

# Managing Maui's Dynamic Shorelines in the Face of Sea Level Rise - Recent Updates

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Which Future? Option A.





# Which Future? Option B.





# IMPACTS ARE DRIVING PLANS AND POLICIES



*photo: Carol Tu'ua*



*photo: Don McLeish*



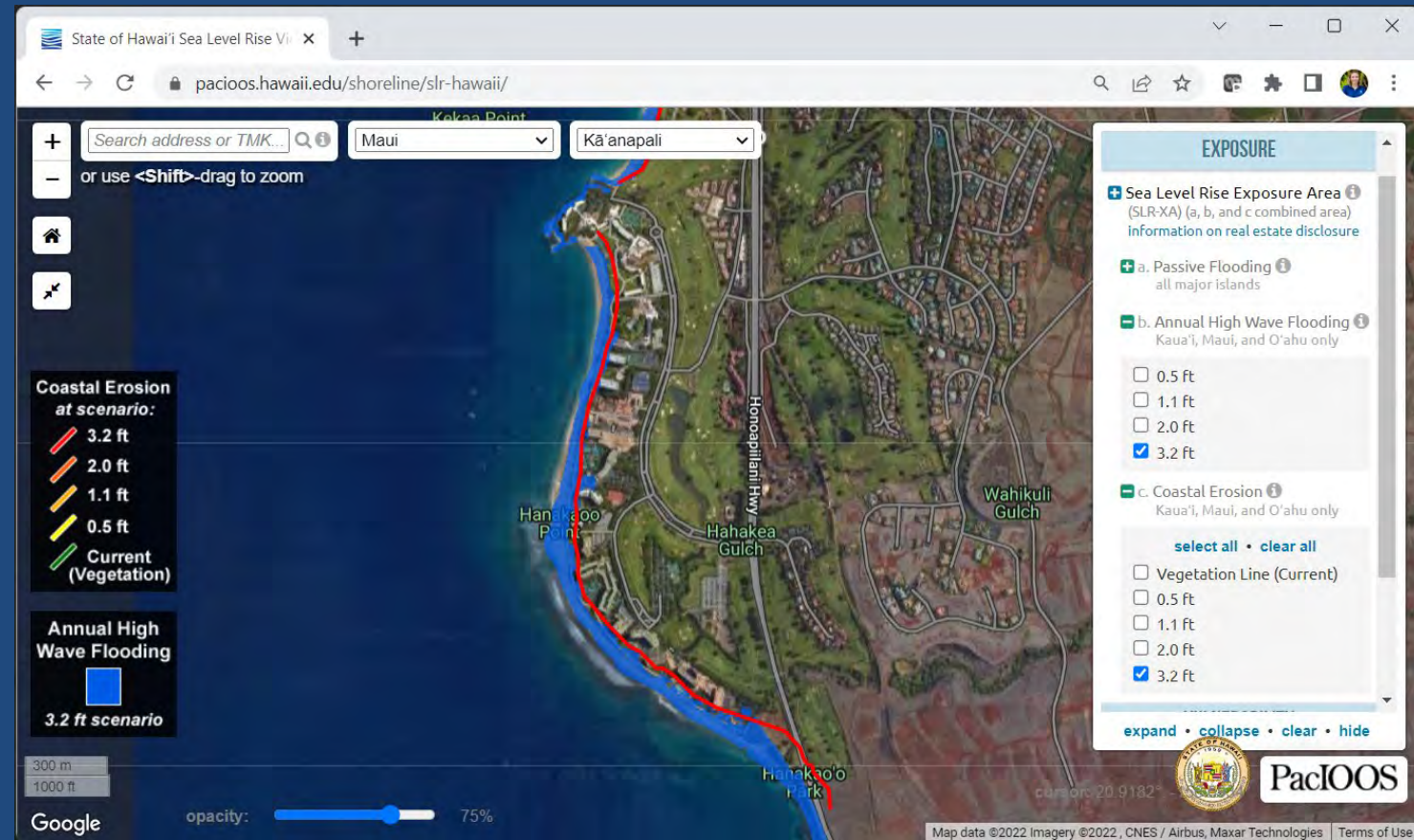
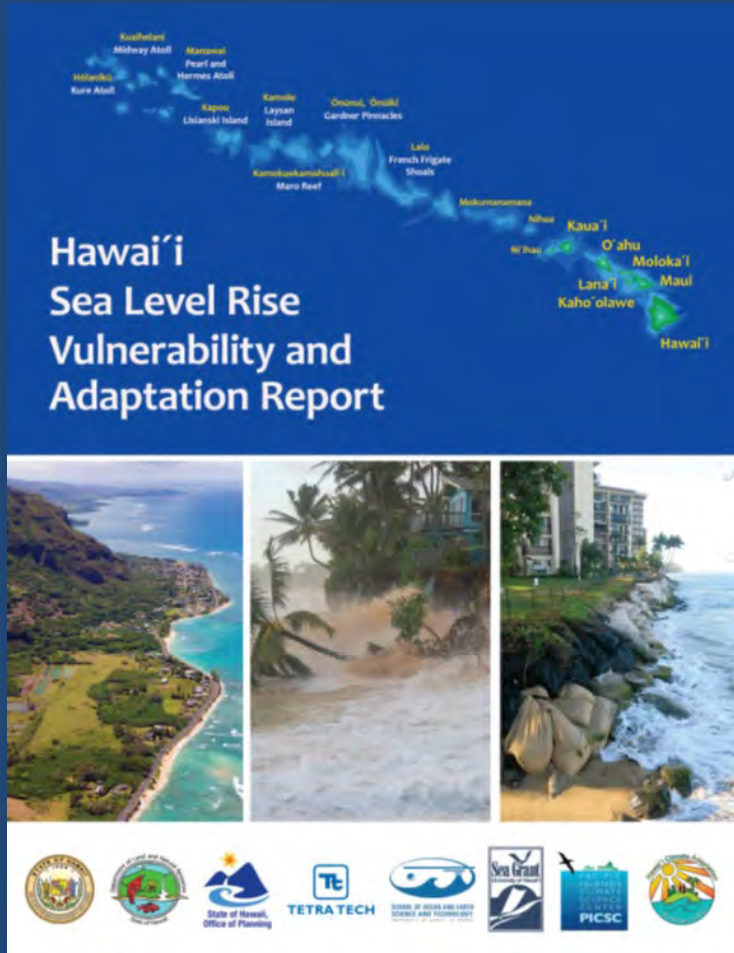
*photo: Kai Nishiki*



