

ALAN M. ARAKAWA
Mayor

MICHAEL W. FOLEY
Director

WAYNE A. BOTEILHO
Deputy Director



COUNTY OF MAUI
DEPARTMENT OF PLANNING

September 25, 2003

Ms. Gwen Ohashi Hiraga
Munekiyo and Hiraga, Inc.
305 High Street, Suite 104
Wailuku, Hawaii 96793

Dear Ms. Hiraga:

Re: Design Manual and Master Plan for Kaanapali North Beach
Remitted Pursuant to Condition gg of the Special
Management Area Use Permit for Kaanapali Ocean Resort
(SM1 9780006) TMK: 4-4-014:003

At its regular meeting of September 23, 2003, the Maui Planning Commission reviewed the revised Design Manual and Master Plan for Kaanapali North Beach dated August 2003. The Commission voted to accept the plan with the following amendments/conditions:

1. That the title be changes to state that it is the "Design Manual and Master Plan for Kaanapali Beach Resort North Beach";
2. That the revised land use plan map showing view corridors be inserted to replace Figure 2.1 on Page 5 of the document;
3. That additional figures for the beach-walk landscape plans (figure 8.2) be inserted and shall show the entire North Beach Subdivision;
4. That Figures 5.2 through 5.7 that were included in the 1996 Design Manual be updated and inserted to the August 2003 document were appropriate; and
5. That the Kaanapali North Beach Shoreline Erosion map done by the University of Hawaii be inserted in to the August 2003 document was appropriate.

Ms. Gwen Ohashi Hiraga
September 25, 2003
Page 2

Once the above changes have been incorporated, please remit 15 copies for our records and distribution to the Maui Planning Commission.

Should you require further clarification, please contact Mr. Joseph Alueta of this office.

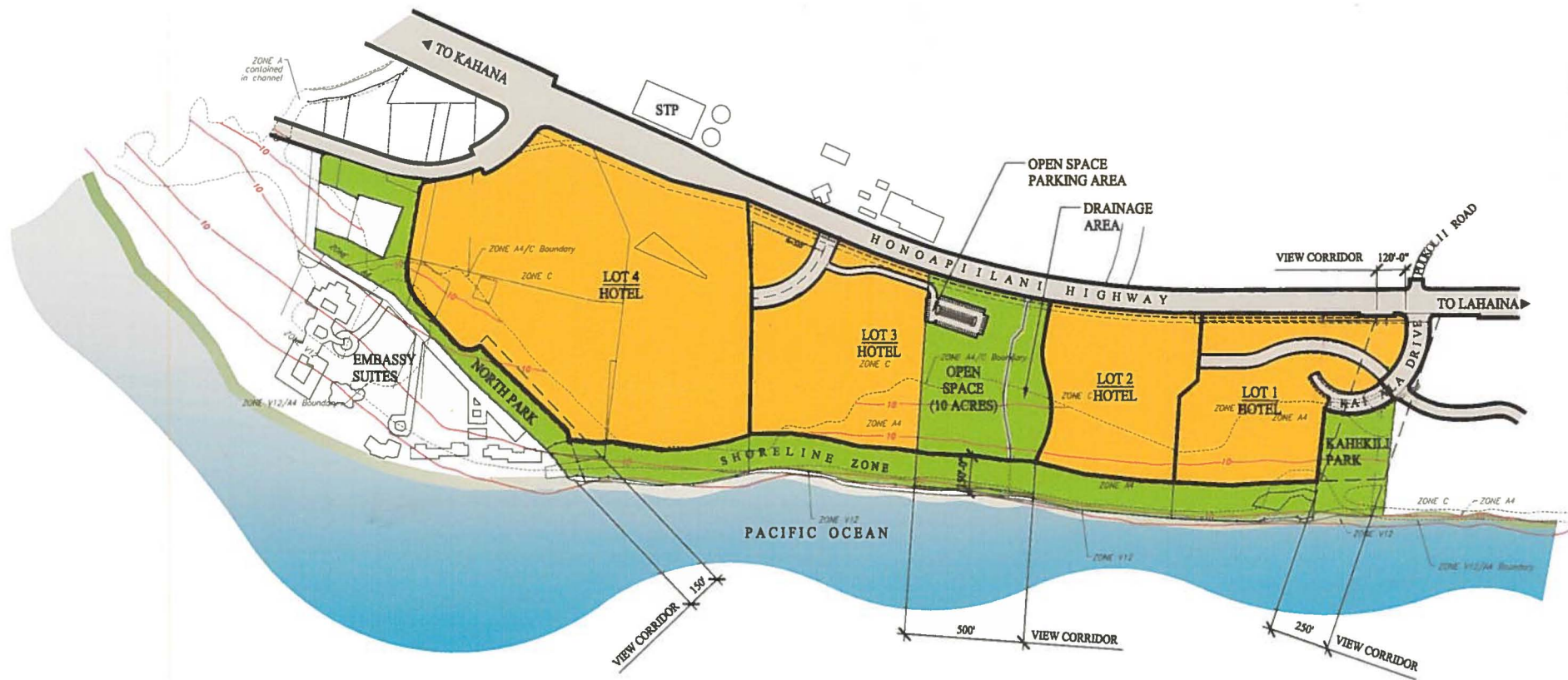
Sincerely,

A handwritten signature in black ink that reads "Mike Foley". The signature is written in a cursive style with a large "M" and "F".

MICHAEL W. FOLEY
Planning Director

MWF:JA:sp

c: Clayton Yoshida, AICP, Planning Program Administrator
Joseph Alueta, Staff Planner
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KAANAPALI BEACH SUBDIVISION LAND USE CONCEPT PLAN



Design Manual
Kaanapali Beach Resort
North Beach
Maui, Hawaii

Revised August 2003

*Prepared by:
Kaanapali Development Corp.*

1.0 INTRODUCTION

1.1 Background

This Design Manual update has been prepared by Kaanapali Development Corp. (Declarant) to address current planning and design objectives for the Kaanapali North Beach Subdivision (Subdivision). The initial version of the manual was prepared in response to a Special Management Area (SMA) permit condition for the Subdivision which was granted by the Maui Planning Commission in 1988. In December 1996, the Maui Planning Commission approved the manual, which at that time, set forth guidelines for land use and access, site planning, architectural design, landscape design and signage. In 1998, the Maui Planning Commission granted approval for a SMA permit for the Kaanapali Ocean Resort project on Lot 1 of the Subdivision. Condition "gg" of the Kaanapali Ocean Resort SMA permit states that the applicant shall present to the Maui Planning Commission updates to the manual together with the Kaanapali North Beach master plan for review and comment. This Design Manual update and the master plan arise from a "community-based planning program", as also required by Condition "gg".

1.2 Purpose of the Design Manual

The purpose of this update to the manual is to provide physical planning and design guidance for new projects developed within the Subdivision. It is the objective of this manual to retain to the extent applicable, guidelines from the December 1996 version to ensure continuity and consistency in project design

outcomes for the Subdivision. However, this update also recognizes changes in the local planning environment which have occurred since 1996. For example, a new 10-acre open space area is now set aside where the drainage swale easement was previously delineated.

Therefore, guidelines set forth herein are offered to establish a sound basis for design expectations for architectural, landscape and site planning concept and design formulation.

1.3 Definitions

The following are definitions of terms used throughout the Design Manual:

Association	The Association of Property Owners & Operators who support and maintain the mutual interest of the Subdivision, including the maintenance of the public and common areas.
Building Project	A specific building, landscape and/or sign proposal on a parcel within the Subdivision.
Declarant	Kaanapali Development Corp.
Design Review Board	The Board appointed by the Declarant under the provisions of the CC&Rs to review and advise the Declarant on the approval of design and maintenance aspects of Building Projects, including proposed revisions to existing facilities.

Kaanapali North Beach Subdivision (Subdivision)	The approximately 96 acre extension of Kaanapali Beach Resort lying northwest of Kai Ala Drive between Honoapiilani Highway, Lower Honoapiilani Road and the Pacific Ocean.
Project Developer	One of the various development entities which will develop the individual lots within the Subdivision.
Resort Standard	Design and construction standards which are developed from time to time by the Declarant to create continuity in landscape and hardscape elements throughout the Subdivision.

1.4 Design Manual Organization

The Design Manual is organized to provide the user with a general understanding of the proposed design intent for the development of the Subdivision. It begins with a description of the purpose and procedures of the design review process. Subsequent sections include:

- The North Beach Subdivision Land Use Concept Plan, an overview of the land use and circulation concept for the site;
- Guidelines for Site Planning, Architectural Design, Landscape Design, and Signs, which describe the design

intent and the guidelines for each of the four design elements; and

- Shoreline zone planning requirements.

