

An aerial photograph of a coastal area. At the top, there is a long road with a parking lot and some buildings. Below this, there is a large, mostly empty area with some faint lines suggesting a future development or a natural landscape. In the bottom half, there is a residential area with many houses, some with swimming pools, and a beach area. The water is visible at the bottom.

| Section 3 Growth Framework

3.1 Growth Plan



Background

By 2040, the population of West Maui is expected to grow by approximately 8,754 new residents (County of Maui, Socio-Economic Forecast Report, 2014; DBEDT 2018). This Growth Framework will help decision makers and agencies plan for the land uses, services, and infrastructure that West Maui needs now and in the future.

This Growth Framework forms the foundation for land use and development decisions, and also provides a guide for efforts to update and create new regulations, like the zoning code. It comprises the community plan designations and the Community Plan Map. The framework also explores Areas of Change that are expected to evolve over the 20-year planning period.

In the past few decades, the County has not kept pace with community plan updates, which are supposed to be adopted every 10 years, with each plan having a 20-year vision. However, there is a renewed commitment to this effort, and it is expected that this Plan will be updated ten years after its adoption.

Growth Framework Background

In 2018, an audit of the County's zoning code identified the ways the current code is outdated. The audit shows the zoning code is not providing decision makers with the tools necessary to create the safe, healthy, affordable, and vibrant communities that Maui's residents want and need. The audit also pointed out that existing community plan designations were outdated and did not accurately reflect the vision of the future for the County's residents.

As a result, the County developed new community plan designations to better express the community's vision of the future and to help connect them to the policies and strategies designed to achieve that vision. The new designations are generally based on the concept of "place types" or "character areas" that describe the range of uses, building types, densities, and other characteristics envisioned for the area.

The West Maui Community Plan (Plan) is the first plan to incorporate these new community plan designations. The Growth Framework was developed by bringing together these designations with the thousands of public comments the Department of Planning (Department) received during the public outreach period and best practices for creating livable communities. This Growth Framework will guide West Maui toward the future its residents want and need.

The Plan works together with other land use plans and regulations to create thriving communities and protect the natural areas we all enjoy. Figure 3.1 (on page 85) shows how these different land use controls are layered starting with the most broad land use regulation, the State Land Use Districts, and ending with the most detailed and prescriptive, zoning. The State Land Use Designations include Urban, Rural, Agricultural, and Conservation. From these designations and with community input, the County developed the Maui Island Plan (MIP). The MIP sets the urban and rural growth boundaries for each community plan area. The Plan establishes specific designations within those growth boundaries in accordance with the needs and wishes of the community.

Growth Plan Objectives

The primary objective of this growth plan is to provide enough land to accommodate the growth West Maui is expected to experience during the 20-year planning period, while protecting the resources, culture and character that make West Maui a special place to live, work, and play. This Plan includes plenty of areas for residential and mixed-use development, while encouraging targeted redevelopment in areas that are close to services and transportation options. More detail about the areas that will be protected and developed throughout the planning period can be found in sections 3.3 Areas of Change and 3.4 Areas of Stability.

Policy 3.1.1 | Agricultural land within the growth boundaries should only be converted to urban or rural designations when:

- a. Conversion is required to accommodate the population or employment projections for the region; or
- b. Conversion will facilitate shoreline retreat by directly replacing an existing development of similar size and character. Public facilities developed under this policy do not need to be of comparable size to the public facilities that they are replacing.

How to Use the Community Plan Map

The Community Plan Map depicts land uses that will achieve the vision and goals desired by the West Maui community during the next 20 years. Each designation has a color associated with it that is reflected on the Community Plan Map. To determine the type and character of growth planned for any given area, see the written descriptions of the community plan designations below.

Summary of Community Plan Designations

This Plan uses 15 designations to implement its vision and goals. Each designation is described in greater detail below.

	Rural Residential (RR)		Employment Center (EC)
	Residential (RES)		Industrial (IN)
	Rural Village (RV)		Special Purpose District (SPD)
	Neighborhood Center (NC)		Public/Quasi Public (PQP)
	Small Town Center (STC)		Parks (PK)
	Transit Oriented Corridor (TOC)		Open Space (OS)
	Resort/Hotel (RH)		Agriculture (AG)
			State Conservation (SC)

The Community Plan Designation Descriptions and the Community Plan Map work together with the Policy Framework to carry out the community's vision for the future. Although the designations are less detailed than the zoning code that implements them, community plan designations determine what zoning districts can be established and, therefore, what uses can be conducted. The descriptions are not intended to be exhaustive lists of all uses allowed in each designation.

Community Plan Designations

Community plan designations describe the land uses that the community wants to allow in a given area as it is developed over the 20-year planning period. The designations also describe the community's preference for density, scale and form of the built environment, and how people will travel within their community. Each designation also includes a few images showing building types and suggested street types to help the community and decision makers picture the kinds of development that are encouraged and allowed.

The street type images are from the Department of Public Works: Street Design Manual (December, 2018). <https://www.mauicounty.gov/DocumentCenter/View/115295/COM-Street-Design-Manual>

The community plan designations are used to:

- Direct the review of development proposals and applications requiring discretionary review, including changes in zoning, Special Management Area (SMA) permits, County Special Use Permits (CUP), subdivisions, changes to the zoning code, and other County ordinances.
- Provide policy direction for the review of other initiatives, development proposals and applications, such as the creation of design guidelines.
- Plan for future capital facility needs and infrastructure improvements like police and fire stations, parks, water facilities, and others facilities.



Lāhainā Harbor and Town. Courtesy of Derek Dauphin through Flickr.com Creative Commons.

Rural Residential (RR)

The Rural Residential community plan designation is intended to preserve rural character. Rural Residential areas are generally developed with large-lot subdivisions, family farms, and estates. This designation serves as a transition between agricultural areas and more urban development. Rural Residential areas are generally developed with large lot subdivisions and family farms. This designation may serve as a buffer area between agricultural areas and more urban development. Clustered development is encouraged to preserve sensitive natural features, common open space, or working agricultural lands. The primary use in this designation is low-density residential, and may include support uses such as parks, schools, and farming.

Development Pattern



Example Imagery



Typical Street Types



Type: Minor Streets | Class: Country Road

Type: Minor Streets | Class: Minor Street

Residential (RES)

The Residential community plan designation is intended to establish, protect, and appropriately infill low-to-moderate-density residential areas. This designation encourages a range of housing types such as single-family, 'ohana units, duplex, tri-plex, townhouses, and small-scale multi-family units. New Residential developments should include pedestrian, bicycle, and transit connections to provide residents with access to services and amenities, and existing Residential neighborhoods should be retrofitted to allow these multimodal connections. Related and compatible uses include parks, schools, churches, foodscapes, and other public/quasi-public uses. Small-scale, mom-and-pop commercial uses may also be permitted on a limited basis, provided these businesses are pedestrian-oriented and will generate minimal vehicular traffic. These uses should create safe, walkable commercial nodes for the surrounding neighborhood, while the overall district remains predominantly residential and must include safe multimodal options.

Development Pattern



Example Imagery



Typical Street Types



Type: Minor Streets | Class: Minor Street

Type: Collectors | Class: Major Collector

Rural Village (RV)

The Rural Village community plan designation is intended to preserve the character of Maui's small rural towns and includes services that support nearby Rural Residential communities. Uses within this designation include a mix of neighborhood-serving commercial and public/quasi-public uses such as parks, schools, and churches, and may include limited residential. Rural Villages are generally small, do not exceed the approximate area of four corners of an intersection, and have clear edges defined by land uses, building types, or natural features. Uses within this designation include a mix of neighborhood-serving commercial and public/quasi-public uses such as parks, schools, and churches, and may include limited residential. New development should be appropriate in scale and designed to complement the character and sense of place of the rural area. Development must follow the scale and character of the surrounding area until design standards are established by the Council.

Development Pattern



Example Imagery



Typical Street Types



Type: Minor Streets | Class: Country Road



Type: Minor Streets | Class: Minor Street

Neighborhood Center (NC) The Neighborhood Center community plan designation is intended to include services that support nearby residential within pedestrian-oriented commercial nodes. Uses within this designation are primarily neighborhood serving, with small scale buildings, like traditional mom-and-pop shops, providing opportunities for people to take care of daily activities close to home. Pedestrian, bicycle, and transit connections provide residents with access to the Neighborhood Center. This designation may also include residential uses, such as small-lot single-family and multi-family, and human-scale, mixed-use buildings that include residential. Related and compatible uses include parks, schools, churches, and other public/quasi-public uses. Development must follow the scale and character of the surrounding area until design standards are established by the Council.

Development Pattern



Example Imagery



Typical Street Types



Type: Minor Streets | Class: Minor Street

Type: Collectors | Class: Major Collector

Small Town Center (STC) The Small Town Center community plan designation is intended to preserve the character of Maui's smaller towns and communities, and allow for development of new low-to-medium-density commercial centers with a mix of uses that service nearby neighborhoods. The mix of uses and human-scale design in Small Town Centers is similar to Neighborhood Centers, however these areas typically cover a larger area and may serve more neighborhoods. Some Neighborhood Centers may evolve into Small Town Centers over time. Ground floor commercial with second floor apartments is encouraged to provide live-work opportunities for residents. A mix of medium density housing types are also encouraged. Preferred design elements include smaller blocks; buildings fronting property lines; ample pedestrian, bicycle and transit facilities; as well as public/private amenities, civic spaces and parks. Development must follow the scale and character of the surrounding area until design standards are established by the Council.

Development Pattern



Example Imagery



Typical Street Types



Type: Minor Streets | Class: Main Street

Type: Collectors | Class: Major Collector

Transit Oriented Corridor (TOC)

The Transit Oriented Corridor community plan designation is intended to create transit-friendly areas that are, or are planned to be, characterized by a mix of higher-density commercial, employment, light industrial, and residential uses. Within this designation, residential uses and retail and other businesses serving local or regional markets mix to create pedestrian-friendly activity centers and multimodal corridors with vibrant street life. Housing types in this designation include a mix of medium- to high-density development. Preferred design elements include buildings fronting property lines; pedestrian, bicycle, and transit facilities; public/private amenities; and civic space and parks. Developments within Transit Oriented Corridor designations should be designed to provide the majority of the services residents would need on a daily basis, within walking distance. Development must follow the scale and character of the surrounding area until design standards are established by the Council.

Development Pattern



Example Imagery



Typical Street Types



Type: Collectors | Class: Major Collector

Type: Arterials | Class: Arterial

Resort/Hotel (RH)

The Resort/Hotel community plan designation is intended to provide for existing and future visitor-oriented development in appropriate areas. When developed, these areas are typically medium- to high-density with a broad range of uses primarily intended to serve visitors, including transient accommodations, retail and commercial uses, and other visitor amenities. Related and compatible uses include parks and other public/quasi-public uses. Public beach access must be provided as required by law and will not be discouraged.

Development Pattern



Example Imagery



Typical Street Types



Type: Minor Streets | Class: Minor Street

Type: Parkways | Class: Parkway

Employment Center (EC)

The Employment Center community plan designation is intended to encourage a range of employment uses like light manufacturing, processing, other light industrial uses, business incubators, and compatible uses in appropriate areas. These areas may also include amenities that serve the employees that work there including retail, restaurants, and live-work spaces. Development in these areas should include ample multimodal options, such as pedestrian, bicycle, and transit facilities, and may include some parks or civic spaces. Development must follow the scale and character of the surrounding area until design standards are established by the Council.