*photo: Asa Ellison*



# THE HAWAII SEA LEVEL RISE REPORT & VIEWER

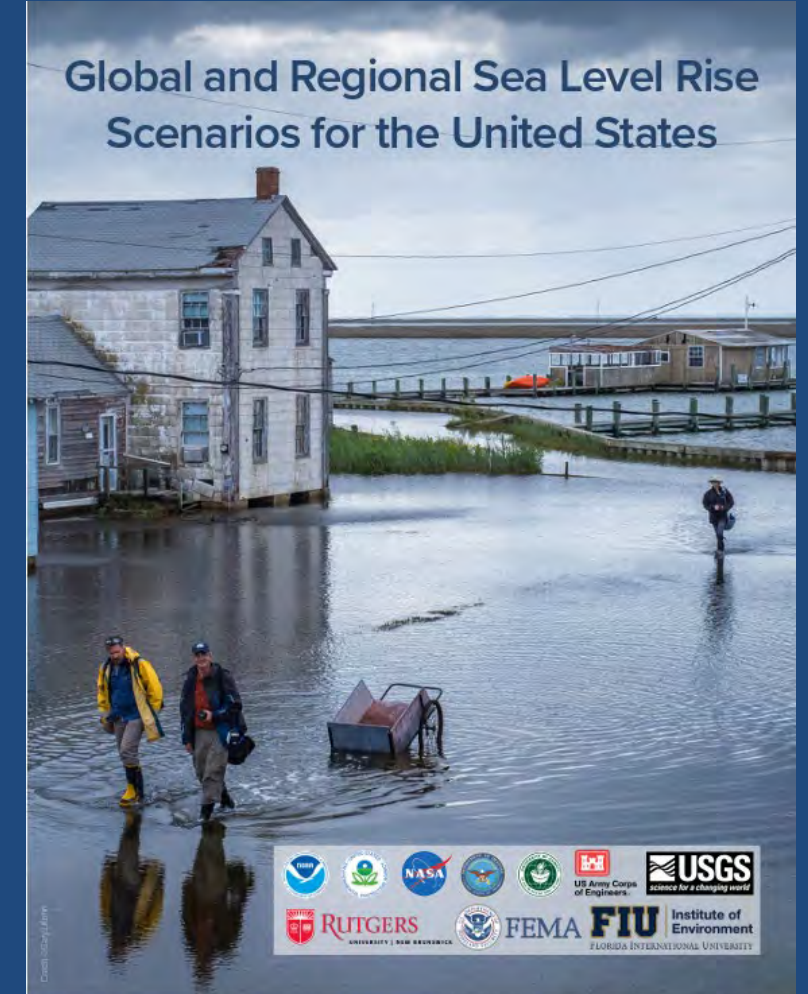
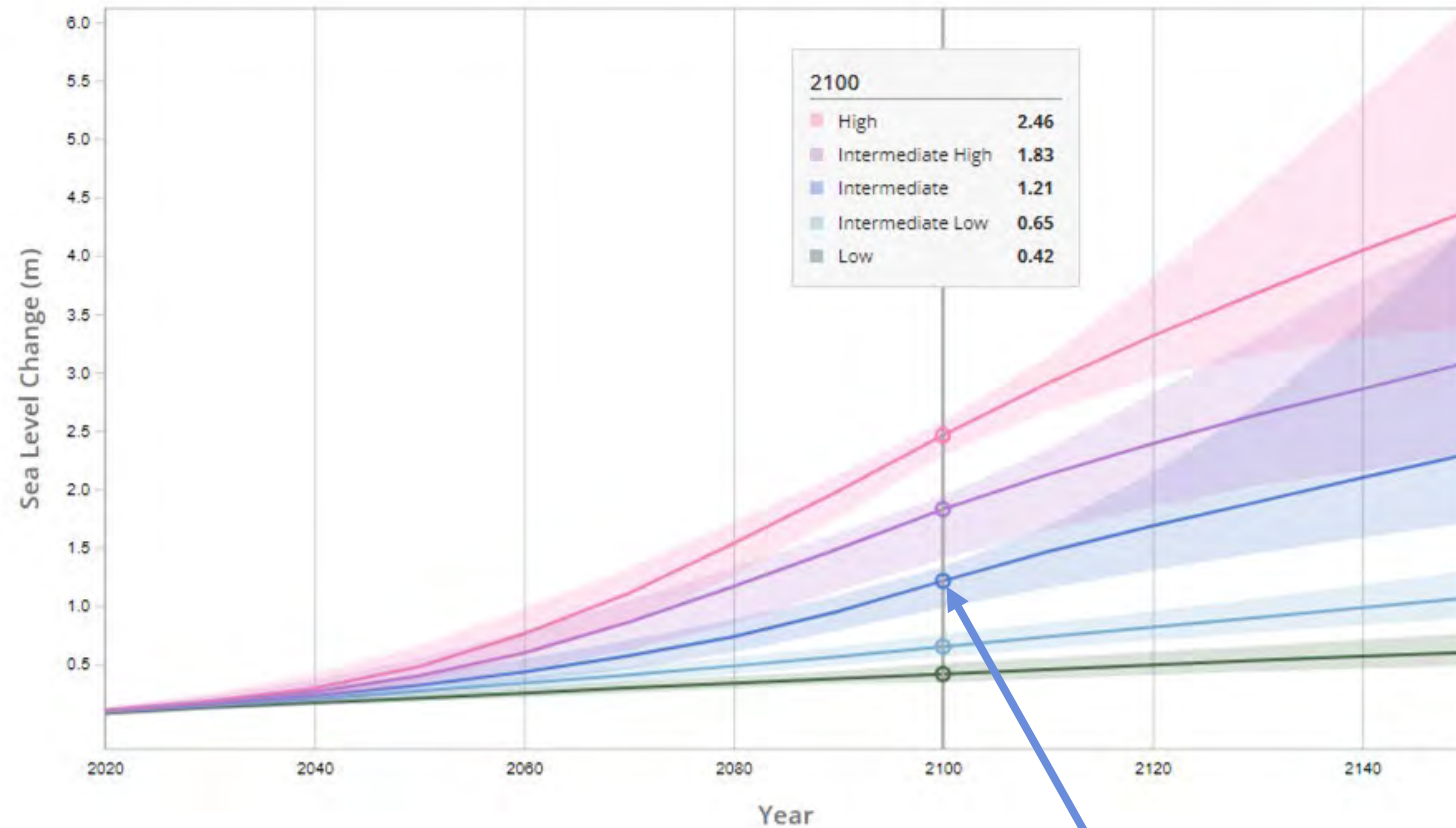


[www.climateadaptation.hawaii.gov](http://www.climateadaptation.hawaii.gov)

[www.hawaiisealevelriseviewer.org](http://www.hawaiisealevelriseviewer.org)

