              |
| Business Parcel (9)   | Open Space                               | B-2, Community/Business District | 4.62 Ac              |
| Brackish Water Tank Site (10)   | Open Space                               | B-2, Community/Business District | 6.39 Ac              |
| Proposed Office Building Site (11)  | Interim                                  | B-2, Community Business District | 2.28 Ac              |
| Wailea Blue Golf Club House (12)  | Interim                                  | B-2, Community Business District | 4.06 Ac              |
| MF-15 (13)  | Interim                                  | A-1 Apartment                    | 8.66 Ac <sup>c</sup> |
| MF-17 (14)  | D-2 Duplex and Open Space                | A-1 Apartment                    | 12.39 Ac             |
| MF-19 (15)  | Park                                     | A-1 Apartment                    | 6.67 Ac              |
| Wailea Shopping Village (16)  | B-R, Resort Commercial and H-2, Hotel    | B-2, Community Business District | 15.19 Ac             |
| MF-12(por.)/<br>MF-13(por.) (18)  | Open Space                               | A-1, Apartment                   | 3.4 Ac               |
| MF-5(por.)/<br>MF-6(por.) (19)  | Open Space                               | A-1, Apartment                   | 3.79 Ac              |
| <b>Approximate Total</b>  |  |                                  | <b>169 Ac</b>        |
| <sup>a</sup> Parcel Identification No. in parenthesis.<br><sup>b</sup> Approximately 6.67 acres of 10.56-acre parcel to be rezoned to B-2.<br><sup>c</sup> Portion of parcel (8.66 acres) within State Agricultural District to be zoned to A-1, Apartment while the remaining portion (0.68 acre) to remain in H-M Hotel Medium zoning district. |  |                                  |                      |

**KEY**

|                              |                             |
|------------------------------|-----------------------------|
| ① Public/Quasi-Public to R-3 | ⑪ Interim to B-2            |
| ② D-2 and Open Space to A-1  | ⑫ Interim to B-2            |
| ③ D-2 and Open Space to A-1  | ⑬ Interim to A-1            |
| ④ A-2 to B-2                 | ⑭ D-2 and Open Space to A-1 |
| ⑤ A-2 to B-2                 | ⑮ Park to A-1               |
| ⑥ A-2 to B-R                 | ⑯ B-R and H-2 to B-2        |
| ⑦ Club House to B-R          | ⑰ OS to A-1                 |
| ⑧ Open Space to R-3          | ⑱ OS to A-1                 |
| ⑨ Open Space to B-2          |                             |
| ⑩ Open Space to B-2          |                             |

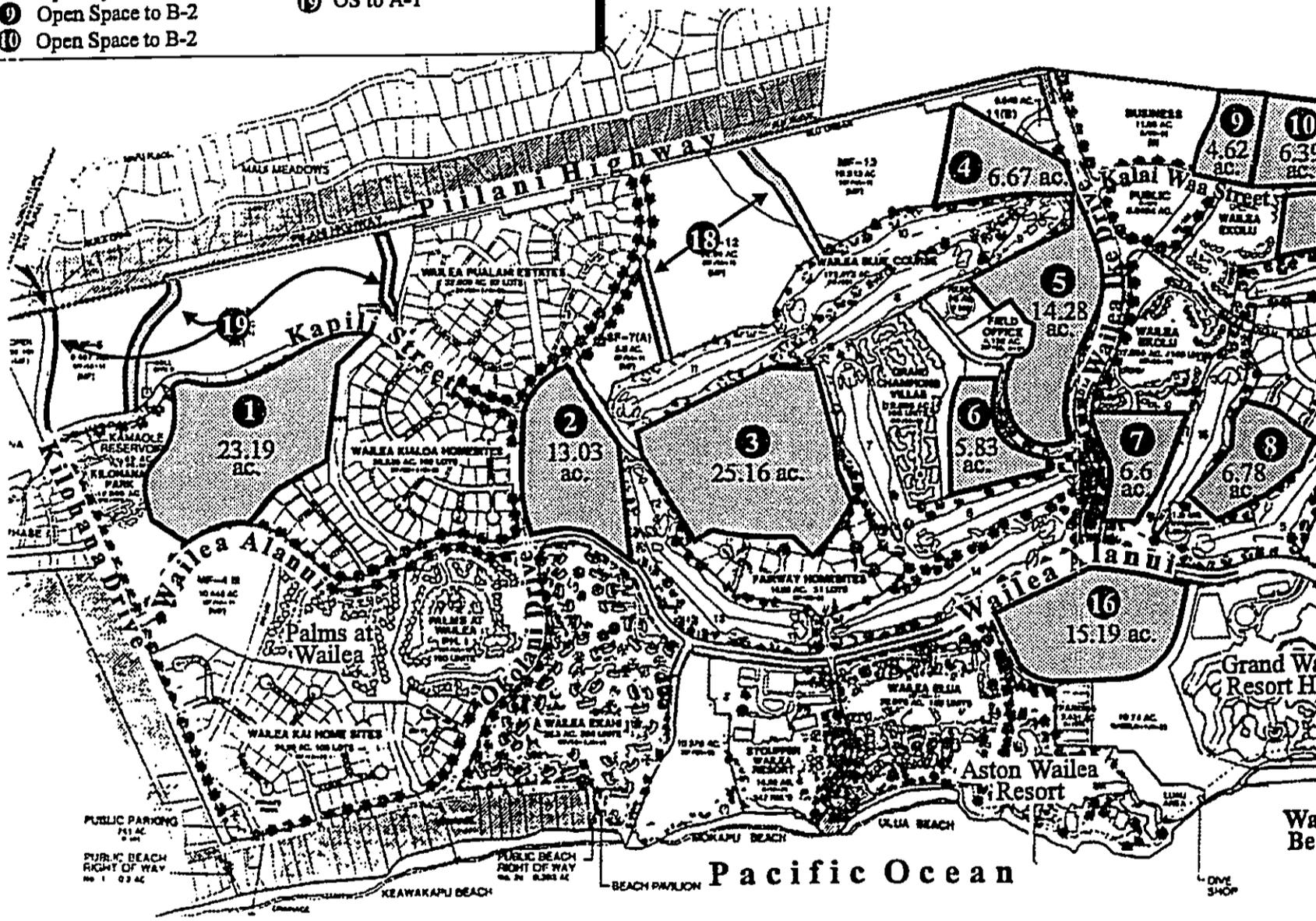
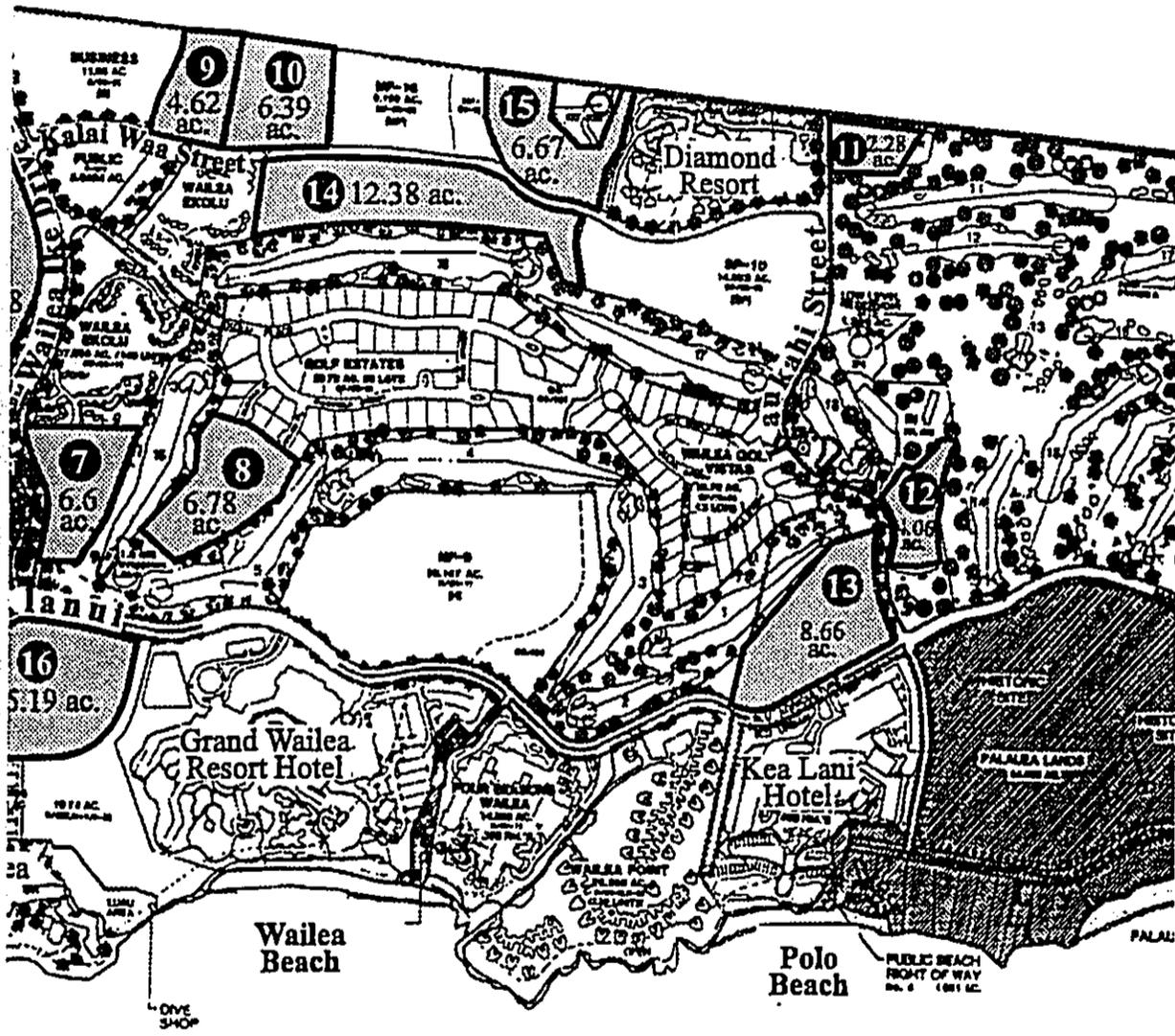


Figure 4

Wailea Land Use Amendments  
Areas Requiring Change in Zoning



Prepared for: Wailea Resort Company, Ltd.



Amendments  
Change in Zoning



NOT TO SCALE

---

C. PARCELS AFFECTED BY PROPOSED LAND USE AMENDMENTS

1. SF-S

This undeveloped 23.19-acre parcel (TMK 2-1-08:115) is bordered by Kapili Street to the east and Wailea Alanui to the west. Refer to Figure 1. In addition, Kilohana Park and the Wailea Kialoa Subdivision abut the parcel's north and south boundaries, respectively. SF-S was one (1) of four (4) sites considered for the second Kihei elementary school. This site is no longer considered for school use because another parcel located on Kananakui Road in Kihei was selected for the new elementary school.

Topography at this site is generally moderately sloping with major undulations of high knolls and steep swales and some severe rock slopes declining in a makai (westerly) direction. Existing vegetation consists of kiawe trees, buffel grass, lowlying weeds and dryland shrubs. Scenic amenities include good ocean, islands and mountain views.

The land use summary for SF-S is as follows:

- **Current Community Plan Designation:** Public/Quasi-Public
- **Current State Land Use Designation:** Urban
- **Current Zoning:** Public/Quasi-Public
- **Proposed land use:** Single-Family
- **Proposed land use amendments:** Community Plan Amendment to Single-Family and Change in Zoning to R-3, Residential

---

**Reason Justifying the Request**

The original Public/Quasi-Public use intended for this site is no longer applicable, given the selection of another parcel in Kihei for the new elementary school. The proposed single-family use of this parcel will complement the adjacent Wailea Kialoa Homesites residential subdivision. The proposed Community Plan Amendment (from Public/Quasi-Public to Single-Family) and change in zoning (from Public/Quasi-Public to R-3, Residential) for SF-S are required to implement the residential use envisioned on this parcel.

**2. MF-7**

This vacant 13.03-acre parcel (TMK 2-1-08:116) is located at the southeastern corner of the Okolani Drive/Wailea Alanui intersection. Refer to Figure 1. Approximately 9.6 acres of MF-7 is within the D-2, Duplex zoning district, while the northerly portion of the parcel is zoned and community planned Open Space (3.4 acres). The Wailea Kialoa subdivision is located to the north, while the Wailea Pualani Estates subdivision is located to the northeast. Additionally, the Wailea Ekahi Condominiums (across Wailea Alanui Drive) and portions of the Wailea Blue Golf Course are located along the parcel's southeastern and southern boundaries, respectively.

Topography is generally slight to moderately sloping, declining in a makai (westerly) direction with some areas of steep rock outcropping and steep swales. Existing vegetation consists of kiawe trees, buffel grass, lowlying weeds and dryland shrubs. Scenic amenities include good ocean, islands and mountain views.

---

The parcel's land use summary is as follows:

- **Current Community Plan Designation:** Multi-Family and Open Space
- **Current State Land Use Designation:** Urban
- **Current Zoning:** D-2, Duplex and Open Space
- **Proposed land use:** Multi-Family
- **Proposed land use amendments:** Community Plan Amendment (Open Space portion) to Multi-Family and Change in Zoning from Open Space and D-2, Duplex to A-1, Apartment

**Reason Justifying the Request**

The proposed zoning district amendment is intended to facilitate the implementation of a multi-family residential development on the site. Under the existing provisions of Title 19, Maui County Code, there are no specific performance standards for the D-2 district. Chapter 19.32, relating to Planned Developments, however, provides for a base density allowance of 8.72 units per acre for D-2 zoned lands. A density bonus of 15 percent for residential planned developments having areas greater than 30 acres can be applied to this base density factor. In addition, up to eight (8) units per building would be permitted under the D-2 district in a planned development.

The 3.4-acre Open Space area which lies at the northerly extent of the MF-7 parcel was initially designated for Open Space use to address its function as a drainage gulch. The purpose of the proposed Community Plan Amendment and CIZ for this portion of the parcel to allow for multi-family use is to provide additional

---

flexibility in site planning for the entire parcel. The drainage functions through the property will be preserved to ensure that there are no adverse impacts to downstream and adjacent properties. With current engineering design standards, stormwater runoff through the parcel will be addressed through alternate conveyance methods.

The proposed A-1, Apartment zoning designation being sought for this parcel will allow for similar development scenarios, but will provide greater flexibility in building and site layout configurations. In this context, the proposed CIZ request will facilitate the implementation of diverse multi-family products which can meet a range of contemporary consumer needs.

3. **MF-8**

This vacant 25.16-acre parcel (TMK 2-1-08:117) is bordered by the Wailea Blue Golf Course to the north, east and south. The Wailea Fairway Subdivision is located along the parcel's west boundary. Refer to Figure 1. MF-8, which is slight to gently sloping and declining in a makai direction, is similar in terrain as SF-S and MF-7. Vehicular access to this parcel is currently limited since it's proposed access, to be located at the parcel's northeastern corner, remains restricted and unpaved. Existing vegetation on this parcel include an abundance of kiawe trees, buffel grass, haole koa, lowlying weeds and dryland shrubs. Scenic amenities include good ocean, islands and mountain views.

The parcel's land use summary is provided below.

- ***Current Community Plan Designation:*** Single-Family and Open Space

- 
- **Current State Land Use Designation:** Urban
  - **Current Zoning:** D-2, Duplex and Open Space
  - **Proposed land use:** Multi-Family
  - **Proposed land use amendments:** Community Plan Amendment to Multi-Family and Change in Zoning to A-1, Apartment

**Reason Justifying the Request**

Refer to justification for MF-7.

4. **MF-11**

MF-11 (TMK 2-1-08:por. 42) consists of three (3) land areas: MF-11(A) (6.0 acres), MF-11(B) (3.89 acres), and the Kiosk parcel (0.65 acre). Located along Wailea Ike Drive, it is mostly vacant but includes the Wailea Information Kiosk. Vacant lands and the Wailea Blue Golf Course are located to the north and west of the subject parcel, respectively. Abutting the parcel's eastern boundary is Piilani Highway. Refer to Figure 1.

A natural drainageway, located along the parcel's northern boundary, creates a steep incline in the topography along this border. The remainder of the parcel consists of slight to moderately sloping lands, declining in a makai direction. Existing vegetation primarily include buffel grass, with sporadic growth of kiawe trees and lowlying weeds. Scenic amenities include good ocean, islands and mountain views.

The parcel's land use summary is as follows.

- **Current Community Plan Designation:** Multi-Family

- 
- **Current State Land Use Designation:** Urban
  - **Current Zoning:** A-2, Apartment and B-2, Community Business District
  - **Proposed land use:** Business
  - **Proposed land use amendments:** Community Plan Amendment to Business/Commercial and Change in Zoning to B-2, Community Business District

**Reason Justifying the Request**

Since the adoption of the 1973 zoning ordinance for Wailea, this Resort planned development has emerged as a leading visitor destination area in the State of Hawaii. Resort components include three (3) world class golf courses, a tennis center, world renown hotel resorts, single family subdivisions, multi-family projects and commercial center (Wailea Shopping Village). As part of its ongoing assessment to continue its leadership position in the State's visitor industry, Wailea Resort has determined that visitor needs can be better addressed through a greater diversity in "on-site" visitor-oriented business and commercial activities. The emerging nature of resort-based commercial activities extends beyond pure retailing activities to recreational, fitness and professional uses which complement and enhance the visitor experience. With this in mind, Wailea Resort, wishes to maintain its competitiveness by seeking land use flexibility which will enable the development of new resort-related business/commercial uses. To ensure the continued integrity of the Resort, business/commercial uses developed for this site will be in harmony with the adjoining master planned uses. Towards this end, Wailea Resort has determined that the Wailea Ike entry to the

---

Resort should serve as the focal point for the implementation of new resort business ventures.

It is noted that only a portion of this parcel (approximately 6.67 acres) is intended to be rezoned to the B-2 district.

5. **MF-10**

This vacant 14.28-acre parcel (TMK 2-1-08:121) is situated at the northeastern corner of the Wailea Ike Drive and Wailea Ike Place intersection. Refer to Figure 1. Included on this parcel is a paved parking area that services the Wailea Tennis Center (TMK 2-1-08:por.42). To the north of MF-10 is the Wailea Resort field offices and the Wailea Blue Golf Course. Also to the north is the Wailea Tennis Center and parking lot. The topography of the parcel along its southern portion parallels Wailea Ike Drive, declining in a makai direction. The remainder of the parcel is generally flat to gently sloping. Existing vegetation consists of buffel grass, thickets of kiawe trees and haole koa, and lowlying weeds and shrubs.

The parcel's land use summary is as follows:

- ***Current Community Plan Designation:*** Multi-Family
- ***Current State Land Use Designation:*** Urban
- ***Current Zoning:*** A-2, Apartment
- ***Proposed land use:*** Business
- ***Proposed land use amendments:*** Community Plan Amendment to Business/Commercial and Change in Zoning to B-2, Community Business District

---

**Reason Justifying the Request**

Refer to justification for MF-11.

6. **Wailea Tennis Center**

The Wailea Tennis Center (TMK 2-1-8:123) parcel is approximately 5.83 acres in size and is bordered by the Grand Champions Villas to the north, Wailea Ike Place the south, and the Wailea Blue Golf Course to the west. Refer to Figure 1. A paved parking area, which services the Wailea Tennis Center, abuts the parcel at its eastern extent. The tennis facilities include hardcourt tennis courts, locker rooms and a restaurant. The Center's landscape is well maintained with various shade trees, trimmed hedges and manicured grassed areas.

Land use designations and proposed land use actions for the Tennis Center is outlined below.

- ***Current Community Plan Designation:*** Multi-Family
- ***Current State Land Use Designation:*** Urban
- ***Current Zoning:*** A-2, Apartment
- ***Proposed land use:*** Business
- ***Proposed land use amendments:*** Community Plan Amendment to Business/Commercial and Change in Zoning to B-R, Resort Commercial

**Reason Justifying the Request**

This parcel consists of the Wailea Tennis Center and restaurant. Given its existing commercial recreational use, the proposed Community Plan amendment to Business/Commercial and Change

---

in Zoning to B-R, Resort Commercial is considered a "housekeeping" request.

7. **Wailea Chart House**

Approximately 6.6 acres in size, this parcel is currently the site of the Wailea Chart House, Lobster Cove restaurants and Harry's Sushi Bar (TMK 2-1-08:por. 118). Refer to Figure 1. It is noted that both restaurants are located in the same building, but with separate entrances. Located near the intersection of Wailea Ike Drive and Wailea Alanui Drive, both restaurants overlook the Wailea Blue Golf Course to the south. The Wailea Ekolu condominiums are also located to the east. The topography of this parcel generally follows the grade of Wailea Ike Drive, sloping in a makai direction.

The parcel's land use designations and proposed amendments are summarized below.

- ***Current Community Plan Designation:*** Business/Commercial
- ***Current State Land Use Designation:*** Urban
- ***Current Zoning:*** Clubhouse
- ***Proposed land use:*** Business
- ***Proposed land use amendment:*** Change in Zoning to B-R, Resort Commercial

**Reason Justifying the Request**

The underlying zoning for this parcel is "Clubhouse", which is historically attached to the original use of the parcel for golf course clubhouse use. As there is no Title 19 zoning district which

---

addresses this unique designation, it is proposed that the B-R, Resort Commercial District be implemented to establish land use consistency with the parcel's existing restaurant use.

8. **SF-11**

Located in the midst of the Wailea Blue Golf Course, this vacant 6.78-acre parcel (TMK 2-1-08;por. 118) consists of a landscaped golf course buffer zone and golf course driving range. Refer to Figure 1. Abutting this parcel to the southeast is the Golf Estates Subdivision. Topographic conditions allow surface runoff to sheetflow in a makai direction into a 1.0 million gallon golf course irrigation lake located at the parcel's western boundary.

A summary of the parcel's land use designations and proposed land use request follows.

- ***Current Community Plan Designation:*** Single-Family
- ***Current State Land Use Designation:*** Urban
- ***Current Zoning:*** Open Space
- ***Proposed land use:*** Single-Family
- ***Proposed land use amendment:*** Change in Zoning to R-3, Residential

**Reason Justifying the Request**

This proposal will enable the site to be developed as an extension to the adjacent Golf Estate Subdivision. In the long-term, WRCL anticipates that single-family resort residential housing will help in maintaining the Resort's balance as an integrated residential and visitor community.

---

9. **Business Parcel**

This parcel (TMK 2-1-08:por. 42) is approximately 4.62 acres in size. Refer to Figure 1. A one-story structure on the parcel is currently used as a temporary planning and construction office for Wailea Resort Company, Ltd. Utility poles, which traverse the western portion and along the northern end of the parcel, are intended to be placed underground should development occur on the parcel. Vacant lands are located to the north and east while the Wailea Ekolu condominium complex is located to the west, across Kalai Waa Street. A 6.4 acre parcel containing a brackish water tank and the Wailea Resort maintenance building abuts the Business parcel's southern boundary.

Topography is level to gently sloping. Portions of the parcel are sloped towards an existing drainage culvert located at the parcel's southwestern corner. Vegetation onsite is predominantly buffel grass, with various palm trees and lowlying shrubs located around the administration office.