1.5 Design Review Process

To ensure an overall high level of design and consistency in the development and maintenance of the Subdivision, the Declarant has established guidelines for the review and approval of all design and development proposals. A Design Review Board, composed of experienced design professionals, shall advise the Declarant on matters relating to planning, architecture, landscape architecture, engineering and graphics. The provisions, guidelines, and standards outlined in this updated manual will provide the foundation for the Design Review Board's review process.

The Declarant may at any time assign its rights and responsibilities under this Design Manual to the Association created under the Declaration of Covenants, Conditions and Restrictions ("Declaration") applicable to the Subdivision. Upon such assignment, the Declarant shall automatically be released from any obligations under this Design Manual.

The Declarant has prepared a separate document entitled Design Review Procedures. This document, which explains the process to be used in the review of individual Building Projects, will be made available to all Project Developers.

2.0 RESORT MASTER PLAN

2.1 Development Concept and Goals

The Kaanapali Beach Resort is a world class, recreation oriented, destination resort. The Subdivision is an extension of the original Kaanapali Beach Resort, and the two should be considered related and complementary resort developments. The goals that have been established to guide the development of the Subdivision are:

- A. **IMAGE AND QUALITY:** Establish a unified image and design quality for the Subdivision that integrates the various project sites into a single resort identity.
- B. **MAINTENANCE:** Assure that the Subdivision is maintained to a high standard of quality consistent with its premier location in West Maui.
- C. **MIX OF USES:** Establish a mix of uses including hotel, condominium and timeshare to achieve a distinctive destination resort that provides a broad range of services, recreation opportunities, activities and accommodations for the guests.
- D. **MAKAI USES:** Organize the improvements within the Subdivision to reserve the makai portions of the site for guest rooms, open space and beach uses.
- E. **PARKING:** Enhance the open space qualities within the Subdivision by minimizing the storage of automobiles on site with provisions for off-site employee parking and other transportation systems management measures.

- F. **PUBLIC ACCESS:** Maintain public beach access and key views to the ocean and neighbor islands.
- G. **LATERAL SHORELINE ACCESS:** Provide a continuous lateral shoreline access or beachwalk along the entire Subdivision that respects natural shoreline processes, enhances existing natural shoreline features and provides a lateral access route along the shoreline integrated with mauka-makai access points.
- H. **ARRIVAL EXPERIENCE:** Enhance the arrival experience to the Subdivision with careful attention to the landscape quality of principal public corridors and access points.
- I. **UNDESIRABLE VIEWS:** To the extent practicable, mitigate the view impacts of Building Projects through strategic placement of structures combined with appropriate landscape improvements.

2.2 Land Use Concept

The development concept for the Subdivision envisions a destination resort hotel complex consisting of up to 1,950 hotel/residential/timeshare units in a quality tropical landscape environment. The Subdivision's land use spatial allocation recognizes current criteria of the West Maui Community Plan and Maui County zoning, and conditions set forth by the 1988 SMA for the North Beach Subdivision and the 1998 SMA for the Kaanapali Ocean Resort project.

The plan provides public access to the beach through developed park areas at the northern and southern ends of the Subdivision and through the 10-acre open space area. Connecting the two park areas is a continuous 150-ft. wide Shoreline Zone, which is discussed in further detail in Chapter 8.0 of this manual. Major common landscape features of the Subdivision will be improved by the Declarant and maintained by the Association in order to achieve a consistent quality. The North Beach Subdivision Land Use Concept Plan and development concept is shown diagrammatically in Figure 2.1.

2.2.1 Development Lots

The following is a summary of the lots and the anticipated land use by lot. See Table 2.1. Lot 1 is currently being developed as the 280-unit Kaanapali Ocean Resort timeshare project. In addition, the 10-acre Public Open Space/Recreation Area has been made available for public use, including the provision of a 100-stall parking lot. The 3.0-acre Kahekili Park has been completed.

Table 2.1

SUMMARY OF DEVELOPMENT PARCELS

Subdivision Parcel	Area (Acres)	Development Status
Lot 1	14.15	Kaanapali Ocean Resort Under construction
Lot 2	11.52	Undeveloped
Public Open Space/ Recreation Area	10.0	Completed
Lot 3	27.19	Undeveloped
Lot 4	34.95	Undeveloped
Kahekili Park	3.00	Completed
North Park	5.14	Undeveloped
TOTAL	95.95	



NORTH BEACH SUBDIVISION LAND USE CONCEPT PLAN

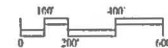


Figure 2.1 North Beach Subdivision Land Use Concept Plan

- A. Guest Accommodations: The guest accommodation units will be distributed throughout the entire Subdivision. The intent is to allow the guests to take advantage of the amenity of the beachfront and the views to the ocean and the neighbor islands.
- B. Lot 1 - Lot 1 is being developed as a 280-unit timeshare project with access from Kai Ala Drive.
- C. Lot 2 - Lot 2 is envisioned as a hotel or timeshare site with access through Lot 1 via Kai Ala Drive.
- D. The 10-acre Public Open Space/Recreation Area is located adjacent to Lot 2. There is a 100-stall parking lot located at the mauka extent of the parcel. Access to the parking lot is provided via Honoapiilani Highway, across Halawai Drive. The Public Open Space/Recreation Area shall be open and available for public and/or Native Hawaiian uses, and shall not be used for any commercial activity.
- E. Lot 3 - Lot 3 is envisioned as a hotel site with primary access provided via Honoapiilani Highway, across Halawai Drive.
- F. Lot 4 - Lot 4 is envisioned as a major site for hotel, residential or timeshare use with primary access from Honoapiilani Highway across Halawai Drive. Secondary access and egress may be located at the Lower Honoapiilani Road.

2.2.2. Development Intensity

The Subdivision will be developed with a maximum of 1,950 guest accommodation rooms. "Lock-off" design for timeshare units, which allows the unit owner to use one bedroom in a two-bedroom unit as a separate guest unit, are permitted. However, no more than 487 of the 1,950 units constructed in the Subdivision shall be of the "lock-off" type. If more than 487 such "lock-off" units are constructed, the additional units incorporating the "lock-off" design shall count as two units for purposes of determining whether the 1,950-unit limit has been exceeded. The lots are zoned primarily HM, Hotel. The northern end of the resort is zoned both H-2, Hotel and HM, Hotel with a small area zoned R-3, Residential. Each Building Project shall comply with standards set forth in the Maui County zoning code as well as provisions within this manual.

2.2.3 Public Facilities

- A. Sewer Lift Stations: As required, sewer lift stations will be constructed by each Project Developer to service their respective parcels within the Subdivision.
- B. Drainage Improvements: A Drainage Master Plan has been developed for the North Beach Subdivision (Sato & Associates, Inc., April 2000). The Drainage Master Plan provides a comprehensive set of guidelines and strategies for addressing drainage requirements for the Subdivision. Elements of the Drainage Master Plan include the construction of borrow-retention sites by the Declarant,

storage of increased storm runoff onsite (in compliance with County drainage rules and regulations), and construction of a mauka golf course able to accommodate drainage retention systems.

With respect to each Building Project, drainage designs shall comply with County drainage regulations. Each Building Project shall incorporate Best Management Practices (BMP) plans for the developed site. The BMP will include plans for both the construction and operational phases of development. In accordance with the Drainage Master Plan, the operational BMP shall be developed and implemented to prevent degradation of near shore marine water quality.

2.2.4 Common Landscape Areas

In order to achieve a unified design concept for the major open space components of the North Beach area, three classes of common landscape areas are established. Within each of these "Common Area" types, the Association will maintain the improvements. These areas include:

- A. Areas owned by the Public (State or County) but improved by the Declarant and maintained by the Association.
- B. Landscape easements on portions of individually owned lots improved by the Declarant and maintained by the Association.

- C. Portions of individually owned lots improved by the Project Developer but maintained by the Association.

2.3 Open Space Concept

The elements of the North Beach area open space concept are graphically shown in the North Beach Subdivision Land Use Concept Plan, Figure 2.1, and described herein. For a detailed description of the specific landscape guidelines for each component, see the landscape design portions of this manual.

2.3.1 Open Space

As previously noted, a 10-acre Public Open Space/Recreation Area is located adjacent to Lot 2. This area allows for public and/or Native Hawaiian uses and provides visual relief along its Honoapiilani Highway frontage.

