Action Items
Oct 12 to Nov 16

SP74-188 - WAILEA DEVELOPMENT COMPANY

LUC will act on two Maui requests

The State Land Use Commission is scheduled to take "action" on special permit requests from Wailea Development Company and Valley Isle Theaters, Inc., at its meeting in Honolulu on Thursday, November 7.

Wailea Development Company is seeking a permit for a golf course and related activities on 176 acres of land in the agricultural district.

Valley Isle Theaters has applied for a permit to allow a drive-in theater and accessory uses on about 23.16 acres of land in the agricultural district at Waikapu.

The meeting will begin at 10:30 a.m. in Room 314 of the State Capirol.

Tatsuo Fujimoto, the LUC's executive officer, also announced that a meeting will be held November 15 in the County Building (sixth floor) in Wailuku, starting at 10:30 a.m. On the agenda is Life of the Land's request for a hearing on a proposed amendment of Part I, rules of practice and procedure of the Land Use Commission.

November 11, 1974

Maui Planning Commission
200 South High Street
Wailuku, Maui 96793

Attention: Mr. Howard K. Nakamura
Planning Director

Gentlemen:

At its meeting on November 7, 1974, the Land Use Commission voted to approve a special permit to Wailea Development Company (SP74-188) to allow a golf course and related activities on 176 acres of land situated within the State's Agricultural District described as Tax Map Key 2-1-8: 42; Wailea, Maui; subject to the 6 conditions imposed by the Maui County Planning Commission with an additional condition which provides that: "the golf course be open to the general public on a space available basis".

A copy of the staff report is enclosed for your information.

Very truly yours,

TATSUO FUJIMOTO
Executive Officer

Encls.
cc: Wailea Development Co.
Francis M. Izumi
Dept. of Taxation, Maui
Property Technical Office, Dept. of Tax.
Tax Maps Recorder, Dept. of Tax.
Real Property Tax Assessor, Dept. of Tax.

November 11, 1974

Mr. David L. Carder, President
Wailea Development Company
822 Bishop Street
Honolulu, Hawaii 96813

Dear Mr. Carder:

The original of the attached letter is on file in the office of the Maui Planning Department, 200 South High Street, Wailuku, Maui.

Very truly yours,

TATSUO FUJIMOTO
Executive Officer

Encl.
cc: Francis M. Izumi

STATE OF HAWAII
LAND USE COMMISSION

VOTE RECORD

ITEM SP74-188 - WAILEA DEVELOPMENT CO. DATE November 7, 1974

PLACE State Capitol - Room 314 TIME 10:30 a.m.

NAME	YES	NO	ABSTAIN	ABSENT
OURA, MITSUO	✓			
YANAI, EDWARD	✓			
M YAMAMURA, TANJI	✓			
KIDO, SUNAO				
MARK, SHELLEY	✓			
S SAKAHASHI, STANLEY	✓			
CARRAS, JAMES	✓			
NAPIER, ALEXANDER	✓			
TANGEN, EDDIE	✓			

Comments: Motion carried to approve staff recommendation with an additional condition to read: "Golf course to be opened to the general public on a space available basis."

November 11, 1974

Mr. David L. Carder, President
Wailea Development Company
822 Bishop Street
Honolulu, Hawaii 96813

Dear Mr. Carder:

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Very truly yours,

TATSUO FUJIMOTO
Executive Officer

Encl.
cc: Francis M. Izumi

November 11, 1974

Maui Planning Commission
200 South High Street
Wailuku, Maui 96793

Attention: Mr. Howard K. Nakamura
Planning Director

Gentlemen:

At its meeting on November 7, 1974, the Land Use Commission voted to approve a special permit to Wailea Development Company (SP74-188) to allow a golf course and related activities on 176 acres of land situated within the State's Agricultural District described as Tax Map Key 2-1-8: 42; Wailea, Maui; subject to the 6 conditions imposed by the Maui County Planning Commission with an additional condition which provides that: "the golf course be open to the general public on a space available basis".

A copy of the staff report is enclosed for your information.

Very truly yours,

TATSUO FUJIMOTO
Executive Officer

Encls.
cc: Wailea Development Co.
Francis M. Izumi
Dept. of Taxation, Maui
Property Technical Office, Dept. of Tax.
Tax Maps Recorder, Dept. of Tax.
Real Property Tax Assessor, Dept. of Tax.

STATE OF HAWAII
LAND USE COMMISSION

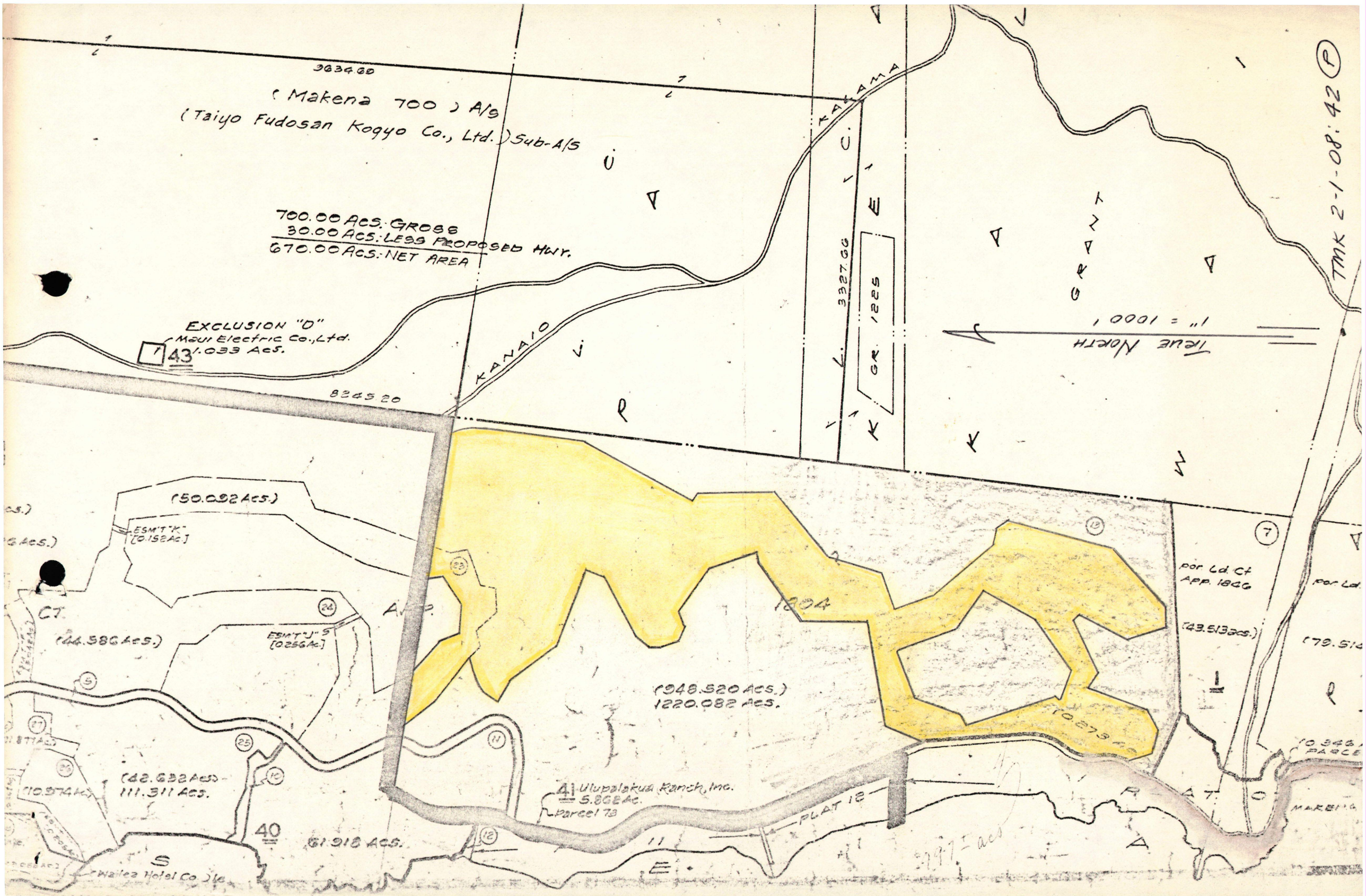
VOTE RECORD

ITEM SP74-188 - WAILEA DEVELOPMENT CO. DATE November 7, 1974

PLACE State Capitol - Room 314 TIME 10:30 a.m.

NAME	YES	NO	ABSTAIN	ABSENT
OURA, MITSUO	✓			
YANAI, EDWARD	✓			
M YAMAMURA, TANJI	✓			
KIDO, SUNAO				
MARK, SHELLEY	✓			
S SAKAHASHI, STANLEY	✓			
CARRAS, JAMES	✓			
NAPIER, ALEXANDER	✓			
TANGEN, EDDIE	✓			

Comments: Motion carried to approve staff recommendation with an additional condition to read: "Golf course to be opened to the general public on a space available basis.



TMK 2-1-08: 42 (P)
9634.60
(Makena 700) A/S
(Taiyo Fudosan Kogyo Co., Ltd.) Sub-A/S
700.00 Acs. GROSS
30.00 Acs. LESS PROPOSED HWY.
670.00 Acs. NET AREA
EXCLUSION "D"
Maui Electric Co., Ltd.
1.033 Acs.
43
8245.20
KANAIO
KALAMA
3327.66
GR. 1225
GRANT
True North
1" = 1000'
(50.092 Acs.)
ESM'T "K" [0.152 Ac.]
CT.
(44.586 Acs.)
ESM'T "J" [0.256 Ac.]
(948.520 Acs.)
1220.082 Acs.
1804
por Ld. Ct App. 1846
(43.513 acs.)
(42.632 Acs.)
111.311 Acs.
(10.974 Ac.)
40
61.918 Acs.
41 Ulupalakua Ranch, Inc.
5.868 Ac.
Parcel 73
PLAT 12
Wailea Hotel Co. Inc.

STATE OF HAWAII
LAND USE COMMISSION

November 7, 1974
10:30 a.m.

MEMORANDUM

TO: Land Use Commission

FROM: Staff

SUBJECT: SP74-188 - Wailea Development Company

Wailea Development Company has applied for a special permit to construct and operate a golf course and related activities on approximately 171 acres of land located in the Agricultural District at Wailea, Maui. The property is identified as Tax Map Key 2-1-08: portion 42.

The land in question is located just south of the Wailea Urban District and on the mauka side of Makena Road. Presently, the subject lands are vacant and overgrown with kiawe trees and shrubs. The properties on the makai side of Makena Road contain several private homes.

The Land Study Bureau rates the soils in the area, "E" or very poor for overall agricultural productivity. The soils are basically rocky and very poor for machine tillability. The slope of the land is approximately 10 to 15 percent, the elevation ranges between 40 and 300 feet above sea level and the area has an annual rainfall of about 13 inches per year.

Specifically, the applicant proposes to construct an 18 hole golf course and driving range on approximately 162.8 acres and the following related uses: an access road on 2.8 acres; a 30,000 square foot clubhouse which will offer dining facilities, a pro shop, locker rooms, cart storage, office and storage space on approximately 10.8 acres; and a parking lot for approximately 200 cars. However, of the total 176 acres required, approximately 5 acres of land including certain areas of the parking lot and driving range are currently within the Urban District. The petitioner also plans to install comfort stations and a limited refreshment facility at appropriate locations along and within the perimeter of the golf course fairways. The developer estimates that from commencement of construction, the project in its entirety will be completed in 12 to 18 months at an estimated total cost in excess of 3 million dollars.

With regard to historical values, the developer states that he intends to restore and preserve the sites worthy of preservation as

identified by the Bishop Museum. Thus far, the Museum has identified three sites of historical value on the subject land.

Water needed to sustain the proposed golf course is proposed to be obtained from the development of wells on the property.

The existing 18 hole golf course at Wailea is presently being irrigated by a brackish water supply developed from four on-site wells. As an interim measure, potable water to serve the clubhouse activities will be drawn from the existing line along Wailea Alanui Street. The proposed clughouse will be served by cesspool and will eventually be sewered by the County's System.

The applicant states that there is a need for a second golf course and that "a consistently heavy and increasing demand upon the existing golf course and facilities indicates the need to expand this recreational resource to accommodate the resident and visitor population of Maui." The applicant advises that by 1976 the following residential facilities at Wailea are projected for completion; 854 hotel rooms, 100 apartment units and 175 condominium apartments. It is anticipated that this increase in resident population will place a much heavier demand for golf play at that time.

COUNTY RECOMMENDATION

At its September 25, 1974 meeting, the Maui County Planning Commission unanimously voted to recommend approval of this special permit subject to the following conditions:

"1. That the requirements of the Departments of Water Supply and Public Works be met.