The following is a summary of the parcel's current land use designation and proposed land use actions.

- ***Current Community Plan Designation:*** Open Space
- ***Current State Land Use Designation:*** Urban
- ***Current Zoning:*** Open Space
- ***Proposed land use:*** Business
- ***Proposed land use amendments:*** Community Plan Amendment to Business/Commercial and Change in Zoning to B-2, Community Business District

**Reason Justifying the Request**

This parcel is anticipated to provide additional opportunity to diversify Wailea's business commercial base. See justification for MF-11. The parcel's current Open Space designation was established in 1973 to address an existing gulch (approximately, 0.90 acre) which traverses the property in an east-west axis and the original alignment of Wailea Ike Drive. However, the roadway alignment was relocated to the north to connect with Piilani Highway. Also, preliminary analysis indicates that an engineered drainage solution for this gulch will enable the development of the property for business/commercial use while mitigating adverse drainage-related impacts to downstream properties.

**10. Brackish Water Tank Site**

This 6.39-acre parcel (TMK 2-1-08:por. 42) is the location of the 10,000 square foot Wailea Resort maintenance building and 1.0 million gallon brackish water tank. Refer to Figure 1. A paved employee parking area is also located on the parcel. A 4.15 acre landscape nursery area, maintained by Wailea Resort employees, is located at the southern portion of the parcel, along Kalai Waa Street. To facilitate drainage on the parcel, an existing drainage culvert is located at the parcel's southwestern corner. The Wailea Resort planning and construction office is located north of the subject parcel. In addition, vacant undeveloped parcels are located to the east, west and south.

The parcel's land use summary is as follows:

- ***Current Community Plan Designation:*** Open Space
- ***Current State Land Use Designation:*** Urban

- 
- ***Current Zoning:*** Open Space
  - ***Proposed land use:*** Business/Light Industrial
  - ***Proposed land use amendments:*** Community Plan Amendment to Business/Commercial and Change in Zoning to B-2, Community Business District

**Reason Justifying the Request**

This parcel has been identified as part of the business/commercial core of the resort. See justification for MF-11. The 1973 Open Space designation was established to provide spacial relief and a large water reservoir within the resort. However, Wailea has chosen to provide additional open space relief through the development of the Wailea Gold Golf Course and improved technology has allowed the storage of water through a series of large tanks and distribution systems. In implementing this strategy, Wailea has decided to forego future residential development to the south of Kaukahi Street. (The original Wailea Master Plan provided for approximately 68 acres of single-family use and 119 acres of multi-family use in the "Southern acreage".) The proposed redesignation of this parcel for business/commercial use will support the Resort's objective of establishing a diverse business core at the Wailea Ike entry to the Resort.

**11. Proposed Office Building Site**

This 2.28-acre parcel (TMK 2-1-08:por. 92), located in the State Agricultural District is currently vacant. Located on Kaukahi Street, the surrounding land uses include the Diamond Resort complex to the north, the Wailea Emerald Golf Course to the south and west, and undeveloped lands to the east. Refer to Figure 1. A paved

---

maintenance road traverses the parcel in a north/south direction.

Topography is level to gently sloping, with buffel grass and weeds the predominant vegetation.

A summary of the parcel's land use summary and proposed land use amendments is provided below.

- ***Current Community Plan Designation:*** Park
- ***Current State Land Use Designation:*** Agricultural
- ***Current Zoning:*** Interim
- ***Proposed land use:*** Business
- ***Proposed land use amendments:*** Community Plan Amendment to Business/Commercial; District Boundary Amendment to Urban; and Change in Zoning to B-2, Community Business District

**Reason Justifying the Request**

This parcel is anticipated to be the future location of a restaurant or office building site. This site was initially proposed as a golf maintenance facility for the Wailea golf courses. (A Special Management Area Use Permit for the golf maintenance facility was issued in 1993.) This underutilized parcel has ready access to infrastructure services which can support the proposed headquarters for Wailea administrative offices.

**12. Wailea Blue Golf Clubhouse**

This parcel area (TMK 2-1-08;por. 92) is the site of the Wailea Blue Golf Clubhouse and parking area. Refer to Figure 1. The Clubhouse amenities include a restaurant, pro-shop, locker rooms,

---

and storage. A golf maintenance building separately houses golf course maintenance equipment. A third building, the "Cartbarn", houses the golf course carts.

Located along Kaukahi Street, the parcel abuts the Wailea Emerald Golf Course. The parcel is landscaped with various shade trees, trimmed hedges and manicured lawn areas. Topography is gently sloping and generally declines in a makai direction.

Land use designations and proposed amendments are as follows.

- ***Current Community Plan Designation:*** Park
- ***Current State Land Use Designation:*** Agricultural
- ***Current Zoning:*** Interim
- ***Proposed land use:*** Existing use to remain
- ***Proposed land use amendments:*** Community Plan Amendment to Business/Commercial (5.9 acres); District Boundary Amendment to Urban (4.06 acres); and Change in Zoning to B-2, Community Business District (4.06 acres)

**Reason Justifying the Request**

The Blue Clubhouse parcel includes existing business commercial uses which are accessory to the golf course. Wailea Resort is seeking to secure additional flexibility to expand the range of business/commercial uses at this site. Such uses could include recreational, fitness, or professional office spaces which would be complemented by the surrounding golf course environs.

It is noted that the Community Plan Amendment request will include the Wailea Blue Clubhouse parcel (approximately 4.06

---

acres) as well as the land area located between this parcel and Makena Alanui Road (approximately 1.9 acres). Accordingly, the total land area of the Community Plan Amendment request to Business/Commercial is approximately 5.9 acres.

**13. MF-15**

This vacant 9.34-acre parcel (TMK 2-1-08:120) is situated at the northeastern corner of the Kaukahi Street/Wailea Alanui Drive intersection. Refer to Figure 1. MF-15 currently consists of a mix of State Land Use and zoning designations. Approximately 8.66 acres is located within the State Agricultural district, while the northern portion of the parcel, approximately 0.68 acre, is located within the State Urban district. The proposed land use amendment involves a change in zoning of the 8.66-acre portion of parcel to the A-1, Apartment zoning district. To implement this change in zoning, a District Boundary Amendment for the portion of the parcel (8.66 acres) within the State Agricultural District to Urban is required. It is noted, however, that the portion of the parcel (0.68 acre) within the State Urban District will retain its existing zoning (H-M, Hotel Medium).

Surrounding land uses include the Wailea Blue Golf Course and Wailea Golf Vistas subdivision to the north and east, Kea Lani Hotel to the west, the Wailea Emerald Golf Course to the south. The parcel's southern and western boundaries rise several feet above the adjoining roadways, but level off at the remaining portions. Accordingly, topographic conditions are generally level to gently sloping in a makai direction. Existing vegetation include buffel grass and thickets of kiawe trees. Scenic amenities include good ocean and island views.

---

The parcel's land use summary is provided below.

- ***Current Community Plan Designation:*** Multi-Family
- ***Current State Land Use Designation:*** Urban/Agricultural
- ***Current Zoning:*** Interim and H-M, Hotel Medium
- ***Proposed land use:*** Multi-Family
- ***Proposed land use amendments:*** District Boundary Amendment to Urban and Change in Zoning to A-1, Apartment

**Reason Justifying the Request**

Similar to MF-7, the proposed A-1, Apartment zoning designation being sought for this parcel is intended to facilitate the implementation of a multi-family development on the site. The parcel's Change in Zoning request to A-1, Apartment will facilitate Wailea's strategic plan to provide diverse multi-family products to meet a range of residential consumer needs. As previously mentioned, however, only the portion of the parcel (8.66 acres) located within the State Agricultural District is intended for rezoning to the A-1 District.

**14. MF-17**

This vacant 12.38-acre parcel (TMK 2-1-08:por. 42) is bordered by the proposed Kalai Waa Street extension to the east and the Wailea Blue Golf Course to the west. Refer to Figure 1. The Wailea Maintenance Building and Brackish Water Tank are also located further to the northeast while the Wailea Ekolu condominiums are to the north. Topographic conditions are generally level to gently sloping lands declining in a makai direction. Existing vegetation include buffel grass and thickets of

# CORRECTION

THE PRECEDING DOCUMENT(S) HAS  
BEEN REPHOTOGRAPHED TO ASSURE  
LEGIBILITY  
SEE FRAME(S)  
IMMEDIATELY FOLLOWING

---

The parcel's land use summary is provided below.

- ***Current Community Plan Designation:*** Multi-Family
- ***Current State Land Use Designation:*** Urban/Agricultural
- ***Current Zoning:*** Interim and H-M, Hotel Medium
- ***Proposed land use:*** Multi-Family
- ***Proposed land use amendments:*** District Boundary Amendment to Urban and Change in Zoning to A-1, Apartment

**Reason Justifying the Request**

Similar to MF-7, the proposed A-1, Apartment zoning designation being sought for this parcel is intended to facilitate the implementation of a multi-family development on the site. The parcel's Change in Zoning request to A-1, Apartment will facilitate Wailea's strategic plan to provide diverse multi-family products to meet a range of residential consumer needs. As previously mentioned, however, only the portion of the parcel (8.66 acres) located within the State Agricultural District is intended for rezoning to the A-1 District.

**14. MF-17**

This vacant 12.38-acre parcel (TMK 2-1-08:por. 42) is bordered by the proposed Kalai Waa Street extension to the east and the Wailea Blue Golf Course to the west. Refer to Figure 1. The Wailea Maintenance Building and Brackish Water Tank are also located further to the northeast while the Wailea Ekolu condominiums are to the north. Topographic conditions are generally level to gently sloping lands declining in a makai direction. Existing vegetation include buffel grass and thickets of

---

kiawe trees. Scenic amenities include good ocean and island views.

The parcel's land use summary is as follows:

- ***Current Community Plan Designation:*** Single-Family
- ***Current State Land Use Designation:*** Urban
- ***Current Zoning:*** D-2, Duplex and Open Space
- ***Proposed land use:*** Multi-Family
- ***Proposed land use amendments:*** Community Plan Amendment to Multi-Family and Change in Zoning to A-1, Apartment

**Reason Justifying the Request**

Refer to justification for MF-7.

**15. MF-19**

This vacant 6.67-acre vacant parcel (TMK 2-1-08;por. 42) is situated mauka of the proposed Kalai Waa Street extension. Refer to Figure 1. Directly adjacent to the site is a 3.0 million gallon concrete water tank. The Diamond Resort is also located to the south while vacant lands are located to the north, east and west. The parcel generally consists of slight to moderate to extremely steep slopes, with some steep rock slopes. Existing vegetation on this parcel include buffel grass and thickets of kiawe trees, while scenic amenities include good ocean and island views.

Summarized below are the parcel's existing land use and proposed land use designations.

- 
- ***Current Community Plan Designation:*** Multi-Family
  - ***Current State Land Use Designation:*** Urban
  - ***Current Zoning:*** Park
  - ***Proposed land use:*** Multi-Family
  - ***Proposed land use amendment:*** Change in Zoning to A-1, Apartment

**Reason Justifying the Request**

The proposed zoning district amendment is intended to facilitate the implementation of a multi-family residential development on the site which will complement the adjacent "residential"-designated properties along Kalai Waa Street. The parcel's Change in Zoning request to A-1, Apartment is in keeping with WRCL's objective to provide diverse multi-family products.

**16. Wailea Shopping Village**

The Wailea Shopping Village is located on two (2) TMK parcels: TMK 2-1-08:75, which consists primarily of the shopping center improvements; and TMK 2-1-08:74, which consists primarily of the shopping center's parking area. Refer to Figure 1. The Community Plan and zoning designations for each parcel are shown in Table 7. Existing commercial improvements include a 31,215-square foot commercial/retail complex (9 buildings and 22 tenants). Encompassing 15.19 acres, the parcel is bordered by Wailea Alanui Drive to the east, Aston Wailea Resort to the west, Wailea Elua apartments to the north and the Grand Wailea Resort to the south.

Table 7

| <b>COMMUNITY PLAN AND ZONING DESIGNATIONS<br/>FOR WAILEA SHOPPING VILLAGE</b> |                       |  |
|---|-----------------------|--|
| <b>Area</b>   | <b>Community Plan</b> | <b>Existing Zoning</b>                   |
| TMK 2-1-08:74   | Hotel                 | B-R, Resort Commercial<br>and H-2, Hotel |
| TMK 2-1-08:75   | Business/Commercial   | B-R, Resort Commercial<br>and H-2, Hotel |

The parcel's land use designation and proposed land use amendments are summarized below.

- **Current Community Plan Designation:** Business and Hotel
- **Current State Land Use Designation:** Urban
- **Current Zoning:** Business/Resort Commercial and H-2, Hotel
- **Proposed land use:** No change from existing
- **Proposed land use amendments:** Community Plan Amendment to Business/Commercial (approximately 4.66 acres) and Change in Zoning to B-2, Community Business District (approximately 15.19 acres).

**Reason Justifying the Request**

The Wailea Shopping Village is an existing commercial complex which was initially constructed in 1977. This land use request therefore, is considered a "housekeeping" amendment to bring the zoning into conformance with the existing shopping center use.

---

17. **SF-7(A)**

This undeveloped 4.83-acre parcel (TMK 2-1-08:por. 42) is bordered by Okolani Drive to the north, undeveloped lands to the south and the Wailea Blue Golf Course to the west. Refer to Figure 1. In addition, Parcel MF-7 is located to the northwest of the subject parcel while the Wailea Pualani Estates subdivision is situated across Okolani Street, towards the north.

Topography at the site is slight to moderately sloping, declining in a makai (westerly) direction. Existing vegetation consists of kiawe trees, buffel grass, lowlying weeds and dryland shrubs. Scenic amenities include ocean, mountain and island views.

The land summary for SF-7 (A) is as follows:

- ***Current Community Plan Designation:*** Single-Family
- ***Current State Land Use Designation:*** Urban
- ***Current Zoning:*** A-1, Apartment
- ***Proposed land use:*** Multi-Family
- ***Proposed land use amendments:*** Community Plan Amendment to Multi-Family

**Reason Justifying the Request**

The proposed Community Plan designation being sought for this parcel is intended to facilitate the implementation of a multi-family residential development on the site which will complement the "multi-family residential" designated properties adjacent to the subject property (e.g., MF-12 and MF-13). In addition, the proposed community plan amendment to multi-family allows the

---

parcel's zoning designation (A-1, Apartment) to conform to its community plan designation.

18. MF-12(Por.)/MF-13(Por.)

This parcel area (TMK 2-1-08:por. 42), identified as MF-12 (por.)/MF-13 (por.), consists of two (2) land areas that function as natural drainage gullies. Refer to Figure 1. One land area (approximately 1.2 acres) is located along the northerly extent of MF-12 and extends from Okolani Drive towards the Wailea Blue Golf Course. Topographic conditions allow stormflows to sheetflow on an east-west axis from existing box culverts along Okolani Drive, through MF-12, until draining into the Wailea Blue Golf Course.

The second land area (approximately 2.2 acres) traverses the southerly extent of MF-12 and the northerly extent of MF-13. Although there are no drainage improvements in the immediate vicinity, this area functions as a natural drainageway for stormflows. Topographic conditions of this land area allows onsite stormflows to sheetflow through MF-12 and MF-13 until draining into the Wailea Blue Golf Course.

The land use summary for MF-12 (por.)/MF-13 (por.) is as follows:

- **Current Community Plan Designation:** Open Space
- **Current State Land Use Designation:** Urban
- **Current Zoning:** Open Space
- **Proposed land use:** Multi-Family

- 
- **Proposed land use amendments:** Community Plan Amendment to Multi-Family and Change in Zoning to A-1, Apartment

**Reason Justifying the Request**

The current Open Space designation was established in 1973 to address natural drainage conditions which traverse the properties in an east-west axis. However, an engineered drainage solution for both land areas will enable the development of the property for multi-family use while mitigating adverse drainage-related impacts to downstream properties. In this regard, the proposed multi-family designations being sought are desired since the land use amendments will allow for greater flexibility in building and site layout configurations on MF-12 and MF-13.

**19. MF-5(Por.)/MF-6(Por.)**

This parcel area consists of three (3) narrow meandering land areas that traverse MF-5 and MF-6 (TMK 2-1-08: por. 112 and 114, respectively) at an east-west axis. A description of the three (3) land areas (totalling approximately 3.8 acres) is as follows:

**1. Drainageway along southerly extent of MF-6**

This land area (approximately 1.4 acres) functions as a natural drainage channel (natural swale) and is located at the southerly extent of MF-6 (TMK 2-1-08:por. 114). Refer to Figure 1. Traversing an east-west axis, this parcel area extends from Piilani Highway to Kapili Street. Wailea Pualani Estates borders this drainageway along its southern side. A drainage inlet headwall, which consists of two (2) 42-inch culverts, is located at the parcel's westerly extent to

---

convey onsite stormflows under and across Kapili Drive until draining into a grassed drainage channel.

2. **Drainageway straddling boundary line of MF-5 and MF-6**

This land area (approximately 2.2 acres), which extends from Piilani Highway to Kapili Street, traverses along the boundary line of MF-5 and MF-6 (TMK 2-1-08:por. 112 and 114, respectively). Refer to Figure 1. Topographic conditions allow stormflows to be conveyed from existing box culverts under Piilani Highway, through this land area, and through two (2) 66-inch culverts located at the drainageway's westerly extent. It is noted that the culverts continue under Kapili Street and convey stormflows through swales within Kilohana Park until draining into the existing drainage system located along Kilohana Drive.

3. **Land area along the northerly extent of MF-5**

This land area (approximately 0.2 acre) is situated along the northerly extent of MF-5 (TMK 2-1-08:112) and consists of a landscaping buffer zone located within the Kilohana Drive right-of-way. Refer to Figure 1. Extending in an east-west axis from Piilani Highway to the intersection of Kapili Street and Kilohana Drive, this land area's open space designation was probably intended for the expansion of the existing landscape buffer zone located within the Kilohana Drive right-of-way.

The land summary for MF-5 (por.)/MF-6 (por.) is as follows:

- **Current Community Plan Designation:** Open Space

- 
- ***Current State Land Use Designation:*** Urban
  - ***Current Zoning:*** Open Space
  - ***Proposed land use:*** Multi-Family
  - ***Proposed land use amendments:*** Community Plan Amendment to Multi-Family and Change in Zoning to A-1, Apartment

**Reason Justifying the Request**

The current Open Space designation for the two (2) drainage areas was established in 1973 to address drainage conditions which traverse the properties in an east-west axis. However, an engineered drainage solution for both land areas will enable the development of the property for multi-family use while mitigating adverse drainage-related impacts to downstream properties. In this regard, the proposed multi-family designations being sought are desired since the land use amendments will allow for greater flexibility in building and site layout configurations for MF-5 and MF-6.

Furthermore, with regard to the third parcel area (located at the northerly extent of MF-5), the existing landscape buffer zone along Kilohana Drive provides a functional visual enhancement along this edge of the resort. Any future development of the MF-5 parcel will maintain the existing landscaped buffer character. In this regard, the proposed multi-family designations being sought are desired since it will allow for greater flexibility in building, landscaping and site layout configurations for the MF-5 site.

# ***Chapter II***

---

## ***Description of the Existing Environment***

## **II. DESCRIPTION OF THE EXISTING ENVIRONMENT**

### **A. PHYSICAL ENVIRONMENT**

#### **1. Surrounding Land Use**

The proposed land use amendments, encompassing a total of nineteen (19) parcel areas, are located within Wailea, a resort/residential master-planned community. General land uses in Wailea include hotel, multi-family, single-family, commercial/business and recreational golf course functions. Hotel zoned properties include the Grand Wailea Resort Hotel, Kea Lani Hotel, the Four Seasons Resort-Maui, Aston Wailea Resort, Renaissance Wailea Beach Resort, and Diamond Resort Hawaii. Multi-family properties are represented by the Grand Champion Villas, Wailea Ekahi, Wailea Ekolu, Wailea Elua, Wailea Point and the Palms at Wailea condominium projects. Recreational land uses include activities provided by the Wailea Tennis Center and the Wailea Blue, Emerald and Gold Golf Courses. Residential properties within Wailea include the Wailea Fairway, Wailea Golf Estates, Wailea Kialoa Homesites, Wailea Golf Vistas, Wailea Pualani Estates, and Wailea Kai Homesites subdivisions.

Kihei, a growing commercial, residential, and visitor-oriented community is situated to the north of Wailea. Maui Meadows, a single-family residential neighborhood, and vacant, undeveloped land owned by McCormack Properties, characterize land uses to the east of the Resort. Makena Resort, another master-planned development, is located to the south of Wailea. As with other properties in the vicinity, the ocean defines the western boundary of the Resort complex.

---

2. Climate

Hawaii's tropical location accounts for uniform weather conditions throughout the year. Climatic conditions on Maui are characterized by mild and consistent year-round temperatures, moderate humidity, and steady northeasterly tradewinds. Variations in the island's weather are attributable to regional topographical and climatic conditions.

During the summer months, average high temperatures approach 90 degrees Fahrenheit, while low temperatures range from the mid- to upper 60's. The winter months are more temperate, with average highs and lows in the low 80's, and low 60's, respectively.

Annual rainfall distribution in the area ranges between five (5) to fifteen (15) inches, with most of the precipitation occurring during the winter months between November and March. The months between April and October are generally drier, with measurements reflecting less than one-half inch of rainfall per month.

The northeast tradewinds prevail throughout most of the year. Wind speeds in the Kihei-Makena region range from ten (10) to fifteen (15) miles per hour during the afternoon. The winds typically diminish during the morning and evening, and are usually more persistent during summer than in winter. Between the months of October and April, storm-generated "Kona" winds from the south occasionally develop, bringing high winds and heavy rainfall.

---

3. *Topography and Soil Characteristics*

Underlying the subject properties is the Keawekapu-Makena soil association. This series is typically found on the low uplands, and consists of gently sloping to moderately steep, well-drained, medium-textured soils. The substratum ranges in depth from shallow to deep and is comprised of fragmental Aa lava.

Soil series in the vicinity of the subject properties consists of Makena loam (MXC), which is typically found on the lower leeward slopes of Haleakala between Makena and Kamaole, the Keawekapu extremely stony silty clay loam (KNXD), which usually occurs on low uplands, and Dune land (DL), which usually occurs in the coastal areas of Maui.

Table 8 reflects the soil series underlying each of nineteen (19) land areas. The Makena loam (MXC) series is typified by three (3) to fifteen (15) percent slopes, slow to medium runoff, and slight to moderate erosion hazards. The Keawekapu extremely stony clay loam (KNXD) series is typified by three (3) to twenty-five (25) percent slopes, slow to medium runoff and moderate permeability. The Dune land series (DL) consists of windblown sand particles accumulating and forming hills and ridges.

