Draft Environmental Assessment

PROPOSED HALE HUI KAI COMMUNITY PLAN AMENDMENT
(TMK (2)3-9-004:025)

Prepared for:

Hale Hui Kai AOAO

October 2008

MUNEKIYO HIRAGA, INC.

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Executive Summary

Project Name:	Proposed Hale Hui Kai Community Plan Amendment
Type of Document:	Draft Environmental Assessment
Legal Authority:	Chapter 343, Hawai`i Revised Statutes
Agency Determination:	Anticipated Finding of No Significant Impact (FONSI)
Applicable Environmental Assessment Review "Trigger":	Amendment to Community Plan
Location:	Maui Island Kihei TMK (2) 3-9-004:025
Landowner/Applicant:	Hale Hui Kai Association of Apartment Owners (AOAO) 2994 South Kihei Road Kihei, Hawai`i 96753 Contact: Ben Little, General Manager Telephone: (808) 879-6240
Approving Agency:	Maui Planning Commission 250 South High Street Wailuku, Hawai`i 96793 Contact: Jeffrey Dack, AICP, Planner Telephone: (808) 270-7735
Consultant:	Munekiyo & Hiraga, Inc. 305 High Street, Suite 104 Wailuku, Hawai`i 96793 Contact: Mark Alexander Roy, Project Manager Telephone: (808) 244-2015
Project Summary:	The Hale Hui Kai property is an existing 41-unit resort condominium complex located on South Kihei Road in Kihei. Units within the condominium are either utilized by the owners as residential apartments or operated as short-term vacation rentals. The property (approximately one (1) acre in area) is located on the makai side of South Kihei Road just north of the Kilohana Drive intersection. The property is

collectively owned by the Hale Hui Kai Association of Apartment Owners (AOAO).

The property is designated "Urban" by the State Land Use Commission, "Single-Family" by the Kihei-Makena Community Plan and "H-M, Hotel" by the County of Maui zoning ordinance.

The existing building was constructed over 30 years ago in 1971 in accordance with the property's "Hotel" designation, which was set forth by the 1970 Kihei Civic Development Plan (KCDP) and County Zoning. The property was included in approximately 100 acres of coastal land in the Kamaole area of South Kihei that was specifically designated for medium density "Hotel" use by the KCDP.

Many years after the completion of construction, the adoption and subsequent update of the Kihei-Makena Community Plan (in 1985 and 1998 respectively) resulted in the property being designated for "Single-Family" use. This designation did not reflect the intended "Hotel" land use as reflected in the 1970 KCDP and County zoning maps, nor did it acknowledge the existing use present on the property at the time. Furthermore, the designation was also assigned without the prior knowledge, consent, or notification of the landowners. The present inconsistency between land use designations has resulted in the existing buildings on the property being considered a non-conforming use by the County of Maui. The non-conformity issue presents a number of concerns in regards to repair and maintenance work that will need to be undertaken at the property in future years.

Hale Hui Kai AOAO is proposing to resolve this issue through the processing of a Community Plan Amendment (CPA) application which would seek to amend the Kihei-Makena Community Plan designation for the property from "Single-Family" to "Hotel". Approval of the CPA request would, therefore, assign an appropriate community plan designation to the property, one which would reflect the existing land use that has been present on the property for over 30 years. The proposed CPA action triggers the requirements of Chapter 343, Hawai'i Revised Statutes. As such, an Environmental Assessment (EA) is being prepared to document the technical characteristics, environmental impacts, and alternatives of the proposed CPA action.