2.3.2 Roadway Access Easements

Landscape improvements adjacent to the private access roads will be made by the Project Developer and maintained by the Association in order to assure continuity in landscape character and quality. Landscape improvements adjacent to private access roads shall be approved by the Design Review Board.

2.3.3 Highway Landscape

Landscape improvements to the makai side of Honoapiilani Highway will be made by the Project Developer and maintained by the Project Developer.

Landscape improvements along the makai side of Honoapiilani Highway shall be approved by the Design Review Board to assure continuity in landscape character and quality. Landscape improvements shall not be made within the State highway right-of-way unless plans for said improvements are approved by the Design Review Board and the State Department of Transportation.

2.3.4 Beach Area

The beach area makai of the property line is owned by the State of Hawaii in trust for all citizens of the State. The public beach land is open to public access and use and is protected by applicable State Law.

2.3.5 Parks

There shall be two parks within the North Beach Subdivision as described below.

- A. **NORTH PARK:** A 5.0-acre beach park open to the public will be constructed by the Declarant or the Lot 4 Project Developer on the north end of the North Beach area, with restroom, shower, picnic, and paved parking facilities and landscape planting. Once completed, the North Park shall be maintained by the Association.
- B. **KAHEKILI PARK:** A 3.0-acre beach park open to the public has been completed by the Declarant and is currently being maintained by the Declarant on the south end of the Subdivision with restroom, shower,

picnic, and paved parking facilities and landscaping. Long-term maintenance of the Kahekili Park shall be by the Association.

2.3.6 Shoreline Zone

Shoreline Zone planning and design criteria are set forth in Chapter 8 of this manual.

2.3.7 View Corridors

Major view corridors are shown graphically on Figure 2.1. These view corridors are established to periodically preserve views from Honoapiilani Highway to the ocean (makai views) and from the beach to the mountains (mauka views). Within these view corridors, the height and density of buildings shall be strictly controlled.

2.4 Access and Circulation

The access and circulation concept integrates the Subdivision into the existing developed Kaanapali Beach Resort while preserving future opportunities for integration of the makai lands. Vehicular access to the North Beach area shall be from Honoapiilani Highway.

2.4.1 Automobile Circulation

Automobile circulation within the North Beach area will be provided within roadway easements which are improved and maintained by the Project Developer.

lot to the beachwalk.

2.4.2 Automobile Parking

The impact of automobile parking within the Subdivision should be minimized, through effective site planning and building design.

The visual impact of parking facilities shall be minimized through the use of a combination of surface parking lots and low scale parking structures to reduce the land coverage of parking within the Subdivision. Parking facilities shall be generally located on the mauka portions of the property or where space is available, off-site within 400 feet of the lot.

2.4.3 Pedestrian Circulation

The Subdivision is envisioned as a high quality pedestrian environment in which individual developments contribute to the overall resort ambiance by implementing specific elements of the circulation system.

Circulation system components include the following:

1. Pedestrian systems within each property which provides safe and effective linkages between buildings and activity areas;
2. Pedestrian beachwalk (within the Shoreline Zone) which connects Kahekili Park with the future North Park; and
3. Pedestrian linkages from each individual development

Pedestrian systems located mauka of the Shoreline Zone shall be constructed of high quality permanent materials such as concrete, pavers or similar materials used to enhance visual and functional quality of the walkway. Pedestrian systems located within the Shoreline Zone shall conform to the guidelines set forth in Chapter 8.0 of this manual.

3.0 SITE PLANNING GUIDELINES

3.1 General

The Site Planning Guidelines have been established for the Subdivision to guide the design and implementation of the area's physical improvements. The guidelines provide general direction for the location of specific uses within each Building Project, the relationship between adjacent uses, and the screening or buffering between dissimilar uses.

3.1.1 Intent

The general intent of the site planning guidelines is to locate major uses such as hotels, condominiums, and public areas in order to maximize key views of the ocean and mountains, locate related uses conveniently close to each other, minimize the impacts of unattractive and noisy uses such as service and loading areas, and create a convenient circulation system which encourages walking and transit use.

3.2 View Corridors

The views to the ocean, neighbor islands, beaches, mountains as well as the common landscape areas and lands surrounding the North Beach area are important amenities for each Building Project. The North Beach Subdivision Land Use Concept Plan establishes major view corridors from Honoapiilani Highway and from key points within the resort (see Figure 2.1) to ensure that views to the mountains and to the ocean and neighbor islands are protected from these key public areas.

3.3 Shoreline Zone

All major buildings must be sited mauka of the Shoreline Zone to maximize the views along the beachfront. Landscaping and irrigation, walkways, lighting, small associated public use buildings, and landscape furniture, benches, etc. may be located within the Shoreline Zone unless further restricted by the County. No parking or other services facilities are permitted within the Shoreline Zone. Activities and equipment not directly related to guest use should be isolated both visually and audibly from the high use areas by locating such facilities away from the shoreline. Detailed planning criteria for the Shoreline Zone is presented in Chapter 8.0 of this manual.

3.4 Project Entrances

The arrival sequence for a guest does much to establish the tone for the resort experience. The sense of arrival at the individual hotel, condominium, residential or commercial area should begin the moment the guest enters the facility's grounds. The landscaping and architectural elements should clearly guide the guest to the point of building entry while enhancing the drama of the approach to the building.

3.4.1 Entry Sequence

The entry sequence should begin upon arrival to the property. The design of the entry roadway and landscape should heighten the anticipation of arrival.

3.4.2 Roadway and Walkway Access

Roadways, driveways and parking areas should accommodate the full range of tour buses, shuttle buses, automobiles, limousines and taxis which will be arriving at the building. In addition, all entries should be accessible by pedestrians. Where feasible, internal roadway designs shall consider internal linkages among the subdivision lots.

3.5 Utilities/Infrastructure

All exterior telephone, cable TV and electric power lines, sewer and water pipelines, and other conduits for utilities shall be installed and maintained underground.

3.5.1 Undergrounding

All utility and infrastructure facilities within the Building Project site shall be located and maintained underground.

3.5.2 Screening

All appurtenant structures and equipment such as transformers, switch gear, meters, valves, irrigation controllers, mechanical equipment, etc. shall be planned where possible to be out of view of the guest. At a minimum, all such facilities should be screened with architectural elements, earth forms or landscape plant materials.

3.6 Pedestrian/Bicycle System

Each Building Project should include a pedestrian walkway system constructed by the Project Developer which connects to the shoreline beachwalk.

Where pedestrian and bicycle uses are anticipated in the same pathway alignment, adequate width and graphic markings or change in paving types must be included to create a safe environment for pedestrians.

There should be a clear distinction between the public walkway and entrances to private areas. A clear differentiation should be made between facilities intended for the Building Project only and those which may be shared by beach users.

4.0 ARCHITECTURAL DESIGN GUIDELINES

4.1 General

The Architectural Guidelines have been established by the Declarant to guide the design and implementation of the Subdivision's physical improvements. The guidelines have been structured to encourage design creativity and individuality for each Building Project while assuring a coordinated and cohesively designed resort.

4.1.1 Intent

The North Beach Subdivision is envisioned as a medium density complex of hotel, residential and park/open space uses. While each Building Project is encouraged to have its own character and "signature", the Subdivision must be designed as a cohesive destination resort. The "roots" of the architectural character should be found in the classic hotel buildings which were constructed in the Honolulu/Waikiki area in the early twentieth century. Such early resorts and hotels as the Royal Hawaiian, the Moana and the Halekulani were excellent examples of buildings which were well adapted to the local environment and compatible with their beachfront locations. These buildings were a synthesis of classic Beaux Arts architecture principles with strong eclectic influences of Asian, New England and Mediterranean architectural styles. The buildings reflected the influence of the diverse population which has contributed to the new Hawaiian culture.

The architects of this era created buildings which were sensitive to the natural environment. The massing or bulk of the

buildings was consonant with the tree massing. The configuration of the architectural elements and the articulation of the massing of the buildings allowed for buildings of at least six stories, which were environmentally compatible with urban streets as well as beachfront sites.

An important element in the design of these historic buildings was the use of environmental control devices to accommodate local climatic conditions. Broad overhangs, deep recesses, breeze ways, and lanais allowed the building to incorporate natural cooling and sun control in response to the tropical climate.

4.1.2 Compliance with Local Ordinances

All buildings must be designed and constructed in accordance with local, state and federal planning and building ordinances.