The University of Hawaii - Land Study Bureau's Detailed Land Classification for Maui indicates that lands surrounding the subject properties are designated "E77". A total productivity rating establishes a value system on a declining scale from "A" to "E," with "A" representing the highest level of productivity. Land type "77" represents a grouping of lands having comparable features, such as soil properties, topography, and climate which result in

Table 8

| <b>SOIL SERIES UNDERLYING PARCELS</b>                       |                    |
|---|--------------------|
| <b>Area Designation<sup>a</sup><br/>(Refer to Figure 1)</b> | <b>Soil Series</b> |
| SF-S (1)  | MXC, KNDX          |
| MF-7 (2)  | MXC, KNDX          |
| MF-8 (3)  | MXC                |
| MF-11(A) (4)  | MXC, KNDX          |
| MF-10 (5)   | MXC                |
| Wailea Tennis Center (6)                                    | MXC                |
| Wailea Chart House (7)                                      | MXC                |
| SF-11 (8)   | MXC                |
| Business parcel (9)   | MXC                |
| Brackish Water Tank Site (10)                               | MXC                |
| Proposed Office Building Site (11)                          | MXC                |
| Wailea Blue Golf Clubhouse (12)                             | MXC                |
| MF-15 (13)  | MXC                |
| MF-17 (14)  | MXC                |
| MF-19 (15)  | MXC                |
| Wailea Shopping Village (16)                                | MCX, DL            |
| SF-7(A) (17)  | MXC                |
| MF-12(por.)/MF-13(por.) (18)                                | MXC                |
| MF-5(por.)/MF-6(por.) (19)                                  | MXC                |
| <sup>a</sup> Parcel identification number in parenthesis.   |                    |

similar productive yields. Characteristic of land type "77" are poorly drained, nonstony lands, with moderately fine to fine-textured soils. This land type is unsuited for mechanized agriculture.

---

4. **Flood and Tsunami Hazard**

As reflected by the Flood Insurance Rate Map, the subject properties are situated within Zone C, which is defined as areas of minimal flooding. Areas of 100-year flooding are primarily limited to low lying shoreline areas and natural drainage basins. It is noted that although the "Business Parcel" is designated Zone C by the Flood Insurance Rate Map, it contains a natural drainageway along its northerly boundary which directs surface runoff generated onsite towards a drainage culvert located at the parcel's northwest corner.

5. **Flora and Fauna**

Vegetation associated with the Wailea community consists primarily of introduced species of grasses, plants, and trees cultivated as part of Wailea's neighborhood landscaping. Lauhala, hibiscus, monkey pod, palm, plumeria, shower, and willi willi trees are examples of trees and shrubs which enhance Wailea's landscape. In areas of undeveloped parcels, however, thickets of Kiawe trees, haole koa and buffel grass are the predominant vegetation.

Avifauna in the vicinity are typical of the Kihei-Makena region. Species of birds common to the area are the Common Mynahs, Golden Plovers, Japanese White-eye, Northern Cardinals, Spotted Doves, and Zebra Doves. Cats, mongoose, and rats are among the feral mammals that are commonly found in the area.

There are no known endangered or threatened species of wildlife found in the vicinity of the subject properties.

---

6. **Air Quality**

There are no point sources of airborne emissions in the immediate vicinity of the subject properties. The air quality in Wailea is considered good, with existing airborne pollutants attributed to vehicle-generated exhaust from the region's roadways. Other sources of airborne pollutants typically include dust resulting from construction activities, and residual smoke from sugarcane harvesting operations occurring in the Central Maui plain. These sources are considered intermittent, and the generated particulates are quickly dispersed by the prevailing tradewinds.

7. **Noise Characteristics**

The subject properties are situated within a resort community, and with the exception of temporary construction activities, are not susceptible to adverse noise conditions. Vehicles traveling along Wailea Alanui Drive, Wailea Ike Drive and other adjoining roadways are the primary source of noise in the Wailea area.

8. **Scenic and Open Space Resources**

The subject properties are situated within the master-planned resort community of Wailea, where development is governed by the Wailea Community Association's Declaration of Conditions & Restrictions (CC&R's) and By-Laws (amended September 1994). The provisions of the CC&R and By-Laws require that existing beach and shoreline access remain unaffected by any proposed development via the construction and maintenance of all County approved shoreline pedestrian walkways. Additionally, the design guidelines of the CC&R and By-Laws intend to preserve the scenic tranquility of Wailea with the establishment of a height limit recommendation for all improvements makai of Wailea Alanui

---

Drive. The CC&R's require a development to channelize view corridors from an east to west direction utilizing greenbelts. The CC&R's also state that all lots be developed with regard to topography, ocean frontage, street frontage, as well as the relationship to mountain and ocean views.

9. **Archaeological Resources**

Many of the properties involved in the proposed land use amendments involve previous developments, such as the Wailea Tennis Center, Wailea Chart House parcel, and the Brackish Water Tank Site. Other properties involve vacant land areas subjected to previous ground disturbing activities, such as SF-11, which is currently a golf course driving range and landscaped buffer zone, and the Business Parcel. These properties are unlikely to contain surface archaeological features.

Furthermore, several properties involved in the proposed action have been subjected to archaeological surveys as a result of proposed developments or other proposed land use actions. These properties are MF-7, MF-8, MF-11, Proposed Office Building Site, Wailea Blue Golf Clubhouse and, most recently, the Wailea Shopping Village.

The remainder of the parcels involved in the proposed action are vacant and were not subject to previous ground disturbing activities or archaeological surveys. These parcels include SF-S, MF-10, MF-15, MF-17, MF-19, SF-7(A), MF-5(por.)/MF-6(por.) and MF-12(por.)/MF-13 (por.). It is anticipated that archaeological issues will be addressed for these parcels as development occurs. Specifically, additional archaeological inventory work will be

---

undertaken, as needed, as part of the Special Management Area and Planned Development (Phase II) permitting processes. Requirements for archaeological investigations will be coordinated with the Department of Land and Natural Resources, State Historic Preservation Division.

**B. SOCIO-ECONOMIC ENVIRONMENT**

**1. Community Character**

From a regional standpoint, the subject properties are part of the Kihei-Makena Community Plan region which stretches from Maalaea to La Perouse Bay. The region includes a diverse range of physical and socio-economic environments. With its dry and mild climate and proximity to recreation-oriented shoreline resources, the visitor-based economy has grown steadily over the past few years. The project site is situated along the southwestern coast of Maui which includes the community of Kihei and the master-planned resorts of Wailea and Makena. The town of Kihei serves as the commercial and residential center of the region with the master-planned communities of Wailea and Makena serving as the focal point for visitor activities.

**2. Population**

The population of Maui has exhibited relatively strong growth over the past decade, with the 1990 population reflecting a count of 91,361, a 45.4 percent increase over the 1980 population of 62,823 (DBEDT, March 1993). Growth on the island is expected to continue, with resident population projections for the year 2000 and 2010 estimated to be 112,349 and 133,459, respectively (Community Resources, Inc., January, 1994).

---

Just as the island's population has grown, the resident population of the Kihei-Makena region has increased dramatically in the last two decades. Population gains were especially pronounced in the 1970's as the rapidly developing visitor industry attracted many new residents. The 1990 resident population of the Kihei-Makena region was approximately 15,365. Regional projections for the years 2000 and 2010 reflect an estimated population of 20,092 and 24,846, respectively. Compared to 1990, these estimates reflect increases of 30.7 percent and 61.7 percent for the years 2000 and 2010, respectively (Community Resources, Inc., January, 1994).

3. *Economy*

The economy of Maui is heavily dependent upon the visitor industry. The dependency on the visitor industry is especially evident in Kihei-Makena, which is one of the State's major Resort destination areas. The opening of the Four Seasons Resort, the Grand Wailea Resort Hotel and Spa, and the Kea Lani Hotel have continued to reinforce the region's status as a premier resort destination.

In 1994, Maui was frequented by 2.2 million visitors, an increase of 4.8% from 1993 (Maui Data Book and Newcomers Guide, 1995). Projections for the years 2000 and 2010 reflect the estimated arrival of 3.3 million and 4.3 million visitors, respectively (Community Resources, Inc., January, 1994).

The Kihei-Makena region accounted for 42 percent, or 988,375 of the island's 1990 visitor arrivals. Regional forecasts for the years 2000 and 2010 reflect an estimated 1.4 million and 1.8 million visitors, respectively (Community Resources, Inc., January, 1994).

---

Maui's economy and employment is largely sustained by tourism, with the Wailea Resort serving as a major component of the island's visitor industry. Hotels situated within this resort complex include the Renaissance Wailea Beach Resort, Four Seasons Resort-Maui, the Grand Wailea Resort, the Aston Wailea Resort, the Kea Lani Hotel, and the Diamond Resort. In addition, three (3) golf courses, the eleven (11) court Wailea Tennis Center, and the Wailea Shopping Village provide recreational, commercial, and retail services to visitors and residents alike.

In 1990, employment in the hotel industry accounted for 16 percent, or 8,500 of Maui's 51,756 total jobs. The island's hotel industry employment is projected to increase to 9,299 and 10,468 in the years 2000 and 2010, respectively (Community Resources, Inc., January, 1994). Within the Kihei-Makena region, employment in the hotel industry accounted for 39 percent, or 2,979 of the region's 7,574 total jobs. Projected hotel industry employment for this region is estimated to increase to 3,981 and 4,456 in the years 2000 and 2010, respectively. These estimates reflect gains of 44 and 43 percent for the years 2000 and 2010, respectively (Community Resources, Inc., January, 1994).

**C. PUBLIC SERVICES**

**1. Police and Fire Protection**

The Maui Police Department (MPD) headquarters is located at its Wailuku Station. The Wailuku Station, which services the Kihei-Makena subdistrict, is approximately fifteen (15) miles northwest of Wailea. The Department's Kihei patrol covers the Kihei-Makena region.

---

Fire prevention, protection, and suppression services are provided by the Maui Fire Department's (MFD) Kihei Station situated approximately three (3) miles north of Wailea.

2. **Medical Facilities**

Maui Memorial Hospital, the only major medical facility on the island, is approximately fifteen (15) miles northwest of Wailea. The 185-bed, State-operated hospital provides acute, emergency, and general care services. Several Kihei clinics, and dental and medical offices provide local health care services for Kihei-Makena residents and visitors.

3. **Recreational Facilities**

Many diverse recreational opportunities are available within the Wailea Resort complex. Recreational facilities include three (3) championship golf courses and the eleven (11) court Wailea Tennis Center. Five (5) excellent, white sand beaches provide opportunities for diving, fishing, kayaking, surfing, swimming, and windsurfing. In addition, the Resort's open spaces are suitable for bicycling, jogging, and walking activities.

Over 90 percent of the Kihei-Makena region's parks are either directly on a beach, or across the street from a beach. To the north, the Kihei area contains eight (8) regional and three (3) sub-regional public parks. Beyond Wailea, to the south, are three (3) regional public parks, including Makena State Park's Big Beach and Little Beach (R.M. Towill Corp., August, 1992).

---

4. **Schools**

The State Department of Education (DOE) operates three (3) public schools in the Kihei-Makena region. Kihei Elementary School, Kamali'i Elementary School and Lokelani Intermediate School are comprised of 911, 583 and 660 students, respectively (telephone conversation with DOE employee Aileen Shirota, February 1997). Kihei Elementary School and Kamali'i Elementary School provide educational services for students from Kindergarten to Grade 5, while Lokelani Intermediate School provides instruction for students from Grades 6 to 8. The schools are located within the central Kihei area, north of the project site.

Students enrolled in Grades 9 to 12 attend Maui High School in Kahului, approximately fifteen (15) miles north of Wailea.

5. **Solid Waste**

Single-family residential solid waste collection service is provided by the County of Maui on a once-a-week basis. Residential solid waste collected by County crews are disposed at the County's 55-acre Central Maui Landfill located four miles southeast of the Kahului Airport. In addition to County-collected refuse, the Central Maui Landfill accepts commercial waste from private collection companies.

D. **INFRASTRUCTURE**

1. **Roadways**

Access to the Kihei-Makena region is provided by South Kihei Road and Piilani Highway.

---

South Kihei Road is a north-south, two-lane County collector road which generally follows the coastline from Mokulele Highway and North Kihei Road to Okolani Drive, an east-west connector road within the Wailea Resort.

Piilani Highway is north-south, two-lane State arterial highway with an alignment that is generally parallel to, and mauka (east) of, South Kihei Road. Piilani Highway consists of twelve (12) foot travel lanes in each direction and includes paved shoulders, and left and right-turn deceleration lanes at major intersections. Piilani Highway extends from the intersection of Mokulele Highway and North Kihei Road and presently terminates at Wailea Ike Drive in the Wailea Resort.

Principle access to Wailea is provided by Wailea Alanui Drive at its intersection with Wailea Ike Drive. Three (3) additional access points are located via driveways off of Wailea Alanui Drive.

Wailea Alanui Drive, a North-South County collector road with an 80-foot right-of-way, serves as the primary collector/distributor road through the Wailea Resort. Between Kilohana Drive and Okolani Drive to the north, Wailea Alanui Drive is a wide, two-lane undivided road. From Okolani Drive to Kaukahi Street on the south, Wailea Alanui Drive is basically a four-lane, divided road. South of Kaukahi Street, Wailea Alanui Drive becomes Makena Alanui Road and narrows to a two-lane, undivided road.

Wailea Ike Drive is a four-lane, divided, east-west collector road which links the southern terminus of Piilani Highway with Wailea

---

Alanui Drive. The eastern terminus of Wailea Ike Drive is considered the primary entry into Wailea.

2. Wastewater

The Wailea community is served by a collection system of gravity lines which convey wastewater flows in a makai (westerly) direction towards four (4) wastewater pump stations serving Wailea. See Appendix B. Moving from the south to the north, the four (4) pump stations are as follows:

- a. Wastewater Pump Station No. 16, located between Makena Alanui Road and the Makena Surf complex;
- b. Wastewater Pump Station No. 10, located between the Grand Wailea Resort Hotel & Spa and Four Seasons Wailea;
- c. Wastewater Pump Station No. 9, located between Renaissance Hotel and the Wailea Elua complex; and
- d. Wastewater Pump Station No. 8, located near the intersection of Kilohana Drive and South Kihei Road.

From a regional standpoint, wastewater conveyed to these pump stations are pumped via force mains in a northerly direction to other pump stations along South Kihei Road until reaching Pump Station No. 6, located just east of Kalama Park in Kihei. From Pump Station No. 6, all wastewater collected are pumped via force mains in an easterly direction towards the Kihei Wastewater Reclamation Facility, located just south of and adjacent to the Silversword Golf Course, for treatment and disposal.

---

3. **Water**

The County of Maui, Department of Water Supply's domestic water system services the Wailea region. This system consists of a network of transmission and distribution lines and reservoirs. See Appendix C. Waterline sizes range between eight (8) inches and 30 inches. The Resort is divided into three elevation service levels. The high-level service area (elevations above 235-feet) is served by an existing reservoir located in the Maui Meadows subdivision, while the mid-level service area (elevation 100-feet to 235-feet) is served by a 3.0 MG mid-level reservoir located just north of the Diamond Resort and the Kamaole Reservoir located at the southwestern corner of the Kilohana Drive/Kapili Street intersection. The low-level service area covers those projects located below elevation 100-feet. An existing 2.0 MG low level reservoir is located immediately south of the Grand Champions condominium complex. Additionally, a newly completed 1.5 MG low level reservoir is located just south of Kaukahi Street.

4. **Drainage**

Due to the topography of the lands within Wailea, surface runoff generated sheetflows in a east to west direction towards the ocean. The majority of the runoff generated are directed into several natural Wailea drainageways (gulches), which outlets into the ocean. See Appendix D. As part of the Wailea Resort master-planned development, a comprehensive drainage system has been designed to handle Wailea's drainage utilizing the natural drainageways in connection with an improved drainage system generally consisting of a series of concrete box culverts (ranging from 18 to 84 inches in diameter), open concrete or gunite channels, catch basins and drain inlets. The drainage

---

improvements are designed to intercept and direct surface runoff into the natural drainageways, where the runoff will eventually outlet into the ocean. A drainage easement (consisting of open concrete channel and concrete culverts) located within Wailea Ike Drive is the most visible example of a drainage improvement connected with Wailea's comprehensive drainage system.

5. **Electrical, Telephone and Cable Systems**

Electrical, telephone and cable television services (underground) to Wailea are provided by Maui Electric Company, GTE Hawaiian Tel and Chronicle Cablevision, respectively.

# ***Chapter III***

---

## ***Potential Impacts and Mitigation Measures***

### III. POTENTIAL IMPACTS AND MITIGATION MEASURES

#### A. IMPACTS TO THE PHYSICAL ENVIRONMENTAL

##### 1. Surrounding Uses

The proposed land use amendments are not anticipated to have an adverse impact on surrounding land uses since the lands involved in the proposed action have already been designated for or are currently in resort-related uses. The proposed land use amendments are considered compatible and complementary with existing and planned surrounding uses. With regard to residential and business land use amendments, the following analyses are provided:

##### Residential:

The proposed land use amendments will modify the overall residential development potential at Wailea. As shown in Table 9,

Table 9

| SUMMARY ASSESSMENT OF<br>RESIDENTIAL DEVELOPMENT POTENTIAL |  |                |  |                |
|--|--|----------------|--|----------------|
| Residen-<br>tial<br>Density<br>Potential*                  | Development Pursuant<br>to Ordinance No. 752 |                | Development Potential<br>Pursuant to Proposed<br>Land Use Amendments |                |
|  | Single-Family                                | 673 units      | Single-Family  | 540            |
|  | Multi-Family                                 | 5,162<br>units | Multi-Family   | 3,327          |
|  | Total  | 5,835<br>units | Total<br>(rounded)   | 3,860<br>units |

\* See Table E-1 in Appendix E.

---

approximately 5,835 residential units may be developed under the existing zoning allocations set forth in Ordinance No. 752. With the proposed land use amendments, the maximum residential units which may be developed decreases to approximately 3,860 units.

**Business:**

There are a total of nine (9) parcel areas with the proposed land use amendments to business (Community Plan and/or Change in Zoning). Eight (8) out of the nine (9) parcel areas involve Community Plan Amendments (CPA). (The CPA excludes the Wailea Chart House parcel, which is already community planned Business/Commercial. Table 10 summarizes the CPA requests.

In addition to the 30.7 acres of existing business uses, the proposed Community Plan Amendment (CPA) request provides for new business areas of approximately 34.35 acres.

With regard to the Change in Zoning (CIZ), all nine (9) parcel areas involve a CIZ request to the B-R, Resort Commercial or B-2 Community Business District. Five (5) of the parcel areas, however, are already in business use. Table 11 summarizes the CIZ request.

In addition to the 38.07 acres in existing business uses, a total of 27.85 acres of new parcel areas are proposed by the CIZ request.

Land use amendments (CPA and CIZ) involving existing and new business parcel areas are intended to sustain WRCL's long-term position as a top visitor destination area. The proposed business areas, as well as the existing parcels in business use within the

Table 10

| <b>SUMMARY OF BUSINESS/COMMERCIAL<br/>COMMUNITY PLANNED AREAS</b> |                   |                               |                        |
|---|-------------------|-------------------------------|------------------------|
| <b>Existing<br/>Business Uses</b>                                 |                   | <b>New<br/>Business Areas</b> |                        |
| <b>Use</b>  | <b>Acreage</b>    | <b>Use</b>                    | <b>Acreage</b>         |
| Portion of MF-11<br>(building pad for<br>commercial use)          | 3.89 acres        | MF-11                         | 6.67 acres             |
| Wailea Tennis<br>Center   | 5.83 acres        | MF-10                         | 14.28 acres            |
| Brackish Water<br>Tank Site/<br>Maintenance<br>Facility/Nursery   | 6.39 acres        | Business Parcel               | 4.62 acres             |
| Wailea Blue Golf<br>Clubhouse                                     | 4.06 acres        | Office Building Site          | 2.28 acres             |
| Wailea<br>Shopping Village  | 10.53 acres       | Wailea Blue Golf<br>Clubhouse | 1.84 acres             |
|   |                   | Wailea Shopping<br>Village    | 4.66 acres             |
| <b>TOTAL</b>  | <b>30.7 acres</b> | <b>TOTAL</b>                  | <b>34.35<br/>acres</b> |

See Appendix E (Table E-2) for additional parcel information.

resort, will offer service and business diversity to the visitors of Wailea and residents of Maui. In the context of the resort's 1,500 total acres, the incremental increase in parcels proposed for business use is not deemed adverse in terms of land use relationship and spatial allocations.

Table 11

| <b>SUMMARY OF B-2 AND B-R ZONING AREAS</b>                    |                    |                           |                    |
|---|--------------------|---------------------------|--------------------|
| <b>Existing Business Uses</b>                                 |                    | <b>New Business Areas</b> |                    |
| <b>Use</b>  | <b>Acreage</b>     | <b>Use</b>                | <b>Acreage</b>     |
| Wailea Tennis Center  | 5.83 acres         | MF-11                     | 6.67 acres         |
| Wailea Chart House  | 6.60 acres         | MF-10                     | 14.28 acres        |
| Brackish Water Tank Site/<br>Maintenance Facility/Nursery     | 6.39 acres         | Business Parcel           | 4.62 acres         |
| Wailea Blue Golf Clubhouse                                    | 4.06 acres         | Office Building Site      | 2.28 acres         |
| Wailea Shopping Village                                       | 15.19 acres        |                           |                    |
| <b>TOTAL</b>  | <b>38.07 acres</b> | <b>TOTAL</b>              | <b>27.85 acres</b> |
| See Appendix E (Table E-3) for additional parcel information. |                    |                           |                    |

In the context of Wailea's total acreage of 1,500 acres (approximately 900 acres being zoned), the net changes in land use allocations will result in a resort having a balanced density potential and land use spatial pattern which is in keeping with Wailea's objective of implementing a high quality resort destination area.

---

2. **Flora and Fauna**

The properties involved in the proposed land use amendments are located within the planned development of Wailea. There are no known significant habitats or rare, endangered or threatened species of flora and fauna located within Wailea. Accordingly, the proposed action is not considered an adverse impact upon these environmental features.

3. **Archaeological Features**

As previously mentioned, the proposed land use amendments involve nineteen (19) parcel areas within the Wailea master-planned development. Five (5) of the properties were previously surveyed for archaeological remains and artifacts. Where necessary, data recovery or other forms of mitigation was implemented for archaeological sites located on these properties. In addition, six (6) properties are currently in golf course, residential, apartment or business/commercial uses (SF-11, Wailea Tennis Center, Wailea Chart House, Brackish Water Tank Site, Wailea Blue Golf Clubhouse, and the Wailea Shopping Village). These developed parcels do not contain any surface archaeological features.

The proposed land use amendments involve other vacant properties which have not been previously surveyed for archaeological sites. Archaeological investigation requirements for these parcels will be addressed as development of each parcel occurs. Specifically, additional archaeological inventory work will be undertaken, as needed, as part of the Special Management Area and Planned Development (Phase II) permitting processes.

---

Requirements for archaeological investigations will be coordinated with the State Historic Preservation Division.

4. *Air Quality and Noise*

The proposed action involves land use amendments required to implement Wailea's updated land use master plan. The proposed land use amendments involve "housekeeping" proposals as well as redesignation of currently undeveloped parcels. The short-term construction-related air quality and noise impacts for those undeveloped parcels are not anticipated to change with the proposed land use amendments. In the long term, the proposed land use amendments will not result in air quality or noise impacts significantly different from those anticipated under the current land use allocations. For example, proposed business uses are anticipated to be in keeping with the high quality resort character of Wailea. Such business uses will be compatible from a noise and air quality standpoint with areas proposed for or currently in residential use. In general, Wailea's resort character will be maintained with the establishment of residential and business uses compatible with the resort environment.

