

# Environmental Impact Statement Preparation Notice

## Kanahā Hotel at Kahului Airport Kahului, Maui, Hawai'i

*Prepared for:*  
R.D. Olson Development

*Prepared by:*  
Chris Hart & Partners, Inc.

*Accepting Authority:*  
Land Use Commission  
Department of Business, Economic Development & Tourism  
State of Hawai'i

June 2020

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<b>Table 1. Project Summary</b>	
<b>Project Name</b>	Kahahā Hotel at Kahului Airport
<b>Applicant</b>	<p>R.D. Olson Development 520 Newport Center Drive, Suite 600 Newport Beach, California 92660</p> <p>Contact: Mr. Anthony Wrzosek, Vice President Phone: 949-271-1109 Email: <a href="mailto:Anthony.wrzosek@rdodevelopment.com">Anthony.wrzosek@rdodevelopment.com</a></p>
<b>Summary of Proposed Action</b>	The Applicant is seeking to construct a 200-room hotel near the Kahului Airport including on and offsite infrastructure. Implementation will require a Motion to Amend the Decision and Order of Docket No. A03-739, Wailuku-Kahului Community Plan amendment, a change in County Zoning, and a Special Management Area Use Permit.
<b>Project Location</b>	Kahului, Maui, Hawai'i
<b>Land Ownership</b>	A & B Properties Hawai'i, LLC, Series T 822 Bishop Street Honolulu, Hawai'i 96813
<b>Tax Map Keys (TMK)</b>	TMK Nos. (2) 3-8-103:014 (portion), 015 (portion), 016, 017 & 018
<b>Project Size</b>	5.2 acres
<b>Land Use Designations</b>	<p>State Land Use: Urban Community Plan: Light Industrial (LI) County Zoning: M-1 Light Industrial Conditional Zoning (Ordinance 3559) Project is located within the Special Management Area (SMA)</p>
<b>Accepting Authority</b>	<p>Hawai'i State Land Use Commission Department of Business, Economic Development &amp; Tourism, State of Hawai'i P.O. Box 2359, Honolulu, Hawai'i 96804</p> <p>Contact: Mr. Daniel Orodener, Executive Officer Phone: 808-587-3822 Email: <a href="mailto:Daniel.e.oroedener@hawaii.org">Daniel.e.oroedener@hawaii.org</a></p>

<b>Project Planning Consultant</b>	<p>Chris Hart &amp; Partners, Inc. 115 N. Market Street Wailuku, HI 96793</p> <p>Contact: Brett Davis, Senior Planner Phone: 808-242-1955 Email: <a href="mailto:Bdavis@chpmaui.com">Bdavis@chpmaui.com</a></p>
<b>Chapter 343 Triggers</b>	<p>Amendment to Wailuku-Kahului Community Plan. Additional potential triggers, off-site infrastructure work affecting State and County rights-of-way.</p>
<b>Determination</b>	<p>The accepting authority, Land Use Commission (LUC) through its coordination with the Maui Planning Department has determined that an Environmental Impact Statement (EIS) is likely required for the Proposed Action. As a result, the LUC has directed the Applicant, RD Olson Development to prepare an EIS beginning with the preparation of an Environmental Impact Statement Preparation Notice (EISPN).</p>

## **1. PROJECT OVERVIEW**

### **1.1. Property Location**

The subject property is located in Kahului, within the development known as Maui Business Park Phase II (MBPII), on Lauo Loop on the *mauka* side of Haleakalā Highway, Maui, Hawai'i; TMK Nos: (2) 3-8-103: 014 (portion), 015 (portion), 016, 017 & 018. The project site is currently vacant land with utility and roadway services. The project site is located within the Special Management Area (SMA) and located in a Tsunami Evacuation Zone (See: Figures 1-5, "Location Map", "Surrounding Uses Map", "Tax Map Key", "Site Photographs", and "Tsunami Evacuation Zone Map").

### **1.2. Land Ownership and Project Applicant**

The lands comprising the project site, approximately 5.2 acres, are owned in fee simple by A & B Properties Hawai'i, LLC, Series T. The Applicant, R.D. Olson Development, intends to purchase the project site parcels from A & B Properties Hawai'i, LLC, Series T after the land entitlement process is complete.

### **1.3. Purpose and Need**

The purpose of the project is to provide non-resort hotel rooms that are close to the Kahului airport and in the heart of Kahului to best serve business travelers and the Hawaii resident market by providing high quality and economical service. Both business travelers and Hawai'i residents tend to spend most of their time in the Kahului and Wailuku areas of Maui where government offices are located and the majority of the island population resides. The anticipated benefits to the community include the following:

- Fulfill demand for business and lower cost accommodations, particularly for local Hawaii residents from other islands.
- Offset demand for vacation rentals and its negative impacts on local residential communities.
- Reduce tourism impacts on Maui Island's infrastructure by consolidating visitor accommodations near the airport.
- Contributes to the Maui economy and by creating employment opportunities in central Maui and provide a source of tax revenue for the County and State.

### **1.4. Existing and Previous Land Use**

The existing land use of the subject property is vacant land with utility and roadway services.

The previous land use of the subject property was sugar cane fields operated by Hawai'i Commercial & Sugar Company (HC&S). The MBPII land is currently for sale and several

subdivided parcels are sold and or under construction. The project site is located in the State Land Use Urban District, County-Zoned M-1 Light Industrial Conditional Zoning (Ordinance 3559), designated as Light Industrial (LI) in the Wailuku-Kahului Community Plan, and located within the Urban Growth Boundary of the Maui Island Plan.

