

**WEST MAUI  
COMMUNITY PLAN  
(1996)**

Maui County Council

# TABLE OF CONTENTS

	<u>Page</u>
PART I	INTRODUCTION TO THE WEST MAUI COMMUNITY PLAN
A.	Purpose of the West Maui Community Plan..... 1
B.	The Role of the Community Plan in the Planning Process..... 1
C.	The 1992 Community Plan Update ..... 2
PART II	DESCRIPTION OF THE REGION AND ITS PROBLEMS AND OPPORTUNITIES
A.	Planning Area Description..... 5
B.	Identification of Major Problems and Opportunities of the Region..... 9
C.	Interregional Issues ..... 12
PART III	POLICY RECOMMENDATIONS, IMPLEMENTING ACTIONS, AND STANDARDS FOR THE WEST MAUI REGION
A.	Intended Effects of the West Maui Community Plan..... 13
B.	Goals, Objectives, Policies and Implementing Actions..... 14
	<i>Land Use</i>
	<i>Environment</i>
	<i>Economic Activity</i>
	<i>Cultural Resources</i>
	<i>Housing</i>
	<i>Urban Design</i>
	<i>Infrastructure</i>
	<i>Social Infrastructure</i>
	<i>Government</i>
C.	Planning Standards..... 48
PART IV	IMPLEMENTATION CONSIDERATIONS ..... 54
PART V	LAND USE MAP
A.	Land Use Categories and Definitions ..... 63

# PART I

## INTRODUCTION OF THE WEST MAUI COMMUNITY PLAN

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### A. Purpose of the West Maui Community Plan

The West Maui Community Plan, one of nine (9) community plans for Maui County, reflects current and anticipated conditions in West Maui and advances planning goals, objectives, policies and implementation considerations to guide decision-making in the region through the year 2010. The West Maui Community Plan provides specific recommendations to address the goals, objectives and policies contained in the General Plan, while recognizing the values and unique attributes of the region, in order to enhance the region's overall living environment.

The Maui County General Plan, first adopted in 1980, and updated in 1990, sets forth goals, directions and strategies for meeting the long-term social, economic, environmental and land use needs of the County. Similarly, the West Maui Community Plan, first adopted in 1982 as the Lahaina Community Plan, has been updated in 1992-93. As a part of the update, the plan was renamed the "West Maui" Community Plan in order to reinforce the regional nature of the plan.

### B. The Role of the Community Plan in the Planning Process

For Maui County, the General Plan and the community plans are strategic planning documents which guide government actions and decision-making. Both the General Plan and the community plans are part of a planning hierarchy which includes, as primary components, the Hawaii State Plan and State Functional Plans. (See Exhibit "A")

Mutually supporting goals, objectives, policies and implementing actions contained in the Hawaii State Plan, State Functional Plans, Maui County General Plan and the West Maui Community Plan provide for optimum planning effectiveness and benefits for the residents of the West Maui Community Plan region.

Implementation of the goals, objectives and policies contained in the Community Plan are defined through specific implementing actions, also set forth in each community plan. Implementing actions as well as broader policy recommendations are effectuated through various processes, including zoning, capital improvements program, and the County budgeting process.

### C. The 1992 Community Plan Update

The update process was driven by the work of the Lahaina Citizens Advisory Committee (CAC). This 14 member panel met a total of 17 times during a 225-day deliberation process to identify, formulate and recommend appropriate revisions to the then Lahaina Community Plan. The CAC carefully reviewed the 1982 version of the Community Plan, reshaping the plan to create a viable document which will serve the West Maui region through the turn of the century.

The update process incorporated technical studies and assessments. The results of these four studies were used by the Department of Planning and CAC to understand possible future conditions and needs. The technical studies consisted of the following:

1. A *Socio-Economic Forecast* which projects population, employment and housing characteristics through the year 2010 for each community plan region;
2. A *Land Use Forecast* which provides a measure of existing and future vacant and undeveloped lands (by community plan land use designation) for each community plan region;
3. An *Infrastructure Assessment* which identifies infrastructure (e.g., roadways, drainage, water, wastewater, telephone and electrical systems) limits and opportunities in high-growth community plan regions; and
4. A *Public Facilities and Service Assessment* which identifies public facilities and services (e.g., schools, parks, police and fire protection, hospital and solid waste disposal services), and their limits and opportunities in high-growth community plan regions.

Following the 225-day CAC, process, the CAC's recommendations were submitted to the Department of Planning. The Department of Planning prepared the revised Community Plan, based on the work of the CAC. The revised Community Plan was forwarded to the Maui Planning Commission for public hearing and review, and then sent to the County Council for further review and adoption by ordinance. This process is summarized graphically in Exhibit "B".

Exhibit "A"

County Planning Hierarchy

Exhibit "B"

Community Plan Review Process

## PART II

# DESCRIPTION OF THE REGION AND ITS PROBLEMS AND OPPORTUNITIES

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### A. Planning Area Description

#### 1. General Description of Region and Existing Community Plan Boundary

The West Maui Community Plan covers the entire Lahaina Judicial District located on the western slopes and coastal plain of West Maui. Its common boundary with the Wailuku Judicial District begins at the southern shore of West Maui about 3/4 of a mile west of Papawai Point. Beginning at this point, the West Maui region's boundary runs mauka along the centerline of the Manawainui Gulch to the ridge line of the West Maui Mountains. The boundary then continues along the ridgelines in a northerly direction to Eke Crater, and then due north along Poelua Gulch to the northern shoreline of West Maui.

Existing population and urban settlements in the region are located at Olowalu, at Lahaina and in a band along the shoreline between the northern end of Lahaina and Kapalua. In some areas, existing urban development extends mauka. At Lahaina town, settlement patterns extend mauka at Wahikuli and along Lahainaluna Road. This development pattern is set against a dramatic backdrop of rolling sugar cane and pineapple fields and the West Maui Mountains.

The region has seen significant growth in virtually all aspects of the community. Resident population has increased from 5,524 in 1970, to 10,284 in 1980, to 14,574 in the most recent census (1990). More dramatic are the increases in visitor units over the same period, from 1,826 units in 1970, to 5,357 units in 1980, to 9,285 units in 1990.

Development, for the most part, reflects the region's visitor and agricultural industries. Visitor accommodations are located along the shoreline with necessary support facilities and residential communities. These activity centers include the Lahaina town, Kaanapali, Honokowai, Napili and Kapalua communities. Kaanapali and Kapalua are important visitor

destination anchors, while the old Lahaina town with its historic character and charm serves as the region's visitor, service, commercial and residential center. Small plantation camps and agricultural communities are located further inland. (See Exhibit "C".)

## 2. Historic and Environmental Context of the Region

The West Maui Community Plan region includes two major historical land divisions, the Lahaina and the Ka'anapali districts. The region historically has been a significant agricultural area from prior to western contact. The town of Lahaina was for a period of time the capital of the Hawaiian Kingdom and a major port of call for the Pacific whaling fleet in the mid-19th century. The region was known for the Hono-a-Pi'ilani, the bays of Pi'ilani, for which the major highway through the region is named.

The traditional district of Lahaina included the leeward half of West Maui from Honokowai to Maalaea (the southern portion of this area is not within the West Maui Community Plan region). The Lahaina District is comprised of 21 *ahupua`a*, most of which were small and concentrated around the population center in Lahaina. Lahaina town once contained numerous brackish ponds and springs, and was a very productive taro growing area. The first lighthouse was erected at Lahaina and the town became an important center of commerce and trade in the 19th century. For a time, Lahaina served as the capital of the Hawaiian Kingdom and Hawaiian royalty established a number of important sites there, including the sacred island of Moku`ula, located at the site of the present Malu-ulu-olele Park.

The influx of westerners was greater in Lahaina than elsewhere on Maui, and it served as the primary base for missionary expansion. The area also served as a major port of call for the Pacific whaling fleet during the mid-19th century. Many historic sites and structures date from these early western influences, including the Baldwin House, Hale Pa`i (and Lahainaluna School), and the Seaman's Hospital. As in the rest of Hawai`i, the late 19th century witnessed the coming of the plantation era. This brought along with it the architecture and cultural diversity of this period as can be seen in the Pioneer Inn, the Wo Hing Society Building, and various other structures and buildings.

To the south of Lahaina are the three large *ahupua`a* of Launiupoko, Olowalu and Ukumehame. These lands still contain evidence of Hawaiian agricultural terraces above the canefields and in undisturbed areas. *Heiau* sites, complexes of temporary habitation, petroglyphs and small shrines are also present in each of these *ahupua`a*. Post-contact sites include the Lahaina Pali trail (being developed for public access by the Na Ala Hele Trails and Access program) and the Olowalu church ruins.



North of Lahaina is the Ka`anapali district, from Honokowai to Hulu island, which contains 15 *ahupua`a* and the *kalana* of Kahakuloa. Again, the extreme portion of this traditional district (in the area around Kahakuloa) is not within the current West Maui Community Plan region. Within this district are five of the famed Hono-a-Pi`ilani, the bays of King Pi`ilani, including Honokohau, Honolua, Honokahua, Honokeana and Honokowai. Four of these areas contained perennial streams that, along with Kahana Stream, were extensively used for irrigated taro cultivation. Honokohau Valley still supports taro cultivation and vestiges of historic agricultural complexes can be found within the undeveloped portions of the other valleys. *Heiau* sites are still present along the coastal ridges in Honokohau and Honolua. An extensive pre-contact sand dune burial site was discovered at Honokahua (within the Kapalua Resort) and is being preserved.

One of Maui's first coffee plantations was started in Honokohau and Honolua and later became Honolua Ranch. In 1915, H. P. Baldwin moved the ranch headquarters to Honokahua, and the village which grew around it was called Honolua (the Honolua Store, which also moved to this site in 1915, is still in operation).

Exhibit "C"

## **B. Identification of Major Problems and Opportunities of the Region**

This description of key problems and opportunities as formulated by the Lahaina CAC provides the underlying basis for the planning goals, objectives and policies which are described in the Community Plan.

### **1. Problems**

**THREATS TO THE ENVIRONMENT AND THE POTENTIAL LOSS OF OPEN SPACE.** The natural environment is an important aspect of the region's economy, lifestyle and recreational needs. Therefore, potential threats to the environment are seen as major problems. This includes any developments or projects that may have potential adverse impacts on water quality, whether it be potable water or nearshore and offshore waters. Strong programs should be established and pursued in order to prevent degradation of the environment.

As the region develops, the importance of open space, especially along the shoreline, increases. Existing areas of open space, including agricultural lands and gulches, should be viewed as a resource which should be protected and enhanced. There is also a need to protect view corridors and scenic vistas and design landscape buffers along the major roadways in such a manner as to provide periodic views of the mountains and ocean.

**LAND USE CONTROLS AND COMMUNITY PLAN IMPLEMENTATION.** The integrity of the Community Plan and the existing system of land use controls must be preserved and enhanced in order to ensure sensible levels of development and growth in the region. **The implementation of the Community Plan has been lacking and community input should be actively solicited prior to each proposed amendment to the Community Plan. Projects have been permitted that were inconsistent with the Community Plan and agriculturally designated lands are being used for other than agricultural purposes. Other specific problem areas include the inconsistency of zoning and that development has preceded infrastructural improvements.**

**INFRASTRUCTURE.** Inadequate infrastructure and the failure of existing infrastructural systems are seen as major problems for the region. **Infrastructural improvements need to be constructed prior to the issuance of building permits in order to prevent the lag time needed for infrastructure to catch up with development. Water resources should be conserved and new sources need to be developed. The closing of the region's only landfill presents a potential challenge to efficient solid waste management. There is**

a need to develop a public transportation system and to support the development of more bikeways.

**GROWTH.** Unconstrained growth places severe stress on infrastructure systems, the availability of housing, environmental and natural resources in the region and the social fabric of the community. The region's de facto population is made up of three major components: the residents who live here, the tourists who stay here and the commuters who travel back and forth to jobs in the region. Unconstrained growth of any of these groups adversely affects the quality of life within the region. The plan needs to address resident and de facto population levels, density and distribution.

The following other areas of importance were also identified:

- **LONG TERM STABILIZATION OF THE ECONOMY.** The tourist industry provides a strong economic base. Yet, the industry is subject to seasonal fluctuations, increasing competition and uncertainties in national and international economic conditions. There is a need to stabilize the economy of the region and to protect and improve the visitor experience. A stable economy also involves the need to actively promote a diversification of the region's economic base. **There is a need to provide more light industrial lands.**
- **AFFORDABLE HOUSING.** There is an ongoing need to provide affordable housing in the region. However, care should be taken not to repeat mistakes made in the past. It is also important to provide a wider range of affordable housing choices in order to serve the full spectrum of residents (from single persons to large families) and to **seek to address the problem of homelessness.**
- **SOCIAL CONDITIONS.** There is a need to control the increased crime rate, to address the problems of youth at risk, to promote activities for better use of spare time, and to create a wider range of educational opportunities. There is a need to increase the level of health and social services provided in the region.

There is also the need to preserve and protect the cultural diversity and remaining rural lifestyles within the region. Archaeological, cultural and historic resources need to be preserved and interpreted to maintain a link with the past as the region moves into the future.

## **2. Opportunities**

**NATURAL ENVIRONMENT.** The natural environment is a major asset of the region -- the open spaces and stretches of shoreline between the south boundary of the district and Puamana and from Kapalua to Nakalele Point, the expansive landscape of agricultural and natural open space areas against the backdrop of the West Maui Mountains, the warm climate, abundant water resources, nice sandy beaches, and clean ocean environment. The natural environment of the Lahaina region characterizes much of what is special about West Maui as a place to live and to visit.