I. PROJECT OVERVIEW

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A. PROJECT LOCATION, EXISTING USE, AND LAND OWNERSHIP

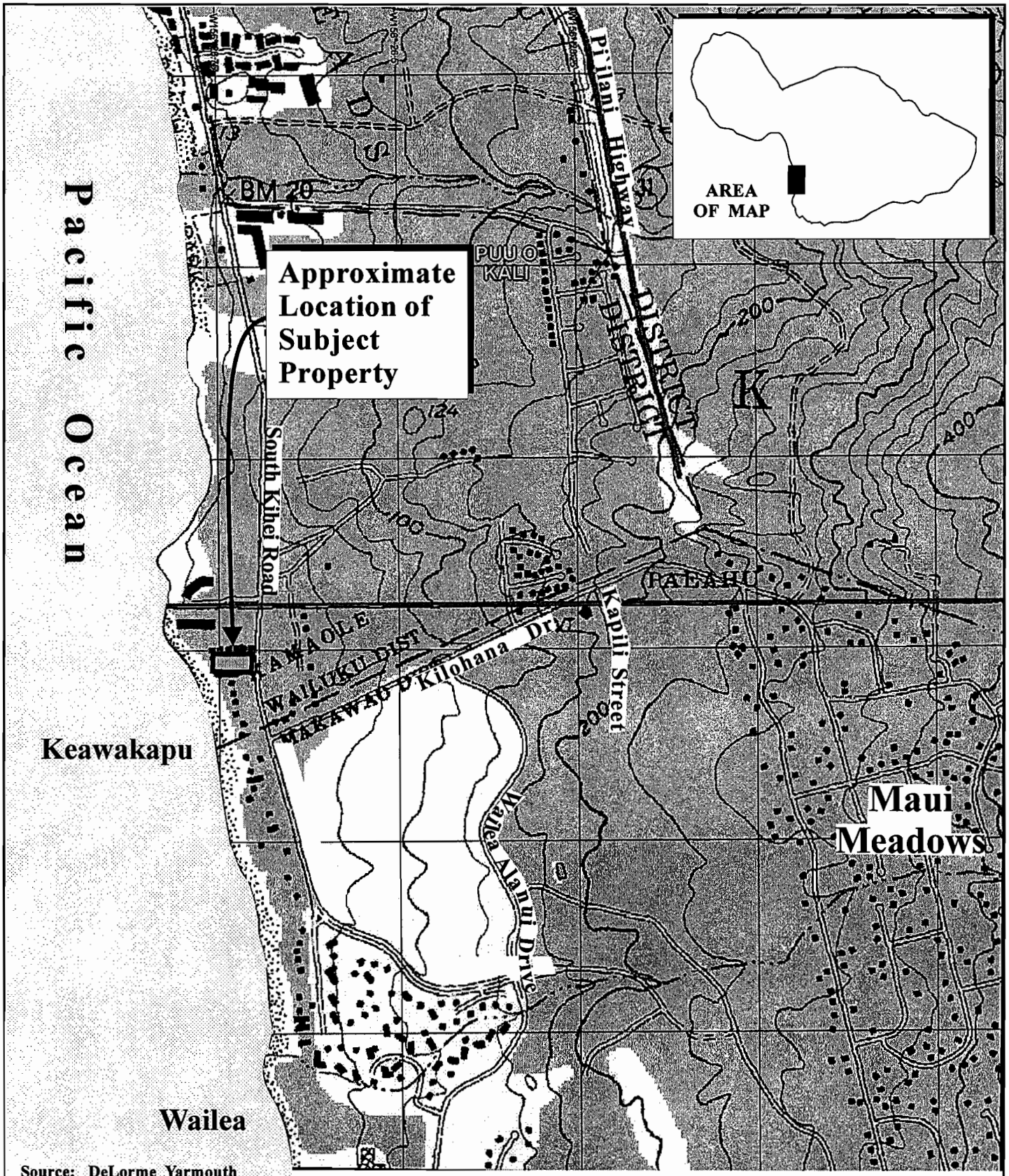
Hale Hui Kai is an existing 41-unit resort condominium complex located on property identified by TMK (2)3-9-004:025 (hereafter referred to as the "subject property") along South Kihei Road just north of the Kilohana Drive intersection in Kihei, Maui. See **Figure 1** and **Figure 2**. Units within the condominium are either utilized by owners as residential apartments or are operated as short-term vacation rentals. The approximately one-acre property lies on the makai side of South Kihei Road adjacent to Keawakapu Beach and is owned by the Hale Hui Kai Association of Apartment Owners (AOAO) (hereafter referred to collectively as the "applicant"). Access to the subject property is provided by two (2) driveways along South Kihei Road which traverse the eastern (mauka) boundary of the subject property.

Surrounding land uses in the vicinity of the subject property include Mana Kai Resort, Kihei Surf, Maui Ocean Front Hotel, and State of Hawai`i-owned parcels to the north, South Kihei Road and various single-family residential developments to the east, single-family residences along the shoreline to the south, and beach areas and the Pacific Ocean to the west. See **Figure 3**. Photos of the property are presented in **Figure 4**.

The property is designated "Urban" by the State Land Use Commission, "Single-Family" by the Kihei-Makena Community Plan, and "H-M Hotel" by the County of Maui zoning ordinance. The property is also located within the Special Management Area (SMA) of the County of Maui.

B. PROPERTY BACKGROUND

The existing resort condominium complex located within the confines of the subject property contains 41 units (including one resident manager unit) and was constructed over 30 years ago in 1971. The applicant recently completed a survey of the property, which is presented in **Figure 5** and **Appendix "A"**. Copies of the original construction plans are also presented in **Appendix "B"**. At the time of construction, the subject property was designated "Urban" by the State Land Use Commission, "Hotel" by the 1970 Kihei Civic Development Plan (KCDP), and "H-M, Hotel" by County of Maui zoning. The construction of a resort