5. *Scenic Resources*

The proposed land use amendments will be implemented in accordance with WRCL's design guidelines. Towards maintaining the resort identity, development of each parcel will be undertaken to provide open space relief and landscaping which are consistent with existing design character. In this context, the proposed land use amendments are not anticipated to create a resort-wide visual character significantly different from that which would have been created under the existing land use designations.

---

**B. IMPACTS TO THE SOCIO-ECONOMIC ENVIRONMENT**

**1. Population and Local Economy**

The proposed land use amendments result in a net reduction of residential density accompanied by an increase in business-zoned acreage. The total number of residential units which may be anticipated to be developed under the proposed land use amendments is approximately 3,860. This compares to a residential unit count of approximately 1,300 which have been developed to date, and approximately 5,835 units which may *theoretically be implemented under the existing zoning allocation*. From a population base standpoint, therefore, the proposed land use amendments will result in a lower ultimate residential population at the resort than that which could be anticipated under the current land use designations.

The proposed land use amendments to existing business areas are intended to reflect the business uses on each parcel. The proposed increase in business acreage is intended to enhance diversity in service available to residents and visitors.

The remaining proposed business acreage (approximately 34 acres) involve vacant lands not zoned for business use or utilized for business purposes. The business uses anticipated for these areas, however, will be compatible with the existing resort environment. Such uses may include professional offices, service retail, fitness and health, and recreation oriented services.

In the long term, the addition of the business parcels will enhance the overall quality of the resort in keeping with Wailea's objective of maintaining its image of excellence. The assurance of this

---

continuing level of quality is expected to promote and sustain Maui County's visitor industry.

2. **Agriculture**

Three (3) parcels which currently fall within the State Agricultural District are proposed for reclassification to the Urban District. These parcels encompass approximately 15 acres and include the Proposed Office Building Site, Wailea Blue Golf Clubhouse, and MF-15. There are no agricultural activities being undertaken on these parcels. The parcels' agricultural productivity is rated E by the University of Hawaii's Land Study Bureau. The Agricultural Lands of Importance to the State of Hawaii maps show these parcels to fall within the "Existing Urban Development" mapping category.

In this context, the proposed reclassification of the 15 acres will not affect agricultural productivity on the island.

C. **PUBLIC SERVICES IMPACTS**

Public services include police and fire protection, recreational, solid waste collection and educational services. The proposed land use amendments will not adversely affect service requirements from the respective agency providers, when compared to the land use allocations currently designated. The total residential unit count under the proposed amendments is expected to be reduced by about 34 percent to approximately 3,860 units. This reduction in the long-term population base translates to a reduction in service requirements for the respective public service components.

---

It is noted that educational facilities requirements will be coordinated with the State Department of Education to ensure that student demand generated by the resort's residential component are addressed.

With regard to the proposed business land use requests, approximately 38 acres involve the rezoning of parcels already in business use while 28 acres are proposed as new business areas. Refer to Table 11. Long-term development of the new business parcels are not anticipated to adversely impact service area requirements or capacities when compared to resort development potential under the existing zoning allocations.

**D. IMPACTS TO INFRASTRUCTURE**

**1. Roadways**

As part of Wailea's master-planned resort community originally envisioned, Wailea's major arterial and collector roadways have been designed to service the traffic needs of the conceptual land uses envisioned in Ordinance No. 752. Implementation of Wailea's master planned roadway circulation system is nearly complete with the recent additions of Okolani Drive and Kalai Waa Street Extension (Phase I). The major outstanding roadway segment to be implemented is the Kalai Waa Street Extension Phase II project which will provide a secondary north-south collector route between Kaukahi Street and Wailea Ike Drive. The Kalai Waa Street Extension Phase II project is anticipated to be completed in conjunction with the development of the parcel along this roadway segment.

The proposed land use amendments are not anticipated to adversely impact the roadway operating characteristics in Wailea. The master planned roadway system has been designed to

---

accommodate higher residential densities which would be a major generator of traffic during the morning and afternoon peak hours.

The resort's roadway system is also designed to accommodate the proposed increases in business areas as well. With regard to business-based traffic, the following are also noted:

- (1) WRCL seeks to implement design guidelines for business areas which will govern business use intensity (in terms of development heights, uses and related performance standards). Such guidelines will eliminate the possibility of maximum intensity business operations which may adversely affect roadway systems.
- (2) Peak traffic for business uses typically do not coincide with commuter peak hour traffic.

It is also noted that traffic impacts as a result of proposed developments on specific individual parcels will be addressed during a development's permitting process (e.g., Special Management Area Use Permit application) to ensure that traffic impacts at local access points and intersections are mitigated.

**2. Water**

The water system infrastructure is being implemented in accordance with the water system master plan for the resort. Refer to Appendix C. The proposed land use amendments will not alter water system infrastructure requirements as major transmission lines and storage facilities have already been installed or will be installed within roadway rights-of-way. Sizing of these facilities will not be affected as overall demand for water will be reduced with the proposed land use amendments. It is also noted that golf

---

course irrigation utilizes a 1.0 million gallon brackish water tank located on the brackish water tank parcel.

As each parcel is developed, water requirements will be coordinated with the Department of Water Supply (pursuant to the Central Maui source development agreement) to ensure that adequate supply is available at the time of development.

3. **Wastewater**

As previously mentioned, the number of residential units envisioned for Wailea with the proposed land use amendments will be lower than what was originally permitted by Ordinance No. 752.

As with water demand, wastewater generation requirements for existing zoning allocations were compared with that of proposed land use allocations. Results of this assessment shows that the proposed land use amendments will reduce the overall long-term wastewater volumes being generated from the resort. As presented in Table 12, the total wastewater flows which could theoretically be generated with land uses permitted under Ordinance No. 752 is approximately 1.58 mgd. This compares to a total estimated flow of approximately 1.15 mgd with the proposed land use amendments.

The availability of Kihei's wastewater treatment capacity for the development of Wailea properties will be coordinated with the Department of Public Works and Waste Management, Wastewater Reclamation Division at the SMA and building permit review phases of each project.

Table 12

| <b>ESTIMATED WASTEWATER FLOWS SUMMARY</b>   |  |  |  |
|---|--|--|--|
| <b>1. Estimated Wastewater Flows at Ultimate Buildout Pursuant to Ordinance No. 752</b>   |  |  |  |
| <b>(1)<br/>Zoning<br/>Categories</b>  | <b>(2)<br/>Proposed/<br/>Existing<br/>Units or<br/>Acres</b> | <b>(3)<br/>WasteWater<br/>Criteria<sup>a</sup></b> | <b>(4)=(2)x(3)<br/>Estimated<br/>Gallons (gpd)<br/>per day</b> |
| Single Family   | 673  | 350/unit   | 235,000  |
| Multi Family  | 5,162  | 255/unit   | 1,315,000  |
| Business  | ---  | ---  | 28,500 <sup>b</sup>  |
| <b>Approximate Total</b>  |  |  | <b>1,578,500 gpd</b>   |
| <b>2. Estimated Wastewater Flows at Ultimate Buildout Pursuant to WRCL's Updated Master Plan.</b>   |  |  |  |
| Single Family   | 540  | 350/unit   | 190,000  |
| Multi Family  | 3,327  | 255/unit   | 848,000  |
| Business  | ---  | ---  | 110,500 <sup>c</sup>   |
| <b>Approximate Total</b>  |  |  | <b>1,148,500 gpd</b>   |
| <sup>a</sup> County of Maui Wastewater Reclamation Division, Wastewater Flow Standards, September 1993.<br><sup>b</sup> Includes estimated daily flow for the Wailea Shopping Village.<br><sup>c</sup> See Appendix F for basis of calculation of wastewater generated from existing and proposed business-zoned parcels. |  |  |  |

4. **Drainage**

A comprehensive drainage system, which complies with County of Maui standards, has been designed and developed as part of Wailea's master plan development. This resort-wide comprehensive drainage plan presently enables each of Wailea's developable properties to be implemented without adverse impacts to downstream or surrounding properties. The proposed land use

---

amendments do not involve new areas which were not previously considered in the formulation of the drainage master plan. The changes in land use resulting from the proposed amendments are not anticipated to adversely affect major drainage system improvements.

Upon the eventual development of each property, appropriate site drainage mitigation plans specific to the property will be prepared to ensure that drainage impacts to surrounding and downstream properties are mitigated.

# **Chapter IV**

---

***Relationship to Governmental  
Plans, Policies and Controls***

#### **IV. RELATIONSHIP TO GOVERNMENTAL PLANS, POLICIES AND CONTROLS**

##### **A. STATE LAND USE DISTRICTS**

Chapter 205, Hawaii Revised Statutes, relating to the Land Use Commission (LUC), establishes the four (4) major land use districts in which all lands in the State are placed. These districts are designated "Urban", "Rural", "Agricultural", and "Conservation".

Sixteen (16) out of the nineteen (19) parcel areas proposed for land use amendments are within the State "Urban" District. The remaining three (3) parcels, however, are within the State "Agricultural" District. Proposed land uses envisioned for these parcels include Business (proposed office building site and Wailea Blue Golf Clubhouse parcels) and Multi-Family (MF-15). Refer to Figure 3. It is noted that the northerly portion of MF-15 (approximately 0.68 acre) is within the State "Urban" district.

While business and multi-family uses are compatible with the "Urban" designation, these are not permitted within the "Agricultural" District. A district boundary amendment (DBA) for the three (3) parcels is being requested to change the State land use classification from "Agricultural" to "Urban". Since the total area for the proposed DBA is fifteen (15) acres, the request will be processed pursuant to Chapter 19.68 of the Maui County Code.

##### **B. LAND USE COMMISSION RULES, CHAPTER 15-15, HAWAII ADMINISTRATIVE RULES**

The proposed reclassification of the proposed office building site, Wailea Blue Golf Clubhouse and MF-15 parcels shown in Figure 3 is in conformance with the following standards of the Urban District set forth in Chapter 15-15-18, Hawaii Administrative Rules:

---

**Chapter 15-15-18(2)**

- (1) **It shall include lands characterized by "city-like" concentrations of people, structures, streets, urban level of services and other related land uses**

**Comment:** The area of the proposed reclassification is within the master-planned development of Wailea. Furthermore, the parcels to be reclassified are either in urban use (Wailea Blue Golf Clubhouse) or adjacent to land already in residential or hotel uses (proposed office building and MF-15).

- (2) **It shall take into consideration the following specific factors:**

- A. **Proximity to centers of trading and employment except where the development would generate new centers of trading and employment**

**Comment:** As previously mentioned, the subject parcels are in close proximity to residential or hotel uses in Wailea.

- B. **Substantiation of economic feasibility by the petitioner;**

**Comment:** Three (3) separate parcels are the subject of the DBA request: (1) the proposed restaurant/office site; (2) the MF-15 multi-family site; and (3) the existing Blue Golf Clubhouse site. Each of these parcels would be utilized as small, independent projects and uses which are considered economically viable. The Blue Clubhouse is now used as a viable golf-related business/commercial enterprise. The proposed restaurant\office site is considered a viable and economically justified project in terms of resort operations and/or administration. Finally, the proposed multi-family use for MF-15 is considered feasible in the context of the resort's overall plan to provide a diverse mix of residential products.

---

C. Proximity to basic services such as sewers, transportation systems, water, sanitation, schools, parks, and police and fire protection

Comment: Basic infrastructural services such as transportation, wastewater collection and water delivery systems are available in close proximity to the subject properties. Drainage improvements have been implemented in accordance with the Resort's drainage master plan, which complies with applicable County of Maui standards. Schools in Kihei and parks in Wailea are available to service the Wailea area. The County of Maui's Police Department (Kihei patrol) covers the Kihei-Makena region. The County fire station in Kihei also services the Kihei-Makena region.

D. Sufficient reserve areas for urban growth in appropriate locations based on a ten (10) year projection

Comment: The proposed reclassification of 15 acres of "Agricultural" lands is being requested in the context of improving and enhancing future resort activities and operations. In terms of the urban growth, the proposed reclassification will enable the resort to implement land uses as part of its long-range development master plan designed to maintain the resort's competitiveness over the next ten (10) to fifteen (15) years.

Chapter 15-15-18(3):

- (3) It shall include lands with satisfactory topography and drainage and reasonably free from the danger of floods, tsunami, unstable soil conditions, and other adverse environmental effects

---

**Comment:** The three (3) parcels proposed for reclassification are located within Zone C, an area of minimal flooding and are generally level to gently sloping. The parcels are not subject to tsunami inundation and unstable soil conditions.

- (4) **In determining growth for the next ten (10) years, or in amending the boundary, land contiguous with existing urban areas shall be given more consideration than non-contiguous land, and more particularly when indicated for future urban use on state or county general plans**

**Comment:** The parcels proposed for reclassification are within the master-planned Wailea Resort. The parcels are adjacent to the existing Urban boundary which is generally defined by Kaukahi Street.

- (5) **It shall include lands in appropriate locations for new urban concentrations and shall give consideration to areas to urban growth as shown on the state and county general plans**

**Comment:** The three (3) parcels which are the subject of the DBA request are appropriate for Urban designation. Their locations within the Wailea master planned resort establish the appropriate land use context for Urban reclassification. Appropriate amendments to the Kihei-Makena Community Plan are concurrently being processed to ensure conformance with the County's general planning framework.

- (6) **It shall not include lands, the urbanization of which will contribute toward scattered spot urban development, necessitating unreasonable investment in public infrastructure or support services.**

**Comment:** The proposed requests do not contribute to scattered spot urban development since the parcels are intended to be

---

incorporated as part of the master-planned development of Wailea. The proposed action will not necessitate additional public investment in infrastructural facilities or public services.

- (7) It may include lands with a general slope of twenty percent or more which do not provide open space amenities or scenic values if the commission finds that those lands are desirable and suitable for urban purposes and that official design and construction controls are adequate to protect the public health, welfare and safety, and the public's interest in the aesthetic quality of the landscape.

Comment: The areas of the proposed reclassification contain slopes significantly less than twenty (20) percent.

C. GENERAL PLAN OF THE COUNTY OF MAUI

The General Plan of the County of Maui provides long-term goals, objectives and policies directed toward the betterment of living conditions in the county. Addressed are social, environmental, and economic issues which influence both the quantity and quality of growth in Maui County. The following General Plan objective and policy are addressed by the proposed land use amendments of the subject properties.

Land Use

Objective:

To preserve for present and future generations existing geographic and traditional lifestyles by limiting and managing growth through environmentally sensitive and effective use of land in accordance with the individual character of the various communities and regions of the County.

Policy:

Provide and maintain a range of land use districts sufficient to meet the social, physical, environmental and economic needs of the community.

---

**D. KIHEI-MAKENA COMMUNITY PLAN**

Nine (9) community plans have been established in Maui County. Each region's growth and development is guided by a Community Plan, which contains objectives and policies drafted in accordance with the County General Plan. The purpose of the Community Plan is to outline a relatively detailed agenda for carrying out these objectives. The subject properties are within the Kihei-Makena Community Plan region.

Various amendments to the Kihei-Makena Community Plan are needed for fifteen (15) out of the nineteen (19) properties to implement the land uses envisioned by WRCL. These are outlined in Figure 2 of Chapter I. It is noted that the proposed community plan amendments are being requested independent of the County of Maui's Ten Year Update process.

**E. ZONING**

As indicated in Chapter I, WRCL intends to maintain its position as a leading visitor destination area by providing a range of services, amenities, and accommodations in Wailea. In order to continue to meet its long-range objectives, WRCL has implemented an ongoing process of evaluating its resort-wide land use master plan to ensure that current and future land use actions meet the changing needs of the visitor market. With regard to WRCL's land use master plan, nineteen (19) parcels in Wailea, as outlined in Chapter I, were considered essential for land use amendments to bring existing or envisioned land uses in conformance with County zoning.

It is noted that sixteen (16) out of the nineteen (19) parcels proposed for rezoned are located within the State Urban District. The remaining three (3) parcels, however, have Interim zone designations since all three (3) are located within the State Agricultural District.

# **Chapter V**

---

***Summary of Unavoidable, Adverse  
Environmental Effects; Alternatives  
to the Proposed Action; and the  
Irreversible and Irretrievable  
Commitment of Resources***

**V. SUMMARY OF UNAVOIDABLE, ADVERSE ENVIRONMENTAL EFFECTS; ALTERNATIVES TO THE PROPOSED ACTION; AND THE IRREVERSIBLE AND IRRETRIEVABLE COMMITMENT OF RESOURCES**

**A. UNAVOIDABLE ADVERSE ENVIRONMENTAL EFFECTS**

The proposed land use amendments are designed to allow Wailea to remain competitive in the resort destination marketplace. As each parcel is implemented, appropriate environmental mitigation measures will be used to ensure that adverse environmental effects are minimized. If any, such effects are anticipated to be limited to temporary construction-related effects.

**B. ALTERNATIVES TO THE PROPOSED ACTION**

The subject land use amendments are being proposed as a result of WRCL's careful review of development opportunities which will enable the Resort to address the current and anticipated trends in the visitor industry. The proposed amendments are being made as part of WRCL's ongoing strategic planning effort. Various combinations of land use scenarios have been examined in this regard. However, the proposed amendments advanced herein is considered the most viable in terms of achieving resort and visitor objectives.

**C. IRREVERSIBLE AND IRRETRIEVABLE COMMITMENT OF RESOURCES**

All parcels proposed for land use amendment are now committed to resort-related uses. The amendments will enable WRCL to develop these resort lands in keeping with current visitor industry trends. There are no proposals to encumber lands which to date have not been part of the Resort's land use master plan. In this context, there are no anticipated irreversible and irretreivable commitment of resources associated with the proposed action.

# ***Chapter VI***

---

## ***Findings and Conclusions***

## **VI. FINDINGS AND CONCLUSION**

Every phase of the proposed land use amendments has been evaluated in accordance with the Significance Criteria of Section 11-200-12 of the Administrative Rules. Based on the analysis, the proposed land use amendments will not result in any significant impacts. Discussion of project conformance to the criteria is noted as follows:

1. **No irrevocable commitment to the loss or destruction of any natural or cultural resource would occur as a result of the proposed project**

The proposed action will not result in any adverse environmental impacts. There are no known, rare, endangered or threatened species of flora, fauna or avifauna located on the subject properties involved in the proposed land use amendments.

Archaeological inventory surveys have been conducted on six (6) of the nineteen (19) parcels involved in the proposed action. Additionally, five (5) out of the sixteen (16) parcels been developed. However, eight (8) other vacant parcels have not been surveyed for archaeological sites. Archaeological investigation requirements for these parcels will be addressed as development of each parcel occurs. Requirements for archaeological investigations will be coordinated with the State Historic Preservation Division to ensure compliance with Chapter 6E, HRS.

2. **The proposed action would not curtail the range of beneficial uses of the environment**

The Wailea Community Association CC&R's ensures that as development occurs, Wailea's environmental quality (e.g., noise, air, views, and visual character) is maintained and enhanced. In

---

this regard, the proposed land use amendments will not have a significant effect on the range of beneficial uses of the environment.

3. **The proposed action does not conflict with the State's Long-Term Environmental Policies or Goals or Guidelines as expressed in Chapter 344, Hawaii Revised Statutes**

The State Environmental Policy and Guidelines are set forth in Chapter 344, Hawaii Revised Statutes. The proposed land use amendments are in consonance with the following policies and guidelines:

**Environmental Policy**

Establishing communities which provide a sense of identity, wise use of land, efficient transportation, and aesthetic and social satisfaction in harmony with the natural environment which is uniquely Hawaiian.

**Guideline**

Community life and housing:

- (1) Develop communities which provide a sense of identity and social satisfaction in harmony with the environment and provide internal opportunities for shopping, employment, education, and recreation; and
- (2) Recognize community appearance as major economic and aesthetic asset of the counties and State; encourage green belts, plantings, and

---

landscape plans and designs in urban areas; and preserve and promote mountain-to-ocean vistas.

4. **The economic or social welfare of the community or state would not be substantially affected**

In response to the increasingly competitive visitor destination market, Wailea Resort Company, Ltd. (WRCL) must maintain its position as a leading visitor center by providing a broader range of services, amenities and accommodations that address current and emerging trends in the visitor industry. The proposed land use amendments are necessary for WRCL to achieve these long-term objectives and, thus, the proposed action would be a direct economic benefit to the community and are not anticipated to have any adverse effect upon social welfare parameters.

5. **The proposed action does not affect public health**

Impacts to the public's health and welfare are not anticipated as a result of the proposed land use amendments.

6. **No substantial secondary impacts, such as population changes or effects on public facilities, are anticipated**

Significant secondary impacts are not anticipated from the proposed action. From a population base standpoint, the proposed land use amendments will result in a lower ultimate residential population at the resort than that which could be anticipated under the current land use designations of the subject properties. Additionally, Wailea's major arterial and minor collector roadways have been designed to service the traffic of the proposed land use allocations set forth in Ordinance No. 752. The proposed land use amendments will not result in uses which will increase or aggravate

---

peak hour travel conditions. The reduction in overall residential density potential is, in fact, anticipated to reduce total traffic volumes within the resort when compared to what could be anticipated under the properties' current land use designations.

Similarly, the proposed land use amendments will have a negligible impact to Wailea's drainage system since its system (natural and improved) has been originally designed to accommodate the additional runoff of developments permitted under Ordinance No. 752.

Also, impacts to public services (e.g., police, fire and medical services, recreational, educational and solid waste parameters) are not considered to be adverse when compared to resort development potential under the existing zoning designations.

7. **No substantial degradation of environmental quality is anticipated**

As each undeveloped parcel is implemented, appropriate environmental mitigation measures will be used to ensure that adverse environmental effects are minimized. If any, such effects are anticipated to be limited to temporary construction-related effects. Thus, no substantial degradation of environmental quality resulting from the proposed land use amendments is anticipated.

8. **The proposed action does not involve a commitment to larger actions, nor would cumulative impacts result in considerable effects on the environment**

All parcels proposed for land use amendments are now committed to resort-related uses. There are no proposals to encumber lands

---

which to date have not been part of WRCL's land use master plan. The proposed action is not anticipated to result in any adverse environmental impacts.

9. **No rare, threatened or endangered species or their habitats would be adversely affected by the proposed action**

There are no rare, threatened or endangered species of flora or fauna or their habitats on the subject properties.

10. **Air quality, water quality or ambient noise levels would not be detrimentally affected by the proposed project**

The Wailea Community Association CC&R's ensures that as development occurs, Wailea's ambient conditions (e.g., noise, air, views, and visual character) are preserved.

In the long term, the proposed land use amendments are not anticipated to have a significant impact on air quality, water quality or noise parameters.

11. **The proposed project would not affect environmentally sensitive areas, such as flood plains, tsunami zone, beach, erosion-prone areas, geologically hazardous lands, estuaries, fresh waters or coastal waters**

The subject properties are not located within and would not affect environmentally sensitive areas. The properties are not subject to flooding or tsunami inundation and the underlying soils are not erosion-prone. There are no geologically hazardous lands, estuaries, or coastal waters within or adjacent to the subject properties.