The project site is subject to a March 25, 2004 Findings of Fact, Conclusions of Law, and Decision and Order (D&O) identified as Docket No. A03-739 for the development of a Light Industrial development, Maui Business Park Phase II.

At the request of the Maui County Planning Department as part of the early consultation process, the Draft Environmental Impact Statement (DEIS) will include an analysis of the conditions of the Docket No. A03-739 D&O. A copy of the D&O will be included in the DEIS.

### **1.5. Proposed Action**

It is anticipated that the Kahahā Hotel at Kahului Airport project will be constructed in a single phase — the construction will start in 2022 and the hotel will be open for business in 2024.

The proposed action is to develop a 200-unit Hotel with associated infrastructure and landscaping. The proposed hotel building varies from one (1) two (2) and four (4) stories in height and will be massed toward the center of the Project Site with generous setbacks on all sides accommodating the width of a landscape buffer, the width of two parking stalls and a parking lot drive isle.

Amenities and uses include but are not limited to, swimming pool, dining area, and other typical and similar incidental support services and accessory uses for hotel operation. (See: Figure 5, “Conceptual Site Plan”).

The hotel project will require approval of a subdivision application for the consolidation of five parcels and re-subdivision into two parcels, 5.2 acres and 1.1 acres. The subdivision or “lot line adjustment” will result in a 5.2-acre parcel for the hotel project and a 1.1-acre adjacent parcel 15 to be available for a future development as permitted within the MBPIL (See: Figure No. 7, “Lot Line Adjustment Site Plan”)

The proposed use will require an Amendment to the Wailuku-Kahului Community Plan, which is the trigger for this HRS Chapter 343 EIS. Any interaction with public lands or infrastructure which may be required for incidental infrastructure improvements are intended to be accommodated by this HRS 343 Compliance Document.

The proposed hotel use will require a Motion to Amend the State Land Use Commission Decision & Order A03-739, a Change in Zoning, and Wailuku-Kahului Community Plan Amendment.



After all Land Use Designations have been obtained, a Special Management Area (SMA) Use Permit will be required to authorize the Project's Development action in the SMA. The Project is valued in excess of \$500,000.00 therefore an SMA Major Permit is anticipated.

Off-site Improvements in the project area to be completed by Applicant:

It is anticipated that improvements to the A&B Triangle Square Wastewater Pump Station located at 417 Kele Street in Kahului, TMK No. (2) 3-8-079: 004 will be required as a result of the proposed action. Other roadway, water and wastewater infrastructure improvements may also be required and are in the process of being defined with appropriate State and County Agencies through the Applicant's Civil Engineer.

Off-site Improvements in the project area to be completed by others:

Anticipated future offsite infrastructure improvements to be provided by the State of Hawai'i, Department of Transportation include construction of a new on-ramp to the Airport Access Road located on the eastern corner of the project site. The future roadway parcel currently owned by A&B will be sold to the State of Hawaii Department of Transportation upon completion of their agreement. The State's timing of the future on-ramp construction is unknown. (See: Figure No. 6, "Conceptual Site Plan with future Airport access Road On-Ramp Plan").

#### 1.6. Hawai'i Administrative Rules § 11-200 1-23

(a) *An EISPN, including one resulting from an agency authorizing the preparation of an EIS without first requiring an EA, shall indicate in a concise manner:*

(1) *Identification of the proposing agency or applicant;*

RD Olson Development is identified as the applicant for the proposed development of Kahahā Hotel at Kahului Airport.

(2) *Identification of the accepting authority;*

The Hawaii State Land Use Commission, State of Hawai'i Department of Business, Economic Development & Tourism will be the accepting authorities.

(3) *List of all required permits and approvals (state, federal, and county) and, for applicants, identification of which approval necessitates chapter 343, HRS, environmental review;*

Approval of the Community Plan Amendment (CPA) and the Amendment of Decision & Order Docket No. A03-739 are the discretionary consents that require Chapter 343 HRS, environmental review;

<b>Table 2. Anticipated Entitlement and Permit Approvals</b>	
<b>Permit / Approval</b>	<b>Responsible Authority</b>
<b>Federal</b>	
Notice of Proposed Construction or Alteration (Form 7460-1)	Federal Aviation Administration Hawai'i District Office
<b>State</b>	

<b>Table 2. Anticipated Entitlement and Permit Approvals</b>	
Amendment of Decisions & Order (D&O) Docket No. A03-739	State of Hawai'i Land Use Commission
Hawaii Revised Statute (HRS) Chapter 343 Compliance	State of Hawai'i Land Use Commission
HRS Chapter 6E Compliance (Historic Preservation Review)	State of Hawai'i, State Historic Preservation Division (SHPD)
National Pollutant Discharge Elimination System (NPDES) Permit	State of Hawai'i, Department of Health, Clean Water Branch
Permit to Perform Work within the State Right-of-Way (ROW)	State of Hawai'i, Department of Transportation (DOT)
Air Pollution Control Permit	State of Hawai'i, Department of Health (DOH)
Community Noise Permit	State of Hawai'i, DOH
<b>County</b>	
Change in Zoning (CIZ)	Maui Planning Commission and Maui County Council
Community Plan Amendment (CPA)	Maui Planning Commission and Maui County Council
Project Design Review	Maui Urban Design Review Board
Special Management Area (SMA) Use Permit	Maui Planning Commission
Subdivision	County of Maui, Department of Public Works, Development Services Administration
Grading and Grubbing Permit	County of Maui, Department of Public Works, Development Services Administration
Driveway Permit	County of Maui, Department of Public Works, Development Services Administration
Building Permits	County of Maui, Department of Public Works, Development Services Administration
Wastewater Discharge Permit	County of Maui, Department of Environmental Management, Wastewater Reclamation Division

(4) *The determination to prepare an EIS;*

The determination to prepare an EIS was made by the State Land Use Commission at its public meeting held on February 5, 2020 at Wailuku, Maui.