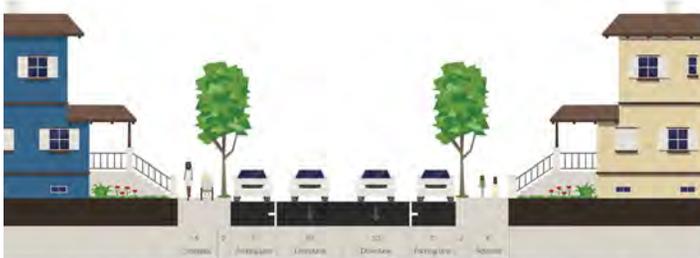
Development Pattern



Example Imagery



Typical Street Types



Type: Minor Streets | Class: Minor Street



Type: Collectors | Class: Major Collector

Industrial (IN)

The Industrial community plan designation is intended to permit intense industrial and manufacturing activities which could include noxious uses.

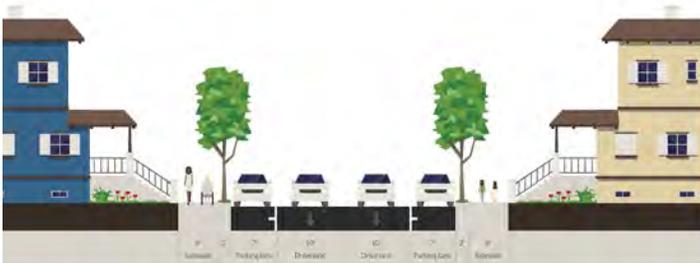
Development Pattern



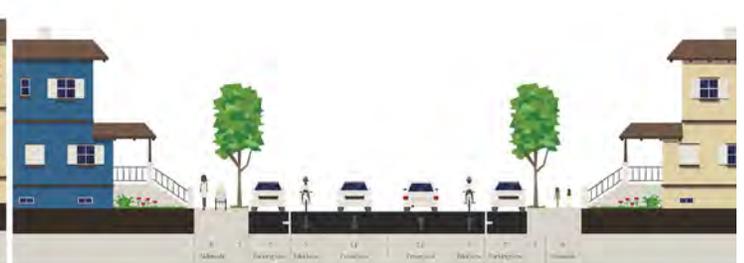
Example Imagery



Typical Street Types



Type: Minor Streets | Class: Minor Street



Type: Collectors | Class: Major Collectors

Special Purpose District (SPD)

The Special Purpose District community plan designation is intended to provide for specified land uses that, due to their uniqueness or incompatibility, do not easily fall within one or a combination of the other community plan designations. This district applies to airports and may also include established project districts that do not easily fall within one or more of the other community plan designations.

Development Pattern



Example Imagery



Typical Street Types



Type: Minor Streets | Class: Minor Street

Type: Collectors | Class: Major Collector

Public/Quasi Public (PQP)

The Public/Quasi Public community plan designation is intended to provide facilities for public use or benefit. Many of the uses in this designation are also allowed in other districts, like churches, parks and schools, but this designation is typically for planned or existing larger-scale government, nonprofit, or educational uses.

Development Pattern



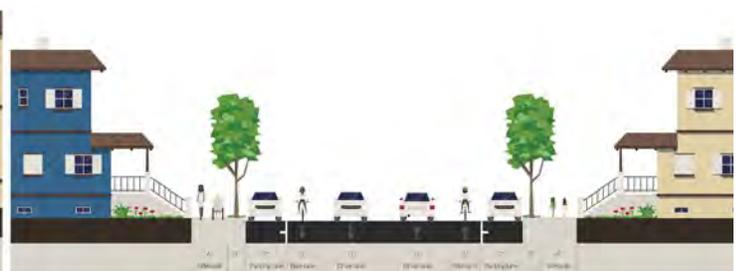
Example Imagery



Typical Street Types



Type: Minor Streets | Class: Minor Street



Type: Collectors | Class: Major Collector

Park (PK) The Park community plan designation is intended to preserve and manage lands for recreational activities, including golf courses and related amenities.

Development Pattern



Example Imagery



Typical Street Types



Type: Minor Streets | Class: Minor Street

Type: Collectors | Class: Major Collector

Open Space (OS) The Open Space community plan designation is intended to preserve and manage lands for Native Hawaiian traditional and customary uses, while protecting sensitive ecological resources, scenic resources, hazardous areas, drainage ways, and open space greenbelts and greenways. Open Space areas support natural processes such as flood management and erosion control.

Development Pattern



Example Imagery



Typical Street Types



Type: Minor Streets | Class: Country Road



Type: Collectors | Class: Major Collector

Agriculture (AG) The Agriculture community plan designation is intended to promote agricultural development, preserve and protect agricultural resources, and support the agricultural character and components of the County’s economy and lifestyle. Lifestyle estate-type subdivisions with lots that are not used for active agricultural production are prohibited, and long-term leaseholds are encouraged for farming.

Development Pattern



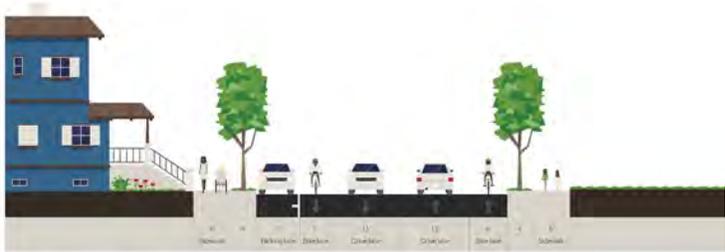
Example Imagery



Typical Street Types



Type: Minor Streets | Class: Country Road



Type: Collectors | Class: Major Collector

State Conservation (SC)

The State Conservation community plan designation is intended to recognize the designation of lands in the State Conservation District and is used to protect and preserve wilderness areas, beach reserves, scenic areas, historic sites, open ranges, wetlands, and watersheds; to conserve fish and wildlife; and to promote forestry and grazing.

Example Imagery



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3.2 Community Plan Map and Subareas

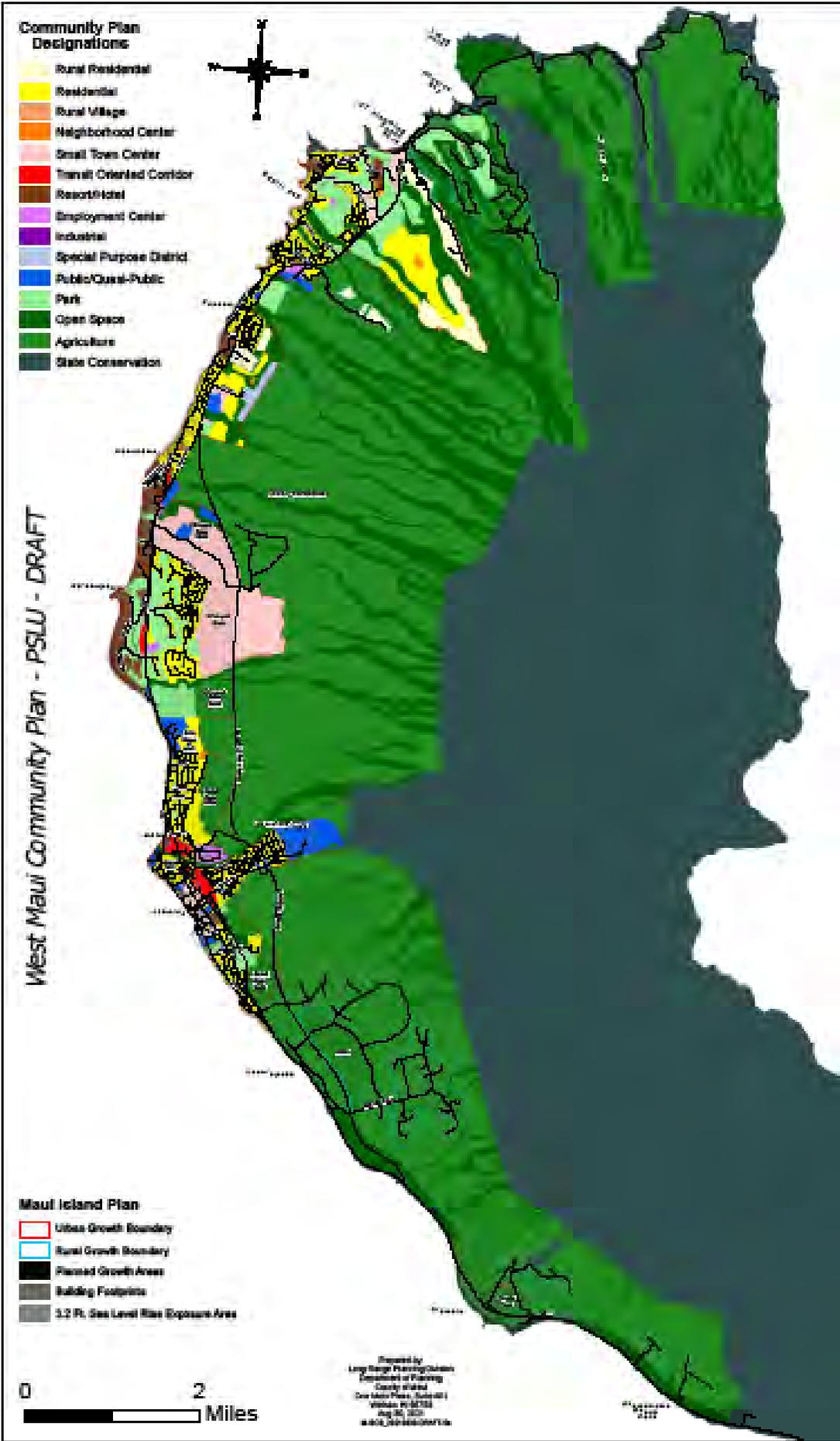
The community plan designations described in the previous section are applied to a map to guide growth and preservation decisions throughout the planning period.

Planners use this map during individual project reviews to determine if a project is compatible with the community's vision for that area. Likewise, developers and landowners must use this map and the community plan designations in the previous section to design their projects to meet the community's vision and needs.

The map is also used to help the County plan for future services and infrastructure like roads, transit, water and wastewater systems, parks, and others.

Figure 3.1 shows how different land use controls are layered starting with the most broad land use regulation, the State Land Use Districts, and ending with the most detailed and prescriptive, zoning.

Figure 3.1: Community Plan Map (at right)



For the purposes of this Plan, the West Maui community is divided into four subareas. Each subarea extends like a wedge, mauka to makai, but these subarea delineations are not historical, political, or regulatory boundaries. They help to tell the story of West Maui by grouping communities together, from north to south.

Subarea 1

This 18,680-acre subarea includes Kapalua and Nāpili and has a population of 4,003. Subarea 1 has a number of beautiful beaches, pristine bays, resort communities, and a small resident population. Nāpili means “the joinings” or “the pili grass,” which once filled the area. The area also contains nearly the entire 8,600-acre Pu’u Kukui Watershed Preserve, one of the largest privately owned nature preserves in the State. It extends from the 480-foot elevation at Honokōhau Stream to the Pu’u Kukui summit, and lies between the Kahakuloa and Honokōwai portions of the State’s West Maui Natural Area Reserve.

