



Date: September 28, 2026
To: DRIP Committee, Maui County Council
From: Christian Chan, Principal, Wailea Golf
Subject: Wailea Golf's Map in the South Maui Community Plan

Chair Paltin and DRIP Committee Members,

As a housekeeping matter, I'd like to address the topic of map inconsistencies covering Wailea Golf's property within the SMCP Draft transmitted to Council. There has been some confusing and misleading testimony regarding this matter, and I will try to provide some clarity.

The map on p.101 of Section 3.4 (Areas of Change) in the SMCP Draft does depart from the map unanimously approved by motion at the Maui Planning Commission SMCP meeting held on January 14, 2025. The map also departs from the Figure 3.18 on p.105 of Section 3.4, related to gulches (as referenced in Policies 2.4.5, 2.4.6 and 2.4.7). Please see the following attachments to this letter that describe the situation:

- Attachment A: This is the existing map on p.101 of Section 3.4 of the current SMCP Draft that covers our property; compared to the MPC-approved map, it's missing an "NC" designated area, and there are certain "OS" areas that were added (presumably as gulches). See areas marked in red.
- Attachment B: This is an excerpt from the 1/14/25 MPC SMCP meeting minutes with the relevant motion where MPC members voted unanimously to adopt a specific map into the Plan.
- Attachment C: This is the specific map in the carried MPC motion. For easy reference, those same NC/OS areas marked on Attachment A are marked here also.
- Attachment D: This is a close-up portion of Figure 3.18 on p.105 of the SMCP Draft (the gulch map); those same OS areas marked on Attachment A/C are marked here also.

Interestingly, the map on p.79 of Section 3.3 (Community Plan Map and Subareas) does include the NC area referenced above, implying that the exclusion was likely a glitch.

It's important to be clear: Wailea Golf strongly supports the protection and restoration of gulches as part of a broader watershed management and resilience strategy. Our interest in this goal is

underscored by the numerous features in our plan related to *SMCP Goal # 4 – Mauka to makai watershed management* (see p.49-54 of our “proposal” document). Further to this, our firm belief is that accurate identification of gulches and their specific characteristics are essential for proper assessment, better solutions, and more effective outcomes. Therefore, in the interest of prudently planning precious land and resources, we believe ground-truthing and field verification of gulches by appropriate engineers or subject matter experts should be implemented within the County’s policies/practices, especially when considering gulches beyond those contained on Figure 3.18 on p.105 of the SMCP Draft.

As such, we humbly request the following of the Committee:

- 1. reinstate the specific map unanimously approved by MPC, and;**
- 2. ensure that a single, consistent map (namely Figure 3.18) is referenced as the source for gulch-related open space designations and policies**
- 3. include field verification in the identification and relevant planning of gulches, especially if in addition to those identified in Figure 3.18.**

Separately, we are aware that the topic of a “WCA-approved map” has emerged in recent testimony, further confounding the map issue. We are happy to address any questions and provide clarification on this subject, at the members’ desire/discretion, during our planned oral testimony at the DRIP Committee meeting this Wednesday 9/30/2026.

Sincerely,

CHRISTIAN CHAN

Principal, Wailea Golf

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ATTACHMENT A | Current Section 3.4 Map (p.101)