Setbacks - Front, side and shoreline setbacks for the HM and H-2 zoning have been established by Maui County and shall dictate the building setbacks for the various lots in the Subdivision.

Site Coverage - The maximum allowable building coverage of the HM and H-2 zoned properties have been determined by Maui County and shall dictate the site coverage for all lots.

Building Heights - County of Maui height restrictions for the HM and H-2 zoning shall prevail for all lots. In addition the 1988 SMA permit for the Subdivision indicates that:

"Within the subject North Beach development area building heights shall not exceed 6 stories and in no event greater than 80 feet on the parcels zoned H-M Hotel District and 12 stories and in no event greater than 105 feet on the parcels zoned H-2 Hotel District, excluding the structure for the elevator shafts and other

roof top appurtenances of the building. The height of each building shall be measured from finished grade which shall not be raised for artificial reasons but may be raised from existing grade to comply with health and safety requirements, including but not limited to the flood zone ordinance and the drainage master plan for each project and the Subdivision.”

4.2 Building Massing and Configuration

Building massing shall be designed to enable each Building Project to avail itself of the views to the greatest extent possible while protecting the views from other Building Projects and key public areas.

The North Beach Subdivision Land Use Concept Plan envisions the use of medium scale buildings which are articulated both horizontally and vertically to reduce their apparent mass. To minimize the massing of the buildings from the beach and the surrounding roadways, pathways, and parks, the buildings, where possible, should be designed with the lowest elements around the perimeter and the highest elements in the center of the site. Taller buildings are encouraged to use lower scaled building elements at the base to reduce the apparent height.

4.2.1 Views

The building massing should be optimized to reduce the bulk of the buildings while providing guest rooms with a view to the ocean to the extent practicable. The placement of the buildings should ensure that adequate view corridors are provided

between structures to provide views of the ocean from mauka lands.

4.2.2 Plan Articulation

Building plan forms shall be staggered or stepped to reduce the apparent bulk of the buildings. A complex of interconnected or well sited building elements which, in turn, create landscape open spaces is encouraged.

4.3 Architectural Character

4.3.1 Roofs

The roof forms and materials are considered important elements of the overall design, and as much emphasis should be given to the materials and design of the roof as to the form of the building. The predominant roof forms should be composed of sloping elements. Overhangs are encouraged to provide shade and protection of the walls and to lower the apparent height of the building. Traditional glazed and colored roof tiles are encouraged as roofing materials. Where appropriate, roofs with more than one slope, such as used in Asian and early Hawaiian architecture, are encouraged. All rooftop mechanical equipment must be screened from guest rooms and public areas with enclosures compatible with the building architecture.

4.3.2 Soffits and Fascias

Soffits and fascias should be embellished to provide a defined top to the buildings and to create an interesting silhouette against the skyline.

4.3.3 Walls and Wall Openings

The character of the Subdivision architecture is to be based upon creating a building mass and an architectural wall system with well-designed and proportioned openings. The character of the residential buildings should incorporate a clear definition between the base of the building, the middle (the guest rooms) and the top (the roof). The base of the buildings should feature large arched or well-designed beam and column openings. This architecture style is in contrast to the frame structural systems and the curtain wall or “egg-crate” architecture which has been prevalent in some resort development over the past several decades.

Recognizing that hotel buildings are composed of a repetition of guest room units, window openings are encouraged to be placed in a designed pattern within the wall, rather than in a monotonous repetitive pattern. The vertical planes of the walls shall be broken with the use of shutters, overhangs, balconies, lanais, decks, planters, landscaping, staggered setbacks, and architectural features which will create varying light and shadow patterns. Balconies or lanais are encouraged to project beyond the wall or to be recessed within the wall.

4.3.4 Wall Materials

The materials used in construction must resist the highly corrosive effects of the sun, wind, sand and salt environment. To achieve the desired architectural character, the basic wall materials shall be those which would be appropriate to a wall-bearing architecture such as stone, masonry, concrete, stucco, etc., with the use of wood and metals as trim. Highly reflective wall materials such as mirrored glass are not permitted. The basic wall colors shall be derived from the earth tones. Multiple color concepts with a logical pattern of colors are encouraged to reduce the apparent mass of the buildings and to provide variety.

4.4 Building Entries (Porte Cochere)

The entry should convey a tropical Hawaiian character with lush landscape complementing a shaded, airy and cool environment for the arriving guest. The entry or porte cochere is a point of convergence of pedestrians and various modes of transportation which may include bicycles, automobiles, limousines, intra-resort transit and mass transit vehicles. The entry shall be designed to accommodate the various transportation modes while maintaining a human scale and the desired aesthetic qualities.

4.4.1 Entry Character

The entry shall reflect the tropical Hawaiian character of the resort. Enhanced materials are required for the roadways and pedestrian ways at the entry.

4.4.2 Vehicles to be Accommodated

The entry design shall adequately accommodate the various transportation vehicles which will serve the resort. The design should provide for guest arrival and departure by standard bus without disturbing automobile arrival. Adequate standing areas shall be provided for buses to ensure that the entry environment is not degraded due to fumes, noise, etc.

4.5 Building Service Areas

Service areas shall be planned to adequately house all service facilities in a manner which will not impact the character and intent of the Subdivision. All service areas are to be screened from public view.

4.5.1 Adequate Size

Service areas should be designed to accommodate all service vehicles without interruption of guest parking or service area traffic flow. No service vehicles or buses shall be allowed to "stack" on roadways or parkways. The service areas shall be designed to accommodate the number of trucks and other service vehicles which can reasonably be expected to arrive, be parked or stored at any one time.

4.6 Screening/Buffering

It is intended that those activities or equipment which are not directly related to guest use shall be separated both visually and audibly from the guest areas.

4.6.1 Visual Screening

All service activities or equipment must be completely screened from direct view, noise, glare or nuisance from guest areas through the use of architectural or landscape screening devices which are compatible with the design of the main building(s) and the surrounding landscape. Service activities or equipment may include loading/unloading areas, refuse storage collection, outdoor storage, mechanical equipment, above-grade transformers or terminal/switching equipment, etc.

5.0 DESIGN GUIDELINES FOR COMMON LANDSCAPE AREAS

5.1 General

The Landscape Guidelines have been established by the Declarant to guide the design and implementation of the common and private landscape areas for the resort. The guidelines are established to provide for design creativity and individuality for each of the properties while assuring a coordinated and cohesively designed resort.

There are two kinds of landscape design guidelines in this Design Manual. This Chapter applies to the design of common landscape areas within the Subdivision. Chapter 6.0 addresses landscape design for individual project sites excluding the common areas.

The Design Guidelines for common landscape areas are an integral part of the overall landscape concept. Honoapiilani Highway is a major arterial serving the areas of the island to the northwest. Each project developer within the Subdivision will provide landscape along Honoapiilani Highway to provide a continuous buffer of varying densities. Special intersections or focal points are to be identified through the use of tall trees and special lighting.

5.2 Street Landscape

5.2.1 Street Tree Planting

Typical street tree planting should be multiple rows of large trees.

- Rows of trees shall be provided where required for heavy screening, such as parking structures, and above-ground utility facilities.
- Trees shall be deleted from the row pattern (e.g., provide one or two rows of trees) where medium or light screening is more appropriate. Provisions should be made in the tree pattern to accommodate views at designated view corridors and filtered views to building facilities.

5.2.2 Significant Intersection Treatment

“Significant intersections” are those intersections formed with Honoapiilani Highway. Colorful, low planting, encircled with tall trees should be used to define the significant intersections.

- Landscaping at the corners of major intersections shall identify the entries to the resort and accommodate resort and directional signs.

5.2.3 Typical Intersection Treatment

Low planting with tall trees, shall be used to define the other intersections and to announce the entrance to the resort.

5.3 Interior Roadways

The hierarchy of roadway landscaping has been developed to lead guests from the entry of the resort to their destination within the resort. The highest level of landscaping, the Significant Entry Treatment, is planned for the main entry roads which occurs immediately following the intersection with Honoapiilani Highway. Once on private property, landscape standards are established for private road and pedestrian ways.

5.3.1 Main Entry Road - Significant Entry Treatment

The entries to the Subdivision are celebrated with significant color to announce the arrival. Project Developers are encouraged to employ a roadway with a center landscaped median strip for their main entry road. Low flowering shrubs planted below palms should be utilized along the entry road and in the medians.

