CARE Committee

From: Tara Owens <taram@hawaii.edu>
Sent: Tuesday, February 16, 2021 2:34 PM
To: CARE Committee
Cc: Michele McLean; James Buika; Jeffrey Dack; Nicole A. Siegel
Subject: CARE-1(2) presentation by Tara Owens
Attachments: TaraOwens_CAREworkshop_02.17.2021.pdf

Follow Up Flag: Follow up
Flag Status: Completed

Hi CARE committee:

Please see attached. The presentations tomorrow will be a tag team effort, so this slide set will follow an introduction and overview by the Planning Director, and will then be followed by other slides or information delivered by the Planning Director and other Department staff.

Thank you,
Tara

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Tara M. Owens
Extension Faculty, Coastal Processes and Hazards Specialist
University of Hawaii Sea Grant College Program
Science and Technical Advisor to the County of Maui Planning Department
Office Phone: 808-463-3868
Cell Phone: 727-501-3226
taram@hawaii.edu
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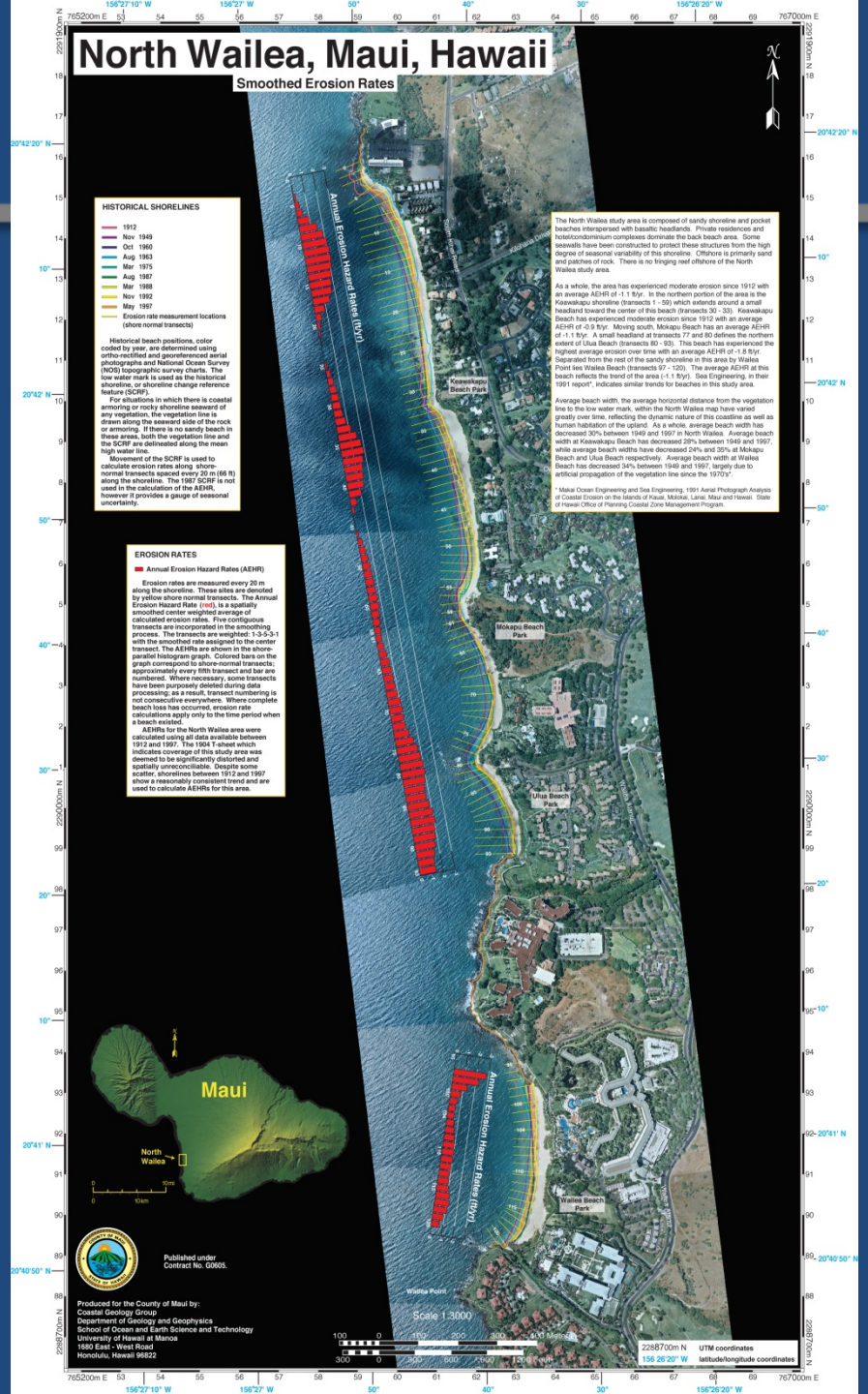
SHORELINE RULES – ESTABLISHMENT OF SETBACKS

