

August 18, 2021

MEMO TO: PSLU-17 File

Handwritten signature of Tamara A. M. Paltin in black ink.

F R O M: TAMARA PALTIN, Chair
Planning and Sustainable Land Use Committee

SUBJECT: **TRANSMITTAL OF INFORMATIONAL DOCUMENTS RELATING TO MAUI DRAGON FRUIT FARM LLC'S REQUEST FOR A TIME EXTENSION AND FOR THE USES ALLOWED UNDER THE CONDITIONAL PERMIT GRANTED BY ORDINANCE 4295 (LAHAINA)** (PSLU-17)

The attached informational documents pertain to Item 17 on the Committee's agenda.

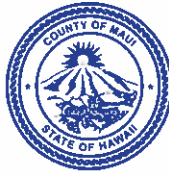
Attachments

Received at PSLU meeting on 08/19/2021

CHARMAINE TAVARES
Mayor

KATHLEEN ROSS AOKI
Director

ANN T. CUA
Deputy Director



COUNTY OF MAUI
DEPARTMENT OF PLANNING

October 15, 2010

Ms. Crystal Schmitt
Maui Dragon Fruit Farm, LLC
100 Waipuhia Place
Haiku, Hawaii 96708

Dear Ms. Schmitt:

SUBJECT: GUIDED FARM TOUR (ZIPLINE TOUR) LOCATED AT THE MAUI DRAGON FRUIT FARM, 833 PUNAKEA LOOP, LAHAINA, HAWAII, TMK: (2) 4-7-001:044

In your letter dated September 30, 2010, you made the following representations to seek confirmation that the use of a zipline operation, as part of a guided farm tour at the Maui Dragon Fruit Farm would be an approved accessory use in the agricultural district, Maui County Code MCC 19.30A.050(B)(11).

1. The Maui Dragon Fruit Farm occupies about 27.5 acres. The main commercial crop will be dragon fruit, there will be other types of fruits, vegetables, melons, tropical flowers, plants grown on the farm, and a variety of value-added products derived from the crops.
2. A USDA grant has been acquired to build the first commercial aquaponic farm on site, raising organic fish and vegetables together.
3. One of the primary missions of the Maui Dragon Fruit Farm is to introduce dragon fruit as a new commercial agricultural crop for Maui, as an ideal replacement crop for pineapple. The belief is that commercial dragon fruit cultivation will help Maui to preserve its agricultural activities since pineapple is are being phased out as one of the main crops on the island.
4. The zip line farm tour would help in promoting dragon fruit as a new commercial crop as it will offer visitors an in-depth educational tour about agricultural activities on West Maui, its history, its future, and your vision of the commercially viable and sustainable organic farming communities on the island.

The following representations were made regarding the proposed operation of the Maui Dragon Fruit Farm zipline tour.

1. The departure platforms for the zipline tour will also be used as educational stations. Each zipline section will offer different educational topics, to include educational placards, informative briefings, and hand-on farming activities will be offered to all participants as part of the tour. The plan is to build a total of six educational stations.
 - A. The first educational station will focus on dragon fruit cultivation and will be located close to the dragon fruit fields. In this area of the tour, there will be a total of 16 varieties of the dragon fruit cultivated in those fields. People will be able to learn about dragon fruits, its growth patterns, its nutritional and medicinal benefits, and its diverse varieties. People will have a chance to participate in tending the fields, plantings, harvesting, and tasting the fruit.

- B. The second education station will focus on Hawaiian flora and fauna, Hawaiian native plants, and agricultural history in that region. This area will allow visitors to participate in native tree planting projects.
 - C. The third educational station will focus on traditional organic soil farming and will be located near the pumpkin and melon fields. In this area, visitors will have an opportunity to learn about organic soil farming, from soil building, insect control, to organic fertilizing, and be able to participate in activities like weeding, planting, harvesting, and tasting.
 - D. The fourth educational station will focus on aquaponic farming and be located on the aquaponic side of the farm, where fish and vegetables are raised together. In this area visitors will have a chance to tour the USDA's prize winning aquaponic farm design.
 - E. The fifth educational station will focus on forest restoration and will be located near the Native Hawaiian plant trail. In this area visitors will learn about Hawaii forestry, including forest restoration, new habitat establishment, nurturing new pollinators, and have a chance to participate in forest tree planting activities.
 - F. The sixth educational station will focus on sustainability and be located right above the "Maui "Sustainability Learning Center", a non-for-profit agricultural learning center where educational sessions will be offered regularly about aquaponics, organic farming, sustainability, permaculture, Hawaiian culture, ecology, and renewable energy, etc.
2. This tour is in response to customer demands of fun, new, and unique ways to experience Hawaii and to learn about Hawaii's agriculture, aquaculture, and forestry. The operation of this tour will provide approximately 20 job opportunities for Maui residents. The aerial view will also help to monitor and observe the fields, its changes, its characteristics, improvements, and damages that look different from the ground view.

Based on the above mentioned representations, the Department finds that your proposed project is in compliance with Chapter 205, Hawaii Revised Statutes and §19.30A, and will be a permitted accessory use with no land use permits required.

Should you have any questions or concerns, you may contact Paul Critchlow, Staff Planner, at paul.critchlow@mauicounty.gov or 270-5795.