Source: DeLorme Yarmouth

Figure 1 Proposed Hale Hui Kai Community Plan Amendment

Regional Location Map

0 250 500 1000 Feet

Prepared for: Hale Hui Kai AOAO

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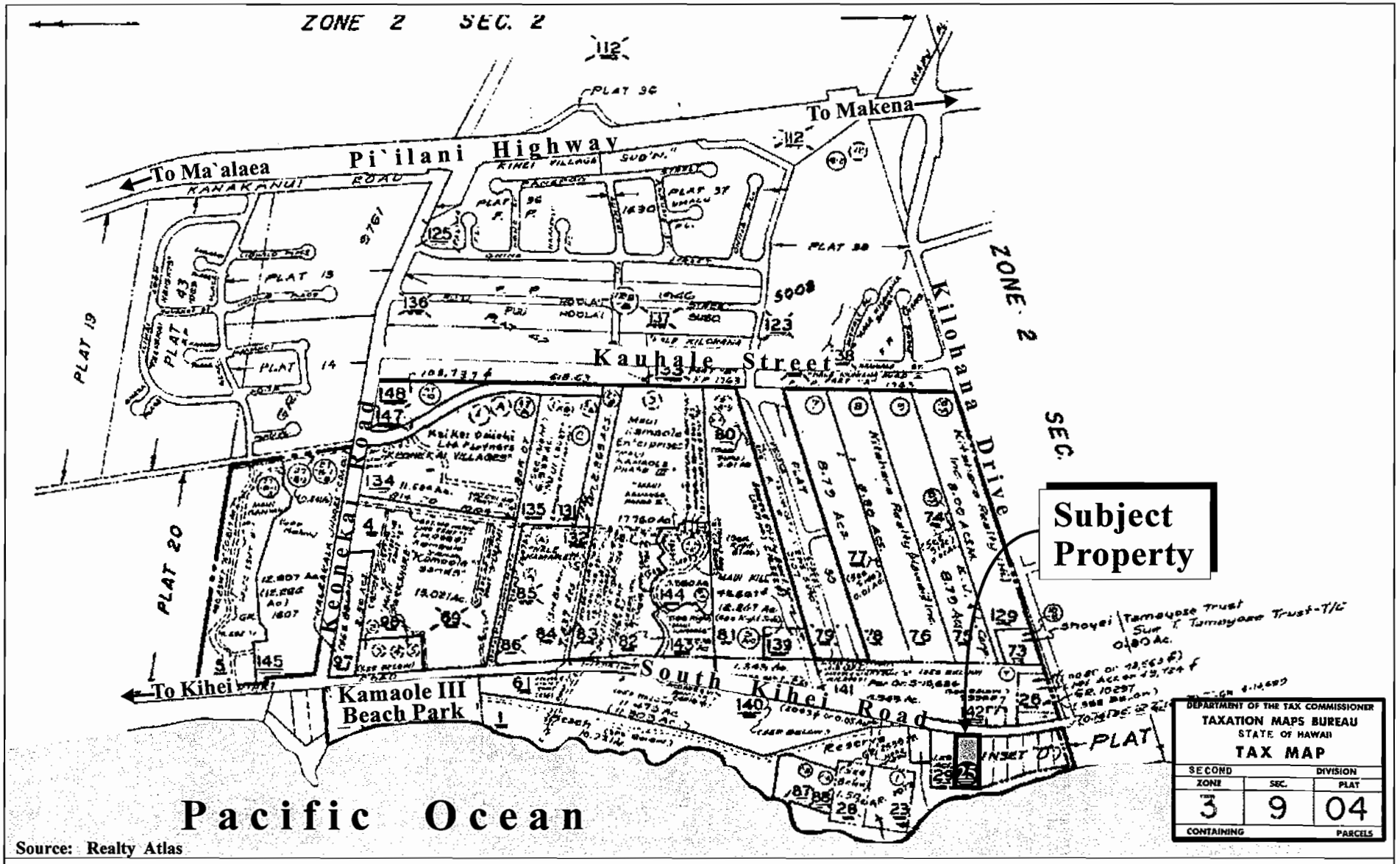
HaleHuiKai\Kihei LandUse\regional