The marine and nearshore environment and open space areas are important assets of the region that should be protected and preserved for the long-term. Also reuse of treated effluent and the reduction in sedimentation of nearshore waters must be pursued to protect and enhance the region's land, water and marine environments.

**STABILITY OF THE ECONOMIC BASE.** The success of an urban community relates to the stability of its economy. In West Maui, sugar, pineapple and tourism are the primary industries. With the dependence on the visitor industry and the ever-present uncertainties facing agriculture, it is recognized that the economic base is potentially vulnerable and must be nurtured in a responsible manner to insure stable employment opportunities for residents and their descendants.

It is therefore important to maintain a stable economic base by encouraging the upgrading of existing visitor facilities; pursuing diversified economic opportunities; insuring responsible and sustainable growth to provide a range of job opportunities so that the young people can remain in or return to the community; encouraging alternate energy production (i.e. solar, wind and biomass); identifying potential uses of federal, state and county lands to benefit the community; and in general, creating opportunities for more self-sufficiency.

**HISTORY OF THE LAHAINA REGION.** History tells us much about a community -- what it is and where it has come from. Lahaina has a rich history dating back to the times of pre-contact Hawaii, the Hawaiian Monarchy, the missionaries, the whaling industry and the sugar and pineapple plantations. Each successive passage of an era has added to the cultural richness of the community. And through the tireless efforts of numerous organizations and individuals in the community, much has been done to restore historic sites and to preserve the historic character of Lahaina town.

It is important to preserve and protect the region's cultural resources and traditional lifestyles, including the agricultural pursuits of Native Hawaiians in Honokohau Valley.

**SYSTEM OF LAND USE CONTROLS.** The implementation of a community plan is guided by a system of land use controls and regulations. There are opportunities to improve this regulatory system, in terms of procedures and programs implementing policies for beach access, preservation of open space, use of agricultural lands, and zoning consistent with the Community Plan's land use map.

### **C. Interregional Issues**

In the consideration of possible amendments to the Lahaina Community Plan, there were several issues brought up by the CAC which affect other regions or require a county- or island-wide analysis. This section lists these issues which suggest interregional, county-wide or island-wide analysis.

1. The need for "balanced" island-wide growth;
2. The need for expanded boating and harbor facilities, especially along the leeward coast of Maui; and
3. The responsible use of the county's natural resources.

## **PART III**

# **POLICY RECOMMENDATIONS, IMPLEMENTING ACTIONS, AND STANDARDS FOR THE WEST MAUI REGION**

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### **A. Intended Effects of the West Maui Community Plan**

Policy recommendations contained herein express the long-term visions for the West Maui community. They will be used in formulating and prioritizing programs. Most significantly, the recommendations establish a long-range land use pattern for the region.

For these reasons, the West Maui Community Plan will play a key role in directing economic growth and stabilization for the West Maui region. Accordingly, the population of West Maui will, to a large degree, be affected by the policy recommendations contained in the Community Plan.

Population projections, while subject to a host of variables and external factors, provide a useful benchmark for conceptualizing growth in a region and providing a measure of the effectiveness of the West Maui Community Plan and future strategies to direct and manage growth. Population forecasts were utilized to provide some insight into long-term trends and likely future land use demands.

For the year 2010, the population forecasts projected a West Maui resident population of 22,633 if growth is unconstrained, and a resident population of 21,149 if growth is constrained. Additionally, the forecasts projected an average visitor census of 37,734 if growth is unconstrained, and a visitor census of 31,775 if growth is constrained. For the purposes of this plan, the "constrained" forecasts shall serve as the guidelines in determining future land uses and community development needs in the West Maui region.

As with population, the policy recommendations of the West Maui Community Plan and any future amendments to the plan will have a direct effect on the sequence and pattern of growth in the region. The plan recognizes Lahaina town as the regional center of West Maui and strives to balance future growth with the protection of the environment. The quality of the region's natural and marine environment is an inherent aspect of what West Maui represents to its residents and visitors alike. Accommodating a sufficient supply of land for affordable housing and parks is

another objective of this Community Plan. The plan also recognizes the need to protect and preserve historic, archaeological and cultural resources for present and future generations.

Any interpretation of the policies of this plan or any amendment proposed to this plan shall be based in large part to the specified intended effects of this plan. These are:

1. Allocate adequate open space for public recreational activities, especially within the urbanized areas of the region and along the shoreline.
2. Slow the rate of growth and stabilize the economy.
3. Protect the natural resources of the region and promote environmentally sound uses and activities.
4. Exert more control on the timing and patterns of development within the region through the community plan, zoning, and the permitting process.
5. Encourage infill in order to protect agriculture and mauka open spaces.

## **B. Goals, Objectives, Policies and Implementing Actions**

The West Maui Community Plan sets forth goals which are statements identifying preferred future conditions. The objectives and policies specify steps and measures to be taken to achieve the goals. Implementing actions identify specific program or project requirements to conduct tasks necessary for the successful implementation of the plan. The pattern and mix of land uses provided for within this Community Plan shall be identified on the "Land Use Map".

### **LAND USE**

#### ***Goal***

An attractive, well-planned community with a mixture of compatible land uses in appropriate areas to accommodate the future needs of residents and visitors in a manner that provides for the stable social and economic well-being of residents and the preservation and enhancement of the region's open space areas and natural environmental resources.

#### ***Objectives and Policies for the West Maui Region in General***

1. Protect and enhance the quality of the marine environment.



2. Preserve and enhance the mountain and coastal scenic vistas and the open space areas of the region.
3. Ensure that appropriate lands are available to support the region's present and future agricultural activities.
4. Establish an appropriate supply of urban land within the region to meet the needs of the community over the next 20 years. The Community Plan and its map shall define the urban growth limits for the region and all zoning requests and/or proposed land uses and developments shall be consistent with the West Maui Community Plan and its land use map.
5. Preserve the current State Conservation District and the current State Agriculture District boundaries in the planning region, in accordance with this Community Plan and its land use map. Lands north of Kapalua and south of Puamana to the region's district boundaries should ensure the preservation of traditional lifestyles, historic sites, agriculture, recreational activities and open space.
6. Special Permits in the State Agricultural Districts may be allowed only: (1) to accommodate public and quasi-public uses; (2) public facility uses such as utility installation, landfills and sewer treatment plants whose location is determined by technical considerations; (3) uses which are clearly accessory and subordinate to a principal agricultural use on the property; and (4) extractive industries, such as quarrying, where the operation does not adversely affect the environment or nearby agricultural uses.
7. Provide for specific criteria for the subdivision of lands designated for agricultural use in order to control the potential loss of productive agricultural lands and the open space resource.
8. Where possible, relocate the Honoapiilani Highway south of Puamana in order to reduce potential inundation and disruption of service due to storm-generated wave action. Where the highway is relocated for the purpose stated, lands makai of the new alignment shall be designated Open Space (OS) or Park (PK) to provide for ocean-related recreational use. Notwithstanding the foregoing, continued agriculture use shall be allowed within these areas.
9. Preserve the existing domestic, small farm, business, youth care, and recreational uses from Honokahua Bay to the district's north boundary and from Puamana to the district's south boundary. Support

continuation of the traditional agriculture activities in Honokohau Valley by recognizing Native Hawaiian water rights protected by Article XII, Section 7, of the State Constitution, and Section 1.1, Hawaii Revised Statutes.

10. Provide and maintain parks and beach access for the present and future needs of residents and visitors. For the areas outside Lahaina town, establish or expand parks and public shoreline areas to include but not limited to the following:
  - a. The proposed Napili regional park between the Honoapiilani Highway and the Lower Honoapiilani Road and adjacent to the Kapalua Bay Golf Course comprising an area of approximately 50 acres.
  - b. The development of a public beach park at Olowalu near Camp Pecusa for camping and ocean-related recreational and educational activities. The final boundaries of this park shall be determined in consultation with the landowner. However, if agriculture in the area is decreased by 50 percent, 20 acres of park land shall be considered for addition to the 10 acres of park land currently designated in the Land Use Map.
  - c. The proposed Mahinahina regional park on approximately 50 acres of land below the Kapalua/West Maui Airport.
11. Recognize the following approved major masterplanned affordable housing developments. Approvals of these projects provide that no less than 60 percent of the housing units will be in the affordable price range. Lands makai of the proposed Lahaina Bypass Highway shall be developed prior to those lands mauka of the bypass. The land use designation of Agriculture (AG) shall apply to all portions of the following projects not fully developed under and pursuant to Hawaii Revised Statutes Act 15, Session Laws of Hawaii, 1988.
  - a. Villages of Leiali'i--This project is planned by the State Housing Finance Development Corporation and situated mauka of Honoapiilani Highway in the vicinity of the Lahaina Civic Center and Wahikuli Terrace comprising an area of approximately 1,120 acres. The planned residential community will include approximately 4,813 housing units to be developed in phases, an 18-hole golf course, two elementary school sites, neighborhood business commercial uses, church, child care, recreational/park uses, and other public uses.

- b. Puukoolii Village--This project is proposed by AMFAC/JMB, a Hawaii Corporation, in the vicinity of the former Puukoolii Village and comprises an area of approximately 299 acres. The proposed residential community is to include approximately 1,700 housing units to be developed in phases as well as sites for neighborhood commercial uses, hospital/emergency medical facilities, child care center, church, elderly housing, elementary school, and a community park.
- 12. Designate 10 acres of land mauka of Honoapiilani Highway near the Civic Center for Public/Quasi-public use as a site for future public parking.
  - 13. Maintain the current size, scale and level of services at the airstrip in Mahinahina through appropriate zoning conditions.

***Objectives and Policies for Lahaina Town***

- 1. The area bounded by Honoapiilani Highway and Front Street define Lahaina town. Within this core, allow higher density commercial and civic activities with lower density residential uses on the periphery to emphasize the importance of Lahaina town as the regional service center and an attraction to residents and visitors alike.
- 2. Emphasize visitor amenities, regional commercial activities and facilities which convey community identity along Front Street between Baker and Prison Streets.
- 3. Provide resident-oriented commercial uses along Wainee Street from Baker to Dickenson Streets.
- 4. Concentrate multifamily dwelling units around the central commercial district in the following locations:
  - a. At the north end of Lahaina town between Front Street and Honoapiilani Highway, from Kahoma Stream to Baker Street.
  - b. Toward the south end of Lahaina town along Wainee Street, generally from Lahainaluna Road to Shaw Street.
- 5. Provide for a mixture of residential and commercial uses along the makai side of Wainee Street, between Dickenson and Prison Streets.

6. Preserve the two-story height limit on all buildings in the approximately 8.6 acres that are now the site of the Maui Islander.
7. Provide for commercial uses in the following areas:
  - a. At the north end of Lahaina town makai of Front Street from Kahoma Stream to Kapunakea Street.
  - b. In the vicinity of Panaewa Street and bounded by Wainee Street, Lahainaluna Road, Luakini Street and Dickenson Street.
  - c. Along Dickenson Street between Mill Street and Front Street.
8. Preserve the area makai of Front Street between Market and Papelekane Streets for the continued location of the library and open space.
9. Preserve the area bounded by Prison, Front, Shaw and Wainee Streets for residential, park and public/quasi-public uses.
10. Preserve the remaining single family residential uses north of Kapunakea Street; between Ala Moana and Papalaua Streets and south of Shaw Street.
11. Establish, expand and maintain parks, public and private open spaces, public facilities, cemeteries, and public shoreline areas within Lahaina town. Major park spaces to be maintained, expanded, or established are:
  - a. A marine-oriented park at Mala Wharf along the south side of Kahoma Stream with provision for a second boat launch ramp.
  - b. A new community-oriented park along the south bank of Kahoma Stream and between Front Street and Honoapiilani Highway.
  - c. A shoreline park at Puunoa Point adjacent to the Jodo Mission, provided that the cemetery is appropriately relocated.
  - d. An urban park along the south side of Dickenson Street, between Luakini and Front Streets, maintaining the historic character of structures and landscaping.

- e. The park space behind the existing small boat harbor, containing the Banyan Court and Kamehameha III School.
  - f. Restoration of and improvements to Malu-ulu-olele Park and Moku`ula Island at the corner of Front and Shaw Streets.
  - g. Maintain Armory Park without sacrificing additional land for parking.
  - h. The continued development and expansion of the park at Wainee into a regional recreational and sports facility.
  - i. The development of a "gateway" park mauka of Honoapiilani Highway near the southern end of the Lahaina Watershed Drainage Improvement Project.
12. Provide parking that is adequately marked or assigned and conveniently located in retail commercial shopping areas, at public parking sites and at major commercial complexes. Where appropriate, multi-decked parking structures may be allowed. Principal parking locations include:
- a. Expanded public parking south of Prison Street between Front and Luakini Streets.
  - b. Public parking north of Dickenson Street between Luakini and Wainee Streets.
  - c. Parking at the shopping complex within Baker, Front, Papalaua, and Wainee Streets.

### ***Implementing Actions***

1. Plan, design and construct a regional recreational and sports complex, including all-weather track and community meeting facilities, in the Wainee area near the existing swimming pool and youth center complexes.
2. Identify and inventory exceptional open space resources and viewsheds for protection via covenants, easements, and other planning tools.
3. Develop and implement a directed and managed growth plan and strategies to guide and coordinate future development.