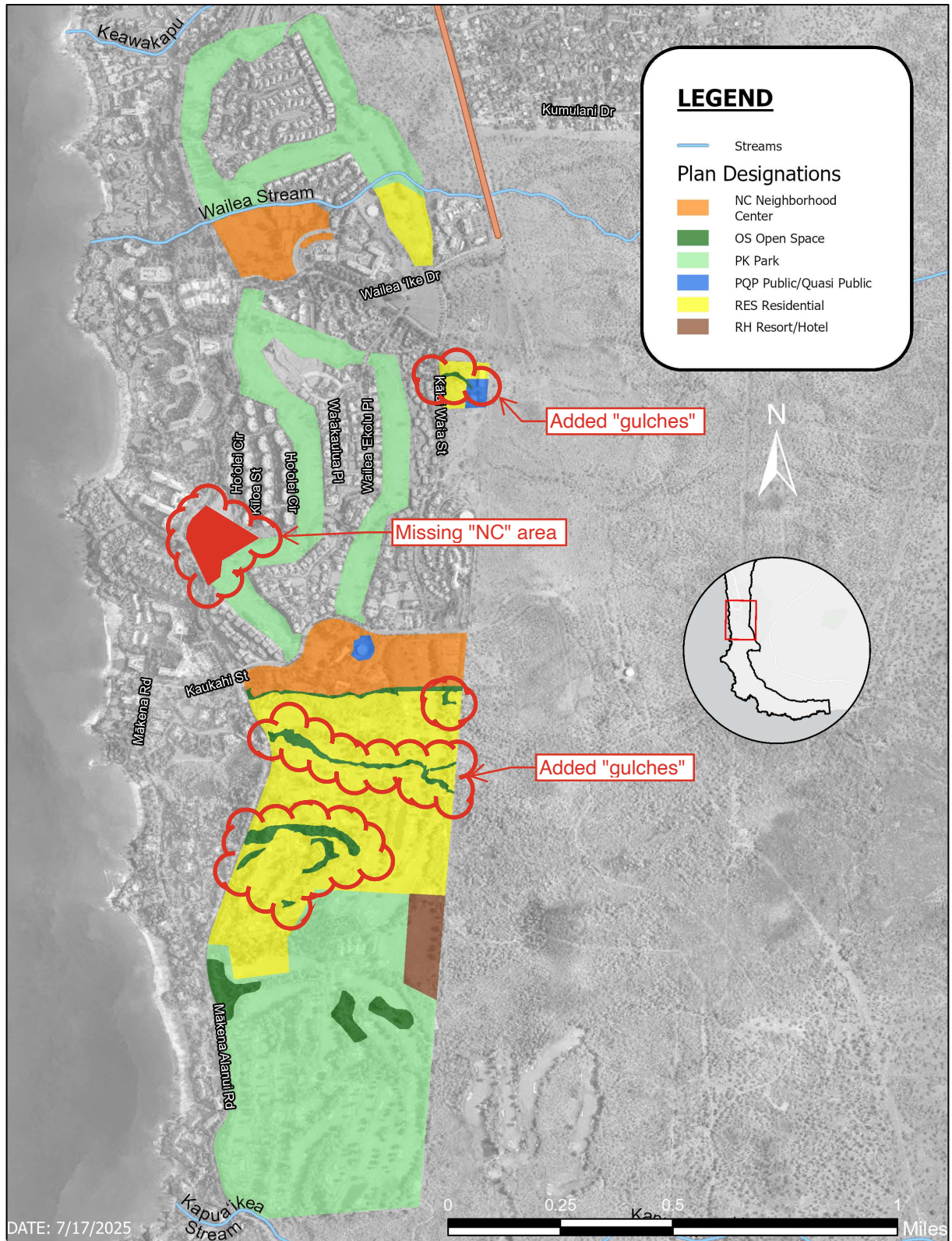


Figure 3.16: Area of Change | Wailea Golf

ATTACHMENT B | MPC Meeting Minutes Excerpt (1/14/25)

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South Maui Community Plan Update Review
Meeting Minutes for January 14, 2025
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Dr. Deakos: Ay.

Ms. Blystone: Commissioner Kealoha.

Dr. Kealoha: Ay.

Ms. Blystone: Commissioner Lindsey.

Ms. Lindsey: Ay.

Ms. Blystone: Commissioner Ward

Mr. Ward: Ay.

Ms. Blystone: Vice Chair Thompson.

Mr. Thompson: Ay.

Ms. Blystone: That's six votes.

Ms. Thayer: Okay, motion carries. Thank you for making that motion and taking action. Anything else within Subarea 4 Wailea? If not, we can go on to the area of change that is within Wailea subarea, which is Honua'ula. Commissioner Ward.

It was moved by Mr. Thompson, seconded by Mr. Ward, then

VOTED: To adopt the proposed map and designations from Exhibit A from written testimony from Christian Chan (Wailea Golf)

(Assenting: M. Hipolito, Jr, M. Deakos, A. Kealoha, A. Lindsey, B. Ward, D. Thompson)

(Dissenting: None)

(Motion carries.)

Mr. Ward: Thanks Chair. I actually have two things noted, and I'll make a motion just for at least discussion purposes. First being, I move to move the Wailea Shops to RH as per requested.

Ms. Thayer: Let's do one at a time.

Mr. Ward: That's, that's just the one.

Ms. Thayer: Okay. Okay.

Mr. Ward: That's that motion?

Ms. Thayer: Is there a 2nd?

Mr. Thompson: (Raises his hand)

Ms. Thayer: Okay, discussion.



SMCP MAP – WALLEA GOLF PROPOSED

- | | | | |
|---|--------------------------|---|---------------------------|
|  | RES - Residential |  | PK - Park |
|  | NC - Neighborhood Center |  | OS - Open Space |
|  | RH - Resort Hotel |  | PQP - Public/Quasi Public |