Source: Realty Atlas

Figure 2

Proposed Hale Hui Kai Community Plan Amendment

Property Location Map

NOT TO SCALE

Prepared for: Hale Hui Kai AOAO

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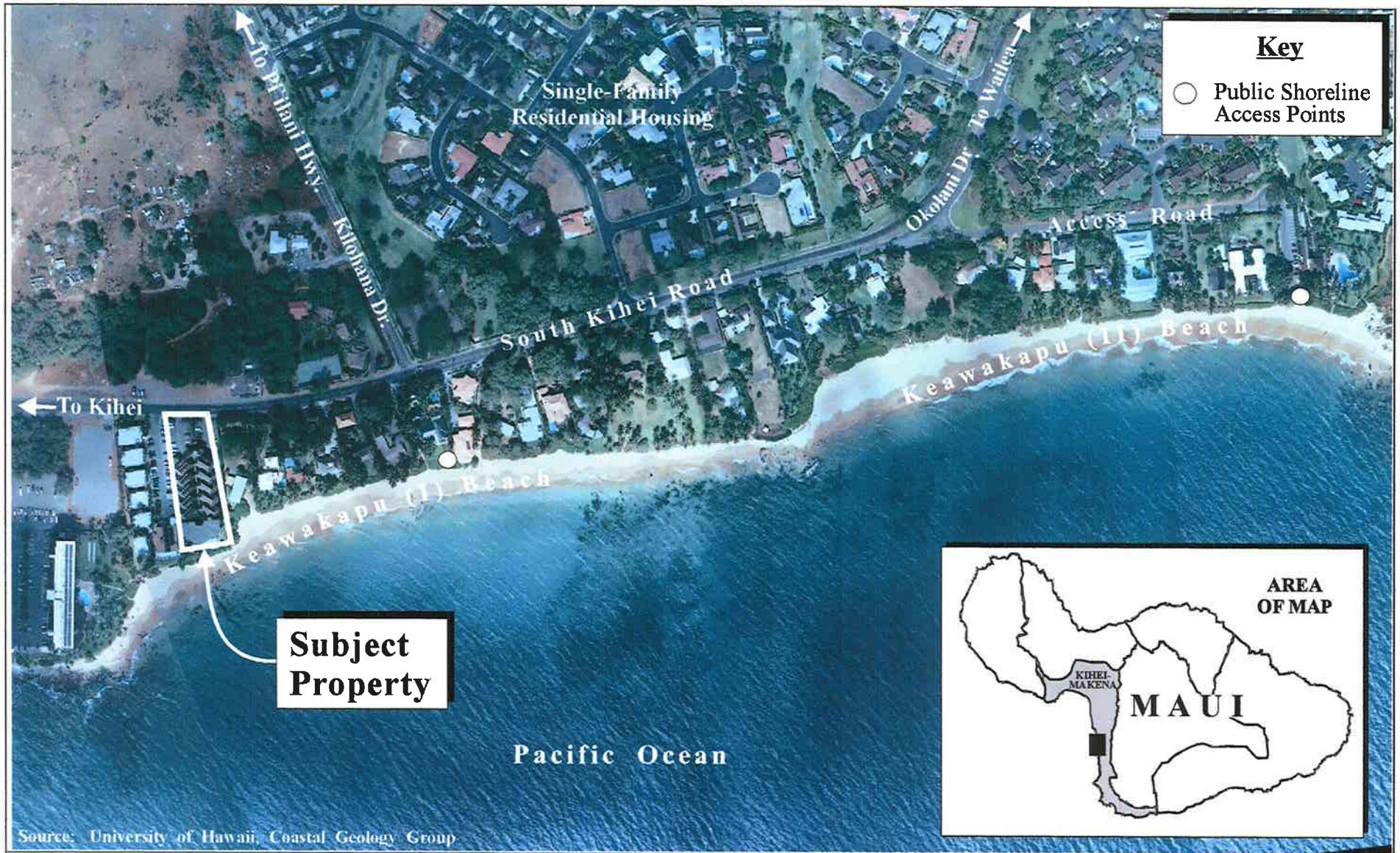

Figure 3

Proposed Hale Hui Kai Community Plan Amendment

Aerial Site Photo

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HaleHuiKai\Kihei LandUse\aerialsite

Makai view of existing Hale Hui Kai building from south parking lot

Makai view of Hale Hui Kai property and south/north driveways looking across South Kihei Road

View of swimming pool area and neighboring resort properties looking towards Ma`alaea

View of Keawakapu Beach and neighboring single-family residences looking towards Makena

Source: Munekiyo & Hiraga, Inc.