4. Install signs clearly identifying public parking in Lahaina town.
5. Establish and enforce agricultural subdivision criteria.
6. Establish a “Watershed Protection Overlay Plan” for West Maui and propose and adopt appropriate ordinances to implement the plan. The purpose of the overlay plan is to insure the protection of (1) the quantity and quality of drinking water supplies; (2) the quality of coastal waters and marine resources; and (3) the long term economic viability of the community. The overlay plan should include specifications for drainage, erosion control, water conservation, wastewater reuse, and shoreline setbacks as needed to supplement existing policies and rules.
7. Continue to study the feasibility of a West Maui multi-purpose facility designed for public, educational, cultural, and convention uses.

## **ENVIRONMENT**

### ***Goal***

A clean and attractive physical, natural and marine environment in which man-made developments on or alterations to the natural and marine environment are based on sound environmental and ecological practices, and important scenic and open space resources are preserved and protected for public use and enjoyment.

### ***Objectives and Policies***

1. Protect all waters and wetland resources. Such resources provide open space and habitat for plant and animal life in the aquatic environment. They are also important for flood control and natural landscape.
2. Preserve agricultural lands and open space with particular emphasis on natural coastal areas along major highways.
3. Protect the quality of nearshore and offshore waters. Monitor outfall systems, streams and drainage ways and maintain water quality standards. Continue to investigate, and implement appropriate measures to mitigate, excessive growth and proliferation of algae in nearshore and offshore waters.

4. Emphasize land management techniques such as natural landscaping, regular maintenance of streams and drainage ways and siltation basins, avoidance of development in flood-prone areas, and other measures that maintain stream water quality. Wherever feasible, such management techniques should be used instead of structural solutions, such as building artificial stream channels or diversion of existing natural streams.
5. Encourage soil erosion prevention measures and the installation of siltation basins to minimize downstream sedimentation and degradation of nearshore and offshore water quality.
6. Integrate stream channels, gulches and other areas deemed unsuitable for development into the region's open space system for the purposes of safety, open space relief, greenways for public use and visual separation. Existing development of these stream channels, gulches and other areas shall be maintained and shall not be expanded. Drainage channels and siltation basins should not be considered for building sites, but used, rather, for public open space.

The following major streams and gulches, as named on the United States Geologic Survey topographic maps (Lahaina and Honolua, Hawaii, 7.5 minute series, 1:24,000 scale), are to be kept as open space:

- a. Kahoma Stream
- b. Wahikuli/Hahakea Gulch
- c. Honokowai Stream
- d. Mahinahina Stream
- e. Kahana Stream
- f. Kaopala Gulch
- g. Honokeana Stream
- h. Napili Stream (2-3)
- i. Napili Stream (4-5)
- j. Honokahua Stream
- k. Mokupea Gulch
- l. Honolua Stream
- m. Papua Gulch
- n. Kauaula Stream

For other natural drainageways that discharge to the ocean during part of the year, their natural filter functions shall be preserved. The preservation of these natural filter functions may be accomplished by the use of structural controls or solutions in accord with accepted

engineering standards or rules as may be adopted by the Department of Public Works and Waste Management, and includes the use of best management practices such as desilting basins, moderation of flow velocity, subsurface infiltration systems, and baffles.

7. Preserve, protect and/or nourish the shoreline sand dune formations throughout the planning region. These topographic features are essential to beach preservation and a significant element of the natural setting that should be protected.
8. Promote public/private initiatives in the maintenance, and, where appropriate, landscaping of drainage ways.
9. Promote recycling programs to reduce solid waste disposal in landfills.
10. Encourage park, golf course, landscape and agricultural uses of treated effluent. Plan for wastewater reuse in the design of new parks, golf courses, and open spaces.
11. Prohibit the construction of vertical seawalls and revetments except as may be permitted by rules adopted by the Maui Planning Commission governing the issuance of Shoreline Management Area (SMA) emergency permits, and encourage beach nourishment by building dunes and adding sand as a sustainable alternative.
12. Prohibit the dumping of heavy metals, oil and untreated sewage on land and in the nearshore waters and provide accessible and safe disposal for hazardous materials.
13. Promote the planting of trees and other landscape planting to enhance streetscapes and the built environment.
14. Protect the shoreline and beaches by preserving waterfront land as open space wherever possible. This protection shall be based on a study and analysis of the rate of shoreline retreat plus a coastal hazard buffer zone. Where new major waterfront structures or developments are to be approved, preservation should be assured for 50-100 years by employing a shoreline setback based on the rate established by the appropriate study.
15. Promote drainage and stormwater management practices that prevent flooding and protect coastal water quality.



16. Create a coastal improvement district emphasizing the equal preservation of both coastal lands and beaches through the adoption of zoning and land use controls that encourage compatible development in safe areas, provide for the long-term economic needs of beach and dune nourishment and maintenance, and enable strategic retreat from the coast wherever feasible through a program of land acquisition, economic incentives, and specific construction guidelines.

### ***Implementing Actions***

1. Develop and maintain a program to identify and preserve the district's environmentally sensitive areas.
2. Establish and maintain programs which control invasive alien plant and animal species.
3. Periodically maintain and monitor outfall systems, streams and drainage ways for compliance with water quality standards.
4. Continue to investigate and monitor algae bloom conditions in West Maui's offshore waters and implement appropriate mitigative measures.
5. Plan, design, construct and regularly maintain siltation basins within major drainage ways and subdivision developments in order to enhance stream and offshore water quality.
6. Study the desirability of a National Seashore designation for West Maui.
7. Assess the need for standards for the siting of large-scale energy generation systems, including alternative energy systems such as wind turbine and photovoltaic arrays, in order to mitigate environmental and visual impacts.

## **ECONOMIC ACTIVITY**

### ***Goal***

A diversified economy that provides a range of stable employment opportunities for residents, allows for desired commercial services for the community, and supports the existing visitor and agricultural industries, all in

a manner that will enhance both the community's quality of life and the environment.

### ***Objectives and Policies***

1. Promote a diversified economic base which offers long term employment to West Maui residents, and maintains overall stability in economic activity in the areas of:
  - a. Visitor accommodations.
  - b. Visitor-related service/commercial services.
  - c. Recreation-related service/commercial services.
  - d. Resident-related service/commercial services.
  - e. Light industrial activities, including diversification into "clean" industries.
  - f. Agriculture.
2. Provide for the preservation and enhancement of agriculture.
  - a. Maintain the land acreage required to sustain present and future agricultural operations and open space.
  - b. Prevent urbanization of agricultural lands to the greatest extent possible.
  - c. Encourage maintenance and development of water sources for agricultural activities which do not conflict with domestic demand for potable water.
  - d. Discourage use of agricultural lands for non-agricultural purposes.
  - e. Adopt ordinances to establish appropriate standards for agricultural lands.
3. Expand light industrial and service commercial activities in appropriate locations to accommodate the region's needs.
  - a. Enhance Lahaina town's role as the regional center for resident-related commercial and professional services.
  - b. Encourage neighborhood commercial activities and professional services to serve existing and future residents.
  - c. Encourage a diversity of visitor-oriented commercial offerings at the resort destinations and as a major component of Lahaina town.
  - d. Encourage the development of marine-related light industrial businesses to service the boating community.

- e. Encourage strict compliance with the Lahaina Historic District Ordinance in order to preserve and enhance the visitor experience thus maintaining economic stability within the region.
4. Maintain a stable and viable visitor industry.
    - a. Limit visitor facilities to the existing planned resorts of Kaanapali and Kapalua as designated on the land use map and coordinate future growth with development of adequate infrastructure capacity and housing for employees.
    - b. Encourage the renovation and improvement of existing visitor facilities without a substantial increase in the room count. Promote activities and industries that compliment and support the use of existing visitor industry facilities, such as sporting events, eco-tourism and conferences.
  5. Promote the use of local products, and encourage the employment of local residents.
    - a. Encourage local industries, businesses and consumers to purchase products grown or made in the region.
    - b. Support programs that encourage visitors to purchase local products.
    - c. Urge the adoption of a program to promote the employment of local residents.

***Implementing Actions***

1. Evaluate, formulate and implement strategies for economic diversification in West Maui.
2. Quantify the economic value of agricultural lands and open space as a factor in resident and visitor satisfaction and as appropriate, incorporate this data in regional socio-economic assessments.

**CULTURAL RESOURCES**

***Goal***

To preserve, protect and restore those cultural resources and sites that best represent and exemplify the Lahaina region's pre-contact, Hawaiian Monarchy, missionary and plantation history.

### ***Objectives and Policies***

1. Preserve and protect significant archaeological, historical and cultural resources that are unique in the State of Hawaii and Island of Maui.
2. Foster an awareness of the diversity and importance of cultural resources and of the history of Lahaina.
3. Encourage and protect traditional shoreline and mountain access, cultural practices and rural/agricultural lifestyles. Ensure adequate access to our public shoreline areas for public recreation, including lateral continuity.
4. Establish programs to restore, maintain and interpret significant cultural districts, sites and artifacts in both natural and museum settings.
5. Promote distinct cultural resources as an identifying characteristic of the region.
6. Ensure that new projects or developments address potential impacts on archaeological, historical, and cultural resources and identify all cultural resources located within the project area as part of initial project studies. Further require that all proposed activity adequately mitigate potential adverse impacts on cultural resources.
7. Encourage the ongoing state and national register nomination process, by government and private property owners, to increase awareness and protection of sites and districts.
8. Support public and private efforts to inventory, evaluate and register historic and archaeological sites to expand the public's knowledge of the region's cultural resources.
9. Protect and preserve Honokohau Valley's historic and traditional use for domestic and agricultural activities. Ensure the availability of sufficient quantities and quality of water for these activities by recognizing Native Hawaiian water rights and traditional access protected by Article XII, Section 7, of the State Constitution, and Section 1.1, Hawaii Revised Statutes.
10. Ensure that site identification and interpretation is not damaging to any historical or archaeological sites.

11. Recognize the importance of buffer areas to enhance and protect historical or archaeological sites.
12. Recognize areas of historic vegetation and significant native vegetation zones as cultural resources.
13. Encourage community stewardship of historic sites.
14. Encourage the development of "cultural parks" for visitation and education.
15. Encourage cultural and educational programs to perpetuate Hawaiian and other ethnic heritages.
16. General site types and areas that should be flagged for possible preservation include the following:
  - a. Ancient trails/old government roads
  - b. Fishponds
  - c. Landings
  - d. Nearshore marine cultural resources
  - e. Stream valley areas
    - 1) habitation complexes (shoreline and interior)
    - 2) lo`i and `auwai
    - 3) terraces
  - f. Significant native vegetation zones
  - g. Plantation ditch systems
  - h. Religious structures (shrines, churches and heiau)
  - i. Old bridges
  - j. Plantation camps
  - k. Plantation era structures and homes
  - l. Petroglyphs
  - m. Burials
17. Important site types and areas in the West Maui region include but are not limited to the following:
  - a. Lahaina Pali trail
  - b. Olowalu Church ruins
  - c. Olowalu heiau
  - d. Stream valley sites
  - e. Plantation ditch system
  - f. Sites and structures within the National Historic District

- g. Plantation buildings
- h. Lo`i terraces and `auwai
- i. Ukumehame complex
- j. Launiupoko complex
- k. Moku`ula Island
- l. Camp Pecusa
- m. Honolua archaeological district
- n. Honokohau Valley
- o. Olowalu petroglyphs
- p. Pioneer Mill
- q. Lahainaluna High School
- r. Olowalu Landing
- s. Mala pre-contact burials

***Implementing Actions***

1. Develop cultural parks appropriate for public visitation and educational programs in various areas of the region.
2. Enforce the provisions of the Lahaina Historic District in order to preserve the cultural integrity of Lahaina town. Expand the Lahaina Historic District to include both sides of Waivee Street between Lahainaluna Road and Shaw Street and both sides of Front Street from Shaw Street to Puamana.
3. Identify specific historical or archaeological sites for protection and interpretation.
4. Update the County Cultural Resource Management Plan to further identify specific and significant cultural resources in the region and provide strategies for preservation and enhancement.
5. Formulate and adopt rural and historic district roadway standards to promote the maintenance of historic landscapes and streetscapes in character with the region, and, where appropriate within the context of the town's historic character, allow for narrower lanes, curbs, gutters and sidewalks, smaller corner radius, and deletion of sidewalk requirements on two sides of the street.
6. Revise the Lahaina Historic District Ordinance to include an overlay mechanism, a historic landmark (isolated property with buffers) provision, and updated restrictions on uses and buildings in the Lahaina District.

7. Provide information and assistance to homeowners seeking to preserve historic structures through registration, tax incentives and code waivers.
8. Implement a County historical marker program to identify the former plantation camps, landings and other significant historical and legendary sites that are appropriate for public interpretation.
9. Modify restrictive building code requirements to allow new buildings and renovations to be consistent with historic designs, such as balconies and canopies that protrude over the sidewalk.
10. Pursue restoration of the Lahaina Courthouse as an interpretive center and museum.

## **HOUSING**

### ***Goal***

A sufficient supply and choice of attractive, sanitary and affordable housing accommodations for a broad cross section of residents.

