

Item #D-8

Goetzman Residence

Right of Entry (ROE) application
to place BMPs on the sandy beach
for partial Removal (not repair) of
a dangerously under-scoured
Privacy Wall



The privacy wall
is situated *between*

451 & 465 Hana Highway, Paia, Maui, HI
TMKs (2)6009021 & (2)6009001000

Presented by

Coastal Planners, LLC

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808 344-1595

www.coatalzone.com

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Goetzman Privacy Wall Demolition & Removal

- **Who:** Gary & Leslie Goetzman (Valley Vista Family Trust) – the landowners of the easement for the land under the wall
- **Contractor:** Ed and Lisa Vares, Vares Contracting, a 3rd generation *Hawaiian-owned Maui-based*, licensed firm
- **What:** 11/1/2025 APPLIED for a Right of Entry (ROE);

County Planning Department Approvals

- SMA Exemption (SM5 2025-000171), granted December 10, 2025
- Shoreline Approval (SSAD 2025-00039), granted December 10, 2025, and
- Environmental Assessment Exemption (EAE 2025-00051) issued December 10, 2025
- OCCL “no permit needed” (MA26-97) granted December 16, 2025
- Building (demolition) permit B2026-00037 and Grading permits (G2026-00040) issued **4/17/2026**
- **Why:** **to place BMPs on the sand fronting** the shoreline **to prevent pollution** of marine resources

Goetzman Privacy Wall Demolition & Removal

- **Where:** The privacy wall is located between the two parcels and extends seaward of a clay embankment. It is now overhanging a sandy public beach used by turtles, tourists and the public at this County park on Kaulahao Beach, Paia, Maui's north shore.
- **HOW:** handheld hydraulic chipping guns and manpower will disassemble the wall by hand. No heavy equipment will be used to remove the wall, rather the masonry crew will demo sections of the wall in pieces that will be removed by hand and disposed of properly.

History: The shoreline was certified on June 6, 1978, along the vegetation line of a clay escarpment and again 9 years later on June 16, 1987, at the base of a seawall and stairs. The seawall was removed in 2007 leading to erosion of the embankment and its under scouring.

The site has a history of erosion at 1.4 feet/ year based on UH maps and projections from 1912-2002. The clay embankment is now (i.e., 2026) 10 feet high.

Is collapse of this wall imminent?
My opinion is Yes!



Turtle-->





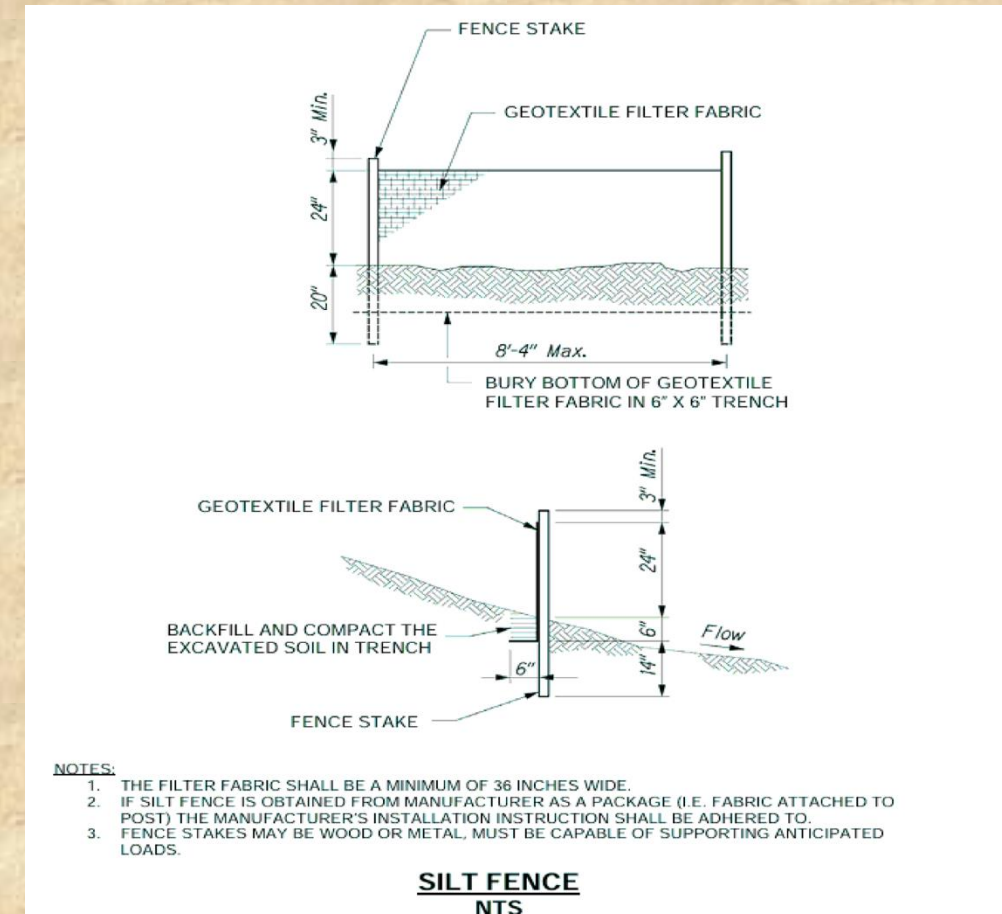
Placement of
BMPS would have
MINIMAL impact
on coastal
resources and on
public access and
enjoyment of
public lands?