(5) *Reasons supporting the determination to prepare an EIS;*

The proposed project would irrevocably commit a natural resource and may involve adverse secondary impacts, such as population changes or effects on public facilities. See HAR § 11-200.1-13(b)(1) and (6).

*(6) A description of the proposed action and its location;*

The proposed project is a development of 200 room hotel on approximately 5.2 acres of land — located in Kahului, Maui. Associated infrastructures, landscaping, amenities, and services for hotel operation will be included within the proposed development. (See: Section I.B of this EISPN, “Property Location” for more information)

*(7) A description of the affected environment, including regional, location, and site maps;*

The project site is located within a Light Industrial Development known as the Maui Business Park Phase II (MBP II). The majority of the parcels nearby are currently undeveloped, with the exception of State Department of Land & Natural Resources (DLNR), Maui Baseyard across Haleakala Highway to the North. To the West are MBP II lands designated for Light Industrial Use. To the East and South are lands owned by the State of Hawaii which are undeveloped. These lands are primarily intended for Airport uses, with some Agricultural Designations remaining. (See: Figure No. 1, “Location Map”)

The following categories have been tentatively identified for consideration in the DEIS:

- Surrounding Land Uses
- Climate Change
- Topography and Soils
- Natural Hazards
- Hazardous Substances
- Flora and Fauna
- Air Quality
- Historical & Archaeological Resources
- Cultural Impact Assessment (CIA)
- Visual Resources
- Agricultural Resources
- Socio-Economic Environment
- Public Services and Facilities
- Infrastructure, Traffic, and Utilities
- Cumulative and Secondary Impacts

Note: The CIA was conducted in accordance with Act 50 (2000 Session Laws of Hawai'i) and the State of Hawai'i Office of Environmental Quality Control (OEQC) guidelines for Assessing Cultural Impact Assessments, including extensive archival research in addition to interviews with culturally knowledgeable individuals. The CIA also complies with the *Ka Pa'akai* decision and the state's obligation to assess the potential impact any state action or decision may have on traditional and customary practices.

The DEIS will also discuss in details the relationship of the proposed project to applicable governmental plans, policies, and controls.

(8) *Possible alternatives to the proposed action;*

The EIS will analyze the potential impacts of the following alternatives will be considered:

**1. No Action**

Under the no action alternative, there would be no hotel development.

**2. Deferred Action Alternative**

The potential impacts to the environment would delay the action for a period of time.

**3. Alternative Site**

The existing project site would remain vacant and open and the impacts of development will be felt in another location on Maui.

**4. Multi-family Development**

An alternative use, such as multi-family development may create a different level of potential impacts.

**5. Development Under Existing Land Use Designations**

Potential benefits of the alternative are that Economic activity and benefits from Business/Commercial Uses would occur.

(9) *The proposing agency's or applicant's proposed scoping process, including when and where any EIS public scoping meeting will be held; and*

The Public Scoping Meeting for the subject EIS will be held on July 20, 2020 at 10:00am HST. More details are provided below in section II C. *Public Scoping Meeting*.

(10) *The name, title, email address, physical address, and phone number of an individual representative of the proposing agency or applicant who may be contacted for further information.*

For further information the Applicant's planning consultant contact information is provided below.

Chris Hart & Partners, Inc.  
115 N. Market Street  
Wailuku, HI 96793

Contact: Brett Davis, Senior Planner  
Phone: 808-242-1955  
Email: [Bdavis@chpmaui.com](mailto:Bdavis@chpmaui.com)

## 2. CONSULTATION AND REVIEW

### 2.1. History and Early Consultation

Prior to the preparation of this EISPN, a DEA and DEIS were prepared with the Maui Planning Commission identified as the Accepting Authority. These prior filings will be withdrawn. Consultation on the proposed hotel project was undertaken with the following agencies and groups during the previously prepared DEA and DEIS:

June 30, 2017	Distribution of Early Consultation letters to Federal, State and County government agencies requesting comments on the proposed hotel
July 31, 2018	DEA Distribution to Federal, State and County Agencies
August 8, 2018	Publication of the DEA in <i>The Environmental Notice</i>
August 28, 2018	Presentation to the Maui Planning Commission regarding DEA
September 28, 2018	End of Comment period and decision to move forward with EIS
January 8, 2019	Publication of the EISPN in <i>The Environmental Notice</i>
October 8, 2019	Publication of the DEIS in <i>The Environmental Notice</i>
November 12/26, 2019	MPC public hearing to provide comments on the DEIS, and discussion to determine to appropriate Accepting Authority
February 5, 2020	Land Use Commission determined to be the Accepting Authority

### 2.2. EISPN Distribution

This section identifies agencies, citizen groups, and individuals to be consulted as part of the EIS process. This EISPN has been prepared as a step in developing the scope of the EIS. The EISPN will be published by the State Office of Environmental Quality Control in *The Environmental Notice*. In addition, notice of availability of the EISPN will be sent to those agencies believed to have jurisdiction or expertise as well as those citizen groups and individuals reasonably believed to be affected by the Proposed Action. The EISPN is being transmitted to the following agencies and organizations for review and comment:

#### **Federal Agencies**

Natural Resources Conservation Service  
US Army Engineer Division  
US Fish and Wildlife Service

