

COUNCIL OF THE COUNTY OF MAUI

# GOVERNMENT RELATIONS COMMITTEE

July 8, 2003

Committee  
Report No.

03-50

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

Chair and Members:

Your Government Relations Committee, having met on June 18, 2003, makes reference to County Communication No. 03-31, from former Mayor James H. Apana, Jr., requesting consideration of a possible exchange of real property between the County of Maui and Haleakala Ranch Company, Inc. (Haleakala Ranch).

The communication also transmits a letter of intent between the County of Maui and Haleakala Ranch to exchange the County of Maui's existing 150-acre parcel in South Maui identified as TMK: (2) 2-2-002:070 for Haleakala Ranch's fee simple interest in 150 acres of land identified as a portion of TMK: (2) 2-2-002:0054, also located in South Maui.

At its meeting, your Committee met with the Senior Executive Assistant to the Mayor, an Executive Assistant to the Mayor, the Corporation Counsel, and Willard "Buzz" Stluka, President and Chief Executive Officer of Haleakala Ranch.

Your Committee is in receipt of two maps of the affected parcels, one from the Executive Assistant to the Mayor and another from Councilmember Pontanilla.

The Executive Assistant to the Mayor provided your Committee with an overview of the status of the land exchange proposal. He stated that upon reviewing the recommendation by the former Mayor, and after meeting with representatives of Haleakala Ranch, the Administration has decided to pursue the proposed land swap and requested comments from the Council for consideration during negotiations.

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The Executive Assistant to the Mayor noted that it has been documented that developing the County's 150-acre parcel would be costly due to heavy concentrations of blue rock. The former Administration's plan was to exchange the County's 150 acres for 110 acres from Haleakala Ranch, with the understanding that the location of the remaining 40 acres would be determined later. The current Administration indicated that it would prefer to secure the entire 150 acres at one time.

The possible uses for the land would be for parks, a police station, and a high school.

Your Committee raised several concerns, including the following: (1) that if the land swap occurs, the use of the newly acquired land should be for park use only; (2) that the land should not be used for a State high school because education is not a responsibility of the County; (3) that the acceptance of the land would restrict the County's placement of the North-South corridor; (4) that an appraisal of the Haleakala Ranch property needs to be done; (5) that a soil analysis or geological survey of the Haleakala Ranch property should be conducted; (6) that the acreage of the portion of the parcel that is designated as Open Space needs to be determined; (7) that an estimate for the development of infrastructure and other construction costs would need to be provided for both parcels; (8) that the Department of Public Works and Environmental Management should do preliminary studies of the Haleakala Ranch property to determine whether or not the site was appropriate for park use; (9) that the 40-acre parcel might be kept separate from the park to provide an option to later sell the property for cash; (10) that the gulch, which is located on the property, is an undesirable feature because it would require that a bridge or other improvements be constructed to allow the use of the entire park; (11) that the Administration should alternatively pursue the acquisition of 40 acres located to the north or east of the 110 acres; (12) that the County needs to determine if there are any archaeological or environmental concerns associated with the Haleakala Ranch property; (13) that manmade or natural drainage systems need to be studied on or mauka of the Haleakala Ranch property; and (14) that it would be interesting to learn why the former Administration initiated this land swap and considered it more beneficial than the County's 150-acre parcel.

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Your Committee also had a number of favorable comments, including the following: (1) that the area seems to be appropriate for a park; (2) that the community would likely appreciate having a park, wherever it might be located; (3) that there seems to be adequate space to provide a number of recreational fields, facilities, a police station, parking and more for the community; (4) that the property appears to be more easily developable than the County's 150 acres; and (5) that the adjacent Silversword Golf Course utilizes treated County effluent for irrigation, thereby, making it relatively inexpensive for the County to extend the lines to irrigate the park if the exchange is approved.

Mr. Stluka noted that the previous Administration initiated the land swap. A preliminary study of the 110-acre parcel determined that it was equal to the value of the County's 150-acre parcel. However, Mr. Stluka stated that Haleakala Ranch insists on an acre for acre exchange with the County.

Mr. Stluka also clarified that Kaonoulu Ranch owns the property located north of the proposed parcel. Relatedly, he noted that there are no manmade drainage systems located mauka of the subject property.

Having provided the Executive Assistants with a number of comments regarding the proposed land exchange, your Committee recommended filing the communication.

Your Government Relations Committee RECOMMENDS the following:

1. That County Communication No. 03-31 be FILED; and
2. That a copy of this committee report be TRANSMITTED to the Mayor of the County of Maui.

Adoption of this report is respectfully requested.

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**DAIN P. KANE** **Chair**

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**MICHAEL J. MOLINA** **Member**

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**G. RIKI HOKAMA** **Vice-Chair**

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**CHARMAINE TAVARES** **Member**

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**DANNY A. MATEO** **Member**