5.3.2 Typical Interior Road - Enhanced Informal Landscape

The typical roadway within the Subdivision should be informally landscaped on either side with plantings of large and small shade trees and coconut palms. If provided, the median should be landscaped with small flowering trees planted in an informal manner to maintain views.

5.4 Open Space and View Corridors

5.4.1 10-Acre Public Open Space/Recreation Area

The 10-acre Public Open Space/Recreation Area shall be kept free of structures except for: (1) minor structures not larger in size and scope than picnic tables and barbeque pits; (2) one mauka-makai sidewalk and one north-south sidewalk; (3) underground utilities; (4) drainage swales, so long as they do not interfere with the use and enjoyment of the Public Open Space/Recreation Area; and shoreline zone uses and activities, as described herein. Landscape within the Public Open Space/Recreation Area shall support the park-like qualities of the parcel, as well as enhance mauka-makai views.

5.4.2 View Corridors

View corridors have been identified to facilitate specific mauka-makai views. Plantings within view corridors should be strategically placed to preserve distant views. The use of landscaped water features or lagoons is considered appropriate with view corridors. The edges of the view corridors should be landscaped to integrate the park-like qualities of the view corridor with the adjacent development.

A number of "View Corridors" for ocean and mountain views have been identified. Within these corridors, extensive use of tall, dense landscaping which could block views shall be avoided. Palms or other tall trees which serve to frame views without blocking them are encouraged.

5.5 Shoreline Zone

Landscape design guidelines for the Shoreline Zone are described in Chapter 8.0 of this manual.

6.0 LANDSCAPE DESIGN GUIDELINES FOR PROJECT SITES

6.1 General

The Landscape Design Guidelines for the development parcels are established to guide the design and implementation of project site landscape improvements which are not located within the common landscape areas. They are intended to aid the project designers in preparing landscape designs as well as the Design Review Board in the evaluation of proposed development on the individual lots within the Subdivision.

6.1.1 Intent

The overall goal for the landscaping is to provide a memorable visual impression of the North Beach Subdivision - a tropical landscape environment. The sense of unity provided by the open landscaped areas and road rights-of-way should be extended onto individual project sites, providing continuity between common landscape areas and individual developments. Within the individual lots, however, a greater diversity of landscape treatments to give individual identity to each project is encouraged. This diversity should be designed to help achieve the overall aim of providing a tropical landscape which complements the architectural style of the Subdivision and enhances the attractiveness and usability of the grounds.

6.2 View Enhancement

Landscaping should be designed to enhance the views of the ocean, neighboring islands, beaches, mountains, landscaped open spaces and water amenities from within the Subdivision, from public areas, and surrounding properties.

6.3 Landscape Plant Materials

Landscaping materials should be chosen to perform specific tasks, to be suitable to local conditions, and to provide a unified character to the Subdivision while maintaining variety and interest.

6.3.1 Functional Landscaping

Appropriate landscaping should be chosen to perform specific tasks such as providing shade, acting as a buffer between automobile traffic and pedestrian ways, screening service and other unattractive functions, framing and articulating views, and providing variety in form, color, texture and fragrance.

6.3.2 Plant Material Characteristics

Plant materials should be selected which: have attractive foliage and/or blossoms, fragrances, remain attractive throughout the year; develop sufficient density if to be used for screening; require moderate upkeep; and are resistant to disease and pests. Furthermore, the selection shall be based upon ecological habitats, disposition to exposures, adaptation to area soil types, and sensitivity to moisture and climatological limits. To the extent practicable, native, and endemic plant species shall be utilized.

Exposed planting shall be tolerant to the existing wind conditions, salts and brackish water.

6.3.3 Theme Tree

The Coconut palm (*Cocos nucifera*) shall be used as a theme tree to help reinforce the character of the resort as a tropical oasis, and used throughout the North Beach Subdivision at densities of 10-20 per acre.

6.4 Minimum Plant Sizes

Consistent with established landscape practice, newly installed landscape material should be of sufficient size to establish the desired lush landscape character within a few years of installation, while giving each plant a good opportunity for adaptation and survival in its new location.

6.4.1 Minimum Plant Sizes

The minimum sizes of plant materials at the time of installation shall be:

- Flowering and canopy trees - 8' high, 4' spread, 2" caliper trunks
- Palm varieties - 1' clear trunk;
- Shrubs - 2' high, 1-gallon container
- Ground cover - well-rooted cuttings

6.5 Landscape Coverage and Maintenance

All areas of the Subdivision should appear lush and well cared for, including areas planned for later building or pavement.

6.5.1 Landscape Coverage

Any portion of a site not covered by buildings, pavement, or waterscapes shall be landscaped, irrigated and maintained, including potential future building sites or paved areas.

6.5.2 Landscape Maintenance

Landscape materials should be chosen with consideration for the amount of maintenance necessary to keep the plantings in good condition at all times

6.6 Water Amenities

Waterfalls, fountains, grottos, lagoons, streams and ponds as an integral part of the landscape are strongly encouraged.

6.6.1 Variety of Uses for Water Features

Water features shall include naturalistic uses such as wildlife ponds and streams, swimming lagoons and garden pools, and more formal designs such as grottos and fountains. Water features can be used to cool and humidify the air, screen out background noise, create barriers to access, add visual interest, and provide settings for water sports and wildlife habitats.

6.7 Irrigation and Water Conservation

The rainfall of Kaanapali alone will not support the lush tropical growth as defined in the overall landscape goal for the resort; therefore, adequate irrigation is to be provided for all landscaped areas. Plant materials and irrigation systems should be selected to be as water conserving as possible while achieving the desired landscaping effect.

6.7.1 Irrigation

All landscaped areas must be irrigated with permanent irrigation designed to minimize evaporation loss. All irrigation systems should be designed to utilize the use of treated effluent water.

6.7.2 Water Conserving Landscaping

Plant material should be selected for its low water consumption characteristics as well as for its aesthetic effect.

6.8 Site Lighting

The goal of outdoor lighting within the Subdivision is to create a nighttime environment sufficiently illuminated for safety, while accentuating its tropical setting.

6.8.1 Subdued Exterior Lighting

Exterior lighting should be generally subdued, except when relatively high-intensity illumination is required for safety at

roads and parking areas. Indirect lighting should be used along pedestrian paths and between buildings, with the light reflected from plant or building surfaces. Lights near buildings should be installed so that their intensity does not disturb occupants or neighbors.

6.8.2 Accent Lighting

Lighting can be used to emphasize the same landscaping or water amenities which provide points of interest during the daytime.

6.8.3 Prohibited Lighting Types

Buildings and grounds should not be spotlighted, nor should other high-intensity lamps such as mercury vapor be used. Neon and colored lights should be confined to decorative use and should not be visible from outside such areas or from adjacent sites. Flashing lights are prohibited.

6.9 Parking Lot Landscaping

All parking lots within the North Beach area shall be landscaped in order to shade parked cars, prevent heat buildup on large expanses of unshaded pavement, and screen parked cars from view.

6.9.1 Minimum Requirement

All parking lots shall have a minimum of one broadleaf evergreen shade tree per every five parking spaces. Shade trees must be provided to provide shade for at least 80% of the parking lot

throughout the day, five years from initial landscape installation. Ground level views of large parking areas shall be screened with shrubs or low walls. All parking shall be in landscaped lots and will not be permitted along roadsides.

6.10 Walkway Treatment

Walkways within project sites should be unified in character and be well designed to provide continuity or a well-designed transition.

6.10.1 Walkway Treatment

Walkway materials, dimensions and plantings should be as consistent as possible across parcel boundaries or, where a change in character is desired, should be marked by well designed transitions.

7.0 SIGN DESIGN GUIDELINES

7.1 General

The Sign Design Guidelines are intended to guide project designers and sign contractors in designing signs for projects within the North Beach Subdivision, as well as to aid the Design Review Board in evaluating sign proposals.

The Sign Design Guidelines are intended to augment and complement the provisions of Maui County Code 16.12A. All signs must meet the criteria of the County Code. Where the Sign Design Guidelines are more restrictive than the County Code the Sign Guidelines shall prevail. If the Sign Design Guidelines are in conflict with the County Code, the more stringent code shall prevail.

7.1.1 Intent

The signs within the Subdivision are intended for identification rather than advertisement. Signs should be compatible with the architectural style of the resort and the individual project, and should be integrated within the building design whenever possible. In general, signs should be scaled for legibility for pedestrians rather than automobile traffic.

