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COUNTY OF MAUI
DEPARTMENT OF PLANNING

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Planning Division

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Zoning Administration and
Enforcement Division

April 7, 1998

Mr. Edmund Ilagan, Director of Property Operations
Sheraton Maui Hotel
2605 Kaanapali Parkway
Lahaina, Hawaii 96761

Dear Mr. Ilagan:

RE: Special Management Area Emergency Permit for the Installation of
4 Ft. by 10 Ft. Metal Sheets as a Shoreline Erosion Protection at
the Sheraton Maui Hotel, TMK: 4-4-008:005, Kaanapali, Island of
Maui, Hawaii (SM3 980001)

The Maui Planning Department (Department) is in receipt of your March 25, 1998 application for a Special Management Area Emergency Permit. On March 31, 1998, the Department conducted a site inspection to assess the situation. In addition, on April 2, 1998, during the coastal erosion conference at the Aston Wailea Resort, a video tape of the site was previewed by members of the conference.

Pursuant to the Department's investigation and consultation, it is our assessment that the area fronting the pool and bar which eroded to approximately eight to ten feet from the structures were in danger of being undermined from continued high-wave action. The area fronting the luau grounds is an open-lawn area that does not present the same structural danger. In addition, portions of other concrete structures, such as sidewalks and planters have already been undermined and collapsed onto the beach area as well as the loss of land consisting of top soil has also degraded the nearshore waters. The debris left by these structures creates a hazardous condition along the shoreline as well as adds to the degradation of the nearshore waters. The Department also noted that this is an after-the-fact permit request since the metal sheets have already been installed.

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The purpose of the metal sheets is to act as a temporary solution to the continued erosion and as a temporary protection of the existing bank which in areas are as much as six to seven feet above the beach. The sheets, unlike the deposition of rocks, can be easily removed once the high-wave action has diminished and the emergency is over.

Pursuant to the above assessment, please be advised that an emergency permit is hereby granted, subject to the following:

1. That the permit is issued pursuant to a written request dated and received on March 25, 1998.
2. That the permit is hereby issued on this date, April 7, 1998.
3. That the permit is issued to Mr. Edmund Ilagan, on behalf of the Sheraton Maui Hotel, located at 2605 Kaanapali Parkway, Lahaina, Maui, Hawaii, telephone number (808) 662-8160.
4. That the permit is limited to the subject property identified as Maui Tax Map Key 4-4-008:005.
5. That the area fronting the pool and bar structures, which eroded to approximately eight to ten feet from the structures, was in danger of being undermined from continual high-wave action. Because no action was taken and there was continual erosion from the high-wave action, this may have resulted in the collapse of the structures causing substantial loss to the hotel, as well as creating additional hazards on the beach from the debris left from such an action.
6. That the emergency permit is valid until April 30, 1998 when it is anticipated that the high-wave season should diminish. The sheet metal shall be removed by the end of the day on April 30, 1998.
7. That the emergency permit is limited to the area fronting the pool and bar structure as identified on the enclosed site plan provided by the applicant. The area fronting the luau grounds does not pose the same structural danger and, as such, the sheet metal installed along this eroded bank, shall be removed.

8. The issuance of this emergency permit is a temporary solution to the shoreline problem and is not meant to be the final solution. Within two weeks of the issuance of this permit, the applicant shall submit a comprehensive plan of action to mitigate existing and future problems associated with the construction of structures near the shoreline and land alterations that affect the shoreline processes. This plan shall be prepared in consultation with a professional engineer licensed by the State of Hawaii with experience in ocean processes and structural and nonstructural (i.e., beach nourishment, dune restoration, etc.) shoreline protection measures; the scientific community, such as the University of Hawaii Geology Department, Environmental Center and Sea Grant Program; and governmental agencies, such as the Department of Land and Natural Resources, Maui Planning Department and federal agencies.

The plan shall also address the effects of the existing rocks and boulders that were uncovered along the beach during the recent erosion and proposed mitigative measures to preserve the shoreline and sandy beach frontage. Consideration should also be given to establishing adequate setbacks for structures to prevent future needs for structural protection measures. Also, appropriate landscape solutions should be considered to reduce the impacts on the shoreline and nearshore waters.

Upon submittal of the comprehensive plan of action, in consultation with the property owner and resource agencies, a beach-management plan for the hotel property shall be developed and implemented to address the long-term problems of shoreline recession.

9. That the debris left on the beach and nearshore waters consisting of concrete, landscaping debris, such as pieces of rock walls and tree remnants and recent previous protective measures, such as the burlap sandbags, shall be removed. Recent temporary protective measures that were permitted may be allowed to remain, such as the large seabags installed on the north side of the shoreline but should be reset along the eroded bank. These temporary measures shall also be removed by April 30, 1998.

The Department recognizes that the rocks along the break of the waves were recently exposed due to the erosion of the beach and is not a result of recent actions by the Sheraton Maui Hotel. This line of rocks also act as a first line of defense which help to reduce the velocity of the wave action before it reaches the eroded bank.

It is the Department's understanding that the State of Hawaii, Department of Land and Natural Resources, has also requested the removal of the debris from the beach and nearshore waters.

10. That existing structures, such as sidewalks, planters and landscaping that are within close proximity of the eroding shoreline and are in danger of collapse or inundation, shall be removed. These include the sidewalks that are currently being propped by wood supports and planters and landscaping which are already being undermined.

In addition, the top soil from the eroded banks within ten feet of the edge of the bank shall be removed and replaced by beach sand and revegetated to prevent future degradation of the nearshore waters from the deposition of soil into the ocean. Salt-tolerant landscaping, such as beach vitex - vitex rotundifolia and naupaka (shrub), white ice plant - delospesma alba and beach morning glory (ground cover) and seashore paspalum - paspalum vaginatum (grass), shall be used.

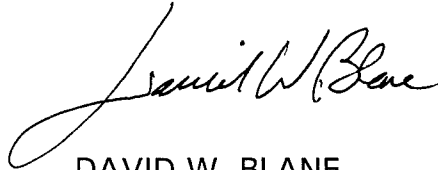
11. That warning signs shall be erected to inform beach users of the dangers due to the continued shoreline erosion. In addition, where necessary, temporary portable-safety fencing shall be permitted along the edge of the eroded bank. The portable fence will allow the fence to be relocated should the bank continue to erode landward.

Further, it is the Department's understanding that the State of Hawaii, Department of Land and Natural Resources, has also requested that the beach area fronting the hotel be closed and that security and beach-closure signs be erected until the hazardous situation is over.

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Thank you for your cooperation. If additional clarification is required, please contact Ms. Colleen Suyama, Staff Planner, of this office at 243-7735.

Very truly yours,



DAVID W. BLANE
Director of Planning

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Enclosures

c: Clayton Yoshida, AICP, Planning Program Administrator
Aaron Shinmoto, P.E., Planning Program Administrator
Daren Suzuki, Staff Planner
Colleen Suyama, Staff Planner
Ron Sandate, Zoning Inspector
Rob Mullane, Sea Grant Extension Service, Maui Community College
Michael Wilson, Department of Land and Natural Resources (DLNR)
Phil Ohta, DLNR, Land Management-Maui
Charles Penque, DLNR, DOBAR-Maui
Sam Lemmo, DLNR
Charles Fletcher, Ph.D., University of Hawaii, Department of Geology
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