---

12. *The proposed project does not substantially affect scenic vistas and viewplanes identified in County or State plans or studies*

Wailea Resort's CC&R and By-Laws design guidelines intended to preserve the scenic quality of Wailea with the establishment of a height limit recommendation for all improvements makai of Wailea Alanui Drive. The guidelines also require a development to channelize view corridors from an east to west direction utilizing greenbelts. The guidelines further state that all lots be developed with regard to topography, ocean frontage, street frontage, as well as relationship to mountain and ocean views.

13. *The proposed project requires substantial energy consumption*

The proposed action involves various land use amendments (Community Plan Amendment, District Boundary Amendment and Change in Zoning) and does not require substantial energy consumption activities.

Based on the foregoing findings, it is concluded that the proposed land use amendments will not result in any significant impacts.

# **Chapter VII**

---

**Agencies/Organizations Contacted  
Prior to the Preparation of the  
Draft Environmental Assessment**

**VII. AGENCIES/ORGANIZATIONS CONTACTED PRIOR TO THE  
PREPARATION OF THE DRAFT ENVIRONMENTAL  
ASSESSMENT**

1. Planning Department  
County of Maui  
250 S. High Street  
Wailuku, Hawaii 96793
2. Wailea Community Association  
Major Properties Committee and Director's Forum  
3750 Wailea Alanui Drive, Suite 1-33  
Wailea, Hawaii 96753
3. Wailea Ekolu Board of Directors  
and Resident Manager  
10 Wailea Ekolu Place  
Wailea, Hawaii 96753

# ***Chapter VIII***

---

***Comments Received During  
Public Comment Period  
and Applicable Responses***

796

LINDA CROCKETT LINGLE  
Mayor

CHARLES JENCKS  
Director

DAVID C. GOODE  
Deputy Director

AARON SHINMOTO, P.E.  
Chief Staff Engineer



COUNTY OF MAUI  
DEPARTMENT OF PUBLIC WORKS  
AND WASTE MANAGEMENT  
200 SOUTH HIGH STREET  
WAILUKU, MAUI, HAWAII 96793

RALPH NAGAMINE, L.S., P.E.  
Land Use and Codes Administration

EASSIE MILLER, P.E.  
Wastewater Reclamation Division

LLOYD P.C.W. LEE, P.E.  
Engineering Division

BRIAN HASHIRO, P.E.  
Highways Division

Solid Waste Division

January 10, 1997

MEMO TO: DAVID W. BLANE, DIRECTOR OF PLANNING

FROM: CHARLES JENCKS, DIRECTOR OF PUBLIC WORKS AND WASTE  
MANAGEMENT

SUBJECT: COMMUNITY PLAN AMENDMENT, DISTRICT BOUNDARY  
AMENDMENT AND CHANGE IN ZONING  
WAILEA RESORT  
TMK:(2) 2-1-008:PORTIONS 42, 74, 75, 92, 112, 114, 115,  
116, 117 118, 120 AND 123  
96/CPA-002, 96/CIZ-013 AND 96/DBA-004

We reviewed the subject application and have no comments to offer.

If you have any questions, please call Aaron Shinmoto at 243-7845.

AS:co/mt

xc: Engineering Division  
Solid Waste Division  
Wastewater Reclamation Division

G:\LUCAICZMIWAILEARS.WPD

76  
JAN 13 1997  
8:30:08



**Wailea Resort Company, Ltd.**

---

161 Wailea Ike Place  
Wailea, Maui, Kihai, Hawaii 96753-9599  
(808) 879-4461 • FAX (808) 874-6295

February 20, 1997

Charles Jencks, Director  
Department of Public Works and  
Waste Management  
County of Maui  
200 South High Street  
Wailuku, Hawaii 96793

Subject: Applications for Community Plan Amendment, District Boundary  
Amendment and Change in Zoning - Wailea Resort Land Use  
Amendments (96/CPA-002, 96/DBA-004, 96/CIZ-013)

Dear Mr. Jencks:

The purpose of this letter is to acknowledge our receipt of a copy of your January 10, 1997 memorandum to the Planning Director regarding the subject matter.

Thank you for taking this time to review the application and Draft Environmental Assessment.

Very truly yours,

Clyde Murashige  
Vice President

CM:tav

cc: David Blane, Planning Department  
Michael T. Munekiyo, Munekiyo & Arakawa, Inc.

waf/vtrznq/jencksk.001

BENJAMIN J. CAYETANO  
GOVERNOR OF HAWAII



MICHAEL D. WILSON, CHAIRPERSON  
BOARD OF LAND AND NATURAL RESOURCES

DEPUTIES

GILBERT COLOMA-AGARAN

AQUACULTURE DEVELOPMENT  
PROGRAM

AQUATIC RESOURCES  
CONSERVATION AND

RESOURCES ENFORCEMENT  
CONVEYANCES

FORESTRY AND WILDLIFE  
HISTORIC PRESERVATION

DIVISION  
LAND DIVISION

STATE PARKS  
WATER AND LAND DEVELOPMENT

'97 JAN 21 9:16

STATE OF HAWAII

DEPARTMENT OF LAND AND NATURAL RESOURCES

STATE HISTORIC PRESERVATION DIVISION  
33 SOUTH KING STREET, 8TH FLOOR  
HONOLULU, HAWAII 96813

January 7, 1996

Mr. David W. Blane, Director  
Planning Department, County of Maui  
250 S. High Street  
Wailuku, Maui, Hawaii 96793

LOG NO: 18615 ✓  
DOC NO: 9612SC05

Dear Mr. Blane:

**SUBJECT: (I.D. No. 96/CPA-0002, 96/CIZ-0013, 96/DBA-0004) Chapter 6E-42 Historic Preservation Review of Applications for Community Plan Amendment, Change-In-Zoning, and District Boundary Amendment for Wailea Resort Wailea, Paehua and Palauea, Makawao District, Maui**  
**TMKs: 2-1-08: por. 42, por. 74, por. 92, por. 112, por. 114, 115, 116, 117, por. 118, por. 120, 121, and 123**

Thank you for the opportunity to comment on the applications made for a Community Plan Amendment (CPA), District Boundary Amendment (DBA), and a Change-In-Zoning by the Wailea Resort for its properties in Paehua and Palauea at Wailea, Maui. Our review is based on historic reports, maps, and aerial photographs maintained at the State Historic Preservation Division; no field inspections were made of the subject parcels pursuant to this commentary. We apologize for our late response and hope that this won't inconvenience you.

The Wailea Resort parcels and adjacent lands have a complex recent history of ownership and use. A number of the 19 parcels discussed in these applications are either extensively modified, making the presence of historic sites unlikely, or they have previously undergone archaeological survey and mitigation work. According to our records, the following parcels appear to be unmodified land and have not undergone an archaeological inventory survey: SF-S, SF-7(A), MF-10, MF-15, MF-17, MF-19, MF-5 (por.)/MF-6 (por.), and MF-12 (por.)/MF-13 (por.). Previously conducted inventory surveys of nearby lands and adjacent parcels have located a number of significant historic sites, including religious, burial, habitation, and agricultural sites as well some structures from the Post-Contact era. It is likely that similar historic sites are present on the above parcels.

Mr. David W. Blane, Director  
Page 2

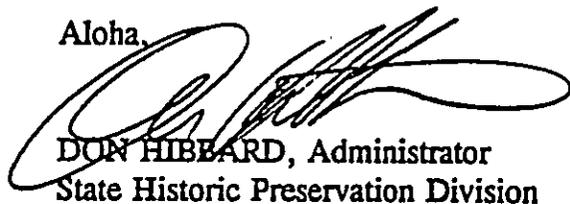
In view of these facts, we therefore recommend that the following conditions be attached to the subject CPA, DBA, and CIZ actions, if approved:

- (1) The parcels known as MF 5(por.)/MF-6(por.), MF-12 (por.)/MF-13(por.), MF-10, MF-15, MF-17, MF-19, SF-S, and SF-7(A) shall undergo archaeological inventory survey, including subsurface testing where appropriate, prior to any land-altering activity taking place upon them.
- (2) If significant historic sites are located during archaeological inventory surveys of the parcels listed above, then acceptable mitigation plans shall be prepared for review and approval by the State Historic Preservation Division. Mitigation is understood to include both data recovery, and preservation of sites, sometimes with appropriate interpretation.

If these conditions are attached, then we believe that the subject CPA, DBA, and CIZ actions will have "no adverse effect" on significant historic sites.

Should you have any questions, please feel free to call Sara Collins at 587-0013.

Aloha,



DON HIBBARD, Administrator  
State Historic Preservation Division

cc: Ms. Elizabeth Anderson, Cultural Resources Commission, County of Maui  
Planning Department, 250 S. High Street, Wailuku, HI 96793



**Wailea**

Wailea Resort Company, Ltd. 181 Wailea Ike Place, Wailea, Kihei, Maui, Hawaii 96753-9599 • (808) 879-4481 • FAX (808) 874-6295

**Clyde Murashige**  
Vice President

February 20, 1997

Mr. Don Hibbard, Administrator  
DEPARTMENT OF LAND & NATURAL RESOURCES  
State Historic Preservation Division  
33 South King Street, 6th Floor  
Honolulu, HI 96813

**SUBJECT:** *Applications for Community Plan Amendment, District Boundary  
Amendment and Change in Zoning - Wailea Resort Land Use  
Amendments (96/CPA-002, 96/DBA-004, 96/CIZ-013)*

Dear Mr. Hibbard:

We have received a copy of your January 7, 1997 letter addressed to David Blane, Planning Director. A copy of your letter is provided for your reference.

In keeping with your recommended conditions, we will undertake necessary archaeological investigations prior to development of the respective parcels.

Thank you for taking the time to review the application and Draft Environmental Assessment.

Very truly yours,

CLYDE MURASHIGE  
Vice President

CM:ltu

Attachment

cc: David Blane, Planning Department  
Michael T. Munekiyo, Munekiyo & Arakawa, Inc.

BENJAMIN J. CAYETANO  
GOVERNOR



FEB 10 1997

GARY GILL  
DIRECTOR

STATE OF HAWAII  
OFFICE OF ENVIRONMENTAL QUALITY CONTROL

235 SOUTH BERETANIA STREET  
SUITE 702  
HONOLULU, HAWAII 96813  
TELEPHONE (808) 686-4186  
FACSIMILE (808) 686-4186

February 7, 1996

Mr. Clyde Murashige  
Wailea Resort Company, Ltd.  
161 Wailea Ike Place  
Kihei, Hawai'i 96753

Dear Mr. Murashige:

We submit for your response (required by Section 343-5(c), Hawaii Revised Statutes) the following comments on an October 1996, draft environmental assessment (DEA) prepared by Munekiyo & Arakawa, Inc. and entitled "Wailea Resort Land Use Amendments". The document was submitted by a December 20, 1996, letter (EA 960005) to our office from Mr. David W. Blane, Director of Planning, County of Maui. Notice of availability of this draft environmental assessment was initially published in the January 8, 1997, edition of the *Environmental Notice*.

In Table 4 (Areas Requiring Community Plan Amendment) on page 9 of the DEA, we observe that 30.67 acres of land designated for multi-family units, 11.01 acres designated for open space, 8.18 acres designated for park, and 4.66 acres designated for business/hotel are all proposed for redesignation as business/commercial (a total of 54.52 acres or 42% of the total acreage up for redesignation). We believe that the increase in business and commercial activity may have secondary and cumulative effects on the physical and social environment.

For business and commercial activity to be successful, the market base will likely require expansion.

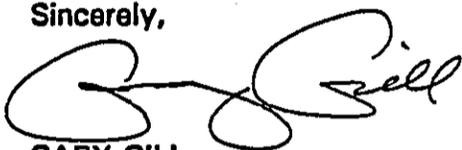
1. Does the applicant anticipate revenues solely from the visitors and residents at Wailea, or is the business/commercial expansion to serve the entire west and south coast of Maui?
2. Will such an expanded market necessitate infrastructure improvements (road, water, drainage, etc.) both in and out of the Wailea resort? Please discuss these

Mr. Clyde Murashige, Wailea Resort Company Ltd.  
February 7, 1996  
Page 2 of 2

and any possible alternatives or mitigative measures in the final environmental assessment for the project.

Please submit a copy of this letter and your response to the County of Maui, Planning Department for their inclusion in the final environmental assessment for this project. If there are any questions, please call Mr. Leslie Segundo, Environmental Health Specialist at 586-4185. Thank you.

Sincerely,



GARY GILL  
Director

c: Hon. David Blane, Director of Planning, County of Maui  
→ Mr. Michael T. Munekiyo, Munekiyo & Arakawa, Inc.



**Wailea**

Wailea Resort Company, Ltd. 161 Wailea Ike Place, Wailea, Kihei, Maui, Hawaii 96753-9599 • (808) 879-4461 • FAX (808) 874-62...

Clyde Murashige  
Vice President

February 20, 1997

Mr. Gary Gill, Director  
OFFICE OF ENVIRONMENTAL QUALITY CONTROL  
236 South Beretania Street, Suite 702  
Honolulu, HI 96813

**SUBJECT:** *Environmental Assessment for Wailea Resort Land Use Amendments*

Dear Mr. Gill:

Thank you for your letter of February 7, 1997, commenting on the subject document. To clarify our proposed community plan amendments to the Business/Commercial designation, the attached Exhibit "A" has been prepared. As you have noted, a total of approximately 54.5 acres are proposed to be redesignated to the Business/Commercial community plan land use designation for Kihei-Makena.

The assessment of impacts of the proposed requests was based on the unique land use and development conditions at Wailea. The following information is provided to further clarify the basis of our request.

**Parcel I.D. No. 4, MF-11 (10.56 acres)**

Approximately 3.89 acres of this site has already been partially improved for a proposed business/commercial use. Site improvements include grading, utility, access and building pad development. The underlying zoning for this 3.89-acre area is B-2, Community Business District. The proposed Community Plan designation therefore is being requested to ensure consistency between existing zoning and the Community Plan's land use map. The remaining 6.67 acres of the parcel is vacant and is considered new Business/Commercial lands. It is noted that this parcel is currently zoned A-2, Apartment. This zoning district allows for high density apartment use, with height limits of up to four stories.

**Parcel I.D. No. 5, MF-10 (14.28 acres)**

This 14.28-acre area is an undeveloped parcel and would be considered new "Business/Commercial" lands. As with Parcel I.D. No. 4, this parcel is currently zoned A-2, Apartment.

**Parcel I.D. No. 6, Wailea Tennis Center (5.83 acres)**

This parcel is currently the site of the Wailea Tennis Center. Existing uses at the site include the commercial recreational facilities as well as a restaurant and pro shop. This request is being advanced to establish consistency between an existing commercial use and the Community Plan land use map.

Mr. Gary Gill, Director  
February 20, 1997  
Page 2

Parcel I.D. No. 9. Business Parcel (4.62 acres)

This parcel is partially undeveloped. A portion of the site however, has been developed as offices for Wallea Resort Company, Ltd.'s (WRCL) Real Estate Development division. In general, this site would be considered a new Business/Commercial designation.

Parcel I.D. No. 10. Brackish Water Tank Site (6.39 acres)

This site has been developed and is used as the baseyard for WRCL's Landscape Maintenance group. Improvements include a 10,000 square foot maintenance building with attendant parking and exterior maintenance areas. In addition, the site contains a 1.0 million gallon reservoir which is part of WRCL's brackish water infrastructure system. The balance of the site has been developed as a plant nursery for WRCL. The proposed designation to the Business/Commercial category ensures consistency between the existing use and the Community Plan.

Parcel I.D. No. 11. Proposed Office Building Site (2.28 acres)

This site is located on the periphery of Wallea's Emerald Course. Development approvals for a golf maintenance facility at this location were previously received. However, in light of the availability of other viable golf maintenance strategies, the site has been determined to be better suited for other business/commercial opportunities. Although previously approved for an industrial-type use, this site may be considered a new "Business/Commercial" area.

Parcel I.D. No. 12. Wallea Blue Clubhouse (5.9 acres)

The Blue Clubhouse site currently encompasses golf course operation activities, as well as pro shop and restaurant uses. To achieve land use consistency between existing uses and the community plan land use map, and to enhance opportunity for business/commercial use at this site, a request to formally recognize this parcel as "Business/Commercial" has been filed.

Parcel I.D. No. 16. Wallea Shopping Village Site (4.66 acres)

This request is being made to establish use consistency for the existing Wallea Shopping Village. As portions of the Wallea Shopping Village currently encompass the "Hotel" community plan designation, this request is being pursued.

As indicated in our application to the County of Maui, we view this filing as an opportunity to not only validate our Master Plan, but also to implement important housekeeping changes which are needed to establish consistency with the Kihel-Makena Community Plan. In this regard, while a total of 54.5 acres are being requested for Community Plan amendment to the "Business/Commercial" land use category, approximately 27.8 acres are actually considered new "Business/Commercial" areas.

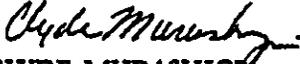
We feel that this additional level of "Business/Commercial" use within the resort is reasonable to sustain the resort's long-term position as one of the State's top visitor destination areas. We also believe that business/commercial endeavors within the resort will offer service and business diversity to not only guests at Wallea, but to other visitors and Maui residents alike.

Mr. Gary Gill, Director  
February 20, 1997  
Page 3

With regard to infrastructure, Wallea has been master planned to accommodate a much higher use intensity. For example, within the Resort's southern acreage, approximately 187 acres were originally designated for single-family and multi-family use. However, rather than implement these areas for residential development, we have instead converted these areas to golf course use with the development of the Gold Course. Infrastructure elements such as drainage systems, water and wastewater systems, and roadway systems have been planned and designed to accommodate the proposed uses reflected in our land use application.

If there are any questions or if additional information is needed, please feel free to call.

Very truly yours,

  
CLYDE MURASHIGE  
Vice President

CM:ltu

Attachment

cc: David Blane, Planning Department  
Michael T. Munekiyo, Munekiyo & Arakawa, Inc.

Exhibit "A"

| <i>Summary of Parcels Proposed for Business/Commercial Use<br/>in the Kihei-Makena Community Plan</i> |                                |                          |  |  |   |
|---|--------------------------------|--------------------------|--|--|---|
| <i>Parcel I.D. No.</i>  | <i>Area Designation</i>        | <i>Land Area (Acres)</i> | <i>Existing Community<br/>Plan Designation</i> | <i>Proposed Community<br/>Plan Designation</i> | <i>Existing Zoning</i>  |
| 4   | MF-11                          | 10.56                    | Multi-Family                                   | Business/Commercial                            | 3.89 acres-B-2,<br>Community Business<br>6.67 acres-A-2,<br>Apartment |
| 5   | MF-10                          | 14.28                    | Multi-Family                                   | Business/Commercial                            | A-2, Apartment  |
| 6   | Wailea Tennis Center           | 5.83                     | Multi-Family                                   | Business/Commercial                            | A-2, Apartment  |
| 9   | Business Parcel                | 4.62                     | Open Space                                     | Business/Commercial                            | Open Space  |
| 10  | Brackish Water Tank Site       | 6.39                     | Open Space                                     | Business/Commercial                            | Open Space  |
| 11  | Proposed Office Building Site  | 2.28                     | Park   | Business/Commercial                            | Interim   |
| 12  | Wailea Blue Golf Clubhouse     | 5.9                      | Park   | Business/Commercial                            | Interim   |
| 16  | Wailea Shopping Village (Por.) | 4.66                     | Hotel and<br>Business/Commercial               | Business/Commercial                            | H-2 Hotel   |
| <b>TOTAL ACREAGE</b>  |                                | <b>54.52</b>             |  |  |   |

| <i>Use</i>       |  |   |
|------------------|--|---|
| <i>Community</i> | <i>Existing Zoning</i>   | <i>Existing Use</i>   |
| Commercial       | 3.89 acres-B-2, Community Business;<br>6.67 acres-A-2, Apartment | Site improvements for business use completed for 3.89-ac. business-zoned site; balance of site vacant |
| Commercial       | A-2, Apartment   | Undeveloped   |
| Commercial       | A-2, Apartment   | Wailea Tennis Center  |
| Commercial       | Open Space   | Real estate planning and development offices; undeveloped   |
| Commercial       | Open Space   | Landscape Maintenance facility; nursery; 1.0 million gallon brackish water tank                       |
| Commercial       | Interim  | Undeveloped portion of Golf Course  |
| Commercial       | Interim  | Wailea Blue Golf Clubhouse (Restaurant, pro-shop, locker rooms, storage)                              |
| Commercial       | H-2 Hotel  | Wailea Shopping Village   |
|                  |  |   |

■ David & Jeannette McKinley ■ 10 Wailea Ekolu Place, #302 Kihei, HI 96753-9501 (808)879 8467



6 February 1997

Gary Gill, Director  
Office of Environmental Quality Control  
State Office Tower  
235 South Beretania Street, Room #702  
Honolulu, HI 96813-2437

FEB 10 1997

Wailea Ekolu Place

Re: Draft Environmental Assessment / Wailea Resort Land Use Amendments / Maui County as part of the Application for Community Plan Amendment, District Boundary Amendment and Change in Zoning for Wailea Resort Land Use Amendments

Dear Mr. Gill:

After thorough review of the subject Draft Environmental Assessment and appendices dated October 1996, I submit the following comments for your consideration:

General:

Wailea Resort is a destination recreation / residential resort community located in the Kihei-Makena district of south Maui. It is noted for distinctive architectural quality, generously landscaped open spaces and characteristic garden-style architectural design. Appropriately scaled hotel structures exist in harmony with one and two-storied residences, condominiums and a low scaled Shopping Village. Golf courses and support buildings, ocean beaches and tennis facilities are in keeping with the overall quality theme. Wailea Resort has grown into a world-class Residential-Recreational Resort Community by following years of careful planning and evolution—through the development process of Master-Planned Community.

Specific:

Commercial Corridor – Building Density and Traffic:

It is necessary to point out certain inconsistencies, incomplete hypotheses and omissions that exist within the referenced Draft Environmental Assessment. Wailea Resort Company, Ltd. (WRCL) is requesting the rezone of 18 parcels of land throughout the Resort. Many of the proposed rezoned properties appear to follow reasonable planning principles. However, the impacts discussed surrounding the proposal to rezone five distinct properties: parcels 4, 5, 9, 10 and 16 (see Table 6, page 13) which total 47.15 acres to B2 Business Commercial are not fully developed in the Draft EA. By seeking a rezone of these parcels, WRCL attempts to create a commercially zoned corridor in the central zone of the Resort. The proposed commercial (B2) Community Business District is placed in the center of existing low-rise single and multi-family residential developments (Wailea Golf Estates, Wailea Ekolu Village and Wailea Grand Champions)—potentially interrupting or destroying an existing area of garden style, landscaped and low scale environment. Two additional existing B2 zoned properties (total 15.8 acres) are contiguous to the proposed 47.15 acres; therefore, the total existing and proposed commercial B2 assemblage in this nucleus would equal 62.95 acres (2,785,662 sq ft of land).

