



**MUNEKIYO HIRAGA**

Planning. Project Management. Sustainable Solutions.

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**TO:** Chair Robert Carroll  
Maui County Council  
Land Use Committee  
200 South High Street  
Wailuku, Hawaii 96793

**DATE:** March 10, 2017  
**SUBJECT:** Challenge at Manele Golf  
Course (LU-33)

**Enclosed is/are:**

| Copies | Date    | Description   |
|--------|---------|---|
| 16     | 3/17/17 | PowerPoint Presentation for Land Use Committee Meeting for Lanai Avenue Residential Homes Project |
| 1 CD   | ---     | Containing PDFs of PowerPoint Presentation  |


|   |   |   |
|---|---|---|
| X | <b>For your comment</b><br><b>For necessary action</b><br><b>For your review</b><br><b>For your files</b> | <b>For your use</b><br><b>As requested</b><br><b>For your signature</b><br><b>Returning</b> |
|---|---|---|

**REMARKS:**

Aloha Chair Carroll,

We are providing for your use and distribution copies of the above-listed PowerPoint in preparation of the upcoming March 17, 2017 Land Use Committee meeting on Lanai. We are also providing a CD containing a PDF copy of the PowerPoint presentation.

Feel free to contact me at 244-2015 should you have any questions.

Signed:   
Bryan Esmeralda, AICP, Associate

Copy to: Lynn McCrory, Pūlama Lāna'i (w/out enclosure)  
Barbi Shinno, Pūlama Lāna'i (w/out enclosure)

K:\DATA\Pulama Lanai\Lanai Avenue Houses 1741\LUC PowerPoint trans.doc

**Challenge at Mānele Golf Course  
Special Events  
(TMK (2)4-9-017:008 (por.))**

**Application for County  
Conditional Permit**

**Maui County Council Land Use Committee**

**March 17, 2017**

**Prepared for: Pūlama Lānaʻi**



# PROJECT TEAM

|                              |                               |
|------------------------------|-------------------------------|
| <b>Landowner/Applicant:</b>  | Pūlama Lānaʻi                 |
| <b>Golf Course Operator:</b> | Four Seasons<br>Resort Lānaʻi |
| <b>Planning Consultant:</b>  | Munekiyo Hiraga               |

