

Kapalua Resort Association

January 19, 2020

ATTN: WEST MAUI CPAC
Department of Planning
2200 Main St., Suite 315
Wailuku, HI 96793

By Email to: wearewestmaui@mauicounty.gov

Re: Plantation Estates Should Be Designated Rural Residential

Dear Committee Members:

I am the President of the Kapalua Resort Association (“KRA”), the master resort community association for the Kapalua Resort. KRA includes ten residential communities, each with their own neighborhood governance. KRA also includes the Kapalua Resort hotels and other commercial resort area entities. Like a neighborhood association in many respects, we are an umbrella organization responsible for some of the overall resort area issues in the Kapalua Resort. Similar associations exist in Kaanapali and Wailea.

I understand that one of Kapalua Resort Association’s residential communities, Plantation Estates, has been participating in the West Maui Community Plan process with a view to have their designation changed from agricultural to rural. I write to offer my support of that change. While I haven’t conducted a formal survey, I suspect that most Kapalua residents would feel the same.

I have read through the definitions in the Planning Department’s Guidebook and the Draft West Maui Community Plan. Plantation Estates clearly falls within the “Rural Residential” definition in these documents. Plantation Estates is a low-density, large-lot residential neighborhood. It contains estates, family farms and it has a rural character. Its primary purpose is residential, conservation and farming. Many areas within Plantation Estates are undeveloped ravines held in conservation. Plantation Estates is within the Kapalua Resort and borders our perimeter. It is in a transitional area between more urban and residential areas of the resort and agricultural areas beyond. An important golf course attracting numerous visitors to the Kapalua Resort destination area runs through the Plantation Estates residential neighborhood.

Similarly, pictures in the Guidebook and Draft Plan lead one to the conclusion that Plantation Estates is in the Rural Residential category. It is not Agricultural, although it looked like that over thirty years ago. Taken as a whole, it seems quite clear that under these definitions, Plantation Estates is Rural Residential.

Like Kapalua Resort generally, residents of Plantation Estates maintain their own roadways, obtain their water through a private water company, and self-finance many other services that commonly are paid for by the public. Re-designation into the RU-2 rural designation would maintain the same density and that seems appropriate.

I am unaware of any benefit to Kapalua Resort, West Maui or Maui as a whole that would be achieved by keeping the Plantation Estates neighborhood designated as agriculture. What is the reason? It seems the designation of Plantation Estates as Rural Residential would benefit all parties concerned. It would not only be consistent with community plan definitions, it would be consistent with actual land uses, more beneficial for our larger community in the Kapalua Resort destination area, and more appropriate for Maui County in administering land use regulations.

Thank you for your consideration.

A handwritten signature in cursive script that reads "Peter Laszlo". The signature is written in black ink and is positioned above the typed name and title.

Peter Laszlo
President
Kapalua Resort Association