

PSLU Committee

From: Rory Frampton (via Dropbox) <no-reply@dropbox.com>
Sent: Tuesday, January 29, 2019 10:57 AM
To: PSLU Committee
Subject: Rory Frampton shared "Kukahiko CP" with you



Hi there,

Rory Frampton (rory@roryframpton.com) invited you to edit the folder
"Kukahiko CP" on Dropbox.

Rory said:

*"please see Powerpoint presentation for the Kukahiko Conditional Permit
(PSLU-20)"*

[Go to folder](#)

Enjoy!

The Dropbox team

Kukahiko House Weddings & Events

Conditional Use Permit: CP 2017/0004

5034 Makena Road, Makena, Maui Island, Hawaii

TMK No. (2) 2-1-007:079

MAUI COUNTY COUNCIL
COMMITTEE ON PLANNING AND SUSTAINABLE LAND USE
January 30, 2019

Project Description

- Applicant: John and Kamaka Kukahiko of Makena Corporation
- Request: after-the-fact approval of a Conditional Use Permit in order to continue using the Property for events such as weddings, receptions, vow renewals, and photo shoots, and to establish compliance with Chapters 19.12 and 19.40 of the Maui County Code.
- Does not involve new construction or significant land use change. No ground altering activities are proposed.
- Property consists of: main dwelling (3,459 sf), detached garage and a secondary dwelling (693 sf)
- Land Use designations:
 - Maui County Zoning: “A-2 Apartment District”
 - Kihei-Makena Community Plan: “Public/Quasi-Public”
 - State Land Use: “Urban” District
 - Maui Island Plan Urban Growth Boundary

Project Need

- John and Kamaka Kukahiko purchased shoreline property in Makena from Ulupalakua Ranch in 1883.
- The John and Kamaka Kukahiko of Makena Corporation was incorporated in 1973 as a way for remaining heirs with small percentage ownership interest to maintain a portion of the Kukahiko family lands in Makena.
- Skyrocketing land values in the area has led to dramatic increase in property taxes = **\$57,506** in 2018; **\$74,355** in 2013. Without the generation of revenue from event rentals, maintaining the property as a family beach house is difficult at best.
- There is high demand for wedding venues on Maui, the property provides an ideal location for small scale events and ceremonies.

Proposed Permit Conditions

Summary:

- Events are limited to 110 per year.
- Number of guests per event shall not exceed forty-nine (49), including staff.
- Events may take place between 8am and 10pm... No DJs or large bands.
- No off-site parking along Makena Road. All parking to be located on-site, larger events require a shuttle.
- No event structures to remain up for longer than 24 hours.

House Rules

- Event Coordinator must be present during event.
- Property owner or representative shall have the right to enter and inspect the Property at any time.
- All bartending services are required to provide certificate of liability insurance with a registration certificate from the Department of Liquor Control. No alcohol shall be sold on Property or taken off Property or onto beach area per state law.
- All caterers must comply with State of Hawaii Department of Health regulations and provide owner with a copy of their current Food Establishment Permit.
- Fire dancing and/or drums are prohibited
- Flying/Aerial drones/quadcopters are prohibited
- Any occurrence of violent, abusive, belligerent behavior, illegal activity, inappropriate conduct, underage drinking will result in an immediate end to event

Other Required Permits/Approvals

- Special Management Area Assessment/Exemption:
 - Temporary activities/minor structures (tables, chairs, trellis, etc.) associated with special events including weddings, receptions, and photo shoots within the SMA determined to be exempt (not a “development”) by Planning Director on 6/28/18.
- Shoreline Setback Determination/Assessment:
 - Temporary placement of minor structures and activities within the Shoreline Setback Area, allowed as a minor activity by Director on 6/28/18.



