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GOVERNOR OF HAWAII



STATE OF HAWAII  
DEPARTMENT OF LAND AND NATURAL RESOURCES  
P.O. BOX 621  
HONOLULU, HAWAII 96809

WILLIAM W. PATY, CHAIRPERSON  
BOARD OF LAND AND NATURAL RESOURCES

DEPUTIES  
JOHN P. KEPPELER, II  
DONA L. HANAIKE

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PROGRAM  
AQUATIC RESOURCES  
CONSERVATION AND  
ENVIRONMENTAL AFFAIRS  
CONSERVATION AND RESOURCES  
ENFORCEMENT  
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HISTORIC PRESERVATION PROGRAM  
LAND MANAGEMENT  
STATE PARKS  
WATER AND LAND DEVELOPMENT

RECEIVED

NOV 6 1992

FILE NO.: MA-7/17/92-2583  
DOC. NO. 92 1697-9 P12:29

OFFICE OF ENVIRONMENTAL  
QUALITY CONTROL

MEMORANDUM

TO: The Honorable Brian J. J. Choy, Director  
Office of Environmental Quality Control

FROM: William W. Paty, Chairperson  
Board of Land and Natural Resources

SUBJECT: Document for Publication in the OEQC Bulletin Final  
Environmental Assessment for Conservation District Use  
Application MA-7/17/92-2583 for building new trails,  
interior and exterior renovation of the existing  
buildings, drainage improvements, and landscaping at  
Wailuku, Maui, Iao Valley, TMK: 3-3-3:1,6,8

The above mentioned Chapter 343 document was reviewed and a  
negative declaration has been declared based upon the final  
environmental assessment provided with the CDUA.

Please feel free to call me or Roy Schaefer of our Office of  
Conservation and Environmental Affairs, at 587-0377, if you have  
any questions.

cc: Tamar Chotzen, Hawaii Nature Center

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1992-11-23-MA-FPA-Hawai'i Nature Center - Iao NOV 23 1992



Valley Env. Ed. program CDUA

Conservation District Use Application NO. : MA-2583  
for  
Hawai'i Nature Center, Iao Valley, Maui, Hawaii  
(Environmental Assessment)

Items # I - IV on cover form

" FINAL "

V. Environmental Requirements - Environmental Assessment

An Environmental Assessment was conducted by the Hawai'i Nature Center with the assistance of expert resource people. Following is a summary of the actions taken.

1. **Identification of Applicant:** The Hawai'i Nature Center is the applicant for a CDUA, however, because the lands under consideration are privately owned, both land owners were consulted. (See Attachment 1 and 2)

Wailuku Agribusiness, a subsidiary of C. Brewer & Company Ltd., is the owner of the 31-acre portion of TMK 3-3-03-01. Authorized representatives of Wailuku Agribusiness (Stephen Knox, David Blane, Jim Murray, Roger Tacdol) made site visits to the area to assess proposed environmental impacts.

Nordic Construction Ltd. is the owner of the two parcels which make up 1.5 acres known as TMK 3-3-03-6 and 8. These parcels contain three existing buildings and were granted a Conservation District Use Permit (CDUA 696) for a Tourist Recreational and Food Service Facility in 1975. An Amendment to CDUA 696 was approved by the Board of Land and Natural Resources in 1980 allowing for renovation of the existing structures, new decks, etc. Site visits were conducted with members of the Board of Nordic Construction Ltd. (Ken Spence, Edison Robinson).

2. **Identification of Approving Agency:** The Department of Land and Natural Resources shall be considered the Approving Agency.
3. **Identification of Agencies Consulted:** County, State and private agencies were consulted in order to assess the environmental impacts of the proposed use.

Conservation District Use Application  
for the Hawai'i Nature Center, Iao Valley, Maui, Hawaii  
(Environmental Assessment)  
Page 2



Following is a list of those agencies that were consulted and conducted site visits.

County: Department of Parks and Recreation  
Department of Public Works  
Planning Department

State: Department of Land and Natural Resources;  
State Parks Division, Division of Forestry  
and Wildlife, Division of Aquatic Resources,  
Division of Historic Sites, Division of Land  
Management  
Department of Health


Private: The Nature Conservancy of Hawaii  
PBR Hawaii  
Architects Hawaii  
Sierra Club - Maui Chapter

4. **General Description of the Actions:** The proposed actions which are being assessed for their environmental impact include the building of new trails, interior and exterior renovation of the existing buildings, drainage improvements, and landscaping which includes the introduction of native plant species to the area.

The proposed use of the aforementioned properties is environmental education in order to develop a greater understanding and appreciation for the natural environment in elementary school children, families and the general public. Once approved, children will visit the Hawai'i Nature Center for a hands-on field experience, and enjoy an interpretive classroom and center containing participatory exhibits which reinforce the concepts that are taught out in the field. Major areas of study vary by grade level, but include "An Introduction to Nature", "Cycles in Nature", "Our Changing Environment", "We All Live On An Island", etc.

Families will participate in guided interpretive hikes in the area and at locations throughout Maui; in "Keiki Nature Adventures" which include hands-on programs for parents and children to explore the natural environment together, classes, lectures and craft activities.

The General Public will be provided with a 15-30 minute "Introduction to Hawaii's Natural History", tours of the interpretive center, "Nature Central" a gift shop,



a snack shop, and limited hikes and walks in the natural area or by special use permit in the Iao Needle State Park.