### ***Objectives and Policies***

1. Accommodate the 20-year housing needs of the planning region.
2. Provide a variety of affordable housing opportunities, including improved lots and self-help projects and special needs housing for the elderly, single parent families, homeless and disabled.
3. Coordinate the planning, design and construction of public infrastructure improvements with major residential projects that have an affordable housing component.
4. Plan, design and construct off-site public infrastructure improvements (i.e., water, roads, sewer, drainage, police and fire protection, and solid waste) in anticipation of residential developments defined in the Community Plan and consistent with the directed and managed growth plan required by the County General Plan.
5. Encourage public sector projects, government assistance programs, anti-speculation provisions, joint public-private efforts, and other housing assistance programs to reduce costs and increase housing

availability. Such programs should be aimed at expanding housing choices with wide price variety.

6. Promote efficient housing designs in order to reduce residential home energy consumption.
7. Maintain acceptable standards for affordable housing projects, including but not limited to, the installation of sidewalks and provision of adequate off-street parking.
8. Support efforts to develop housing for the elderly and for the homeless.

### ***Implementing Actions***

1. Develop a comprehensive plan for housing assistance programs which coordinates all available public and private financial resources and incorporates appropriate regulatory measures.
2. Establish a housing rehabilitation program, including loans, grants and/or technical assistance, and community outreach.
3. Adopt standards for housing design and construction to reduce energy and water consumption.
4. Formulate or amend functional plans and studies to further implement recommendations of the Community Plan. These would include police and fire protection, water development, housing, local and regional circulation, drainage, solid waste, sewage disposal and treatment and other special plans and studies as required.

## **URBAN DESIGN**

### ***Goal***

An attractive and functionally integrated urban environment that enhances neighborhood character, promotes quality design at the resort destinations of Kaanapali and Kapalua, defines a unified landscape planting and beautification theme along major public roads and highways, watercourses, and at major public facilities, and recognizes the historic importance and traditions of the region.

### ***Objectives and Policies for the West Maui Region in General***



1. Enhance the appearance of major public roads and highways in the region.
2. Maintain a high level of design quality for West Maui resort destination areas.
3. Improve pedestrian and bicycle access within the region.
4. Establish, expand and maintain parks, public facilities and public shoreline areas outside of Lahaina town.
5. Integrate stream channels and gulches into the region's open space system for the purposes of safety, open space relief, greenways for public use and visual separation. Drainage channels and siltation basins should not be used for building sites, but, rather, for public open space. Drainage channel rights-of-way and easements may also be used for pedestrian walkways and bikeway facilities.
6. Promote a unified street tree planting scheme along major highways and streets. Hedge planting should be spaced and limited in height, in order to provide vistas to the shoreline and mountains.
7. Buffer public and quasi-public facilities and light-heavy industrial/commercial type facilities from adjacent uses with appropriate landscape planting.
8. Maintain shrubs and trees at street intersections for adequate sight distance.
9. Save and incorporate healthy mature trees in the landscape planting plans of subdivisions, roads or any other construction or development.
10. Incorporate drought-tolerant plant species in future landscape planting.
11. Use native plants for landscape planting in public projects to the extent practicable.
12. Existing and future public rights-of-way along roads and parks shall be planted with appropriate trees, turfgrass and ground covers.
13. Encourage neighborhoods and community organizations to upgrade and maintain streets and parks in accordance with the Maui County Planting Plan.

14. Require all future subdivisions, construction projects and developments to comply with the Maui County Planting Plan.
15. Emphasize contrasting earth-tone color schemes for buildings and avoid bright or garish colors.
16. Encourage the review of architectural and landscape architectural plans for all public projects by the County's Urban Design Review Board.

***Objectives and Policies for Lahaina Town***

1. Maintain the scale, building massing and architectural character of historic Lahaina town.
2. Improve pedestrian and bicycle access within the town core.
3. Generally locate additional off-street parking facilities near commercial areas.
4. Establish, expand and maintain parks, public and private open spaces, public facilities, cemeteries, and public shoreline areas within Lahaina town.
5. Preserve the area makai of Front Street between Market and Papelekane Streets for the continued location of the library and open space.
6. Circulation and Parking:
  - a. Kapunakea, Papalaua, Lahainaluna, and Shaw Streets should serve as the major mauka-makai cross streets at Honoapiilani Highway.
  - b. Consolidate public and private off-street parking at locations within convenient walking distance to the Front Street shopping districts. Access to parking areas should be from interior streets and clearly identified with directional signs.
  - c. Enforce existing parking regulations.
  - d. Support double-decked parking structures in appropriate locations.

- e. Provide for mid-block pedestrian crossings and connections.

7. Landscape Character:

- a. Open off-street parking facilities should be landscaped and maintained with canopy trees for shade. Parking facility perimeters should be landscaped and maintained with shrubbery to soften the parking edge when viewed from the street. Existing non-conforming parking lots should be made to conform with the current off-street parking ordinance as a prerequisite to future building permits.
- b. The new park along the south edge of Kahoma Stream, Malu-ulu-olele Park, the pool/park and the park space behind the existing boat harbor should be recognized as major entry features to Lahaina town with appropriate landscape planting treatment.
- c. Front Street landscape planting should provide canopy shade trees, compatible in scale and subordinated to adjacent buildings. These trees should not obscure the continuous facades of the commercial district; they should allow views of storefronts and the ocean.
- d. Landscaping along Wainee Street and other interior streets should be designed to soften the effects of the built environment and to provide buffers for parking areas.
- e. The south-side of the Kahoma Stream channel should incorporate a 20-foot-wide landscaped linear park or greenway, including pedestrian and bike ways, to provide visual and open space continuity between Front Street and the Honoapiilani Highway.

8. Building Character:

- a. New building and renovation of existing buildings in Lahaina town should respect the scale, texture, materials, and facades of existing structures in the Lahaina Historic District.
- b. Building heights should reflect the context of existing building heights and massing in the Lahaina Historic District. The

maximum building heights shall be two stories or 35 feet with a mixture of one- to two-story building heights encouraged.

- c. Building design should complement the pedestrian character of Lahaina town. Restraint and harmonious relationships with natural and man-made surroundings should characterize building form; harsh forms or shapes should be avoided; sloped roofs should be encouraged. Design elements which relate to human scale should be emphasized. Design features should reflect prevalent town themes through traditional or contemporary means. Such themes may include:
  - 1) First story awnings or covered walkways.
  - 2) Transom openings above windows and doorways.
  - 3) Multiple panes in storefront windows.
  - 4) Second story balconies.
- d. Encourage the use of natural materials in existing or new buildings.
- e. Emphasize contrasting earth-tone color schemes for buildings.
- f. Design of signs should be restrained and in keeping with requirements of the Lahaina Historic District.
- g. Emphasize pedestrian amenities for commercial and public facility projects. Covered, landscaped pedestrian walkways integrated within the building organization should be encouraged. Larger new complexes should include interior pedestrian circulation with shaded areas for resting and gathering.
- h. Encourage the maintenance of landscaped setbacks and common open spaces adjacent to residential areas.
- i. Encourage underground installation of utilities in Lahaina town and in all new residential communities to enhance streetscape environments with the possible exception of the commercial section of Front Street to retain the flavor of old Lahaina.

### ***Implementing Actions***

1. Implement related actions specified in the Transportation section of the Community Plan related to roadway, pedestrian, bikeway improvements for Lahaina town and the region.
2. Formulate a unified landscape planting scheme for major public highways and roads in the region.

## **INFRASTRUCTURE**

### ***Goal***

Timely and environmentally sound planning, development, and maintenance of infrastructure systems which serve to protect and preserve the safety and health of the region's residents, commuters, and visitors through the provision of clean water, effective waste disposal and efficient transportation systems which meets the needs of the community.

### **Transportation**

#### ***Objectives and Policies***

1. Support construction of the planned Lahaina Bypass Road in such a way as to promote safe, efficient travel across the region without encouraging further urbanization or impeding agricultural operations.
2. Support the provision of an alternate route between West Maui and Central Maui.
3. Support improvements for the safe and convenient movement of people and goods, pedestrians and bicyclists in the Lahaina region particularly along Honoapiilani Highway, Front Street and Lower Honoapiilani Road and seek to establish a regional network of bikeways and pedestrian paths.
4. Support ridesharing, programs to promote safe bicycle and pedestrian travel, alternative work schedules, traffic signal synchronization, and other transportation demand management strategies.
5. Promote residential communities that provide convenient pedestrian and bicycle access between residences and neighborhood commercial areas, parks and public facilities, in order to minimize use of the automobile.

6. Provide landscaping along major local streets in Lahaina town to enhance the street level walking and driving experience, to aid in orientation, and to emphasize mauka-makai views. Particular attention should be given to Waivee Street and to the five mauka-makai streets giving access to Honoapiilani Highway. Landscaping should soften the effects of the built environment, provide a sense of place within town, and establish a hierarchy of streets.
7. Establish Front Street and Waivee Street as local roads within Lahaina Town with an emphasis on enhancing pedestrian and bicycle amenities through (a) reduction of on-street parking; and (b) improvements to pedestrian circulation.
8. Eliminate bus traffic on Front Street north of Dickenson Street.
9. Encourage the development of public or private off-street parking that provides convenient access to shops at Front Street and Waivee Street.
10. Provide adequate facilities for marine-related light industrial activities.
11. Maintain a community airstrip in the Mahinahina area and limit the current size, scale and level of services at the airstrip through conditional zoning.
12. Create a direct control overlay district in and around the Kapalua/West Maui Airport generally defined by the 60 LDN isoline of the FAA approved noise contour map for the airport. The intent of the district shall be to establish specific guidelines for noise attenuation standards within the district.

### ***Implementing Actions***

1. Improve the existing highway through Lahaina town and Kaanapali by establishing or further improving turning lanes and coordinated traffic signals at the following key intersections:
  - a. Southern portion of Front Street (Puamana)
  - b. Kekaa Drive
  - c. Lower Honoapiilani Road
  - d. Akahahele Street
  - e. Napilihau Road
  - f. Office Road

2. Construct left turn lanes on the Lahainaluna Road at its intersection with Honoapiilani Highway.
3. Widen the existing highway to four lanes from the pali to Lahaina town and from Kaanapali Parkway to Office Road.
4. Establish public parking areas and publicly available and privately supplied parking facilities within Lahaina town commercial centers. Parking should provide convenient access to Front and Waiee Street shops.
5. Establish major recreation ways for pedestrians and bicycles from the pali to Lahaina town and to Kapalua along the coastal highways, including Honoapiilani Highway and Lower Honoapiilani Road, and along the southern side of Kahoma Stream and other major drainage channels.
6. Redesign mauka-makai streets in Lahaina town to enhance pedestrian and bicycle movement to include enhanced sidewalk/mall facilities, bicycle lanes, and street furniture with particular attention to Lahainaluna Road.
7. Study the feasibility for a new small boat harbor between Mala Wharf and Kapunakea Street. New technologies, such as floating breakwaters and other environmentally sensitive forms of wave and surge attenuation may make this project feasible, while still protecting the ocean and nearshore environment.
8. Reduce bus traffic on Front Street by designating drop-off points and enforcing parking regulations for businesses. Prohibit bus traffic on Front Street north of Dickenson Street.
9. Discourage at-grade intersections along the planned Lahaina Bypass Road, in order to maintain safe and efficient traffic flow without traffic signals. When and where appropriate, provide for the safe under passage of agricultural equipment and vehicles, such as via stream crossings.
10. Provide a landscaped buffer area along Honoapiilani Highway to enhance both pedestrian and vehicular circulation, as well as to soften the effects of the built environment.

11. Modify Front Street and Wainee Street between Prison and Papalaua Streets for pedestrian/bicycle emphasis. Pedestrian connections through block interiors should be encouraged as part of larger development projects.
12. Study, design and implement measures for safe pedestrian access connecting Lahaina town with its mauka pool and park, including consideration of pedestrian overpasses.
13. Provide marked pedestrian crossings and other safety improvements or measures along Lower Honoapiilani Road in the vicinity of commercial developments.
14. Provide a roadway for ingress and egress between Kelaweia Mauka and Honoapiilani Highway, located in the vicinity of Kuhua Street and Hinau Street.

#### Water and Utilities

##### ***Objectives and Policies***

1. Protect ground water resources in the region.
2. Improve the quality of domestic water.
3. Reduce potable water consumption outside urban areas.
4. Coordinate the construction of all water and public utility improvements to minimize construction impacts.
5. Study the feasibility of integrating all regional water systems into a public water system to be managed and operated by the County.
6. Improve and expand the West Maui water development program projected by the County to meet future residential expansion needs and establish water treatment facilities where necessary.
7. Coordinate expansion of and improvements to water system to coincide with the development of residential expansion areas.
8. Promote water conservation and education programs.
9. Promote conservation of potable water through the use of treated wastewater effluent for irrigation.



10. Encourage the installation of underground electrical, telephone and cable television lines.
11. Encourage reasonable rates for water and public utility services.

### ***Implementing Actions***

1. Update the County's Water Use and Development Plan and estimated water use for the West Maui region.
2. Develop a plan for the eventual acquisition by the County of Maui of all private water systems within the region.

### Liquid and Solid Waste

#### ***Objectives and Policies***

1. Reuse the treated effluent from the County's wastewater treatment system for irrigation and other suitable purposes in a manner that is environmentally sound.
2. Reduce the disposal of solid waste in landfills through expanded recycling programs and the provision of convenient drop-off facilities.
3. Improve sewage treatment services for Lahaina and provide services to residential expansion areas in the following manner:
  - a. Improve facilities, operations and processing at the existing plant to reduce odors and leakage.
  - b. Recycle wastewater.
  - c. Provide landscaped buffer areas around the periphery of the existing plant.
  - d. Extend sewage treatment service to populated areas not currently serviced.
4. Provide adequate sewage disposal facilities for boats at the Lahaina Small Boat Harbor and at Mala Wharf.