Federal Aviation Administration (FAA)

**State Agencies**

Department of Agriculture  
Department of Accounting and General Services  
Department of Business, Economic Development & Tourism (DBEDT)  
DBEDT – Office of Planning  
Department of Education  
Department of Hawaiian Home Lands  
Department of Health- Environmental Planning Office  
Department of Health- Maui District  
Department of Labor and Industrial Relations  
Department of Land and Natural Resources (DLNR) – Land Division  
DLNR – State Historic Preservation Division (SHPD)  
DLNR- Engineering Division  
DLNR- Commission on Water Resource Management  
DLNR – Maui Land Agent  
DLNR – Forestry and Wildlife  
DLNR – Aha Moku Advisory Committee  
Department of Transportation  
Department of Transportation, Airports Division  
Hawai'i Emergency Management Agency  
Hawai'i Housing Financing and Development Corporation  
Office of Hawaiian Affairs  
University of Hawai'i, Environmental Center  
State Land Use Commission

**County Agencies**

Department of Environmental Management  
Department of Fire and Public Safety  
Department of Housing and Human Concerns  
Department of Parks and Recreation  
Department of Planning  
Maui Planning Commission  
Urban Design Review Board  
Department of Public Works  
Department of Transportation  
Department of Water Supply  
Police Department  
Emergency Management Agency

**Maui County Council Members**

Alice Lee  
Keani Rawlins-Fernandez  
Tasha Kama  
Kelly T. King  
Mike Molina  
Tamara Paltin  
G. Riki Hokama  
Shane Sinenci  
Yuki Lei Sugimura

**Maui County Office of Mayor, Mr. Michael Victorino**

**Individuals & Citizen Groups**

Joe Dandera  
David Williams  
Susan Wener  
Paula Alcese  
Irene Newhouse  
Debra Greene  
Justin Kekiwi  
Dick Mayer  
Sabrina Bence  
Trinette Furtado  
Maui Tomorrow Foundation

**2.3. Public Outreach**

Public outreach and consultation are required components of the environmental review process. Cultural experts and community groups are encouraged to provide feedback on the proposed project. Through consultation and outreach, informed decisions can be made during the planning process.

Pursuant to HAR 11-200.1-23, upon publication of an EISPN in the periodic bulletin, agencies, citizen groups, or individuals have a period of thirty days from the publication date to provide written comments regarding the environmental effects of the proposed action. Based on a publication date of June 23, 2020, all comments on this notice will be considered if received or postmarked on or before July 23, 2020. Written comments and responses should be submitted to the accepting authority, applicant, or consultant as detailed in the summary table at the beginning of this document. Written comments and responses to the substantive comments would be included in the DEIS pursuant to HAR 11-200.1-24. All comments received will be part of the public record. All personal identifying information (for example, name, address, etc.) voluntarily submitted by

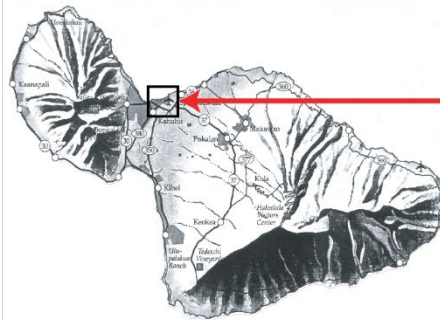
the commenter may be publicly accessible. Do not submit confidential business information or otherwise sensitive or protected information.

#### **2.4. Scoping Meeting**

Pursuant to HAR 11-200.1-23, an EIS public scoping meeting will be held on **Monday July 20, 2020 at 10:00am HST**. Based on current restrictions associated with the coronavirus pandemic, a virtual format will be used for the scoping meeting, including both phone-based and online-based options for participation. **Interested parties can join the meeting by going to <https://us02web.zoom.us/j/7021666279>** The EIS scoping meeting will include a presentation by Project representatives, followed by a separate portion reserved for public oral comments; all oral comments will be audio recorded.