7.1.2 Sign Review Process

All new signs must be reviewed and approved by the Design Review Board. Signs and sign programs for new developments shall be reviewed along with the architectural and landscape

plans. Sign review applications must include information on the sign location, materials, color, height, size, design, and method and intensity of illumination.

7.2 Number and Type of Signs Permitted

In order to eliminate the clutter of excessive and unnecessary signage, the number of signs is strictly limited by type of use.

7.2.1 Identification Signs

Except for directional and temporary or resort signs as described below, the only signs permitted are those which either identify the name of a business operating on the lot where the sign is located, or which identify a service or product sold on the parcel.

7.2.2 Number of Identification Signs Permitted

The total number of signs per development is limited as follows:

For hotels, condominiums, residential projects, and for primarily single-use facilities, only one sign may be displayed - either an exterior wall sign or a freestanding ground sign.

7.2.3 Non-Appurtenant Signs

Signs referring to a business which has relocated must be removed within three (3) months of that business vacating the premises.

7.3 Sign Programs

Effective signs convey necessary information while harmonizing with the character and materials of the development project to which they refer. Thus, a coordinated program for project signage can best be established by developing a design concept and controls for the specific project at the time the project is designed.

7.3.1 Sign Program Requirement

Developers of Building Projects are required to establish a unified sign program for the entire development that will ensure coordinated signs which are compatible with the architectural character of the project.

7.3.2 Sign Program Contents

A sign program should include: location, size, materials, colors, and illumination for the proposed signs. If tenants comply with the approved sign program, no additional sign approval is necessary. Changes to the sign program must be approved by the Design Review Board.

7.4 Exterior Wall Signs

The size and placement of exterior wall signs is limited to avoid creating billboards out of resort buildings.

Integration of wall signs with the building architecture is strongly encouraged, including incorporation of signage on awnings or overhangs.

7.4.1 Maximum Area

Exterior wall signs are limited in area to 16 square feet. Signage incorporated with awnings is limited to a maximum of a 10% of the area of the awning, but in no case larger than a 16 square foot rectangle, including all lettering and logos.

7.4.2 Location Restrictions

Exterior wall signs are to be mounted on the portion of exterior wall occupied by the use being identified, no higher than the bottom of the second floor windows or a minimum of four (4) feet below the upper edge of the exterior wall in a single-story building. Signs should be flush mounted unless incorporated into an awning or overhang.

7.5 Freestanding Project Signs

The size, height, and placement of freestanding project signs are controlled in order to avoid overly obtrusive and poorly proportioned signs.

7.5.1 Maximum Area

Freestanding project signs are limited in area to 32 square feet per face, and to a maximum height of four (4) feet above the general grade.

7.5.2 Location Restrictions

No signs are permitted within common landscape areas. No freestanding signs may be installed in a landscaped area with the exception of certain resort signs described below.

7.5.3 Sign Bases and Landscape Treatment

Sign bases should appear substantial enough to support the sign and should be compatible with the materials and architectural character of the project. Bases for signs under 4 feet high and over 2.5 feet wide should be solid. All free-standing signs must be installed in a landscaped area or planter at least equal to the sign area.

7.6 Projecting Pedestrian Signs

Signs hanging from overhangs or projecting at right angles can provide decorative and clear identification oriented to pedestrians traveling along the sidewalk or walkway. Such signs should be well detailed and crafted because they are seen from close distances by pedestrians.

7.6.1 Area and Location Restrictions

Projecting pedestrian signs are limited in size to two faces of up to three (3) square feet per face. The bottom of such signs should hang no less than seven and more than eight feet above the walkway surface.

7.6.2 Materials and Illumination

Colorful and/or richly textured materials such as wood, glass or fabric are suitable for such signs. Pedestrian signs may not be illuminated from within.

7.7 Resort Signs

North Beach Subdivision signs are intended to identify major entries, direct visitors to individual projects, and provide traffic directions within a strictly controlled, unified sign program for the entire North Beach Subdivision.

7.7.1 Major North Beach Area Entry Signs

Major entry signs for the Subdivision shall occur at major entrances to the resort along Honoapiilani Highway, and shall be the only signs permitted within the common landscape area bordering the highway. They should be incorporated into low curving walls, and may be of opaque letters with silhouette lighting or low level direct illumination. No interior lit letters are permitted.

7.7.2 Resort Signs for Individual Projects

Project signs are intended to direct visitors to individual resort projects, and may be located in the median or near the curb of access roads, within the common landscape area. They are limited to no more than twenty square feet in area per face, and must conform to standards for sign design, identifying only the name of

the development. Project signs may be lit by silhouette lighting or by low level direct illumination.

7.7.3 Resort Directional Signs

Directional signs may contain traffic directions or serve to direct visitors to public uses such as beaches, parks and special areas. They must conform to Resort Standards and be approved by the Design Review Board. They may be located within common landscape areas if necessary.

7.8 Temporary Signs

Temporary and community signs are controlled in order to avoid excessive clutter and poor quality signage.

7.8.1 Permitted Temporary Signs

Temporary and other signs permitted within the lots to which they pertain include:

1. A temporary sign advertising the sale or lease of the property, to be removed at the Declarant's discretion.
2. A temporary construction sign, to be removed upon notice of completion. Opaque fencing is also required around construction sites.

7.8.2 Maximum Size and Location

These signs are to be well-maintained exterior wall signs with no more than 32 square feet of total sign area, flush mounted

below second-story windows or a minimum of four (4) feet below the upper edge of a single-story wall or fence, or ground signs placed outside common landscape areas.

7.9 Project Directional Signs

Directional signs needed to identify building entries, exits, parking and service areas will be permitted in addition to permitted signs, but must be minimized in both number and size to be effective without being obtrusive.

7.9.1 Directional Signs

Directional signs may not contain the name of a business or project, but should relate to other project signage and architectural style in materials and character. Directional signs may not exceed 16 square feet in area per face.

7.10 Illuminated Signs

In order to avoid intrusive sign illumination, certain types of signs are prohibited or discouraged.

7.10.1 Prohibited and Limited Signs

No blinking or moving signs are permitted. Lighting from hidden spotlights which illuminate the sign surface without excessive glare is preferable to "can" signs which are illuminated from within.

8.0 SHORELINE ZONE DESIGN CRITERIA AND GUIDELINES

8.1 General

The design criteria and guidelines for the Shoreline Zone are intended to advance the following shoreline zone objectives:

1. Respect beach dynamics by minimizing or eliminating man-made encroachments which will adversely affect natural erosion and accretion processes.
2. Improve the physical and spatial relationships between man-made and natural environments.
3. Maintain and enhance, where practical, existing natural shoreline features such as dunes and wetlands.
4. Utilize native plants and existing landscaping to the maximum extent practicable, to define the landscape design theme of the shoreline area.
5. Provide lateral public accessways and use areas which respect natural shoreline processes to the maximum extent practicable.

8.2 Shoreline Zone Defined

The shoreline setback area will define the limits of the Shoreline Zone for the North Beach Subdivision. Accordingly, a shoreline certification from the Board of Land and Natural Resources (BLNR) will be utilized to establish the shoreline setback area for each project developed at the Subdivision.

Pursuant to the Maui Planning Commission's Rules Relating to the Shoreline Area of the Islands of Kahoolawe, Lanai, and Maui, a lot with an average lot depth of 160 feet or more shall have a shoreline setback of either 150 feet from the certified shoreline or 25 percent of the average lot depth, whichever is less. It is estimated that the shoreline setback area for lots within North Beach extends 150 feet mauka of the certified shoreline.

8.3 Intent

The North Beach Subdivision is envisioned as a high quality hotel and condominium complex which will complement the existing Kaanapali Beach Resort. In this context, the Shoreline Zone fronting the Subdivision shall reflect a design character which matches the quality of individual projects and the resort as a whole. Design criteria and guidelines presented herein shall be applied to physical and spatial elements within the Shoreline Zone, including, but not limited to, lateral shoreline access (beachwalk), beach access (mauka-makai shoreline access), public use areas (e.g., shower areas, beach viewing areas, rest stops, etc.), landscaping and landscape irrigation, lighting, and signage

8.4 Lateral Shoreline Access (Beachwalk)

A major design element for the North Beach Subdivision Shoreline Zone relates to pedestrian access which will be used by both the public and resort guests. Construction of the beachwalk, which will eventually connect Kahekili Park with the future North Park, is intended to be undertaken incrementally with the development of each North Beach project.

To minimize impacts to beach processes, the lateral beachwalk shall be aligned along the mauka extent of the Shoreline Zone. In addition to complementing the existing topography of the shoreline area, the beachwalk shall also establish a defined area for public use that is separate from the hotel grounds.