Figure 3.2: Subarea 1 | Nāpili and Kapalua (at right)

Subarea 2

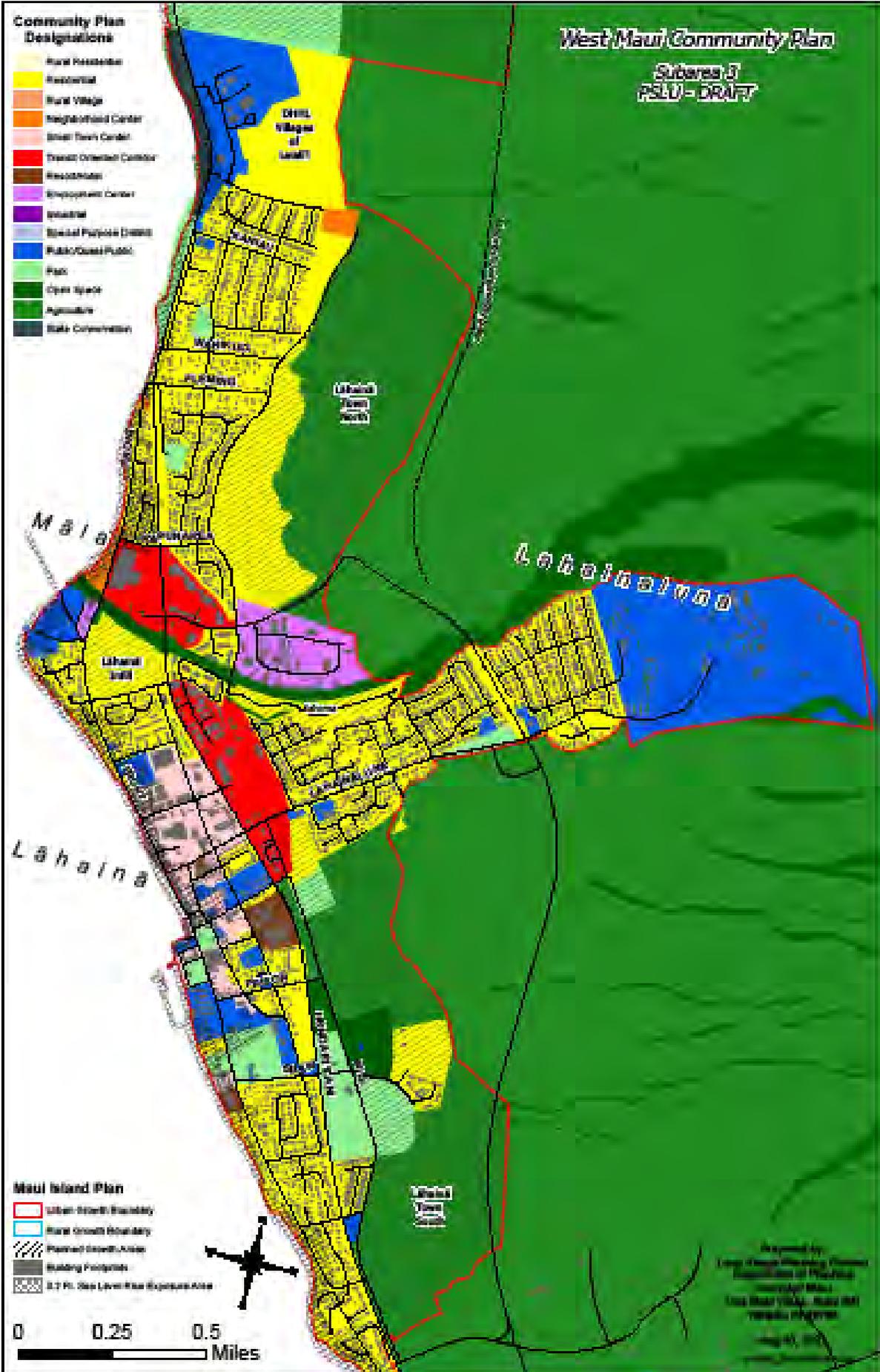
Subarea 2 has a population of 7,094 and covers the 13,174 acres that lie just north of Lāhainā. The area contains the communities of Māhinahina, Kahana, Honokōwai, and Kā'anapali. Kā'anapali is the State's first master-planned resort community, and a popular tourist destination that includes hotels, shopping, and condominiums. The Kā'anapali resort area took the name of the moku located north of Lāhainā that starts at Pu'u Keka'a. Honokōwai and Kahana are smaller resort areas that also have a limited amount of housing for residents. Honokōwai is an ahupua'a and the southernmost of the six legendary bays of Chief Pi'ilani. Its name means "bay drawing fresh water" due to the many freshwater springs at the water's edge. Kahana is just north of Honokōwai and means "cutting" or "turning point." The subarea also contains the small State-managed Kapalua Airport.

Figure 3.3: Subarea 2 | Kahana, Honokōwai, and Kā'anapali (at right)

Subarea 3

This 10,376-acre subarea has a population of 12,906 and serves as the region's commercial, service, and residential center. The area is rich in history and culture and has two County Historic Districts and one National Historic Landmark District. Lāhainā has a unique character and charm that draws residents and visitors alike. The original name for the Lāhainā District is Lele, so called because of the short stay of chiefs there (ulukau.org). Development in this subarea runs primarily along the coastline and also extends mauka along Lahainaluna Road.

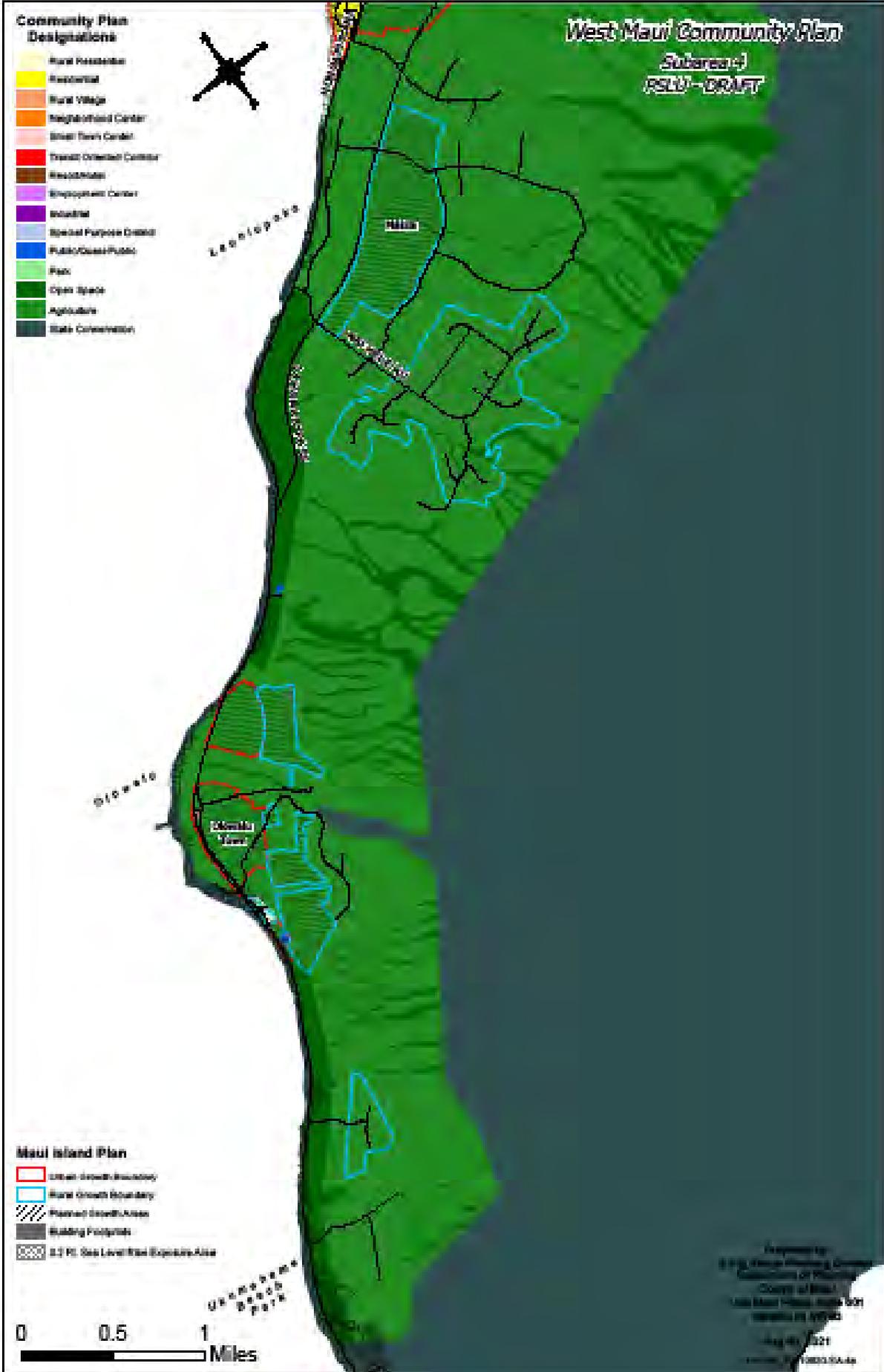
Figure 3.4: Subarea 3 | Lāhainā (at right)



Subarea 4

Subarea 4 has a population of 982 and covers 19,217 acres. This subarea has three distinct communities: Launiupoko, Olowalu, and Ukumehame. Launiupoko is a sparsely populated area characterized by beaches and agricultural subdivisions. The slopes were once home to groves of native wiliwili, a useful and attractive tree that thrives in dry and rocky areas. Olowalu is the site of a large precontact Hawaiian settlement, which is evident given the number of archaeological sites found in this area, including petroglyphs, burials, heiau, trails, rock shelters, agriculture and fishing ko'a, house sites, boundary and navigational markers, lo'i, and 'auwai. Olowalu's 1000-acre coral reef was named a Hope Spot in 2017. It sustains an amazing diversity of rare and unique coral species and acts as a nursery to replenish and populate the reefs of Maui, Moloka'i, and Lāna'i. It was also home to different sugar growing ventures including West Maui Plantation, Olowalu Company, and Pioneer Mill Company. The community is very small with limited County and commercial services and residential uses. Ukumehame is the southernmost settlement in the region. Ukumehame is known for its gusty winds that blow from the uplands out to the sea. The waters of Ukumehame Gulch flow from Mauna Kahālāwai down through deep valleys. Here, ancient Hawaiians once maintained fertile green acres of lo'i kalo. The community consists of small agricultural lots with residential and small-scale agricultural uses surrounded by fallow sugarcane fields.

Figure 3.5: Subarea 4 | Launiupoko, Olowalu, and Ukumehame (at right)



3.3 Areas of Change

Areas of change are neighborhoods or other places where there are opportunities for growth and progress. This section provides guidance based on planning principles and community feedback on how that change should occur. While some areas of change were identified as Planned Growth Areas in the 2012 MIP, other areas were identified through the community planning process at public workshops and Community Plan Advisory Committee (CPAC) meetings.

While these areas are identified for future change in this Plan, efforts to more concretely plan for their growth will occur throughout the 20-year life of this Plan. A cooperative effort involving the community, property owners, developers, and the County will be needed to ensure that the community's vision for these areas is achieved.

Park and Open Space

This Plan designates a significant amount of additional land as either Park or Open Space. These lands, almost 600 acres in total, are dispersed through the community plan area, and are described here as four distinct areas. There are other additional lands designated Park or Open Space within the Plan; however, it is important to describe the vision for these five Park and Open Space areas as an Area of Change. From north to south, these areas include:

- Lipoa Point – Surrounded by the headland Kulaokaea, Lipoa Point is approximately 245 acres (131 acres of which are designated Open Space, and the remainder is State Conservation) north of Honolua Bay, owned by the State Department of Land and Natural Resources (DLNR). The DLNR acquired the land in 2014 following tremendous effort by the community and State political leaders to prevent development of the agricultural lands surrounding Honolua Bay. The DLNR is developing a master plan for the area.
- Kahana Mauka – Fifty acres of land in the Kahana area, mauka of Honoapi'ilani Highway and north of Kahana Gulch, Kahana Mauka is designated Park as a condition of the approval of the Pulelehua project. During the community plan update process, the Department of Planning and Department of Parks and Recreation worked with the community to identify 50 acres of land owned by Maui Land and Pineapple Company for the County to purchase for a future park.
- Hanaka'ō'ō Mauka – Hanaka'ō'ō Beach Park is an important recreational resource for West Maui residents. During the plan update process, the community identified protection of this park as a priority, including preventing development mauka of the park. Ninety-seven acres mauka of Honoapi'ilani Highway, between the Lāhainā Civic Center and Wahikuli Gulch, are designated for future park and open space uses.

