

COUNCIL OF THE COUNTY OF MAUI

# PARKS AND RECREATION COMMITTEE

December 17, 2002

Committee  
Report No. 02-200

Honorable Chair and Members  
of the County Council  
County of Maui  
Wailuku, Maui, Hawaii

Chair and Members:

Your Parks and Recreation Committee, having met on June 19, 2002, July 17, 2002, November 13, 2002, and December 4, 2002, makes reference to a Miscellaneous Communication dated April 5, 2002, from the County Clerk, referring the matter of designating a park in the Waiolani area to your Parks and Recreation Committee (referred by the Planning Committee through Committee Report No. 02-56).

At its meeting of June 19, 2002, your Committee met with the Director of Parks and Recreation and a Deputy Corporation Counsel.

Your Committee received testimony from four individuals.

One testifier indicated that the existing park in Waikapu is too small for the community's needs. She stated that the ballpark is Little League regulation size, which restricts older children and adults from playing on the field. She said that a new park, large enough for sporting events with walking paths for seniors, should be developed on the mauka side of the Honoapiilani Highway (Highway).

One testifier expressed concerns about the lack of repairs and maintenance at the existing park. He noted that requests for bleachers, a canopy extension for the Waikapu Neighborhood Center (Center) and certain landscaping items have not been fulfilled after numerous inquiries. He also noted safety concerns about the ditch adjacent to the existing park, and expressed his hope that this meeting would be more than just discussion.

The next testifier provided your Committee with background on certain improvements to the Waikapu Park. He noted that limited funding was provided approximately eight years ago to install the baseball field and make other minor improvements. He also noted that a master plan was developed for the proposed park; however, because of limited resources, only certain "priority"

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enhancements were implemented. He indicated that since most of the future development in the area will be mauka of the Highway, a new park should be located in that area. He stated that the new park should be large enough to accommodate a variety of activities and should service residents of all ages. He further noted that the Wailuku-Kahului Community Plan (Plan) identifies a number of viable ideas, goals, and objectives; however, more effort should be initiated to implement the provisions of the Plan. He also stated that the new park should be developed in a central location away from the Highway.

The final testifier indicated that the park should be located north of the Waiolani Subdivision, mauka of the Highway. He expressed an interest in keeping the existing park; however, he felt that more police surveillance should be conducted to prevent loitering and other such abuses.

Your Committee noted that the goal of the meeting was to receive input from the Waikapu/Waiolani residents to assist in determining park needs and a potential location.

Your Committee deferred the matter pending further discussion.

By correspondence dated June 26, 2002, your Committee Chair transmitted a copy of the Waikapu Park Master Plan submitted by Russel Y. Gushi.

At its meeting of July 17, 2002, your Committee met with the Director of Parks and Recreation and a Deputy Corporation Counsel.

Your Committee received testimony from three individuals.

One testifier stated that the Center needs a canopy extension because the current facility is too small to accommodate certain activities. He also indicated that \$30,000 was appropriated ten years ago to make certain improvements to the ditch adjacent to the existing park; however, to date, nothing has been done. He indicated that the ditch is a safety hazard. He also noted that the County should pursue the purchase of baseball fields, which are currently owned by C. Brewer Company.

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Another testifier stated that the County should initiate a park assessment and master plan for the Waikapu/Waiolani area. He noted that now is the time to initiate such a study because the area consists of a considerable amount of vacant land and C. Brewer Company is in the process of selling its holdings. Furthermore, he indicated that although one subdivision has been developed, one subdivision was recently approved, and a third subdivision is being considered, there is still no park in the area. He also stated that the County should consider utilizing Waikapu Stream as a linear park.

The final testifier also concurred that a park assessment and master plan should be conducted for the area. She noted that development may result from the purchase of the vacant land in the community; therefore, locating a site for a park is crucial. She stated that planning for a park should take place now before its too late.

Your Committee noted that an assessment of the existing park, a park mauka of the Highway, and the creation of a linear park along Waikapu Stream should be the focus of a park master plan study for the area. Your Committee also expressed a concern relative to development in Wailuku spreading to Waikapu, and noted that geographical divisions should be considered to delineate the two communities.

The Director indicated that the Department has discussed the availability of lands with C. Brewer Company and noted that certain lands may be considered for park acquisition. He further stated that the County owns approximately one acre of land that may be utilized for park expansion near the existing Waikapu Park. He noted that the County will be receiving funds for park development from two proposed Waiolani Subdivisions. He indicated that he is unaware of the total park assessment to be granted to the County as a result of the proposed development; however, he will research the matter and provide your Committee with an estimate.

Your Committee deferred the matter pending further discussion.

By correspondence dated October 29, 2002, your Committee Chair requested that the Department of Parks and Recreation provide preliminary funding estimates for establishing a park in the Waiolani/Waikapu area,

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identifying amenities for the park facilities, and recommending a site for the proposed park.

At its meeting of November 13, 2002 your Committee met with the Director of Parks and Recreation and a Deputy Corporation Counsel.

