

Haiku House

355 Haiku Road LLC



RECEIVED AT LU MEETING ON 3/22/17
(Barry Kelle)

355 Haiku Road LLC

- **Subsidiary of Wailea Golf LLC**
 - Anne Takabuki, President
 - Barry Helle, Special Projects Manager
- **Local On-Site Supervisors**
 - Michelle Fujimoto
 - Ed White
- **Parent Company is from Vancouver, British Columbia**
 - Represented by Erica Chan and Peter de Zwager



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Conditional Use Permit

1. Short Term Rental of the Home and Cottage

2. Use Property for Special Events

- Weddings
- Corporate and Wellness Retreats
- Charitable Fund Raisers

History of Haiku House

- 1849 Richard Armstrong purchased 530 acres from Kamehameha III
- 1858 Armstrong founded the Haiku Sugar Mill
- 1871 Samuel Alexander was named General Manager of Haiku Sugar Company
- 1884 Alexander and his Partner, HP Baldwin purchased Haiku Sugar Mill
- 1910 HP Baldwin purchased the home from Haiku Sugar Mill

History of Haiku House

- 1911 HP Baldwin died and son Dwight Holbrook Baldwin took over the estate – The Baldwin Estate
- 1978 The Home was sold to Athalie Irvine Clark who remodeled the home and cottage.
- 1985 Clarke traded the property to Reverend Robert Schuller of the Crystal Cathedral Ministry for a place of spiritual retreat

History of Haiku House

- 1989 Property purchased by Mr. & Mrs. William Simon
- 1998 Two of Mr. Simon's children purchased the property
- 2015 Wailea Golf LLC Purchased from the Simons

Significant Events

- History is tied to Agriculture
- Exotic trees from around the world first planted in the 1860's. Most notable is the Banyan trees
- 1900 to 1910 more plantings including Cooke Island Pines
- 1942 Additional trees to fill in pastures so the Japanese couldn't land there

Significant Events

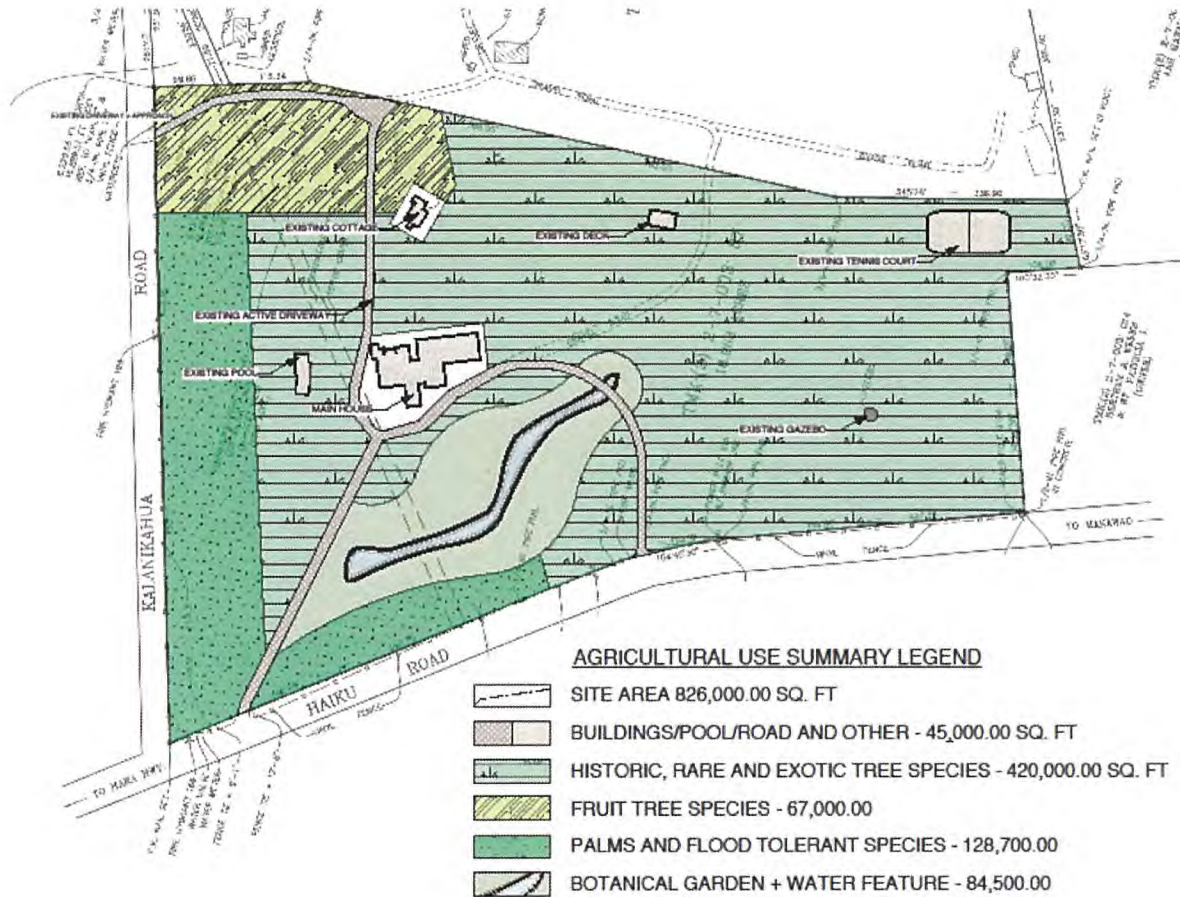
As the plantation manager's home it has always been a place for large gatherings