The B2 classification is a high intensity Community Business District that permits a wide range of commercial uses not including industrial or uses associated with the Central Business District. Many of the allowable uses are particularly incompatible with the Resort Community, e.g.: Baseball and Football Stadiums, Dance Halls, Equipment Rental and Sales Yards, Feed Stores, Sanitariums, Used Car Lots, Mortuaries, Warehouses and Yards, etc. In addition, the B2 zone allows a building density of 200% of the land area, and permits building heights of six stories and requires no setbacks, except adjacent to residential zones. Potential commercial development within the proposed 63-acre assemblage, if fully implemented, could result in buildings totaling 5,571,324 sq ft (equivalent to commercial development of an entire city). The required parking for such an illustration would equal 11,143 cars! If only one quarter of this amount of building was developed, 2,500 car parking would be required—still creating a formidable magnitude of parking, traffic and roadway capacity issues. None of these potential conditions, e.g.: building density or parking/car count or long-range traffic implications are discussed in the Draft EA. This is a critical omission. Only two main roadways and one connector road serve this proposed Commercial Corridor (Piilani Highway, Wailea Alanui Drive, which are connected by Wailea Ike Drive). Piilani and Alanui are the only roads that link the Wailea-Makena Community with Kihei and other Maui destinations.

■ E-Mail Address: 75040.2501@compuserve.com

Gary Gill, Director  
Office of Environmental Quality Control  
6 February 1997  
Page 2

Submission of a detailed Traffic Impact Analysis, an Origin / Destination Report and a Traffic Master Plan should be required to identify and mitigate the possible density / traffic impacts as outlined above.

Proposed B2 Parcels and the CC & R's (Covenants and Restrictions):

WRCL states (page 45, IIA.8.) that existing CC & R's (Covenants & Restrictions) will control the heights, scenic tranquility, etc. of proposed developments within the application. This is a misstatement; the existing CC & R's do not regulate properties mauka (east) of Wailea Alanui Drive. Only one rezone B2 parcel is situated makai of Wailea Alanui Drive (Parcel 16=15.19 acres). A total of 47.76 acres (62.95ac minus 15.19ac) of requested B2 and existing B2 parcels are situated mauka of Alanui, and are not legally covered by existing CC & R's. WRCL states (page 60, 2nd ¶) "The business uses anticipated for these areas, however, will be compatible with the existing resort environment." -- WRCL can not guarantee compatible uses since there is no legal environmental control mechanism in force. WRCL should be required to submit proof of a legally enforceable CC & R's document.

Conclusion:

The proposed B2 Community Business District, comprised of 63 acres, could permit a highly dense development of commercial buildings of up to six stories in height. Development of this magnitude would be highly undesirable and out of scale with the existing Wailea Resort. The potential negative impact issues of excessive building density, building height, view corridors, traffic congestion, incompatible land-uses, loss of open space, etc. should be thoroughly addressed and/or reexamined. The Draft EA, in present form, does not adequately cover these environmental factors.

WRCL should be required to examine and analyze alternative measures to mitigate potential negative impacts within the proposed 63-acre B2 Commercial zone, such as but not limited to:

- Alt.1 / Amend application for parcels 4, 5, 9, 10 and 16 to the less intensive BR Zone, or
- Alt.2 / Implement Conditional Use Zoning for the above parcels as each parcel is developed, or
- Alt.3 / Limit the B2 rezone application to parcels 4 and 16, etc.

Complementary to the documentation of the Alternatives, WRCL should be required to submit a Revised Master Planned Development and a Long-Range Traffic Master Plan.

If response to the Director regarding the above issues is deemed inadequate, consideration of the requirement for an Environmental Impact Statement may be in order.

Respectfully submitted,



David A. McKinley, FAIA  
Architect HI #7355

cc: David Blane, Director, Maui County Dept. of Planning  
Clyde Murashige, Vice President, WRCL

FEB 26 1997



**Wailea**

Wailea Resort Company, Ltd. 161 Wailea Ike Place, Wailea, Kihei, Maui, Hawaii 96753-9599 • (808) 879-4461 • FAX (808) 874-6295

Clyde Murashige  
Vice President

February 25, 1997

David and Jeannette McKinley  
10 Wailea Ekolu Place #302  
Kihei, HI 96753-9501

**SUBJECT: *Draft Environmental Assessment for Wailea Resort Land Use Amendments***

Dear Mr. and Mrs. McKinley:

Thank you for providing us with a copy of your February 6, 1997 letter to Gary Gill of the Office of Environmental Quality Control.

First of all, please be assured that Wailea Resort Company, Ltd. (WRCL) shares your position regarding Wailea's unique design character and the impact of design on the quality of the resort. Wailea is one of the State's premier visitor destination areas, and WRCL is committed to the long-term maintenance and enhancement of the resort.

In developing the resort's updated land use master plan, we identified a need to provide diversity which will enhance the overall quality of the resort. The designation of additional business-zoned areas is considered one important element of this strategy. As you have pointed out, Parcel I.D. Nos. 4, 5, 9, 10 and 16 are proposed for B-2, Community Business District zoning designation. In addition, Parcel I.D. Nos. 11 and 12 are also proposed for B-2 zoning.

To provide an understanding of our rezoning strategy, a parcel summary, along with the enclosed Exhibit "A" is provided.

**Parcel I.D. No. 4, MF-11 (6.67 acres)**

This 6.67 acre parcel is vacant and is considered new Business/Commercial lands. The subject parcel adjoins a partially improved 3.89-acre, B-2 zoned portion of the MF-11 site. The parcel is currently zoned A-2, Apartment. This zoning district allows for high density apartment use, with height limits of up to four stories.

**Parcel I.D. No. 5, MF-10 (14.28 acres)**

This 14.28-acre area is an undeveloped parcel and would be considered new "Business/Commercial" lands. As with Parcel I.D. No. 4, this parcel is currently zoned A-2, Apartment.

**Parcel I.D. No. 9, Business Parcel (4.62 acres)**

This parcel is partially developed. A portion of the site has been developed as offices for Wailea Resort Company, Ltd.'s (WRCL) Real Estate Development division. In general, this site would be considered a new Business/Commercial designation.

*Parcel I.D. No. 10. Brackish Water Tank Site (6.39 acres)*

This site has been developed and is used as the baseyard for WRCL's Landscape Maintenance group. Improvements include a 10,000 square feet maintenance building with attendant parking and exterior maintenance areas. In addition, the site contains a 1.0 million gallon reservoir which is part of WRCL's brackish water infrastructure system. The balance of the site has been developed as a plant nursery for WRCL. The proposed B-2 zoning designation ensures consistency between the existing use and zoning.

*Parcel I.D. No. 11. Proposed Office Building Site (2.28 acres)*

This site is located on the periphery of the Wallea Emerald Course. Development approvals for a golf maintenance facility at this location were previously received. However, in light of the availability of other viable golf maintenance strategies, the site has been determined to be better suited for other business/commercial opportunities. Although previously approved for an industrial-type use, this site may be considered a new "Business/Commercial" area.

*Parcel I.D. No. 12. Wallea Blue Clubhouse (4.06 acres)*

The Blue Clubhouse site currently encompasses golf course operation activities, as well as pro shop and restaurant uses. To achieve land use consistency between existing uses and zoning, and to enhance opportunity for business/commercial uses at this site, a request to formally recognize this parcel as B-2 zoning has been filed.

*Parcel I.D. No. 16. Wallea Shopping Village Site (4.66 acres)*

This request is being made to establish use consistency for the existing Wallea Shopping village. As portions of the Wallea Shopping Village currently encompass the B-R, Business Resort and H-2, Hotel, this request is being pursued.

In the context of existing zoning and development potential for the various parcels, we believe that the B-2 zoning requests are reasonable. We recognize that development potential offered under the B-2 zoning performance standards, can result in development uses and intensities which may not be compatible with Wallea's underlying design objectives. For this reason, we have no intention of implementing projects which will rely on maximizing these standards. In fact, in the interest of furthering the resort's standards of quality, we will not, as a matter of principle, accept development proposals which are considered incompatible from a use and intensity standpoint. We are therefore now exploring design and use criteria which may be advanced in connection with the zoning application.

David and Jeannette McKinley  
February 25, 1997  
Page 3

We appreciate your interest in this important matter. If there are any questions or if additional information is needed, please feel free to call.

Very truly yours,



CLYDE MURASHIGE  
Vice President

CM:ltu

Attachment

cc: Gary Gill, Office of Environmental Quality Control  
David Blane, Planning Department  
Michael T. Munekiyo, Munekiyo & Arakawa, Inc.

Exhibit "A"

Summary of Parcels Proposed for B-2, Community Business District Zoning

| Parcel I.D. No.      | Area Designation               | Land Area (Acres) | Existing Community Plan Designation | Proposed Community Plan Designation | Existing Zoning                | Existing Use  |
|----------------------|--------------------------------|-------------------|-------------------------------------|-------------------------------------|--------------------------------|---|
| 4                    | MF-11                          | 6.67              | Multi-Family                        | Business/Commercial                 | A-2, Apartment                 | Undeveloped   |
| 5                    | MF-10                          | 14.28             | Multi-Family                        | Business/Commercial                 | A-2, Apartment                 | Undeveloped   |
| 9                    | Business Parcel                | 4.62              | Open Space                          | Business/Commercial                 | Open Space                     | Real estate planning and development offices; undeveloped                       |
| 10                   | Brackish Water Tank Site       | 6.39              | Open Space                          | Business/Commercial                 | Open Space                     | Landscaps Maintenance facility; nursery; 1.0 million gallon brackish water tank |
| 11                   | Proposed Office Building Site  | 2.28              | Park                                | Business/Commercial                 | Interim                        | Undeveloped portion of Golf Course  |
| 12                   | Wailea Blue Golf Clubhouse     | 4.06              | Park                                | Business/Commercial                 | Interim                        | Wailea Blue Golf Clubhouse (Restaurant, pro-shop, locker rooms, storage)        |
| 16                   | Wailea Shopping Village (Por.) | 15.19             | Hotel and Business/Commercial       | Business/Commercial                 | BR, Business Resort; H-2 Hotel | Wailea Shopping Village   |
| <b>TOTAL ACREAGE</b> |                                | <b>53.5</b>       |                                     |                                     |                                |   |



**Wailea**

Wailea Resort Company, Ltd. 161 Wailea Ike Place, Wailea, Kihei, Maui, Hawaii 96753-9599 • (808) 879-4461 • FAX (808) 874-6295

Clyde Murashige  
Vice President

April 3, 1997

David and Jeannette McKinley  
10 Wailea Ekolu Place #302  
Kihei, HI 96753

**SUBJECT: *Draft Environmental Assessment for Wailea Resort  
Land Use Amendments***

Dear Mr. and Mrs. McKinley:

As an additional follow-up to your letter of February 6, 1997, to Gary Gill of the Office of Environmental Quality Control, we would like to provide information and clarification regarding traffic and parking concerns which you raised.

As previously indicated, we envision future business uses in Wailea to be compatible in scale and density with the existing resort character. Towards this end, we are exploring design and use criteria which will promote use and density compatibility.

We feel that traffic generated in connection with the proposed business parcels can be adequately accommodated, both from off-street parking and roadway operations standpoints. As noted in the Draft Environmental Assessment, overall resort density will be decreased under our updated master plan. The proposed business requests will not affect this density reduction.

The resort's roadway master plan provides for sufficient roadway capacities along major collectors such as Wailea Alanui and Wailea Ike Drive. Based on our current development status, we feel that full build out of the resort will be accommodated by the resort's roadway system.

Analysis of detailed intersection operations will be part of the project development phase (e.g., SMA approval), when details regarding individual project development parameters are defined. As each project is developed, appropriate design mitigation measures will need to be considered to ensure that the smooth flow of traffic within the resort is not adversely impacted. Such mitigation measures would include appropriate siting of access points, turning movement restrictions (as applicable) and traffic signage.

Thank you again for commenting on the Draft EA for the proposed land use amendments.

Very truly yours,

CLYDE MURASHIGE  
Vice President

CM:ltu

cc: David Blane, Planning Department  
Mike Munekiyo, Munekiyo & Arakawa, Inc.

**NOTE: The following section contains responses  
to letters received before and after the  
public comment period for the Draft EA**



**DEPARTMENT OF BUSINESS,  
ECONOMIC DEVELOPMENT & TOURISM**

**OFFICE OF PLANNING**

235 South Beretania Street, 6th Flr., Honolulu, Hawaii 96813  
Mailing Address: P.O. Box 2359, Honolulu, Hawaii 96804

Ref. No. P-6536

BENJAMIN J. CAYET,  
GOVERNOR  
SELJI F. N  
DIRECTOR  
BRADLEY J. MOSS  
DEPUTY DIRECTOR  
RICK EGGER  
DIRECTOR, OFFICE OF PLANNING

Tel.: (808) 587-28  
Fax: (808) 587-28

97 MAR -5 P1:14

RECEIVED

February 28, 1997

Mr. David W. Blane  
Planning Director  
Planning Department  
County of Maui  
250 South High Street  
Wailuku, Hawaii 96793

Dear Mr. Blane:

Subject: Application for Community Plan Amendment (CPA 960002), District Boundary Amendment (DBA 960004) and Change in Zoning (CIZ 960013), Wailea Resort, Wailea, Maui, TMK: 2-1-08: 42, 74, 75, 92, 112, 114-18, 120, and 123

We have reviewed the proposal for a Land Use District Boundary Amendment to reclassify three parcels totaling 15 acres from the Agricultural to the Urban District, Community Plan Amendment totaling 130 acres, and Zone Change applications for approximately 169 acres to further develop the Wailea Resort. The rezoning will accommodate single and multi-family dwelling units, a tennis center, golf clubhouse, resort commercial uses, an office building, and other commercial uses. The 15 acres proposed to be reclassified from Agricultural to Urban include a proposed office building site with 2.28 acres; Wailea Blue Golf Clubhouse with 4.06 acres; and MF-15 (multi-family dwellings) with 8.66 acres.

Regarding the Wailea Blue Golf Clubhouse, the Community Plan Amendment to Business/Commercial is 5.9 acres. However, the District Boundary Amendment and the Zone Change are only for 4.06 acres. The subject document indicates that the Community Plan Amendment will include 1.9 acres located between the 4.06 acres and Makena Alanui Road to account for the difference. The differences in acreages and the proposed uses for the various land use amendments should be correlated.

Thank you for allowing us the opportunity to review this proposal. If you have any questions, please contact Lorene Maki of the Land Use Division at 587-2886.

Sincerely,

Rick Egger  
Director  
Office of Planning

MAN 18 1997



**Wailea**

Wailea Resort Company, Ltd. 161 Wailea Ike Place, Wailea, Kihei, Maui, Hawaii 96753-9599 • (808) 879-4461 • FAX (808) 874-6295

Clyde Murashige  
Vice President

March 14, 1997

Mr. Rick Egged, Director  
DEPARTMENT OF BUSINESS, ECONOMIC  
DEVELOPMENT AND TOURISM  
Office of Planning  
P. O. Box 2359  
Honolulu, HI 96804

**SUBJECT:** *Wailea Resort Company, Ltd.'s Applications for Community Plan  
Amendment, District Boundary Amendment and Change in Zoning  
for Various Parcels at Wailea, Maui, Hawaii*

Dear Mr. Egged:

The Maui County Planning Department has provided us with a copy of your February 28, 1997 letter on the subject matter. We appreciated your review and comments on our applications and would like to take this opportunity to respond to your comment regarding the differences in acreage between the request for Community Plan Amendment and District Boundary Amendment.

As pointed out, the three (3) parcels proposed for State Land Use Boundary Amendment include the 2.28-acre Proposed Office Building Site, the 8.66-acre MF-15 Site, and the 4.06-acre Wailea Blue Clubhouse Site. The area of the request for boundary amendment is 15 acres. With regard to the Wailea Blue Clubhouse Site, the area being requested for Community Plan amendment is 5.9 acres which is about 1.9 acres greater than the area being requested for boundary amendment (4.06 acres).

The 5.9 acres being requested for the Community Plan amendment reflects our long term plan to utilize the 1.9-acre area between the Clubhouse and Makena Alanui Road for Business/Commercial purposes. This long-term view is established in the context of the Community Plan's 20 year planning horizon. From a master planning standpoint, we feel it is appropriate to designate this 1.9-acre area for Business/Commercial use. However, from an implementation standpoint, our immediate priority is to establish appropriate County business zoning for our Blue Clubhouse site. At this time, we have no design details or near term implementation plans for the development of the 1.9 acres. The long range land use guidance offered by the Community Plan's designation of a 5.9-acre Business/Commercial area will, however, help ensure that the resort's master plan for this area will ultimately be realized.

Mr. Rick Egged, Director  
March 14, 1997  
Page 2

We hope that this clarification addresses your comments regarding the acreage differences reflected in the application document. Please feel free to call me if there are any questions or if additional information is needed.

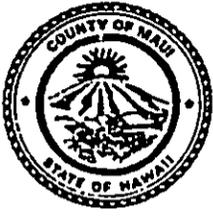
Very truly yours,



CLYDE MURASHIGE  
Vice President

CM:ltu

cc: David Blane, Planning Department  
Michael T. Munekiyo, Munekiyo & Arakawa, Inc.



DEPARTMENT OF  
**PARKS AND RECREATION**  
COUNTY OF MAUI

1580-C KAAHUMANU AVENUE  
WAILUKU, HAWAII 96793

LINDA CROCKETT LINGLE  
Mayor

HENRY OLIVA  
Director

ALLEN SHISHIDA  
Deputy Director

'97 JAN -6  
PLANNING & DEVELOPMENT DIVISION  
(808) 243-7931

**M E M O R A N D U M**

T O: David W. Blane, Planning Director

F R O M: *[Signature]* Henry Oliva, Director

D A T E: January 6, 1997

SUBJECT: Wailea Resort Land Use Amendments

We have reviewed the subject application request for community plan amendment, district boundary amendment and change in zoning. The developer intends to change the zoning of Parcel ID No. 15 from Park to A-1, Apartment. This 6.67 acre parcel abuts the Diamond Resort site and fronts Kalai Waa Street. The developer also proposes another 12.38 acre apartment complex on Parcel ID No. 14 directly across the street from No. 15. At the north end of Kalai Waa Street, two parcels (No. 9 and No. 10) more than 10 acres are proposed to go from Open Space (OS) to business/commercial (B-2).

Parcel ID No. 11 (2.28 acres) which is now vacant land and Parcel ID No. 12 (4.06 acres) where the Wailea Blue Course clubhouse is located are proposed for zoning change from the community plan designation Park to B-2, Community Business District.

The developer's proposed zoning designations do not include additional park lands although existing lands zoned or designated park use are being intensified to multi-family residential or business use. In keeping with the overall intent of the State Land Use and Community Plan Designations within the Wailea Planned Development, further information should be submitted showing where the deficit in park lands will be restored. The developer should also provide information on how park assessments will be met in order to accommodate the increase in apartment and single family units being planned.

Should you have any questions, please contact Patrick T. Matsui, Chief-Planning and Development, or Gerald Unabia, Project Manager at 243-7931.

HO:PTM:GU

c: Patrick T. Matsui  
Gerald Unabia  
Files c:\...alblane mm1

MAR 04 1997



**Wailea**

Wailea Resort Company, Ltd. 161 Wailea Ike Place, Wailea, Kihei, Maui, Hawaii 96753-9599 • (808) 879-4461 • FAX (808) 874-6295

Clyde Murashige  
Vice President

February 28, 1997

Mr. Henry Oliva, Director  
DEPARTMENT OF PARKS AND RECREATION  
1580-C Kaahumanu Avenue  
Wailuku, HI 96793

**SUBJECT: Wailea Resort Land Use Amendments**

Dear Mr. Oliva:

We appreciated meeting with you and Mr. Gerry Unabia to discuss your January 6, 1997 memorandum to the Planning Department regarding Wailea Resort Company, Ltd.'s proposed land use amendments.

As we discussed, the proposed amendments address a number of unique development conditions which we feel are best addressed through a comprehensive land use update process. The proposed amendments will ensure consistency between zoning and community plan land use designations, and between existing uses and zoning/community plan designations. The amendments also address proposals designed to meet anticipated future needs.

We especially appreciated the opportunity to discuss alternatives to address parks and playgrounds assessment requirements in the context of Wailea's updated master plan. As agreed, we will work with the Department in identifying park requirements based on the land use and demographic characteristics of the resort. We look forward to continued dialogue to ensure that Departmental priorities for parks and playgrounds in Wailea are addressed.

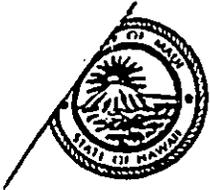
If there are further questions or clarification requirements regarding our requests, please do not hesitate to call.

Very truly yours,

  
CLYDE MURASHIGE  
Vice President

CM:ltu

cc: David Blane, Planning Department  
Colleen Suyama, Planning Department  
Michael T. Munekiyo, Munekiyo & Arakawa, Inc.



DEPARTMENT OF  
**HOUSING AND HUMAN CONCERNS**  
COUNTY OF MAUI

LINDA CROCKETT LINGLE  
Mayor  
STEPHANIE AVEIRO  
Director  
MARK PERCELL  
Deputy Director

200 SOUTH HIGH STREET • WAILUKU, HAWAII 96793 • PHONE (808) 243-7805 • FAX (808) 243-7839  
DEC 13 10:39

December 10, 1996

TO: Mr. David Blane  
Director of Planning

FROM: Ms. Stephanie Aveiro  
Director of Housing and Human Concerns

SUBJECT: Wailea Resort  
Wailea Resort Company, Ltd.  
I.D. No. 96/CPA-0002, 96/CIZ-0013, 96/DBA-0004  
TMK: 2-1-08: por. 42, por. 74, por. 92, por. 112, por.  
114, 115, 116, 117, por. 118, por. 120, 121, and  
123

We have reviewed Wailea Resort Company, Ltd.'s Application for Community Plan Amendment, District Boundary Amendment and Change In Zoning for the subject project, and would like to offer the following comments:

1. The applicant is requesting a comprehensive land use amendment (Community Plan Amendment, District Boundary Amendment and Change In Zoning) which affects nineteen separate parcels. Of the nineteen separate parcels, ten will involve the development of housing units. Of the ten parcels involving housing units, two are for single-family units and eight are for multi-family units.
2. We recommend that the applicant be required to provide affordable housing that is equal to thirty percent (30%) of the total number of housing units that are developed on each of the ten parcels involving housing units in the following manner:
  - a. For the two parcels involving single family units (Parcel I.D. Nos. 1 and 8), the applicant shall offer for sale, housing units or lots that are affordable to households whose gross annual income does not exceed one hundred percent (100%) of the applicable Maui County median annual income.
  - b. For the eight parcels involving multi-family units (Parcels I.D. Nos. 2, 3, 13, 14, 15, 17, 18, and 19), the applicant shall offer

Mr. David Blane  
Page 2  
December 10, 1996

for sale or rent, housing units in the following manner:

- 1) If the applicant chooses to provide housing units that will be for sale, the units shall be affordable to households whose gross annual income does not exceed eighty percent (80%) of the applicable Maui County median annual income.
- 2) If the applicant chooses to provide housing units that will be for long-term rental, the units shall be affordable to households whose gross annual income does not exceed sixty percent (60%) of the applicable Maui County median annual income.
3. The applicable Maui County median annual income shall be the median annual income that is established by the U.S. Department of Housing and Urban Development (HUD) for the County of Maui (for a family of four), that is in effect at the time the units or lots are marketed for sale or rent. Should HUD discontinue to provide the median annual income for the County of Maui, the most recent HUD established median annual income shall be adjusted using the appropriate rate(s) of increase or decrease of the Honolulu Consumer Price Index as provided by the U.S. Department of Labor.
4. To ensure that the affordable housing units are offered for sale or rent under acceptable terms and conditions, all sales or rental programs that will be conducted by the applicant should be coordinated with and approved by the Department of Housing and Human Concerns. In addition, the applicant should be required to enter into an Affordable Housing Agreement(s) prior to receiving final subdivision approval or being issued a Certificate of Occupancy, as the case may be. The agreement(s) shall clearly establish procedures and specify requirements with regard to the marketing of units, acceptability of sales prices and rental rates, process for selecting buyers and renters, etc.