Your Committee received testimony from one individual who stated that the Center is in need of a canopy extension to help facilitate large groups utilizing the facility. He also noted that attention must be given to the Waikapu Stream adjacent to Waikapu Park because it remains a safety hazard. Finally, the County should consider expanding the park with the acre of land it owns near the existing park.

The Director stated that a new park in the area should be located mauka of the Highway. He indicated that he met with certain community leaders to determine their intended use and needs for a new park. He stated that the size and location of the park have not been determined, but the Department staff will be meeting with residents from the Waiolani/Waikapu area to gather their recommendations. The Director stated that two proposed subdivisions will provide approximately \$300,000 to \$400,000 in park assessment funds.

Your Committee noted that defining a location and size of the park should be a priority. Your Committee further noted its desire to determine the amount of funding available as a result of park assessments from the proposed subdivisions commonly known as Waiolani Elua and Waiolani Pikake. Your Committee also expressed a desire to pursue improvements to the Center.

As a result, your Committee requested that the Department of Parks and Recreation provide the following information:

1. identify the type of park (passive/active) and size requirements;
2. provide a proposed location for the park;
3. determine the amount of park assessment that will be realized as a result of the above-referenced subdivisions;

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4. provide an estimate for expanding a canopy adjacent and attached to the Center; and
5. submit any additional funding requirements for the development of a park in this community that may be submitted to the Council Chair for consideration during deliberations on the Fiscal Year 2004 Budget.

Your Committee deferred the matter pending further discussion.

By correspondence dated November 27, 2002, the Director of Parks and Recreation submitted cost estimates for design, construction and acquisition of a park in the Waiolani/Waikapu area.

At its meeting of December 4, 2002, your Committee met with the Director of Parks and Recreation and a Deputy Corporation Counsel.

Your Committee received testimony from one individual. He stated that the Waiolani Community Association transmitted a letter to the Director of Parks and Recreation outlining the community's needs for a park.

The Director reviewed the results of a meeting between the Department staff and representatives from the Waikapu and Waiolani communities. He stated that the residents requested both a passive and active park with walking trails, picnic tables, comfort stations and ball fields. He noted that in order to accommodate such a park, approximately six acres of land located mauka of the Highway would be necessary. The Director indicated that a parcel of land recommended for such a park is owned by Wailuku Agribusiness Inc., and identified as TMK No: 3-5-04:25. The Director noted that while the property may be sold very soon, other properties may also be available.

The Director also highlighted recommendations for improvements to the Center. He stated that it would cost approximately \$40,000 to extend the roof of the Center by 200 to 300 square feet. The roof extension would be a canopy design constructed with the similar materials used for the existing roof. The Director also noted that any improvement to the Center will require an upgrade to the existing waterline. Therefore, an additional \$30,000 is necessary to improve

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the waterline. The waterline improvements will encompass increasing its width from four to eight inches for approximately 200 linear feet. He noted the purpose of the waterline improvement is to enhance fire protection.

The Director identified three additional parcels that the County should consider for acquisition because they are currently utilized for recreational purposes. These include:

1. Waihee Ball Park, TMK No: 3-2-12:02 (1.89 acres or 82,328 square feet)
2. Waiehu Beach Park, TMK No: 3-2-13:25 (1.65 acres or 71,874 square feet)
3. Waikapu Ball fields, TMK No: 3-5-02:01 (5 to 6 acres, consisting of two ball fields)

He also indicated that the estimated costs for the installation of two 5-tier permanent bleachers at the Waikapu Park ball field is \$5,000.

Your Committee voted to refer the Miscellaneous Communication and the following matters to the Council Chair for the term beginning January 2, 2003:

1. appropriating \$80,000 to:
  - a. construct a 200 to 300-square-foot canopy for the Center;
  - b. upgrade the existing waterline from four to eight inches, extending approximately 200 feet;
  - c. install two 5-tier bleachers at the Waikapu Park ball field; and
2. pursuing the acquisition of property located:
  - a. mauka of the Highway for a new park; and
  - b. in the area commonly known as the Waikapu Ball fields.

Your Parks and Recreation Committee RECOMMENDS the following:

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1. That the matter of appropriating \$80,000 for improvements to the Waikapu Neighborhood Center and Park be REFERRED to the Council Chair for the term beginning January 2, 2003 for consideration in the Fiscal Year 2004 Budget Session;
2. That the matter of pursuing the acquisition of land for a new park near the Waiolani subdivision and the expansion of the existing Waikapu Park be REFERRED to the Council Chair for the term beginning January 2, 2003 for consideration in the Fiscal Year 2004 Budget Session; and
3. That the Miscellaneous Communication be REFERRED to the Council Chair for the term beginning January 2, 2003.

Adoption of this report is respectfully requested.

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**JO ANNE JOHNSON** Chair

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**MICHAEL J. MOLINA** Member

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**ROBERT CARROLL** Vice-Chair

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**CHARMAINE TAVARES** Member

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**DANNY A. MATEO** Member