Figure 4

Proposed Hale Hui Kai Community Plan Amendment

Site Photos

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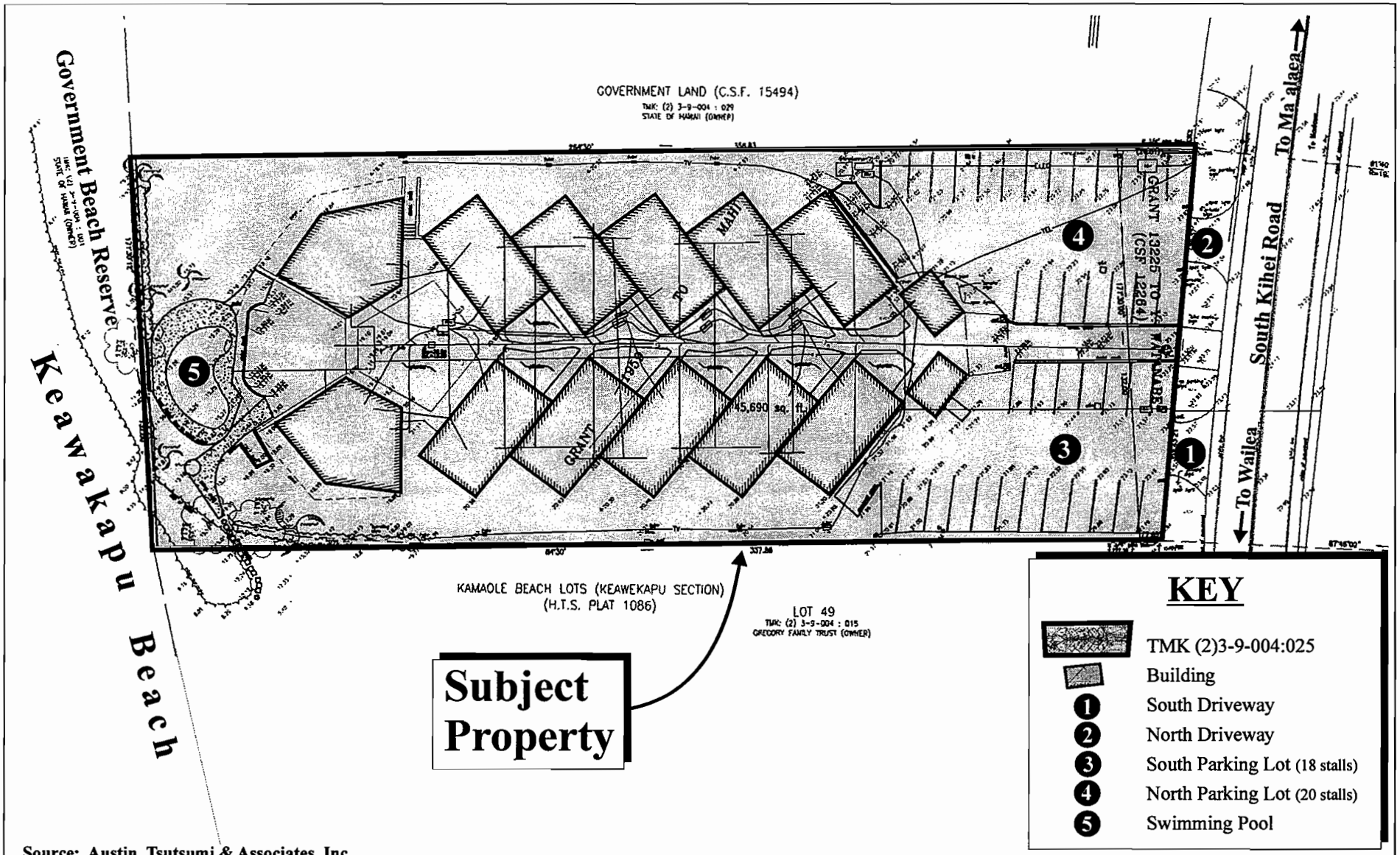
HaleHuiKai\Kihei LandUse\SitePhotos



Source: Austin, Tsutsumi & Associates, Inc.

Figure 5

Proposed Hale Hui Kai Community Plan Amendment

Site Plan

0 5 10 20 Feet

Prepared for: Hale Hui Kai AOAO

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HaleHuiKai\KiheiLandUse\SitePlan

condominium complex on the property was, therefore, consistent with the underlying land use designations, as well as the intended land use for the property as set forth in the 1970 KCDP. It is noted that the subject property, along with 100 acres in the Kamaole area of Kihei, were specifically designated for medium density "Hotel" use by the KCDP. See **Figure 6** and **Appendix "C"**.