# UPDATED SEA LEVEL RISE PROJECTIONS (2022)

## KAHULUI HARBOR, MAUI ISLAND



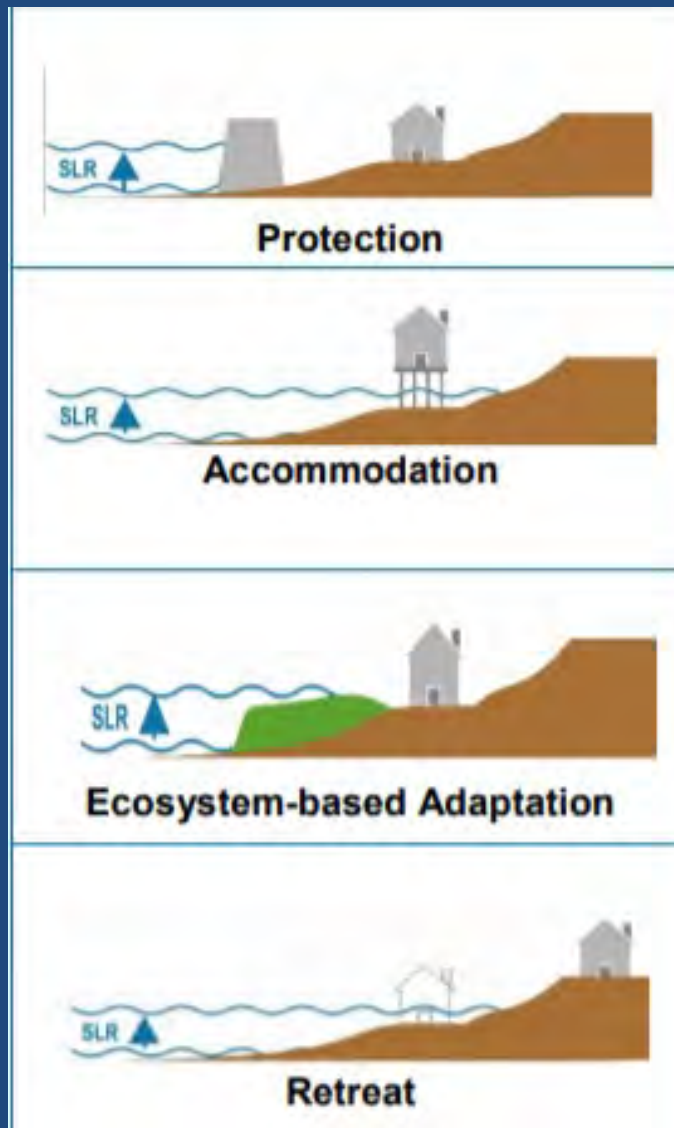
For 2100, the intermediate sea level rise scenario (blue) = 1.21 m or **3.97 ft**



# STRATEGIES: COASTAL MANAGEMENT TOOLBOX

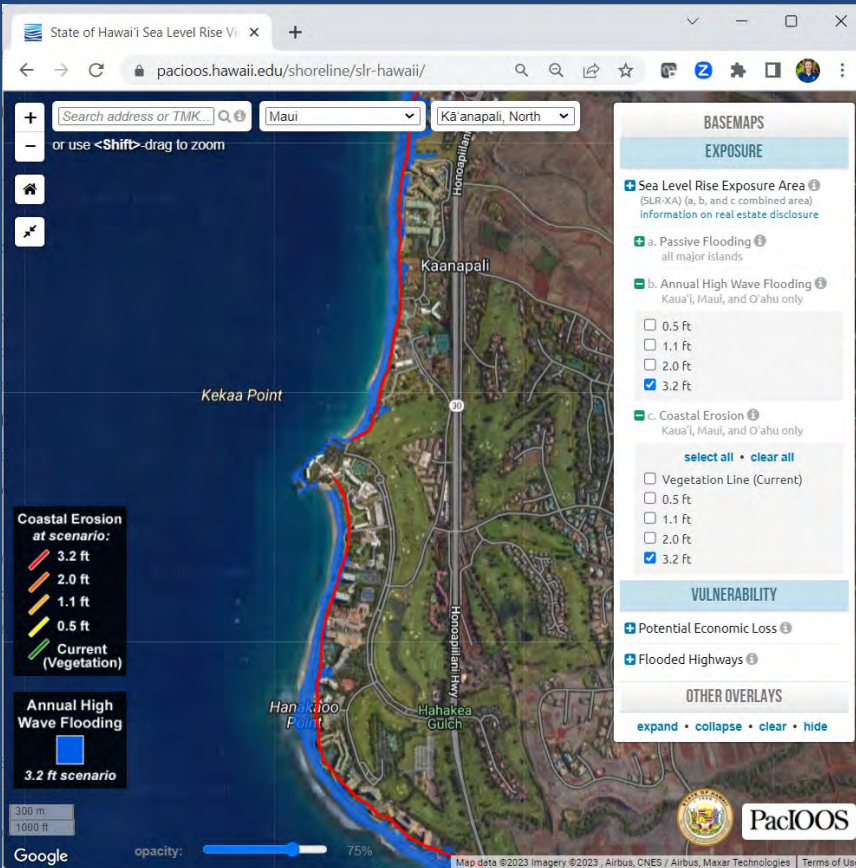
- Protection: Armoring (i.e. permanent rock revetment or seawall)
- Accommodation (i.e. elevate, reconfigure)
- Ecosystem-based Adaptation (i.e. dune, beach, and wetland restoration)
- Managed retreat (i.e. setbacks, relocation)
- Do nothing

