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Coastal Zone  
Management  
Program

DTS202111230824NA

Environmental Review  
Program

January 5, 2022

Land Use Commission

TO: Scott Derrickson, Chief Planner  
Land Use Commission

Land Use Division

Special Plans Branch

FROM: Rodney Y. Funakoshi, Planning Program Administrator  
Office of Planning and Sustainable Development

*Rodney Funakoshi*

State Transit-Oriented  
Development

SUBJECT LUC Docket No. A03-739

Statewide Geographic  
Information System

Kanaha Hotel Draft Environmental Impact Statement (DEIS)  
Kahului, Island of Maui, Hawaii

Statewide  
Sustainability Program

TMK: (2) 3-8-103:014 (por.), 015 (por.), 016, 017, and 018

Dear Mr. Derrickson,

Thank you for the opportunity to provide comments on the Draft Environmental Impact Statement (DEIS) for the Kanaha Hotel. R.D. Olson Development (Petitioner) proposes to develop a 200-room, one- to four-story hotel on 5.2 vacant acres on Lauo Loop on the mauka side of Haleakala Highway (State Route 380) and adjacent to Kahului Airport.

The hotel will service guests seeking accommodation in Central Maui and is targeted at the Kahului Airport and Kahului-Wailuku business markets. Among the 200 hotel rooms planned, 120 will be standard rooms and 80 will be extended-stay rooms with kitchenettes (no ovens). Amenities to be provided include a swimming pool, dining area, sundry shop, meeting rooms, business center and other support and accessory uses for hotel operation. Also proposed are associated on-site and off-site infrastructure improvements including water, sewer, roads, drainage, and electrical systems (e.g., photovoltaic solar panels, improvements to an off-site wastewater pump station, development of a new off-site well for potable water).

The project site is within the Maui Business Park, Phase 2. The Park is within the State Land Use Urban District, but subject to the conditions of the State Land Use Commission (LUC) Decision and Order Docket No. A03-739 A&B Properties, Inc. (D&O) for light industrial use. The Park is zoned M-1 Light Industrial Conditional Zoning, designated for Light Industrial (LI) use in the Wailuku-Kahului Community Plan, and within the Urban Growth Boundary of the Maui Island Plan. The project

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site is also within the Special Management Area (SMA). The proposed project is subject to the Maui County Code, Chapter 2.96 Workforce Housing requirement.

Upon acceptance of the Final Environmental Impact Statement by the State LUC, the Petitioner will also seek approval of a Motion to Amend the LUC D&O, a Wailuku-Kahului Community Plan Amendment, a Change in Zoning, and an SMA Permit.

The Office of Planning and Sustainable Development (OPSD) had previously provided comments on the project in letters dated February 7, 2019 and December 23, 2019, respectively. (DEIS, Appendices 3.5 and 3.6.) OPSD has reviewed the current DEIS and acknowledges that our prior comments, including a detailed discussion of alternatives, have been addressed.

If you have any questions about these comments, please email Aaron Setogawa of our Land Use Division at [aaron.h.setogawa@hawaii.gov](mailto:aaron.h.setogawa@hawaii.gov).

cc. Brett A. Davis, Chris Hart & Partners, Inc.  
Anthony Wrzosek, R.D. Olson Development