Sincerely,


AARON SHINMOTO
Planning Program Administrator

For: KATHLEEN ROSS AOKI
Planning Director

ALAN M. ARAKAWA
Mayor

WILLIAM R. SPENCE
Director

MICHELE CHOUTEAU McLEAN
Deputy Director



COUNTY OF MAUI
DEPARTMENT OF PLANNING

May 7, 2012

Ms. Crystal Schmitt
Maui Dragon Fruit Farm, LLC
100 Waipuhia Place
Haiku, Hawaii 96708

Dear Ms. Schmitt:

SUBJECT: GUIDED FARM TOUR (INCLUDING AQUA-BALL RIDING) LOCATED AT THE MAUI DRAGON FRUIT FARM, 833 PUNAKEA LOOP, LAHAINA, HAWAII, TMK: (2) 4-7-001:044

In your letter dated November 21, 2011, you made the following representations to seek confirmation that including an aqua-ball-ride, as part of a guided farm tour at the Maui Dragon Fruit Farm, would be an approved accessory use in the agricultural district, Maui County Code MCC 19.30A.050(B)(11).

1. The Maui Dragon Fruit Farm occupies about 27.5 acres. The main commercial crop is dragon fruit. There are melons, other types of fruits, vegetables, tropical flowers, plants grown on the farm, and a variety of value-added products derived from the crops.
2. A United States Department of Agriculture grant has been acquired to build the first commercial aquaponic farm on site, raising organic fish and vegetables together.
3. One of the primary missions of the Maui Dragon Fruit Farm is to introduce dragon fruit as a new commercial agricultural crop for Maui, as an ideal replacement crop for pineapple. The belief is that commercial dragon fruit cultivation will help Maui preserve its agricultural activities since pineapple is being phased out as one of the main crops on the island.
4. The guided farm tour would help in promoting dragon fruit as a new commercial crop as it will offer visitors an in-depth educational tour about agricultural activities on West Maui, its history, its future, and your vision of the commercially viable and sustainable organic farming communities on the island.

The following representations were also made regarding the proposed operation of the Maui Dragon Fruit Farm guided farm tour.

1. The guided farm tour will offer our visitors an in-depth educational tour about West Maui Mountains' agricultural history, its past main crops (sugarcane), its future and our vision of commercially viable and sustainable organic farming communities on the island. The aqua-ball riding will be the last activity on the farm tour that will allow our visitors to roll down the sugar cane fields in a big clear plastic ball to enhance their experience and leaving them with some great exciting memories. Visitors will have the option to walk to the end of the tour if they decide not to roll down the hill. Educational placards, informative briefings and hand-on farming activities will be offered to all participants. People will be educated on some of the major agricultural crops on the farm and they are grouped in four major areas as indicated on the submitted site plan as A, B, C, D respectively.

250 SOUTH HIGH STREET, WAILUKU, MAUI, HAWAII 96793

MAIN LINE (808) 270-7735; FACSIMILE (808) 270-7634

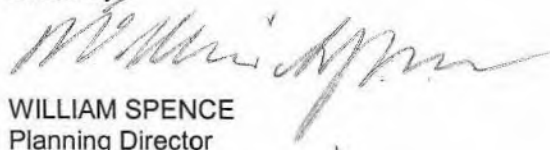
CURRENT DIVISION (808) 270-8205; LONG RANGE DIVISION (808) 270-7214; ZONING DIVISION (808) 270-7253

- A. Educational Area A will focus on the dragon fruit. Sixteen (16) varieties of the dragon fruit are cultivated in those fields. People will be able to learn about dragon fruits, its growth patterns, its nutritional and medicinal benefits (main benefits of eating dragon fruit include combating diabetes and obesity), its diverse varieties, etc. They will also have chance to participate in tending the fields, planting, harvesting and tasting the fruits.
 - B. Educational Area B will focus on bananas and papayas. These are main fruit crops that are very productive on West Maui. They are delicious and also very nutritional. They also act as windbreaks for the dragon fruit fields.
 - C. Educational Area C will focus on pineapple. It used to be a main crop in Hawaii and now the major productions are all shut down. Organically grown pineapple can and should be part of the diversified agricultural crop on the island. Maui Dragon Fruit farm cultivate its pineapple in-between the dragon fruit posts to fully take advantage of the field space to ensure all the lands are fully utilized and productive.
 - D. Educational Area D will focus on sugarcane. The diversified sugarcane planted along the sphere-riding course will demonstrate to people that those delicious sugarcane cannot only be harvested to supply fresh cane to the island, but can also be used to produce high-value organic sugarcane juices to be exported to the U.S. mainland. These products will greatly help to diversify Hawaii's existing agricultural base and support small farm's sustainability efforts.
2. This guided tour is in response to customer demands of fun, new and unique ways to experience Hawaii and to learn about Hawaii's agriculture and the State's food self-sufficiency initiative. The operation of the tour will provide approximately 10 job opportunities to residents of Maui County. These tours will help us as farmers and our visitors to monitor and observe the fields and experience the fun at the same time.

Based on the above mentioned representations, the Department finds that your proposed project is in compliance with Chapter 205, Hawaii Revised Statutes and §19.30A, and will be a permitted accessory use with no land use permits required.

Should you have any questions or concerns, you may contact Francis Cerizo, Staff Planner at francis.cerizo@mauicounty.gov or 270-7253.

Sincerely,



WILLIAM SPENCE
Planning Director

xc: Development Services Administration
- ZAED Planners (via e-mail)
Inspectors (via e-mail)
TMK (2) 4-7-001:044 (KIVA Land System Related Document, Project File)
12/General File
WRS:AHS:FAC:PBC:ckk
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