8.4.1 Beachwalk Design

The lateral shoreline beachwalk between Kahekili Park and the future North Park shall be located within the 150-foot shoreline setback and shall be a minimum of 75 feet from the vegetation line and shall be located mauka of the shoreline dune. The walkway alignment shall be curvilinear and selected to minimize related construction grading. No retaining walls shall be necessary for construction of the walkway. The final grade adjacent to the walkway shall not exceed four (4) feet horizontal to one (1) foot vertical (4:1) to intersect the existing grade. In addition, the walkway shall be located outside of wetland areas. Connecting walkways shall extend in a mauka direction from the shoreline walkway to accommodate foot traffic from the adjoining development parcels.

The beachwalk shall be a minimum of six (6) feet in width. The walkway shall be of temporary construction (i.e., boardwalk made of wood or recycled plastic, or ungrouted pavers) and shall meet handicapped accessibility requirements with a non-slip finish which is comfortable for bare feet. Walkway finish shall be earthtone in color. The beachwalk shall be unified in character and shall smoothly transition visually from adjoining or existing walkways if materials, finish or color do not exactly match, through utilization of transitional patterns, colors or textures.

8.4.2 Belvederes

Designed as a component of the beachwalk, areas of special interest (belvederes) shall be considered along the beachwalk alignment to provide functional diversity within the Shoreline Zone.

Any belvederes, rest spots or similar shoreline overlooks shall be understated in nature and elevated no more than one (1) foot above surrounding grade. Any handrails, benches or seatwalls shall be neutral in color without elaborate patterns, forms or design.

8.5 Beach Access

Upon the development of each lot, pedestrian access routes to the beach will be provided from the respective lots to the lateral shoreline beachwalk, and from the lateral shoreline beachwalk to the beach itself. See Figure 8.1 Accessways from the beachwalk to the beach shall be generally spaced at a maximum interval of 350 feet. The materials utilized for these mauka-makai walkways shall be temporary in nature and shall clearly designate beach

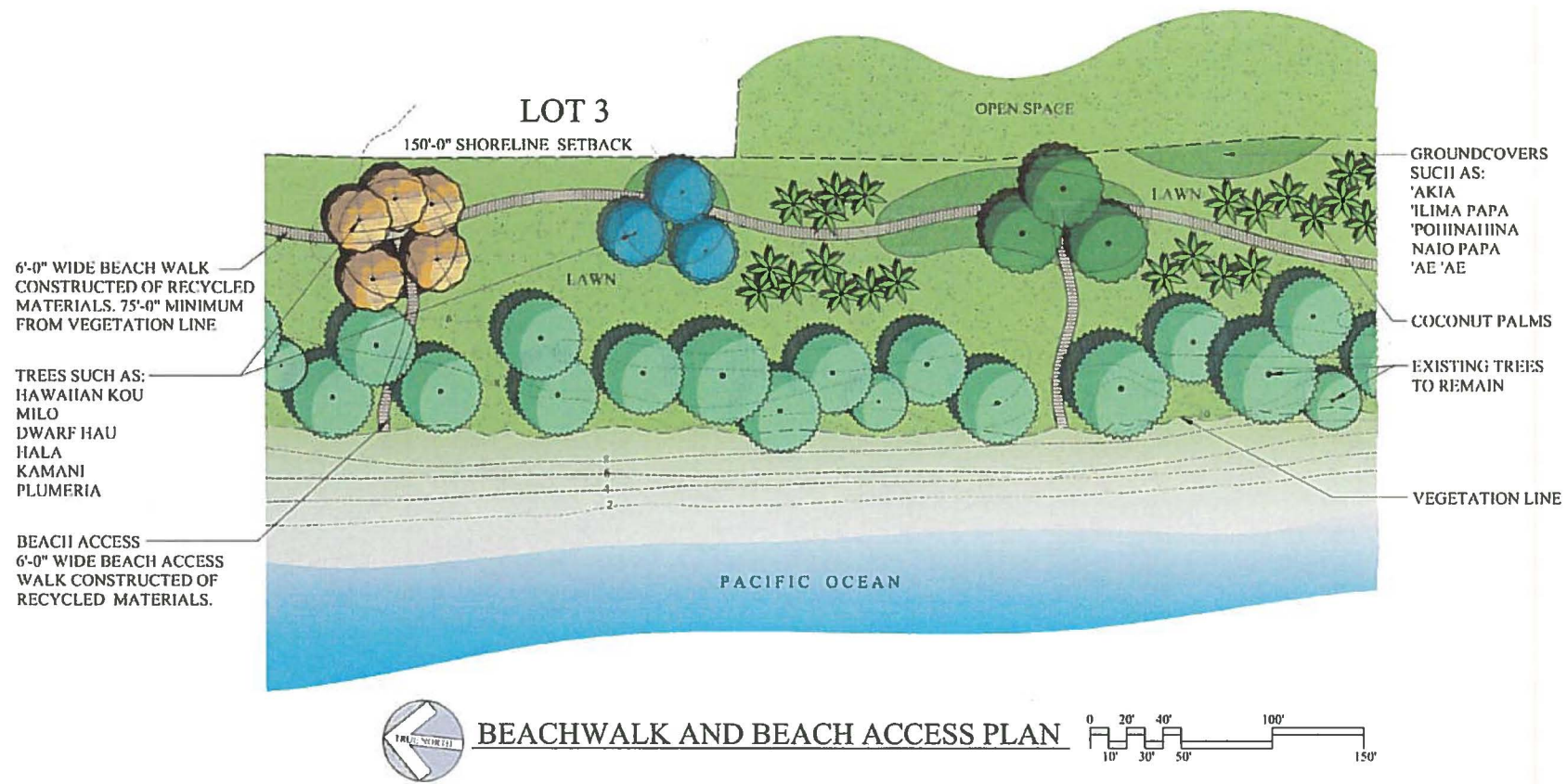


Figure 8.1 Beachwalk and Beach Access Plan

access points and be designed and installed to allow for realignment or replacement should the walkways be damaged or the sand underlying the walkways shift.

8.5.1 Beach Accessway Design

Beach accesses shall be constructed with wood, recycled plastic or similar material (i.e., boardwalk type construction) and shall be routinely checked for splintering, exposed nails and termite damage. The accesses shall be constructed in such a manner as not to inhibit the natural dune sand processes. Beach accesses shall be a minimum of three (3) feet and a maximum of six (6) feet in width.

8.6 Shower and Related Facilities

Shower poles, trash receptacles, and drinking fountains are recommended to be provided at selected points along the lateral shoreline beachwalk.

8.6.1 Drainage Considerations

Excess water from shower areas shall be directed away from the beach since improper design and placement of showers at public beaches could erode paths across the beach, or create a mud-bog in the surrounding landscape due to poor drainage. To mitigate these potential problems, the public showers shall be located away from the beach near the lateral shoreline walkway and drainage shall be improved using covered concrete drainage troughs, sand traps, and a dispersion field or drainage into shrubbery landscape features.

8.7 Landscaping and Landscape Irrigation

To the maximum extent practicable, existing landscaping shall be utilized to define the landscape character of the Shoreline Zone. Due to its public nature and the unique demands upon landscaping in the Shoreline Area, new landscape planting material shall be selected for their adaptability to beachfront conditions, as well as for their aesthetic qualities. Accordingly, landscaping stock that will thrive on saline soils and be resistant to injury from salt spray and winds and are resistant to disease and pests shall be considered.

8.7.1 Plant Material

To the extent practicable, native and endemic plant species shall be utilized, such as materials listed below.

Trees	Shrubs	Ground Cover
Hawaiian Kou	Akia	Hibiscus "Rockii"
Milo	"Punalu'u" Hibiscus	Ilima Papa
Dwarf Hau	Beach Naupaka	Beach Vitex
Hala	Ma'o	Pa'uo hi'iaka
Kamani	Kolomona	Akulikuli
		Aki aki

Consistent with established landscaping practices, new landscape plantings shall be of sufficient size to establish a desirable landscape character within a few years of installation, as well as provide these plantings with a good opportunity for adaptation and survival.