## **FIGURES**



Not to Scale

## FIGURE 1

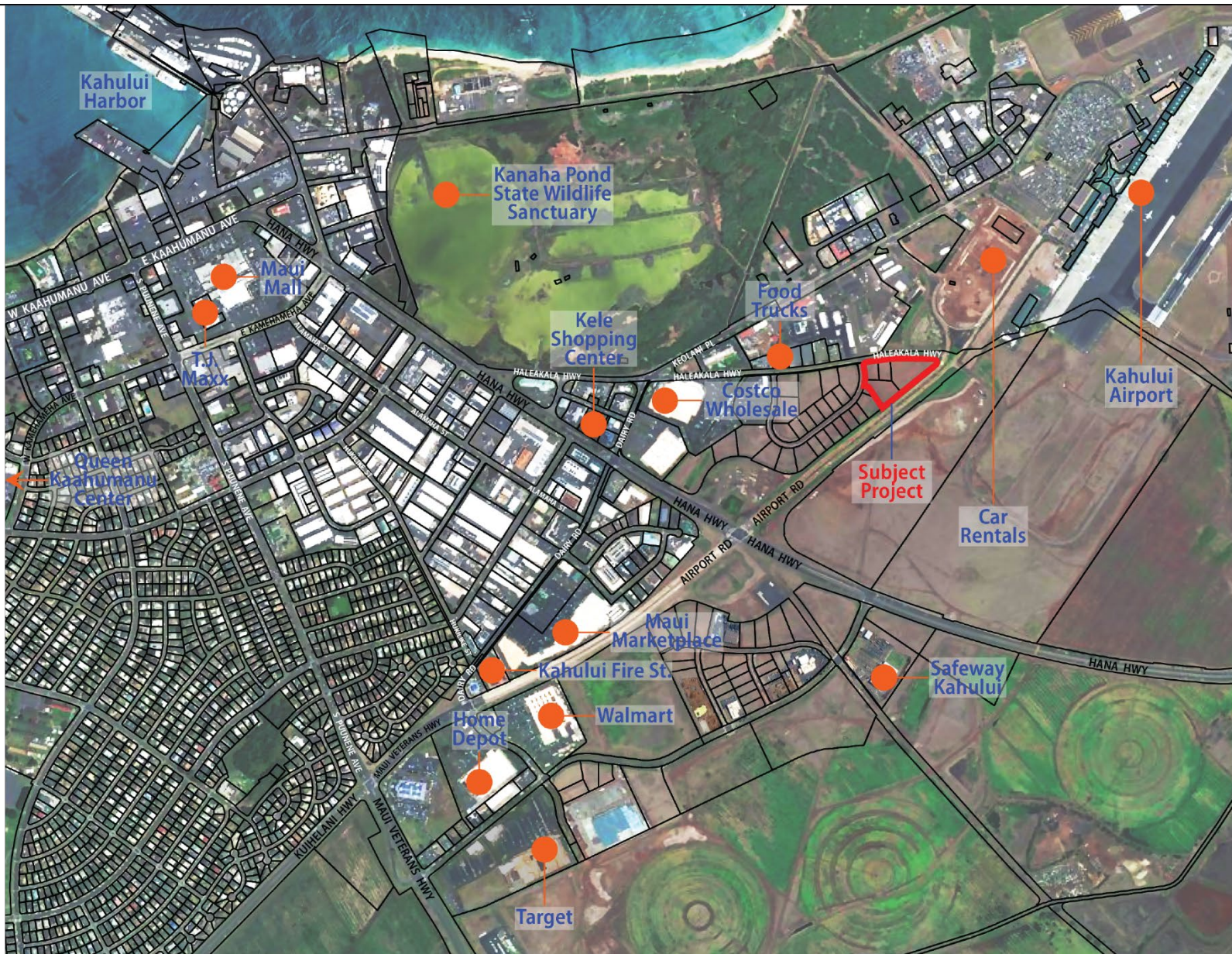
Location Map

Kanahā Hotel at Kahului Airport

Source: Google Earth







Not to Scale

0 1,000 2,000 3,000 4,000 Feet

## FIGURE 2

Surrounding Uses Map

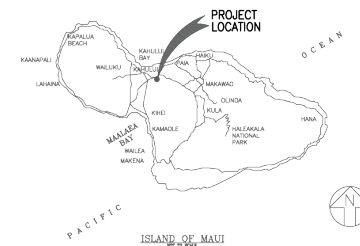
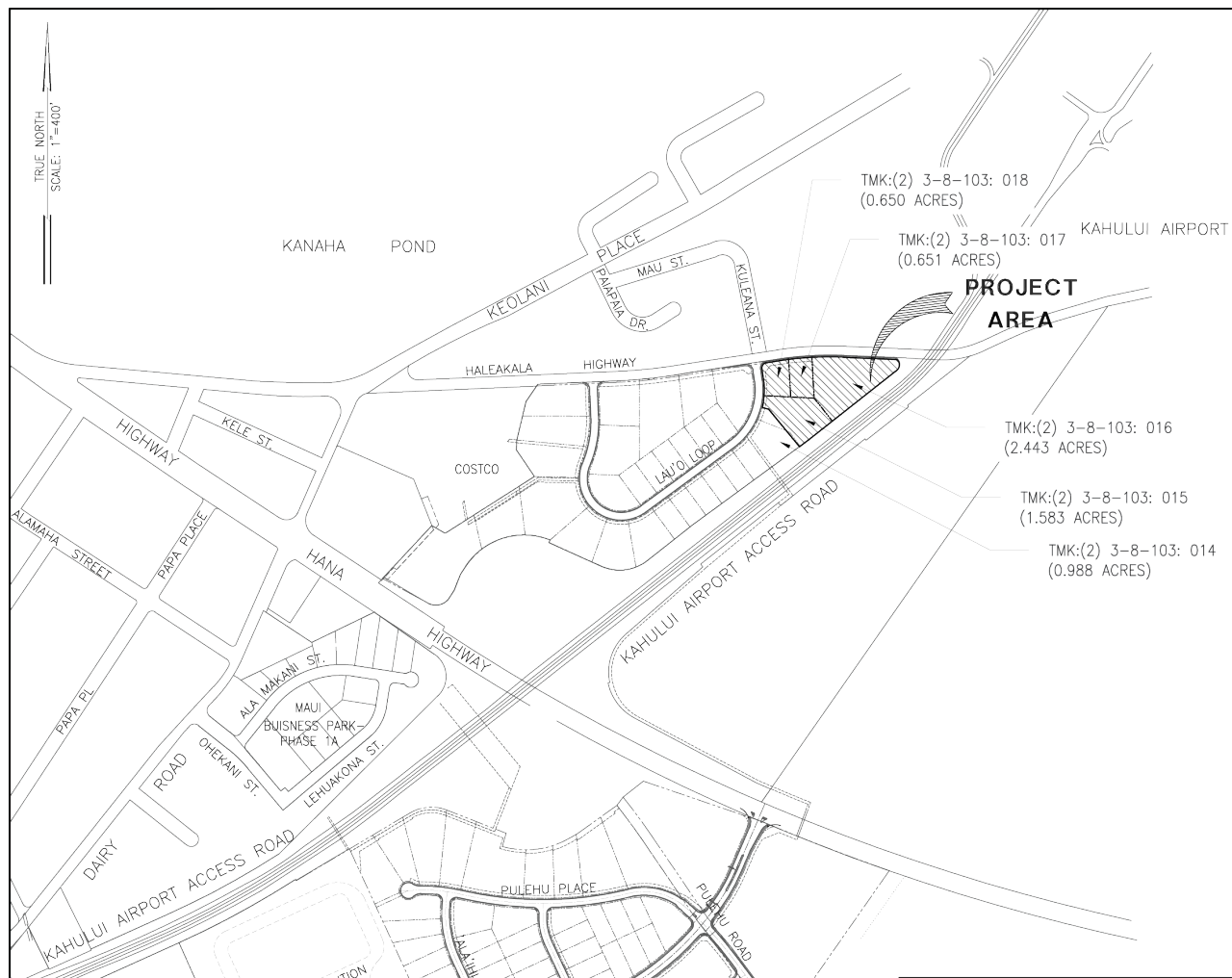
Kanahā Hotel at Kahului Airport