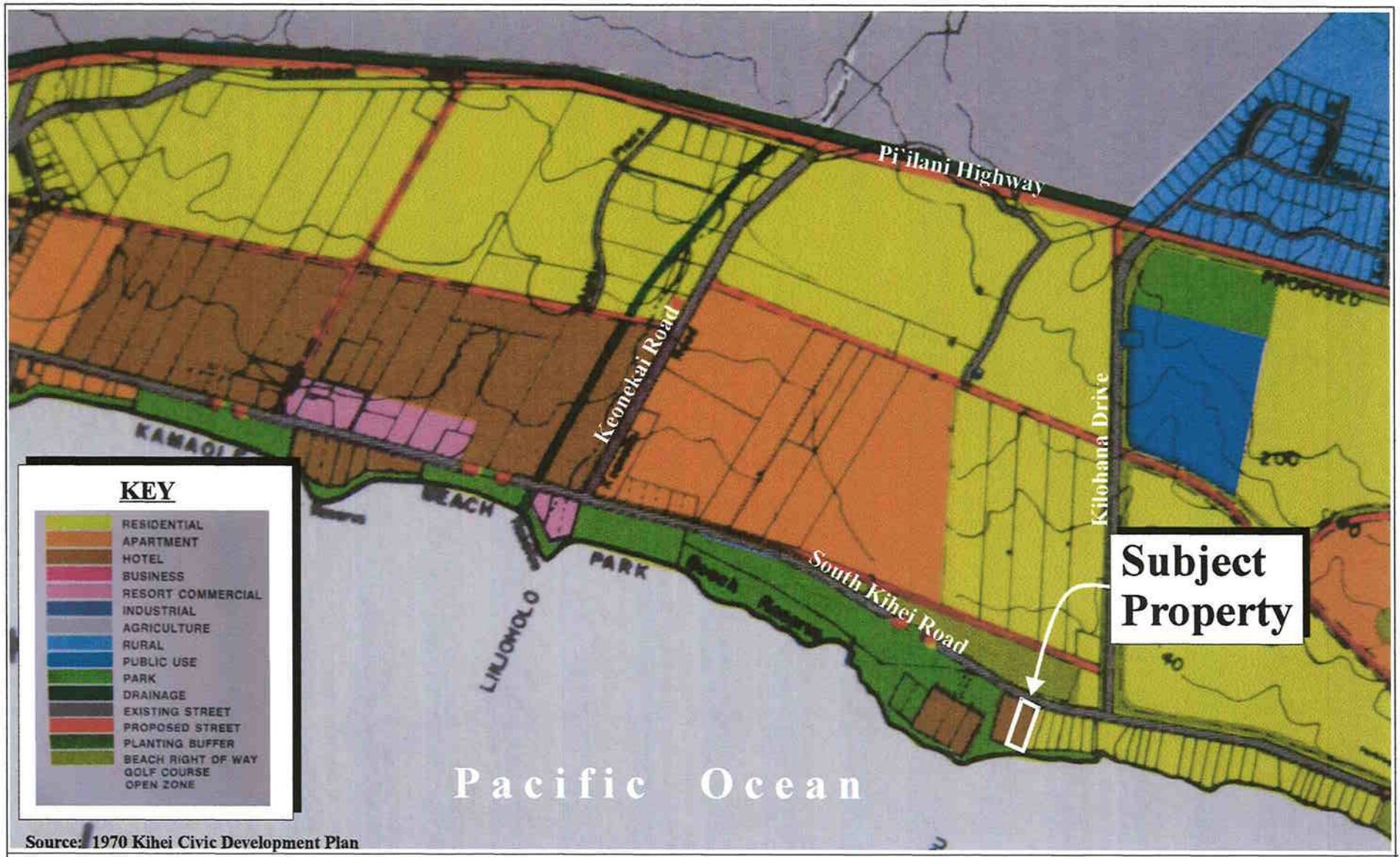
The adoption (in 1985) and subsequent update (in 1998) of the Kihei-Makena Community Plan resulted in the property being designated for "Single-Family" use. Copies of the 1985 and 1998 ordinances relating to the adoption of the Kihei-Makena Community Plan are presented in **Exhibit "D"** and **Exhibit "E"**. The "Single-Family" designation did not reflect the intended land use as reflected in the KCDP, nor did it acknowledge the existing land uses present on the property at the time. Furthermore, the designation was assigned without the prior knowledge, consent, or notification of the landowners. Due to this inconsistency between land use designations, the existing resort condominium complex present on the property is currently considered a non-conforming use by the County of Maui. The non-conformity of the existing structures presents a number of concerns to the Hale Hui Kai AOAO, which is responsible for the upkeep of the property and the completion of repair and maintenance work, as necessary.

C. PROPOSED ACTION

The applicant is seeking to resolve the non-conformity issue by requesting a Community Plan Amendment (CPA) to reclassify the property from "Single-Family" to "Hotel" in the Kihei-Makena Community Plan. The proposed CPA action would essentially correct the current inconsistency which exists between the State, Community Plan, and zoning designations for the property and return the conforming status to the existing resort condominium complex.

It is noted that there are no construction improvements or ground-altering activities being proposed in conjunction with the proposed CPA action. The CPA is being requested to reflect the intended Community Plan designation for the property to be consistent with County zoning and the land use that has been present on the property since 1971.

The Department of Planning (department) is currently updating the General Plan and individual community plans of Maui County. As part of this process, the department issued a policy on January 10, 2008, stating that CPA applications would generally not be supported prior to the General Plan Update process being completed. A copy of this memorandum is presented in **Appendix "F"**. The policy included exemptions or situations



Source: 1970 Kihei Civic Development Plan

Figure 6

Proposed Hale Hui Kai Community Plan Amendment

1970 Kihei Civic Development Plan Map

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Prepared for: Hale Hui Kai AOAO

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HaleHuiKai\KiheiLandUse\1970KiheiCivicDevelopmentPlan

when CPA applications would be deemed acceptable for processing by the department. As part of initial stages of planning for the proposed project, the applicant has undertaken coordination with the department on the scope of the proposed CPA. The department confirmed to the applicant on February 5, 2008, that the processing of a CPA application for the project would be supported based on the following considerations:

- *The property is located within the existing urban area of the Kihei-Makena Community Plan and is surrounded by urban type uses, a situation that is unlikely to change during the preparation of the Maui Island Plan.*

- *The property is already developed and the CPA is to correct inconsistencies between Community Plan and County zoning. It is not likely that this project would cease or change to another use.*

- *The impacts would not be any greater than already existing since there are no plans to increase the hotel use or add units.*

D. REGULATORY REQUIREMENTS

The proposed CPA action represents a trigger for the preparation and processing of an Environmental Assessment (EA) pursuant to Chapter 343, Hawai`i Revised Statutes and Chapter 200, Title 11, Hawai`i Administrative Rules. Accordingly, this EA is being prepared in order to document and review the project's technical characteristics, environmental impacts, and alternatives. It is noted that the County of Maui, Maui Planning Commission will be the approving agency for the EA. Upon completion, the EA will act as the primary supporting technical document for the CPA application.