8.7.2 Design Intent

Landscape plantings along the beachwalk shall be informal yet distinctive, with a mix of coconut palms, small trees, and flowering shrubs integrated with the existing kiawe trees. See Figure 8.2. Clusters of planted trees or existing trees shall be utilized between the beachwalk and the beach to provide shaded sitting areas. Except at the points where direct access to the beach is provided, the intervening areas between the beachwalk and the beach shall be landscaped with grass, planted ground cover, or utilize existing vegetation. To the maximum extent practicable, existing vegetation shall be incorporated into the landscape design plan. Poisonous plants shall not be utilized and the introduction of spiny or thorny plants in addition to the existing kiawe shall be discouraged.

8.7.3 Landscape Irrigation

As each project in Subdivision is developed, existing vegetation or new landscape plantings within the shoreline area shall be irrigated and maintained to help stabilize the shoreline sand dune and act as a windbreak. In addition to their aesthetic effect, landscape plantings and irrigation systems shall be selected for their water conserving characteristics, as well as for achieving the desired landscaping effect.

All landscaped areas shall be watered with an irrigation system designed to utilize treated effluent, as well as minimize evaporation loss. Irrigation systems shall not apply water to beach areas or

create irrigation runoff onto beach areas. Overspray of walkways and pathways shall be kept to a minimum.

8.8 Lighting

Lighting will be allowed but shall be subdued in appearance and minimal in quantity.

8.8.1 Lighting Criteria

Light fixtures shall be 42 inches or less in height or tree mounted (42 inches or less in height) with directional lamp and shielding to minimize glare. No pole mounted lights or area flood lights shall be permitted. Pathway lights shall provide indirect lighting with no visible light source. Light fixtures and related equipment shall be corrosion, theft and vandal resistant. Use of heavy duty commercial grade plastic fixtures is encouraged to minimize corrosion and theft problems.

The goal of outdoor lighting within the Shoreline Zone is to create a nighttime environment sufficiently illuminated for safety, while accentuating its tropical setting. Indirect lighting and light reflected from landscape plantings shall be used to emphasize landscaping along the beachwalks. Lighting shall be generally subdued and shall incorporate appropriate design features to enhance the character of the resort, as well as mitigate any adverse effects to avifauna in the vicinity. Neon, colored or flashing lights shall not be permitted.

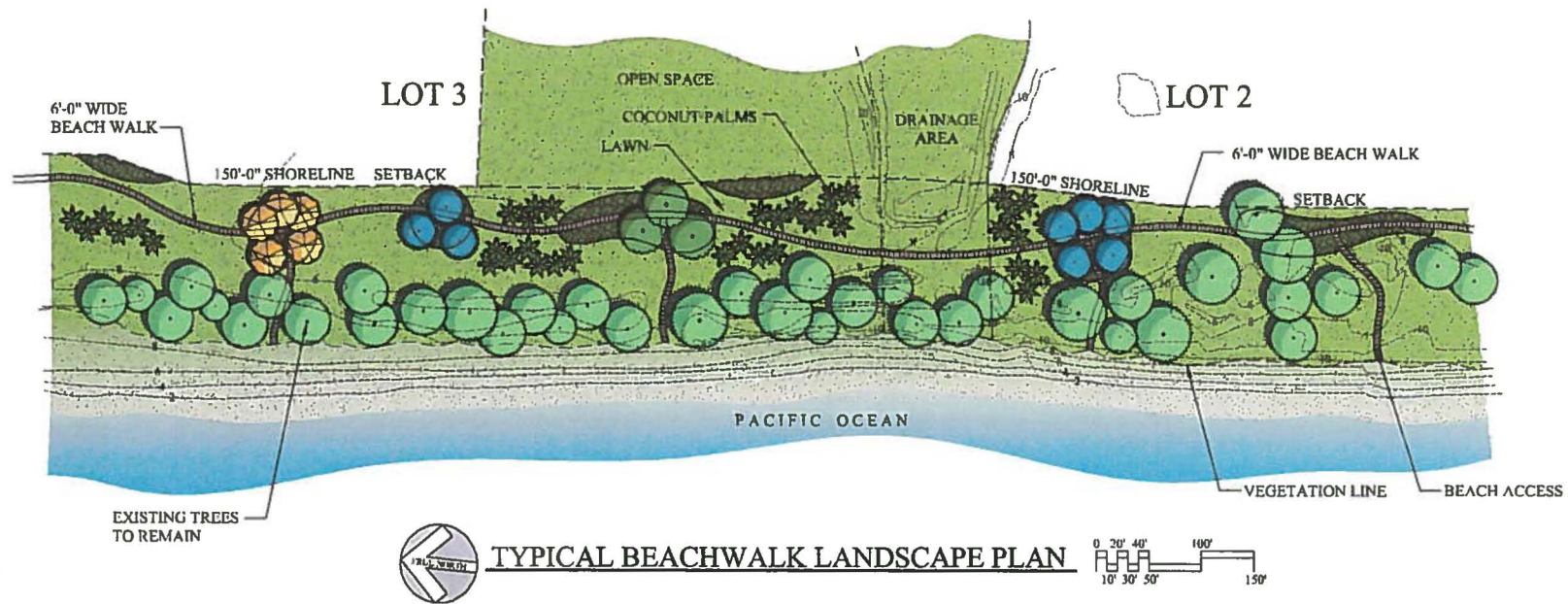


Figure 8.2 Typical Beachwalk Landscape Plan

8.9 Signage

Signage within the Shoreline Zone will be utilized primarily for purposes of identification, information, and direction. No advertising or promotional signage is allowed. Signage shall be compatible with the architectural style for each individual project and shall be scaled for legibility by pedestrians. In order to avoid intrusive sign illumination, no blinking or moving signs shall be permitted. Lighting from hidden spotlights, which illuminate the sign surface without excessive glare, is preferable to "can" signs which are illuminated from within. Signage shall conform with Chapter 16.12A of the Maui County Code pertaining to Outdoor Signs.

8.9.1 Signage Criteria

Signage shall be post or wall-mounted and less than 42 inches in height. Walls shall be constructed of rock or cement plaster finish and of neutral color. Signage must be moisture, corrosion and vandal resistant. Signage face shall be two (2) feet by three (3) feet in maximum dimension.

8.10 Shoreline Zone Maintenance Program

The Shoreline Zone shall be managed to maintain the environmental, aesthetic and functional integrity of the shoreline area. Towards this end, property operators shall be responsible for implementing the following action program.

1. Cut and trim vegetative materials to provide a clean and well-kept appearance.
2. Regularly remove noxious weeds and plant material, including invasive species which may encroach into wetland areas.
3. Maintain lateral shoreline beachwalk and mauka-makai beach access routes to ensure a continuous smooth surface suitable for safe and convenient pedestrian use. Since the lateral and mauka-makai beach access routes are considered temporary and portable, regularly scheduled inspections shall be conducted to remedy conditions which may impede safe pedestrian passage.
4. Conduct an ongoing program of landscape management to ensure that plant specimens are in a healthy and thriving condition.
5. Should the natural coastal erosion/accretion process be impacted by shoreline improvements, except landscaping, such improvements shall be removed or relocated.

The Shoreline Zone fronting each of the North Beach Subdivision lots shall be maintained by the respective lot developer/operator or a resort association formed among the lot owners.

In addition, as each lot in the Subdivision is developed, drainage patterns relative to the shoreline area shall be examined to ensure that no adverse effects to shoreline area improvements and adjacent properties will result from stormwater runoff. Routine maintenance shall be conducted to ensure that runoff will not adversely impact the grounds and improvements in the shoreline area, and that the

drainage and sedimentation functions of the wetland areas are unaffected.

In keeping with the goal of preserving the natural environment as much as possible, the landscaping plan shall encourage the use of native Hawaiian plants and accentuate the use of organic landscaping methods. The 150-foot shoreline area is dominated by non-Hawaiian trees and foliage that serve to anchor and stabilize the dune system. This foliage will initially be retained with only limited trimming to achieve a clean and well-kept appearance, and clearing to provide space for the planting and growth of appropriate native Hawaiian shoreline trees. Over the long term as the native Hawaiian plants mature, non-native trees (particularly kiawe) may be removed.

To achieve year-round growth, it is recommended that the soil behind the primary beach dune be enhanced and irrigation be installed. Soil enhancement material shall not be placed on or mixed with sand on the beach dune. Irrigation shall be accomplished with a buried sprinkler system during off-peak hours. The irrigation system shall be designed to utilize reclaimed wastewater. Emphasis shall be placed upon increasing the productivity and stability of the soil and then developing a varied and self supporting planting scheme that minimizes the need for chemical fertilizers, pesticides, or herbicides. Plant groupings supported by good quality soil will not require excessive fertilizers and will be vigorous enough to thwart invasion by disease causing insects.

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