These proposed actions will have the following characteristics:

**Technical:** The existing facilities and surrounding area will be brought up to current codes for fire, safety and health; the aesthetics of buildings will be changed to be more in keeping with a conservation area due to painting, clean up of litter, landscaping, etc.

**Economic:** Operation of the existing facilities as a restaurant and lodge has never been profitable. At least three owners have gone out of business during the 30 years since the original facilities were built for this commercial purpose. More recently, during the past three years since the restaurant closed, the facility has been sublet for religious services, concerts, short term housing, etc.

Such activities caused the economic value of the facilities to diminish substantially due to poor management, and uses inconsistent with the original purpose of the facilities.

The site is however, ideal for an environmental education center. While still a business, the primary product that will be promoted, is care for the existing natural environment. Fees will be charged for most programs and for public admission to the interpretive center. The gift shop and snack shop will also generate income, however, both operations will be structured to perpetuate the mission of the Hawai'i Nature Center (ie: environmental and educational related items will be sold).

A ten-year track record of providing environmental education programs, as well as demonstrated community interest on Maui, suggests that the proposed operations will be both economically viable and in keeping with a conservation area.

**Social:** The proposed environmental education programs will eventually have a dramatic social impact in terms of changes in attitudes towards the environment. The Hawai'i Nature Center seeks to establish a life long



environmental ethic in the people who use our programs, and to teach them what makes Hawaii unique to anywhere else in the world.

**Environmental:** The effects of the proposed programs on the natural environment will be limited. Trails will be reestablished or added in areas where people have previously walked randomly through open canopied forest; native plants will be reintroduced to the area, first in and around the facilities, and eventually elsewhere in the program area; a small pond will be established to alleviate inadequate drainage which has caused dangerous flooding in the past; and some paved areas will be returned to a natural state.

Structural changes to the facilities will have no new environmental impacts, but will bring existing buildings up to standard codes for fire, health, access for the disabled, etc.

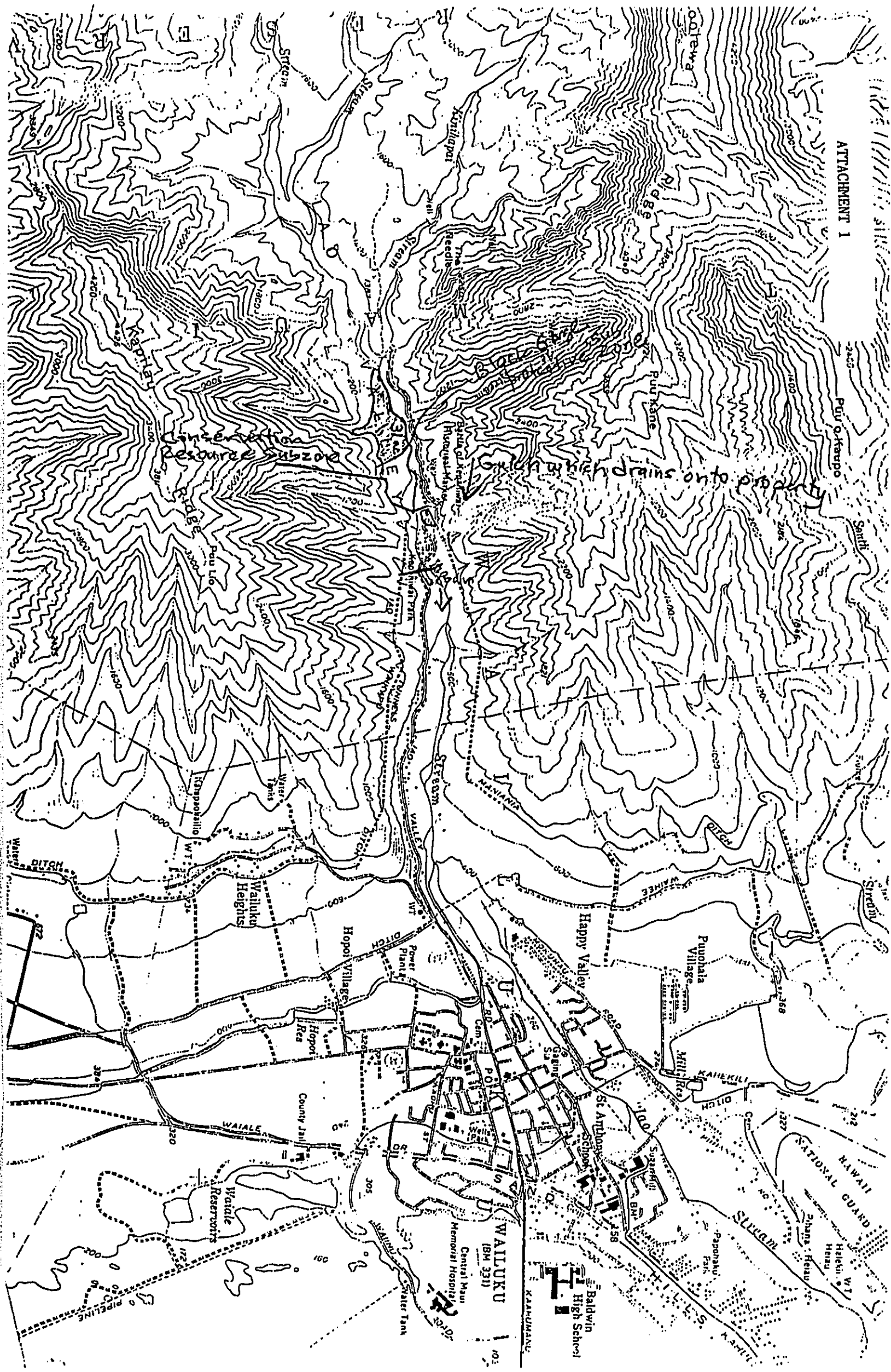
5. **Summary Description of the Affected Environment:** The properties under discussion are located in Iao Valley, Maui, between Kepaniwai County Park and the Iao Needle State Park. The properties include two parcels making up 1.5 acres with three existing structures, and a 31 acre portion of a 3,800 acre parcel of raw land. See attached maps.
6. **Identification and Summary of Major Impacts:** The single greatest impact to the area will be the increased volume of traffic on the 31-acre portion of raw land due to daily use by school children. There are approximately 10,000 kindergarten through sixth grade children on the island of Maui. Except for the addition of one school bus each day, there will be no increase to the volume of cars or busses on the roadways or parking areas, as the Nature Center will be serving people already visiting the Iao Needle State Park. Other impacts include the reintroduction of native species to the area, which could in the long term alter the current dominance of introduced species.
7. **Proposed Mitigation Measures:** Proposed mitigation measures include limiting the number of school children who visit this site to 60 students per day; daily alternation of the areas used within the field site; keeping students in well defined trail areas; teaching students to respect the environment and return natural