Source: ESRI et al.



CHRIS  
HART  
& PARTNERS, INC.





**PROJECT LOCATION**  
SCALE: NOT TO SCALE

FIGURE 3

### Tax Map Key



PRELIMINARY ENGINEERING AND DRAINAGE REPORT

KANAHĀ HOTEL AT KAHULUI AIRPORT

KAHULUI, MAUI, HAWAII

Source:



AUSTIN, TSUTSUMI & ASSOCIATES, INC.  
ENGINEERS, SURVEYORS • HONOLULU, WAILUKU, HILO, HAWAII



**1** VIEW FROM EAST CORNER OF THE SITE  
LOOKING WEST



**2** VIEW FROM KAHULUI AIRPORT LOOKING  
NORTHWEST



**3** VIEW FROM KAHULUI AIRPORT LOOKING  
NORTHWEST



**4** VIEW FROM KAHULUI AIRPORT LOOKING  
NORTHEAST



**5** VIEW FROM HALEAKALA HWY SIDE OF  
THE SITE LOOKING WEST



**6** VIEW FROM HALEAKALA HWY SIDE OF  
THE SITE LOOKING SOUTHWEST



EXISTING PLAN VIEW

## KANAHA HOTEL AT KAHULUI AIRPORT

MAUI, KAHULUI AIRPORT, HAWAII

## EXISTING CONDITIONS

CONCEPT DESIGN

DATE: 11/06/2017 JOB NO.: 1710 SHEET NO.: 03



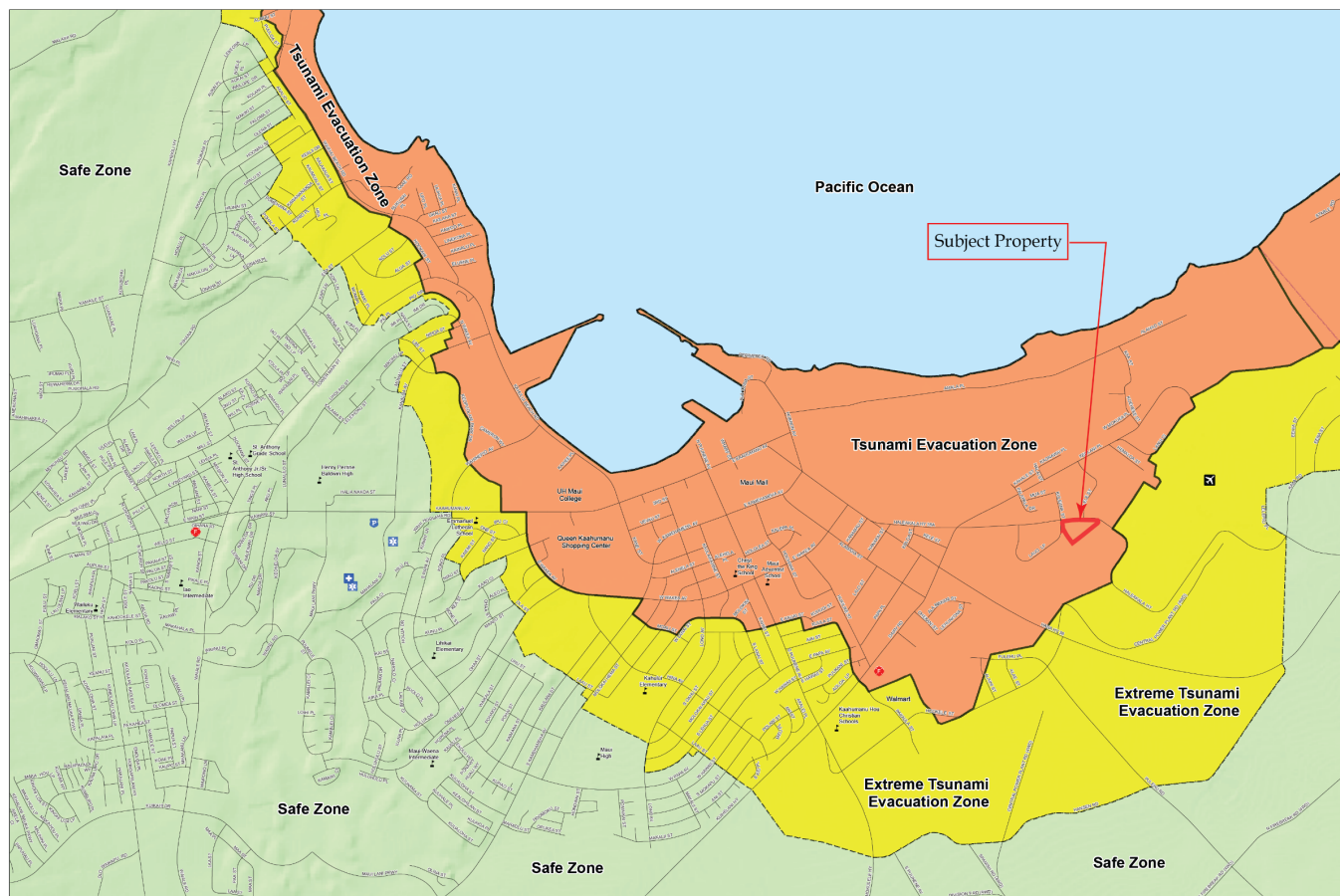
SCALE: N.T.S.