"2. That the recommendations and guidelines suggested by the Soil Conservation Service be initiated. Further, that close liasion be maintained with all affected agencies or departments.

"3. That the Wailea Alanui intersection with the golf course access road be further studied with the Department of Public Works.

"4. That all other State and County requirements be met.

"5. That the concern and desire of the applicant to accommodate the historical site research and recovery of artifacts program be carried out as indicated by the applicant.

"6. That the subject request be initiated within eighteen months after final approval by the Land Use Commission."

Staff evaluation of the proposed use finds that it meets the criteria for determining an unusual and reasonable use as contained in Section 2.24 of the Land Use District Regulations. No productive agricultural lands will be affected by the proposal. Further, the lands are very poor for overall agricultural productivity according to the Land Study Bureau's soil classification system. The proposal will not burden public agencies to provide public services and utility improvements. Finally the desired use would not adversely affect the surrounding property.

It is recommended that the Land Use Commission grant final approval of this special permit subject to the 6 conditions imposed by the County Planning Commission.

STATE OF HAWAII
LAND USE COMMISSION
P. O. BOX 2359
HONOLULU, HAWAII 96804

October 31, 1974

Mr. Francis M. Izumi
Izumi & Tanaka
Attorneys at Law
Suite 701, C. R. Kendall Building
888 Mililani Street
Honolulu, Hawaii 96813

Dear Mr. Izumi:

The Land Use Commission next meets on November 7, 1974 at 10:30 a.m., in the State Capitol, Room 314, Honolulu, Hawaii.

At that time the special permit application by Wailea Development Company (SP74-188) to allow a golf course and related activities on 176 acres of land in the Agricultural District at Wailea, Maui will be considered.

Should you have any questions regarding this matter, please feel free to contact us.

Very truly yours,

TATSUO FUJIMOTO
Executive Officer

Enclosure - Agenda

STATE OF HAWAII
LAND USE COMMISSION
P. O. BOX 2359
HONOLULU, HAWAII 96804

October 29, 1974

Mr. David L. Carder, President
Wailea Development Company
822 Bishop Street
Honolulu, Hawaii 96813

Dear Mr. Carder:

The Land Use Commission next meets on November 7, 1974 at 10:30 a.m., in the State Capitol, Room 314, Honolulu, Hawaii.

At that time the special permit application by Wailea Development Company (SP74-188) to construct and operate a golf course and related activities in the Agricultural District at Wailea, Honuaula, Maui will be considered.

Should you have any questions regarding this matter, please feel free to contact us.

Very truly yours,

TATSUO FUJIMOTO
Executive Officer

Enclosure - Agenda

6424

PLANNING COMMISSION
Yoshikazu Matsui, Chairman
G. Alan Freeland, Vice-Chairman
Louis Hao
Shiro Hokama
Kazuo Kage
George Murashige
Leo Polo, Jr.
Stanley Goshi, Ex-Officio
Carl Kaiama, Ex-Officio

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

Elmer F. Cravalho
Mayor

BOARD OF ADJUSTMENT
& APPEALS
Young Whee Chun, Chairman
George Tamura, Vice-Chairman
William Hong
Norman Muranaka
Herbert Vierra

Howard K. Nakamura
Planning Director

Tosh Ishikawa
Deputy Planning Director

SP74-188

September 30, 1974

RECEIVED
OCT 2 1974
State of Hawaii
LAND USE COMMISSION

Mr. Tatsuo Fujimoto
Executive Officer
Land Use Commission
P.O. Box 2359
Honolulu, Hawaii 96804

Dear Mr. Fujimoto:

Re: Special Permit request by Wailea Development Company, TMK 2-1-8: por. 42

The Maui Planning Commission at its meeting of September 25, 1974, unanimously voted to recommend approval of the subject request for a State Land Use Commission Special Permit to construct and operate a golf course and related facilities in the agricultural district adjacent to the urban district of the Wailea Resort project. In reviewing the matter, questions relative to development and historic sites were discussed and clarified. Except for the applicant's counsel and representative, no one spoke for or against the proposal.

Approval of the Special Permit request was granted with the following conditions:

1. That the requirements of the Departments of Water Supply and Public Works be met.

2. That the recommendations and guidelines suggested by the Soil Conservation Service be initiated. Further, that close liasion be maintained with all affected agencies or departments.

3. That the Wailea Alanui intersection with the golf course access road be further studied with the Department of Public Works.

4. That all other State and County requirements be met.

5. That the concern and desire of the applicant to accommodate the historical site research and recovery of artifacts program be carried out as indicated by the applicant.

6. That the subject request be initiated within eighteen months after final approval by the Land Use Commission.

Transmitted for your review and consideration are pertinent data relative to the subject request.

Please contact our office at any time should you have any questions.

Yours very truly,

HOWARD K.NAKAMURA
Planning Director

Enclosures

cc Mr. David Carder
cc Mr. Francis Izumi
cc Mr. Hannibal Tavares
cc Mr. Stanley Goshi
cc Mr. Carl Kaiama
cc Soil Conservation Service

RECEIVED
OCT 2 1974
State of Hawaii
LAND USE COMMISSION

Maui Planning Commission
Public Hearing
August 28, 1974

The public hearing on the following request was called to order by Vice-Chairman G. Alan Freeland at 1:30 p.m. Wednesday, August 28, 1974, in Room 614, 6th Floor, County Building, Wailuku, Maui.

A. Public Hearing
Mr. Ishikawa read the notices of public hearing, published in the Maui News on August 8 and 17, 1974.

1) David Carder of Wailea Development Company, requesting approval of a State Land Use Commission Special Permit, in order to construct and operate a golf course and related facilities within the State Agricultural District on property located generally southerly of the existing golf course at Wailea, Honuaula, Maui, PMK 2-1-8:42. Said golf course area contains approximately 176 acres.

Mr. Chang explained the request from the staff report, a copy is attached.

Mr. Koge: You mentioned something about inconvenience during construction period.

Mr. Chang: Noise. As I mentioned, some of the homes are located here. Some erosion, dust.

Mr. Koge: Whose responsibility is it to restore the historic sites.

Mr. Chang: Wailea has indicated that they would do it.

Mr. Koge: On the maps it doesn't indicate access road to the clubhouse. What were you mentioning about the approach to the clubhouse.

Mr. Chang: Public Works felt that this intersection might create some problems.

Mr. Koge: But there is no roadway coming from the clubhouse.

The Chair opened the hearing to the public.

Mr. Francis Izumi: I think first of all, there ought to be a clarification of the application in that it is not Mr. Carder who is applying, it is Wailea Development Company.

Mr. Koge: I was thinking about that because the last time we had two different individuals representing Wailea.

Mr. Tavares suggested that hereafter it would be signed Wailea Development Company by ------.

Mr. Izumi: Essentially the staff's presentation emphasizes the highlights in the application. I would also like to say that the application started off with meeting the minimum requirements for special use permit as spelled out in the Land Use regulations embelished with the facts that we presented and this constitutes a unusual and reasonable use as described by the regulations and in our opinion conforms to all the requirements of the status in that it doesn't take away from the basic objectives of the Land Use Law. The other thing I want to say was, I think the ommission was an oversight on the part of the staff. The staff report neglects to report another aucilliary use which is spelled out in our application and that is in respect to our establishment within the perimeter of the golf course boundary. The exact location hasn't been established yet--Limited refreshment facility. The facility will probably be located at the south most

tip and may be midway mauka of the proposed boundaries of the golf course; together with the comfort station along the perimeter. I just thought I would throw that in.

Mr. Ishikawa: Is it a fully manual snack shop.

Mr. Izumi: We haven't formulated to my knowledge any specific detailed plans on how the operation would be conducted. It may be vending machines; or maybe somebody there during hours of play. With respect to the staffs recommendations to submit report of Bishop Estate. There is no problem. That is available with the Wailea Development Co. The same goes for the timetable for the historical restoration of the three sites indicated on Exhibit B or A on our map. You can probably see site C which is within the border because it is so close to the perimeter it will probably be in the rough or edge of the fairway. Again, with respect to the staff's concern about item 5 second to last statement--you must remember except for a very limited portion of the proposed parking for the clubhouse and portion of the proposed driving range substantially all of the golf course are related and in the balance of the 171 acres. We have a breakdown on the areas for the golf course including driving range...Agricultural district 160.4 acres, 2.4 acres Urban, 2.8 for access road. 7.8 acres within the agricultural district for the golf clubhouse. 3 acres within urban area. Whether an applicant, in order to establish a specific use comes in within an agricultural district under special permit as a vehicle to establish the use in years profits on a situation to amend the agricultural District Boundary or processes his case the LUC on a 5 year boundary review. In each of these instances he is required to come back to the Planning Commission and also appear before the LUC. On the County level on a SUP you have to approve and then it goes to the LUC. So, in either any one of these three approaches strict control is within the Planning Commission and State, so I see no danger in that--in granting this specific special permit....One other item I would like to mention is the fact that as the Staff report states, I think the 4th hole of the existing golf course or at a portion of the 5th fairway extend into the Agricultural District. Now, I think it bears mentioning, that this is in fact an existing golf course. Presently, in the agricultural district. While the application made no mention except by outlining the existing golf course that this ought to be considered also. Whatever the action the Commission takes will simply be in confirmation of the existing use there within the Agricultural District. The proposed access road to the club house going mauka, that short stretch runs into the club house area. We also referenced the road from the access road connecting up to Ohalani Drive and through the upper boundary to join eventually with the projected State Highway. That road...if memory serves me correctly roughly conforms to the master plan for the Wailea area. I think it is roughly in that area.

Mr. Kage: As I understand future development--request is just for the club house so other thing should not be taken into question....

Mr. Izumi: Obviously when we are down to preliminary design and engineering we will have to be working with Mr. Goshi and his people.

Mr. Kage: It may have left some impression that it may be a private course. Who is overcrowd. Are they the local golfers?

Mr. Tavares: Primarily the condominium owners. The local golfers we can take care of...

Mr. Polo: Site C. What is the historical site at Site C?

Mr. Hayashi: The Bishop Museum recently found what they feel is a buriel and possible settlement there. We feel we can work around this historic site.

No one else spoke for the granting of the request.
No one spoke against the granting of the request.

The Chair closed the public hearing.

Respectfully submitted,

Jean A. Uemae
Private Secretary

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

August 28, 1974

MEMORANDUM

TO: Jeff Chang

FROM: Stanley S. Goshi

SUBJECT: State Land Use Permit, TMK 2-1-08:Por. 42
Wailea Development Company

Our comments are as follows:

Access/Roadways

Intersection at Wailea Alanui may be a problem - suggest intersection at another location along Wailea Alanui.

Parking

Exact number not determined now. Size of restroom, shops, etc., not shown. Golf course requires 54 stalls.

Drainage/Grading

Grading plan should be submitted for review by the Soil Conservation Service, USDA.

Sewer

Proposal is acceptable.

Stanley S. Goshi

STANLEY S. GOSHI, Administrator
LAND USE & CODES ADMINISTRATION

August 28, 1974

Staff report

TO: Maui Planning Commission
FROM: Planning Staff
SUBJECT: State Land Use Commission Special Permit

APPLICANT: Mr. David Carder, Wailea Development Company
LOCATION: Wailea, Maui
TMK: 2-1-8: por. of 42
AREA: Approximately 171 acres
ZONING: State Agriculture District
GENERAL PLAN: Open Space
REQUEST: The request is for approval of a State Land Use Commission Special Permit to construct and operate a golf course and related facilities adjacent to the Wailea Project.

EXISTING CONDITIONS

1. The proposed project is located on the Makena side of the Wailea Project urban boundary. Portions of the project will adjoin the third and fourth holes of the existing 18 hole golf course of Wailea.

2. No public utilities or vehicle access exists at the present time.

3. According to the Land Study Bureau report, soils in the area are classified E indicating minimal value for agricultural use. The soils are basically rocky lands, thereby making machine tillability impractical. The land slopes at 10 to 15 percent and is covered with Kiawe trees and scrub vegetation. A series of gullies run through most of the site. Except for cattle grazing, no agriculture pursuits have occured on the land.

4. The site is located mauka of Makena Road and although no homes or other similar uses occur here, several private homes are located makai of the road. Three designated historical sites are located on the subject property.