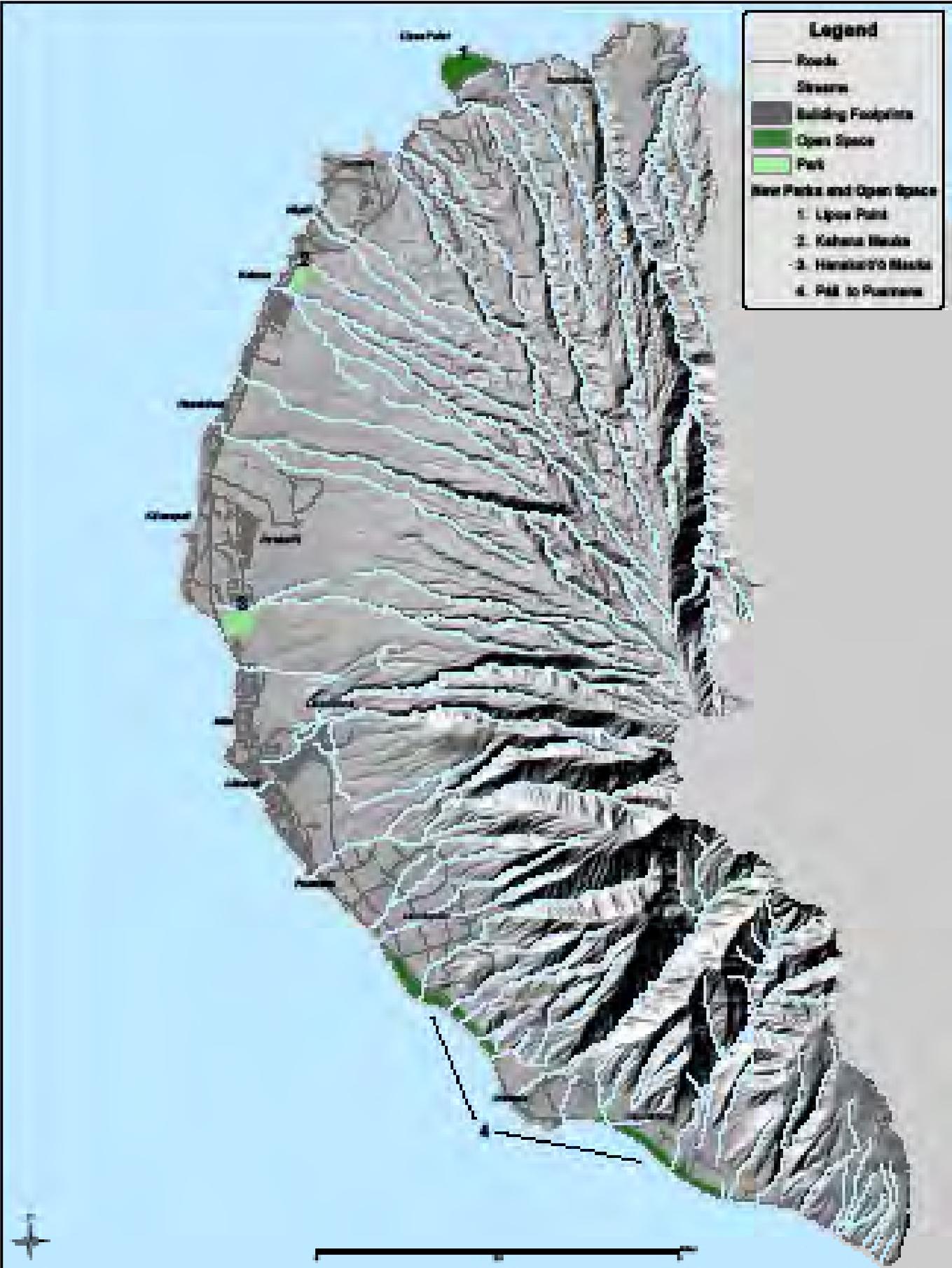


Figure 3.6: Area of Change | Park

- Pali to Puamana – The Pali To Puamana Master Plan proposes to realign Honoapiʻilani Highway mauka of its current position between Papalaua Park and Puamana Park. Approximately 315 acres are designated Open Space mauka of Honoapiʻilani Highway from Puamana Park to north of Olowalu and south of Olowalu to Papalaua Park. Once the highway is moved, the land makai of the realigned road will be used for open space and park to buffer against the effects of sea level rise and climate change while providing recreational opportunities.

Change Envisioned

Parks, recreational facilities, greenways, and open space are integral components of a livable community. With the Park and Open Space designated lands described in this Area of Change, the West Maui community envisions growing its network of parks and open space to support the health and well-being of residents, provide resilience to climate change, and protect natural and cultural resources.

Challenges and Opportunities

The primary challenge to achieving this envisioned change is having an adequate budget to acquire, plan, develop, and maintain the new parks and open spaces. Not all of the lands will be acquired and managed by the County, but any addition of new land to the County's park system requires additional funds to maintain the lands. Parks are a vital part of the County's infrastructure and must be funded at levels that are consistent with demands for maintenance, staffing, operations, planning, and development. See Action 5.01 regarding acquisition and funding.

Area Specific Policies

Policy 3.3.1 | Golf courses are not be allowed in the areas designated Park or Open Space described in the Parks and Open Space Areas of Change.

Policy 3.3.2 | Development at Lipoa Point must respect the area's cultural and scenic resources and historic significance, and uses must be limited to open space and low-intensity recreation.

Kapalua

The area known as Kapalua (formerly Project Districts 1 and 2) is a resort community with visitor accommodations, resort-oriented development, and two golf courses. The Area of Change includes two sites makai of Honoapi'ilani Highway and a 925-acre area mauka of the highway. The two primarily undeveloped sites makai of the highway within former Project District 1 are situated near existing residential development, the Ritz-Carlton Kapalua, D.T. Fleming Beach Park, and the Bay Course. The landowner (Maui Land & Pineapple Company, Inc.) received conditional zoning for the Kapalua Mauka project in 2006 and sold a portion of the project, Mahana Estates, to Nan, Inc. Nan Inc. completed the Mahana Estate's project about five years ago. To this date, however, Maui Land & Pineapple Company, Inc. has not started development of the Kapalua Mauka project, which excludes the Mahana Estates. Under the County Code, the Council retains the right to revert a conditional zoning designation to the prior zoning designation if a project does not commence construction within five years. The area mauka of the Honoapi'ilani Highway, formerly known as West Maui Project District 2 (Kapalua Mauka), is mostly undeveloped within the MIP's Urban Growth Boundary. The rural residential development known as Mahana Estates lies at the northeastern edge of this site.

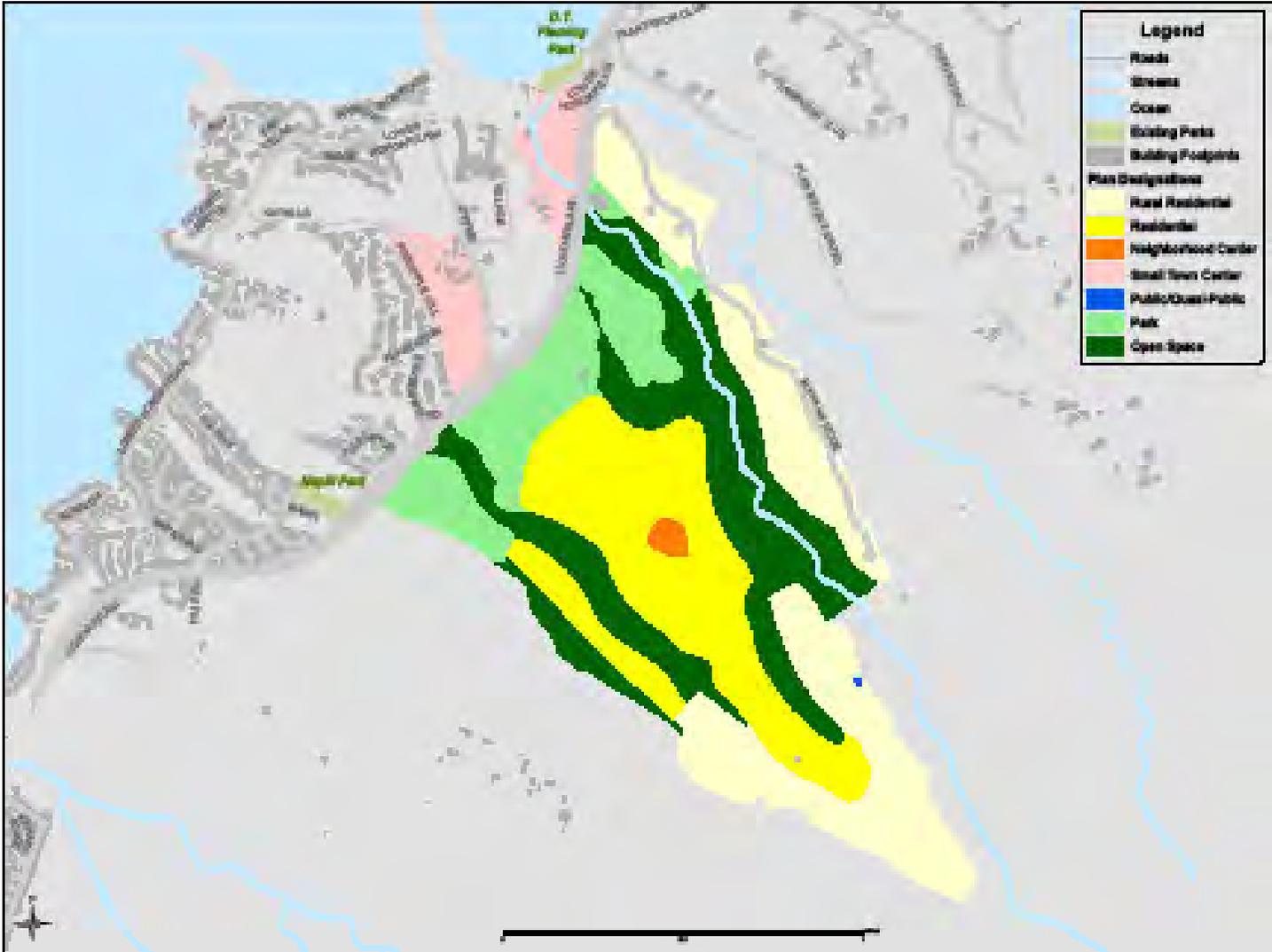


Figure 3.7: Area of Change | Kapalua

Change Envisioned

The makai sites are two remaining areas that have not been fully built out under the landowner's plans and project district zoning (Maui County Code Chapter 19.73). The past plans for the two makai sites consisted of a mix of visitor-oriented facilities including single-family and multifamily residential units and supporting commercial services within an open space setting. The visitor-oriented development will be organized around a central village core and provide services for the surrounding community.

Past plans for the mauka site described in the 1996 Community Plan and amended in 2006 included a mix of recreational development and activities including a golf course, related facilities and amenities, and commercial services within the Kapalua Resort.

Low-density, high-income residential development was also envisioned. The resort's project district zoning, approved in 2006 (Maui County Code Chapter 19.92), included a village component with a mix of single-family and multifamily residential units as well as commercial uses.

Open space, parks, and a golf course were envisioned throughout the area for land conservation; preservation of natural areas; drainage ways; preservation of historic, archaeological, and burial sites; and recreation.

Currently, there are no plans for the makai and mauka sites beyond what is described in the project district zoning. Throughout the public engagement phase of this Plan update, however, the community expressed a desire to focus any development in these areas toward meeting the greater community needs, namely workforce and affordable housing.

Within this Area of Change, Small Town Center designations are located on the two undeveloped sites makai of Honoapi'ilani Highway. One of the sites is located in a central area along Honoapi'ilani Highway and Office Road to provide easy access to visitors and residents located within and traveling through the area.

The Small Town Center areas could also include a mix of residential and commercial uses providing residents with convenient access to daily needs. Mauka of Honoapi'ilani Highway, Residential areas are surrounded by open space, park, and golf course uses. There is a five-acre Neighborhood Center located at the center of the larger Residential area and Rural Residential encompasses the mauka portion of the project. Multimodal corridors and connections, including multimodal paths, between these new and existing developments will help create a complete and connected community.

