

Report 018-121502

**ARCHAEOLOGICAL SITE PRESERVATION PLAN
KAUA'ULA DEVELOPMENT PARCEL**

**Lands of Puehuehu Iki, Pahoā, and Polanui
Ahupua'a**

Lahaina District, Island of Maui

(TMK: (2) 4-7-02:4, 5, & 7 and (2) 4-7-03:por.1)

January 2003

Haun & Associates

Archaeological, Cultural, and Historical Resource Management Services
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INTRODUCTION

This archaeological site preservation plan concerns three sites in the Kau'aula Development Parcel project area (*Figure 1*) located in the Lands of Puehuehu Iki, Pahoā, and Polanui Ahupua'a, Lahaina District, Island of Maui (TMK: (2) 4-7-02:4,5,&7; (2) 4-7-03:por.1). The plan was prepared in accordance with the Department of Land and Natural Resources-State Historic Preservation Division (DLNR-SHPD) rules for site preservation (DLNR-SHPD 1998, Chapter 277). The plan describes the sites to be preserved, buffer zones, and measures for short-(interim) and long-term preservation. The selected form of preservation is avoidance and protection (conservation). The plan will be submitted to the County of Maui Cultural Resources Commission for public review and comment.

SITE IDENTIFICATION

An inventory survey of the project area (PHRI 1999) identified three sites, all related to agriculture. Site 4787 consists of nine features associated with sugarcane cultivation during the early to mid-1900s. Site 4789 consists of two irrigated terraces (*loi*) that are late prehistoric to pre-1900s in age. Site 4795 is a wall segment that is probably part of a late prehistoric to early historic garden enclosure.

Site 4787 consists of features associated with Pioneer Mill sugar cane plantation operations (see *Figure 1*). Makila Reservoir (Feature B), and four ditches (Lahaina Luna Ditch, Feature A; Makila Ditch, Feature G; A Pump Ditch, Feature C; and Mill Ditch, Feature D) are part of the Mill's irrigation system developed in the early 1900s. The features have been used up to the present and have undergone periodic maintenance and upgrading, such as dredging the reservoir and re-lining the ditches with concrete. Feature F is a formed concrete railroad bridge that probably replaced a wooden bridge sometime prior to the end of the rail transportation system in the early 1950s. An area with linear mounds or low walls, and mounds of manually piled stones (Feature H), with an irrigation gate (Feature I), and the linear mound of stones at Feature E are the remains of the manually cultivated fields dating to the early 1900s. The ditches, railroad bridge, and reservoir lie within easements controlled by Pioneer Mill for continued use and maintenance. Features H and I are situated in the undeveloped terrain surrounding Site 4795. Feature E is situated adjacent to Kau'ula Stream.

Site 4789 (*Figure 2*) consists of two irrigated taro terraces (*loi*; Features A and B) in the seaward portion of Land Commission Award (LCA) 2560, Apana 3, awarded to Kekoalii. The site is adjacent to Kau'aula Stream. The site is bounded on the inland side by a large, 2-2.5 m high ridge of mechanically piled boulders and soil. There are additional terraces, a petroglyph, and a possible burial on the seaward side of the site situated in an undeveloped parcel, LCA 7633 awarded to Kapuhi, which is not owned by Kauaula LLC. The approximate locations of these features are shown in *Figure 3*. Vegetation in the site area consists of grasses and scattered *kiawe* trees. LCA testimony indicates both LCAs were used for taro cultivation in the early to mid-1800s.