Mr. David Blane  
Page 3  
December 10, 1996

5. The affordable housing units may be provided on-site, within the Kihei-Makena Community plan region or other areas acceptable to the Department of Housing and Human Concerns.
6. If approved as proposed, this application will authorize the development of a series of projects which is expected to be accomplished over an extended period of time. Therefore, the Department of Housing and Human Concerns hereby requests that it be given the flexibility and authority to amend any affordable housing condition that may be imposed, to provide for the most pressing community housing need at the time the Affordable Housing Agreement(s) is executed.

Please call Wayde Oshiro of our Housing Division at 243-7351 if you have any questions.

WTO:wo

xc: Housing Administrator



**Wailea**

Wailea Resort Company, Ltd. 161 Wailea Ike Place, Wailea, Kihel, Maui, Hawaii 96753-9599 • (808) 879-4481 • FAX (808) 874-6295

*Handwritten:*

11 1997

February 7, 1997

Mr. Mark Percell, Deputy Director  
DEPARTMENT OF HOUSING  
AND HUMAN CONCERNS  
County of Maui  
200 S. High Street  
Wailuku, HI 96793

**SUBJECT:** *Application for Community Plan Amendment, District Boundary  
Amendment and Change in Zoning - Wailea Resort Rezoning  
(96/CPA-0002, 96/CIZ-0013, 96/DBA-0004*

Dear Mr. Percell:

We appreciated the opportunity to meet with you and your staff on January 16, 1997 to discuss the Department's comments on the subject application (see Attachment A). As we discussed, Wailea Resort Company, Ltd.'s (WRCL) long-term objective is to maintain its position as a leading resort and visitor destination area. Towards this end, we have identified a number of land use conditions unique to Wailea which we believe need to be addressed through the various County land use amendment processes. In this context, we noted that affordable housing recommendations for those parcels subject to change in zoning may not be applicable. The following specific points were offered for discussion:

1. All parcels proposed for change in zoning are now committed to resort-related uses. As a mature resort community for 25 years, approximately 80 percent of the Wailea Resort has been developed. From a master plan standpoint, there are no proposals to encumber lands which, to date have not been a part of WRCL's land use master plan, nor have there been specific sites within the resort which have been designated for affordable housing purposes.
2. The Wailea Community Association bears the responsibility of ensuring that County owned areas (e.g., roads, shoreline accesses) and private common areas are maintained to the highest standards of quality. The cost of maintaining this level of quality requires community assessments which would make affordable housing difficult to sustain from an economic standpoint (i.e., the cost of assessments to individual homeowners could impose a financial burden which may be inconsistent with affordable housing objectives).
3. There are a total of nine change in zoning requests which involve residential uses. Of the nine requests, three involve the rezoning of parcels which are currently zoned D-2 (I.D. Nos. 2, 3 and 14). There are no zoning performance standards under Title 19 for the D-2 District, although a permitted density of up to 8.72 units per acre is referenced in the zoning ordinance. To enable greater design flexibility, these parcels are proposed to be redesignated to the A-1 District. As currently envisioned, development of these parcels pursuant to the A-1 performance standards would yield project densities approximately equivalent to the D-2 District. However, under the A-1 Designation, the property owner will have greater flexibility in site planning to address the unique physiographic conditions at each site.

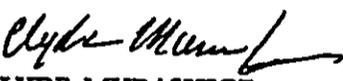
4. There are two parcels involving the redesignation of Open Space-zoned lands to the A-1 District (L.D. Nos. 18 and 19). (It is noted that Parcel L.D. Nos. 2, 3, and 14 discussed above also have small portions of Open Space-zoned areas proposed for rezoning to the A-1 District.) In each of the foregoing instances, the Open Space areas are drainageways which were designated in the early 1970's to ensure that WRCL's comprehensive drainage plan could be implemented in viable fashion. Due to some changes to Mauka drainageways primarily the construction of Pillani Highway, the location of the drainage way on the zoning map are not accurate. The proposed redesignation of these limited Open Space areas are again intended to enable greater design flexibility to the individual developers, to more easily utilize current conditions not being bound by a condition which no longer exists as well as emerging multi-family design products at the resort. The redesignation of the Open Space areas are not intended to compromise drainage functions, which will continue to be maintained through engineering solutions which are consistent with the County's adopted drainage standards.
5. The remaining zoning requests (L.D. Nos. 1, 8, 13 and 15) are those which we believe to be necessary to establish a balanced master plan which will address the long-term residential needs of the resort. The proposed residential designation of these areas will not result in increases in housing unit densities lower than that permitted by WRCL's initial zoning ordinance (adopted in 1973). In addition, WRCL has opted to utilize approximately 187.4 acres of multi-family and single-family designated parcels in its southern acreage for golf course use. Thus, these lands previously designated for residential purposes in WRCL's master plan have, instead, been used as part of WRCL's golf course development.
6. We note that contributions to the community can be implemented through a variety of mechanisms which would yield benefits having value similar to affordable housing. Towards this end, WRCL and its predecessors have established a long-term record of commitment to community needs. We have, for example, participated in significant infrastructure and community service programs (e.g., Central Maui Source Joint Venture, Central Maui Transmission Joint Venture, water storage facilities, Kilohana park, Kihel Wastewater Reclamation Facility, five shoreline access and parking areas, roadway development and landscape maintenance and a substantial financial contribution towards Kamali'i Elementary School) construction.

In summary, while we recognize the need to consistently apply affordable housing conditions on land use applications, we feel that conditions in Wallea are unique in terms of housing objectives and needs. As discussed therefore, we believe that imposition of affordable housing requirements for Wallea would not necessarily be functional nor appropriate in the context of the resort's development history and long-term master plan.

Mark Percell, Deputy Director  
February 7, 1997  
Page 3

Thank you again for taking the time to discuss the foregoing issues and concerns with us. If there are any questions or if additional information is needed, please do not hesitate to call.

Very truly yours,

  
CLYDE MURASHIGE  
Vice President

CM:itu

Attachment

cc: David Blane, Planning Department  
Michael Munekiyo, Munekiyo & Arakawa

# ***References***

---

### References

Belt-Collins and Associates, Wailea Special Management Area and Planned Development, Step 1-Application for Golf Course, December, 1989.

Community Resources, Inc., Maui County Community Plan Update Program Socio-Economic Forecast Report, January, 1994.

First Hawaiian Bank, Supplement to Economic Indicators, Maui County Profiles, July/August, 1993.

HS Publishing, Maui Data Book and Newcomers Guide - First Edition, 1995.

Michael T. Munekiyo Consulting, Inc., Application for Special Management Area Permit-New Golf Maintenance Facility, February, 1993.

Munekiyo & Arakawa, Inc., Application for District Boundary Amendment, Community Plan Amendment, Change in Zoning and Conditional Permit - Maunaloa Town Center, November, 1995.

R. M. Towill Corp., Public Facilities Assessment Report, August, 1992.

State of Hawaii, Department of Business, Economic Development, and Tourism, Data Book, March, 1993.

Telephone conversation with Department of Education employee, Aileen Shirota, February, 1997.

University of Hawaii, Department of Geography, Atlas of Hawaii, Second Edition, 1983.

U. S. Department of Agriculture, Soil Conservation Service, Soil Survey of Islands of Kauai, Oahu, Maui, Molokai, and Lanai, State of Hawaii, 1972.

Wailea Community Association, Updated Governing Documents for Wailea Community Association - CC&R's and Bylaws, Amended September, 1994.

# Appendices

# ***Appendix A***

---

***Ordinance No. 752 and Letter  
from Maui County Planning  
Department Dated April 4, 1973***

**ORDINANCE NO. 752  
BILL NO. 10 (1973)**

**AN ORDINANCE AMENDING LAND ZONING MAP NO. 5 SHOWING MAALAEA, KIHEI, MAKENA AND SURROUNDING AREAS RELATING TO THE TRACT OF LAND GENERALLY LOCATED AT HONUULA, MAUI, BEING THE NORTHERN PORTION OF TMK 2-1-08-42, AND GENERALLY KNOWN AS "WAILAEA."**

**BE IT ORDAINED BY THE PEOPLE OF THE COUNTY OF MAUI, STATE OF HAWAII:**

**SECTION 1.** That portion of Land Zoning Map No. 5 relating to the portion of the land being the northerly portion of TMK 2-1-08-42 (and all of the area classified "urban" by the Land Use Commission of the State of Hawaii), generally known as "Wailea", having approximately 993.50 acres, is amended to incorporate the use zone districts shown on Land Zoning Map No. 511 on file with the office of the Planning Department of the County of Maui, a copy of which map is attached hereto and incorporated herein by reference.

**SECTION 2.** All explanatory materials, letters, communications, commitments and agreements filed with the Department of Planning of the County of Maui regarding Land Zoning Map No. 511 shall be deemed to accompany and are hereby made a part of this ordinance.

**SECTION 3.** In the event that any portion of this ordinance is declared invalid, such invalidity shall not affect the other parts of this ordinance.

**SECTION 4.** This ordinance shall take effect upon its approval.

**WE HEREBY CERTIFY** that the foregoing Ordinance No. 752 (Bill No. 10 - 1973):

1. Passed **FINAL READING** at the meeting of the Council of the County of Maui, State of Hawaii, held on the 19th day of April, 1973, by the following votes:

**AYES:** Councilmen Joseph E. Bulgo, E. Loy Cluney, Harry N. Kobayashi, Marco M. Meyer, Manuel S. Molina, Lanny H. Morisaki, Bernard H. Tokunaga, and Chairman Goro Hokama.

**NOES:** None.

**EXCUSED:** Councilman Yoneto Yamaguchi.

2. Was transmitted to the Mayor of the County of Maui, State of Hawaii, on the 19th day of April, 1973.

Dated at Wailuku, Maui, Hawaii, this 19th day of April, 1973.

(Sgd.) GORO HOKAMA  
GORO HOKAMA, CHAIRMAN  
Council of the County of Maui

(SEAL)

(Sgd.) JAMES S. USHLJIMA  
JAMES S. USHLJIMA  
County Clerk  
County of Maui

The foregoing Ordinance is hereby approved this 19th day of April, 1973.

(Sgd.) ELMER F. CRAVALHO  
ELMER F. CRAVALHO, MAYOR  
County of Maui

Passed First Reading on April 6, 1973.

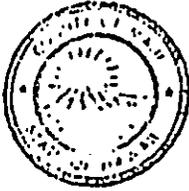
Effective date of Ordinance: April 19, 1973.

I HEREBY CERTIFY that the foregoing is a true and correct copy of ORDINANCE NO. 752, the original of which is on file in the Office of the County Clerk, County of Maui, State of Hawaii.

Dated at Wailuku, Maui, Hawaii on \_\_\_\_\_

\_\_\_\_\_  
County Clerk, County of Maui.

PLANNING COMMISSION  
 Yoshikazu Matsui, Chairman  
 G. Alan Freeland, Vice-Chairman  
 Joseph Franco  
 Kazuo Kaga  
 Michael Kimura  
 Richard Mayer  
 George Murashige  
 Stanley Goshi, Ex-Officio  
 Carl Kalama, Ex-Officio



Elmer F. Cravalho  
 Mayor

BOARD OF ADJUSTMENT  
 & APPEALS  
 Joseph S. Medeiros, Jr., Chairman  
 Young Wilee Chun, Vice-Chairman  
 William Hong  
 George Tamura  
 Thomas Yagi

Howard Nakamura  
 Planning Director

COUNTY OF MAUI  
 PLANNING DEPARTMENT  
 200 S. HIGH STREET  
 WAILUKU, MAUI, HAWAII 96793

April 4, 1973

Honorable Elmer F. Cravalho  
 Mayor, County of Maui  
 Wailuku, Maui, Hawaii

Dear Mayor Cravalho:

Re: Request for various changes in zoning pertaining to the  
 Wailea Development Project, Honualua, Maui  
 TMK 2-1-08:42 (Portion of) 993.5, acres

The Maui Planning Commission at its meeting of April 3, 1973,  
 conducted a public hearing to consider the above request. The subject  
 request is to change the zoning of property in conjunction with the  
 Wailea Development Project in the following manner:

| <u>ZONE</u>       | <u>ACRES</u>  | <u>UNITS</u>  |
|-------------------|---------------|---------------|
| R-1               | 38.90         | 233           |
| R-2               | 44.90         | 224           |
| R-3               | 54.05         | 216           |
| D-2               | 45.70         | 397           |
|                   | <u>183.55</u> | <u>1,070</u>  |
| A-1               | 154.50        | 2,627         |
| A-2               | 62.90         | 2,138         |
|                   | <u>217.40</u> | <u>4,765</u>  |
| H-1               | 96.66         | 2,996         |
| H-M               | 24.60         | 1,525         |
| H-2               | 60.15         | 5,533         |
|                   | <u>181.41</u> | <u>10,054</u> |
| BR                | 15.90         |               |
| B-2               | 15.80         |               |
|                   | <u>31.70</u>  |               |
| School            | 22.70         |               |
| Water Reservoir : | .60           |               |
| Public            | 7.10          |               |
|                   | <u>30.40</u>  |               |

Hon. Elmer F. Cravalho

Page - 2

April 4, 1973

| <u>ZONE</u>          | <u>ACRES</u>  | <u>UNITS</u> |
|----------------------|---------------|--------------|
| Golf Course          | 152.60        |              |
| Open Space           | 125.14        |              |
| Roads                | 63.00         |              |
| Irrigation Reservoir | 8.30          |              |
|                      | <u>349.04</u> |              |

In addition to the testimony of the applicant, testimonies and comments were received by five members of the audience of which two spoke in opposition to the proposed change in zoning, and three asked for clarification of certain zoning designations. There were two letters of protest from the property owners in the surrounding area, and two letters in support of the subject request.

The area owned by those protesting against the change in zoning is less than the 40% of the total area of property within 500 feet from the subject property to be changed in zoning. As such, the requirement for 7 affirmative votes of the County Council is not necessary for adoption of the subject request.

The Maui Planning Commission evaluated the testimonies presented at the hearing, and received satisfactory explanation of the various comments presented by the interested public. The Commission voted unanimously to recommend the approval of the request for change in zoning as amended by the staff. Said changes are shown in the exhibit and include:

1. The change in zoning to R-2 Residential zone for the parcel located in the southerly portion of the Wailea project and bounded in its entirety by the present golf course.
2. That certain A-2 Apartment zones near the Maui Meadows area be changed to A-1 Apartment zone.
3. That certain A-1 Apartment zones (makai of the B-2 zone) be changed to A-2 Apartment District.
4. That certain Hotel zones be changed from H-M to H-1 zones, H-2 to H-1 zones and H-2 to H-M zones as indicated by the attached exhibit.

Besides the aforementioned zoning changes, the Commission indicated that:

1. A 300 ft. Buffer strip as setback be established from the shoreline to restrict any structure more than two stories in height in the H-2 Hotel zones.

Hon. Elmer F. Cravalho  
Page - 3  
April 4, 1973

2. That the project be developed under the County's Planned Unit Development Ordinance to allow full review of the project by the Commission, and that future development be permitted only upon satisfactory performance by the developer as so determined by the Commission.

3. That the proposed H-2 zoning for the parcel immediately southerly of Beach Access No. 1 will be subject to rezoning in the event the present hotel agreements retained by the applicant are not fulfilled.

4. That the hotel units be limited to about 6,000 units but that the maximum number of units should not exceed 6,600 units (10%)

5. That the developer shall participate in future utility improvements (roads, water, sewer) as the project so demands and as determined by the County.

In acting to recommend approval the Planning Commission concurred with the staff in that:

1. The subject request conforms to the previously amended Kihei General Plan.

2. The developer will construct or participate in utility improvements as the project develops or as increased demands are made on such utility systems.

3. The proposed unit counts or densities are lower than those allowable under present zoning. The proposed zoning introduces a better concept than that was anticipated by the existing zoning plan and is compatible with the area goals and objectives of the original and present general plan.

4. The indication of developing the hotel zones with height (6-8 story), setback (300') and unit (6,000) limitations is greatly superior than what is allowed under the present zoning.

5. The reasons submitted for the justification of the request are reasonable and valid.

6. That the Wailea Development is to be initiated under the County's Planned Development Ordinance.

Enclosed for your information and review are the following:

1. Notice of public hearing
2. Staff report
3. Exhibits
4. Copy of testimonies
5. Proposed change of zone ordinance and exhibit.

Hon. Elmer F. Cravalho  
Page - 4  
April 4, 1973

In accordance with the provisions of the County's Comprehensive Zoning Ordinance final approval of the zoning change by the Mayor and Council is required. Your review and transmittal to said County Council is respectfully requested.

Should you have any questions, please contact our office at any time.

Yours very truly,



HOWARD K. NAKAMURA  
Planning Director

cc Wailea Development Corporation

bcc's: F. B. Mills  
M. F. Brennan  
J. Fernandez  
H. Tavares  
T. Tanaka  
C. Melim  
D. Prior

R. Reeve ✓  
R. Holton  
R. Evans  
P. Caderas  
J. C. Peterson  
W. Harrison

# ***Appendix B***

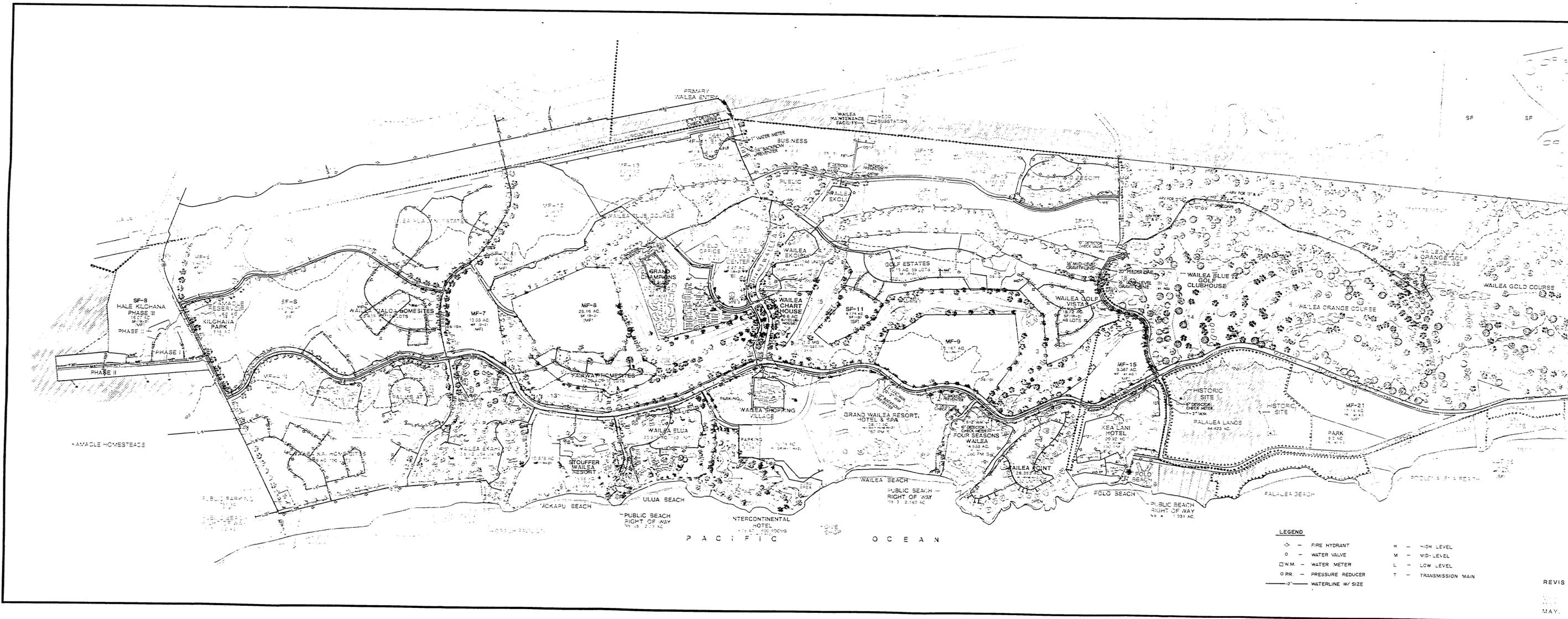
---

## ***Wailea Wastewater System Map***

**OVERSIZED  
DRAWING/MAP**

**PLEASE SEE  
35MM ROLL**

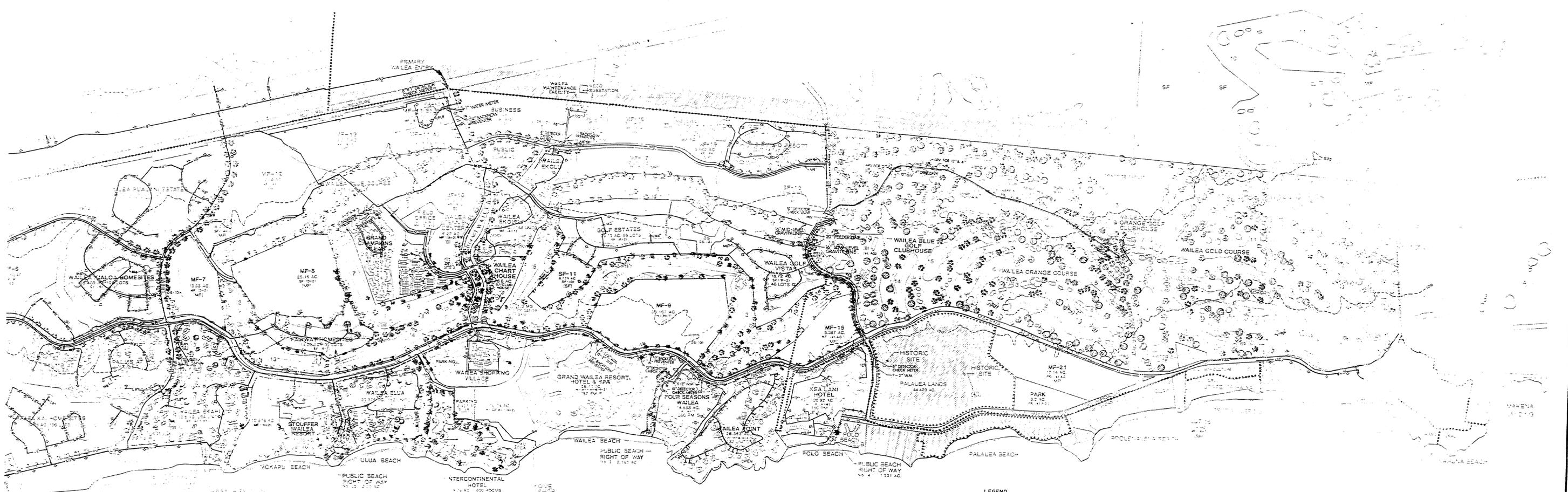
**0025**



**LEGEND**

|       |                     |   |                     |
|-------|---------------------|---|---------------------|
| ⊕     | - FIRE HYDRANT      | H | - HIGH LEVEL        |
| ○     | - WATER VALVE       | M | - MID-LEVEL         |
| ◻     | - WATER METER       | L | - LOW LEVEL         |
| ○ PR. | - PRESSURE REDUCER  | T | - TRANSMISSION MAIN |
| —     | - WATERLINE W/ SIZE |   |                     |

REVIS  
MAY



- LEGEND**
- ◊ - FIRE HYDRANT
  - - WATER VALVE
  - ◻ W.M. - WATER METER
  - PR - PRESSURE REDUCER
  - W - WATERLINE W/ SIZE
  - H - HIGH LEVEL
  - M - MID-LEVEL
  - L - LOW LEVEL
  - T - TRANSMISSION MAIN

REVISED:  
 11.1.85  
 11.1.85  
 MAY, 1995



**WAILAEA UTILITIES:  
 POTABLE WATER SYSTEM**  
 FOR: WAILAEA RESORT CO., LTD.  
 SCALE IN 100 FEET  
 BY: NORMAN SAITO ENGINEERING CONSULTANTS, INC.