Kukahiko Corporation - Makena Area Map



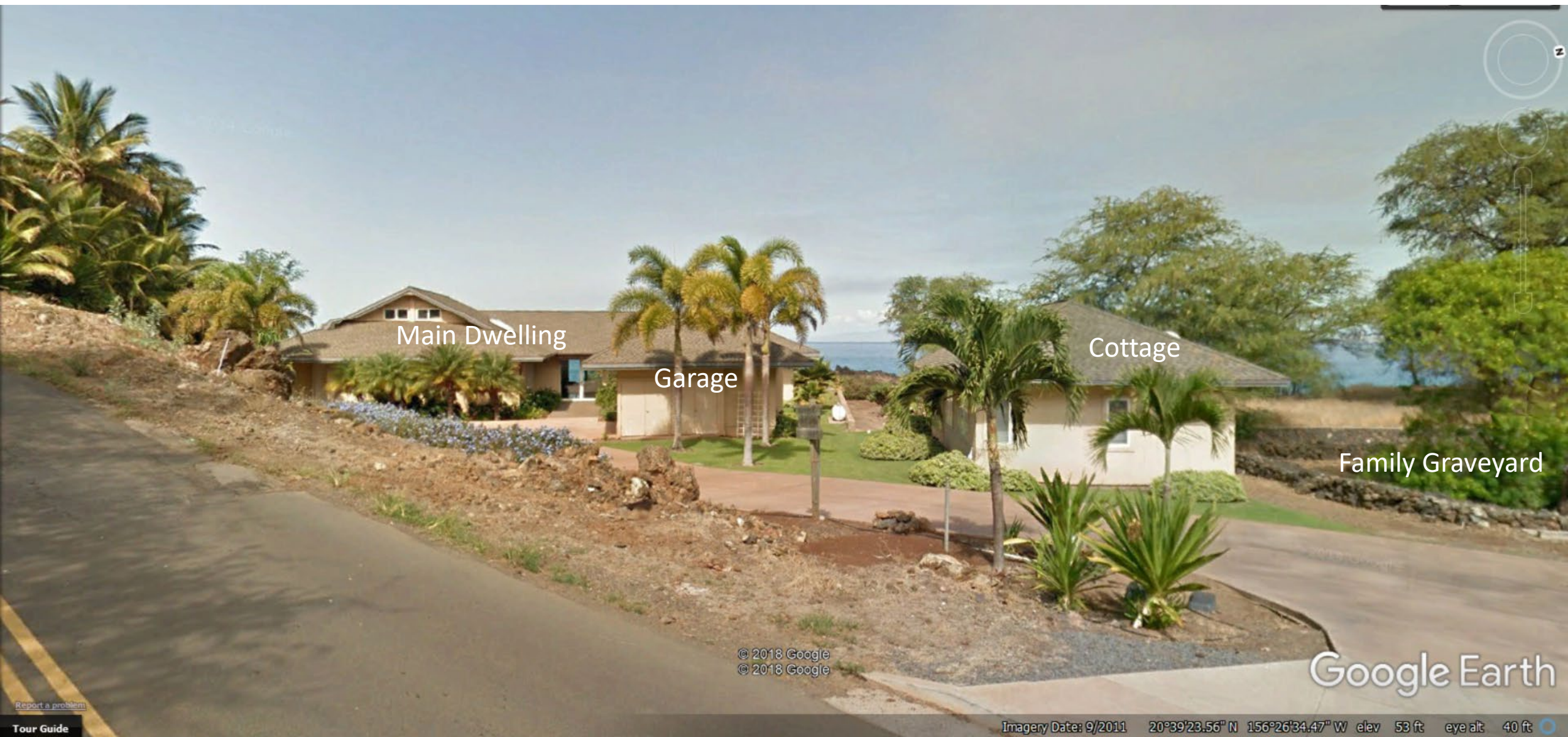
Kukahiko Corporation - Vicinity Map



Kukahiko Corporation - Neighborhood



Kukahiko Corporation - Project Site



Kukahiko House – Western View from Makena Road



Kukahiko House - Northern View from Makena Road

View of Makai Lanai and Yard





Lawn ceremony space looking south towards rocky beach
and nearest neighbor



Looking mauka at Main Dwelling and lawn/ceremony space from rocky shoreline.