preferred strategies



# STATEWIDE SEA LEVEL RISE INTEGRATION

## Hawaii Sea Level Rise Viewer



## State Legislation

Act 16 (2020):  
HRS-205A, Coastal  
Zone Management  
updates

Act 179 (2021):  
HRS 508D-15,  
Mandatory Seller  
Disclosure of SLR

## Pending State Legislation

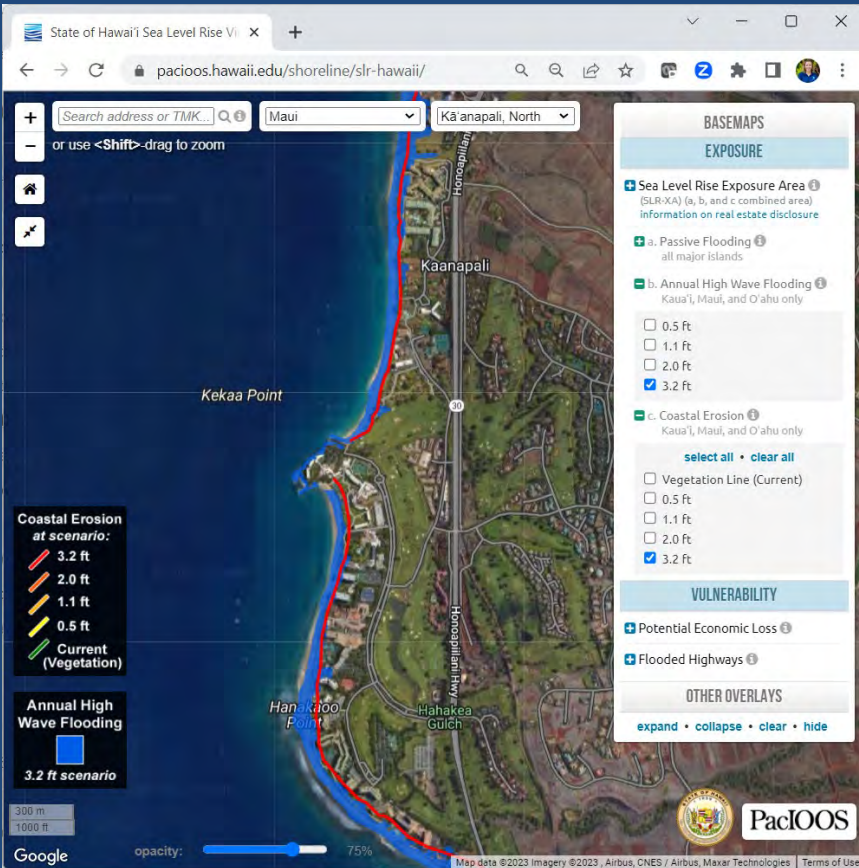
SB1391 (2023):  
HRS 171-6.4,  
Administrative  
Penalties for  
unauthorized  
shoreline structures

HB1091 (2023):  
HRS508D-15,  
Mandatory Seller  
Disclosure of  
erosion control  
structures



# MAUI COUNTY SEA LEVEL RISE INTEGRATION

## Hawaii Sea Level Rise Viewer



## Plans, Projects, and Policies

Vulnerability Assessments  
(All Departments)

Community Plans  
(Planning Department Long Range Division)

Hazard Mitigation Plan  
(Maui Emergency Management Agency)

Shoreline Setback Rules (2023)  
(Planning Department CZM Program)

Regional Resilience Projects  
(Planning Department, Maui County Council)

Managed Retreat Revolving Fund (2022)  
(Maui County Council)



# ACT 16 (2020): COASTAL ZONE MANAGEMENT ACT

- Prohibit construction of private shoreline hardening at sites having sand beaches.
  - A variance shall not be granted unless it is in the interest of the public.
- Single family homes are considered a development if the parcel is situated on the shoreline or impacted by waves, storm surges, high tide, or shoreline erosion.
  - Most shoreline homes will require a major SMA permit with a public hearing.





# ACT 179 (2021): SELLER DISCLOSURE OF SLR



## DISCLOSURE REQUIREMENT

### For Residential Real Estate in the Sea Level Rise Exposure Area

The State of Hawai'i recently enacted a new update to the Mandatory Seller Disclosures in Real Estate Transactions Law in 2021, codified within Hawai'i Revised Statutes §508D-15, requiring that real estate transactions within the State of Hawai'i must disclose any risk of sea level rise to the property.

Risks to oceanfront properties from shoreline erosion and coastal flooding are increasing with sea level rise as documented in scientific and government studies around Hawai'i.

Photo: Sea level rise putting homes at risk.