Challenges and Opportunities

The project offers an opportunity to provide additional housing and community-serving uses in the region, however, many in the community oppose expansion of transient-oriented development, golf courses, and luxury homes. A variety of ways to connect Kapalua with other areas of West Maui will be important to ensure residents can get around.

Topography at the mauka site poses challenges to the layout of the proposed project. Several gulches and drainage ways are interspersed throughout the project area, leaving the higher flatter ground available for development. There is an opportunity to preserve open space and gulches to protect natural resources and water quality in the area. There is also an opportunity to create a cultural center within the mauka site to highlight and honor the rich cultural history of the region.

Area Specific Policies

Policy 3.3.3 | For lands formerly designated as Project District, the boundaries between designations can be adjusted, provided the total acreage of each designation remains the same. Such adjustments may be proposed by the landowner and must be approved by the Planning Director.

Pulelehua

The Pulelehua area is within the Māhinahina region between Honoapiʻilani Highway and the Kapalua Airport. It is generally bound by Kahanaiki Gulch to the north and the State Department of Hawaiian Home Lands (DHHL) property to the south, encompassing approximately 310 acres.

Change Envisioned

The Pulelehua project was originally envisioned in the early 2000s as a compact and sustainable community with a variety of housing options, a mix of uses and a network of green spaces, streets and trails to connect the neighborhoods and provide circulation. The Pulelehua project was added to the previous Community Plan in 2011 as West Maui Project District 5 (see description in inset box) and project district zoning was adopted at the same time (Maui County Code Chapter 19.93).

This update of the Plan reaffirms the vision for the Pulelehua area as a compact and complete community with a mix of housing types for Maui residents, neighborhood-serving commercial uses, a variety of parks and mobility options, and neighborhoods and streets that are walkable and bike-friendly and support persons of all abilities.

Challenges and Opportunities

The Pulelehua project was envisioned and supported by the community for decades as an opportunity to provide workforce housing for Maui residents, particularly those who work in West Maui. The project has the necessary entitlements, and the landowner is moving forward with development. Challenges for the project include completing the water and wastewater infrastructure systems and working with the State

Pulelehua Project District

The project is intended to provide a mix of residential units for all income groups, commercial, civic uses, and parks and open space. “Traditional Neighborhood Design” concepts must be incorporated to emphasize mixed uses, pedestrian-friendly streets, multimodal transportation options, traditional architecture, and urban design. The project district may contain up to 900 single-family and multifamily units with the potential for an additional 300 accessory dwelling units. A 13-acre school site is included in the project district.

The project district will include a range of districts. The limited Core Neighborhood District in the central area will contain the highest densities and most intense mix of uses. From the Core Neighborhood District, each subsequent district will have progressively less intense uses, with the Estate Edge District, marked by single-family homes and larger lots, primarily along edges of the project district. The Open Space District will provide for buffer areas and separation of neighborhoods. The restricted Workforce Edge District will allow for a range of appropriate uses as a buffer to the Kapalua Airport. Spatial allocations of the districts are included in Maui County Code Chapter 19.93.

Department of Transportation on connections to Honoapiʻilani Highway and Akahele Street. With a compact walkable design and mix of residential, commercial, and public uses and parks, the project has the opportunity to bring the benefits of Traditional Neighborhood Design to West Maui. Transit connections to the nearby employment areas of Kapalua, Nāpili, Kahana, Kāʻanapali, and Lāhainā will be important to connect Pulelehua with the broader region and promote public transit options.

Area Specific Policies

Policy 3.3.4 | Commercial uses must be neighborhood-serving and designed to be inviting to pedestrians. Strip malls and big box stores are not allowed.

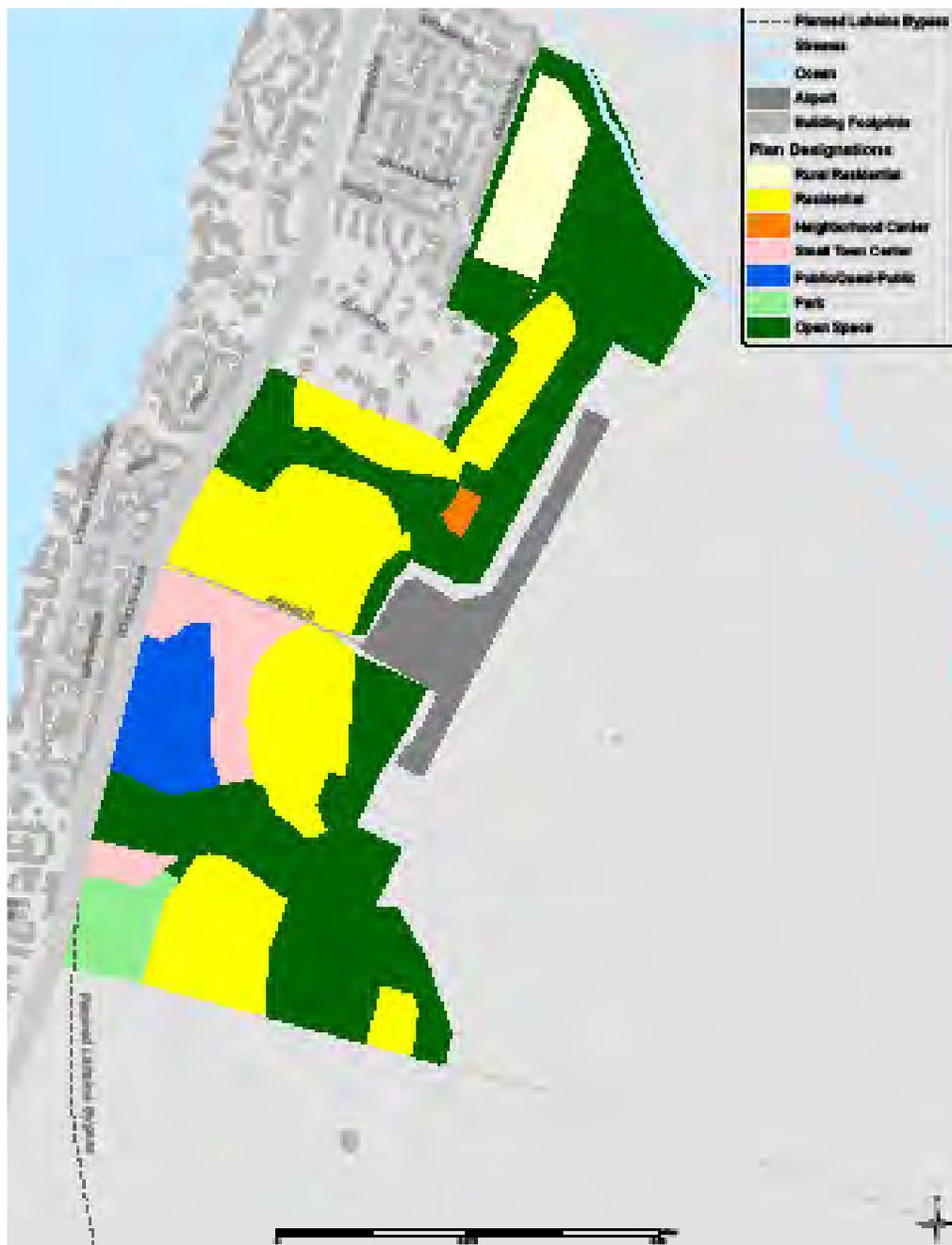


Figure 3.8: Area of Change | Pulelehua

Kā’anapali and Honokōwai

In the MIP, Kā’anapali Town is broken into three distinct areas – Kā’anapali Town North, Kā’anapali Town, and Kā’anapali Town South. During the community plan update process, it was determined that a buffer between Kā’anapali and Lāhainā Town would help to ensure that each community remains separate and distinct. As such, Kā’anapali Town South, as identified in the MIP, is designated Park and Agriculture. Kā’anapali Town and Kā’anapali Town North are designated Small Town Center to facilitate mixed uses as the area develops in the future. This area also includes Pu’ukoli’i Village, a nearly 300-acre area that was master planned as a residential community located mauka of Kā’anapali Town as identified in the MIP. This area was also designated Small Town Center during the update process.

North of Kā’anapali Town is the State DHHL property in Honokōwai. This property is approximately 777 acres. It was transferred to DHHL by the State in 1995 as part of the Hawaiian Home Land Recovery Act, a settlement agreement to provide homesteads for native Hawaiians on Maui. In the Plan, this land is reserved for agricultural uses, and DHHL is charged by State law to develop this property to benefit the native Hawaiian community.



Figure 3.9: Area of Change | Honokōwai

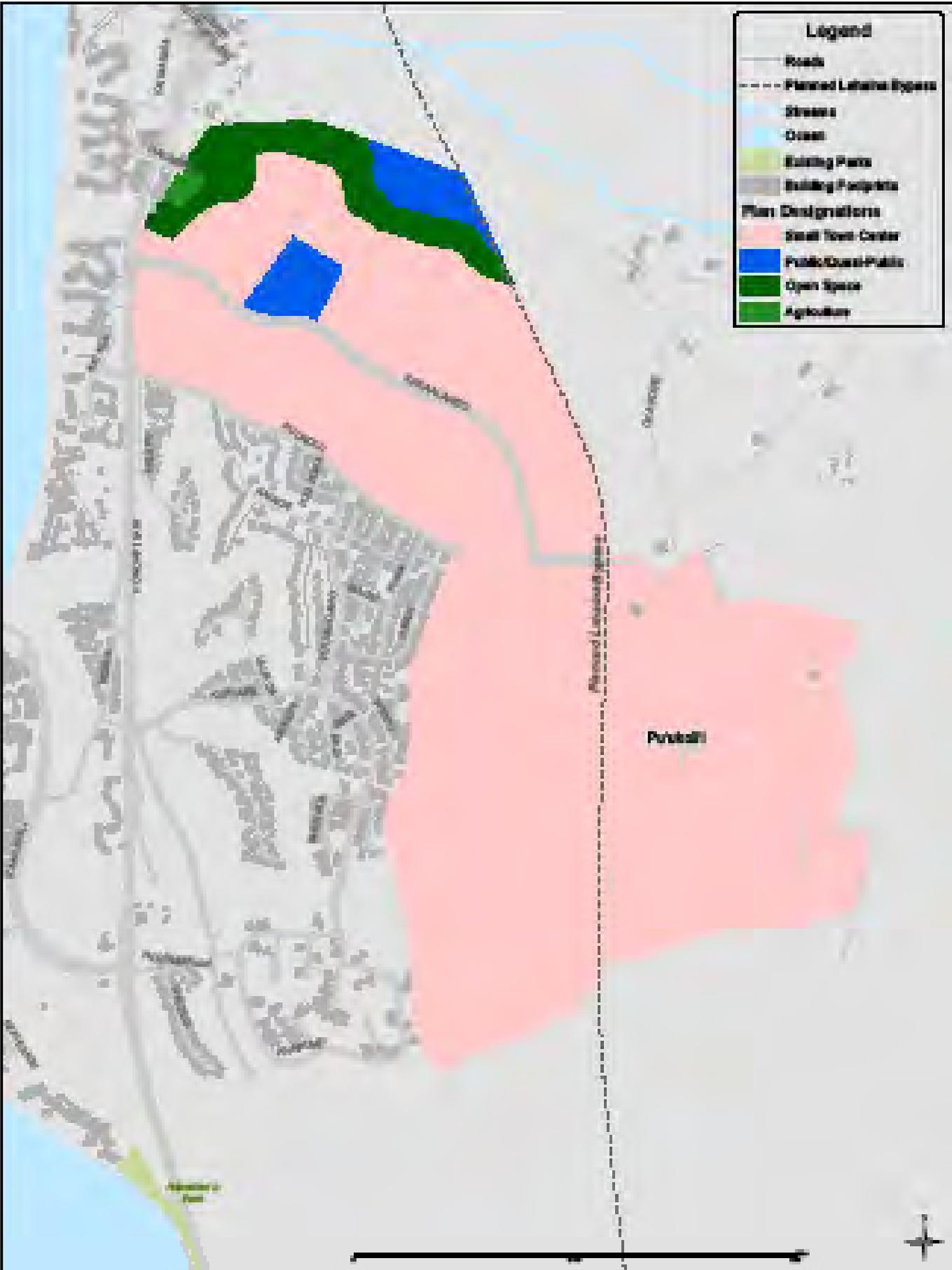


Figure 3.10: Area of Change | Kā'anapali

Change Envisioned

Throughout the community plan update process, the community called for affordable housing near jobs. Many of the jobs in West Maui are located within the resort area of Kā'anapali, but in recent times, affordable housing in this area was limited, requiring employees to commute to work. With community plan designations that encourage mixed uses and a variety of housing types, the future Kā'anapali Town will be a vibrant new community with workforce housing and ample services within walking or biking distance. There will be adequate multimodal paths to ensure access throughout Kā'anapali, and development will be organized in such a way to facilitate reliable and frequent transit. In addition to the nearly 100 acres of park area above Hanaka'ō'ō Beach, Kā'anapali Town will feature multiple parks and open spaces to give residents and visitors of all ages convenient places to recreate and play.

