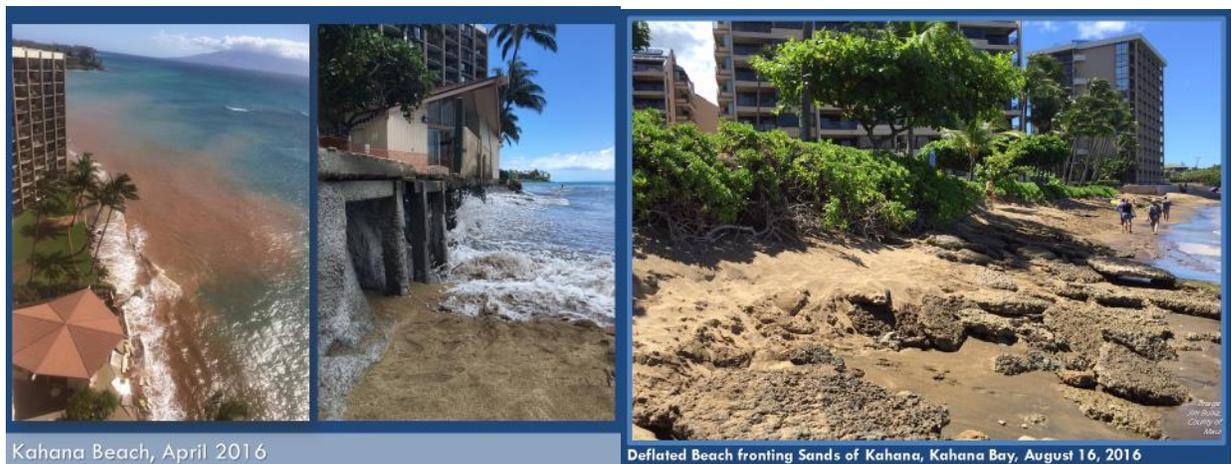


## Planning Update Memo on Kahana Bay Regional Beach Nourishment Project for Boards of Directors of Kahana Bay and other Interested Stakeholders on behalf of the Planning Group, August 18, 2016

This is an update on good progress and momentum towards truly beginning a Regional Beach Nourishment Project for all of Kahana Bay, to restore a wide and healthy beach to both enjoy and to protect our coastal development and coastal ecosystem. To provide further outreach for funding this project, please distribute this Planning Update memo to all your unit owners. Next meeting is scheduled for August 26, 2016, 9am, at the Royal Kahana Surf Room. There is a conference call number available.

The purpose of this update is to gain full support from all property owners and users of the Kahana shoreline and bay. The following information is intended for the Boards of Directors for the nine (9) condominium AOA's fronting Kahana Bay, as well as interested stakeholders who use Kahana Bay, to make a decision to support and fund this subject project.

Hopefully, by now, all Board members from the nine condo complexes in Kahana Bay have some awareness of the ongoing shoreline problems and the proposed regional beach nourishment solution that will mitigate the ongoing coastal erosion threatening Kahana Bay properties. Figures 1 & 2 show visual impacts from the eroded beach at Kahana Bay in 2016.



**Figure 1. Condos at Risk from Coastal Erosion are Costing Condos Hundreds of Thousands of Dollars. Erosion Hot Spots at Royal Kahana, Valley Isle, and Sands of Kahana. First 2 images, from left to right:** By April 2016, large waves had impacted Royal Kahana AOA and the Valley Isle Resort AOA, both located south of Hololani, which has been previously impacted by coastal erosion. **Third image:** Current deflated beach condition fronting Sands of Kahana on August 16, 2016. These recent images of Kahana Bay point to the fact that all 9 condo properties of Kahana Bay remain at risk from continued coastal erosion. Regional Beach Nourishment provides a cost-effective solution that needs your organizational and financial support immediately. The outcome of full participation in regional beach nourishment will be a collective reduction in the overall future costs for shoreline protection for all properties.

Regional beach nourishment is a viable alternative to further hardening of your shoreline. The good news is that beach quality sand, once residing on the Kahana Beach, is available in the near shore area to achieve this project.

**Recent progress and momentum has been achieved through:**

1. A strong desire by the unit owners who have now held seven voluntary community informational meetings<sup>1</sup>;
2. Two email and two mailed letters from Jim Foster, Chase N Rainbows, to all condo unit owners that reference two YouTube Videos available documenting two selected milestone meetings<sup>2</sup>;
3. Maui Planning Commission decision on June 14, 2016 to place conditions on the Hololani AOA approved seawall/revetment project to participate in funding regional beach nourishment and to remove the seawall/revetment when regional beach nourishment is accomplished; and
4. County and private funding<sup>3</sup> to discover the beach-quality sand sources required to achieve regional beach nourishment. Large quantities of clean beach sand are located near shore, making the project economically feasible<sup>4</sup>.
5. The United States Army Corps of Engineers, Honolulu District, has committed to producing a Project Management Plan to share with all condo Boards of Directors by the end of September.



**Figure 2. Damage to sand bags, pool deck, and uninhabited cabana at Royal Kahana AOA, April 2016.** Valley Isle Resort suffered similar beach erosion. All shoreline parcels are at risk due to continued erosion as well as failure of existing seawalls.