BMPS (best management practices)

To prevent water pollution:

- Erect a Silt fence ~2 feet high, ~1.5 feet deep, x ~3 feet wide buried fabric held by wooden stakes in the sand to capture dirt and/or debris before it enters marine waters
- Lay filter fabric as needed under the overhanging wall and clay embankment (on the sandy beach)
 - Its purpose is to capture concrete chips, debris and clumps of dirt that fall before they become entrained in wet sand or enter marine waters



35 BMPs are listed on the plan set and include:

Public Access & Shoreline Resources

#9: Maintain lateral shoreline access for public use; any safety closures shall be temporary and removed upon completion of the work.

#10: take all practical measures to minimize adverse impacts to beach resources; do not intentionally interrupt beach processes or sand transport.

Cultural & Historic Resources

#24: If historic resources including human skeletal remains or cultural artifacts) are discovered: halt work, secure the site, and contact State Historic Preservation Division (SHPD) Maui Office at 808 243-1285; notify the county of Maui archaeologist Janet Six (808) 344-0566, and the Aha Moku representative

- Licensed turtle monitors onsite during demolition activities.
- County pre-construction/demolition Inspections are required

We have 35 BMPs listed on the plan set including:

Monitoring & Adaptive Management

#21: Visually monitor marine water quality on a regular basis. If turbidity, debris, floating materials or sediment plumes are observed, temporarily cease work and adjust or add BMPs; resume only after corrective actions halt the release.

#22: Inspect all sediment and erosion control measures daily and clean/maintain as needed to ensure effective performance.

#23: as work progresses, install temporary filter fabric, netting/mesh along the seaward edge of work to prevent release of debris/contaminants; relocate the containment as needed to match work location.

35 BMPs listed on the plan set include:

Wildlife

#25: Maintain a minimum 15-foot buffer between workers/equipment and any turtles on the beach. Turtle monitoring is provided by the Hawaii Wildlife Fund.

#26: Maintain a minimum 150-foot buffer between workers/equipment and any Hawaiian monk seals present on the beach.

#27: Proceed with work in areas containing tree tobacco plants only after a survey for Blackburn's Sphinx moth by a qualified biologist. Retain licensed professionals to monitor protected species.

#28. If a potential seabird nest is discovered, discontinue work and contact DOWFAW at (808) 984-8100;

35 BMPs listed on the plan set including:

Shoreline & Coastal Restrictions

#29: DO NOT CONDUCT WORK WITH MACHINERY PLACED IN THE OCEAN OR WITHIN THE HIGH WASH OF WAVES.

#30: No equipment or vehicles may operate on wet sand portions of the beach, in waters of the Pacific Ocean, or in stream channels at the site.

#31: Debris removal along the beach shall occur during low tide; consult with UH Sea Grant regarding timing.

#34. No material shall be stockpiled within in areas susceptible flood inundation or stormwater runoff.

When: ASAP, we perceive this as an urgent situation that places the public and marine life (turtles) at unnecessary risk of injury and/or harm.

BMPs are estimated to be in place for 3 to 5 days on the sandy beach during July if the ROE is approved! Four (4) contractors are involved and their schedules are coordinated.