objects to wherever they were found; reintroduction of native plant materials; and partially controlled access to the area.

8. **Determination: Negative**
9. **Findings and Reasons Supporting Determination:** The proposed activities encourage the long term respect of natural areas and the proposed environmental impacts are minimal.
10. **Agencies to be Consulted in the Preparation of an EIS:** If an EIS is required County, State and private agencies will be consulted.

ATTACHMENT 1



Resource Hazard

Area which drains onto property

WAILUKE (BM 331)

Baldwin High School

Central Maui Memorial Hospital

NATIONAL GUARD

Waialeale Reservoirs

County Jail

Hopoi Village

St. Anthony's School

Puonaha Village

Happy Valley

Waialuku Heights

DITCH

PIPELINE

Water Tank

KALUMANA

Papohaku Falls

Shana Heiua

Heleku Heiua

KAHEKILI

HOLIO

Mill Rd.

WAIKANE

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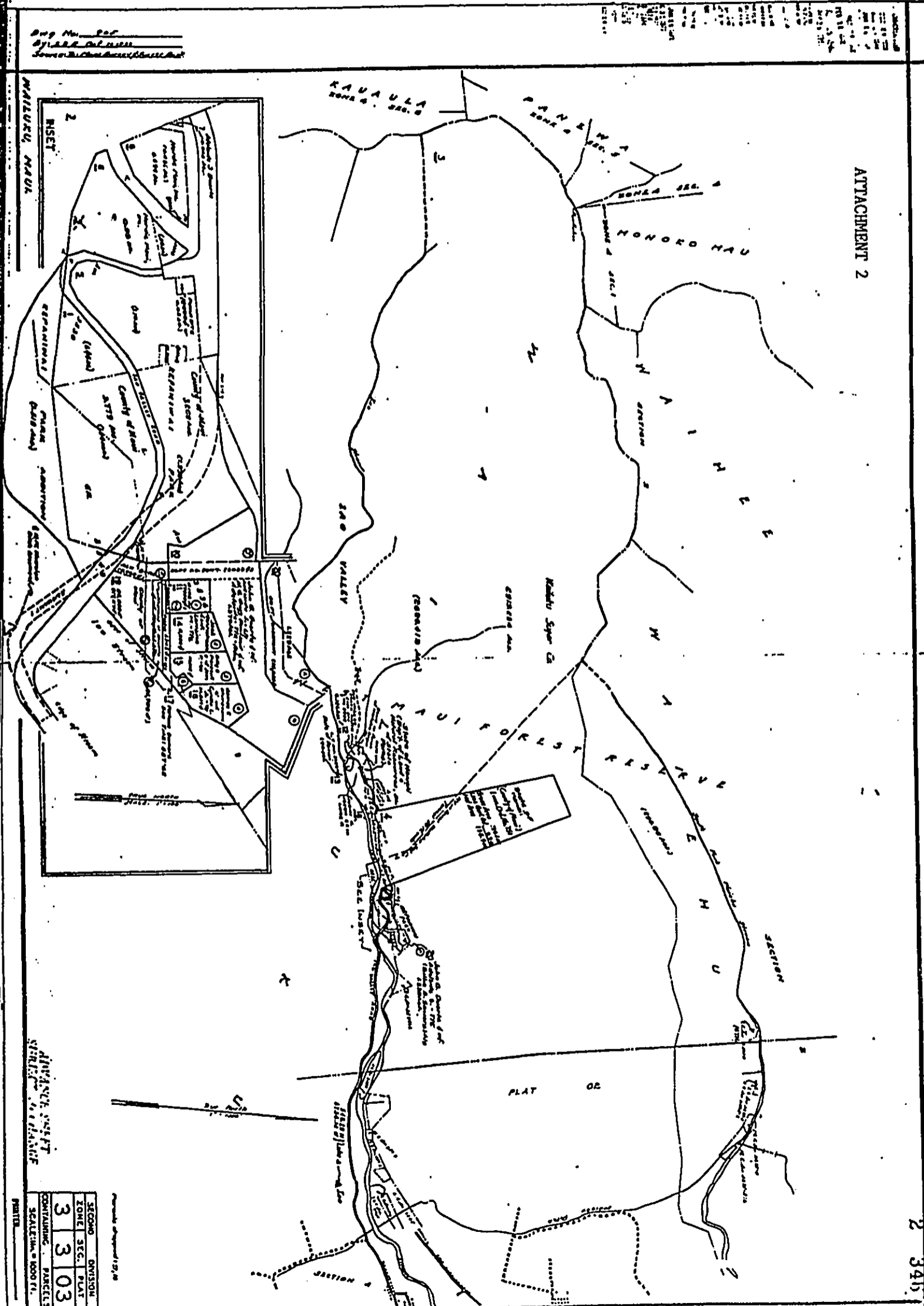
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ATTACHMENT 2