ANALYSIS OF THE REQUEST

1. Aside from the 18 hole golf course, the applicant proposes to construct the following related uses: a golf clubhouse, driving range, comfort stations, and an access road. The golf course will be a par 72 course of 6,300 yards in length and cover a total of 162.8 acres including the driving range. An access road of 2.8 acres will be provided from Wailea Alanui. The 30,000 sq. ft. clubhouse on 10.8 acres of land is proposed to be located next to the existing fourth hole and will offer dining facilities, a pro shop, locker rooms, office and miscellaneous storage space. A parking lot for 200 cars has been planned also. A total of 176.4 acres (171.0-Ag. District; 5.4 urban district) will be utilized for the entire project.

It has been estimated that the total cost of the project will be in excess of 3 million dollars and take 12 to 18 months to complete. Upon completion of the project, the existing clubhouse will be converted to an appropriate use.

2. Relative to the historical sites, staff recommends that the findings of the reconnaissance survey conducted by Bishop Museum be submitted for review inasmuch as the golf course encroaches into historical Site C. Staff also requests submittal of a timetable for the historic restoration of these sites.

3. Utility improvements for the project will be provided by the devleoper. On-site wells will be developed to provide water for irrigation of the entire golf course. Water requirements for domestic and fire use will be implemented as required by the Department of Water Supply. A temporary sewer system will be constructed and

eventually connected to the County's system.

4. With the possibility of erosion and drainage problems, staff advises the developer to work closely with the Department of Public Works and the U. S. Soil Conservation Service for the planning of the grading, drainage, seeding, and landscaping aspects of the project.

5. Although some inconvenience to the public will be created during construction, the application states that adequate control measures will be applied and observed at all times. Staff concurs with the applicant with respect to the environmental soundness, compatability and attractiveness of the golf course to the open space character of the land. On the other hand, staff views the project cautiously as the construction of the second golf course may be construed by some as a possible tool towards further development of the area. A clarification of this matter is desirable from the applicant.

6. According to the application, the need for the second course is justified in that the present golf course would not be able to accommodate everyone who desires to golf at the resort as Wailea's hotel and condominijm sites are built and occupied at anticipated occupancy rates of 70 and 50 percent respectively. Figures provided indicate a daily resort population of 1898 from January to April and 874 from May to December in 1976.

7. The access road to the clubhouse, according to the Department of Public Works, may create some problems and therefore, they suggest the matter be studied fruther and that an alternate intersection be found.

8. No letters of protest or approval have been received by the Planning Department as of this date.

DEPARTMENT OF WATER SUPPLY
COUNTY OF MAUI
P. O. BOX 1109
WAILUKU, MAUI, HAWAII 96793

August 26, 1974

Mr. Howard Nakamura, Director
Department of Planning
County of Maui
Wailuku, Hawaii 96793

Dear Sir:

Subject: State Land Use Special Permit
TMK 2-1-8: por. 42
Wailea Development

The present water system was not designed to meet the water requirements for this Special Use Permit on the subject parcel. Therefore, approval of this Special Use Permit must be subject to the following requirements:

1. The applicant must participate and improve the offsite water system and storage facilities to increase the supply to meet the domestic and fire flow water requirements for its permitted use.

2. The applicant must improve the internal water system to adequately provide this development with domestic and fire flow water requirements in accordance to its permitted use.

The applicant has advised that all irrigation use water for lawns and golf course irrigation will always be provided by their private system and that no water for this purpose will be supplied from the public water system.

Aloha,

Carl Kaiama, Director
Department of Water Supply

CK/f/hn

"By Water All Things Find Life"

RECEIVED
AUG 9 1974
DEPT. OF PLANNING
COUNTY OF MAUI

AFFIDAVIT OF PUBLICATION

STATE OF HAWAII, County of Maui. } ss.

Rose Alcomindras being duly sworn deposes and says, that he is Classified Sales of the Maui Publishing Co., Ltd., publishers of the MAUI NEWS, a newspaper published in Wailuku, County of Maui, State of Hawaii; that the ordered publication as to NOTICE OF PUBLIC HEARING LUC SPECIAL USE PERMIT

of which the annexed is a true and corrected printed notice, was published 1 times in the MAUI NEWS, aforesaid, commencing on the 8th day of August, 19 74, and ending on the day of , 19 , (both days inclusive), to-wit: on August 8, 1974

and that affiant is not a party to or in any way interested in the above entitled matter.

Rose Alcomindras

Subscribed and sworn to before me this 7th day of Aug. A. D. 19 74

Notary Public, Second Judicial Circuit, State of Hawaii.

My commission expires August 31, 1975.

NOTICE OF PUBLIC HEARING

LUC SPECIAL USE PERMIT

NOTICE IS HEREBY GIVEN of a public hearing to be held by the Maui Planning Commission on August 28, 1974, at the County Building, 6th Floor, Room 614, Wailuku, Maui, at 1:30 p.m. or as soon thereafter as those interested may be heard to consider the following request for SPECIAL USE PERMIT under provisions of SECTION 205-6 of the HAWAII REVISED STATUTES:

1. DAVID CARDER of Wailea Development Company, requesting approval of a State Land Use Commission Special Permit, in order to construct and operate a golf course and related facilities within the State Agricultural District on property located generally southerly of the existing golf course at Wailea, Honuaula, Maui, TMK 2-1-8:42. Said golf course area contains approximately 176 acres.

Information pertaining to the above request is on file in the office of the County of Maui Planning Department, 200 S. High Street, Wailuku, Maui, Hawaii, and is open to the public for inspection during office hours.

All testimony regarding the SPECIAL USE PERMIT should be filed in writing to the Planning Department, County of Maui, 200 S. High Street, Wailuku, Maui 96793, before the date of the Hearing or presented in person at the time of the hearing.

MAUI PLANNING DEPARTMENT
By Howard K. Nakamura
County Planning Director

(MN: Aug. 8, 1974)

September 25, 1974

STAFF REPORT

TO: Maui Planning Commission
FROM: Planning Department Staff

SUBJECT: Special Permit - State Land Use Commission

APPLICANT: Wailea Development Company
LOCATION: Wailea, Maui
TMK: 2-1-8: Por. 42
AREA: 171+ acres
ZONING: State Agriculture District
GENERAL PLAN: Open Space
REQUEST: The request is for approval of a State Land Use Commission Special Permit to construct and operate a golf course and related facilities adjacent to the Wailea Project.

COMMENTS:

1. A public hearing on the matter was held by the Planning Commission on August 28, 1974. Aside from the applicant's representative, no one spoke for or against the subject request.

2. The proposed golf course is located southerly of the Wailea Resort project within State Agriculture District lands mauka of Makena Road. The golf course will consist of an eighteen hole layout with club house facilities and other related uses. Total cost of the project is estimated at more than 3 million dollars and is expected to take 12 to 18 months to complete. All utility improvements will be provided by the developer in conjunction with applicable standards.

3. Communications relative to drainage and erosion have been received from the Soil Conservation service and the Central Maui Soil and Water Conservation District (letters attached). Briefly, the letters contain comments and recommendations on soil erosion control and, drainage-ways and facilities. Staff suggests that close liasion with the SCS be maintained by the developer to insure adequate and proper control measures during all phases of the project.

4. With reference to staff's concern on historic sites within the area, a letter received from applicant's counsel with a progress report on the archaeological survey of the area by Bishop Museum readily indicates the concern and desire of the applicant to accommodate such research, and to adjust and coordinate the golf course development with the historical survey operations.

5. The subject request meets the following guidelines established by the State Land Use Commission for uses in Agricultural Districts:

a. That the desired use would not adversely affect the surrounding property.

b. Such use would not burden public agencies to provide undue public service and utility improvements.

c. That the land is unsuited for the uses permitted within the district.

6. No letters of protest or approval have been received as of this date.

RECOMMENDATION:

Staff recommends approval of the Special Permit request with the following conditions:

1. That the requirements of the Departments of Water Supply and Public Works be met.

2. That the recommendations and guidelines suggested by the Soil Conservation Service be initiated. Further, that close liasion be maintained with all affected agencies or departments.

3. That the Wailea Alanui intersection with the golf course access road be further studied with the Department of Public Works.

4. That all other State and County requirements be met.

Central Maui Soil & Water Conservation District

BOX 713 • WAILUKU, HAWAII 96793

September 9, 1974

DIRECTORS
CARL A. CARLSON, CHAIRMAN
JAMES H. ARMITAGE
~~RICHARD~~ BALDWIN
DOUG MACCLUER
ROBERT WARZECHA
HAROLD F. RICE

Mr. Tosh Ishikawa, Deputy Planning Director

Planning Department, County of Maui

Wailuku, Maui, HI 96793

RECEIVED
SEP 10 1974
DEPT. OF PLANNING
COUNTY OF MAUI

Dear Mr. Ishikawa:

Regarding the Special Permit requested by Wailea Development for the property described as TMK 2-1-08:42, our directors are in favor of the application. This is based on the Wailea Development Company carrying out the intent of their supporting statement.

We believe a very serious study should be made for the proper drainage thru the gulches on the north and south sides of Mokapu Beach. See Exhibit A. These gulches have been sources of extreme water runoffs in the past during Kona storms.

Yours truly

Carl A. Carlson

Carl A. Carlson, CH.

COOPERATORS

GILBERT ALEXANDER, PAUWELA
BALDWIN HIGH SCHOOL, WAILUKU
HALEAKALA DAIRY, INC., KAHULUI
HALEAKALA RANCH, MAKAWAO
HAWAIIAN COMMERCIAL & SUGAR CO., LTD., PUUNENE
HAWAIIAN FRUIT GROWERS EXCHANGE KAHULUI
KAONOULU RANCH, MAKAWAO
MAUI FACTORS, INC., KULA
MAUI HOG PRODUCERS, WAILUKU
MAUI LAND & PINEAPPLE CO., HALIIMAILE
ROGER M. MELROSE, MAKAWAO
CHARLES OTA, KULA
RICHARD SYLVA, KULA
TROJAN SEED CO., KIHEI
ULUPALAKUA RANCH, ULUPALAKUA
WAILUKU SUGAR CO.

UNITED STATES DEPARTMENT OF AGRICULTURE
SOIL CONSERVATION SERVICE

217 Federal Building, Wailuku, Hawaii 96793

September 10, 1974

Mr. Tosh Ishikawa
Deputy Planning Director
Planning Department, County of Maui
Wailuku, Maui, HI 96793

Dear Tosh:

Carl Carlson asked us to also respond to your letter of August 29, 1974 concerning Wailea's request for a Special Permit. We have the following comments:

Soils - The soils depth is expected to be shallower in places than indicated for the 77/E land area shown in their report. This may increase the need for blasting of excavation sites and thus affect sound and dust problem potentials.

Soil Erosion by Wind and Water - Although there are no residential or urban areas per se, there are individual residences near the development area, users of the existing golf course and workers that will be adversely affected by the lack of adequate wind erosion (dust) control. Dust control is and will continue to be a problem in the Kihei-Wailea area. Wailea should explain what provisions they will employ for wind erosion (dust control). Provisions should include work as well as non-work hours. Some of the most severe dust problems in the area occur during periods when there are no workers on the construction site.

Water trucks, a control measure often specified, are not adequate for dust control except in very small areas as on roadways.

Satisfactory control of soil erosion by wind or water will more likely be obtained by:

1. Developing the golf course in segments rather than opening up a series of holes and fairways at one time.

2. Installing main waterlines to the development areas and having temporary sprinkler systems available for use once clearing and shaping is started.

3. Seeding areas to remain open several months to temporary vegetative cover immediately following the rough grading operation. Vegetative cover practically eliminates significant soil erosion by wind or surface water runoff.

4. Installing temporary sediment basins and other structures of acceptable size and grade on areas where surface runoff will create an erosion problem.

Drainageways and Facilities - We share Central Maui SWCD's concern for proper drainage. Wailea's "Exhibit C" shows cfs figures for various stream outlets at the ocean. These figures would be of more value for evaluation purposes if the storm frequency were also shown. The map and narrative do not indicate whether stream outlets will handle these Q figures or list flow figures and channel capacities applicable within the development. There should be assurance that future building sites are compatible with overflow areas and culverts and bridges will handle specified quantities of flood water.

Now, of course, is the time for Wailea to plan and install drainage facilities that will prevent flooding in the area once it is fully developed and occupied.