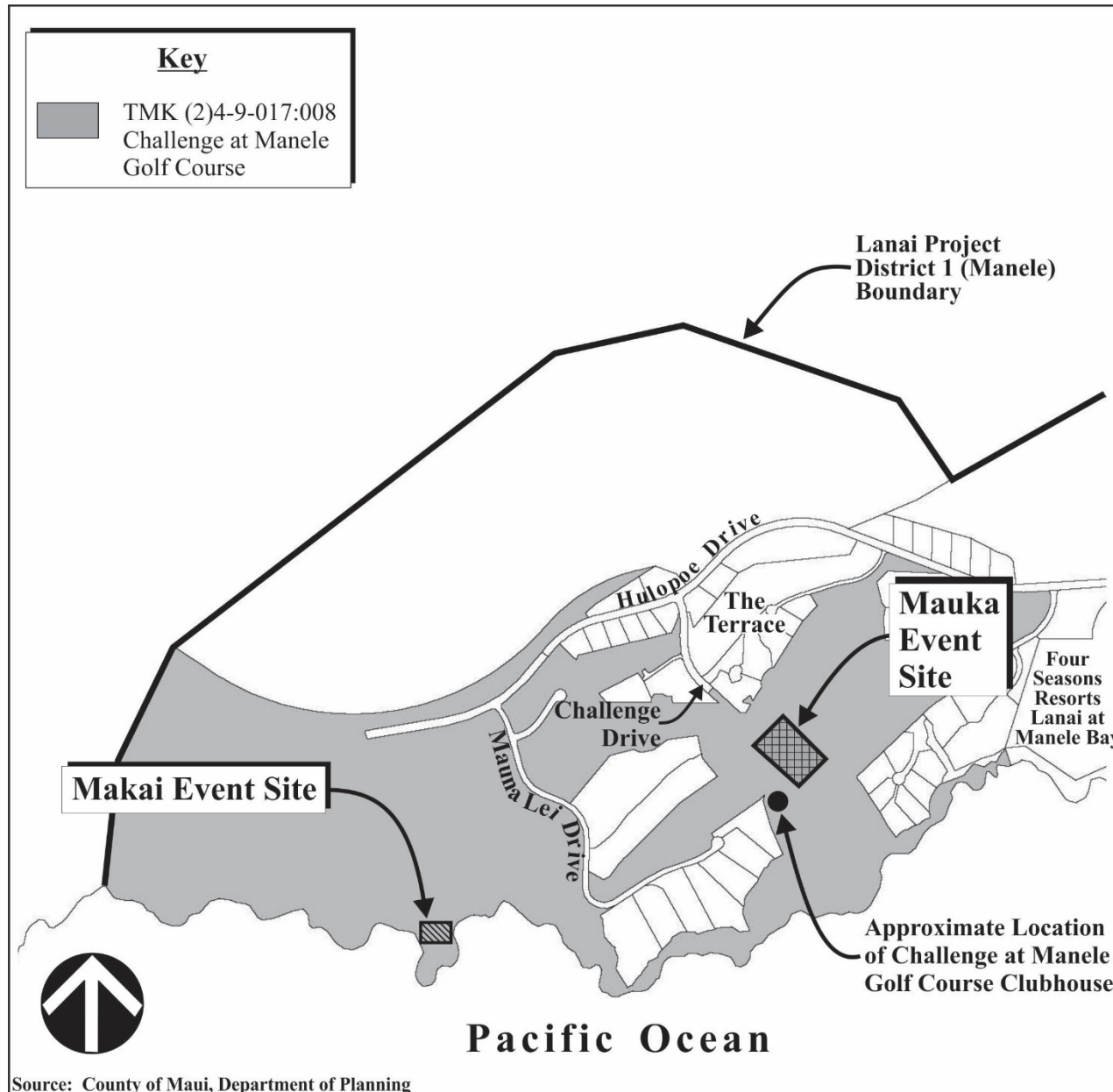
# **PROPOSED ACTION**

Applicant is requesting favorable recommendation of a County Conditional Permit to host up to 40 special events a year on two (2) sites at the Challenge at Mānele Golf Course.

# AERIAL PHOTO



# PROPERTY LOCATION MAP



# PROPERTY DESCRIPTION

Events sites are located on portions of TMK (2)4-9-017:008

- Owned by Pūlama Lāna‘i
- Operated by Four Seasons Resort Lāna‘i as the Challenge at Mānele Golf Course since 1993

| <b><i>State Land Use Designation</i></b> | <b><i>Lāna‘i Community Plan Designation</i></b> | <b><i>Maui County Zoning Designation</i></b> |
|--|---|--|
| Urban                                    | Lāna‘i<br>Project District 1<br>(Mānele)        | PD-L/1 (Golf Course)                         |