Golf courses in Kā'anapali are planned to remain as Park designation until needed for shoreline businesses and residences to retreat as sea level rises. Many of the existing uses along the shoreline are within the sea-level rise exposure area and will likely need to move upland in the future.

For Honokōwai, DHHL envisions a variety of uses, including 111 acres of residential, 407 acres of agricultural, 30 acres of commercial, five acres of light industrial, and 19 acres of community uses, such as parks. The master plan for this area was not complete at the time of adoption of this Plan, but it is in process and funding is available to develop water systems for irrigation, storage, and connection to existing County systems. DHHL is exempt from County development regulations.



Honokōwai Beach Park and town.

Challenges and Opportunities

With the Small Town Center designation throughout, when Kā'anapali is developed, it is likely to provide a mix of uses and affordable housing options during the planning period. This designation is designed to ensure Traditional Neighborhood Design with ample multimodal amenities for residents and visitors, along with compact neighborhoods that can be serviced more easily by transit. Similarly, the master plan for Honokōwai will be designed to meet the needs of the native Hawaiian community and provide greater opportunity for homesteading and agricultural activities.

The greatest challenge for development in Kā'anapali is the delayed completion of the northern extension of the Lāhainā Bypass. The mauka portions of Kā'anapali and Pu'ukoli'i are dependent upon completion of the Lāhainā Bypass. Without this connection, only the most makai portions of the undeveloped areas of Kā'anapali will be able to develop during the planning period.

For Honokōwai, infrastructure will continue to be a challenge. DHHL developed a new well mauka of Honokōwai to provide water to the future developments at Honokōwai and Villages of Leiali'i (DHHL), but the infrastructure needed to bring the water from the well to the proposed developments will be costly and building the facilities will take time.



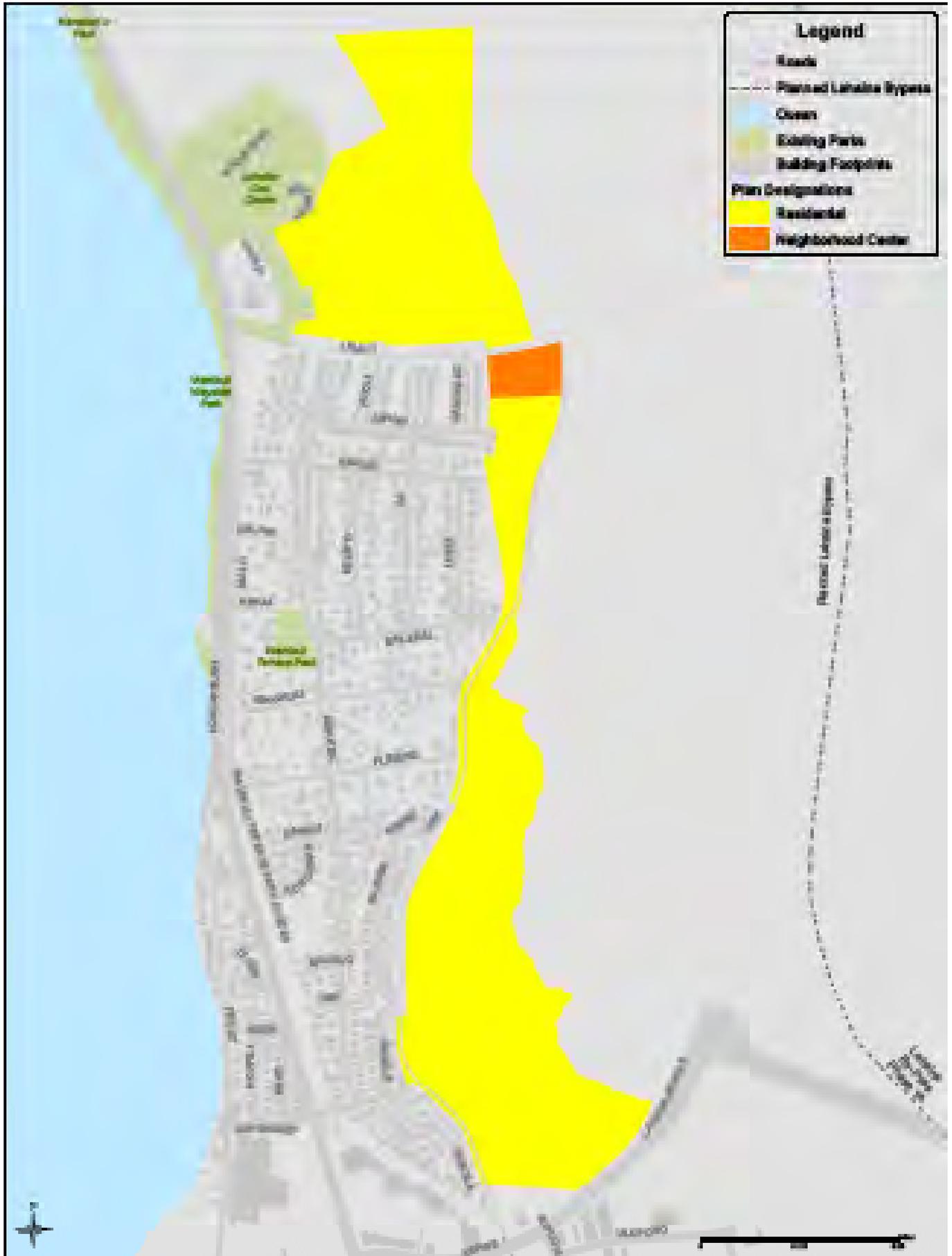


Figure 3.11: Area of Change | Lāhainā Town North

Lāhainā Town North

The MIP established the Lāhainā Town North Planned Growth Area which encompasses approximately 245 acres north of Keawe Street and mauka of the existing developed area of Lāhainā. This area is managed by the Hawaiian Housing Finance and Development Corporation (HHFDC). The DHHL also manages undeveloped areas to the north of the existing developed Villages of Leialī'i, surrounding the Lāhainā Civic Center. With the adoption of this Plan, these areas are combined to be one Area of Change and both contain projects called the Villages of Leialī'i. The developing agency is in parenthesis after the name to avoid confusion.

Change Envisioned

Both HHFDC and DHHL have housing projects planned for this area. Villages of Leialī'i (DHHL) is approximately 51 acres designated Residential surrounding the Lāhainā Civic Center. It is planned to contain approximately 146 units for people who qualify for housing with DHHL. When this project is developed, it should include through streets and ample multimodal facilities to ensure transportation alternatives are available for residents to get to their daily needs.

The entire Villages of Leialī'i (HHFDC) is a much larger project than what is currently reflected in the Residential and Neighborhood Center designations depicted in this Area of Change. To more accurately reflect the likely elements of the project to be completed during the planning period, Villages of Leialī'i (HHFDC) was limited to Kaiāulu o Kūku'ia. This area will include affordable multifamily rental units and commercial mixed use. Adequate multimodal facilities will be provided to ensure that residents do not need a personal vehicle for most of their daily activities.

Challenges and Opportunities

Both HHFDC and DHHL are motivated to complete these projects in a timely fashion, increasing affordable housing options for West Maui residents and Native Hawaiians. Together these projects will generate more than 300 new housing units adjacent to the heart of Lāhainā.

Developing land is expensive in Hawai'i and the cost of development may lead to developers cutting costs by excluding facilities like sidewalks and transit stops. It will be essential to ensure that developers in these areas produce quality housing with many multimodal connections so their future residents are not required to own a car for their daily needs.

Policies Specific to Lāhainā Town North

Policy 3.3.5 | New developments must connect with adjacent neighborhoods by aligning with existing street grids to allow ample multimodal pathways and safe movement for all modes of transportation.