### ***Implementing Actions***

1. Develop and implement a comprehensive waste management and recycling plan for the region.
2. Design and construct improvements to expand the capacity of the Lahaina Wastewater Treatment Plant consistent with the West Maui Community Plan.

### Drainage

#### ***Objectives and Policies***

1. Construct and maintain, as needed, desilting basins along major drainage channels.
2. Construct necessary drainage improvements in flood-prone areas, incorporating landscaped swales and unlined channels to provide open space continuity. Urge the use of landscaped/green belt drainage channels as opposed to concrete-lined channels or culverts.
3. Insure that new developments will not result in adverse flooding conditions for downstream properties by requiring onsite retention facilities for stormwater run-off generated by the development.
4. Support the implementation of flood control projects and siltation basins mauka of Honoapiilani Highway to address present problem areas.

#### ***Implementing Actions***

1. Formulate or update a drainage master plan.
2. Establish a comprehensive program of improvements to the storm drain system, implement a maintenance program, and ensure that safety, property loss and the need for comprehensive planning be considered.
3. Construct Drain Line F situated makai of the Lahaina Aquatic Center and Honoapiilani Highway.
4. Support the construction of the Lahaina Watershed Drainage Improvement Project above Waivee Village and desilting basins, as shown on the Land Use Map.

5. Investigate the need to improve and, if necessary, extend the drainage channel just north of the Lahaina Civic Center to handle potential increases in runoff generated by new development mauka of Wahikuli and Hanakaoo.

## Energy

### ***Objectives and Policies***

1. Promote energy efficiency as the energy resource of first choice and seek to increase energy efficiency in all sectors in the community.
2. Interface county planning with the energy utilities' integrated resource planning programs.
3. Promote the environmentally sensitive use of renewable energy resources, such as biomass, wind, and solar.
4. Promote energy conservation and education programs.
5. Support energy efficient technologies in conjunction with new urban development and encourage energy efficient building design and site development practices.
6. Increase the energy security of community "lifeline" facilities and improve energy emergency response capabilities.

### ***Implementing Actions***

1. Develop incentives and requirements for energy-efficient building design and site development practices, including modifications to building, zoning, and subdivision codes.
2. Develop, compile, and disseminate information on new energy technologies, policies, and programs.
3. Develop and implement an integrated County energy resource plan.

## **SOCIAL INFRASTRUCTURE**

### ***Goal***

Develop and maintain an efficient and responsive system of public services which promotes a safe, healthy, and enjoyable lifestyle, and offers opportunities for self improvement and community well being.

### **Recreation and Open Space**

#### ***Objectives and Policies***

1. Provide adequate community-oriented park facilities including facilities for field and court games, children's play, and picnicking within, or adjacent to, existing and future residential areas at the following existing or planned park sites:
  - a. Wainee area near the existing swimming pool and youth center.
  - b. Major residential projects.
  - c. Napili.
2. Provide urban park space for passive activities which allow respite from shopping and sightseeing activities within Lahaina town.
3. Provide resource-oriented regional park facilities and public access along the shoreline for picnicking, camping, informal play, swimming, sunbathing, and other coastal-related activities along coastal lands makai of the existing or future realigned coastal highways from Honokahua Bay to the district's north boundary and from Puamana to the district's south boundary, except for the agriculture designated lands makai of the highway at Olowalu.
4. Establish adequate public access to suitable mauka recreational areas for hiking, hunting, camping, nature study, and other back country, leisure time activities, based on a mountain access study.
5. Provide public camping areas along the shoreline of the region, such as at Olowalu near Camp Pecusa.
6. Support programs to enhance youth-oriented recreational opportunities such as Malu-ulu-olele Park, and the West Maui Youth Center.

7. Ensure adequate public access to shoreline areas, including lateral access to establish the continuity of public shorelines.
8. Establish park areas appropriate for nature study.
9. Support a study for additional boat launching ramps along the West Maui coast including but not limited to, Kahana and Olowalu.

### ***Implementing Actions***

1. Develop a long-range land acquisition program for public uses.
2. Undertake a mountain access study and support the continuation of the State's Na Ala Hele Trail and Access Program.
3. Appropriate adequate funds for park acquisition and expansion consistent with the Community Plan, County's beach access plan and other State and County recreational master plans.
4. Develop a long-range beach park acquisition and development program involving residents, landowners, businesses, government, and public interest organizations.
5. Adopt a beach/mountain access dedication ordinance pursuant to Chapter 46, H.R.S., and acquire accesses through purchase, dedication, condemnation or land exchange.
6. Implement a program to acquire and develop sites for future park use, consistent with the Community Plan.
7. Plan, design and construct a regional park at Napili.

### Health and Public Safety

#### ***Objectives and Policies***

1. Support the appropriate level of police services in consideration of the region's resident and visitor population.
2. Establish an emergency medical care facility in West Maui.
3. Enhance fire protection for multi-story buildings.
4. Continue to increase the visibility of police services in the region.

5. Encourage the expansion of community and social service facilities and programs in West Maui in convenient and accessible locations through public and private partnerships.
6. Support the expansion of child care facilities in West Maui.

### ***Implementing Actions***

1. Determine the needs and feasibility for an emergency medical care facility for the West Maui region.
2. Expand the fire-fighting capabilities at the existing fire station by providing ladder company equipment for multi-story fire fighting.
3. Provide resources to assist residential areas in implementing Neighborhood Watch programs.
4. Expand police patrols.
5. Determine the needs and the facility and operational requirements for community and social service agencies in West Maui.

### Education

#### ***Objectives and Policies***

1. Ensure adequate school facilities and educational opportunities within the region.
2. Support the improvement and maintenance of existing school facilities.
3. Encourage the construction of permanent classroom facilities in place of portable facilities.
4. Support school/community-based management programs and innovative educational programs.
5. Encourage the development of child care and pre-school facilities, in conjunction with major centers of employment.
6. Provide for additional elementary schools at Napilihau and in conjunction with major residential developments.

7. Urge the Board of Education and the State Library system to retain and expand the Lahaina Public Library at its current location.
8. Encourage the public educational system to foster student understanding of the State and County planning process; the environment and ecosystems; the Hawaiian and other ethnic cultures; and the effects of alien species on the environment and agriculture.

### ***Implementing Actions***

1. Monitor needs for expanded intermediate and high school facilities and programs to ensure that facilities and services are in place.
2. Coordinate with the State Department of Education plans for future residential development, so that facilities are planned and constructed in a timely manner.
3. Monitor and, when necessary, upgrade existing school facilities.

## **GOVERNMENT**

### ***Goal***

Government that demonstrates the highest standards of fairness, responsiveness to the needs of the community, fiscal integrity, effectiveness in planning and implementing programs and projects to accommodate a stable social and economic well-being for residents, a fair and equitable approach to taxation, and efficient and results-oriented management.

### ***Objectives and Policies***

1. Coordinate and direct future public and private development, including capital improvement projects, consistent with the Community Plan and the island-wide directed and managed growth plan required by the General Plan.
2. Monitor the implementation of and compliance with the Community Plan.
3. Remove unnecessary delays in the permit process through means such as consolidated public hearings and concurrent processing of applications.

4. Expedite the review and approval process for projects, which will result in public benefit by “fast-tracking.”
5. Use the County’s budgeting process as a means of carrying out the policies and priorities of the Community Plan by targeting important projects designated by the plan for funding.
6. Support a program of incentives, rebates or credits for voluntary energy conservation and the installation of related improvements, such as solar heating, photovoltaic electrical systems and low flow fixtures.
7. Insure that adequate infrastructure is or will be available to accommodate planned development.
8. Support public and private partnerships to fund the planning and construction of infrastructure, subject to advanced public notification.
9. Improve the availability of government services to the community.

### ***Implementing Actions***

1. Formulate special plans and studies to implement recommendations of the Community Plan. These would include water development, housing, local and regional circulation, drainage, solid waste, sewage disposal and treatment, human services, recreation, public safety and other special plans and studies as required.
2. Adopt a beach-mountain access dedication ordinance pursuant to Chapter 46 H.R.S. as part of an island-wide comprehensive mountain and beach access study.
3. Review and amend building and subdivision codes and zoning standards such as minimum lot sizes, and compact parking ratios as a way to reduce the cost of development.
4. Prepare a progress report five years after the adoption of this plan for review by the public and Maui County Council describing the status of general and community plan implementation and actions taken to comply with same.
5. Formulate and implement a directed and managed growth program, consistent with the adopted community plans and sustainable carrying capacity.



6. Continue to fund and operate mobile/satellite government facilities.
7. Adopt ordinances to establish appropriate standards to insure that agricultural lands will be used for agricultural purposes or remain available for future agricultural uses.

## **INDIGENOUS ARCHITECTURE**

### ***Goal***

Reserving for future implementation Indigenous Architecture, as may be adopted from time to time by the County Council or the Maui County Cultural Resources Commission.

### ***Objectives and Policies***

1. To legitimize Indigenous Architecture as viable spaces for living, work and recreation.

### ***Implementing Actions***

1. Develop a County ordinance for Indigenous Architecture.
2. Adopt standards for Indigenous Architecture.

## **C. Planning Standards**

The following planning standards are specific guidelines or measures for development and design. These standards are essential in clarifying the intent of the land use and town design objectives and policies and the "Land Use Map".

### **1. LAND USE STANDARDS**

- a. All zoning and land use approvals shall be consistent with the West Maui Community Plan and its land use policies.
- b. Limit multifamily and single-family residential, business commercial, and industrial uses to areas designated for such purposes on the Community Plan Land Use Map.
- c. Special Permits in the State Agricultural District may be allowed only: (1) to accommodate public and quasi-public uses; (2) for public facility uses such as utility installation, landfills and sewer treatment

plants whose location is determined by technical considerations; (3) for uses which are clearly accessory and subordinate to a principal agricultural use on the property; and (4) for extractive industries, such as quarrying, where the operation does not adversely affect the environment or nearby agricultural uses.

- d. Maintain acceptable standards for affordable housing projects, including but not limited to, the installation of sidewalks and provision of adequate off-street parking.
- e. For the purposes of regulating and appropriately managing the provisions of the Community Plan and properly timing the phases and patterns of development throughout its twenty year horizon, the use of the "Urban Reserve Zoning District" shall be deemed consistent with the intent of this plan.
- f. Development of the rural areas in the Mailepai Subdivision shall be restricted to lot sizes of one acre or larger.
- g. Due to an adjacent senior citizen housing, business/commercial use of the parcel identified as TMK: 4-5-07:04, Lahaina, Maui, Hawaii, shall be restricted to office type uses during daylight hours.

## 2. PROJECT DISTRICT STANDARDS

The implementation procedure for several areas within the planning region is to utilize the project district development approach. This provides for a flexible and creative planning approach rather than specific land use designations. This planning approach establishes continuity in land uses and designs while providing for orderly growth of the community, as well as comprehensive and concurrent provision of infrastructural facilities and systems.

Because of the variety of conditions and constraints related to the different project districts, each project district will be implemented through a separate ordinance. Each project district ordinance will specify the permitted uses, densities, design guidelines and other information necessary to attain each project district's objective and the objectives of the West Maui Community Plan.

PROJECT DISTRICT 1 (Kapalua) approximately 220 acres

This project district is within the Kapalua Resort makai of Honoapiilani Highway between the proposed Napili Regional Park

and Lower Honoapiilani Highway at Honokahua Bay, as identified on the West Maui Community Plan Land Use Map. The project district is intended to provide a mixture of visitor-oriented facilities, including hotel accommodations, single-family and multi-family residences, and supporting commercial services within an open-space setting organized around a central village core. This central core should function as a town center, containing public spaces, public uses and facilities, commercial services, and residential areas.

Visitor accommodations should not exceed 1050 rooms. The residential component should be limited to 900 units in a mixture of single-family and multi-family densities. The golf course and open space system should continue the open space theme established within the existing portions of the resort.

**PROJECT DISTRICT 2 (Kapalua-Mauka) approximately 450 acres**

This project district is generally defined by Honokahua Stream to the east, State of Hawaii lands to the west and various topographical features as identified on the West Maui Community Plan Land Use Map. This project district is intended to provide, within the context of the Kapalua Resort, a mix of recreational activities including an existing golf course (with possible expansion to 27 holes), a clubhouse, pro shop, restaurants and bars, tennis courts, swimming pool and other related recreational amenities and commercial services. The project district also includes 750 residential units (with an overall average density of 5 units/acre) in a mixture of single-family and multi-family uses integrated with and complementary to the recreational facilities mentioned above. Spatial allocations are as follows:

Golf Course, Open Space and Roadways .....	261 acres
Commercial .....	5 acres
Residential.....	144 acres
Parks, open space, and buffer zones .....	34 acres
Elementary School.....	6 acres

**PROJECT DISTRICT 3 (Kaanapali-North Beach Mauka) approximately 310 acres**

The North Beach Mauka project district involves land at the northern extension of the Kaanapali Resort mauka of Honoapiilani Highway, as identified on the West Maui Community Plan Land Use Map. This project is intended to provide, within the context of the Kaanapali

Resort, a mixture of resident and visitor-oriented residential, commercial and recreational uses. The character of the project district will be defined by a village core which will utilize elements of Lahaina architecture and other traditional Hawaiian architecture and urban design forms. The central area of the core will feature a visitor-oriented commercial center. The project district's 1200 residential units will be characterized by a variety of single-family and multi-family product types. Amenities such as parks, gardens, golf activities, and other recreational activities or attractions will be included to provide open space within the project district.

