

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 clubhouse 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.