- The purposes of the shoreline rules are:
  - to protect the health, safety and welfare of the public from coastal hazards;
  - to preserve and protect the shoreline area and open space resources;
  - to ensure the public can access, use, and enjoy the shoreline area;
  - for constructed features to be compatible with the shoreline area.
- This is primarily accomplished by shoreline setbacks (part of a "managed retreat' strategy)

2003 EROSION-BASED SETBACKS

- Maui County §12-203: "Shoreline Rules for the Maui Planning Commission" (adopted November 27, 2003)
- §12-203-4 Definitions. "Annual erosion hazard rate" [AEHR] means the annual rate of coastal erosion calculated according to the methodology developed by the university of Hawaii…Said rates shall be updated on a regular basis at least once every ten years…



MAUI'S EXISTING SETBACK CALCULATIONS

- Setback is the greater of A or B:

A. Erosion-based Setback

<u>Current Calculation:</u>

50 yrs x AEHR + 25 feet

life expectancy of structure — *historical erosion* — *minimum setback*

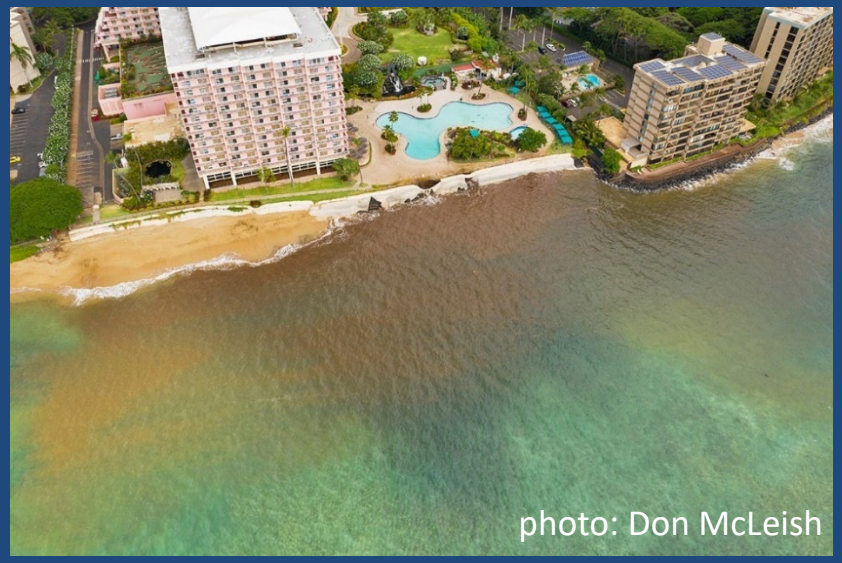
Example:
If AEHR = 1.4 ft/yr,
(50 yrs x 1.4 ft/yr) + 25 ft = 95 ft setback