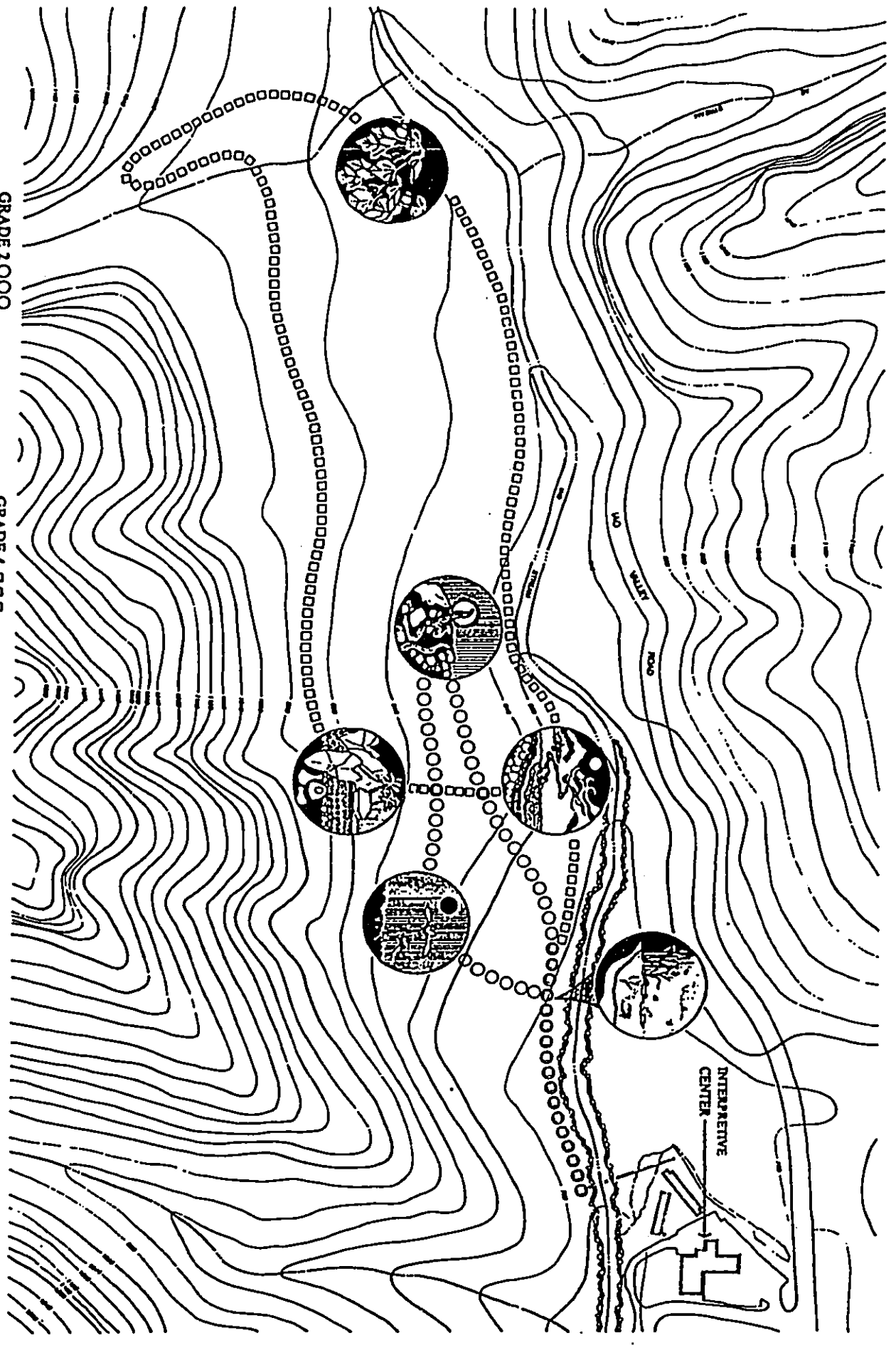


Eng. No. 100  
 By: A. B. D. S. S.  
 Surveyor: B. C. H. S. S.

ALVIN S. S. S.  
 SURVEYOR

SECTION	DIVISION
3	3
3	03
CONTAINING PARCELS	
SCALE: 1" = 1000 FT.	