Sincerely,

Robert W. Delzell

Robert W. Delzell
Project Coordinator-
District Conservationist

cc: Doug MacCluer, Sec-Treas.
Central Maui SWCD

IZUMI & TANAKA
ATTORNEYS AT LAW
SUITE 701, C. R. KENDALL BUILDING
888 MILILANI STREET
HONOLULU, HAWAII 96813

FRANCIS M. IZUMI
TAMOTSU TANAKA

TELEPHONE (808) 536-9307

September 19, 1974

RECEIVED
SEP 20 1974
DEPT. OF PLANNING
COUNTY OF MAUI

Mr. Howard Nakamura
Planning Department
County of Maui
Wailuku, Maui, Hawaii

Dear Mr. Nakamura:

Re: Special Permit Application for
Wailea Golf Course Addition
Applicant: Wailea Development
Company (WDC)

This is in response to a recommendation of your staff at the August 28, 1974 public hearing upon the captioned matter. The recommendation was set forth in Item 2 under ANALYSIS OF THE REQUEST, as follows:

> "2. Relative to the historical sites, staff recommends that the findings of the reconnaisance survey conducted by Bishop Museum be submitted for review inasmuch as the golf course encroaches into historical Site C. Staff also requests submittal of a timetable for the historic restoration of these sites."

Within a day or two following the public hearing, preliminary findings of the archeological survey conducted at Wailea were submitted to WDC in a report by Mr. Paul Cleghorn of the Bishop Museum, being Report No. Ms. 082274, dated August 22, 1974 attached hereto as EXHIBIT "A".

The report indicates four (4) sites affecting the golf course. On the map attached hereto as EXHIBIT "B", are generally delineated two shaded areas at the south end of

the area under application, being Sites T-16 and T-1 (within which is somewhere located Site T-3); and somewhere between the No. 1 green and No. 2 tee at the mauka, northeast perimeter of said area is located Site TP-10.*

Except for one feature as "a candidate for preservation" within Site T-16, and possibly Feature C, a terrace wall, within Site T-3, and to the exclusion of Site TP-10, which "for lack of material found, no further archaelogical work is recommended", the findings call essentially for the recovery or salvage of artifacts from Sites T-16, T-1 and T-3.

The construction of the golf course addition will be undertaken in such a way as not to interfere with the ongoing archaelogical research, which in turn is not expected to materially affect the golf course. To the extent necessary, however, the golf course design and/or construction will be adjusted and coordinated to accommodate such research. In short, WDC will continue to work in cooperation with, and in full support of, the Bishop Museum.

There is no suggested timetable for the continuing research and for the limited restoration work still to be accomplished within three of the Sites (i.e. T-16, T-1 and T-3) discussed as aforesaid, inasmuch as all of this work can be pursued contemporaneously with the planning and construction of the golf course addition, and be completed prior to or at the same time as the completion of the golf course.

Based upon the foregoing, we respectfully request that you consider establishing a performance period of three (3) years for the uses requested by WDC's Special Permit application. Thank you.

Very truly yours,

Francis M. Izumi

FMI:gyw
Enclosures
cc: Mr. David Carder
Mr. Richard Cox
Mr. David Wismar

---

*Site locations are approximate at this time. Site "C", as earlier indicated upon the exhibit attached to WDC's application, is located somewhere within Site T-16.

Ms 082274

A Progress Report at Completion of Fieldwork at Wailea, Maui

Paul Cleghorn
Field Director
Bernice P. Bishop Museum
August 22, 1974

This report presents the preliminary findings at the conclusion of the archaeological survey of a portion of Wailea Land Corporation's land holdings at Wailea, Maui. The field work for this project was carried out between July 22 and August 16, 1974.

The purposes of this work were: 1)to intensively survey and map site complex T-16; 2) to salvage features endangered by bulldozing activity in T-16; and 3) to conduct salvage operations in sites TP-10, T-1, and T-3.

T-16

Seventy-eight features were located and mapped in this site area, including walls, platforms, enclosures, pavements, shelters, lava pits, and a paved trail (see Table 1 for types and quantities of features). Nine test pits were excavated in six features that could be destroyed by the creation of the 5th fairway of the planned golf course. No further work is necessary for these features and only one of them is a candidate for preservation.

This latter feature is an enclosure--c, 9.5 by 9.2 by 0.7-1.7 m high, located in the northwest corner of the site area. The feature is bounded on the south by a large natural outcrop (c. 12 by 10 by 5-7 m high). The walls of the enclosure are quite wide (o.6-2.4 m) and branch coral has been incorporated into their construction. This structure contains one interior feature, a low-walled enclosure (3.8 by 3.6 by o.2 m high) that abuts the eastern wall. Four artifacts were associated with the larger enclosure--a coral abrader, a possible coral bait cup, a small basalt core, and a coral file.

EXHIBIT "A"

TABLE I
TYPES AND QUANTITIES OF FEATURES IN T-16

Type	No.	Type	No.
Wall, core-filled	1	C-shape	4
Wall, multi-stacked	3	U-shape	10
Wall, retaining	8	L-shape	3
Terraced platform	11	Lava pit	10
Platform	5	Cache pit	2
Enclosure	12	Paved trail	1
Pavement	4	Ahu	1
Mound	1	Alignment	2
		Total	78

TP-10

William Barrera's report of June 5, 1974, stated that this site consists of five features. The field team located Features A, B, and C, but could not locate features D and E. Three test pits were excavated in Feature A. Very little midden and no artifacts were found in any of these pits.

A test trench was put through the middle of Feature C to determine whether or not this feature was a burial mound. No skeletal or other material was found in this trench.

Because of the lack of material found, no further archaeological work is recommended for site TP-10.

T-1

This site consists of two features--Feature A, a rectangular walled enclosure, and Feature B, a rectangular, straight-sided mound.

One test pit was dug in Feature A. Very little material and no artifacts were recovered from this test pit, as was expected. No further work is necessary in this feature.

Three test pits were excavated in the proximity of Feature B, and a test trench was put through the middle of the feature. These four "holes" produced two cultural layers and approximately 60 artifacts, including fishhook fragments, coral and wana files, cone-shell pendants, and a coral saw, making it the richest and most interesting site encountered.

The test trench through Feature B showed that this mound does not contain a burial--no skeletal or other relevant material was found within the mound. The two cultural layers were encountered directly beneath the mound. Layer II, the latest cultural layer, extended from c. 17 to 50 cm below the surface. The second cultural layer, Layer III, went from c. 50 to 90 cm below the surface. Another layer was noted below Layer III, but because of the time factor it could not be investigated; it is the author's opinion that there may be another cultural layer beneath Layer III.

It is recommended that this site be totally salvaged. The results of such an operation would greatly contribute to the scientific understanding of the way of life of the ancient Hawaiian people.

A proposal and budget will follow this report in the near future, outlining the work that is deemed necessary.

T-3

In his report of June 5, 1974, William Barrera stated that this site consisted of three features--Feature A, a rectangular enclosure; Feature B, a crude platform; and Feature C, a terrace wall. Feature A has been partially destroyed by bulldozer activity and Feature B has been totally destroyed; Feature C had not been damaged. The field team also found a paved area of water-worn pebbles and small pieces of coral ('ili'ili) to the north of Feature A.

Abundant midden and artifactual remains were recovered from four test pits--two in the pavement and two within Feature A: 40 artifacts were found, 13 of which were from the surface.

Further work for this site would consist of excavating one or two more test pits.

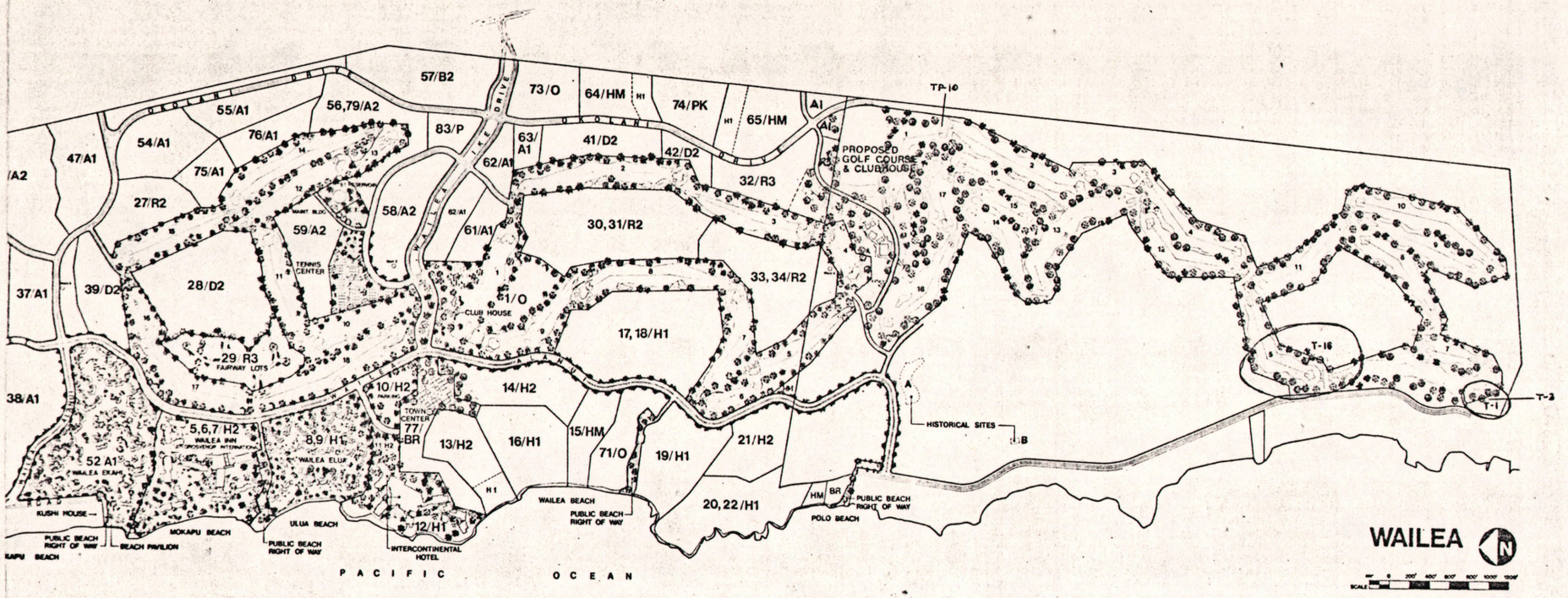

57/B2
73/O
64/HM
H1
74/PK
H1
65/HM
A1
TP-10
55/A1
56,79/A2
83/P
63/
A1
41/D2
42/D2
PROPOSED
GOLF COURSE
& CLUBHOUSE
47/A1
54/A1
76/A1
75/A1
62/A1
32/R3
27/R2
58/A2
62/A1
61/A1
30,31/R2
59/A2
TENNIS
CENTER
37/A1
39/D2
28/D2
1/O
CLUB HOUSE
33,34/R2
17,18/H1
~29 R3
FAIRWAY LOTS
T-16
T-1
T-2
38/A1
10/H2
14/H2
5,6,7 H2
WAILEA INN
77/
BR
13/H2
16/H1
15/HM
71/O
19/H1
21/H2
HISTORICAL SITES
A
B
8,9 H1
WAILEA ELUA
52 A1
WAILEA EKAHA
KUSHI HOUSE
PUBLIC BEACH
RIGHT OF WAY
MOKAPU BEACH
BEACH PAVILION
ULUA BEACH
PUBLIC BEACH
RIGHT OF WAY
12/H1
INTERCONTINENTAL
HOTEL
WAILEA BEACH
PUBLIC BEACH
RIGHT OF WAY
20,22/H1
HM
BR
PUBLIC BEACH
RIGHT OF WAY
POLO BEACH
PACIFIC OCEAN
WAILEA
N
SCALE
0
200'
400'
600'
800'
1000'
1200'

EXHIBIT "B"

SLUC Copy

INSTRUCTIONS:

1. To be filed in triplicate.
2. Use black ink or typewriter with black ribbon.
3. Use additional sheets if necessary.

MAUI PLANNING COMMISSION
P.O. BOX 1487, KAHULUI, HAWAII

APPLICATION FOR SPECIAL PERMIT
Special Permit is hereby requested:

DO NOT WRITE IN THIS SPACE	
Appl. & fee received	
Notice published	
Public hearing	
Recommendation to LUC	
Action by State LUC	
County & Appl. notified	

A. Description of Property: (1) Tax Map Key No. 2-1-08:42

(2) Lot Area 171 acs+ (3) Location Honuaula, Maui, Hawaii

B. Ownership: (1) Owner's name Wailea Development Company, a registered joint venture

(2) Lessee's name _____ (3) Unexpired term ___ years

C. Request: (1) State request briefly and exactly: To establish, maintain and operate a golf course use, including driving range, access road, golf clubhouse, and ancillary uses, all as more particularly set forth in the "Statement in Support of Application for Special Permit by Wailea Development Company", attached hereto and made a part hereof.