## FIGURE 4

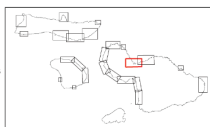
Site Photographs

Kanahā Hotel at Kahului Airport  
Source: Axis GFA





**Kahului - Map 8**



For most Tsunami Warnings, evacuate out of the red zone in the unlikely case of an "Extreme Tsunami Warning", evacuate out of the red and yellow zones.

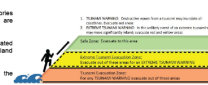
Remain at least 100 feet away from inland waterways and harbors connected to the ocean due to wave surges and possible flooding.

Boaters should move vessels to at least 60 fathoms (300 ft) deep and 2 miles away from harbor entrances. Follow all directions from the Captain of the Port.

Structural steel or reinforced concrete buildings of six or more stories provide increased protection on or above the fourth floor; if you are caught near the shoreline consider using vertical evacuation.

These maps do not consider the destructive effects of a locally generated tsunami. If you feel strong shaking, move inland immediately, well inland from the red tsunami evacuation zone.

The evacuation zone is a guideline and should be considered the minimum safe evacuation distance.



**Legend**

- Police Station
- Fire Station
- Hospital
- EMS
- Public/Private School
- Road
- Safe Zone
- Extreme Tsunami Evacuation Zone
- Tsunami Evacuation Zone