PROJECT DISTRICT 4 (Weinberg Property) approximately 24 acres

This project district involves approximately 24 acres bounded by Kahoma Stream, Front Street, Kenui Street, and Honoapiilani Highway. The project district is intended to provide a mixture of commercial/business and multi-family and senior citizen residential uses. There shall also be 6 acres of park land within the project district, including a linear park or greenway adjacent to the south bank of Kahoma Stream, from Honoapiilani Highway to Front Street, at least 60 feet wide and approximately 1.5 acres in size. The extension of Wainee Street from its present terminus at Kenui Street to Front Street, as well as the realignment of Kenui Street shall also be considered. Said roadway improvements should be developed and funded in conjunction with appropriate government agencies. The remaining acres in the project district shall be evenly divided between the commercial/business uses, and the multi-family and senior citizen residential uses, to the greatest extent practicable.

3. BUILDING STANDARDS

- a. Insure that new buildings and renovations in areas within or adjacent to the Historic District respect the massing, scale, texture and appearance of old Lahaina and a maximum building height of two stories or 35 feet.
- b. Review projects for consistency with the design guidelines specified in the Community Plan or as otherwise may be adopted.

4. LANDSCAPE PLANTING STANDARDS

- a. Buffer public and quasi-public facilities and light-heavy industrial/commercial type facilities from adjacent uses with appropriate landscape planting.

- b. Save and incorporate healthy mature trees in the landscape planting plans of subdivisions, roads or any other construction or development.
- c. Incorporate the use of drought-tolerant plant species in future landscape planting.
- d. Require all future subdivisions, construction projects and developments to comply with the Maui County Planting Plan.

5. CULTURAL RESOURCES

- a. Ensure that site identification and interpretation is not damaging to any sites.
- b. Recognize the importance of buffer areas to enhance and protect sites.
- c. Support the preservation of sites and site types identified earlier within the Policies and Objectives section related to Cultural Resources.
- d. Recognize areas of historic vegetation and significant native vegetation zones as cultural resources.

6. ENVIRONMENTAL ASPECTS

- a. Preserve the shoreline sand dune formations throughout the planning region. These topographic features are a significant element of the natural setting and should be protected from any actions which would detract from their scenic value.
- b. Promote the planting of trees and other landscape planting to enhance streetscapes and the built-environment.
- c. Prohibit the construction of vertical seawalls, except as approved by the planning commissions of the County of Maui.
- d. Insure that new developments will not result in adverse soil erosion or flooding conditions for downstream properties.

## PART IV

### IMPLEMENTATION CONSIDERATIONS

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To facilitate the implementation of the West Maui Community Plan, the implementing actions shall be considered by County and State agencies in their planning, programming and budgeting. In this regard, respective County agencies shall review and consider applicable implementing actions, as well as the broader statements of goals, objectives and policies contained in the West Maui Community Plan as follows:

1. Annual budget requests shall address requirements identified by implementing actions contained in the West Maui Community Plan;
2. Capital improvements programming undertaken by each agency shall incorporate, as appropriate, specific projects listed in the West Maui Community Plan;
3. Priority listings of capital improvement projects shall consider implementing actions contained in the West Maui Community Plan;
4. Agency master plans shall address project, program and policy actions advanced in the West Maui Community Plan;
5. Agency program and policy formulation processes shall consider, and where appropriate, incorporate implementing actions set forth in the West Maui Community Plan; and
6. Agency reviews of and recommendations on individual projects being processed for approval shall consider the relationship of the proposed action to implementing provisions contained in the West Maui Community Plan.

The following table summarizes and categorizes each action as either a program, policy or project-related implementing action to further facilitate agency review, consideration and action on applicable implementing provisions.

**Table 1**

<b>West Maui Community Plan Region Implementation Responsibilities</b>		
<b>DEPARTMENT: Department of Planning</b>	<b>Action Category</b>	<b>Implementing Action</b>
<b>Program</b>		
		1. Develop and implement a directed and managed growth plan and strategies to guide and coordinate future development.
		2. Update and publicize the County's socio-economic forecast to provide an on-going basis for evaluating socio-economic issues and conditions in the West Maui Community Plan region.
		3. Present recommendations for the designation of "Exceptional Trees" to the Maui County Arborist Committee., including all trees, or groves of trees, that have historic or cultural value, represent an important community resource, or are exceptional by reason of age, rarity, location, size, aesthetic quality or are endemic.
		4. Develop and maintain a program to identify and preserve the district's environmentally sensitive areas.
		5. Establish public parking areas and publicly available and privately supplied parking facilities within Lahaina town commercial centers. Parking should provide convenient access to Front and Waivee Street shops.
		6. Coordinate with the State Department of Education plans for future residential development, so that facilities are planned and constructed in a timely manner.
<b>Policy</b>		7. Prepare a five-year report for review by the public and Maui County Council describing the status of general and community plan implementation and actions taken to comply with same.
<b>Project</b>		1. Discourage at-grade intersections along the planned Lahaina Bypass Road, in order to maintain safe and efficient traffic flow.
		1. Identify and inventory exceptional open space resources and viewsheds for protection via covenants, easements, and other planning tools.
		2. Establish a new zoning classification to implement the land use designations in the Community Plan, including but not limited to Business/Multi-Family.
		3. Identify specific historic, cultural and archaeological sites for protection and interpretation.
	4. Update the County Cultural Resource Management Plan to further identify specific and significant cultural resources in the region and provide strategies for preservation and enhancement.	

	<p>5. Formulate and adopt rural and historic district roadway standards to promote the maintenance of historic landscapes and streetscapes in character with the region.</p> <p style="text-align: center;"><b>West Maui Community Plan Region Implementation Responsibilities</b></p>	Cultural Resources
<b>DEPARTMENT: Department of Planning (Con't.)</b>		
<b>Action Category</b>	<b>Implementing Action</b>	<b>Planning Category</b>
<b>Project (Con't.)</b>	<p>6. Implement alternative roadway improvement standards for the Historic District such as narrower lanes, curbs, gutters and sidewalks, smaller corner radius, and deletion of sidewalk requirements on two sides of the street.</p> <p>7. Revise the Lahaina Historic District Ordinance to include an overlay mechanism, a historic landmark (isolated property with buffers) provision, and updated restrictions on uses and buildings in the Lahaina District.</p> <p>8. Formulate a unified landscape planting scheme for major public highways and roads in the region.</p> <p>9. Study the desirability of a National Seashore designation for West Maui.</p> <p>10. Assess the need for standards for the siting of large-scale energy generation systems in order to mitigate environmental and visual impacts.</p> <p>11. Redesign mauka-makai streets in Lahaina town to enhance pedestrian and bicycle movement to include enhanced sidewalk/mail facilities, bicycle lanes, and street furniture with particular attention on Lahainaluna Road.</p> <p>12. Develop incentives and requirements for energy efficient building design and site development practices, including modifications to building, zoning, and subdivision codes.</p> <p>13. Develop and implement an integrated County energy resource plan. Develop, compile, and disseminate information on new energy technologies, policies, and programs.</p> <p>14. Adopt a beach/mountain access dedication ordinance pursuant to Chapter 46, H.R.S., and acquire accesses through purchase, dedication, condemnation or land exchange.</p> <p>15. Undertake a study to identify suitable shoreline areas for public camping.</p> <p>16. Determine the needs and the facility and operational requirements for community and social service agencies in West Maui.</p> <p>17. Adopt ordinances to establish appropriate standards to insure that agricultural lands will be used for agricultural purposes or remain available for future agricultural uses.</p>	<p>Cultural Resources</p> <p>Cultural Resources</p> <p>Urban Design</p> <p>Environment</p> <p>Environment</p> <p>Transportation</p> <p>Energy</p> <p>Energy</p> <p>Recreation and Open Space; Government</p> <p>Recreation and Open Space</p> <p>Health and Public Safety</p> <p>Government</p>



<b>West Maui Community Plan Region Implementation Responsibilities</b>		
<b>DEPARTMENT: State Department of Land and Natural Resources</b>		
<b>Action Category</b>	<b>Implementing Action</b>	<b>Planning Category</b>
<b>Program</b>	<ol style="list-style-type: none"> <li>1. Provide information and assistance to homeowners seeking to preserve historic structures through registration, tax incentives and code waivers.</li> <li>2. Undertake a mountain access study and support the continuation of the State's Na Ala Hele Trail and Access Program.</li> </ol>	<p>Cultural Resources</p> <p>Recreation and Open Space</p>
<b>Project</b>	<ol style="list-style-type: none"> <li>1. Study the feasibility for a new small boat harbor between Mala Wharf and Kapunakea Street. New technologies, such as floating breakwaters and other environmentally sensitive forms of wave and surge attenuation may make this project feasible, while still protecting the nearshore environment.</li> </ol>	<p>Transportation</p>
<b>DEPARTMENT: Department of Parks and Recreation</b>		
<b>Program</b>	<ol style="list-style-type: none"> <li>1. Develop cultural parks appropriate for public visitation and educational programs in various areas of the region.</li> <li>2. Establish major recreation ways for pedestrians and bicycles from the pali to Lahaina town and to Kapalua along the coastal highways, including Honoapiilani Highway and Lower Honoapiilani Road, and along the southern side of Kahoma Stream and other major drainage channels.</li> <li>3. Develop a long-range land acquisition program for public uses.</li> <li>4. Develop a long-range beach park acquisition and development program involving residents, landowners, businesses, government, and public interest organizations.</li> <li>5. Implement a program to acquire and develop sites for future park use, consistent with the Community Plan.</li> </ol>	<p>Cultural Resources</p> <p>Transportation</p> <p>Recreation and Open Space</p> <p>Recreation and Open Space</p> <p>Recreation and Open Space</p> <p>Cultural Resources</p>
<b>Policy</b>	<ol style="list-style-type: none"> <li>1. Maintain Armory Park without sacrificing additional land for parking.</li> </ol>	<p>Cultural Resources</p>
<b>Project</b>	<ol style="list-style-type: none"> <li>1. Plan, design and construct a regional sports community complex, including all-weather track and community meeting facilities in the Wainee area and near the existing swimming pool and youth center complexes.</li> <li>2. Implement a County historical marker program to identify the former plantation camps, landings and other significant historical and legendary sites that are appropriate for public interpretation.</li> </ol>	<p>Land Use</p> <p>Cultural Resources</p>

West Maui Community Plan Region Implementation Responsibilities		
DEPARTMENT: Department of Parks and Recreation (Con't.)		
Action Category	Implementing Action	Planning Category
<b>Project (Con't.)</b>	<ol style="list-style-type: none"> <li>3. Reconstruct Mokuhinia Pond and Moku'ula Royal Compound at Malu-ulu-olele Park, provided that an alternative park location can be acquired and developed, and sufficient funds committed to maintain the historical feature as an attractive asset to Lahaina town.</li> <li>4. Study, design and implement measures for safe pedestrian access connecting Lahaina town with its mauka pool and park, including consideration of pedestrian overpasses.</li> <li>5. Plan, design and construct a regional park at Napili.</li> <li>6. In conjunction with the plan to restore Malu-ulu-olele Park, plan, design and construct park facilities at the proposed Wainee site for active and passive recreational uses with particular emphasis on those facilities or uses that may be displaced by the restoration of cultural sites.</li> </ol>	<p>Cultural Resources</p> <p>Transportation</p> <p>Recreation and Open Space</p> <p>Recreation and Open Space</p>
<b>DEPARTMENT: Department of Public Works and Waste Management</b>		
<b>Program</b>	<ol style="list-style-type: none"> <li>1. Install pedestrian crossings and other safety improvements or measures along Lower Honoapiilani Road in the vicinity of commercial developments.</li> <li>2. Establish a comprehensive program of improvements to the storm drain system, implement a maintenance program, and ensure that safety, property loss and the need for comprehensive planning be considered.</li> </ol>	<p>Transportation</p> <p>Drainage</p>
<b>Policy</b>	<ol style="list-style-type: none"> <li>1. Encourage underground installation of utilities in Lahaina town and in all new residential communities to enhance streetscape environments with the possible exception of the commercial section of Front Street to retain the flavor of old Lahaina.</li> <li>2. Implement other related actions specified in the Transportation section of the Community Plan related to roadway, pedestrian, bikeway improvements for Lahaina town and the region.</li> <li>3. Reduce bus traffic on Front Street by designating drop-off points and enforcing parking regulations for businesses.</li> <li>4. Install pedestrian crossings and other safety improvements or measures along Lower Honoapiilani Road in the vicinity of commercial developments.</li> </ol>	<p>Economic Activity</p> <p>Urban Design</p> <p>Transportation</p> <p>Transportation</p>