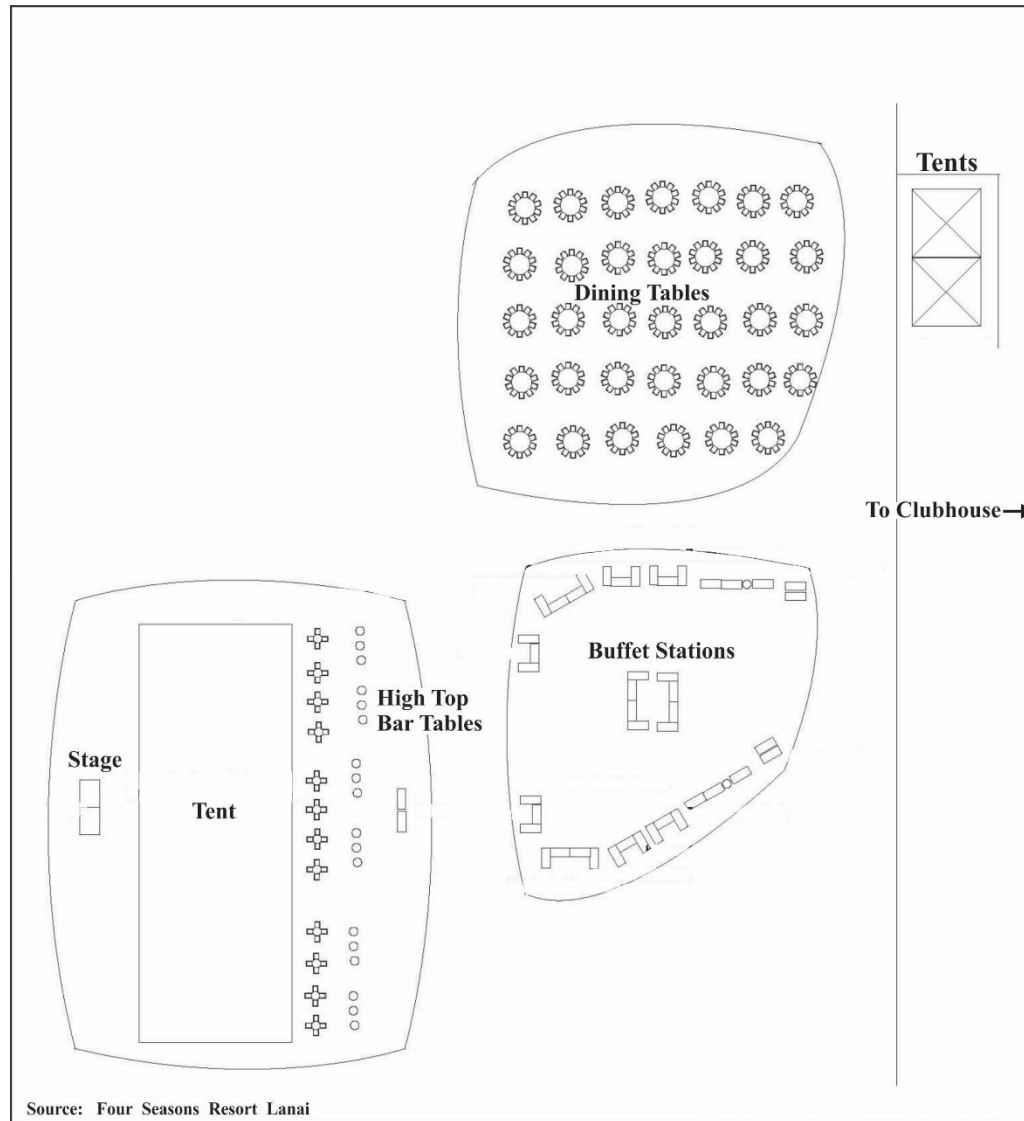
# MAUKA EVENT SITE



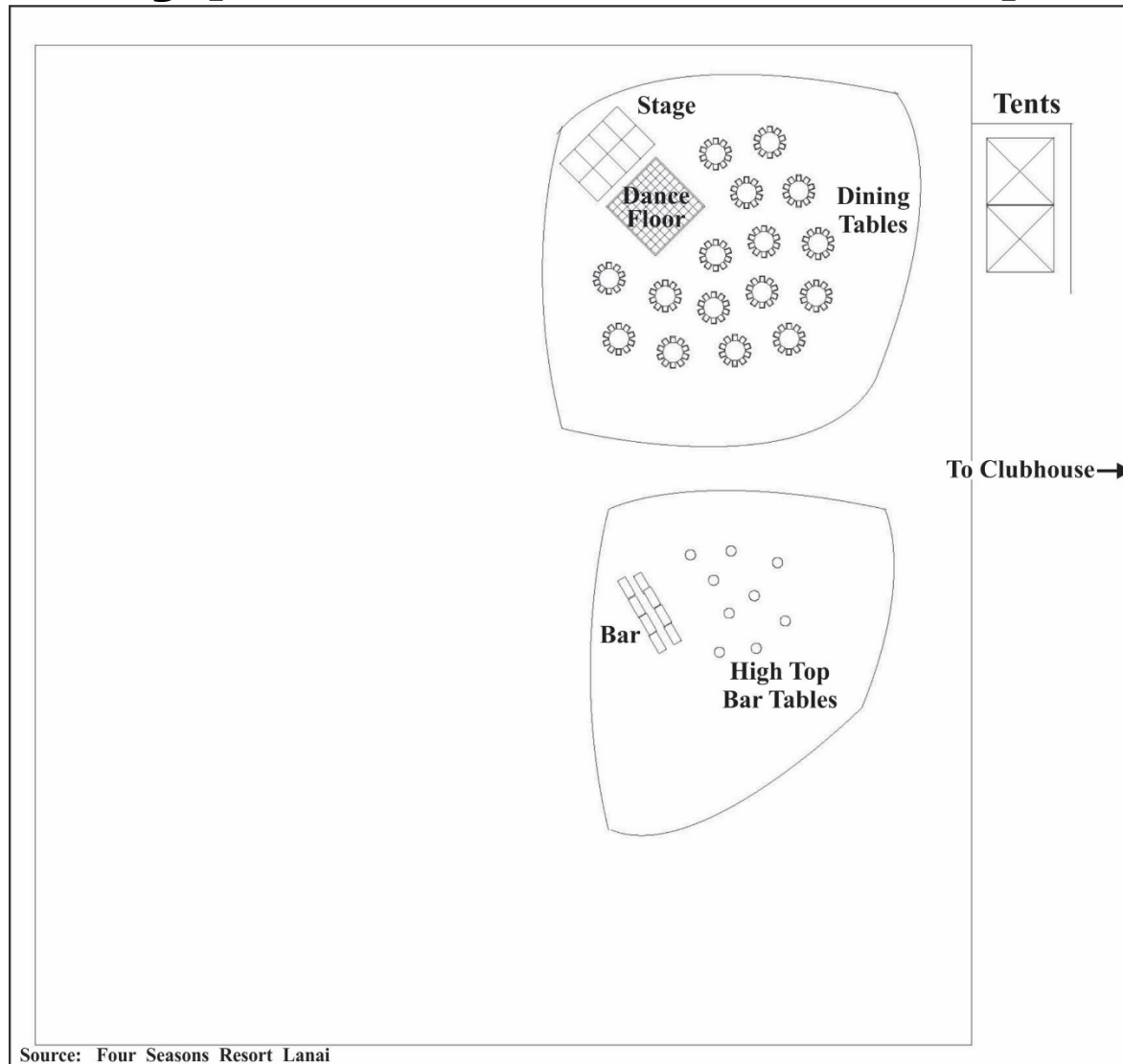
- Located on driving range
- Approximately 45,000 square feet in area
- Large events accommodating 75 to 300 guests