B. Lot Depth-based Setback

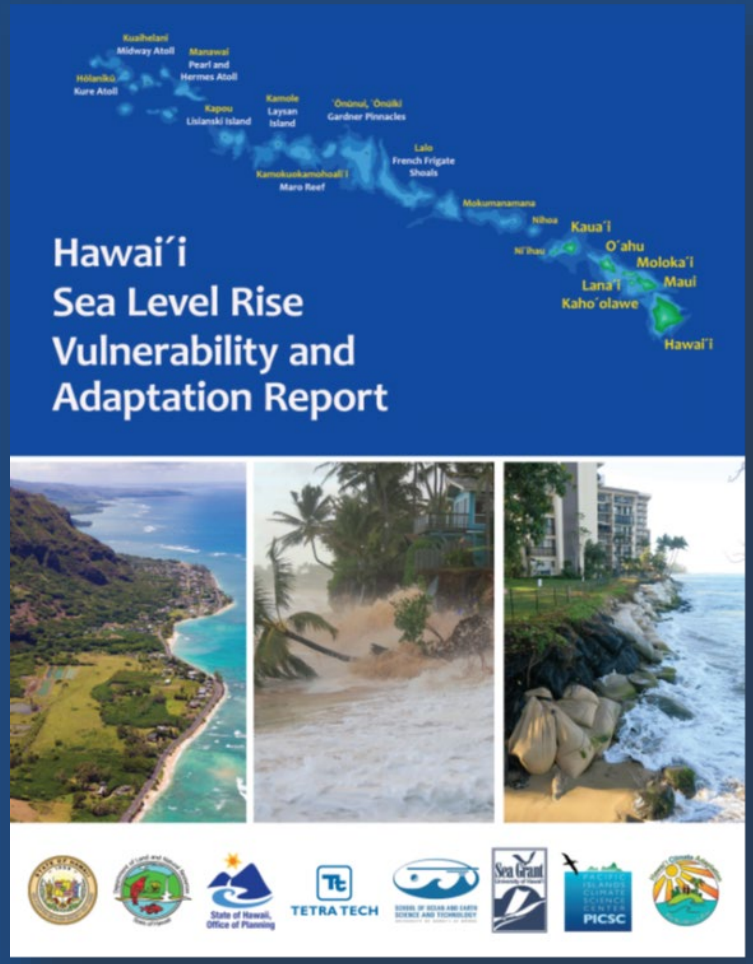
<u>Current Calculation:</u>

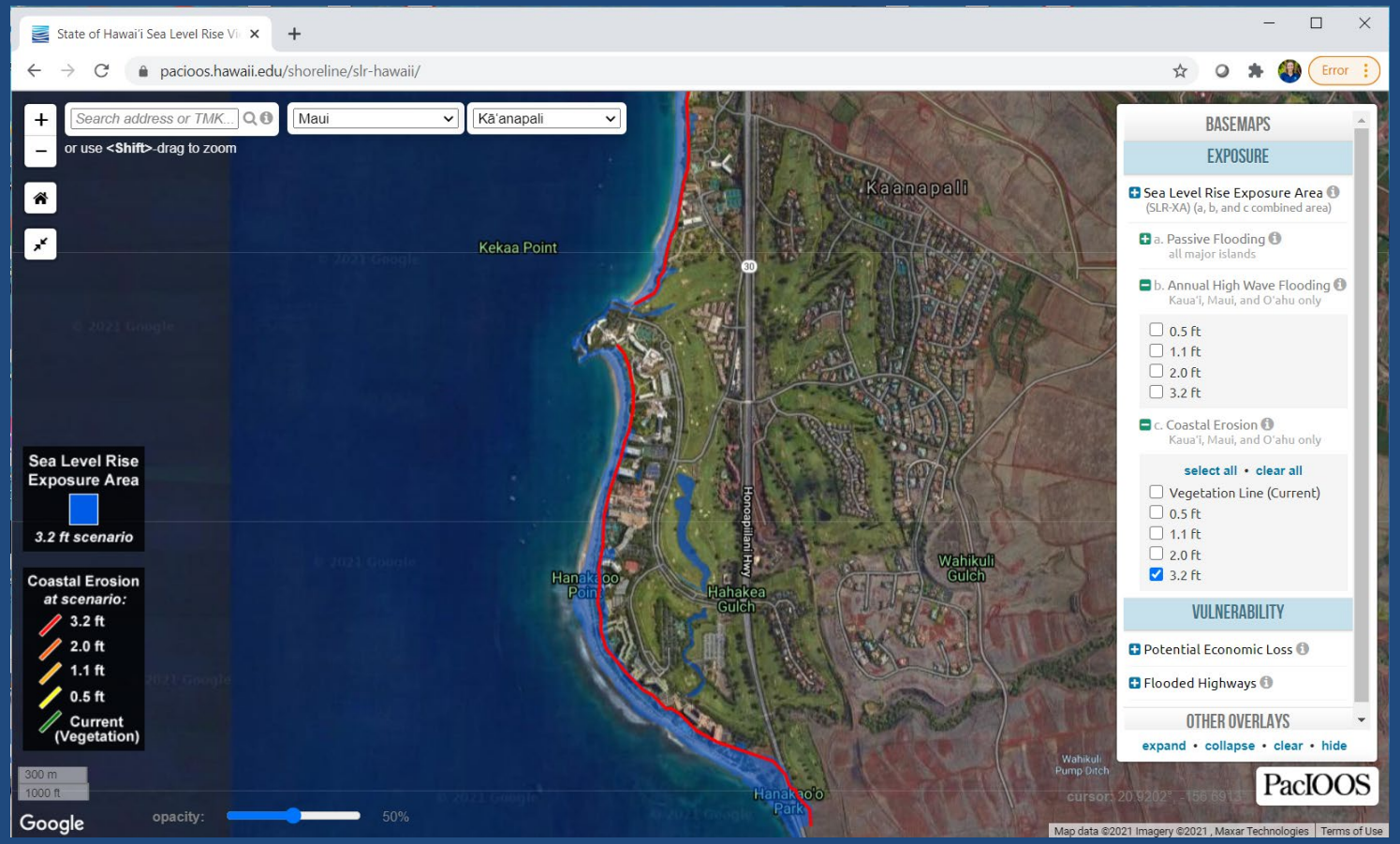
If lot depth is:	*Setback is:*
Less than 160 ft	40 feet
160 ft or more	25% of avg. lot depth (150 ft max.)