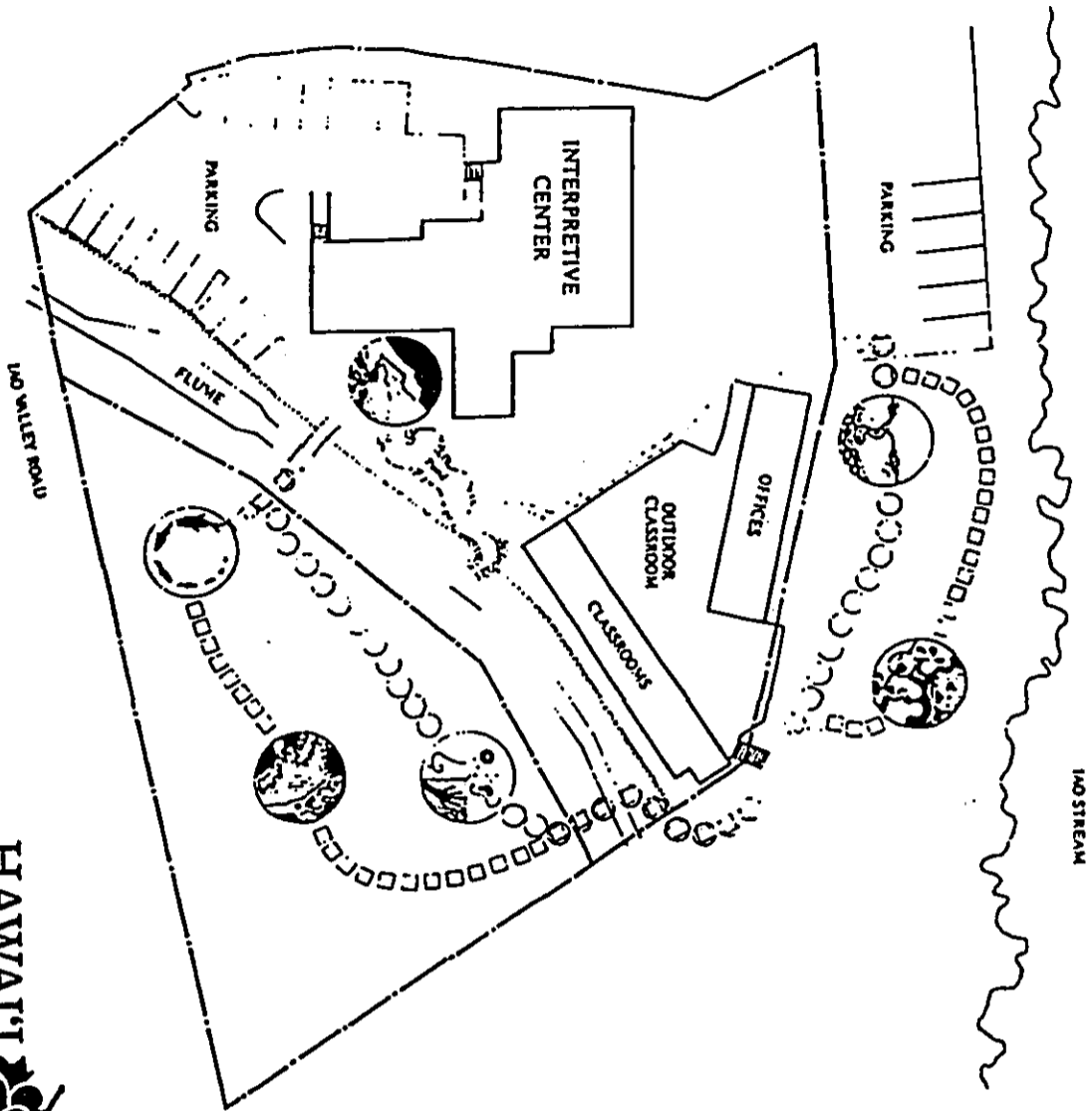








- GRADE 2 0 0 0**
- Streamcycles
  - Nutriycles
  - Plantycles
- GRADE 4 0 0 0**
- Geochange
  - Biochange
  - Humanchange