ROE Approvals granted

1st ROE was issued on 1/27/2026 for 30 days

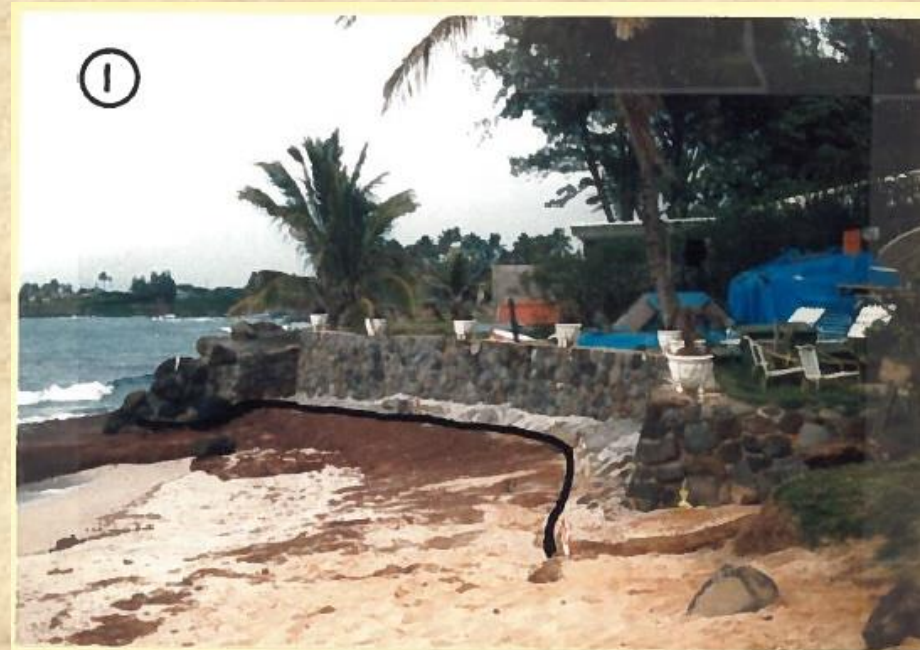
The first ROE was extended until 2/27/26

On 3/30/2026 a 3rd extension (i.e., this one) was requested on 3/30/2026 as the work could not be initiated due to Kona Low storms as described in the Mayors & Governor's Disaster Declarations of 3/9+10/2026.