As there are no construction improvements or ground-altering activities being proposed as part of the proposed CPA action, processing of a Special Management Area (SMA) application by the Department of Planning will not be required.

II. DESCRIPTION OF THE EXISTING ENVIRONMENT, POTENTIAL IMPACTS, AND MITIGATION MEASURES

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A. PHYSICAL ENVIRONMENT

1. Surrounding Land Uses

a. Existing Environment

The subject property is located in south Kihei at the gateway to Wailea, a resort-residential master-planned community. Generally, land uses in the Kihei and Wailea Resort areas provide for hotel, multi-family, single-family, business/commercial, and recreational activities. The subject property is bordered by Mana Kai Resort, Kihei Surf, and Maui Ocean Front Hotel to the north, various high-end single-family residences to the south, South Kihei Road to the east, and Keawakapu Beach and the Pacific Ocean to the west. Refer to **Figure 3**.

b. Potential Impacts and Mitigation Measures

The proposed Community Plan Amendment (CPA) action is not anticipated to have an adverse impact on surrounding land uses. The existing use of the property is considered compatible and complementary with other surrounding land uses in the South Kihei and Wailea area. The subject property has direct access to east-west routes provided by Kilohana Drive and north-south routes provided by South Kihei Road and Pi`ilani Highway. The existing resort condominium buildings situated on the property are consistent with the scale and character of the surrounding land uses.

2. Climate

a. Existing Environment

Hawai`i's tropical location accounts for uniform weather conditions throughout the year. Climatic conditions on Maui are characterized by mild

and consistent year-round temperatures, moderate humidity, and steady northeasterly tradewinds. Variations in the island's weather are attributable to regional topographical and climatic conditions.

During the summer months, average high temperatures approach 90 degrees Fahrenheit, while low temperatures range from the mid- to upper 60's. The winter months are more temperate, with average highs and lows in the low 80's, and low 60's, respectively (Maui County Data Book, 2006).

Annual rainfall distribution in the vicinity of the subject property ranges between five (5) to fifteen (15) inches, with most of the precipitation occurring during the winter months between November and March. The months between April and October are generally drier, with measurements reflecting less than one-half inch of rainfall per month.

The northeast tradewinds prevail throughout most of the year. Wind speeds in the Kihei-Makena region range from ten (10) to fifteen (15) miles per hour during the afternoon. The winds typically diminish during the morning and evening, and are usually more persistent during summer than in winter. Between the months of October and April, storm-generated "Kona" winds from the south occasionally develop, bringing high winds and heavy rainfall.

b. Potential Impacts and Mitigation Measures

The proposed CPA action does not involve any construction improvements or ground-altering activities and will not, therefore, adversely affect climatic conditions in the area.

3. Topography and Soil Characteristics

a. Existing Environment

The subject property is situated along the Kihei-Wailea coastline at the base of the southwestern flank of Haleakala. The parcel is characterized by a relatively uniform grade that generally slopes in a southwesterly direction towards the ocean. Existing onsite elevations range between 15 and 25 feet above mean sea level (amsl).

Underlying the subject property is the Keawakapu-Makena soil association. See **Figure 7**. This series is typically found on the low uplands, and consists of gently sloping to moderately steep, well-drained, medium-textured soils. The substratum ranges in depth from shallow to deep and is comprised of fragmental Aa lava.

The soil types underlying the subject property consist of Beaches (BS) and Dune Lands (DL). See **Figure 8**. DL consists of hills and ridges of sand-size particles drifted and piled by wind. This land type occurs in coastal areas at elevations from nearly sea level to 150 feet. Land within these areas is commonly used for wildlife habitat, recreational areas, and as a source of liming material. Though vegetation is generally sparse in this soil type due to the active shifting of sand particles, species found in these areas can include ironwood trees, koa haole, tropical almond, kiawe, and mixed grasses. BS, on the other hand, occurs as sandy, gravelly, or cobbly areas that consist mainly of light-colored sands, derived from coral and seashells. Where accessible and free of cobblestones and stones, this soil type is highly suitable for recreational uses and resort development.

The University of Hawai`i - Land Study Bureau's Detailed Land Classification for Maui establishes total land productivity ratings. A value system based on a declining scale from "A" to "E", (with "A" representing the highest level of productivity and "E" the lowest) is utilized. The subject property is designated "E", reflecting its low suitability for agricultural use.