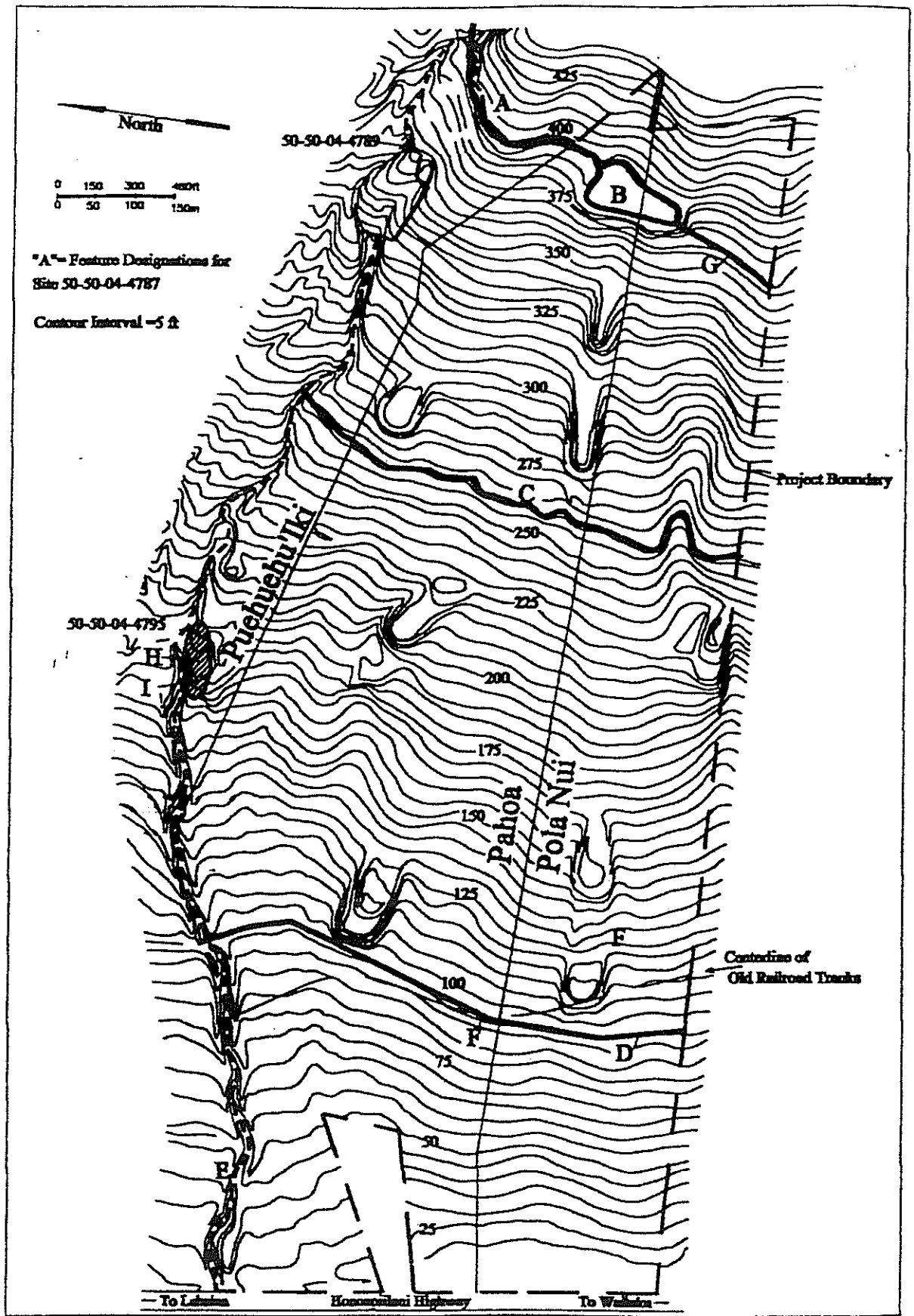


Figure 1. Site Location Map

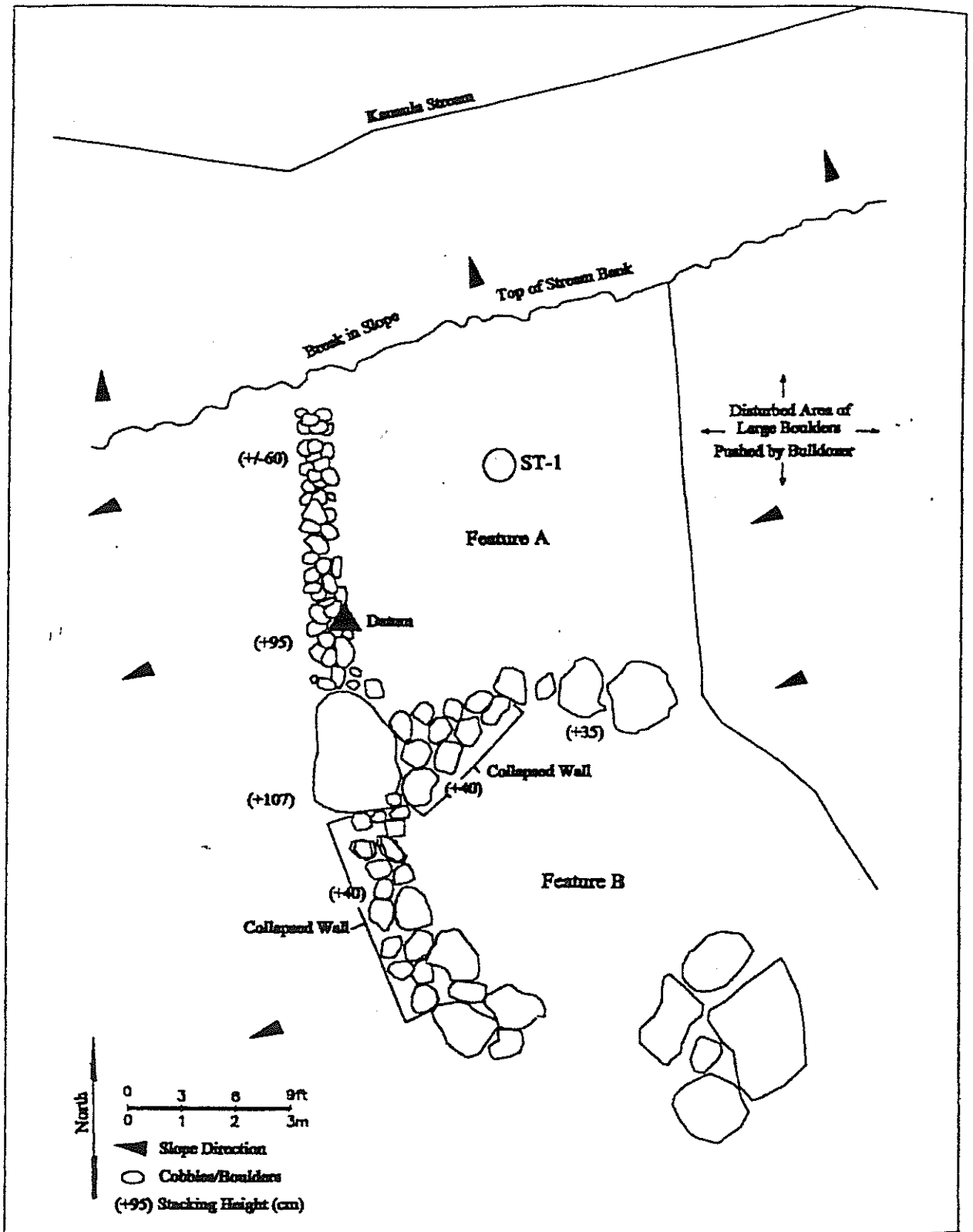


Figure 2. Site 50-50-04-4789

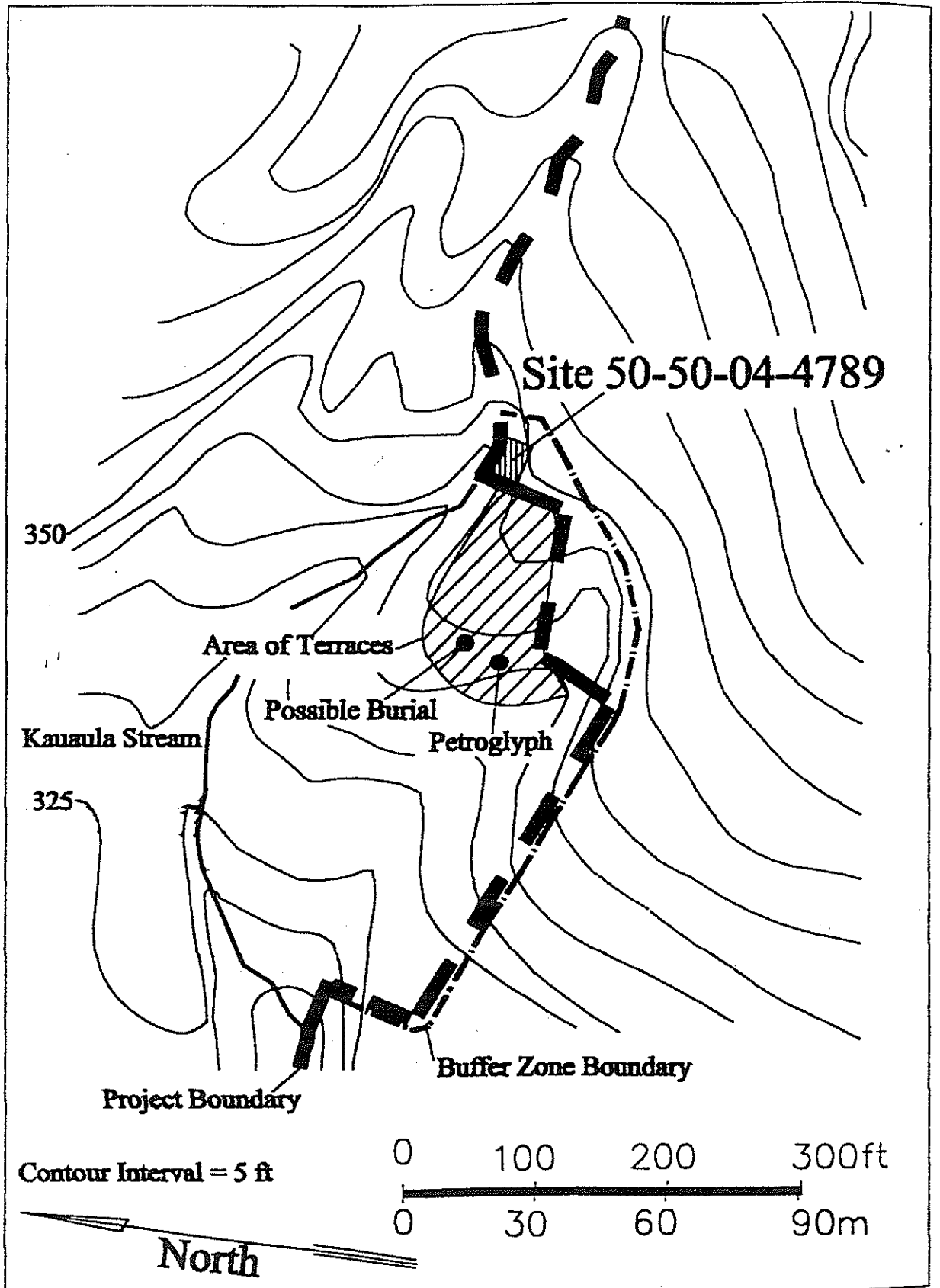


Figure 3. Site 50-50-04-4789 and Adjacent Features

Site 4795 (*Figure 4*) is situated along Kau'aula Stream, between the A Pump Ditch and the Mill Ditch, in area where a side drainage, or former stream drainage, is present. The site consists of a wall in the lower portion of LCA 581, Apana 2, awarded to S. Laahili. Nearby are two features of Site 4787, a concrete and stone irrigation gate (Feature I), and a series of low walls or alignments of cobbles and small boulders (Feature H). The wall is probably part of a former enclosure, probably for a garden beside the stream.

The survey report (PHRI 1999) assessed all three sites as significant solely for information content, Criterion "d" (DLNR 1998: Chapter 275-6). DLNR-SHPD concurred with this assessment (2/25/00 letter from Don Hibbard to Dr. Rechtman of PHRI [Log No: 24968, Doc No: 0002RC45] and 4/18/00 letter from Don Hibbard to Ms. Carlin, Chair of the Maui County Cultural Resources Commission [Log No: 25240, Doc No: 0004RC11]).

PRESERVATION SITE BUFFERS

The major irrigation features of Site 4787 are situated within easements controlled by Pioneer Mill. The ditch easements include an access road and average 6.5 m (21 ft) in width on the road side and 4 m (13 ft) on other side of the ditches. The easement ranges from 10 m to 35 m (33 ft to 115 ft) around the reservoir.

Site 4789 is bounded to the north by Kaua'ula Stream and private land. The seaward boundary is private land. It is bounded on the inland and south sides by a ridge of mechanically piled stones and earth at the edge of a former sugar cane field. The buffer zone on the inland and south sides will be the outer edge of the bulldozed stones and earth, a distance of approximately 5 m (16 ft). A buffer of at least 30 m (98 ft) will be maintained from the petroglyph, and possible burial in the adjacent lot. The edge of the buffer will follow the crest of an existing embankment on the south side of the site (see *Figure 3*).

Site 4795 and Features H and I of Site 4787 are situated in an area beside Kaua'ula Stream that was never used for mechanized cultivation of sugar cane. Vegetation in this area consists of grasses and scattered *kiawe* trees. The area is bounded to the north by the stream and private land. The remaining sides are bordered by large piles of mechanically piled stones and earth, 2 m to 4 m in height. These piles form a high ridge as *Figure 4* illustrates.

Both sites are situated beside the stream in depressions, which naturally limit the visibility of the adjacent terrain to the east, south, and west of the sites. The buffer zone perimeters follow the crests of the ridges that form the depressions.