### SELLER'S REAL PROPERTY DISCLOSURE STATEMENT Hawaii Association of REALTORS® Standard Form Revised 7/21 For Release 5/22



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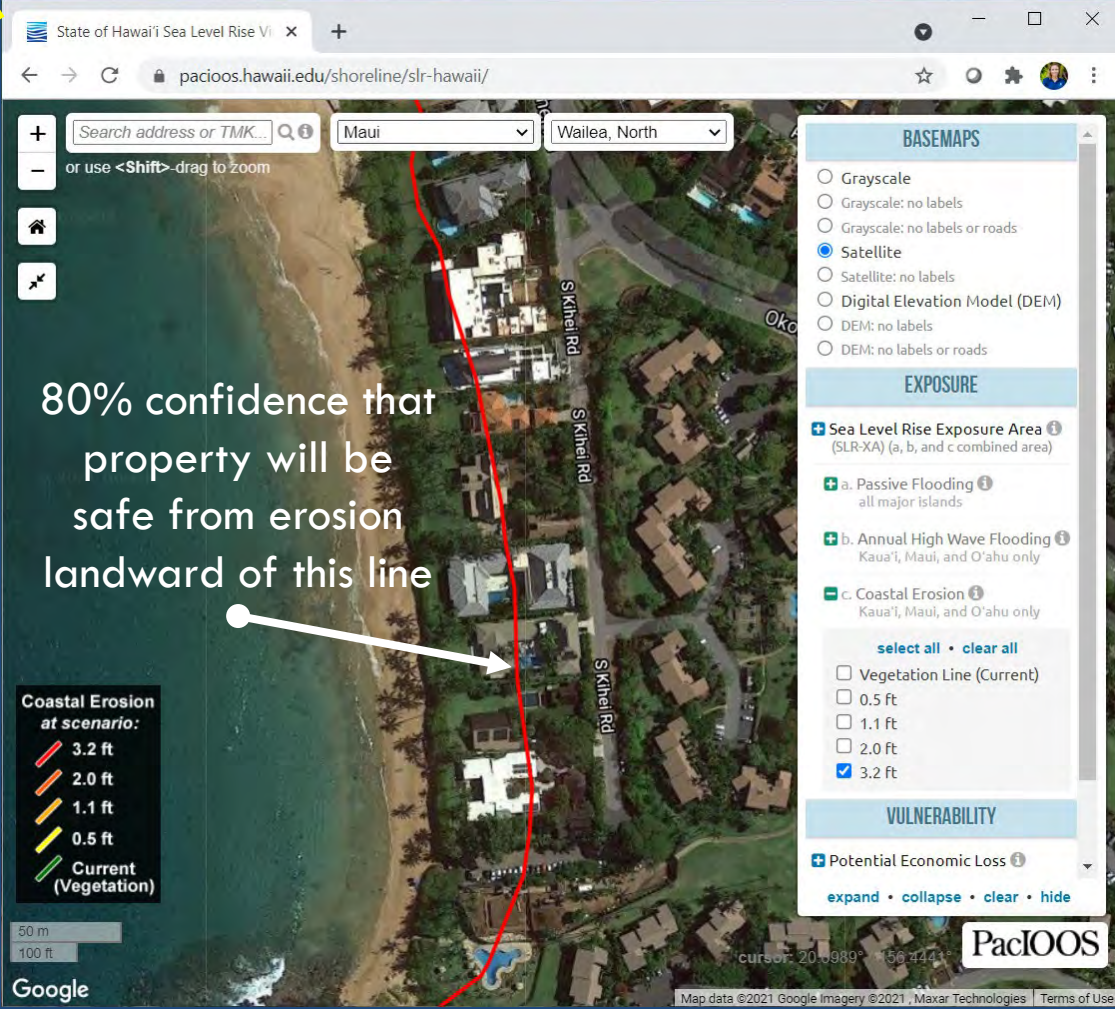
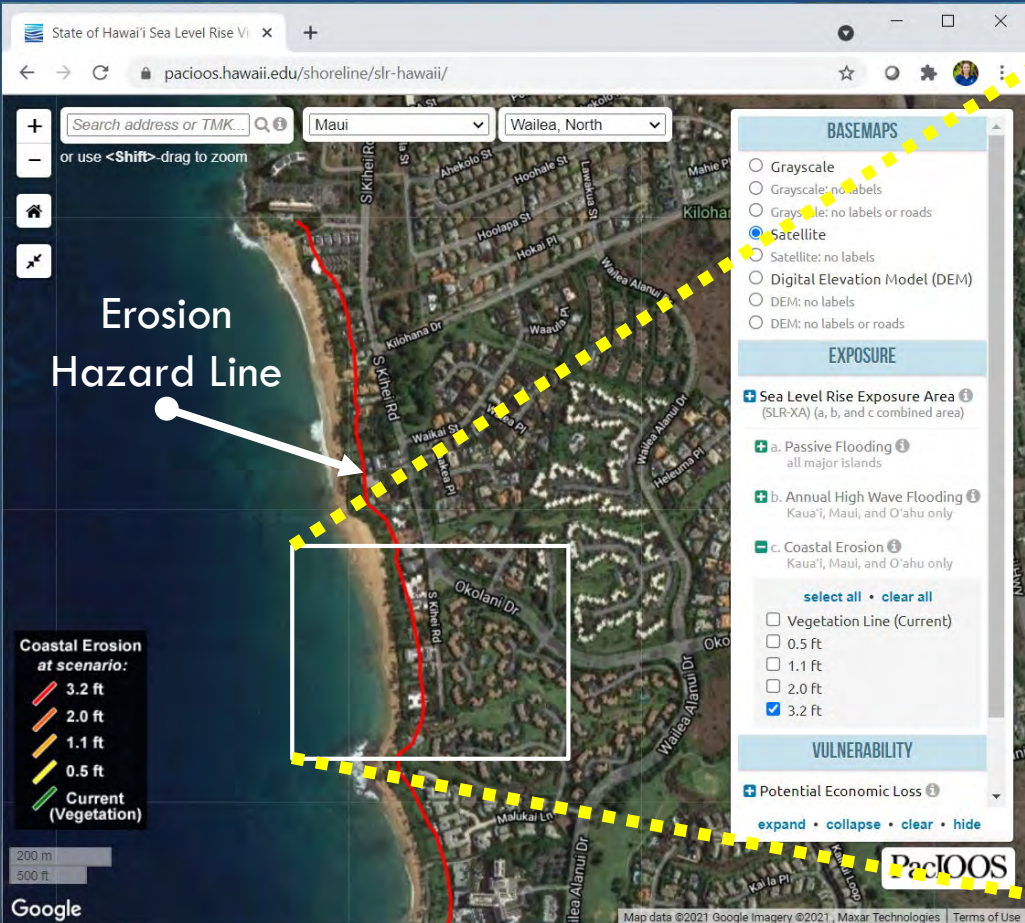
#### Information Obtained from Public Records (May Be Completed by Listing Broker)