The County has shared preliminary conceptual project configurations with condo owners. These beach designs include offshore protective T-head groins needed to supplement the restoration by controlling erosion. These conceptual configurations (figures 3 and 4) are available for all board members to review; however, the configurations are preliminary and are subject to further community input & scientific review before finalizing the placement, length, spacing, and orientation of the groins.

<sup>1</sup> May 5, 2015; November 13, 2015, July 13 & 22 & 29, 2016 and August 12, 2016 held at Royal Kahana Surf Room and the August 5, 2015 meeting was held at Kahana Falls Meeting Room. YouTube video, URL: <https://youtu.be/IE-1qH--7EY>

<sup>2</sup> July 13, 2016 meeting YouTube video, URL: [https://www.youtube.com/watch?v=zn2Q\\_uX\\_Uk0](https://www.youtube.com/watch?v=zn2Q_uX_Uk0)

<sup>3</sup> Maui County Council approved \$160,000 on July 1, 2015 that has been matched by Royal Kahana AOA. These funds supported a contract to Moffatt & Nichol to complete the fruitful sand survey study in April 2016.

<sup>4</sup> Moffatt & Nichol surveyed and quantified 405,000 cubic yards of beach quality sand – much more than needed.



**Figure 3. Four major Sand Deposits Surveyed.** Beach quality sand borrowed from nearby offshore deposit areas can be dredged up on shore to the Kahana Beach along each of the condos in a continuous manner, resulting in a restored beach. The sand has been found and this sand survey has made regional beach nourishment a realistic and cost-effective option.



**Figure 4. Two Regional Beach Nourishment Concepts under Consideration.** Regional beach nourishment concepts range from 1) **Concept 1**, a total of 50,000 cubic yards of sand placed in front of all nine condos in a continuous manner, resulting in a 50 foot wide dry beach with containment rock groins placed at property boundaries to 2) **Concept 2**, a total of 100,000 cubic yards of sand resulting in a 100 foot wide beach. With your support, specific configurations will be modeled scientifically to understand how to best protect your property in a way that benefits all. Please note that you will have opportunities for review and further input. As part of the concept, not shown in the diagrams, sand will bury groins along the shoreline and beach area, providing for a continuous walkable beach.

To support full condo board of director participation and funding, appointed representatives from all nine (9) condominium complexes have been meeting recently (July 13, 22, 29 and Aug 12 with additional meetings as needed) to: 1) establish a formal organization for the Kahana Bay Regional Beach Nourishment; and 2) gain full support from all Kahana Bay condominiums in order to fund the Regional Beach Nourishment project. The private consultant estimate for achieving this cost-effective project is from \$7-to-\$11 million dollars for planning, design, permitting, and construction of a minimum 50,000 cubic yard sandy beach to a maximum 100,000 cubic yard sandy beach, respectively. This frontage includes the kuleana shorefront property. These meetings are tracking condo participation and commitments and will distribute this information per meeting so as to identify the remaining condos for full required participation.

**The Boards of Directors must choose between two project management options or paths.**

1. **Option 1:** for the boards to consider is to use private consultants to complete the project as cost effectively as possible, in the shortest time frame, approximately 3 to 4 years. The condos would be responsible for full funding.
2. **Option 2:** is to partner with the US Army Corps of Engineers, Honolulu District (USACE), who can potentially match condo funds, with a cap of \$5 million contribution for all project phases: from planning and design through construction. However, the timeline would take longer, 5-7 years, due to the USACE-driven project must follow a federal program time line and process. This process is not meant to meet emergency situations such as Kahana Bay.

**Key decisions must be made by all condos as an organization over the next two months -- September to October:**

3. **Year One and Year Two costs:** For either option, funding from the condos for conducting the studies required for the project is currently estimated at \$600,000 to \$700,000, which could be broken down into two (2) one-year phases. We need \$300,000 collectively to begin either Option 1 or 2 as a down payment. The USACE is constructing a Project Management Plan to be delivered by end of September.
4. **The next immediate step** is to organize all condos by asking now for full participation and representation as well as financial commitment, make these decisions, and to begin financing the regional beach nourishment project so that we can begin the project by the end of 2016, with Phase 1, Year One funding and contractor in place.

For more information, contact Jim Buika, 808-270-6271 or [james.buika@mauicounty.gov](mailto:james.buika@mauicounty.gov) and Terry and Marie Schroeder at [terry8845@msn.com](mailto:terry8845@msn.com).

**Finally, please distribute this Planning Update memo to all your unit owners.**

CC: (2) Milton Yoshimoto & Tom Smith, US Army Corps of Engineers, Honolulu District  
(10) Boards of Directors for: Kahana Village, Kahana Outrigger, Kahana Reef, Pohailani Maui Resort, Hololani AOA, Royal Kahana Resort, Valley Isle Resort, Sands of Kahana, Kahana Beach Resort, & Felimon Sadang.  
(3) Boards of Directors for: Kahana Falls, Kahana Villas, and Kahana Manor