(2) Reasons justifying granting of request:

(See STATEMENT attached hereto as a part of this Application)

RECEIVED
OCT 2 1974
State of Hawaii
LAND USE COMMISSION

D. Applicant: (1) Name Wailea Development Company

(2) Address 822 Bishop Street Honolulu, Hawaii 96813 (3) Telephone 525-6600

(4) Signature Wailea Development Company, by Wailea Land Corporation
Its Managing Joint Venturer
By David L. Carder
David L. Carder, Its President

E. Planning Commission action: _____ Date _____ Vote: ___ ___ ayes noes

Reasons:

F. State Land Use Commission's action: _____ Date: _____

G. Copies to: State LUC___ Supervisors___ Applicant___ Owner & Lessee_

STATEMENT IN SUPPORT OF APPLICATION FOR
SPECIAL PERMIT BY WAILEA DEVELOPMENT COMPANY

I

LEGAL PROPERTY DESCRIPTION AND OWNERSHIP

The area upon which the requested use will be established is described as: Real property situate at Honuaula, Island and County of Maui, State of Hawaii, being a portion of Lot 13, as shown on Map 5 of Land Court Application No. 1804, covered by Transfer Certificate of Title No. 156,986 issued to WAILEA LAND CORPORATION, a Hawaii corporation, and THE NORTHWESTERN MUTUAL LIFE INSURANCE COMPANY, a Wisconsin corporation, doing business as Wailea Development Company, a registered joint venture, Applicant herein.

II

LAND USE DISTRICT AND ZONING

Except for a portion of the clubhouse parking lot and driving range totalling approximately 5.4 acres within the Urban land use district and the County's R-3 use zone district (See EXHIBIT "A" and III below), the requested use will occupy approximately 171.0 acres wholly within the Agricultural land use district of the property, which also has a County of Maui agricultural use zone designation. Such use, in the Applicant's opinion, will not be in contravention of the objectives of the Land Use Law and Regulations.

III

PROJECT DESCRIPTION; SITE CONDITION; HISTORICAL VALUES

Project Description. The project will consist of an 18-hole, par 72 golf course of approximately 6,300 yards, including practice driving range and access road (See EXHIBIT "A"), and a golf clubhouse (See EXHIBIT "B"), located on the lee side of Haleakala, and to the south of and adjoining the existing 18-hole Wailea golf course. The approximate total acreage of the golf course, access road and clubhouse areas is indicated as follows:

Golf Course (including driving range):

160.4 Acres (Agricultural)
2.4 Acres (Urban)
162.8 Acres TOTAL

Access Road:

2.8 Acres (Agricultural)

Golf Clubhouse:

7.8 Acres (Agricultural)
3.0 Acres (Urban)
10.8 Acres TOTAL

The golf course at its lowest, makai perimeter and at its uppermost, mauka perimeter measures approximately 650 feet and 4900 feet, respectively, from the shoreline, with an elevation ranging from approximately 100 to 300 feet above sea level.

The area set apart for the clubhouse will accommodate a facility of about 30,000 square feet, with cocktail lounge, dining room and terrace, pro shop, locker rooms, cart storage, office and other storage space. Upon completion of

this facility, the existing golf clubhouse will be converted to an appropriate use permitted by applicable County zoning authority.

Accessory to the use requested herein and for the comfort and convenience of golfers, the Applicant plans to install comfort stations and a limited refreshment facility at appropriate locations along and within the perimeter of the golf course fairways.

It is estimated that from commencement of construction, the project in its entirety will be completed in 12 to 18 months at an estimated total cost in excess of $3,000,000.

Site Condition and Soils Classification. The site consists of sloping stony lands with 10% grade, within a region that has an average temperature of 74° F and rainfall of 13 inches per year. The Land Study Bureau has classified the land as E77 and E88, as follows:

Overall Rating	77 E	88 E
Machine Tillability	Very poor suited	Not suited
Stoniness	Complex of non-stony, stony & rocky lands	Rocky
Depth (inches)	Deep over 30	Variable
Texture	Moderately fine	Aa
Drainage	Well drained	Excessively drained
Soil Series	Waiakoa	Aa-barren

The land is covered with scrub Kiawe, occasional Wiliwili trees and scrub grass.

Because of the low agricultural and pastoral values

indicated, the land is deemed unsuited to such uses and will be better applied to the "unusual and reasonable use" requested herein for the agricultural district. The proposed golf course, in Applicant's opinion, constitutes the highest and best use of the property.

Historical Values. A reconnaissance survey of the property conducted by the Bishop Museum, at Applicant's request, has identified three sites of historical value (See EXHIBIT "A"), which the Applicant intends to restore and preserve. By a recent resurvey of the property, the Museum has also determined that there are no other sites worthy of preservation within the area of the requested use.

IV

UTILITIES

Irrigation Water. The existing eighteen hole course is irrigated by a brackish water supply developed from four irrigation wells drilled by the Applicant from a ground elevation of about 180 feet above sea level to a depth of about 20 feet below sea level. The wells are spaced roughly 2,500 feet apart, capturing the limited basal water, which stands at an elevation of about one foot above sea level. With careful management, each well is able to deliver about one-third of a million gallons per day. The salinity of the water is approximately 900 ppm chloride.

The Applicant's geologist, Mr. Stephen Bowles, has suggested the development of additional wells, which

will be capable of producing all of the irrigation water needed to sustain the proposed golf course.

Potable Water. The present clubhouse serving the existing 18-hole golf course utilizes an average of 4100 gallons of potable water per day. It is anticipated that a clubhouse for thirty-six holes of golf will not utilize more than double the present demand. In providing for the long-term water needs of the entire Kihei-Makena region, the Applicant and other landowners are cooperating with the Board of Water Supply to substantially improve and increase the water source and transmission lines serving that area. Meanwhile, the Applicant will install a temporary line with pump, if necessary, from the existing line along Wailea Alanui to the clubhouse. This interim measure will provide sufficient water to serve the proposed clubhouse.

Sewer. The existing clubhouse, which has been served satisfactorily by cesspool since it was constructed in 1973, will be connected to the County Kihei sewer system upon the completion of the sewer treatment plant. The proposed clubhouse will also be served by cesspool and will eventually be sewered by the County's system.

V

DRAINAGE

As in the case of the existing golf course, natural drainage channels will be utilized for the disposal of surface waters within and from the area of requested use, based

upon a drainage analysis made by the Applicant. Natural drainage channels through all of the Wailea property, including the area of requested use, are indicated on EXHIBIT "C", attached hereto.

VI

ACCESS ROAD

Initially, access to the clubhouse area will be provided over a road to be constructed from Wailea Alanui. Eventually, if and when the need develops, the access road will be connected to Okolani Drive. (See EXHIBIT "A").

VII

ENVIRONMENTAL VALUES

The requested use will involve building construction, land-leveling, grading and extensive landscaping. The inconvenience to the public from the noise and dust which would be created during the period of construction will be minimal, inasmuch as the project area is situated well away from residential and urban centers. Adequate dust controls will nevertheless be applied and will at all times be observed during the construction period.

The proposed golf course, by its very nature and intended purpose, will serve, visually and aesthetically, to preserve and enhance the open space character of the surrounding lands. The use will not adversely affect, nor substantially alter or change the character of, the surrounding area or its present state of use (or nonuse).

VIII

PROJECT NEED

A consistently heavy and increasing demand upon the existing golf course and facilities indicates the need to expand this recreational resource to accommodate the resident and visitor population of Maui. The data and statistics set forth hereinbelow, and the information elsewhere provided herein underscore the conditions, trends and needs which have arisen since the land use district boundaries and regulations were established.

Statistics indicate that the existing Wailea golf course, in the first four months of 1974, has not been able to accommodate all of the golfers requesting starting times. The increase in play over 1973, covering the period from January through March of this year, was 11%, 30% and 7%, respectively, and has resulted in as many as 60 or more golfers being turned away on numerous occasions during this period.

In 1976, it is expected that Wailea will have a resident population requiring the need for expanded golf facilities. Residential facilities to be completed within the next two years are indicated as follows:

1.	Maui Inter-Continental Hotel	- 558 Rooms
2.	Wailea Inn	- 296 Rooms
		854 Hotel Rooms
3.	Site 52 - Wailea Ekahi Condominium Village	- 100 Apartments
4.	Site 8/9 - Wailea Elua Condominium Village	- 75 Apartments
		175 Condominium Apartments

Occupancy projections for the two hotel facilities show an anticipated 70% occupancy in 1976, and an average of two persons per occupied room, a projection which is below the industry average on Maui for the year 1973. Seasonal trends as indicated by the Hawaii Visitors Bureau lead Applicant to believe that this projection would result in a resident hotel population, in 1976, as follows:

854 hotel rooms x 2 persons per occupied room

Jan.-Apr. at 85% average monthly occupancy =
1452 persons daily

May -Dec. at 45% average monthly occupancy =
769 persons daily

[70% Annual Occupancy]

The seasonal trends affecting the hotels will also bear on occupancy levels within the apartment villages, for which the following projections are made:

175 apartments x 3 persons per occupied apartment

Jan.-Apr. at 85% average monthly occupancy =
446 persons daily

May -Dec. at 20% average monthly occupancy =
105 persons daily

[50% Annual Occupancy]

The foregoing projections of Wailea's 1976 resident population indicate at various levels of golf interest the number of additional golfers who will be demanding starting times at the Wailea course. The following figures indicate the potential number of additional golfers to be accommodated on a daily basis.

Hotel residents Jan.-Apr. = 1452

Apartment residents Jan.-Apr. = 446

Total Residents, Jan. through Apr. = 1898

Hotel residents	May -Dec. =	769
Apartment residents	May -Dec. =	105
Total Residents, May through Dec.	=	874

If only 20% of Wailea's projected resident population desires to play golf, one golf course will not be able to accommodate them for the period January through April. If the same interest is shown in the months of May through December, only 42 non-resident players can be accommodated daily.

Statistics from resort communities throughout the United States indicate that on a daily basis 30% to 40% of a resort's population will utilize the resort's golf course.

It is not unreasonable to anticipate that the Wailea community will grow beyond the 1976 projections, placing additional demands on the need for expanded golf facilities.

VIX

BURDEN ON PUBLIC AGENCIES

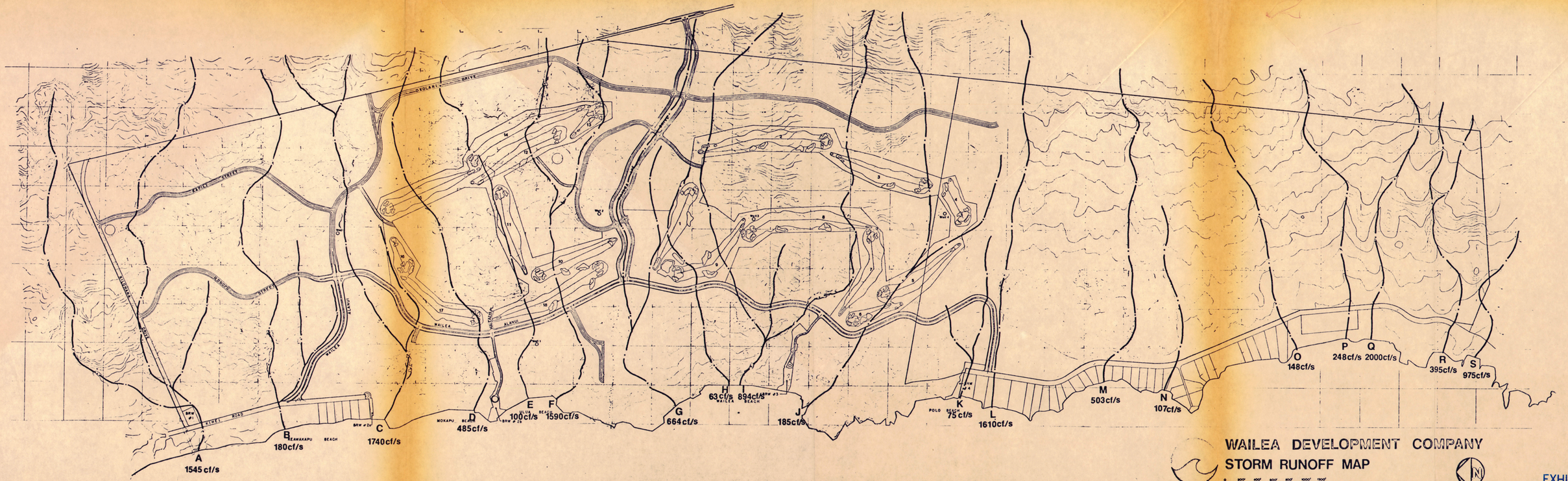
Neither the development of the requested use, nor its maintenance and operation, will in any way unreasonably burden public agencies, with which the Applicant has been closely coordinating its overall Wailea development to provide or participate in providing for essential services and facilities, such as water, sewer and roads.