Seller(s) Name(s) (All on Title): \_\_\_\_\_  
Property Reference or Address: \_\_\_\_\_  
Tax Map Key: Div. \_\_\_\_/Zone \_\_\_\_/Sec. \_\_\_\_/Plat \_\_\_\_/Parcel(s) \_\_\_\_/CPR(s) \_\_\_\_\_  
Project Name (if applicable): \_\_\_\_\_ Association Name (if applicable): \_\_\_\_\_  
County Zoning: \_\_\_\_\_ State Land Use Designation: \_\_\_\_\_ [ ] Fee Simple [ ] Leasehold  
Flood Zone Designation(s) \_\_\_\_\_ Sea Level Rise Exposure Area: [ ] Yes [ ] No  
Licensee(s): \_\_\_\_\_ Brokerage Firm: \_\_\_\_\_



# POLICY (2023): MAUI SHORELINE SETBACK UPDATES

## Shoreline Setback = Erosion Hazard Line





# PROPOSED BEACH RESTORATION PROJECTS

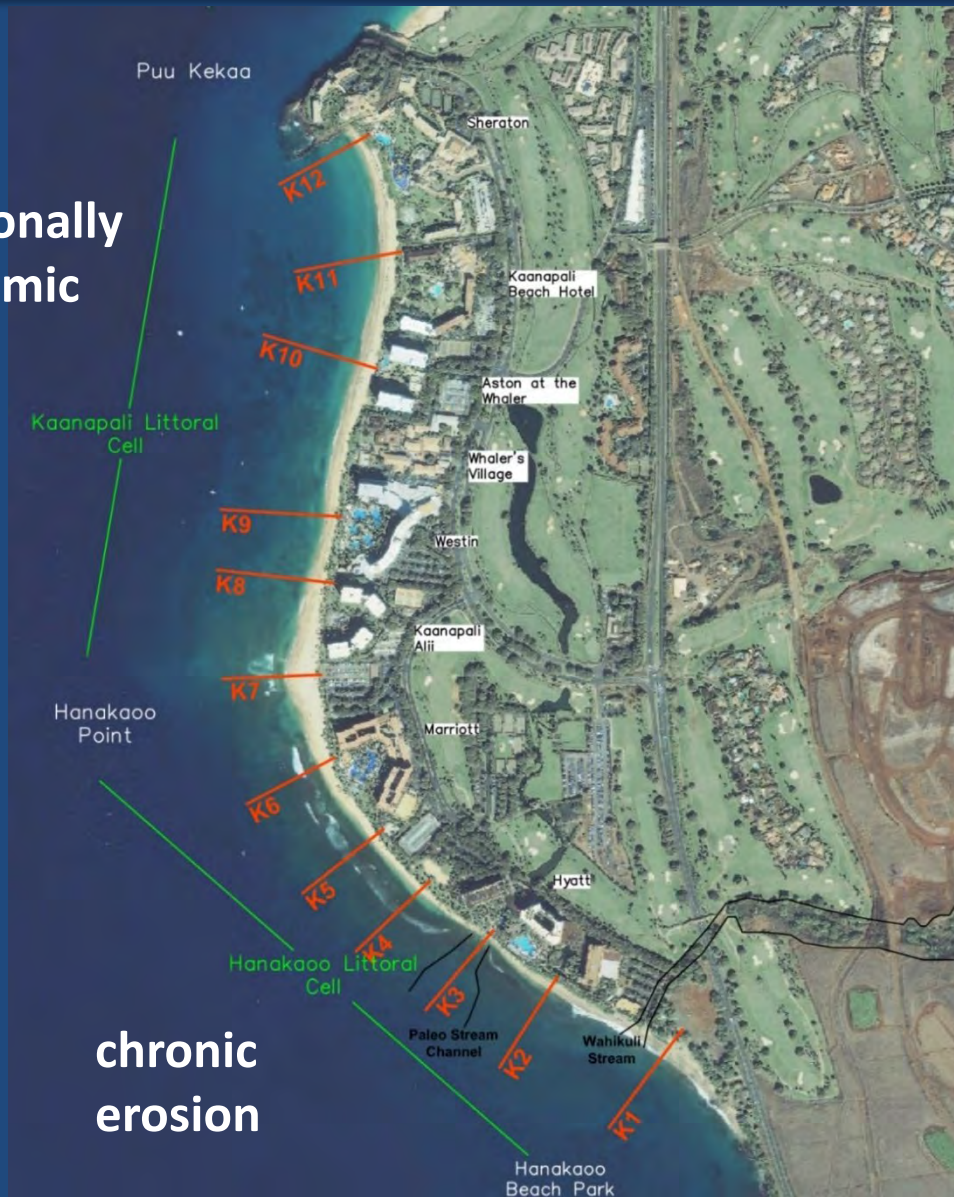
1. Kahana Bay (*regional scale*)  
Point of Contact – Oceanit, Inc.
2. Kā'anapali Beach (*regional scale*)  
Point of Contact – Sea Engineering, Inc.
3. Napili Bay (*small scale*)  
Point of Contact – Rising Tide Engineering, Inc.