West Maui Community Plan Region Implementation Responsibilities		
DEPARTMENT: Department of Public Works and Waste Management (Con't.)		
Action Category	Implementing Action	Planning Category
<b>Project</b>	<ol style="list-style-type: none"> <li>1. Install signs clearly identifying public parking in Lahaina town.</li> <li>2. Modify restrictive building code requirements to allow new buildings and renovations to be consistent with historic designs, such as balconies and canopies that protrude over the sidewalk.</li> <li>3. Modify Front Street and Wainee Street between Prison and Papalaua Streets for pedestrian/bicycle emphasis. Pedestrian connections through block interiors should be encouraged as part of larger development projects.</li> <li>4. Design and construct improvements to expand the capacity of the Lahaina Wastewater Treatment Plant.</li> <li>5. Formulate or update a drainage master plan.</li> <li>6. Construct Drain Line F situated makai of the Lahaina Aquatic Center and Honoapiilani Highway.</li> <li>7. Develop incentives and requirements for energy efficient building design and site development practices, including modifications to building, zoning, and subdivision codes.</li> <li>8. Adopt standards for housing design and construction to reduce energy and water consumption.</li> <li>9. Review and amend building and subdivision codes and zoning standards such as minimum lot sizes, and compact parking ratios as a way to reduce the cost of development.</li> </ol>	<p>Land Use</p> <p>Cultural Resources</p> <p>Transportation</p> <p>Liquid and Solid Waste</p> <p>Drainage</p> <p>Drainage</p> <p>Energy</p> <p>Housing</p> <p>Government</p>
<b>DEPARTMENT: Office of the Mayor</b>		
<b>Program</b>	<ol style="list-style-type: none"> <li>1. Evaluate, formulate and implement strategies for economic diversification in West Maui.</li> </ol>	Economic Activity
<b>Policy</b>	<ol style="list-style-type: none"> <li>1. Pursue restoration of the Lahaina Courthouse as an interpretive center and museum.</li> <li>2. Seek to provide adequate staffing for a Maui County Arborist and Coordinator, in order to improve the maintenance and enhancement of Maui County's tree and planting assets.</li> <li>3. Continue to appropriate adequate funds for park acquisition and expansion consistent with the Community Plan, County's beach access plan and other State and County recreational master plans.</li> </ol>	<p>Cultural Resources</p> <p>Urban Design</p> <p>Recreation and Open Space</p>

<b>West Maui Community Plan Region Implementation Responsibilities</b>			
<b>DEPARTMENT: Office of the Mayor (Con't.)</b>	<b>Action Category</b>	<b>Implementing Action</b>	<b>Planning Category</b>
<b>Project</b>		<ol style="list-style-type: none"> <li>1. Seek to quantify the economic value of agricultural lands and open space as a factor in resident and visitor satisfaction and as appropriate, incorporate this data in regional socio-economic assessments.</li> <li>2. Continue to fund and operate mobile/satellite government facilities.</li> </ol>	Economic Activity  Government
<b>DEPARTMENT: State Department of Transportation</b>			
<b>Policy</b>		<ol style="list-style-type: none"> <li>1. Implement other related actions specified in the Transportation section of the Community Plan related to roadway, pedestrian, bikeway improvements for Lahaina town and the region.</li> </ol>	Urban Design
<b>Project</b>		<ol style="list-style-type: none"> <li>1. Improve the existing highway through Lahaina town and Kaanapali by establishing or further improving turning lanes and coordinated traffic signals at key intersections noted within the West Maui Community Plan.</li> <li>2. Construct left turn lanes on the Lahainaluna Road at its intersection with Honoapiilani Highway.</li> <li>3. Widen the existing highway from the pali to Lahaina town and from Kaanapali Parkway to Office Road.</li> <li>4. Provide a landscaped buffer area along Honoapiilani Highway to enhance both pedestrian and vehicular circulation, as well as to soften the effects of the built environment.</li> <li>5. Signalize Front Street at its intersection with Honoapiilani Highway near Puamana.</li> </ol>	Transportation Transportation Transportation Transportation Transportation
<b>DEPARTMENT: U. S. Army Corps of Engineers</b>			
<b>Project</b>		<ol style="list-style-type: none"> <li>1. Plan, design, construct and regularly maintain siltation basins within major drainage ways to enhance stream and offshore water quality.</li> </ol>	Environment
<b>DEPARTMENT: Department of Housing and Human Concerns</b>			
<b>Program</b>		<ol style="list-style-type: none"> <li>1. Develop a comprehensive plan for housing assistance programs which coordinates all available public and private financial resources and incorporates appropriate regulatory measures.</li> <li>2. Establish a housing rehabilitation program, including loans, grants and/or technical assistance, and community outreach.</li> </ol>	Housing  Housing
<b>West Maui Community Plan Region Implementation Responsibilities</b>			
<b>DEPARTMENT: Department of Fire Control</b>			

Action Category	Implementing Action	Planning Category
Project	1. Expand the fire fighting capabilities at the existing fire station by providing ladder company equipment for multi-story fire fighting.	Health and Public Safety
<b>DEPARTMENT: Office of State Planning - CZM Program</b>		
Program	1. Establish and maintain an ocean resources management program, including the conduct of baseline studies, to ensure the sustainability of the region's ocean resources.	Environment
<b>DEPARTMENT: Department of Agriculture</b>		
Program	1. Establish and maintain programs which control invasive alien plant and animal species.	Environment
<b>DEPARTMENT: Department of Water Supply</b>		
Project	1. Update the County's Water Use and Development Plan and estimated water use for the Lahaina region.	Water & Utilities
<b>DEPARTMENT: Department of Police</b>		
Program	1. Provide resources to assist residential areas in implementing Neighborhood Watch programs.	Health and Public Safety
Project	1. Expand police patrols.	Health and Public Safety
<b>DEPARTMENT: State Department of Health</b>		
Program	1. Periodically maintain and monitor outfall systems, streams and drainage ways for compliance with water quality standards.	Environment
Project	2. Continue to investigate and monitor algae bloom conditions in West Maui's offshore waters and implement appropriate mitigative measures.	Environment
Project	1. Determine the needs and feasibility for an emergency medical care facility for the West Maui region.	Health and Public Safety
<b>West Maui Community Plan Region Implementation Responsibilities</b>		
<b>DEPARTMENT: State Department of Education</b>		
Action Category	Implementing Action	Planning Category
Program	1. Monitor needs for expanded Intermediate and High School facilities and programs to assure that facilities and services are in place.	Education
Project	1. Construct cafeteria facilities at Princess Nahienaena Elementary School and Lahaina Intermediate School.	Education
<b>DEPARTMENT: State Commission on Water Resource Management</b>		

Action Category	Implementing Action	Planning Category
<b>Program</b>	1. Address and resolve concerns over water rights when private interests conflict with Native Hawaiian or traditional uses consistent with Article XII, Section 7, Hawaii State Constitution, and Section 1-1, Hawaii Revised Statutes.	Land Use, Cultural Resources

# PART V

## LAND USE MAP

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### A. Land Use Categories and Definitions

#### Conservation (C)

This category primarily recognizes the designation of lands in the State Conservation District and is used to protect and preserve wilderness areas, beach reserves, scenic areas and historic sites, open ranges, wetlands, and watersheds; to conserve fish and wildlife; and to promote forestry and grazing.

#### Agriculture (AG)

This use indicates areas for agricultural activity which would be in keeping with the economic base of the County and the requirements and procedures of Chapter 205 H.R.S, as amended.

#### Rural (R)

This use is to protect and preserve areas consisting of small farms intermixed with low-density single-family residential lots. It is intended that, at minimum, the requirements of Chapter 205 H.R.S, as amended, shall govern this area.

#### Single-Family (SF)

This includes single-family and ohana dwellings.

#### Multi-Family (MF)

This includes apartment and condominium buildings having more than two dwellings.

### Hotel (H)

This applies to transient accommodations which do not contain kitchens within individual units. Such hotel facilities may include permissible accessory uses primarily intended to serve hotel guests.

### Business/Multi-Family (BMF)

This includes a mixture of retail, office, and commercial services which are oriented to neighborhood service and single family and multi-family residential uses.

### Service Business/Single Family Residential (SBR)

This includes single family dwellings with small scale service and neighborhood oriented business which are primarily established in previously utilized residential dwellings or other existing structures. The business use should be compatible with the physical character of the residential neighborhood.

### Business/Commercial (B)

This includes retail stores, offices, entertainment enterprises and related accessory uses.

### Business/Industrial (BI)

This includes a mixture of warehousing, distribution, service operations, retail and offices uses.

### Light Industrial (LI)

This is for warehousing, light assembly, service and craft-type industrial operations.

### Heavy Industrial (HI)

This is for major industrial operations whose effects are potentially noxious due to noise, airborne emissions or liquid discharges.

### Airport (AP)

This includes all commercial and general aviation airports, and their accessory uses.



### Public/Quasi-Public (P)

This includes schools, libraries, fire/police stations, government buildings, public utilities, hospitals, churches, cemeteries, and community centers.

### Project District (PD)

This category provides for a flexible and creative planning approach rather than specific land use designations for quality developments. The planning approach would establish a continuity in land uses and designs while providing for a comprehensive network of infrastructural facilities and systems. A variety of uses as well as open space, parks and other project uses are intended in accord with each individual project district objective.

### Future Growth Reserve (FGR)

This designation recognizes possible areas of urban growth that would occur beyond the 10-year time frame for the comprehensive review and update of the community plan. The Future Growth Reserve designation would encourage planning for infrastructure development and use allocations.

### Park (PK)

This designation applies to lands developed or to be developed for recreational use. This includes all public and private active and passive parks. Golf courses are further identified as "PK (GC)" on the land use map in order to differentiate golf courses and related accessory uses from other kinds of park uses.

### Open Space (OS)

This use is intended to limit development on certain urban and non-urban designated lands which may be inappropriate for intensive development due to environmental, physical, or scenic constraints; this category would include but not be limited to shoreline buffer areas, landscape buffers, drainage ways, viewplanes, flood plains, tsunami prone areas. Other appropriate urban and non-urban uses may be allowed on a permit basis.

COMMUNITY PLAN  
LAND USE MAP

**Proposed Revisions to the West Maui Community Plan Land Use Map**

<b>I.D. No. and Name</b>	<b>Current Designation</b>	<b>Zoning</b>	<b>Approx Acre</b>	<b>CAC Recommendation</b>	<b>Planning Department Revision</b>	<b>Planning Commission Recommendation</b>	<b>Planning Committee Recommendation</b>	<b>Comments</b>
1 Lahaina Bypass Highway	Various	Ag R-1	N/A	Show approximate alignment on the map	Same	Same	Concur with CAC, Department and Commission	Supported by the landowner
2 Churches and other public uses	Various	Various	Various	Housekeeping change proposed after the CAC process	Proposed changes to Public/Quasi-Public (P/QP)	Concurred with the Department	Concur with Department and Commission	
3 Bikeway and one-way streets	Various	Various	N/A	Recommended in the text portion of the plan by the CAC	Department also proposed identification on the map	Concurred with the Department	Concur with CAC, Department and Commission	
4 Plantation Golf Course	Ag	Ag	230	Change proposed after the CAC process	Change to Park (golf course)	Concurred with the Department	Concur with Department and Commission	TMKs: 4-2-05:39, 44, 45 & 49. Recognizes existing use.
5 Burial Complex	Hotel Business	P/OS	12	Change proposed after the CAC process	Change to Open Space (OS)	Concurred with the Department	Concur with Department and Commission	Recognizes that the area is no longer proposed for development (TMK: 4-2-04:14)
6 Kapalua Tennis Center	MF	GC and Open	NA	Housekeeping change proposed after the CAC process	Minor map change to Park	Concurred with the Department	Concur with Department and Commission	
7a Napili Regional Park	OS PD SF	MF	50	CAC recommended change to Park	Same	Same	Designate Park at 50-acre airport site, 38-acre State site, 8-acre employee housing site. 16 acres to remain P.D. 1., and 3 acres to remain SF. Redesignate 6 acres from Park to Park (GC).	TMKs: 4-2-04: por. 24 and 4-3-01:3 & 5  TMKs: 4-3-18:40 & 41, and 4-3-01: por. 31

7b Napili Regional Park Employee Housing	Park	State AG	11	Proposed by Planning Committee Chair	Proposed by Planning Committee Chair	Proposed by Planning Committee Chair	Designate parcel Single-Family, so employee housing at Napili can be used for Park	TMK: 4-3-9:52
<b>I.D. No. and Name</b>	<b>Current Designatio n</b>	<b>Zoning</b>	<b>Approx Acre</b>	<b>CAC Recommendation</b>	<b>Planning Department Revision</b>	<b>Planning Commission Recommendation</b>	<b>Planning Committee Recommendation</b>	<b>Comments</b>
8 P.D. No. 1	PD	Various	245 (old) 220 (new)	Proposed after the CAC process	Reconfiguration due to changes to Park and P/QP	Concurred with the Department	Concur with Department and Commission	TMKs: 4-2-03 and 4-2-04:21 & por. 24
9 P.D. No. 2	PD Ag	Ag	275 & 200 (old) 450 (new)	CAC recommended no change in designation	Relocation of P.D. No. 2 and consolidation with P.D. No. 1A	Concurred with the Department	Concur with Department and Commission, but insert in text 6-acre school and 34-acre Park/Open Space/Buffer, and Mailepai designated Rural, 1 acre limit	TMKs: 4-3-01: por. 1, 2 & 20 and 4-3-04:9, 11, 17, 19, 20, 21, 22, 26
10 Kahana infill	Ag	Ag	10	Proposed after the CAC process	Change to SF	Concurred with the Department	Concur with Department and Commission	TMKs: 4-3-05:16 & 18; supported by landowner.
11 West Maui Airstrip	Ag AP	Airport	50	Reconfiguration to reflect SLUC urban district boundary	Same	Same	Concur with CAC, Department and Commission	TMK: 4-3-01: por. 31 & 68
12 ABC Store	MF	A-2	>.5	CAC recommended change to Business (Commercial)	Same	Same	Concur with CAC, Department and Commission	Requested by landowner
13 Nunes property	Hotel	R-3	1.5	CAC recommended change to Business (Commercial)	Same	Same	Concur with CAC, Department and Commission	Requested by landowner (TMK: 4-4-01:10)