SHORT-TERM PRESERVATION

Short-term preservation buffer zones for Sites 4789 and 4795 will be marked with brightly colored flagging tape or temporary plastic fencing. No construction or land modification

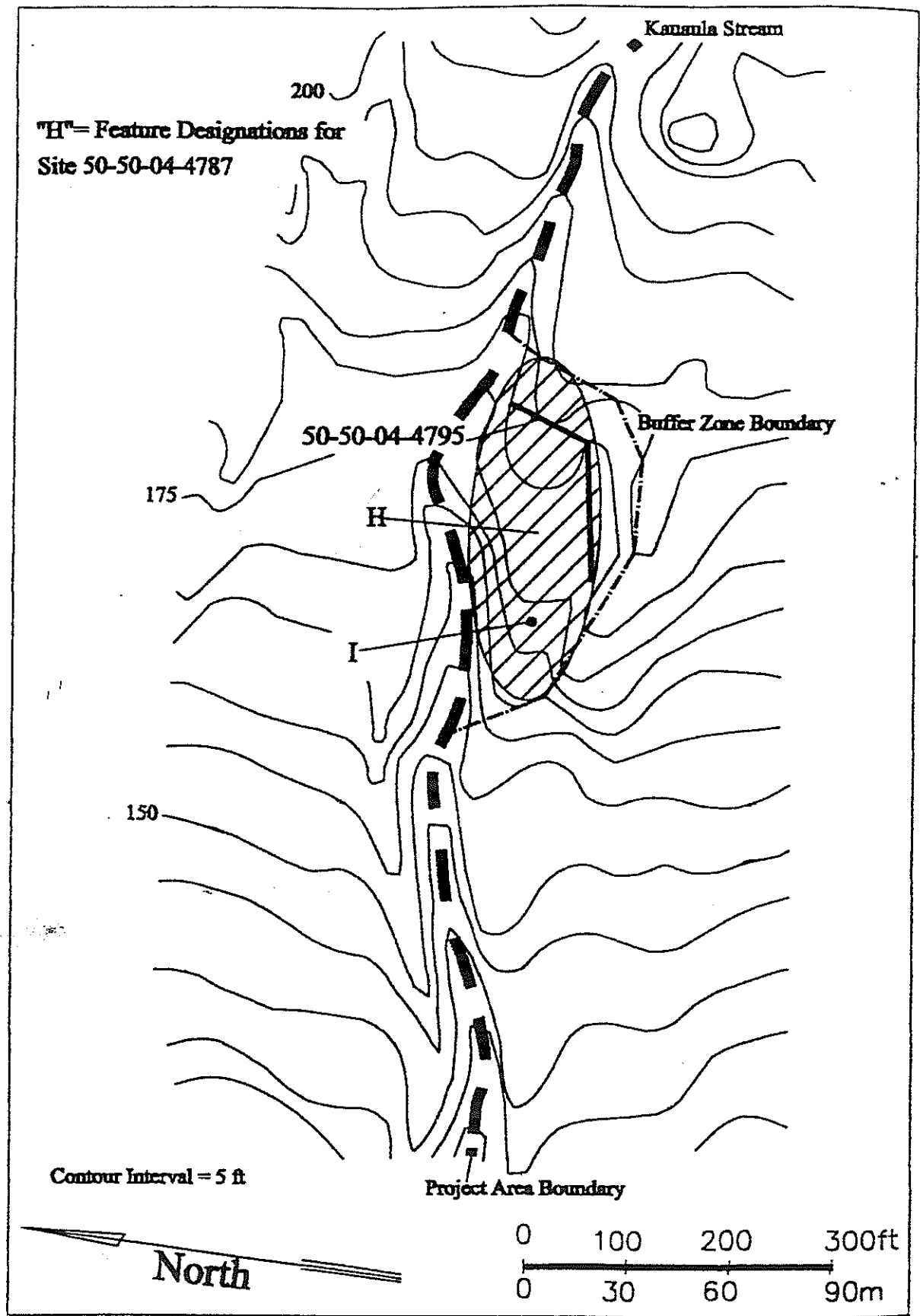


Figure 4. Plan Map of Site 50-50-04-4795

activity will occur within the buffer zones. No landscaping or maintenance activities including the integration with the proposed "greenway" will occur within the buffer zones without prior DLNR-SHPD approval. Kaua'ula Land Co., LLC acknowledges DLNR-SHPD request for use of native species as a method of enhancing the greenway easement. Short-term preservation will be ensured by adopting the following general protective measures:

1. All sites will be plotted accurately on grading plans and construction plans prior to the initiation of any grading, grubbing, and/or construction activities;
2. Buffer zones, as described above, shall be identified and marked around site perimeters. The buffer zone boundaries will be delineated with orange plastic fencing. The DLNR-SHPD will verify that the fencing is correctly in-place prior to any land alteration; and
3. Construction supervisors and personnel will be explicitly notified as to the nature and location of the sites, the significance of the buffer zones, and the color and meaning of the buffer zone marking.