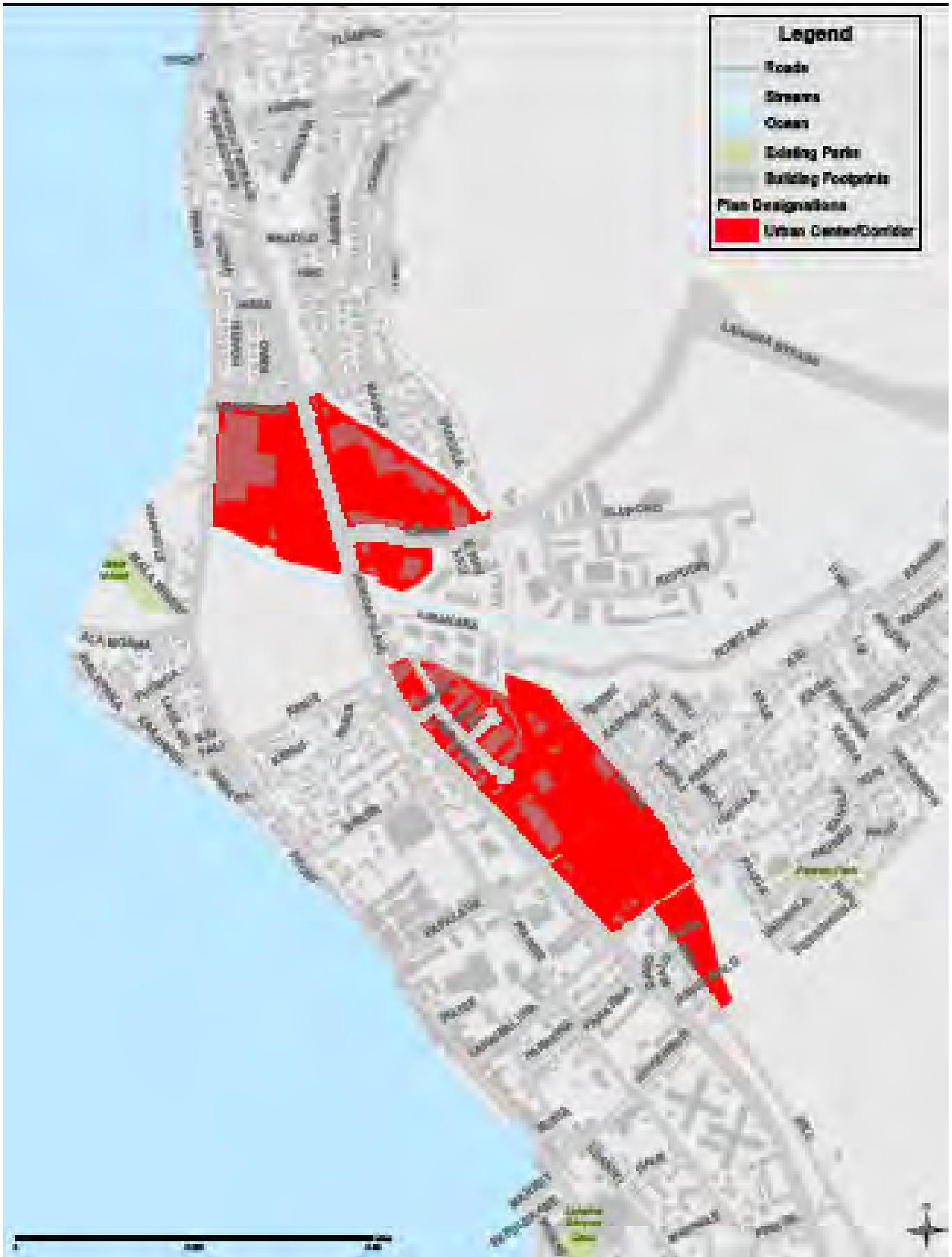


Figure 3.12: Area of Change | Central Lāhainā

Central Lāhainā

The Central Lāhainā area includes several developed parcels encompassing approximately 80 acres within Lāhainā Town that present redevelopment opportunities to benefit the West Maui community. Central Lāhainā refers to the lands designated Transient Oriented Corridor mauka of Honoapiʻilani Highway between Dickenson Street and Kenui Street, including the lands mauka of Mill Street, and between the Kahoma flood channel and Kapunakea Street on both sides of Honoapiʻilani Highway. Existing uses in the Central Lāhainā area include light industrial uses on the old Pioneer Mill site, a mix of commercial and light industrial uses off of Limahana Place and Papalaua Street, and commercial uses at the Lāhainā Gateway Mall and Lāhainā Cannery Mall. These areas represent Lāhainā's past as a plantation town and commercial development patterns of the late 20th century. Communities can evolve and improve over time to better serve their present and future residents, and Central Lāhainā has this opportunity.

Change Envisioned

The Central Lāhainā area is envisioned as a compact transient oriented corridor providing a mix of higher-density commercial, employment, and residential uses. Redevelopment of the area will create pedestrian-friendly activity centers with vibrant street life where residents can walk or bike to daily needs. Public uses, gathering areas, and parks will support the residents and promote a sense of community. Two important transportation corridors run through the Central Lāhainā area including Honoapiʻilani Highway and the West Maui Greenway. These corridors provide multimodal connections between Central Lāhainā and other areas in the region. Convenient access to bus stops, including a transit center, will be important to the successful redevelopment of the area. Redevelopment of the area into a thriving Central Lāhainā will happen over the course of many years as businesses evolve and the market responds to the demand for multimodal, transit oriented centers. This vision and protection of iwi kūpuna and cultural sites should guide zoning decisions and development in the Central Lāhainā area.

Challenges and Opportunities

With redevelopment comes challenges and opportunities. Infrastructure such as water and wastewater lines already exist, which is an opportunity; however, they will likely need significant upgrades, which is a challenge. Redevelopment makes use of already developed lands and infrastructure and is preferable to developing agricultural areas or other lands with important resources. Residential neighborhoods, jobs, schools, and other services surround the Central Lāhainā area and will benefit from redevelopment of the area. There is also an opportunity to improve sidewalks and multimodal paths--and potentially build a transit hub within historically industrial properties. Redevelopment, however, can also face challenges because of resistance to change from surrounding neighbors. The community, landowners, and businesses will need to be engaged in redevelopment planning to ensure that it results in positive change for the West Maui region and the vision of a vibrant transit oriented corridor is realized.

3.4 Areas of Stability

Through the community plan process, the community not only identified areas that should change in the next 20 years, but also identified areas that should remain the same. These areas of stability reflect several things the West Maui community cares about protecting for future generations including cultural resources, special open spaces, environmental features and natural systems, and continued agricultural production. There are three areas of stability identified in this Plan.

North of Makāluapuna Point and South of Puamana

The largely undeveloped areas of the northern and southernmost regions of West Maui are highly valued by the community. These areas provide a sense of stability and assurance for residents, who desire to protect these areas from development, and encourage watershed management and transformation of fallow lands to managed productive watershed areas and productive agricultural land.

Area Description

North of Makāluapuna Point

The area north of Makāluapuna Point to Pō'elua Bay,¹ mauka to makai, is largely undeveloped and home to natural and cultural resources. State Conservation lands lie in the upper watershed, within major valleys and gulches extending to the ocean, and along the shoreline. Agriculture areas also exist on the gentler sloping and flatter areas where pineapple was previously cultivated. An agricultural subdivision and the Plantation Golf Course are situated northeast and mauka of D.T. Fleming Beach Park. Gulches and natural drainages are characteristics of this area.

South of Puamana

The southern region includes the area extending from south of Puamana to the Pali, including the areas of Launiupoko, Olowalu, and Ukumehame. The area is primarily agriculture with an agricultural subdivision in Launiupoko and rural residential in Olowalu. Businesses are mostly limited to the rural village in Olowalu. State Conservation lands lie in the upper reaches of the watershed, along a portion of Olowalu Stream, over the western half of the Pali, and along the shoreline. Parks and open space are expanded throughout this area.

¹ Polua is a contraction of Pō'elua and may also be used colloquially.

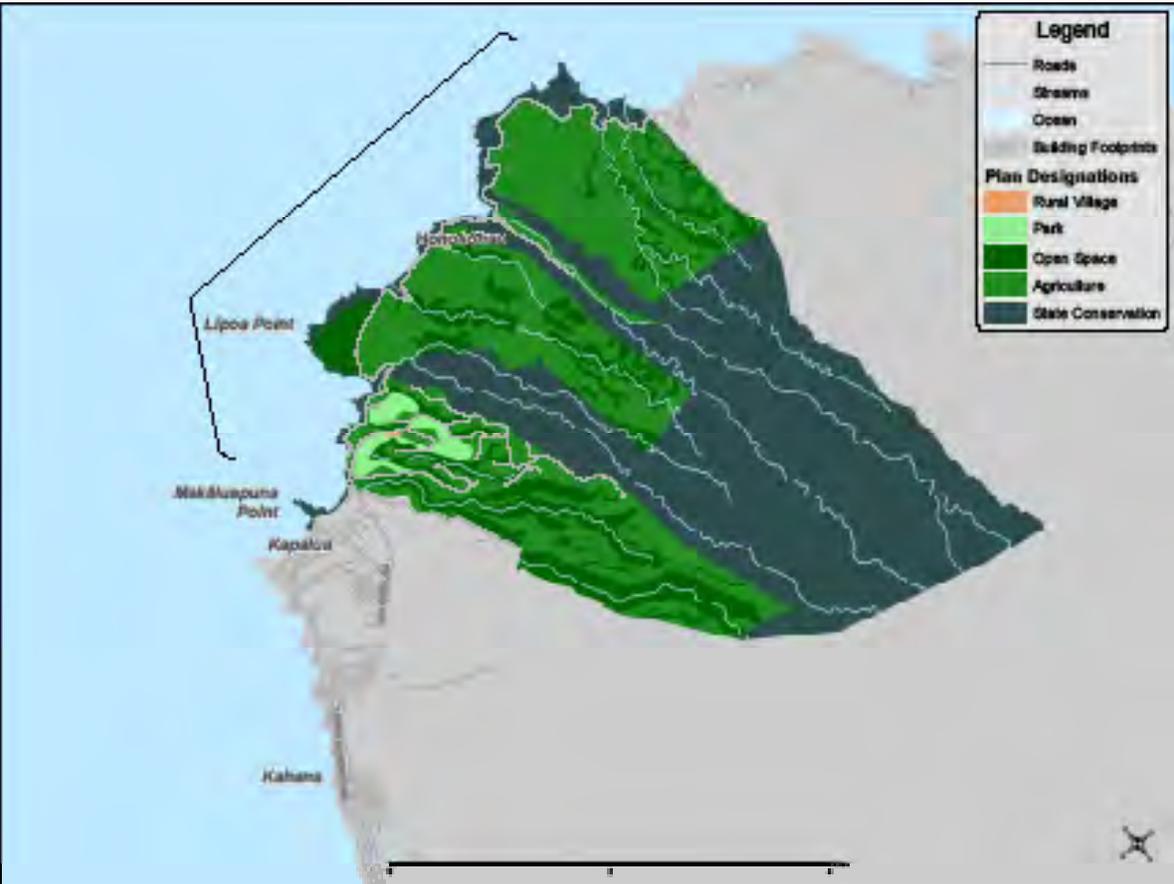


Figure 3.13: Area of Stability | North of Makāluapuna Point

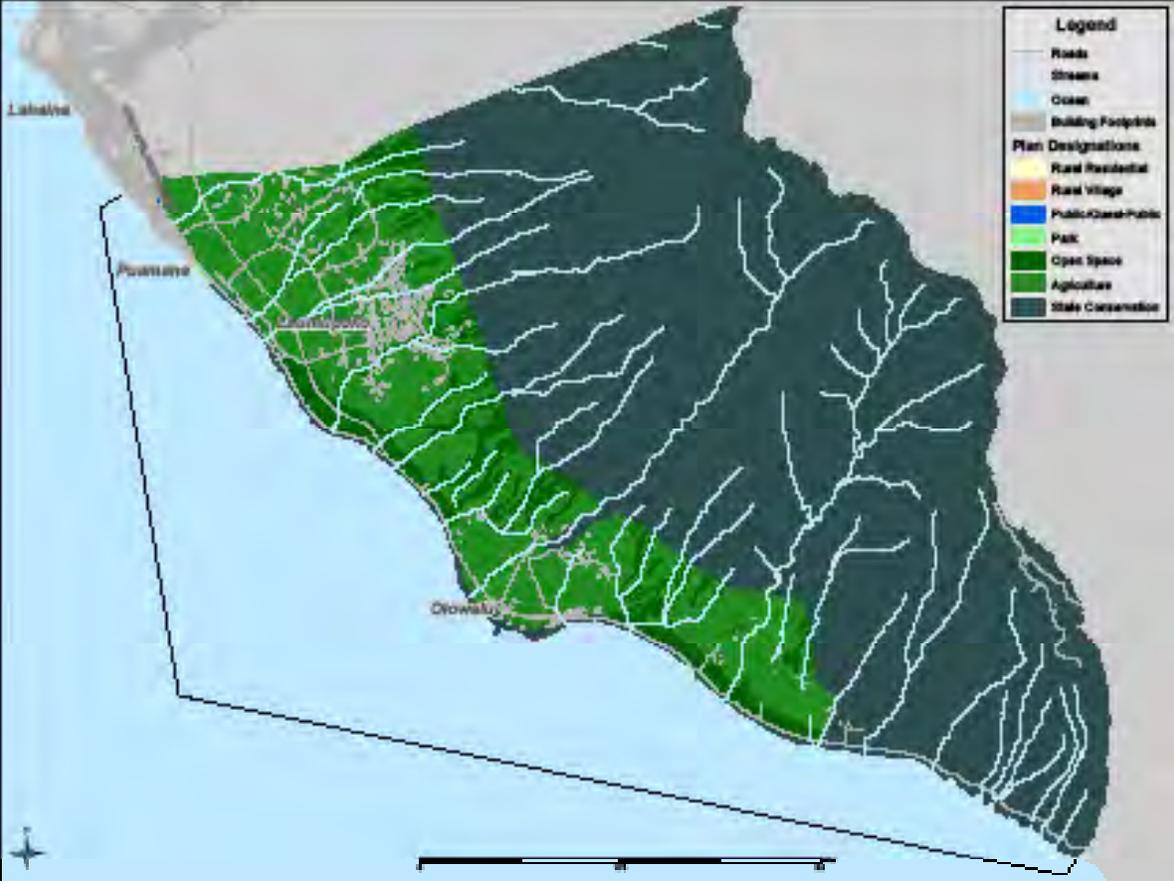


Figure 3.14: Area of Stability | South of Puamana

Why are these areas important?