14	North Beach Makai	Hotel OS	H-2 H-M	90	CAC recommended 66 acres to Park	Department proposed redefinition of Park and Open Space (OS)	Commission recommended no changes in designation	Concur with Commission. Amfac to dedicate 8.4 acres of canoe beach land and highway relocation engineering.	Landowner prefers no changes in designation (TMKs: 4-4-01:3, 6, 8 & 9 and 4-4-06:5)
15	North Beach Mauka	PD Ag	R-3	310	CAC recommended deletion of P.D. No. 3 (PD to Ag)	Department proposed reconfiguration of P.D. and designation of additional Open Space	Concurred with the Department	Concur with Department and Commission	Reconfiguration requested by the landowner (TMKs: 4-4-02: por. 2 & 25)
<b>I.D. No. and Name</b>		<b>Current Designation</b>	<b>Zoning</b>	<b>Approx Acre</b>	<b>CAC Recommendation</b>	<b>Planning Department Revision</b>	<b>Planning Commission Recommendation</b>	<b>Planning Committee Recommendation</b>	<b>Comments</b>
16	Puukoli Village	Ag	Ag	260	CAC recommended identifying project as Act 15 with no change to underlying designation	Ag to SF and MF (50 acres) for those uses makai of proposed bypass; entire project described in text	Ag to SF and MF for those uses makai of proposed bypass; FGR for those uses mauka of the proposed bypass	Concur with CAC	Landowner requested designation of entire project (TMK: 4-4-02: por. 2)
17	South Beach Mauka	Park	R-3 Ag	70	CAC recommended no change	Department proposed change to SF	Same	Concur with Department and Commission	Requested by landowner (TMK: 4-4-06: por. 58)
18	Old STP Site	MF	R-3	11	Change proposed after the CAC process	Change to Light Industrial (LI)	Concurred with the Department	Concur with Department and Commission	Supported by landowner (TMKs: 4-4-06:13 & 56)
19	Driving Range	MF	H-1	7	Change proposed after the CAC process	Change to Park (golf course)	Commission recommended no change in designation	Concur with Commission	Landowner opposes change in designation (TMK: 4-4-08: por. of 18)
20	Luigi's	Park	R-3	>1	Change proposed after the CAC process	Change to Business (Commercial)	Concurred with the Department	Concur with Department and Commission	Recognizes existing use (TMK: 4-4-06: por. of 32)

21 Tennis courts and parking	Commercial	B-R	18	Change proposed after the CAC process	Change to Park	Concurred with the Department	Committee voted no change in designation due to existing business zoning	TMKs: 4-4-13:4 & 5
22 Civic Center	Ag P/QP		23 (+10)	Change proposed after the CAC process	Change to P/QP at existing Civic Center site; relocate 10 acres parking to Civic Center	Concurred with the Department	Concur with Department and Commission	TMKs: 4-5-21: por. 3, 10, 11, 14, 15 & 16
<b>I.D. No. and Name</b>	<b>Current Designation</b>	<b>Zoning</b>	<b>Approx Acre</b>	<b>CAC Recommendation</b>	<b>Planning Department Revision</b>	<b>Planning Commission Recommendation</b>	<b>Planning Committee Recommendation</b>	<b>Comments</b>
23 Leiali'i (HFDC)	Ag PD SF	Ag	1,120	CAC recommended identifying project as Act 15 with no change to underlying designation	Ag and PD to SF, MF and PK (golf course) for those uses makai of proposed bypass; entire project described in text	Concurred with the Department	Concur with CAC	TMK: 4-5-21: por. 3
24 P.D. No. 4	PD	Ag	116	CAC recommended deletion (change to Ag)	Same	Same	Concur with CAC, Department and Commission	TMKs: 4-5-21: por. 3, 10, 11, 14, 15 & 16
25 Crater Village	SF	Ag		CAC recommended no change in designation	Change to Agriculture	Concurred with the Department	Concur with Department and Commission	TMKs: 4-5-21: por. 2 & por. 3
26 Lands adjacent to Kahoma Stream	Ag	Ag	38	CAC recommended change to LI	Same	Same	Concur with CAC, Department and Commission	TMK: 4-5-10:7
27 Kapunakea Alignment	Ag LI	Ag M-1	NA	Change proposed after CAC process	Identify approx. alignment and new makai connection	Concurred with the Department	Concur with Department and Commission	Not opposed by landowners. (TMKs: 4-5-10: por. 7, 4-5-11: por. 11 and 4-5-21: por. 3)
28 Cannery	LI	M-1	16	Change proposed after CAC process	Change to Business (Commercial)	Concurred with the Department	Concur with Department and Commission	TMKs: 4-5-11:2, 3 & 4

29 Kahoma Stream	Ag OS	Ag		Maintain Open Space south of new stream alignment stated in text	New stream alignment shown on map and OS maintained along South bank	Concurred with the Department	Concur with CAC, Department and Commission	TMK: 4-5-10: por. 5
30 Weinberg Property	MF Park	A-1	24	CAC recommended reconfiguration of Park (no change in acreage)	Same	Same	Committee voted for Project District as requested by landowner	Change to Project District requested by developer; other requests also made (TMK: 4-5-08:1)
<b>I.D. No. and Name</b>	<b>Current Designation</b>	<b>Zoning</b>	<b>Approx Acre</b>	<b>CAC Recommendation</b>	<b>Planning Department Revision</b>	<b>Planning Commission Recommendation</b>	<b>Planning Committee Recommendation</b>	<b>Comments</b>
31 Mala Wharf Road	Park Commercial	R-2 Church	2	CAC recommended changes to LI and Business (Commercial)	Same	Same	Concur with CAC, Department and Commission	Requested by landowners (TMKs: 4-5-05:4-8 & 14-18)
32 Coml Redesigns	MF	A-1 R-1	>1	CAC recommended changes to Business (Commercial)	Same	Same	Concur with CAC, Department and Commission	Requested by landowners (TMKs: 4-5-07:4 and 4-6-09:47, 48 & 49)
33 Louis Property	P/QP	R-1 B-2	1.5	Change proposed by landowner at Commission hearing	Landowner proposal; Department had no objections	Change Louis property and adjacent property to Commercial	Concur with Commission	TMKs: 4-6-09:14 & 28
34 Maui Islander	MF	A-1	8.6	Change proposed after the CAC process	Change to Hotel	Concurred with the Department	Concur with Commission	Recognizes existing use (TMK: 4-6-11:8)
35 Library	Commercial	Hist. Dist.		CAC recommended change to P/QP	Same, with clean up of Park designations	Concurred with the Department	Concur with CAC, Department and Commission	Recognizes existing use (TMKs: 4-6-01:4, 7 & 10)
36 Dickenson Street	MF	Dup.	1+	Change proposed after CAC process	Change to Business (Commercial)	Concurred with the Department	Disapprove. Parcel to remain MF	Requested by landowner (Archangel property) TMKs: 4-6-11:9, 10, 11, 27 & 33
37 Waivee Makai	Commercial	R-2	5.7 acre approx.	Change proposed after CAC process	Change to Service Residential (SBR)	Change to SBR for properties along Dickenson Street.	Disapprove SBR. Instead, TMK: 4-6-8:24, 25, 63, 66, 83, and B-2 zoned parcels are Bus/Commercial, and all others SF	Includes all parcels not P/QP or already zoned B-2. (TMKs: 4-6-08:14-26, 31-40, 46, 52, 63, 66, 75-85)

38	Sullivan property	SF	R-1	4.7	CAC recommended change to MF	No change in designation (leave as SF)	Concurred with CAC	Concur with Department Commission	TMK: 4-6-12:2; requested by landowner; opposed by neighbors
39	Mill	HI LI	M-2	6 acre approx	Change proposed after CAC process	Change to Ag	No change in designation	Concur with Commission	Change opposed by landowner
40	Texaco	LI	M-2	.3	Change proposed after the CAC process	Change to Business (Commercial)	Concurred with the Department	Concur with Department and Commission	Recognizes existing use
<b>I.D. No. and Name</b>		<b>Current Designation</b>	<b>Zoning</b>	<b>Approx Acre</b>	<b>CAC Recommendation</b>	<b>Planning Department Revision</b>	<b>Planning Commission Recommendation</b>	<b>Planning Committee Recommendation</b>	<b>Comments</b>
41	David Malo	Commercial	R-2	1.5	Change proposed after the CAC process	Change to Multi-Family (MF)	Concurred with the Department	Concur with Department and Commission	Recognizes existing use (TMK: 4-6-10:28)
42	Paunau Dickenson	SF	M-2 Ag		Change proposed after CAC process	Change to Ag	Concurred with the Department	Concur with Department and Commission	TMKs: 4-6-16: por. 4, 5, 32, 38 & 39
43	Ikena Housing	Ag	Ag	8	Not recommended by CAC	Department proposed changed to SF	Same	Concur with Department and Commission	For the relocation of residents of Ikena Ave. displaced by development of the bypass highway
44	Waanee Village	SF MF	Ag		CAC recommended change to Ag	Same	Same	Entire Village to be designated SF	TMK: 4-6-15: por. 1
45	Waanee Park	Ag MF	Ag	Various	CAC recommended 13 acres to Park	Department proposed 20 acres to Park	Commission could not sustain a majority vote	Concur with Department	Landowner supports 13 acres for park use. (TMK: 4-6-15: por. 1)
46	Lahaina drainage	Ag	Ag		CAC recommended change to OS to recognize approx. channel alignment	Same	Same	Concur with CAC, Department and Commission	TMKs: 4-6-13: por. 1 4-6-15: por. 1 and 4-6-18: por. 3
47	Gateway park	Ag	Ag	7	CAC recommended change to Park	Department proposed no change in designation	Concurred with CAC	Concur with Department	TMK: 4-6-13: por. 1



48 Olowalu	Ag	B-3 A-3 R-2 R-3 Hotel	various	CAC recommended recognizing existing uses	Same	Same	Concur with CAC, Department and Commission	TMKs: 4-8-3:2, 31 & 33 and 4-8-04:1-19. Zoning is included for informational purposes only and is based on a map dated in May 1961. This map is not consistent with current SLUC and CP designations. Use of this information in this summary (for this item and the next item) does not constitute legal recognition of the validity or invalidity of said map.
<b>I.D. No. and Name</b>	<b>Current Designation</b>	<b>Zoning</b>	<b>Approx Acre</b>	<b>CAC Recommendation</b>	<b>Planning Department Revision</b>	<b>Planning Commission Recommendation</b>	<b>Planning Committee Recommendation</b>	<b>Comments</b>
49 Olowalu Beach Park	Ag OS	R-3 A-3	10	CAC recommended no change	Department proposed change to Park	Commission concurred with redesignation with consultation with landowner over final configuration of the beach park	Concur with Commission	TMK: 4-8-03: por. 5. Landowner supported text change for 10-acre park with consultation. Zoning is included for informational purposes only. See note above.
50 Omori Existing Puunoa Beach Estates (Multi-family request)	SF	A-1	1.2 acre	Change proposed after the CAC process	Did not review	Did not review	Approve MF due to existing use and A-1 zoning	TMK: 4-5-04:02

51 Omori Existing 1189 Halepaka Place (Single Family request)	Public/ Quasi- Public and Park	Public/ Quasi- Public and R-2	0.3 acre	Change proposed after the CAC process	Did not review	Did not review	Did not review	Approve SF due to existing use and R- 2 zoning	TMK: 4-5-04:48
52 Omori Existing (Heavy Industrial request)	Light Industrial	M-2 Heavy Ind.	West Maui Center 3.5 acre Tanabe 0.5 acre	Changes proposed after the CAC process	Department Heavy Industrial designation opposes	Did not review	Disapprove HI designation. Parcels to remain LI	TMK: 4-5-07:2 TMK: 4-5-09:2	
53 Plantation Inn (Hotel request)	Business	B-2	0.5 acre	Change proposed after the CAC process	Did not review	Did not review	Disapprove Hotel designation. Parcel to remain Business	TMK: 4-6-09:37	
<b>I.D. No. and Name</b>	<b>Current Designatio n</b>	<b>Zoning</b>	<b>Approx Acre</b>	<b>CAC Recommendation</b>	<b>Planning Department Revision</b>	<b>Planning Commission Recommendation</b>	<b>Planning Committee Recommendation</b>	<b>Comments</b>	
54 MacInnes property (Multi- family request)	1.5 acre SF 1.5 acre OS	R-3	3.0 acre	Changes proposed after the CAC process	Did not review	Did not review	Approve applicant's request for redesignation from Single Family to Multi-Family	TMK: 4-3-06:70	
55 Ng property (Business request)	Public/ Quasi- Public	Historic District	0.4 acre	Changes proposed after the CAC process	Did not review	Did not review	Disapprove Business designation. Parcel to remain Public/Quasi Public	TMK: 4-6-07:03	

56 Ziquin Folvarko property (Business request)	SF	R-1	0.4 acre	Changes proposed after the CAC process	Did not review	Did not review	Disapprove Business designation. Parcel to remain SF	TMK: 4-5-13:15 & 16
57 West Maui Plaza	Business	Interim	3.3 acre	Did not review	Did not review	Did not review	Redesignate from Business to Ag	TMK: 4-6-11:12 & 34
58 Zack Property	MF	R-2	0.2 acre	Did not review	Did not review	Did not review	Redesignate from MF Business/Multi- Family	TMK: 4-5-03:14, lot 1

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