LONG-TERM PRESERVATION

Long-term preservation of the cultural resources in the project area will also include preservation buffers as described above. No future construction or land modification activities will occur within these preservation zones. No landscaping or maintenance activities including the integration with the proposed "greenway" will occur within the buffer zones without prior DLNR-SHPD approval. Kaua'ula Land Co., LLC acknowledges DLNR-SHPD request for use of native species as a method of enhancing the greenway easement.

Disclosure of all sites will be made to future lot owners. Disclosure will consist of a written description of the sites and the metes and bounds of the buffer zones in the deeds. The location of the sites and buffer zones will be plotted on subdivision plat maps. The buffer zones will be marked in the field by stone monuments on survey pins.

DLNR-SHPD review of an earlier version of this plan requested that the plan address potential impacts of the proposed development on the "larger historic district of Kau'aula Valley" (3/28/01 letter from Don Hibbard to Mr. Peter Martin [Log No: 27190, Doc No: 0103RC31]). In response Kau'aula Land Co., LLC proposes the following:

1. To provide a "buffer" area and building setback on the south side of Kau'aula Stream as follows:
 - a. Buffer Area
 - i. *Approximate Center Line of Stream to Property Line* – As outlined on the attached maps (at end) depicting the approximate stream location, the property line included in this agricultural development does not mirror the centerline of Kau'aula Stream. In fact, the centerline of the stream varies along the entire boundary of the property which in most cases is the "top of bank". This variation is generally between 25 and 60 feet for the majority of the property line; however, see attached maps for variation.

- ii. *Greenway Easement* – A minimum 20 foot wide Greenway Easement is proposed along property within this subdivision that borders the stream. In most cases, this property line is the “top of bank”. This Greenway is defined within the Conditions, Covenants, and Restrictions (“CC&Rs”) that are recorded on title as follows:

“A greenway common area easement or “Greenway” is an area of land granting a perpetual right for open space for the public use for access to historic sites, hiking, jogging, bicycling, and horseback riding. The greenway may be farmed or landscaped. Use as an access or for motorized vehicles is prohibited. The easement may be in favor of the Association in which case the Association will have the authority to restrict the hours of use and the availability for use by the general public.”

Please note that Kaua’ula Land Company, LLC and the Association are committed to this greenway easement being utilized by the general public during daylight hours and that the language within the CC&Rs is a protection against unsuitable use at unsuitable hours similar to the way Maui County restricts use at other public parks.

In locations where LCA’s bordering the stream are not included within this subdivision, the greenway is not enforceable within these CC&Rs; however, note that this Greenway Easement is anticipated to continue along in general proximity to the stream (see attached map for details).

- b. *Building Setback* – The CC&R’s also require a 40 foot building setback from the property line along the stream (an additional 20 feet from the greenway) in which no buildings are allowed. Please note that Building Setbacks may be adjusted on Lots #13 and #14 of Pu’unoa Subdivision II if property boundary amended or if zoning is changed on the Property.
2. Although Kauaula Land Co., LLC does not own lands mauka of the subject area, it anticipates that the “greenway” will continue mauka and it will work with these land owners to extend the “greenway” further mauka. Additionally, Kauaula Land Co., LLC understands that the “greenway” or other buffers will not be standard along the valley, but, will be established in accordance with both the topography and integrity of sites within the valley.

References

PHRI

- 1999 Archaeological Inventory Survey, Kaua’ula Development Parcel, Lands of Puehuehu Iki, Pahoā, and Pola Nui, Lahaina District, Island of Maui. Prepared by Paul H. Rosendahl, Ph.D. Inc. (PHRI) for Kauaula LLC. PHRI Report 1983-122199.

DLNR (Department of Land and Natural Resources)

- 1998 Hawaii Administrative Rules, Title 13, Department of Land and Natural Resources, Subtitle 13, State Historic Preservation Division Rules.