**HAWAII** NATURE CENTER-MAUI

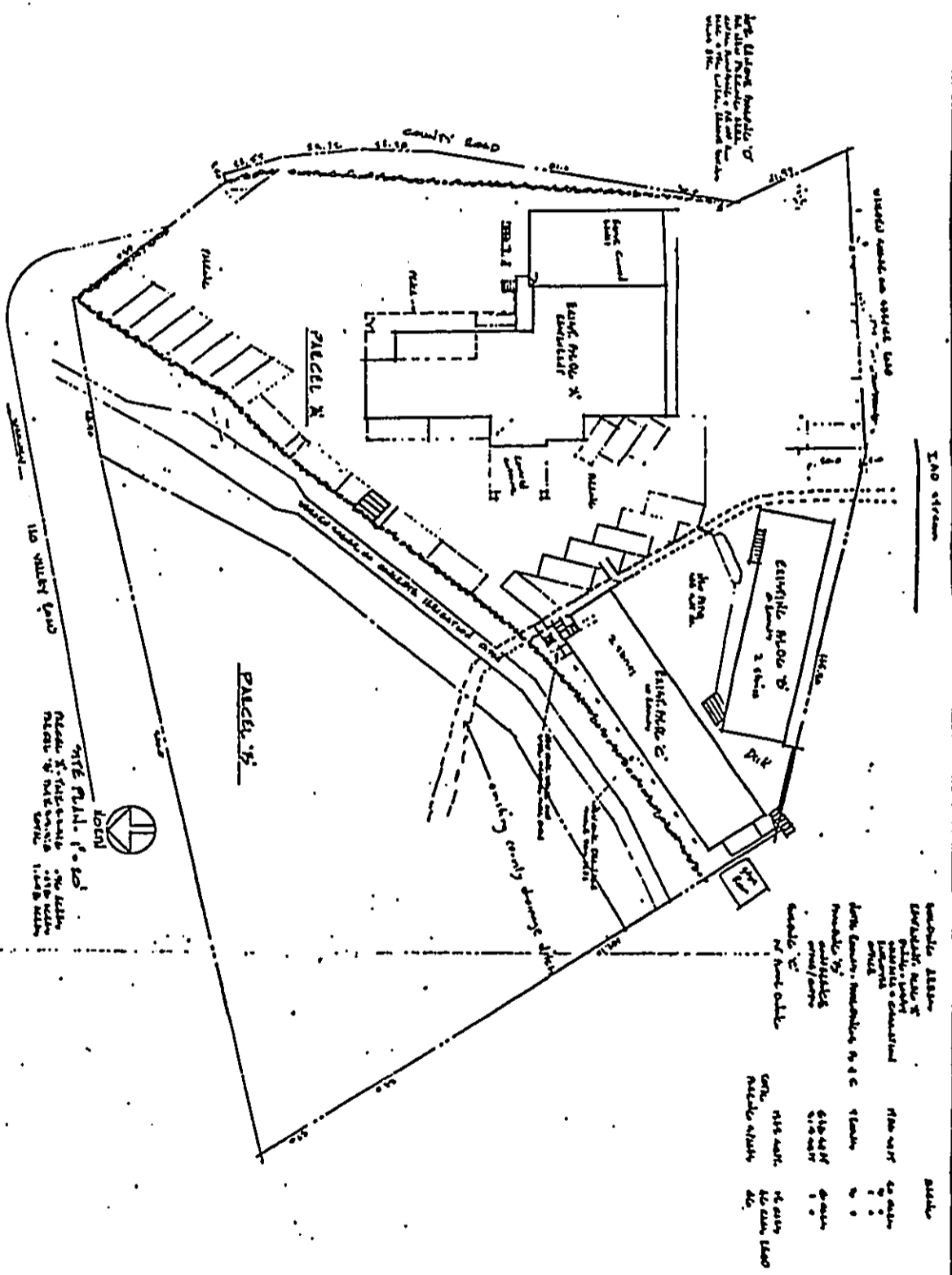
**HI**

**PRR**



-   Outrageous Outdoors
- GRADE K ○○○
-   Soil Slew
-   Sensory Surprises
- GRADE 1 ○○○
-   Wet-n-Willd
-   Habital Hunting
-   Food Fair

ATTACHMENT 5A



The Iao Valley Lodge is a historic building which was built in 1911. It is a two-story building with a gabled roof and a central chimney. The building is located on Parcel A of the Iao Valley Lodge property.

Structure	Area	Volume	Notes
BAUNG HOUSE X	1,200 sq. ft.	12,000 cu. ft.	Existing structure to be reconstructed.
BAUNG HOUSE Y	1,200 sq. ft.	12,000 cu. ft.	Existing structure to be reconstructed.
BAUNG HOUSE C	1,200 sq. ft.	12,000 cu. ft.	Existing structure to be reconstructed.
Other	1,200 sq. ft.	12,000 cu. ft.	Existing structure to be reconstructed.
<b>Total</b>	<b>4,800 sq. ft.</b>	<b>48,000 cu. ft.</b>	