X

CONCLUSION

The foregoing conforms to the guidelines set forth in the State Land Use District Regulations, Part II, Sub-Part

E, Section 2.24, for the establishment of the proposed golf course complex as an "unusual and reasonable use" within the Agricultural Land Use District of the Wailea property.



WAILEA DEVELOPMENT COMPANY

STORM RUNOFF MAP

EXHIBIT C

Exhibit B

Driving Range

Parking
200 Cars

20 Driving Positions

Practice
Green

Clubhouse

South Course
Cart Staging
Area

North Course
Cart Staging Area

Landscaped
Area

Possible
Water
Feature

Practice
Green

Existing Urban Boundary

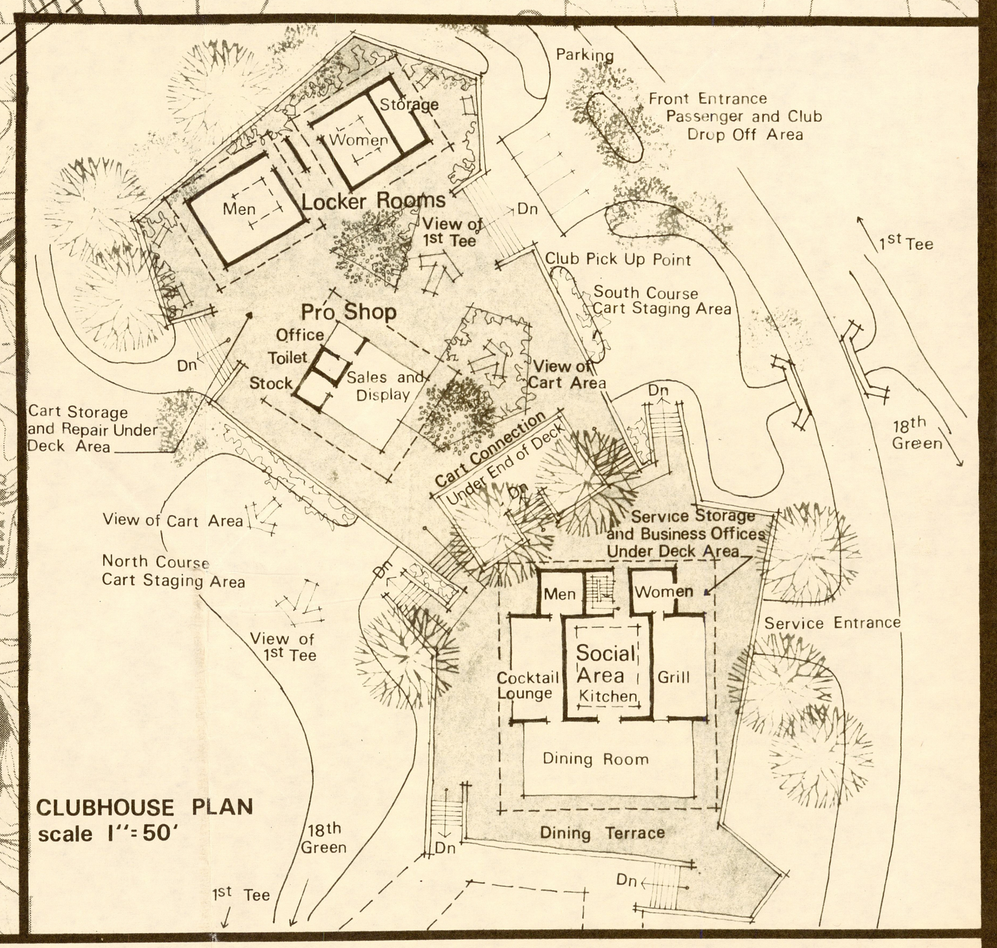
16

17

17

18

18



CLUBHOUSE PLAN
scale 1"=50'

SCHEMATIC GOLF CLUBHOUSE PLAN
WAILEA, MAUI

Belt, Collins and Associates, Ltd.
Engineers • Planners • Landscape Architects
Honolulu, Hawaii

May 1974

0' 100' 200' 300' 400'

7412


57/B2
73/O
64/HM
H1
74/PK
H1
65/HM
A1
A2
R3
55/A1
56,79/A2
83/P
63/A1
41/D2
42/D2
32/R3
76/A1
54/A1
47/A1
46/A2
45/A1
44/A1
43/A1
75/A1
27/R2
62/A1
58/A2
62/A1
61/A1
30,31/R2
59/A2
33,34/R2
82/P
51/R1
37/A1
39/D2
28/D2
68/PK
50/R1
1/O
17,18/H1
29/R3
FAIRWAY LOTS
10/H2
PARKING
14/H2
25/R1
81/A1
38/A1
77/BR
13/H2
16/H1
15/HM
71/O
19/H1
21/H2
5,6,7/H2
WAILEA INN
GROSVENOR INTERNATIONAL
8,9/H1
WAILEA ELUA
11/H2
48/R2
52/A1
WAILEA EKAHI
H1
12/H1
20,22/H1
HM
BR
PROPOSED GOLF COURSE & CLUBHOUSE
T-16
T-1
HISTORICAL SITES
A
B
KAMAOLE RESERVOIR
#1 RESERVOIR
#2 RESERVOIR
MAINT. BLDG.
TENNIS CENTER
CLUB HOUSE
TOWN CENTER
KUSHI HOUSE
MOKAPU BEACH
BEACH PAVILION
ULUA BEACH
INTERCONTINENTAL HOTEL
WAILEA BEACH
POLO BEACH
PUBLIC PARKING
PUBLIC BEACH RIGHT OF WAY
KEAWAKAPU BEACH
PACIFIC OCEAN
OKOLANI DRIVE
WAILEA ILIKE DRIVE
KAPILINA DRIVE
HONOPU STREET
WAILEA ALANUI DRIVE
WAILEA ALANUI
KIHEI ROAD
WAILEA
N
SCALE
0
200'
400'
600'
800'
1000'
1200'

SP 74-188 WAILEA DEV. CO.

UNLOCATED KULEANA! IN PAEAHU		
L. C. AW. 2435	Ap. 1	
L. C. AW. 2435	Ap. 2	
L. C. AW. 5220	Ap. 1	
L. C. AW. 5220	Ap. 2	
L. C. AW. 5225-B	Ap. 1	
L. C. AW. 5281	Ap. 1	
	Ap. 2	
	Ap. 3	
L. C. AW. 5329	Ap. 1	
	Ap. 2	
L. C. AN. 5370	Ap. 1	
	Ap. 2	
	Ap. 3	
L. C. AN. 7075		
UNLOCATED KULEANA! IN PALAUEA		
L. C. AW. 2338	Ap. 1	
L. C. AW. 2356	Ap. 1	
	Ap. 2	
	Ap. 3	
L. C. AN. 2532		
L. C. AW. 2525	Ap. 1	
	Ap. 2	
L. C. AN. 2541		
L. C. AN. 2565		
L. C. AN. 2570	Ap. 1	
	Ap. 3	
L. C. AN. 5200-B		
L. C. AN. 5266	Ap. 1	
L. C. AN. 5365	Ap. 1	
L. C. AN. 5485	Ap. 4	

UNLOCATED KULEANA! IN KALIHI	
L. C. AN. 2585	Ap. 3
L. C. AN. 2585	
L. C. AN. 2619	
UNLOCATED KULEANA! IN KAEO	
L. C. AN. 2401	Ap. 3
	Ap. 3
L. C. AN. 2581	Ap. 1
L. C. AN. 2678	Ap. 1
L. C. AN. 4205-B	Ap. 2
UNLOCATED KULEANA! IN KEAUHOU	
L. C. AN. 5222	Ap. 1
L. C. AN. 5331	Ap. 2
L. C. AN. 5405	Ap. 1
	Ap. 2
	Ap. 3
L. C. AN. 5402-B	Ap. 1
L. C. AN. 5455	Ap. 1
	Ap. 5
UNLOCATED KULEANA! IN WAHIKULI	
L. C. AN. 5466	Ap. 1
	Ap. 2
UNLOCATED KULEANA! IN WAIPAO	
L. C. AN. 2338	Ap. 3
L. C. AN. 2405	Ap. 2
L. C. AN. 2430	
L. C. AN. 2611	
L. C. AN. 5262	Ap. 1
L. C. AN. 5265	Ap. 2
L. C. AN. 5331	Ap. 1
L. C. AN. 10305	
UNLOCATED KULEANA! IN PAPAANUI	
L. C. AN. 2505	
L. C. AN. 2566	

TRUE NORTH
Scale: 1 in. = 1000 ft.

50 (County of Maui) Park & Recreation Exec Order 2410

52 William Allen
kukelo kahalahiwa
4.13 Acs.
L. C. Aw. 4155 Ap. 182
(unlocated)

53 Ronald K. Kamaka &
wf Doris K. -Tle, et al.
3.53 Acs.
L. C. Aw. 2525 Ap. 1
(Unlocated)

Parcels Dropped: 2, 9, 15, 26, 39, 40, 52, 53, 45.

Parcels Dropped & Not Shown: 1 thru 8, 10 thru 14, 16 thru 23, 27 thru 38,

NOTE: Parcels 30, 42, 46, 55, 60, 61, 62 owned by Hawaii Land Corp. & The Northwestern Mutual Life Insurance Co. unless otherwise noted.

DEPARTMENT OF TAXATION
PROPERTY ASSESSMENT DIVISION
TAX MAPS BRANCH
STATE OF HAWAII
TAX MAP
SECOND TAXATION DIVISION

ZONE	SEC.	PLAT
2	1	08

SCALE: 1 IN. = 1000 FT.

FOR REAL PROPERTY TAXATION PURPOSES
SUBJECT TO CHANGE

OCT 17 1974

7404

DWG. NO. 8208 REV. 1980
SOURCE: TM 2 & 4 M. TOMILL
BY: A.N.L.B. DATE: FEB. 7, 1986

SP74-188 WAILEA DEV. CO.

WAIOHULI-KEOKEA BEACH HOMESTEADS
WAIOHULI KEOKEA HOMESTEADS
WAIOHULI KEOKEA HOMESTEADS
KEALAHOU HOMESTEADS 1-2
ALAE 3-4 HOMESTEADS
KAONOULU
KEOKEA
WAIOHULI
KAMAOLE
KOHEO 1-2
ALAE 1-2
PAEAHU
PALAUEA
KEAUHOU
KALIHI
WAIPAO
PAPAANUI
MALUAKA
MOOIKI
MOHOPILO
MOOLOA
MOOMUKUAU
ONAUNAHENA
KAHALAPAPA
KALIHI
KAIKANAUHANE
KALOI
KANAIO
KANAIO HOMESTEADS
KULA FOREST RESERVE
Waipuilani Gulch
Naalae 1-2 Gulch
Kaonoulu Gulch
Kaakaulua Gulch
Kaipoiei Gulch
Waiohuli Gulch
Puu o Kali
Kekuawahaulaula
Kamahale
Keokea
Kula Sanatorium
Maui County Farms
Waiohuli Keokea Homesteads
Keawakapu (Site)
Kaluaihakoko
Liilioholo
Wailea
Halo
Poolenalena
Nahuna
Makena (BM 11)
Keawalai Church
Oanapuka
Maluaka
Puu Olai
Windmills
Maui Radio Range Station
Paeahu
Kanahena
Kaua o Lapa
Puu Naio
Ulupalakua Ranch (Makena P O)
Ulupalakua School
Keokeehia (Cemetery)
Ruins
Puu Kaeo
Waiokawa
Keonehelu
Keonehunehune
Puu Ouli
Puu Mahoe
Mahiehie
Kanaio Church
Kanaio Prison Camp (Abandoned)
Pimoe
Pohakea
Kulanapahu
Maunanu
Kaimaloo
Luapelani
Radiotelephone Tower
Radiotelephone Station
Puu Io
Polipoli
Waihou Spring
Puu Makua
Cape Kinau
Nukuele Pt
Kanahena Pt
Kauhioaiakini Pond
Halua Pond
Pohaku Paea
Kalaeloa
La Perouse Bay (Keoneoio Bay)
Keoneoio
Puu o Kanaloa
Cape Hanamanioa
Hanamanioa Light
Lae o Papaka
Kamanamana
Walakapuhi
Pohaku Eaea
Kalulu
Pohaku Manamana
Kanaloa
Alalakeiki Channel
Pacific Ocean
MAKAWAO DISTRICT
HANA DISTRICT
Makawao-Wailuku Dist
Makawao Dist
Kamaole Dist
Wailuku Dist
Water Tank
Water Tanks
Well
Ruins
Cemetery
Spring
Pipe Line
Kula Pipe Line
Lower Trail
Jeep Trail
Pipe Line Road
Makena Road
Pillani Highway
Kanaio Highway
Approximate Boundary
BM 838
BM 1805
BM 2213
BM 1916
VABM X660
7405