# KĀ'ANAPALI PROPOSED BEACH RESTORATION

seasonally  
dynamic





# KĀ‘ANAPALI BEACH RESTORATION FUNDING AGREEMENT

## State declines to fund half of \$10M beach restoration

BLNR chair: Mission is to protect public trust, not private property

LOCAL NEWS

MAR 15, 2023

DAKOTA GROSSMAN  
Staff Writer  
dgrossman@mauinews.com



HAWAII NEWS

## Sand replenishment project for Kaanapali Beach in limbo



By [Sophie Cocke](#) June 4, 2023

Climate Change

## Hawaii Is Giving Maui Resorts Their Money Back Instead Of Helping Shore Up A Shrinking Beach

Community members, government officials and business executives say recent land board decisions indicate a new approach to the tough decisions that come with sea level rise.

 37

By Marina Starleaf Riker   / April 27, 2023  
Reading time: 7 minutes.





# KAHANA: PROPOSED BEACH RESTORATION





# Kahana: Proposed Community Facilities District



## Community Facilities District (CFD) with bond:

- If cost = \$40,000,000
- 961 owners = \$42,000/unit
- 30 year bond life @5% = \$2,700/year
- Average of \$225/month/owner for 30 years





# MANAGED RETREAT REVOLVING FUND (2022)

- Deposits – 20% of the Maui County Transient Accommodations Tax
- Purpose – To optimize opportunities for shifting development inland by funding:
  - Removal of hazardous conditions from erosion.
  - Removal or relocation of unsafe structures.
  - Programs and permitting related to retreat.
  - Leveraging of external funds for retreat.
- No buyouts of private property unless two-thirds vote

ORDINANCE NO. 5442

BILL NO. 68\_CD1 (2022)

A BILL FOR AN ORDINANCE ESTABLISHING A NEW CHAPTER 3.97,  
MAUI COUNTY CODE, CREATING A MANAGED  
RETREAT REVOLVING FUND

BE IT ORDAINED BY THE PEOPLE OF THE COUNTY OF MAUI:

SECTION 1. Title 3, Maui County Code, is amended by adding a new chapter to be appropriately designated and read as follows:

**"Chapter 3.97**

**MANAGED RETREAT REVOLVING FUND**

Sections:

3.97.010	Fund established.
3.97.020	Purpose.
3.97.030	Priorities.
3.97.040	Deposits to the revolving fund.
3.97.050	Administration.

**3.97.010 Fund established.** There is established and created a fund to be known as the managed retreat revolving fund.

**3.97.020 Purpose.** A. The managed retreat revolving fund is established for the purpose of optimizing opportunities for shifting development inland from the coast through the physical movement of existing structures by funding:

1. Shoreline safety improvements including mitigation or removal of hazardous conditions due to shoreline erosion.
2. Removal or relocation of structures or infrastructure that pose a threat to public health or safety or the environment.
3. Programs and permitting, inclusive of environmental assessments, related to the purposes of this chapter.



# Mahalo Nui Loa



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