

Lona Ridge, LLC



Request for Conditional Permit
Council Land Use Committee
(LU-23)
July 19, 2017

RECEIVED AT LU MEETING ON 7/19/17
(Leona Rocha Wilson)

Property ownership:
Lona Ridge, LLC

Property location:
588 Kulaiwi Drive
Wailuku, Hawaii

TMK: (2) 3-5-002:010
Consisting of approximately 5.76 acres

Land Use Designation:
State District – Agriculture; .25 acre portion in Urban
Wailuku-Kahului Community Plan – Agriculture; a portion in
single family residential
County Zoning - Agriculture



Access to Lona Ridge

- There are three (3) ways to access Lona Ridge:
 - Drive up Kuikahi Drive; turn left on S. Alu Road; turn right on Kulaiwi Drive
 - Drive up Kuikahi Drive; turn left on Maalahi Street; turn right on Kulaiwi Drive
 - Drive up Kuikahi Drive; turn left on S. Alu Road; turn right on Polulani Drive; turn left on Maalahi Street; turn right on Kulaiwi Drive







Conditional Permit Request:

To conduct special events, including weddings, corporate and non-profit receptions, workshops, art shows, photography sessions, filming, and similar events, as well as Hawaiian cultural practices.

The Maui Planning Commission recommended approval of the Conditional Permit request, subject to 29 proposed conditions. Lona Ridge, LLC accepts the proposed conditions, but requests consideration for a 9:00 p.m. ending time for events (including clean-up).

Community Engagement

- 2013 – Three (3) Meetings with Wailuku Heights II Homeowners Association Board
- April 2016 – Wailuku Heights II Board meeting
- July 2016 – Neighborhood meeting (invited owners and lessees within 500 feet of property line; or approximately 600 feet from event area)
- Small group and individual meetings were also held during the past 4 years (prior to and after filing of application)

PROPOSED CONDITIONS (Partial List)

Proposed Condition 10: That all parking shall be on-site. Street parking is prohibited.

Proposed Condition 12: That no parking or event set-up shall be conducted on Kulaiwi Drive or any other Wailuku Heights subdivision roadways or parks.

Proposed Condition 14: That only beer and wine shall be allowed at events. No other beverages containing alcohol shall be allowed.

Proposed Condition 15: That all alcohol at events shall be served by County of Maui-licensed bartenders and shall only be provided in a manner that complies with the County of Maui Department of Liquor Control regulations.

Proposed Condition 16: That for events where alcohol is provided for or consumed by guests, a shuttle service for all guests shall be required.

Proposed Condition 17: That events be limited to 15 paid events per calendar year.

Proposed Condition 18: That events shall be limited to up to 65 guests or participants.

Proposed Condition 19: That event times shall be limited to the hours between 8:00 a.m. and 8:00 p.m., including all event clean-up. All event participants and staff shall be off the property by 8:00 p.m.

Proposed Condition 20: That there shall be no amplified music at any event.

Proposed Condition 21: That a minimum of two representatives from Lona Ridge, LLC shall be present at any event, in addition to a responsible and designated representative from the booking party.

Proposed Condition 22: That all exterior lighting shall be downward shielded.

Proposed Condition 23: All guest names shall be provided on a guest list.

Lona Ridge LLC has an approved Farm Plan

4.25 acres of the property are planted with approximately 300 endemic Koai'a trees, 100 traditional Koa trees and 100 indigenous Ohia Lehua trees

Other rare and native plants on the property include: A'alii, Alahe, Awapuhi, Hapu'u, Ho'awa, Iliahi, Kalo, Mai, Mamaki, Ma'o, Ha', Olena, Palapalai, Pili grass, Uala and Uki Uki

Fruit trees such as avocados, lemons, oranges, grapefruit, guava, star fruit, mangoes, bananas and papayas are also grown for household consumption and sharing with family and friends

Lona Ridge LLC has approval to conduct guided Farm Tours

Photographs of Plants



9. KOAIA - Acacia family, pea (Endemic)
The Koaia tree grows to approximately 20 feet. Its wood is harder than the traditional Koa and more expensive per board foot. Because of its density, Koaia wood was used by the Native Hawaiians for spears, canoe paddles, O'O (digging sticks), musical instruments, house timber, fish hooks, etc.
Koaia was also used for medicinal purposes, specifically for the treatment of skin ailments. The leaves and bark are grounded together and added to a hot steam bath for the



10. OHIA LEHUA (Endemic)
Ohia Lehua wood is extremely hard. The early Hawaiians used it for home construction, furniture, carvings, ukuleles, spears, mallets, to name a few. The flowers, buds and leaves are still used in Lei making as it was in the 1500's.
One of the medicinal uses are, a mixture of Ohia flowers, the inner bark of the Hau plant and a little water were given to women in labor when childbirth pangs became intense



11. PILI GRASS Twisted bear grass
Native Hawaiian used Pili grass to thatch their roofs....lasting 3 years. The plant only reproduced by seed. The seed has a unique behavior: when touched by water, the seed will twist and turn in search of soil in an effort to reproduce.

Endemic - Native to or confined to a certain region.
Indigenous - Born in a country, native, occurring naturally in other places as well.
Polynesian - introduced; canoe plants. Brought in by native Hawaiians.



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Garden Tour Guide



1. 'OLULU- "Alula" (Endangered)
Of the Brighamia Insignis family, commonly known as Olulu or Alula in Hawaiian. "a cabbage on a stick". Endemic to Hawaii. Only one remain on windswept sea cliffs of Kauai and most likely extinct on Niihau.



2. TRUTIKI (Indigenous)
Of the lily family. In ancient Hawaii, the purplish-blue berries were used to dye Kapa cloth. The young leaves were used for decorative purposes. The dried leaves were braided (three ply) into cordage and used for lashing in construction. Also used to tie bundles of Pili Grass for thatching roofs.



3. KALO-Taro(Polynesian introduced)
Both heart shaped leaf and the corm are edible. This plant is a staple in the Hawaiian culture. The leaf is like spinach high in nutrients and the corm, a carbohydrate.
Interesting Fact : Only men were allowed to plant Kalo.



4. HAPU'U FERN (Endemic)
During the time of famine ancient Hawaiians cooked the substance found inside the hard layer of the fern. Pulu "hair", of Hapu'u was used for embalming. Only Royalty were embalmed as it was necessary to preserve the body for 10 days so all could come and pay their respects. Other uses were to start fires, stuffing mattresses and the roots were used for packing. Today, it is commonly used as orchid medium..



Garden Tour Guide



5. MAMAKI (Endemic)
The ancient Hawaiians used Mamaki as a tea to relieve sore throats and coughing. This tea continues to be sold and used today; however, it is generally brewed with lemon grass to add a more pleasant flavor.



6. A'ALI'I (Indigenous) -
Unique in that the blossoms are either male or female. A red-yellow kapa dye was produced from the blossoms. The tough, hard wood was used for house poles, spears and 'o'o (digging sticks)



7. MA'O - Hawaiian Cotton (Endemic)
In 1838, Ma'o was grown in Kailua, Hawaii for commercial purposes, however, since it never became an important trade item, the growing ceased. Immigrants to Hawaii would grow the plant to be used for stuffing pillows, Japanese mats, etc.



8. ULAHI - sandalwood (Endemic)
Sandalwood was used as taxation. The wood was traded for iron with traders on their way to China. The Chinese valued the fragrant wood. Sandalwood, in Hawaii, represented the beginnings of commercial activity with the outside world. Sandalwood has a unique characteristic...the tree requires companion plants for food. Special structures in their roots extract nourishment from neighboring plants.





Closing Personal Comments