# ***Appendix C***

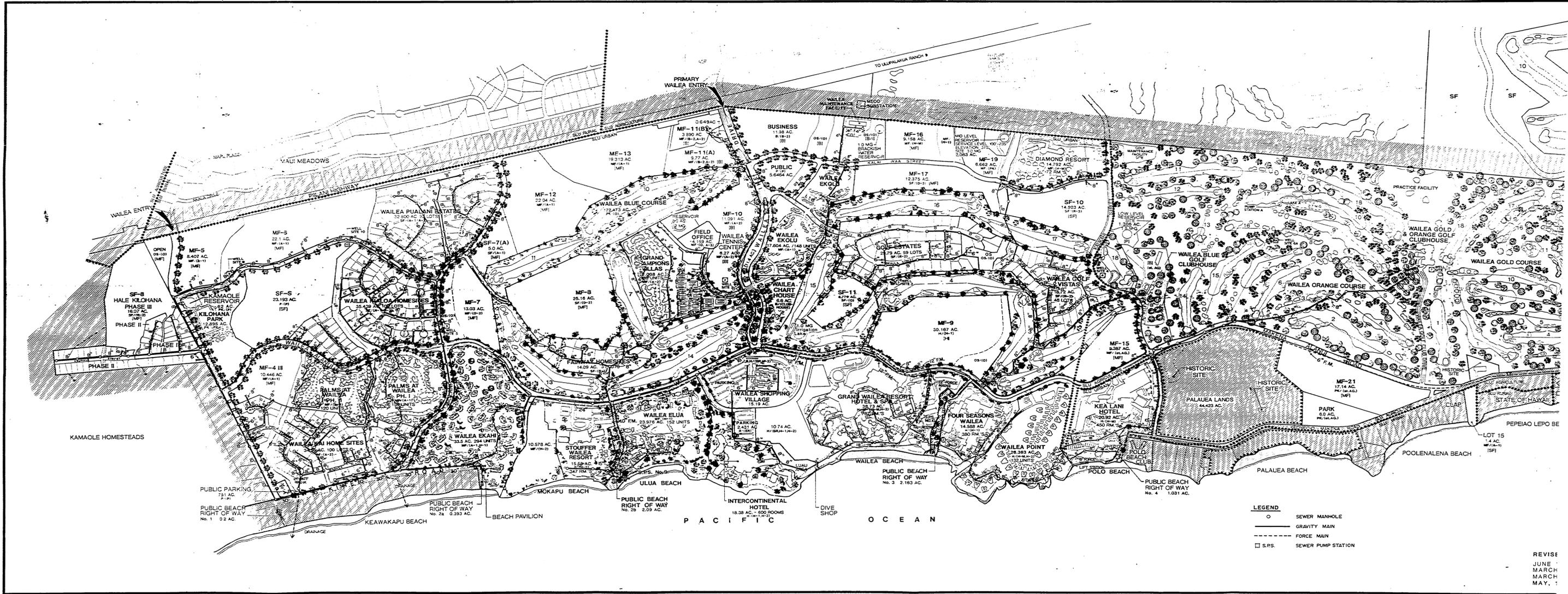
---

## ***Wailea Water System Map***

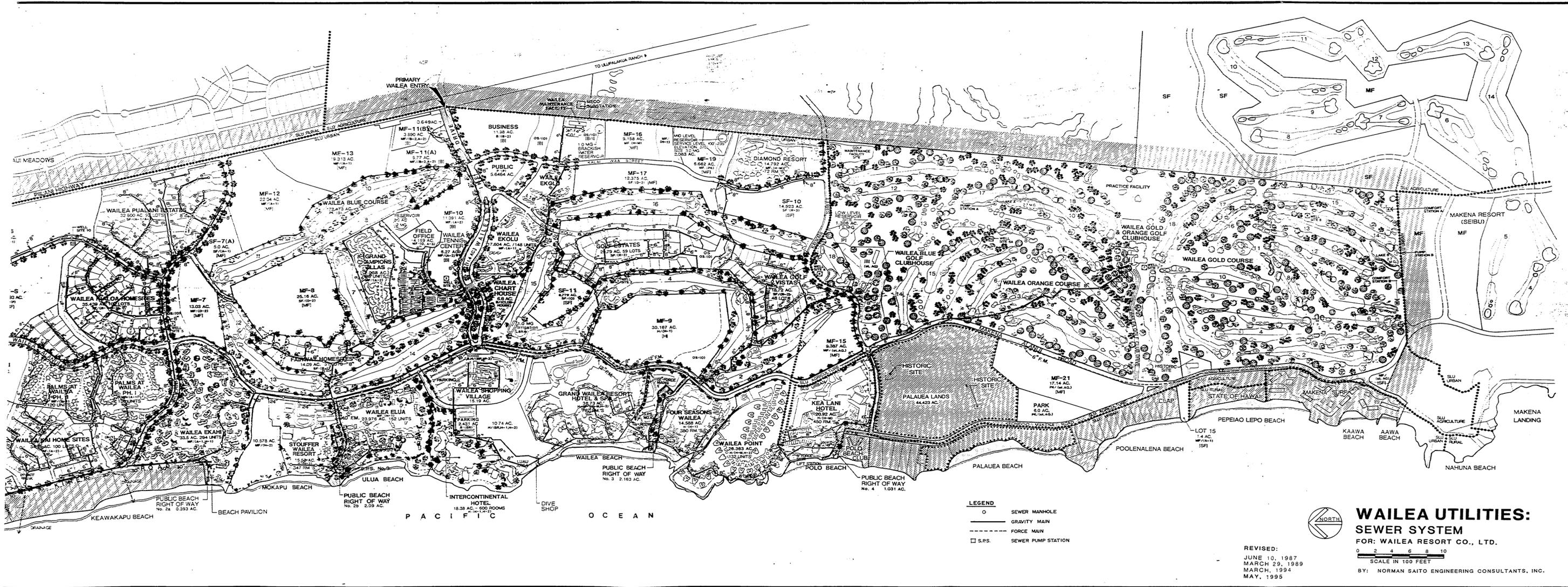
**OVERSIZED  
DRAWING/MAP**

**PLEASE SEE  
35MM ROLL**

**0026**



REVISE  
 JUNE  
 MARCH  
 MAY, 1



# ***Appendix D***

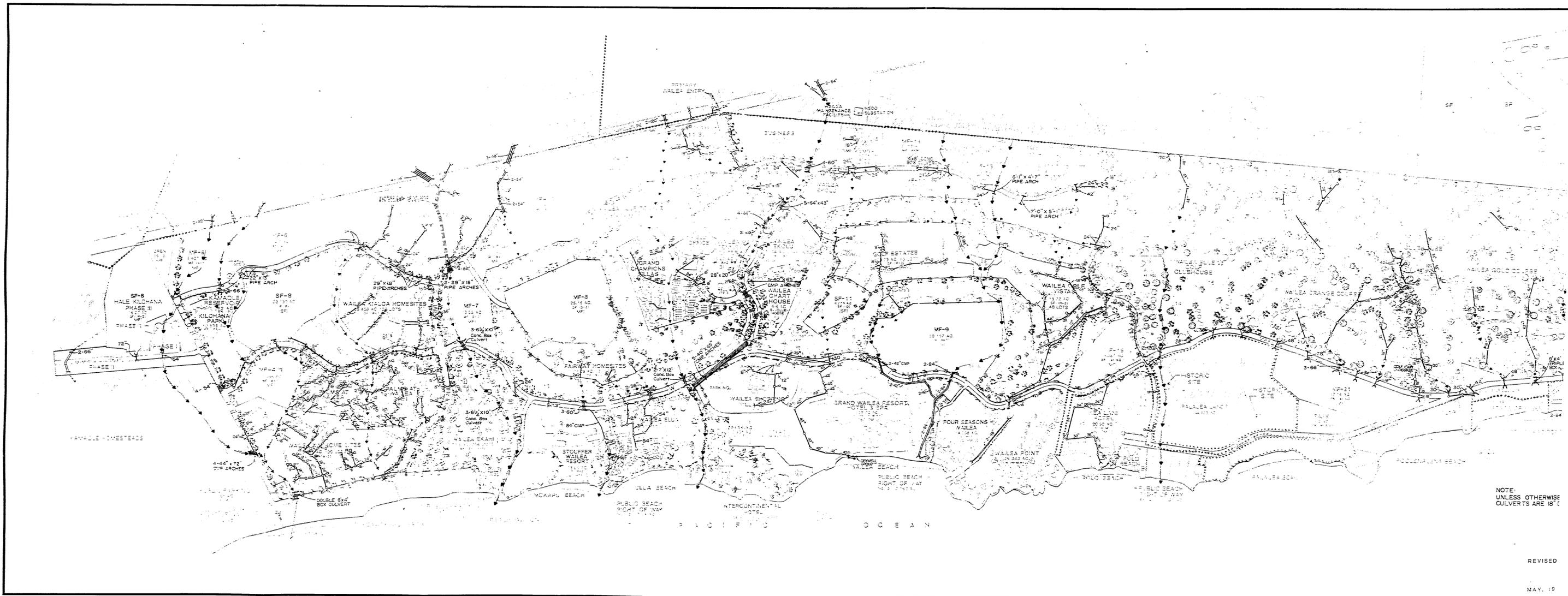
---

## ***Wailea Drainage System Map***

**OVERSIZED  
DRAWING/MAP**

**PLEASE SEE  
35MM ROLL**

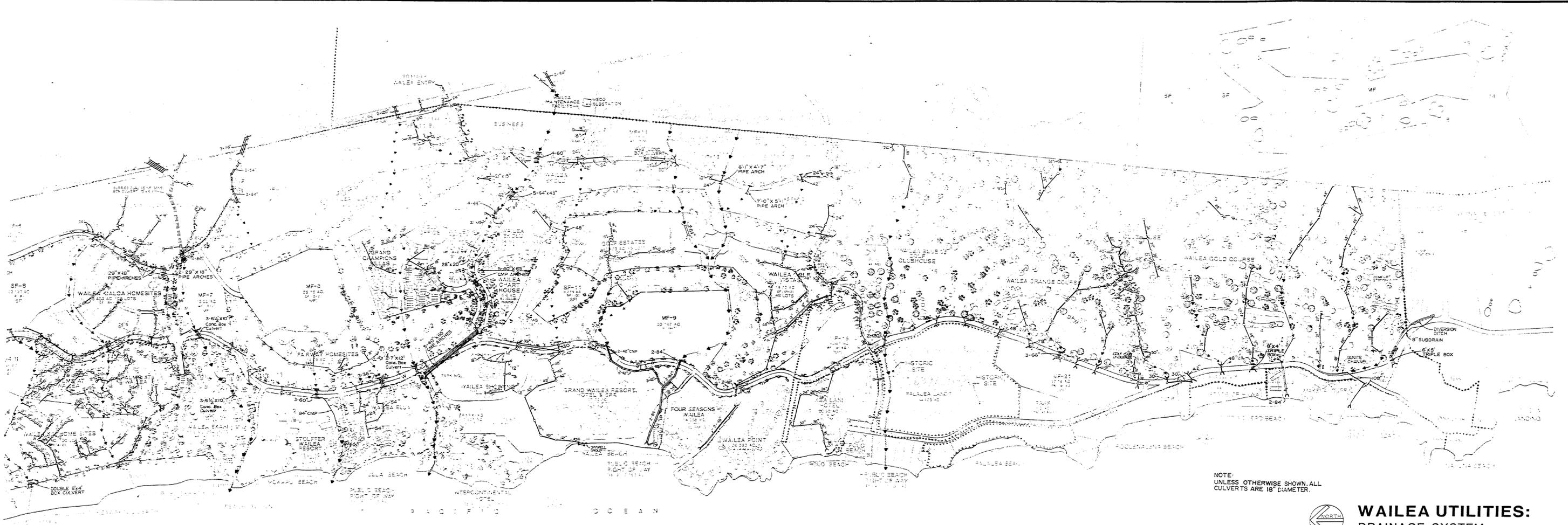
**0027**



NOTE:  
UNLESS OTHERWISE  
CULVERTS ARE 18" C

REVISED

MAY, 19



NOTE:  
UNLESS OTHERWISE SHOWN, ALL  
CULVERTS ARE 18" DIAMETER.



**WAILEA UTILITIES:  
DRAINAGE SYSTEM**  
FOR: WAILEA RESORT CO., LTD.

SCALE IN 100 FEET

BY: NORMAN SAITO ENGINEERING CONSULTANTS, INC.

REVISED:  
MAY, 1995

# ***Appendix E***

---

***Zoning Development Summary  
Tables for Residential, Apartment  
and Business Zoned Parcels***

Table E-1

| ZONING DEVELOPMENT SUMMARY FOR RESIDENTIAL AND APARTMENT-ZONED PARCELS |   |                           |                           |                   |                                |                                  |  |                                  |                         |
|--|---|---------------------------|---------------------------|-------------------|--------------------------------|----------------------------------|--|----------------------------------|-------------------------|
| Zoning   | Allowable Acres and Units Pursuant to Ordinance No. 752 |                           | Acreage Developed to Date |                   | Undeveloped Areas <sup>a</sup> |                                  | Acreage Changes Pursuant to Proposed Land Use Amendments |                                  |                         |
|  | Acres (1)   | Approx. Units Allowed (2) | Acres (3)                 | Approx. Units (4) | Acres (5)                      | Allowable Units <sup>b</sup> (6) | Acres (7)  | Allowable Units <sup>b</sup> (8) | Unit Totals (4)+(6)+(8) |
| R-1  | 39  | 233                       | 33                        | 120               | 6                              | 36                               | 0  | N/A                              |                         |
| R-2  | 45  | 224                       | 70 <sup>c</sup>           | 194               | 0                              | N/A                              | 0  | N/A                              |                         |
| R-3  | 54  | 216                       | 14                        | 30                | 10                             | 40                               | 30 <sup>d</sup>  | 120                              |                         |
| <b>Subtotal of Single Family Units</b>                                 |   | <b>673</b>                |                           | <b>344</b>        |                                | <b>76</b>                        |  | <b>120</b>                       |                         |
| D-2  | 46  | 397                       | 0                         | 0                 | 0                              | N/A                              | (46)   | (397)                            |                         |
| A-1  | 155   | 2,627                     | 89                        | 720               | 66                             | 1,122                            | 73 <sup>e</sup>  | 1,240                            |                         |
| A-2  | 63  | 2,138                     | 30                        | 245               | 0                              | 0                                | (26)   | (920)                            |                         |
| <b>Subtotal of Multi-Family Units</b>                                  |   | <b>5,162</b>              |                           | <b>965</b>        |                                | <b>1,122</b>                     |  | <b>1,240</b>                     |                         |
| <b>UNIT TOTALS (rounded)</b>   |   | <b>5,835</b>              |                           | <b>1,300</b>      |                                | <b>1,200</b>                     |  | <b>1,360</b>                     | <b>3,860</b>            |

<sup>a</sup> Developable acreage after proposed land use amendments implemented.

<sup>b</sup> Assumes density factor pursuant to Ordinance No. 752 (Column 2 + Column 1).

<sup>c</sup> Developed acreage for R-2 zoned lands is inconsistent with what is permitted by Ordinance No. 752.

<sup>d</sup> Includes the addition of approximately 23 acres from parcel SF-S and approximately 7 acres from SF-11.

<sup>e</sup> Includes the addition of approximately 13 acres from MF-7, approximately 25 acres from MF-8, approximately 9 acres from MF-15, approximately 12 acres from MF-17, approximately 7 acres from parcel MF-19, and approximately 7.3 acres from Open Space areas.

Table E-2

| SUMMARY OF BUSINESS/COMMERCIAL COMMUNITY PLANNED AREAS |  |   |                                       |                          |                                   |  |
|--|--|---|---------------------------------------|--------------------------|-----------------------------------|--|
| Parcel I.D. No.  | Area Designation (Acreage)               | Existing Use                                      | Current CPA Designation               | Proposed CPA Designation | Existing Business Use Areas (Ac.) | New Community Planned Business Areas (Ac.) |
| 4  | MF-11 (10.56 ac.)                        | Building Pad for Commercial Use/Vacant            | Multi-Family (MF)                     | Business/Commercial (B)  | 3.89                              | 6.67                                       |
| 5  | MF-10 (14.28 ac.)                        | Vacant  | Multi-Family (MF)                     | Business/Commercial (B)  | 0                                 | 14.28                                      |
| 6  | Wailea Tennis Center (5.83 ac.)          | Wailea Tennis Center                              | Multi-Family (MF)                     | Business/Commercial (B)  | 5.83                              | 0  |
| 9  | Business Parcel (4.62 ac.)               | WRCL Offices/Vacant                               | Open Space (OS)                       | Business/Commercial (B)  | 0                                 | 4.62                                       |
| 10   | Brackish Water Tank Site (6.39 ac.)      | Landscape Maintenance Facility/Water Tank/Nursery | Open Space (OS)                       | Business/Commercial (B)  | 6.39                              | 0  |
| 11   | Proposed Office Building Site (2.28 ac.) | Vacant  | Park (Golf Course) (P)                | Business/Commercial (B)  | 0                                 | 2.28                                       |
| 12   | Wailea Blue Golf Clubhouse (5.9 ac.)     | Blue Course Clubhouse                             | Park (Golf Course) (P)                | Business/Commercial (B)  | 4.06                              | 1.84                                       |
| 16   | Wailea Shopping Village (15.19)          | Shopping Village                                  | Business/Commercial (B) and Hotel (H) | Business/Commercial (B)  | 10.53                             | 4.66                                       |
| <b>Totals</b>  |  |   |                                       |                          | <b>30.7 ac.</b>                   | <b>34.35 ac.</b>                           |

Table E-3

| SUMMARY OF B-2 AND B-R ZONING AREAS |  |   |  |                              |                                     |                                   |
|-------------------------------------|--|---|--|------------------------------|-------------------------------------|-----------------------------------|
| Parcel I.D. No.                     | Area Designation (Acreage)               | Existing Use                                      | Current Zoning Designation                     | Proposed Zoning Designation  | Existing Business Use Areas (Acres) | New Zoning Business Areas (Acres) |
| 4                                   | MF-11 (6.67 ac.)                         | Building Pad for Commercial Use/Vacant            | A-2 Apartment (A-2)                            | B-2 Community Business (B-2) | 0                                   | 6.67 ac.                          |
| 5                                   | MF-10 (5) (14.28 ac.)                    | Vacant  | A-2 Apartment (A-2)                            | B-2 Community Business (B-2) | 0                                   | 14.28 ac.                         |
| 6                                   | Wailea Tennis Center (5.83 ac.)          | Wailea Tennis Center                              | A-2 Apartment (A-2)                            | B-R Resort Commercial (B-R)  | 5.83 ac.                            | 0                                 |
| 7                                   | Wailea Chart House (6.60 ac.)            | Restaurants                                       | Clubhouse                                      | B-R Resort Commercial (B-R)  | 6.60 ac.                            | 0                                 |
| 9                                   | Business Parcel (4.62 ac.)               | WRCL Offices/Vacant                               | Open Space (OS)                                | B-2 Community Business (B-2) | 0                                   | 4.62 ac.                          |
| 10                                  | Brackish Water Tank Site (6.39 ac.)      | Landscape Maintenance Facility/Water Tank/Nursery | Open Space (OS)                                | B-2 Community Business (B-2) | 6.39 ac.                            | 0                                 |
| 11                                  | Proposed Office Building Site (2.28 ac.) | Vacant  | Interim  | B-2 Community Business (B-2) | 0                                   | 2.28 ac.                          |
| 12                                  | Wailea Blue Golf Club-House (4.06 ac.)   | Blue Course Clubhouse                             | Interim  | B-2 Community Business (B-2) | 4.06 ac.                            | 0                                 |
| 16                                  | Wailea Shopping Village (15.19 ac.)      | Shopping Village                                  | B-R Resort Commercial (BR) and H-2 Hotel (H-2) | B-2 Community Business (B-2) | 15.19 ac.                           | 0                                 |
| <b>Totals</b>                       |  |   |  |                              | <b>38.07 ac.</b>                    | <b>27.85 ac.</b>                  |

# ***Appendix F***

---

***Estimated Wastewater Calculations  
for Existing and Proposed  
Business-Zoned Properties  
(Per Wailea Resort Company,  
Ltd.'s Current Master Plan)***

**Table F-1**

| <b>ESTIMATED WASTEWATER CALCULATIONS FOR<br/>EXISTING AND PROPOSED BUSINESS-ZONED PROPERTIES</b>  |  |  |
|---|--|--|
| <b>Land Designations</b>  | <b>Wastewater Criteria</b>   | <b>Estimated Gallons<br/>Per Day (gpd)</b> |
| Wailea Tennis Center (105)  | 80 gallons/seat per day <sup>a</sup>                               | 8,400                                      |
| Wailea Chart House/Lobster<br>Cove (275)  | 80 gallons/seat per day <sup>a</sup>                               | 22,000                                     |
| Brackish Water Tank Site (20<br>employees)  | 25 gallons/employee <sup>a</sup>                                   | 500  |
| Wailea Blue Golf Clubhouse<br>(114 rounds)  | 25 gallons/golf rounds <sup>a</sup>                                | 2,850                                      |
| Wailea Shopping Village   | 1,895 gallons/acre <sup>b</sup>                                    | 28,500                                     |
| Vacant Properties (approx. 34<br>acres)   | 75% of estimated water <sup>b</sup><br>demand (1,895 gallons/acre) | 48,300                                     |
| <b>Estimated Total</b>  |  | <b>110,500 gpd</b>                         |
| <sup>a</sup> County of Maui Wastewater Reclamation Division, Wastewater Flow Standards, September 1993.<br><sup>b</sup> Criteria is based on actual water consumption at the Wailea Shopping Village in January 1996. |  |  |

wrcivstzngubl.1-1