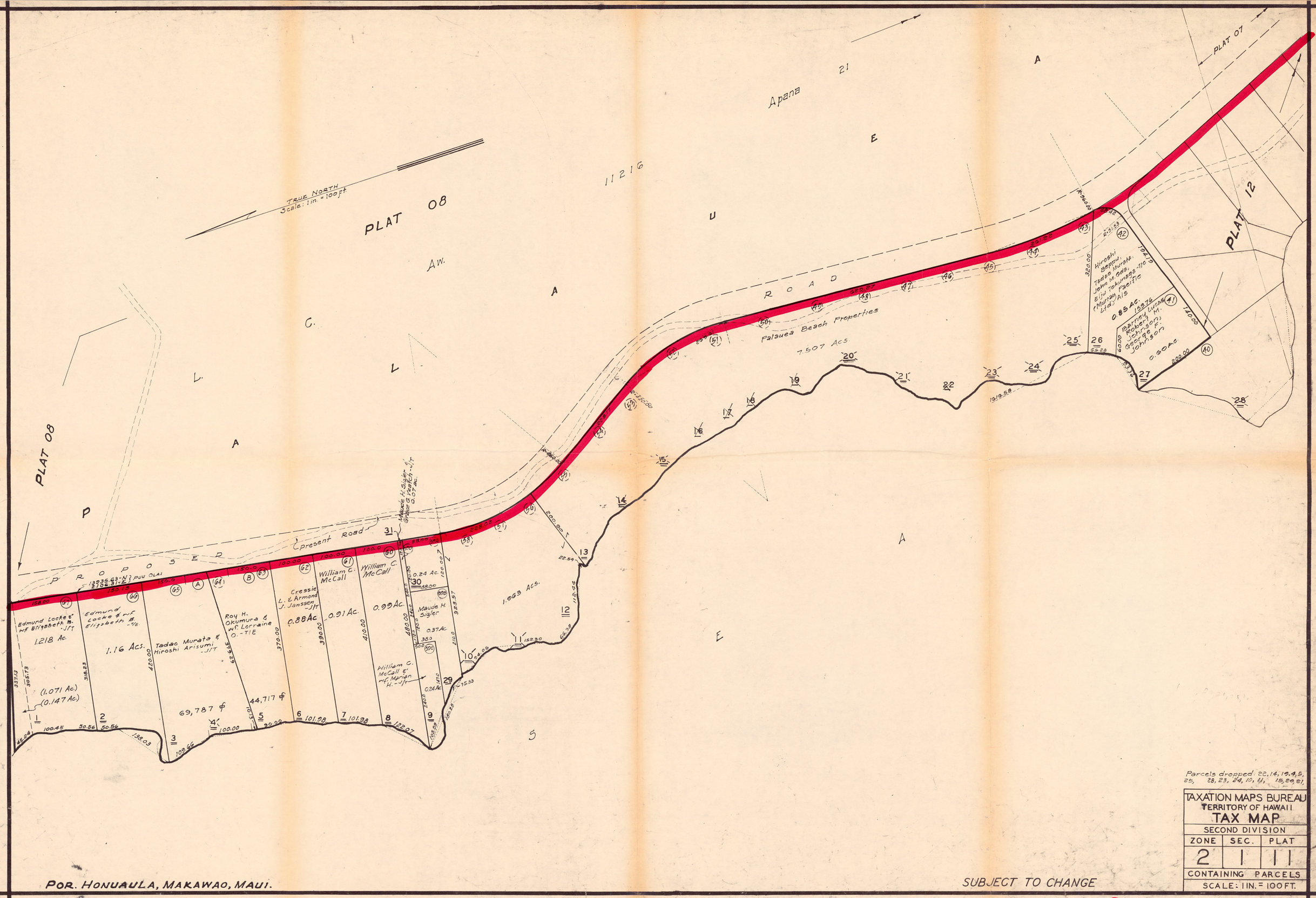
7406

6-11

8-11

8-11

SPRAGUE MAILED DEN CO



Parcels dropped: 22, 14, 19, 4, 5, 25, 28, 23, 24, 10, 11, 15, 20, 21,

TAXATION MAPS BUREAU
TERRITORY OF HAWAII
TAX MAP
SECOND DIVISION

ZONE	SEC.	PLAT
2	1	11

CONTAINING PARCELS
SCALE: 1 IN. = 100 FT.

POR. HONUAULA, MAKAWAO, MAUI.

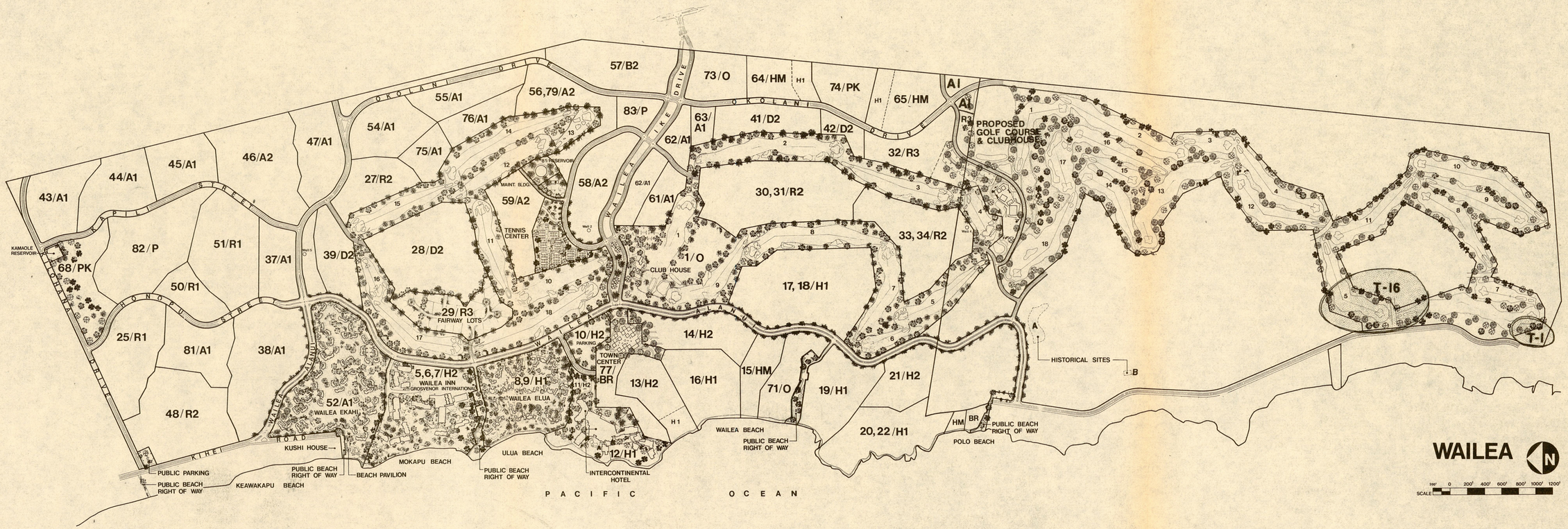
SUBJECT TO CHANGE

Dwg. No: 36
Source: TAXATION MAPS BUREAU
By: J.H.H. & C.J.S.
Date: Feb. 1947

SP74-188 Wailea Dev. Co.

OCT 17 1974

7407


WAILEA
N
SCALE
0 200' 400' 600' 800' 1000' 1200'
PACIFIC OCEAN
OKOLANI DRIVE
KAPILI STREET
HONOPU STREET
KIHEI ROAD
WAILEA ALANUI
WAILEA ILIKE DRIVE
KAMAOLE RESERVOIR
PUBLIC PARKING
PUBLIC BEACH RIGHT OF WAY
KEAWAKAPU BEACH
KUSHI HOUSE
BEACH PAVILION
MOKAPU BEACH
ULUA BEACH
INTERCONTINENTAL HOTEL
WAILEA BEACH
POLO BEACH
HISTORICAL SITES
PROPOSED GOLF COURSE & CLUBHOUSE
TENNIS CENTER
CLUB HOUSE
FAIRWAY LOTS
WAILEA INN
GROSVENOR INTERNATIONAL
WAILEA ELUA
WAILEA EKAHI
TOWN CENTER
PARKING
MAINT. BLDG.
RESERVOIR
43/A1
44/A1
45/A1
46/A2
47/A1
48/R2
25/R1
68/PK
82/P
51/R1
50/R1
37/A1
38/A1
81/A1
39/D2
54/A1
55/A1
56,79/A2
57/B2
27/R2
28/D2
29/R3
75/A1
76/A1
59/A2
58/A2
83/P
62/A1
61/A1
63/A1
73/O
64/HM
74/PK
65/HM
41/D2
42/D2
32/R3
30,31/R2
33,34/R2
1/O
17,18/H1
14/H2
10/H2
77/BR
13/H2
16/H1
15/HM
71/O
19/H1
21/H2
20,22/H1
12/H1
5,6,7/H2
8,9/H1
52/A1
A1
R3
T-16
T-1
HM
BR
H1

7408

SP 74-188 - Walla Dev. Co.

7409



Parcels dropped: 14

TAXATION MAPS BUREAU		
TERRITORY OF HAWAII		
TAX MAP		
SECOND DIVISION		
ZONE	SEC.	PLAT
2	1	12
CONTAINING PARCELS		
SCALE: 1 IN. = 100 FT.		

POR. HONUAULA, MAKAWAO, MAUI.

SUBJECT TO CHANGE

Dwg. No: 36
Source: TAXATION MAPS BUREAU
By: J.H.H. & C.U.S. Date: Feb 1947

SP74-188 WAILEA DEV. CO.

OCT 17 1974

7410

2 2 02

ZONE 3 Sec. 8 | Sec. 5 PLAT 01 | Sec. 3

WAIAKOA MAKAI HMSTD

Haleakala Ranch Co
1578.75 Ac.

Maui Pineapple Co. Ltd.
1116.2 acs.

WAIAKOA HMSTD. PLAT 15

Gr. 9325:4

Gr. 9325:5

Kaonoulu Ranch Co., Ltd.
5074.072 Acs.

Haleakala Ranch Co.

3388.916 Ac.
(3388.100 Ac.)
Grant 9325:1

(State of Hawaii Proposed Kihei Elementary & Intermediate School)
1.256 Ac. 43

(2.816 Acs.) 44 Board of Water Supply, County of Maui

(2.816 Acs.) 40 County of Maui 10.93 Acs.

41 Haleakala Ranch Co. (County of Maui) 1e 10.912 Acs.

42

WAIOHULI - KEOKEA 3 HMSTD

KANANI RD.

KAMAOLE BEACH PARK Sec. I

KEONEKAI ROAD

3-9-04 Gr.

Harold S. Kuhi, Donald H. Kalama (Land Ct. App. 1.442) 4.401 Acs.

Rudolph J. Mendonca, John C. Umehara & James W. Bailey - J/T 4.5 Acs.

5008 Sec. 1

24 Part 3.606 Acs.

Mary Pachkowski - 2/6
Florence Gomes - 1/6
Violet Kackerish - 1/6
Theodore & James - 2/6

25 UNLOCATED IN KOHEO 1&2 L.C.Aw. 5492 Ap. 1.263 George Kainapau & wf Ruth - T/E 8.08 Acs.

26 State of Hawaii 1.90 Acs.

27 State of Hawaii 1.90 Acs.

28 State of Hawaii 0.44 Ac.

29 State of Hawaii

30 State of Hawaii 1.50 Acs.

31 State of Hawaii 1.86 Acs.

32 State of Hawaii 8.24 Acs.

33 State of Hawaii 3.06 Ac.

Por. of KULA, MAKAWAO, MAUI.

Share line

True North 1" = 2000'

Haleakala Ranch Co.

4022.201 Acs.

Grant 9325:2

Gr 3448-B
Gr 3367
Gr 3450
Gr 3366
Gr 3371
Gr 3369
Gr 3529
Gr 3365
Gr 3449
Gr 3368
Gr 2272
Gr 2271
Gr 6106
Gr 2227

Haleakala Ranch Co.
5985.554 Acs.

Hawaiian Homes Lands (Kaonoulu Ranch Co., Ltd.) -1e
For. H.H.L. G.L. No. 133

3237 Part 2

8452:20

8452:19

State of Hawaii
Hawaiian Telephone Co. 23

Beg. of FAP No. RE-037-1(3)

KOHEO KUAU ROAD

PLAT 04

PLAT 06

PLAT 05

ROAD 182

HALEAKALA HMSTD.