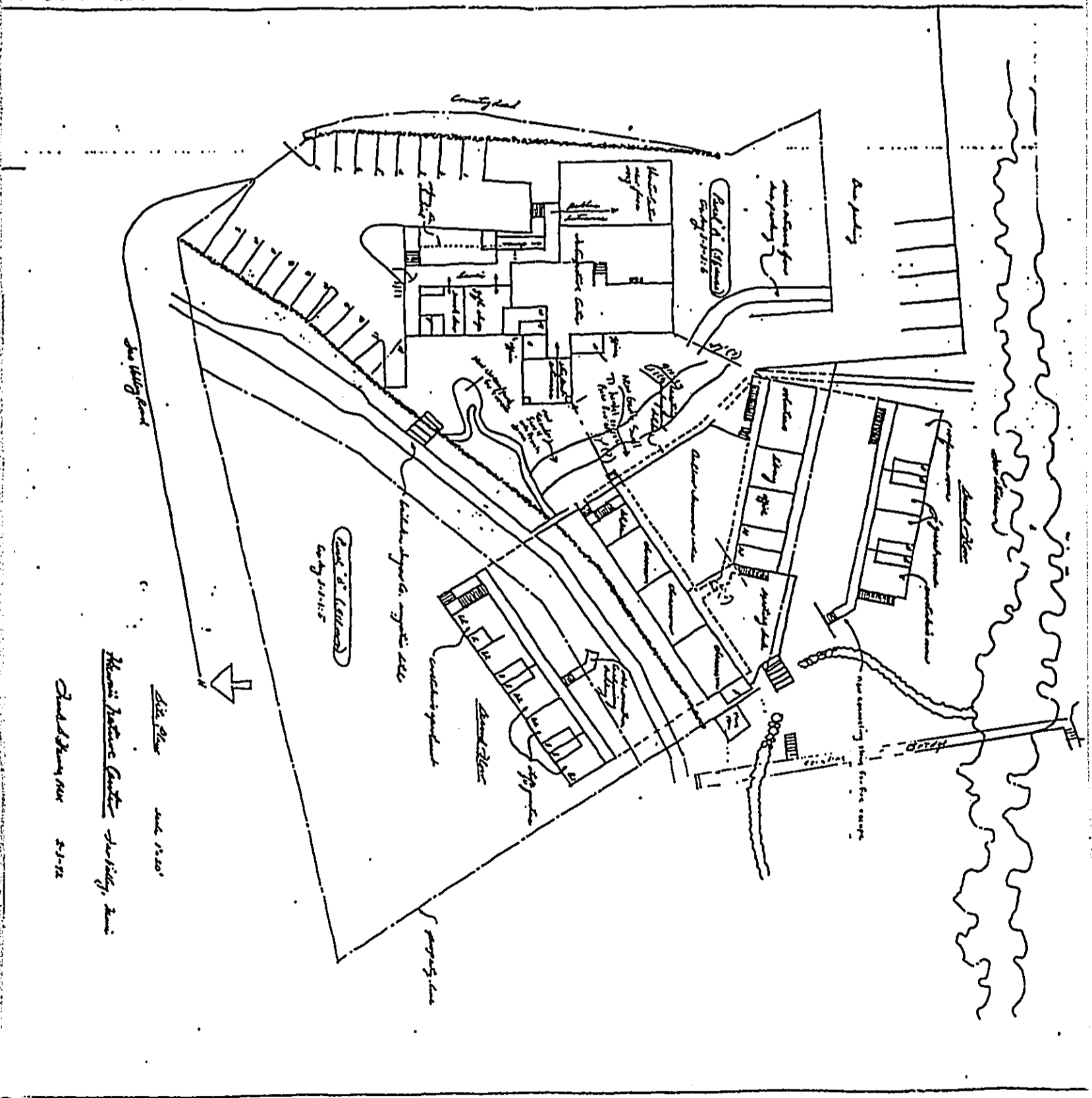
NOTE: The Iao Valley Lodge is a historic building which was built in 1911. It is a two-story building with a gabled roof and a central chimney. The building is located on Parcel A of the Iao Valley Lodge property.