# Mauka Event Site- Typical Event Set-Up



# Mauka Event Site- Typical Event Set-Up



Source: Four Seasons Resort Lanai

FSLanai/Food.Bev.EventsatChallenge/PowerPoint/Bitmaps/EventSiteMauka

# Typical Event Set-Up Photos at Mauka Event Site

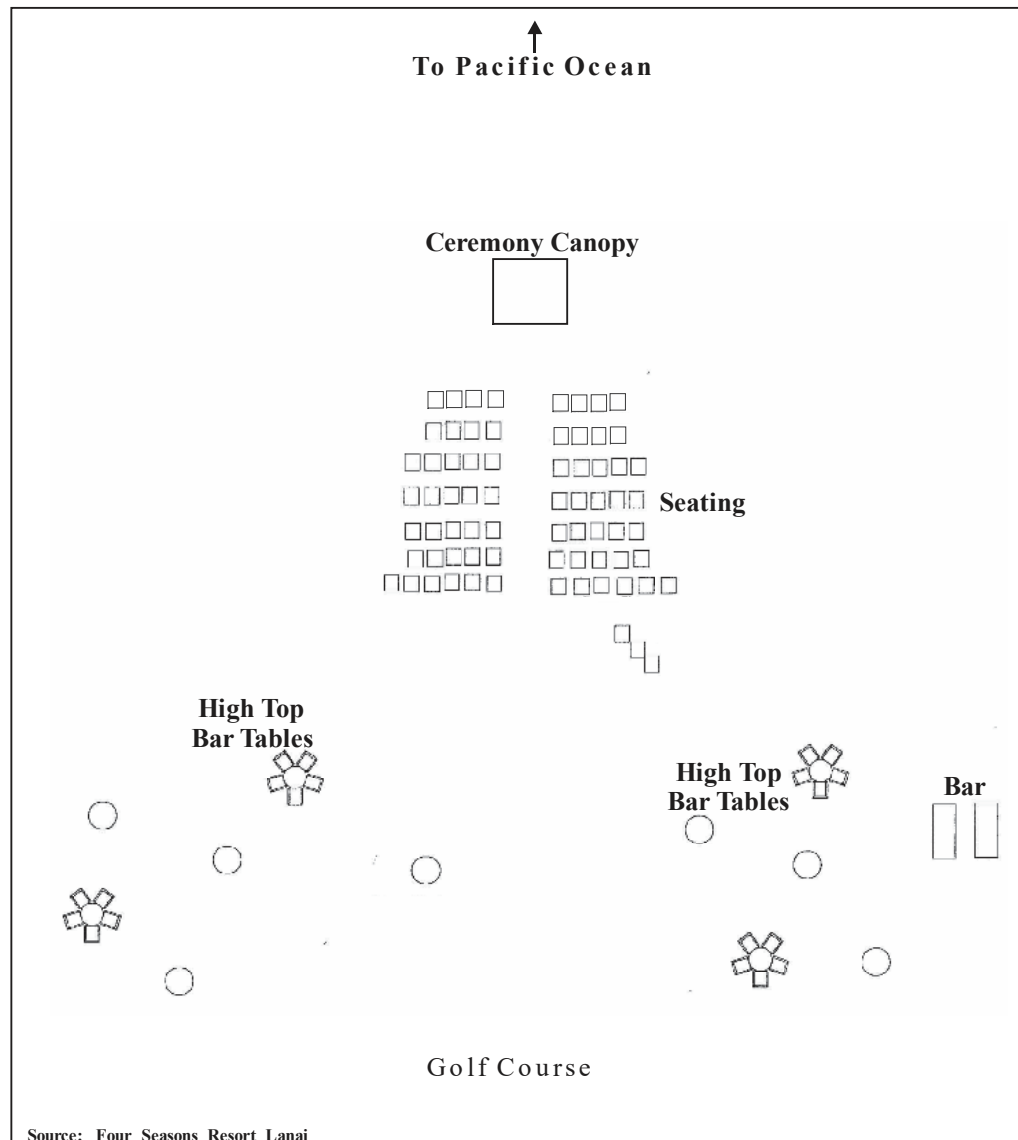


# MAKAI EVENT SITE



- Located on Hole No. 12 tee box
- Smaller area for events accommodating 25 to 100 guests

# Makai Event Site- Typical Event Set-Up



Source: Four Seasons Resort Lanai

FSLanai\Food.Bev.Events\at.Challenge\PowerPoint\Bitmaps\EventSiteMakai

# Typical Event Set-Up Photo at Makai Event Site



# **SPECIAL MANAGEMENT AREA**

A Special Management Area (SMA) Assessment application has also been filed for the Makai event site.

The SMA Assessment application will be held in abeyance until the Conditional Permit process is complete.

# EVENT OPERATIONS

- Events will be those typically hosted for corporations or groups that book blocks of rooms at the Four Seasons Resort Lānaʻi at Mānele Bay that would like to take advantage of Mānele's pristine weather and the area's views.
- Guests will be shuttled or walk from the Resort to the event sites.
- The event sites, when in use, will be blocked off from the rest of the golf course and secured by private or Resort security. Modifications to course play will depend on the complexity and timing of the event.



# EVENT OPERATIONS (cont.)

- Set-up, break-down, and clean-up will be the responsibility of the event organizers.
- Events will be required to end by 10:00 pm so as to not affect nearby residents.
- Parking, if needed, will be provided on the 133-stall parking lot at the golf clubhouse.
- Event organizers will be required to execute a code of conduct with Four Seasons Resort Lānaʻi which outlines rules and regulations for the events such as proof of insurance, set-up and break-down procedures, health and safety restrictions, and general care and restriction provisions.

# PHYSICAL ENVIRONMENT

- Located on “Unclassified” lands with regards to Agricultural Lands of Importance to the State of Hawai‘i, which are lands not considered for any agricultural uses.
- As the soils under the proposed event sites have been in golf course use for over twenty years, there will be no adverse impact to soil resources.
- The special event sites are located outside of all Federal Emergency Management Agency designated Flood Zones.
- There are no known native flora or fauna resources in the project area.
- No archaeological features are located on or in close proximity to the event sites.
- No anticipated long-term impacts on otherwise ambient air quality and noise quality.

# LĀNA‘I PLANNING COMMISSION

- The Lāna‘i Planning Commission reviewed the Conditional Permit request at its meeting on February 17, 2016 and provided opportunity for public input. Commission recommended approval of Conditional Permit for five (5) years with conditions.
- Pūlama Lāna‘i held a Community Informational Meeting on these permits on September 21, 2015. 28 Lāna‘i residents attended and had overall positive reviews of the proposed project
- Similarly, the Commission had minor comments on the project

# PROJECT HIGHLIGHTS

- Golf Course provides unique outdoor setting which has ability to serve as a venue for groups of various sizes.
- Special Events have an economic multiplier effect with respect to goods and services utilized for events thereby benefiting local supplies and employees.
- Special Events on Park, Golf Courses zoned lands currently permitted with recent amendment to Park Ordinance.

# **SUMMARY OF REQUEST**

Applicant is requesting the Land Use Committee's favorable recommendation to the Maui County Council of a County Conditional Permit request to host up to 40 special events a year on two (2) locations at the Challenge at Mānele Golf Course.

**MAHALO**