PLAT 03

PLAT 04

WAIOHULI - KEOKEA HMSTD.

GOVT. MAIN ROAD

KULA OLD KULA RD.

Por. Gr. 548

To Ulupalakua

(See Below) 29 L.C.Aw. 6538:4
(See Below) 28 L.C.Aw. 6538:1
(See Below) 27 L.C.Aw. 6538:1
(See Below) 26 L.C.Aw. 6738:2
(See Below) 30 L.C.Aw. 6538:3
(See Below) 31 L.C.Aw. 5879:5
L.C.Aw. 6420:2
(See Below) 32 Por. L.C.Aw. 5075:4
L.C.Aw. 6760:8-4
Haleakala Ranch, Co. - Mtg.
Lucy K. Young (Ucd't) Mtg. (0.58 ac.)
32 Acs.
(See Below) 33

PARCELS 5 & 20
Lillian E. Thompson - 41/64
Edward K. Thompson & wf. Lucine A. - T/E - 7/32
Mahilda Orton - 7/64
Charles M. Thompson
Isabel N. T. Ramsey
Sherman N. Thompson
Pikaki T. Saffery
Charles E. Thompson-Curtis
1/32

Richard S. Nashiwa & wf Tamae N. - T/E

Por. 4.83

61.50 acs.

Grant

Dropped Par. 12, 11.

INSET
Scale 1" = 500'

ADVANCE SHEET
SUBJECT TO CHANGE

True North 1" = 500'

Haleakala Ranch Co. - Mtg. - Edgar Morton - 16.0 A 8-3.
13 Gr. 3448-B

Gr. 2473

Haleakala Ranch Co. (2.0 ac.)

Charles M. Thompson
Isabel N. T. Ramsey
Sherman N. Thompson
Pikaki T. Saffery
Charles E. Thompson-Curtis
Edward K. Thompson &
wf. Lucine A. - T/E - 9/16
Mahilda Orton - 1/16
Lillian E. Thompson - 2/16
53.43 acs.

Frank Jacintho & wf Lucy - J/T
Gr. 3365:1
17.76 Acs.

Gr. 2533:1

"KAUI" 8079.37 N. 2638.1 E. Puu 76 A

Mrs. Eliza V. Wikoli

Patrick T. L. Mau & wf. Peggy F. - T/E -1/1 over (5.50 Acs.)
Patrick Mau, Jr.,
Phillip K. Mau,
Ronald F. L. Mau,
Dennis F. L. Mau,
Dale M. Mau,
Carol L. Mau, J/T
-Rdm. over (5.50 Acs.)

Gr 3365:2
17.78 acs.

Gr 3448-B
3
(11.85 acs.)

Ah Fat Zane & wf. Julia J. - J/T
(13.40 Ac.)
18.90 acs.

Elizabeth M. Wikoli
18.90 acs.

Gr 2533:3

(5.95 acs.)

6

7

8

9

10

11

12

(For owners see below)

17.50 acs.

(For owners see below)

33.56 acs.
Gr 3171

John V. Bailey

Road

83.21 Acs.
Gr. 3160

Gordean Lee 4.14 Acs.
Frank P. Farm, Jr. 4.07 Acs.
Mary K. Farm 4.44 Acs.
Joseph Lee 3.55 Acs.
Gerald Lee
36 2.0 Acs.
Gregory A. Lee 4.15 Acs.

Gordean L. Bailey

34
39
38
37
20
22 11.77 Acs.

Grant 2891

Gr 3365:3

Gr 2533:2

Gr 3448-B

Gr 3171

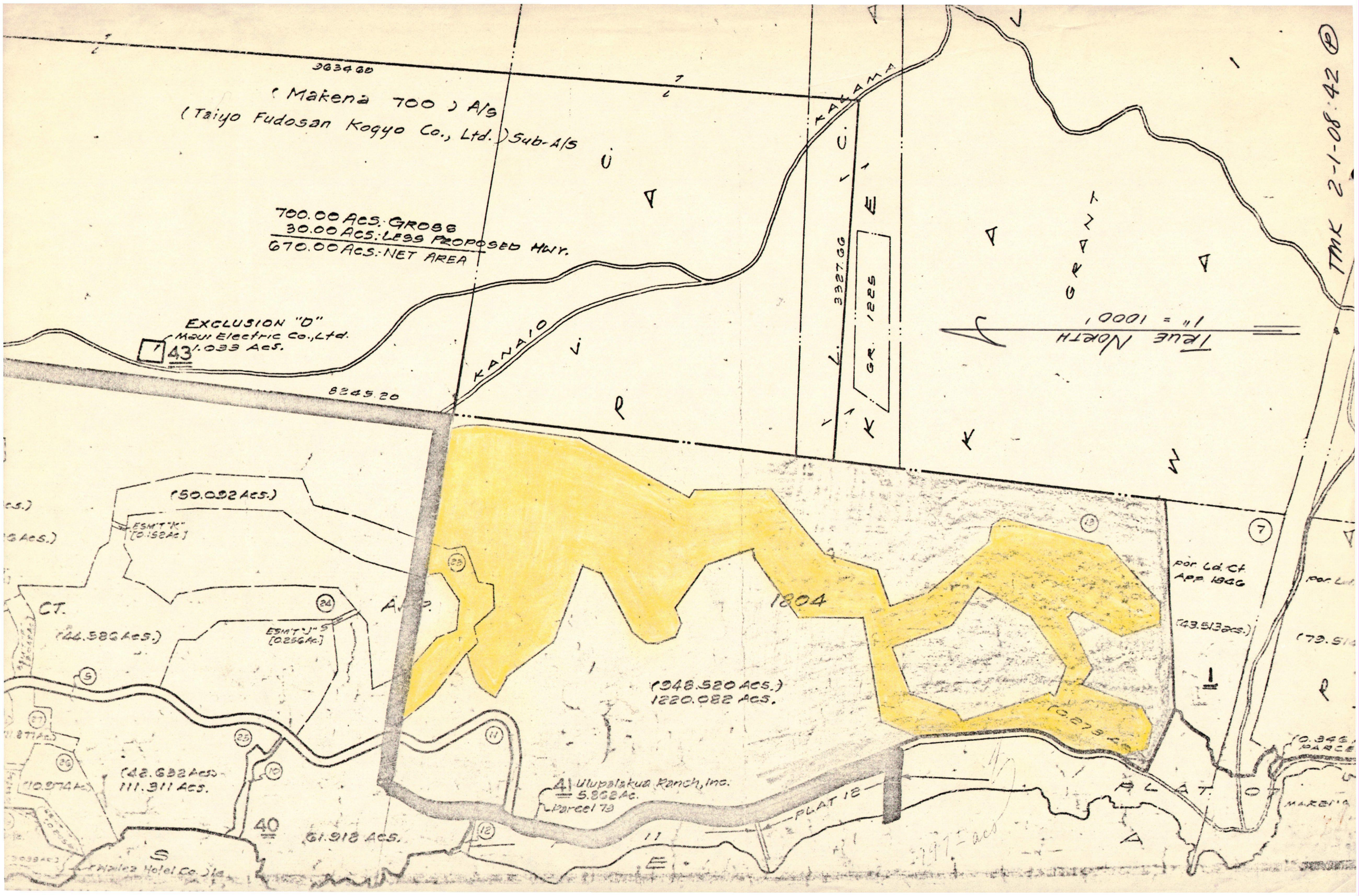
Gr 3160

Gr 2533:3

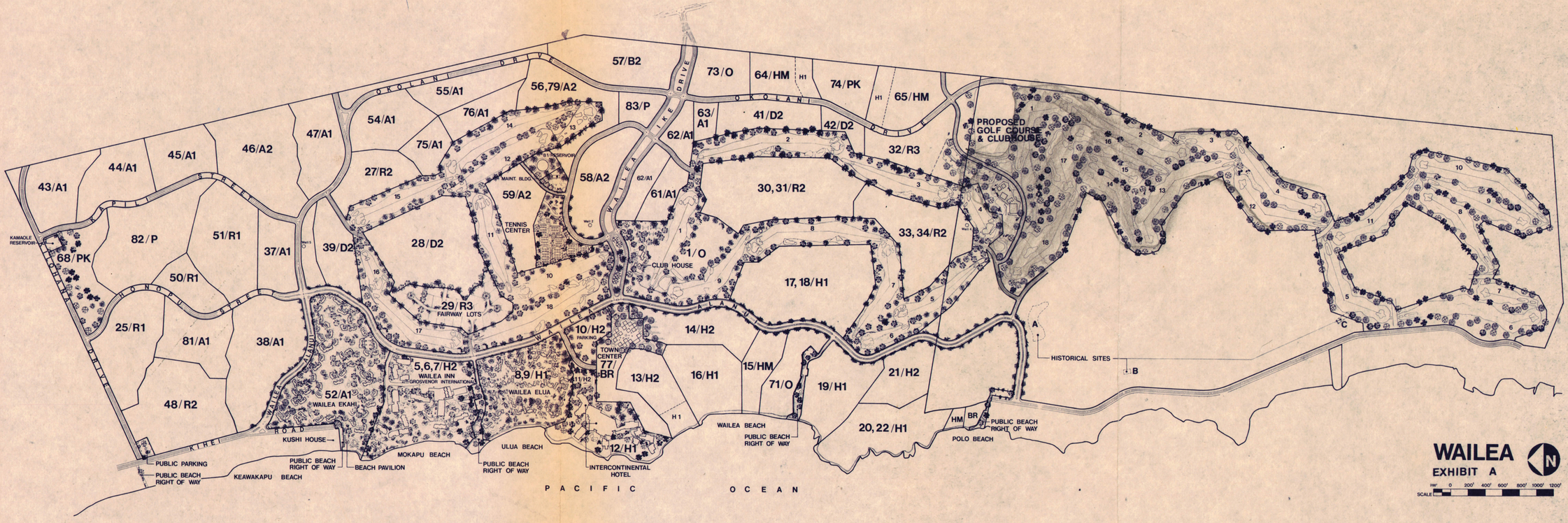
Gr 3365:2

Gr 3365:1

Gr 2891



TMK 2-1-08:42
(Makena 700) A/S
(Taiyo Fudosan Kogyo Co., Ltd.) Sub-A/S
700.00 Acs. GROSS
30.00 Acs. LESS PROPOSED HWY.
670.00 Acs. NET AREA
EXCLUSION "D"
Maui Electric Co., Ltd.
1.033 Acs.
43
KANAIO
KALAMA
GR. 1225
3327.66
TRUE NORTH
1" = 1000'
GRANT
8245.20
(50.092 Acs.)
ESMT "K" [0.152 Ac.]
CT.
(44.586 Acs.)
ESMT "J" [0.256 Ac.]
1804
(948.520 Acs.)
1220.082 Acs.
(42.632 Acs.)
111.311 Acs.
(10.974 Ac.)
40
61.918 Acs.
41 Ulupalakua Ranch, Inc.
5.862 Ac.
Parcel 73
PLAT 12
PLAT 07
Por. Ld. Ct. App. 1846
(43.513 acs.)


WAILEA
EXHIBIT A
SCALE
0 200' 400' 600' 800' 1000' 1200'
PACIFIC OCEAN
PROPOSED GOLF COURSE & CLUBHOUSE
HISTORICAL SITES
CLUB HOUSE
TENNIS CENTER
FAIRWAY LOTS
TOWN CENTER
WAILEA INN
GROSVENOR INTERNATIONAL
WAILEA ELUA
WAILEA EKAHI
KUSHI HOUSE
MOKAPU BEACH
ULUA BEACH
WAILEA BEACH
POLO BEACH
PUBLIC BEACH RIGHT OF WAY
PUBLIC PARKING
BEACH PAVILION
KEAWAKAPU BEACH
INTERCONTINENTAL HOTEL
KAMAOLE RESERVOIR
OKOLANI DRIVE
WAILEA ALANUI
KIHEI ROAD
KAPILI STREET
HONOPU STREET
43/A1
44/A1
45/A1
46/A2
47/A1
54/A1
55/A1
56,79/A2
57/B2
73/O
64/HM
74/PK
65/HM
83/P
76/A1
75/A1
27/R2
63/A1
41/D2
42/D2
62/A1
32/R3
58/A2
59/A2
61/A1
30,31/R2
33,34/R2
82/P
51/R1
37/A1
39/D2
28/D2
1/O
17,18/H1
68/PK
50/R1
29/R3
25/R1
81/A1
38/A1
10/H2
14/H2
77/BR
5,6,7/H2
8,9/H1
13/H2
16/H1
15/HM
71/O
19/H1
21/H2
48/R2
52/A1
12/H1
20,22/H1
HM
BR