**FIGURE 5**

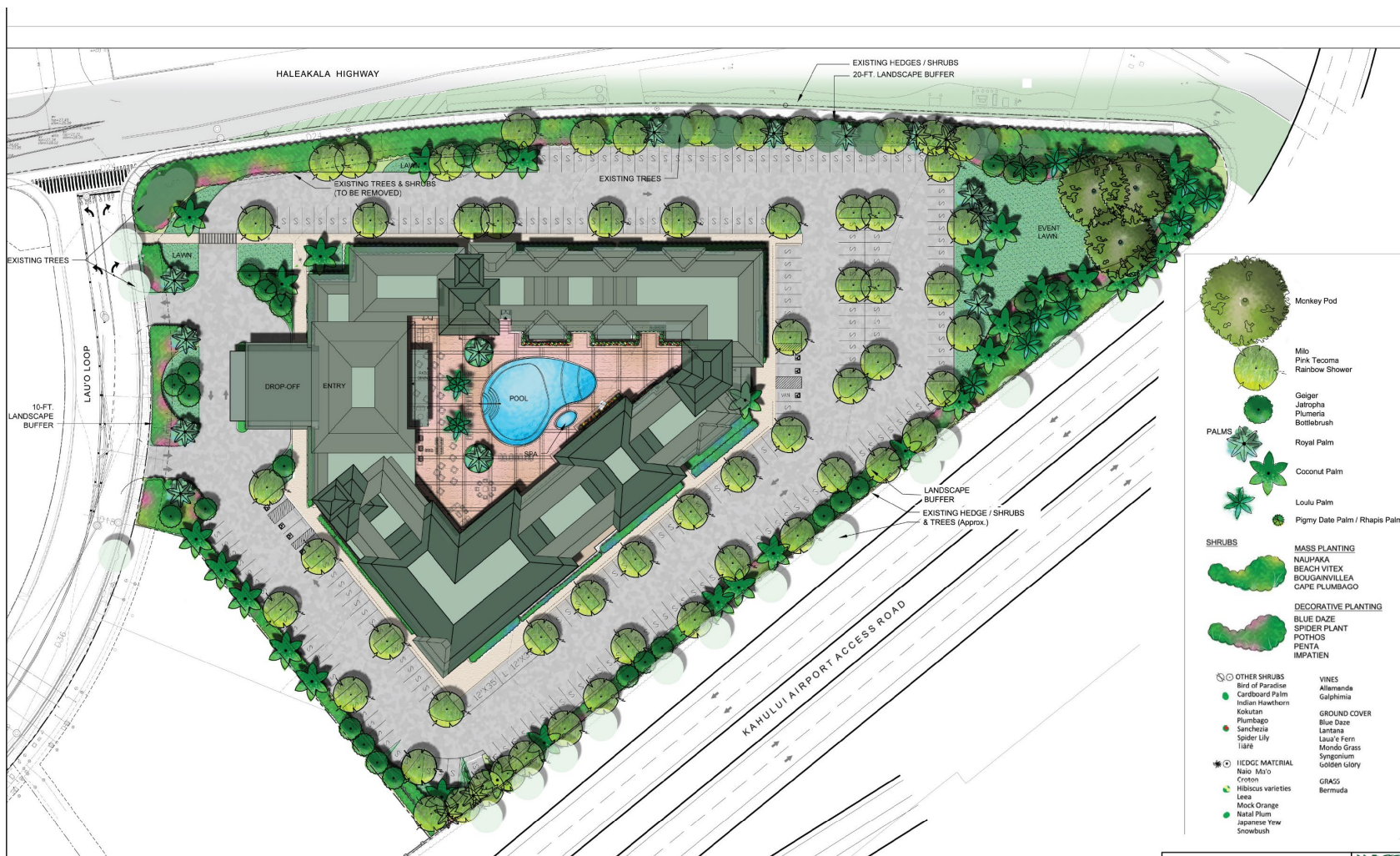
Tsunami Evacuation Zone Map

Kanahā Hotel at Kahului Airport

Source: County of Maui







KANAHĀ HOTEL AT KAHULUI AIRPORT  
MAUI, KAHULUI AIRPORT, HAWAII

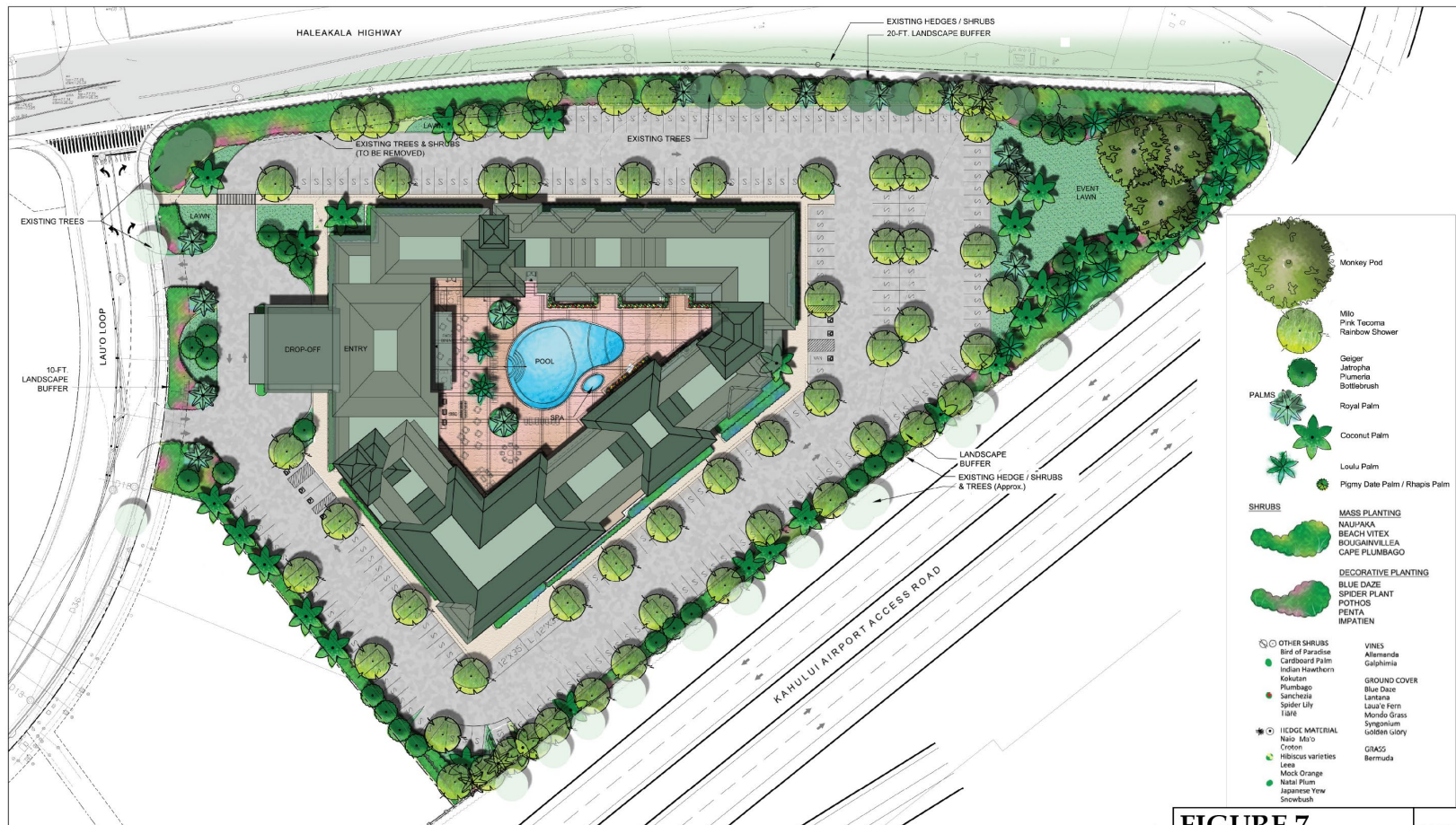
# CONCEPT LANDSCAPE PLAN FINAL CONCEPT DESIGN



**FIGURE 6**  
Conceptual Site Plan

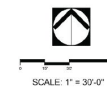
Kanahā Hotel at Kahului Airport  
Source: Chris Hart & Partners





**KANAHĀ HOTEL AT KAHULUI AIRPORT**  
MAUI, KAHULUI AIRPORT, HAWAII

**CONCEPT LANDSCAPE PLAN**  
FINAL CONCEPT DESIGN  
DATE: 07/23/2019 JOB NO. 17-027 SHEET NO. 1



**FIGURE 7**  
Conceptual Site Plan with  
future Airport Access Road  
on ramp Plan

Kanahe Hotel at Kahului Airport  
Source: Chris Hart & Partners