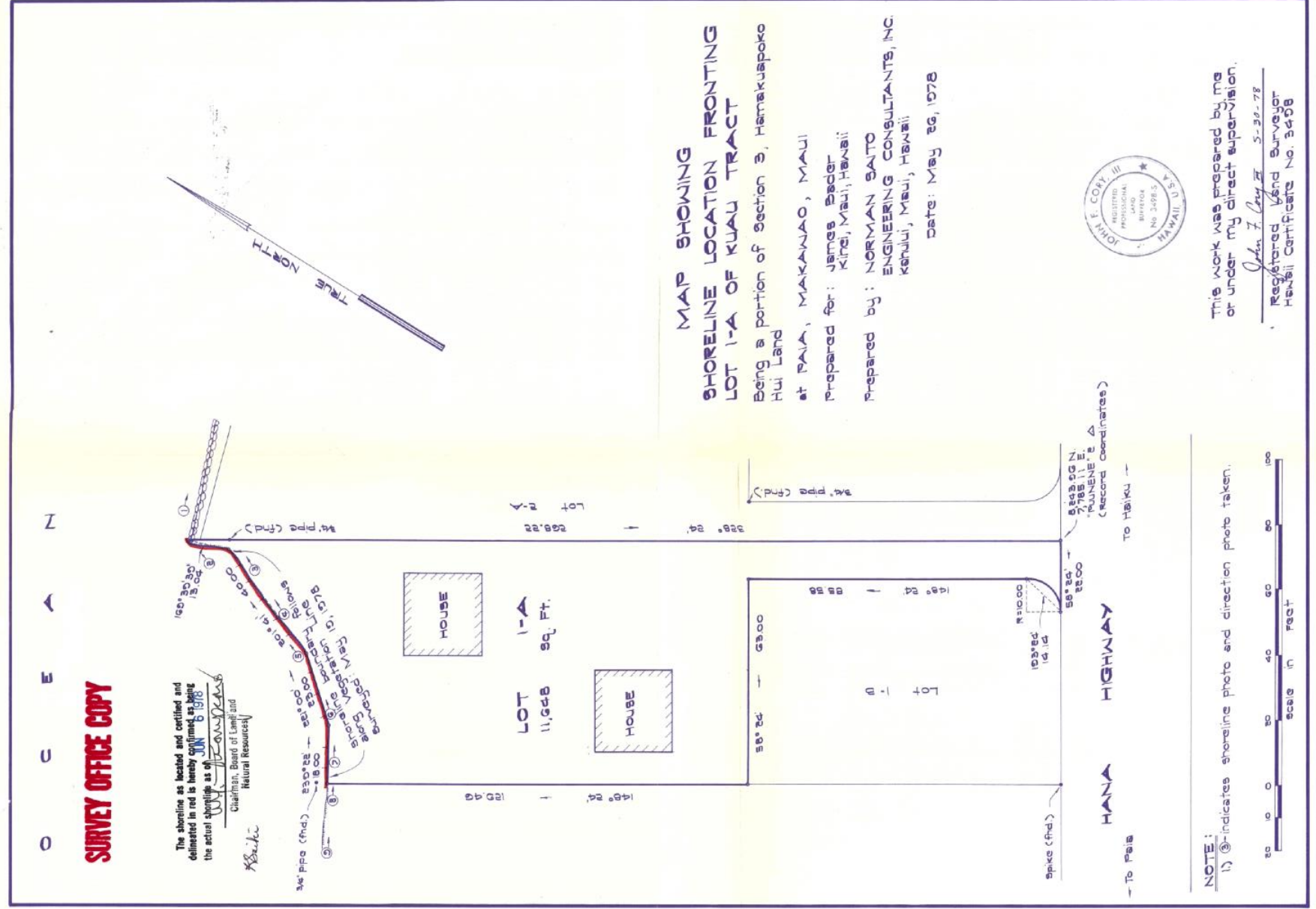
Supplemental information

Past site surveys

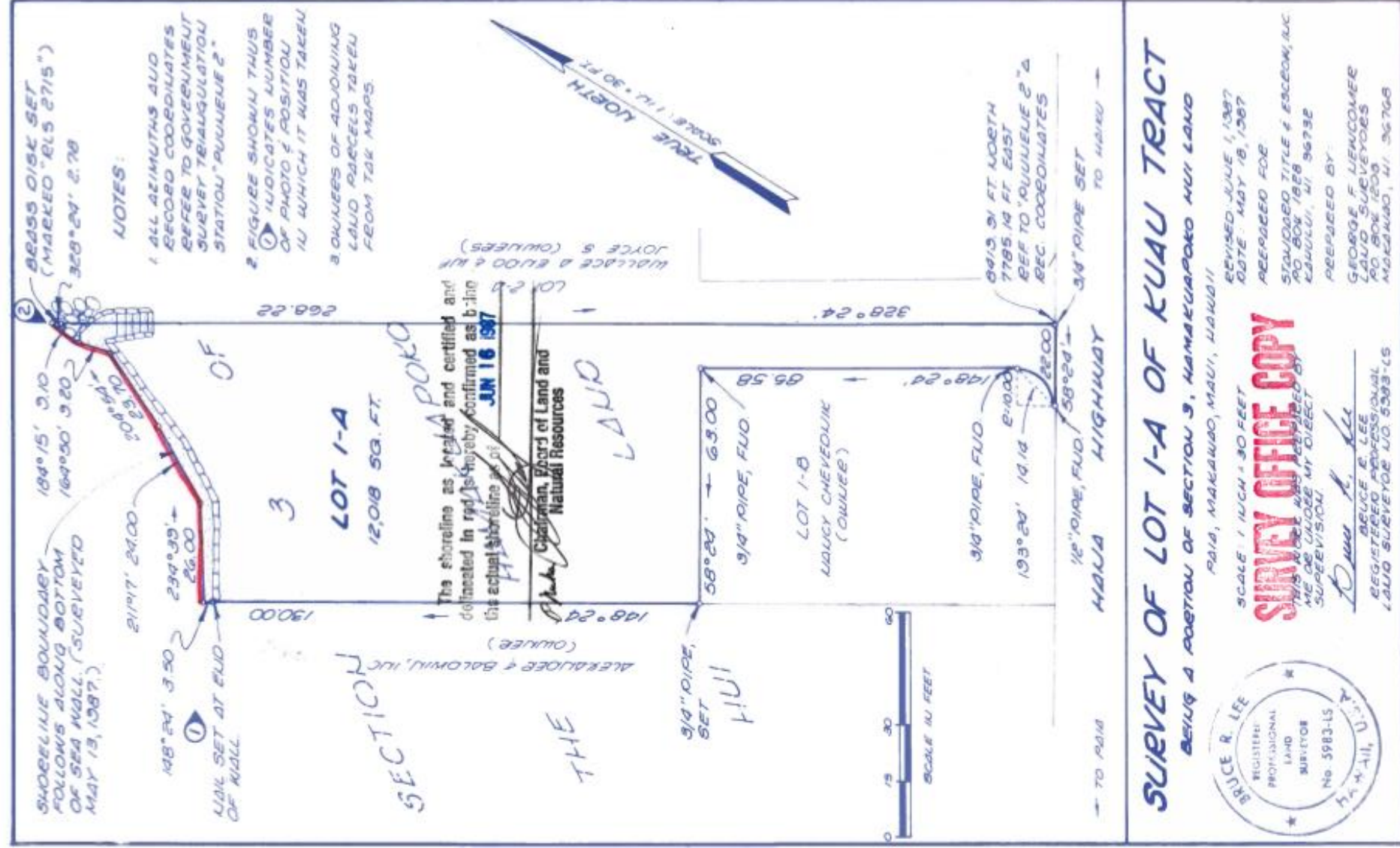
- 1978 459 Hana highway, state-certified, 1 pic
- 1987 459 Hana highway , state-certified, 2 pics
- 1993 465 Hana highway, state-certified
- 2008 465 Hana highway, not certified



Shoreline certified at vegetation line as surveyed on 5/19/1978



Shoreline certified at base of seawall and stairs 6/16/1987



Please approve our ROE request so we can ***demolish this wall and remove the risk*** to marine life and the public.