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5-2-71

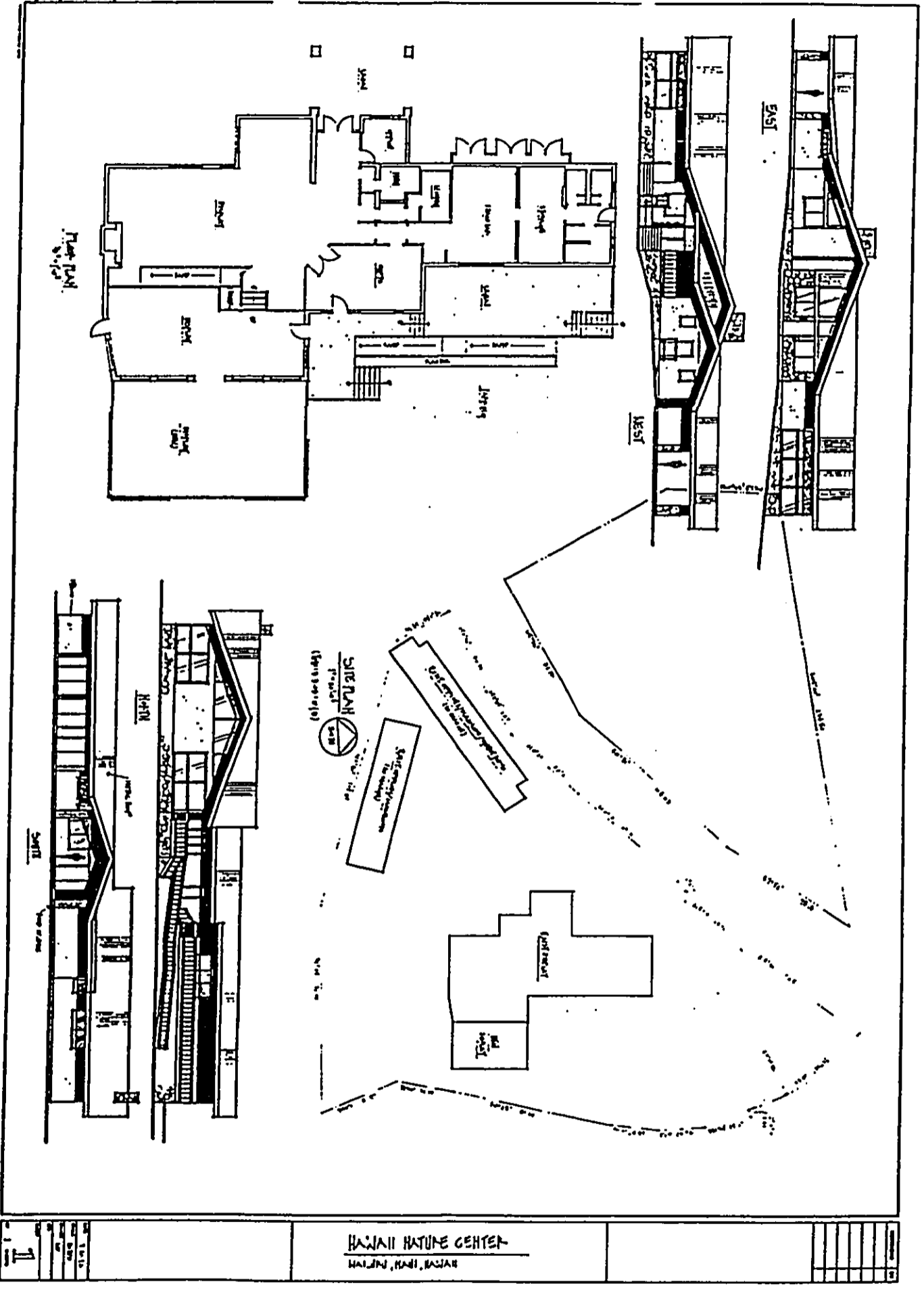
RECONSTRUCTION & ALTERATIONS TO  
IAO VALLEY LODGE  
WAILUKU MAUI HAWAII

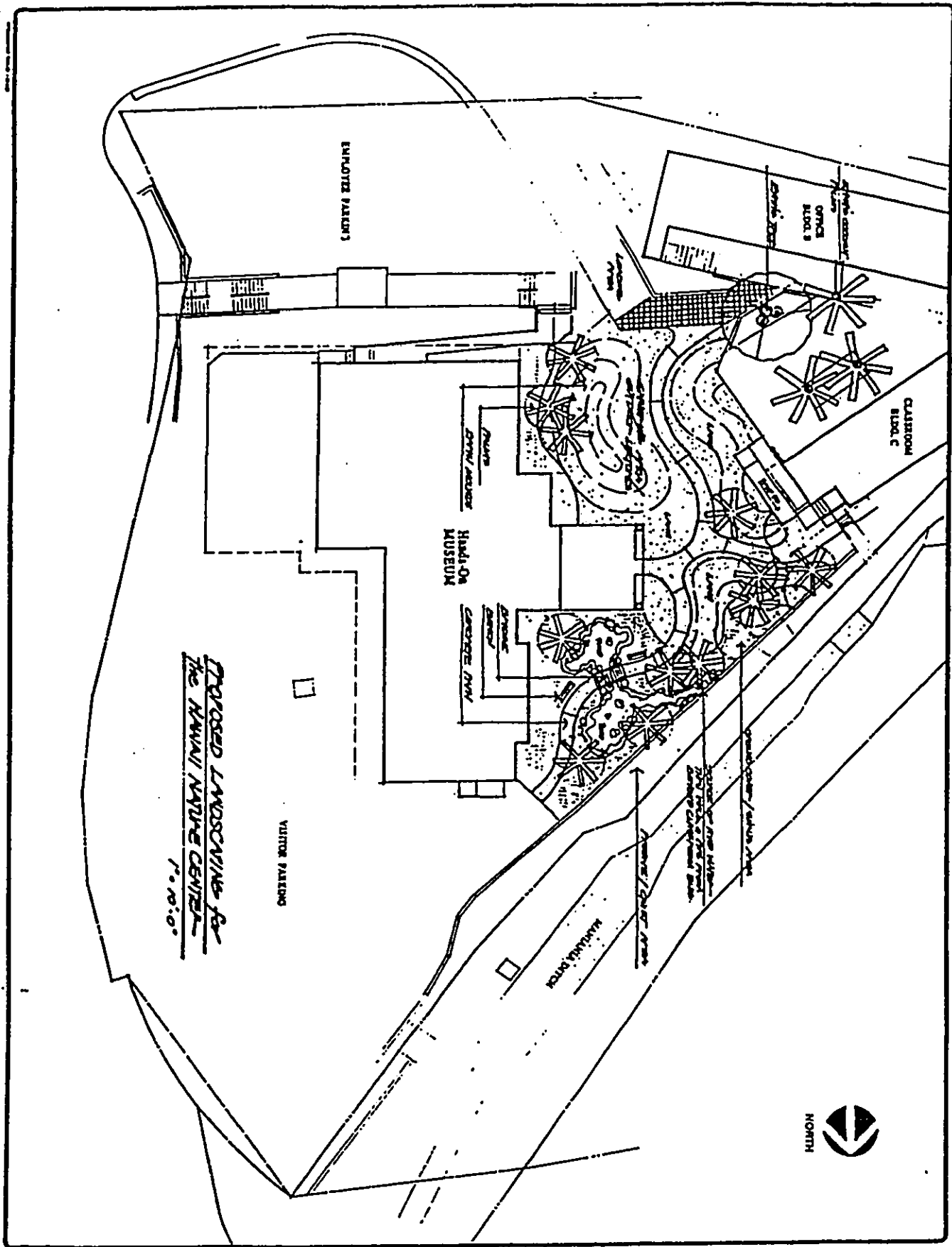
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*Ormond L. Kelley*  
Professional Seal of Ormond L. Kelley, A.I.A., License No. 10000, State of Hawaii










 **MAYBERRY & associates**  
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**HAWAII NATURE CENTER**