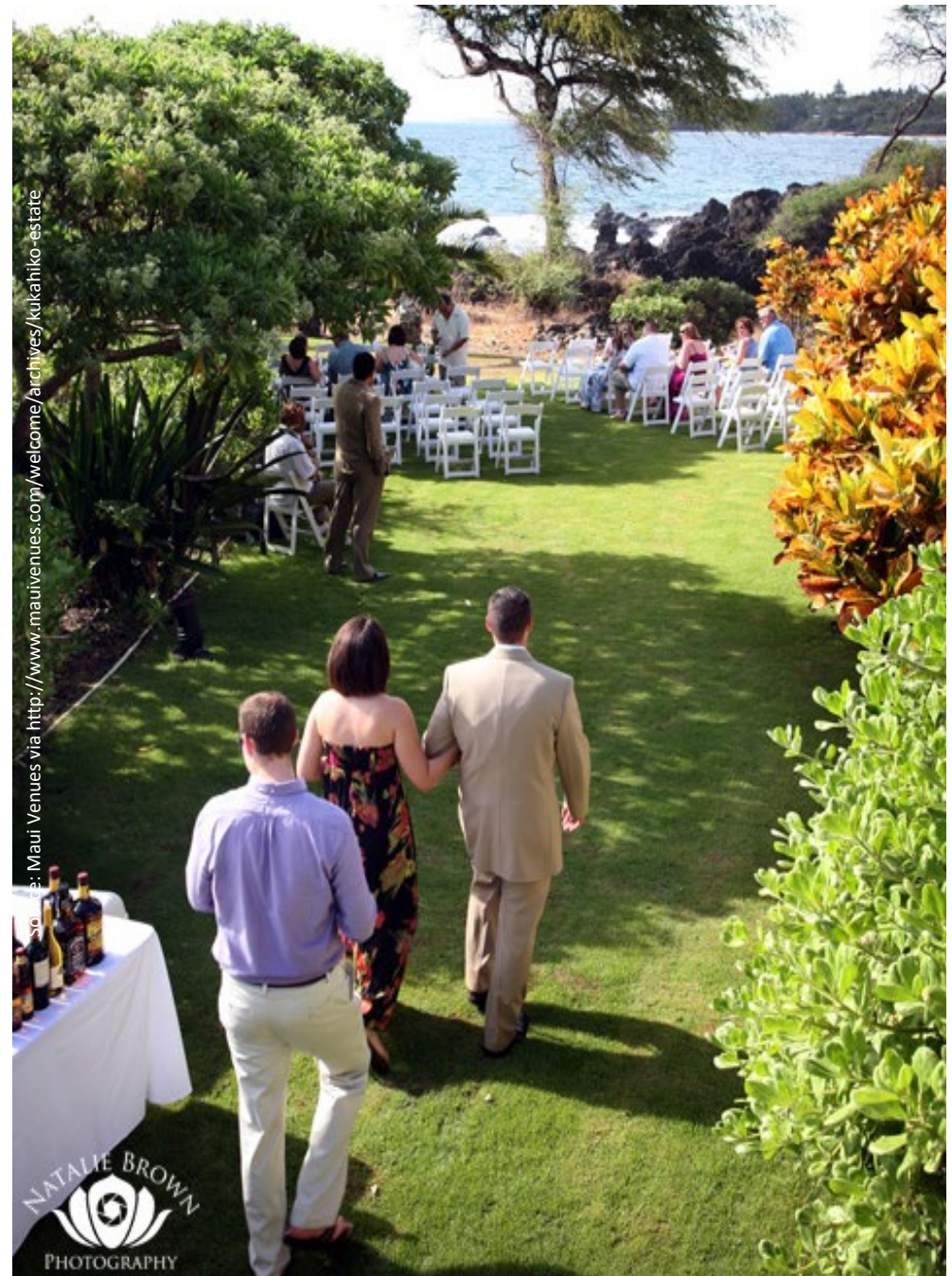


“Ohana” dwelling, looking mauka from garage rear.

Garage and extra bathrooms.



Lawn ceremony space, looking north.





Lawn ceremony space looking south.



Maui County Policy Plan

- *“That which makes Maui County unique in the world will be preserved, celebrated, and protected for generations to come.”*
- *Strategy: B. “Preserve Local Cultures and Traditions. The cultures and traditions of Maui County’s people make the lifestyle of the islands unique and special. Preserving cultural resources and perpetuating the Aloha Spirit are important to maintaining our quality of life and sense of place.”*

Maui Island Plan

- *Cultural, Archaeological and Historical Resources:*

...

The island's archaeological artifacts, folklore, historic buildings, landscapes, people, traditions, languages, and lifestyles are all a part of its history. Cultural, historic, and archaeological resources provide us with a connection to the past and a sense of identity and place. They inform us of our history and provide us with an understanding of Maui's people, past and present.

Kihei Makena Community Plan

Cultural Resources:

- *“Recognize and respect family ancestral ties to certain sites.”*

Conditional Permit Criteria

Maui County Code - 19.040.070:

“Upon finding by the appropriate planning commission that reasons justifying granting of a conditional permit exist, and that the proposed use would not be significantly detrimental to the public interest, convenience and welfare, and will be in harmony with the area in which it is to be located; issuance of a conditional permit may be recommended, subject to such terms and conditions and for such period of time as the facts may warrant.”

Rationale in support of Approval

- The requested use enriches the visitor experience, while protecting the island's natural beauty, culture, lifestyles, and aloha spirit.
- Approval of the request would recognize and support the important economic contributions that the visitor industry makes and would help to maintain a healthy and vibrant visitor industry.
- The events are small scale and capable of being handled on the property without disruption to existing neighborhood and infrastructure facilities.
- Approval of the request will allow limited commercial use of the property in order to generate income to off-set property taxes and maintenance.
- Allows the remaining Kukahiko Heirs to retain their family land in Makena for family events and gatherings.
- Maintains cultural ties to the land while allowing others to experience the beauty and history of Makena.