COASTAL EROSION IS WIDESPREAD ON MAUI



THE HAWAII SEA LEVEL RISE REPORT & VIEWER

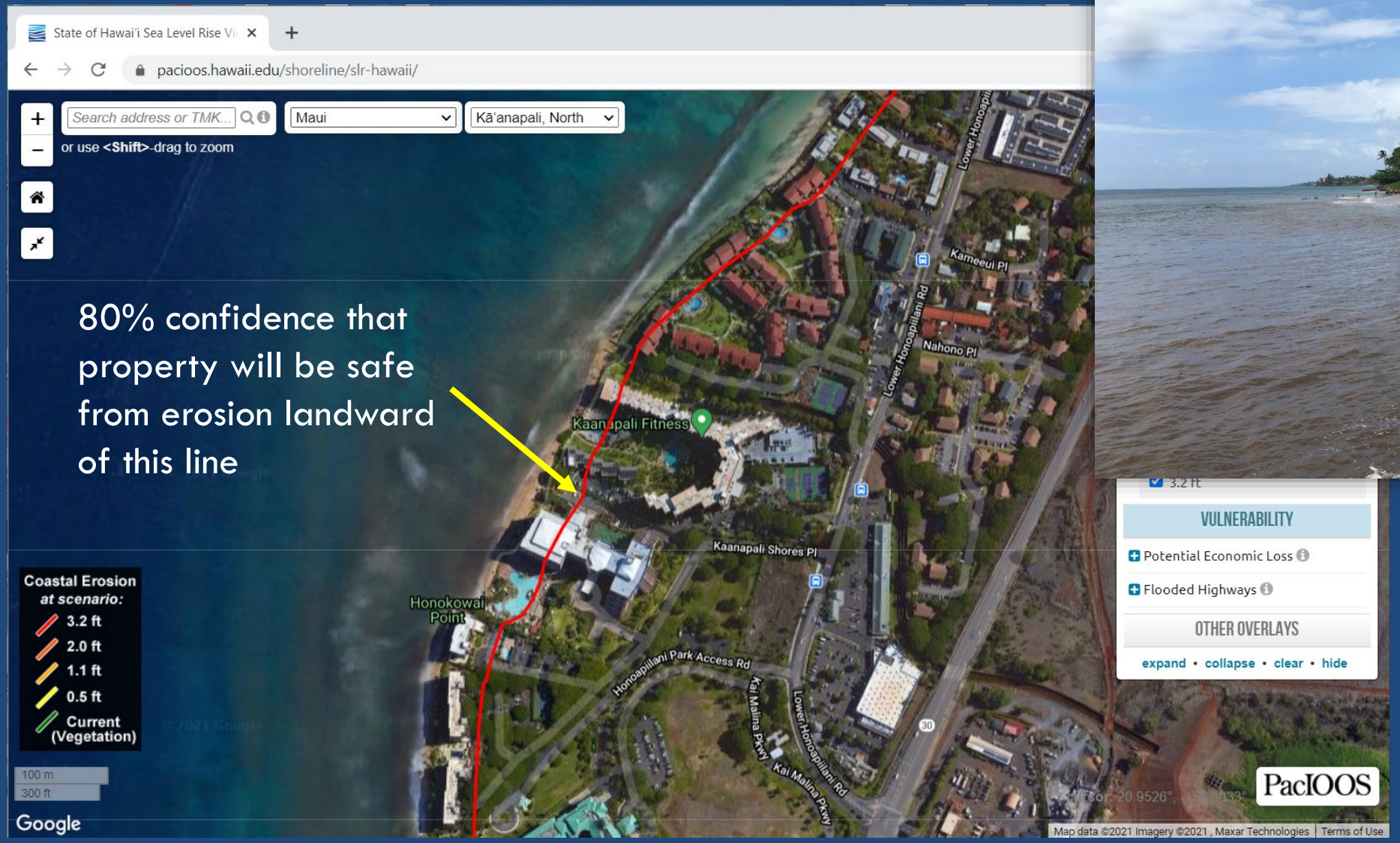


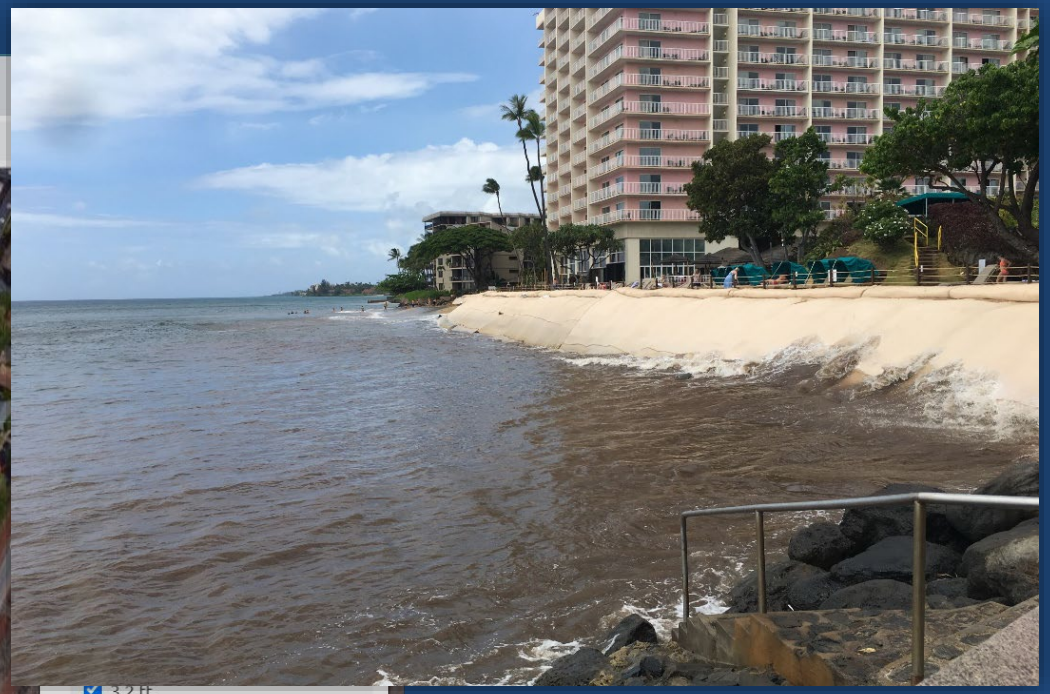


www.climateadaptation.hawaii.gov

www.hawaiisealevelriseviewer.org

FUTURE EROSION WITH SEA LEVEL RISE

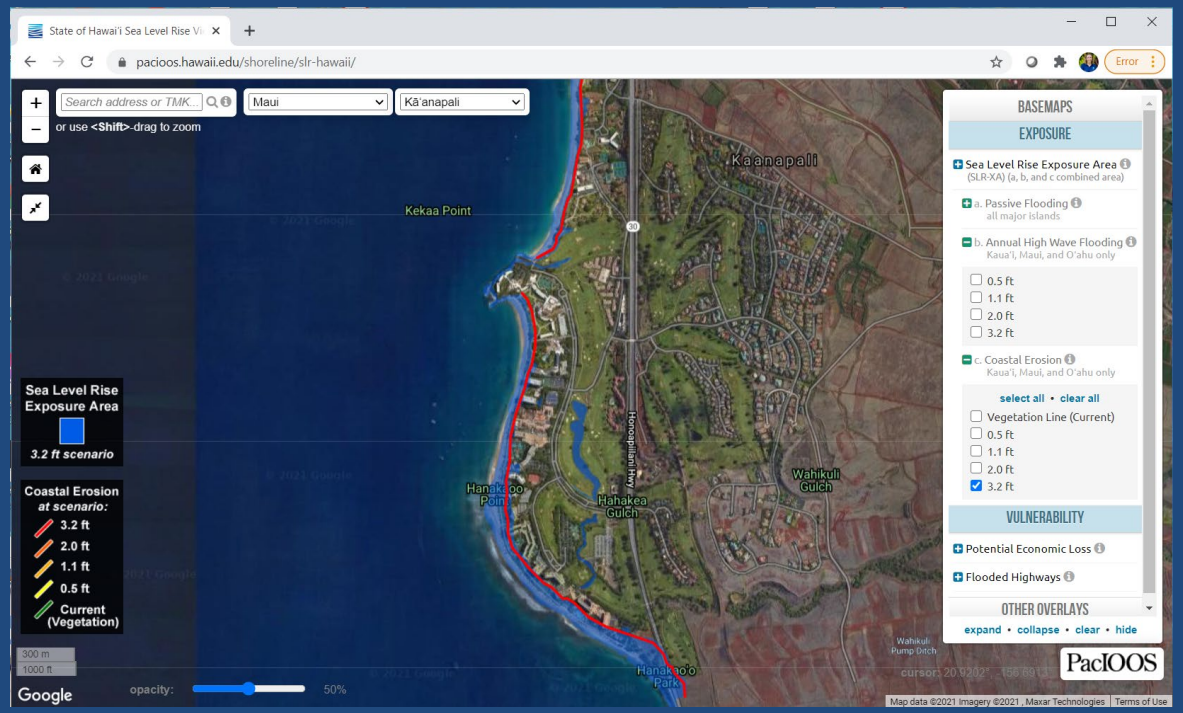




MAUI'S PROPOSED SETBACK CALCULATIONS

- Setback is either A or B:

A. Erosion Hazard Line + 40 ft



B. 200 ft from "shoreline"

(mapped by Planning Department)

OR

Lot depth setback, IF certified shoreline exists

If lot depth is:	*Setback is:*
160 ft or less	40 feet
160 ft or more	25% of avg. lot depth (150 ft max.)

NOTE: Certified shoreline survey no longer automatically required.

WHAT IF THIS BUILDING HAD BEEN SETBACK?

1979: Development sited too close to the shoreline

Today: Same development is imminently threatened

Kahana Beach – 1979 (left) & 2016 (right)

WHAT IF THIS BUILDING HAD BEEN SETBACK?


Photo: Carol Tu'ua


Photo: Don McLeish

Keonenui Bay (Napili) - October 1, 2020 (left) and January 23, 2021 (right)

EXAMPLE - SETBACKS DURING REDEVELOPMENT

Renaissance Wailea, 2008 - buildings in setback area before $90 million renovation

Andaz Resort Wailea, 2008 – demolition of buildings in setback area during redevelopment

Andaz Resort Wailea, 2014 – new buildings outside of setback after redevelopment