The preservation of undeveloped lands protects open space and significant cultural resources that the community values. It focuses growth toward existing developed areas with existing infrastructure and resources and promotes compact development and smart growth. The upper watersheds are an important source of water for the West Maui region. Preserving open space and the watersheds protects this valuable resource as well as other natural and cultural resources, and customary and traditional practices. Preservation of agriculture lands and uses provides opportunities for local food production. Coastal lands and beach parks within these areas are also important community assets and resources that provide for recreational opportunities, protection of coastal resources, and resilience to climate change.

Within Olowalu there are significant cultural resources. When the State plans to realign Honoapi'ilani Highway, special attention should be paid to these cultural resources, potentially requiring the realignment to adjust based on the locations of these sites.

Challenges and Opportunities

The area has been affected by very dangerous wildfires during high winds. Brush abatement is critical especially during periods of little to no rainfall. Government-owned wetland areas could be restored through public-private partnerships.

Area Specific Policies

Policy 3.4.1 | Support agricultural activities within the agricultural areas, including within agricultural subdivisions.

Policy 3.4.2 | Lifestyle estate projects and projects developed under Chapter 201H, Hawai'i Revised Statutes, and Chapter 2.97, Maui County Code, are discouraged within this Area of Stability.

Policy 3.4.3 | For the Plantation Estates subdivision, if a comprehensive change in zoning is sought, the zoning must be no denser than RU-2, and there can be no future subdivision. If an individual change in zoning is sought, it must be to the lowest-density rural district appropriate for the subject lot, and there can be no future subdivision.



Lāhainā Historic District (Lahaina National Historic Landmark District)

Area Description

The Lāhainā Historic District, which is also known as the Lāhainā National Historic Landmark District, comprises a large area of historic Lāhainā Town and contains two County historic districts. Its north-south boundaries include Ala Moana Street and Aholo Street, and its east-west boundaries include Honoapiʻilani Highway and the ocean.

Why is this area important?

The Lāhainā Historic District was officially designated a National Historic Landmark in 1962. This is a designation reserved exclusively for historic properties that are significant at the national level. It is the highest tier of historic designation. The district was home to a significant precontact population, including several chiefly lineages. It continued to be incredibly significant during the period of the Hawaiian Kingdom and was the capital of the Kingdom under Kamehameha III. The area is also significant for its ties to the Pacific trading economy, the industrial agriculture industry, and later tourism which started to become an industry on the west side in the 1960s. The district has experienced many changes since it was first listed in 1962, and preserving the remaining historic properties within this national treasure is a high priority.



Hale at Kamehameha Iki Park.

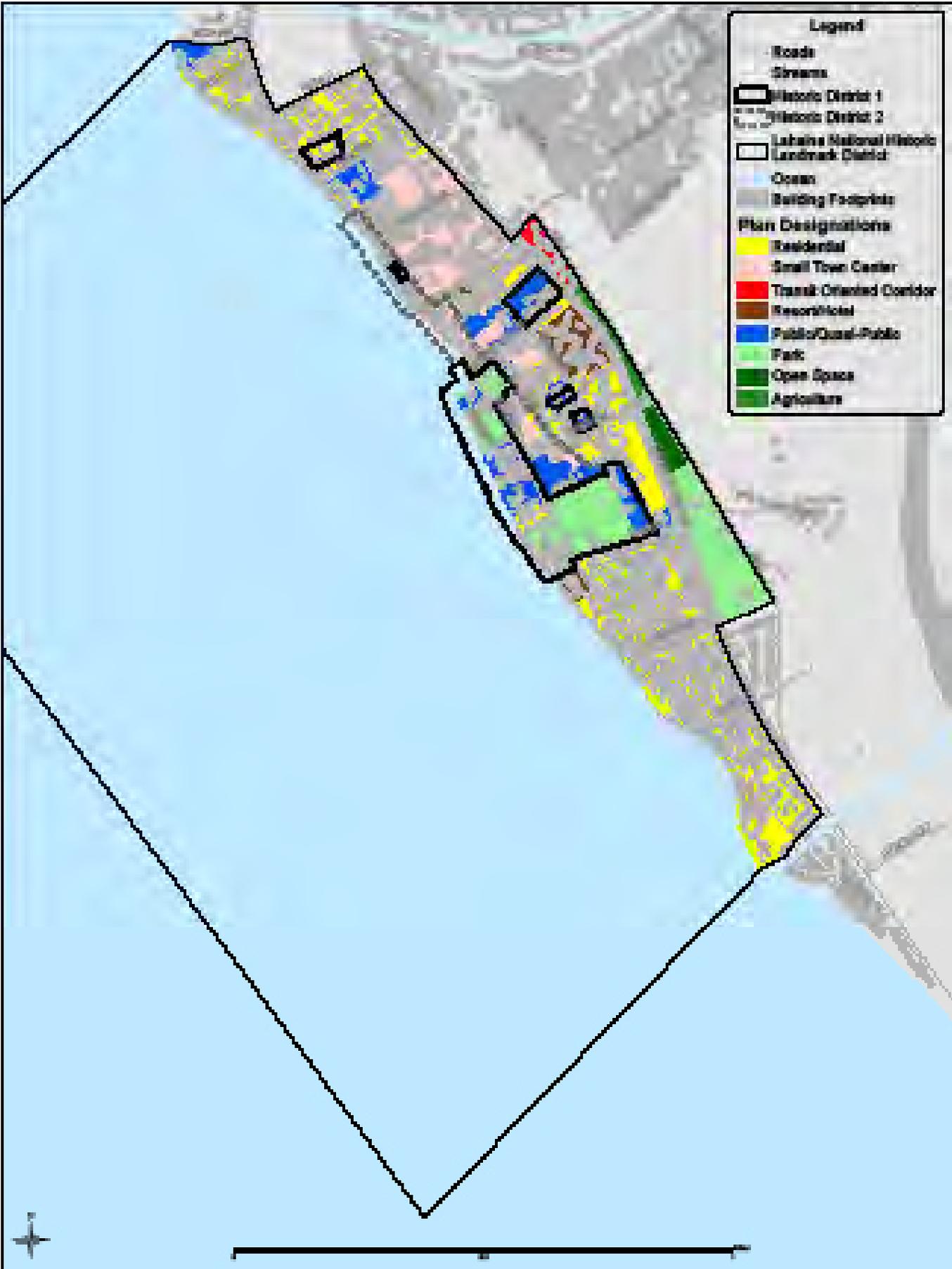


Figure 3.15: Area of Stability | Lāhainā Historic District (National Historic Landmark District)

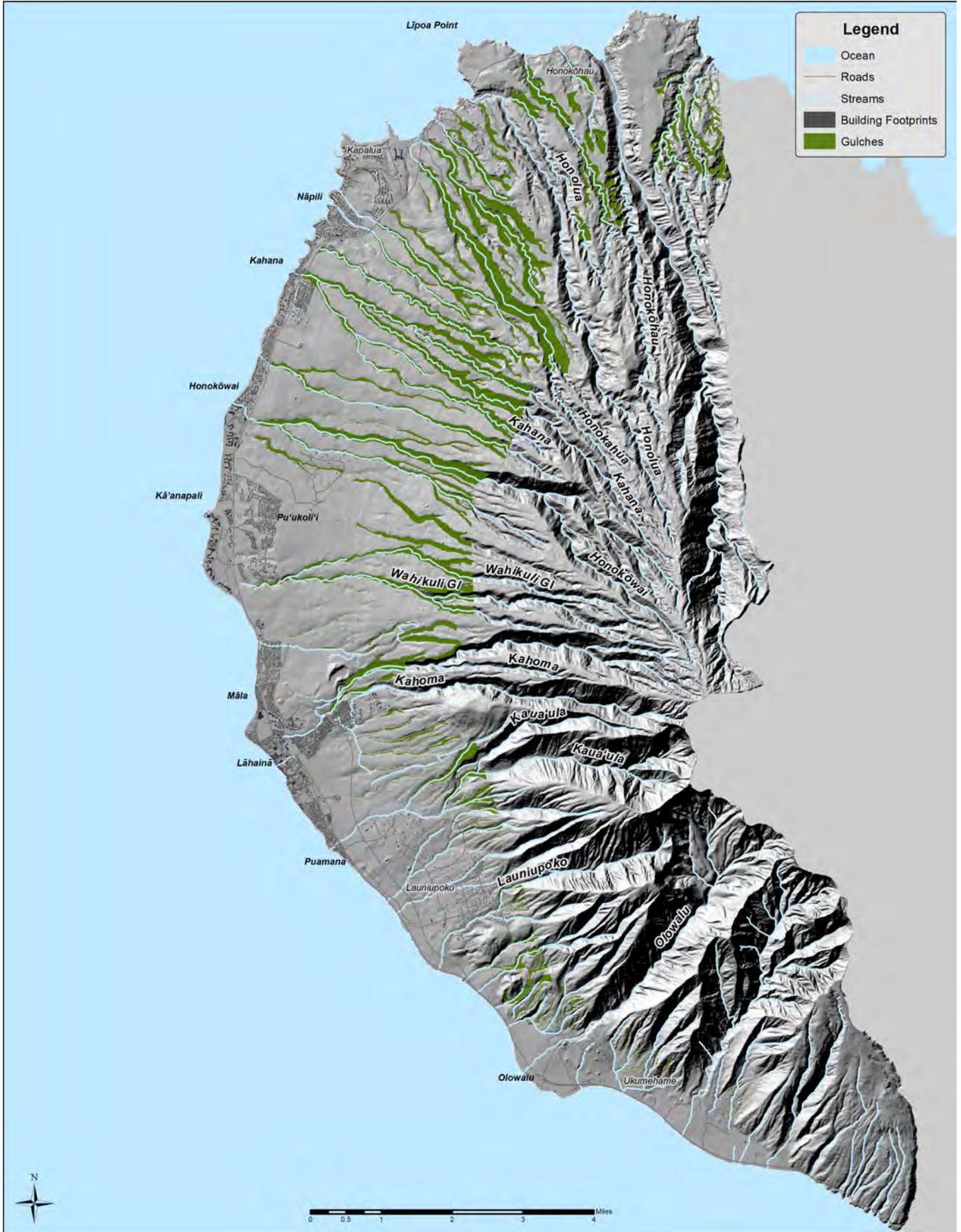


Figure 3.16: Area of Stability | Gulches

Challenges and Opportunities

The inundation of tourism in the Lāhainā Historic District and costs of restoration can present a challenge to preserving and perpetuating sacred cultural areas. There is an opportunity to educate tourists and residents about the historical significance of this area and in doing so perpetuate the culture.

Gulches

Area Description

This Plan identifies gulches in greater detail than previous community plans. With the ability to see gulches more clearly with better imagery and topographic information, and to correctly identify them with improved mapping technology, this Plan takes a significant step toward identifying and protecting this vital feature of the West Maui landscape. In fact, the 1996 West Maui Community Plan envisioned this step with a policy that stated the County should “Integrate stream channels, gulches and other areas 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.”

Why is this area important?

Gulches are pathways for freshwater to move mauka to makai from the West Maui Mountains through the region’s upland small farms and shoreline communities. As water moves through these gulches, it picks up soils, decaying plant matter, and any contaminants it comes into contact with. Prohibiting development and impervious surfaces in these areas ensures that the water that runs through the gulches is filtered and treated by vegetation and soils, recharges the aquifers, and comes out as clean as it can be before it reaches the reefs. Additionally, protecting these natural drainage ways and adjacent floodplains from development helps to reduce the risk of flooding.

Gulches also historically served as locations for kalo production in irrigated lo’i terraces, and today these areas are home to many active kuleana lands. Preserving these areas with an Open Space community plan designation will allow traditional practices to continue and encourage restoration activities that will slow the speed of water from mauka areas to the ocean.

