



Maui Land & Pineapple Company, Inc.

**Lipoa Point / Honolua
Conservation Compromise
August 6, 2008**

Common Goals

- Protect Lipoa and the connecting shoreline areas in perpetuity
- Conserve sensitive cultural, historical, and environmental areas
- Maximize open space
- Manage public access for sustainable ocean recreation uses
- Ensure adequate resources for permanent management
- Create a win/win solution between the Community, Government, and ML&P

What MLP Provides

- One of the largest conservation efforts on Maui in recent history
 - o Area #1 255 Acres - Lipoa Land Trust
 - ML&P will dedicate in fee simple approximately 255 acres of Lipoa Point/Honolua Bay land to be managed by a Trust
 - Lipoa Conservation Trust
 - o Identify or create a Trust to protect and manage this area
 - o Establish an adequate endowment from public funds sufficient for the perpetual management of this area – amount to be determined with creation of Trust
 - o Create a Board of Advisors to assist the Trust with fundraising, education and management of the area
 - o Area #2 3,000 Acres – Additional Conservation Easement
 - ML&P will place into a separate conservation easement approximately 3,000 acres which includes an additional 5 miles of shoreline North of Punalau (Windmills) and ML&P lands in Honolua and Honokohau valleys. This land will be added to the Pu'u Kukui Watershed management program, expanding the state's largest private preserve from approx 8,300 to 11,300

- Area #3 212 Acres – Mauka Fields (55 & 56)
 - ML&P commits to including 212 acres of land mauka of Lipoa Point in its petition to the State Land Use Commission for Important Ag Land designation, (Act 183)
 - For more information visit: <http://hawaii.gov/hdoa/Info/ial>
- 100% of net (after tax) cash funds to ML&P will be used to fund the Land Trust for things such as clean up and ongoing operations and maintenance

What ML&P Receives

- Zoning enhancements in currently designated resort area (Kapalua Mauka) to allow transient vacation rental use and allowance for a 60 room boutique hotel without increasing the total number of units in the project.
- Park credits from the County of Maui

Benefits to Community

- Preserves Lipoa Point and Honolua in perpetuity
- Places management of the Honolua / Lipoa area in the hands of the Trust for the benefit of the public
- A financially innovative way to protect this area at limited direct cost to Maui taxpayers: ML&P receives value through zoning enhancements and park credits rather than significant cash payment.
- Endowment ensures financial resources will be available to preserve and manage the land
- Maximizes open space by concentrating TVR and hotel development in currently urbanized resort areas
- Combined, the Land Trust and easement would expand the state's largest private preserve from 8,300 acres to approximately 11,700 acres and establish a new public-private ahupua'a management model

Next Steps

- Time is of the essence, definitive agreement by all key parties including County of Maui by end of year
- Final agreements in place in 2009

For volunteer opportunities or for more information please visit www.malamahonolua.com