- Picnics for employees
- A Luau in honor of Queen Lili'uokalani
- Charitable events for local organizations
- Parties for guests and friends

Significant Events

- 1981 - Home and cottage renovations by Mrs. Clarke
- 1986-89 - Reverend Schuller building the additional wing of bedrooms and the outdoor cathedral
- 1990-94 - Preservation of the homes and grounds by the Simon Family

Farm Plan



HAIKU ROAD LLC.
 355 Haiku Road
 4050 Katala Waa St.
 Waikele, Hawaii 96753

PROFESSIONAL ENGINEER
 THESE PLANS AND SPECIFICATIONS AND ALL OF THE DATA HEREON ARE THE PROPERTY OF HAIRU ROAD LLC. TO BE USED FOR THE PROJECT ONLY AND NOT TO BE REPRODUCED WITHOUT WRITTEN PERMISSION.

NO.	DATE	REVISION

PROJECT TITLE:
 FARM PLAN

DATE:
 Nov 26, 2013

SCALE:
 1"=200'

Drawn By:
 JH

Checked By:
 [Signature]

SHEET TITLE:
 FARM PLAN







Botanical Garden



Site Plan



Home and Cottage Rental

- House is 9 Bedrooms & Cottage One Bedroom
- Rentals to be to one group only
- Rental to be nightly
- Target Clients to be Families, Corporate & Wellness Retreats, and Wedding Parties

Front Lawn



Front Lawn and Pool



Cottage



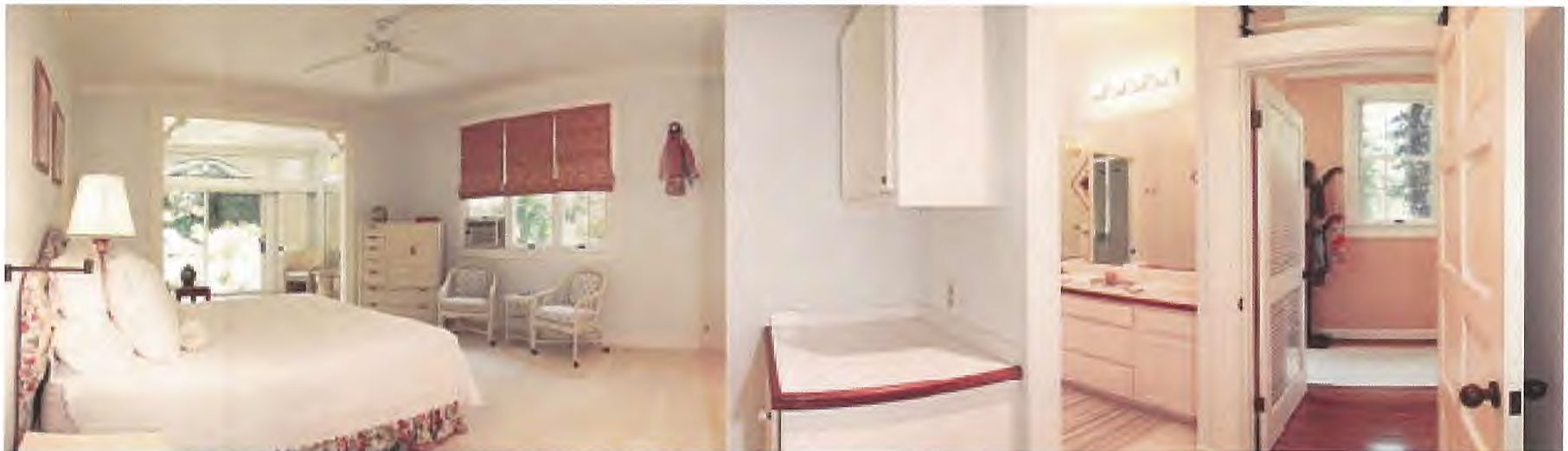
Living Room



Master Bedroom



Downstairs Bedrooms



Kitchen



Lanai



Cottage Living Room



Special Events

- Designated area of approximately 5000 square feet as the primary location
- Area to have pavers installed for floor
- Tenting is a possibility on per event basis

e Maps



Event Site Facing Makai



Event Site Facing Mauka



Planning Department Event Recommendations

- Up to 80 People Five (5) Times Per Week
 - 8pm Sound Curfew Sunday to Thursday
 - 10pm Sound Curfew Friday and Saturday
- 80 to 150 People Two (2) Per Week
 - 8pm Sound Curfew Sunday to Thursday
 - 10pm Sound Curfew Friday and Saturday
- Up to 500 People Two (2) Times Per Year
- All Other Conditions Related to Special Events Will Be Adhered To

Parking Plan



Sound Test Results

<u>Location</u>	<u>No Music</u>	<u>With Music</u>
• Event Site	43dB	65dB
• Main Entrance	48dB	48dB
• Upper Gate	37dB	45dB
• Kalanikahua Road	35dB	42dB
• Upper Property	33dB	44dB
• Waiama Way	44dB	46dB

According to the Sound Meter App, sound readings categorized as:

30db - Whisper, Quiet Rural Settings

40dB - Quiet Library, Bird Calls

50dB - Quiet Office, Moderate Rainfall

60dB - Normal Conversation

70dB - Busy Traffic, Vacuum cleaner