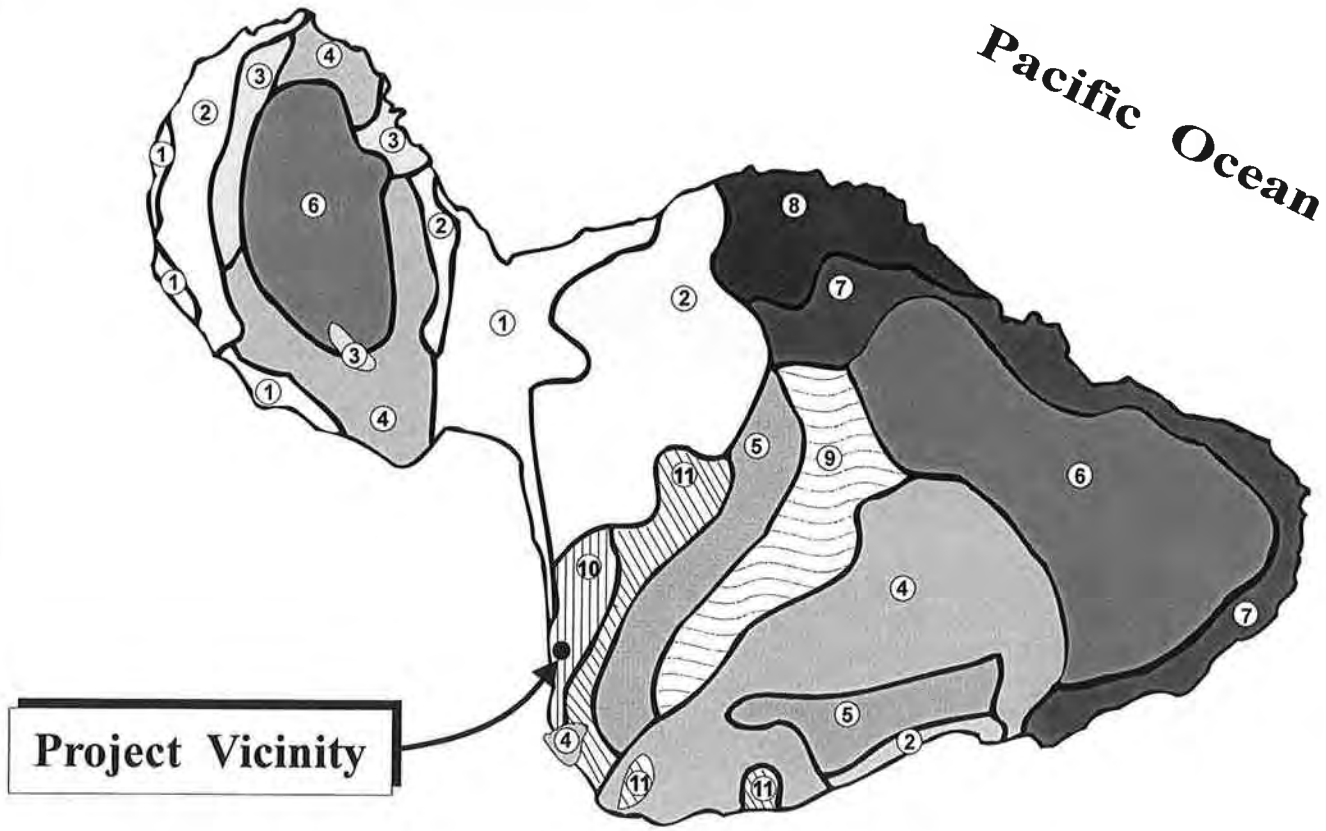
In 1977, the State Department of Agriculture established a classification system for identifying Agricultural Lands of Importance to the State of Hawai`i (ALISH), primarily, but not exclusively on the basis of soil characteristics. The three (3) classes of ALISH lands are: "prime", "unique", and "other". The subject property is surrounded by lands which have been developed for urban uses and does not fall within any of the aforementioned agricultural land categories.

b. <u>Potential Impacts and Mitigation Measures</u>

The subject property is already developed as a resort condominium and has been so for over 30 years. The proposed CPA action does not involve any construction improvements or ground-altering activities and will not

LEGEND

- ① Pulehu-Ewa-Jaucas association
- ② Waiakoa-Keahua-Molokai association
- ③ Honolua-Olelo association
- ④ Rock land-Rough mountainous land association
- ⑤ Puu Pa-Kula-Pane association
- ⑥ Hydrandepts-Tropaquods association
- ⑦ Hana-Makaalae-Kailua association
- ⑧ Pauwela-Haiku association
- ⑨ Laumaia-Kaipoipoi-Olinda association
- ⑩ Keawakapu-Makena association
- ⑪ Kamaole-Oanapuka association



Source: USDA, Soil Conservation Service

Figure 7

Proposed Hale Hui Kai Community Plan Amendment

Soil Association Map

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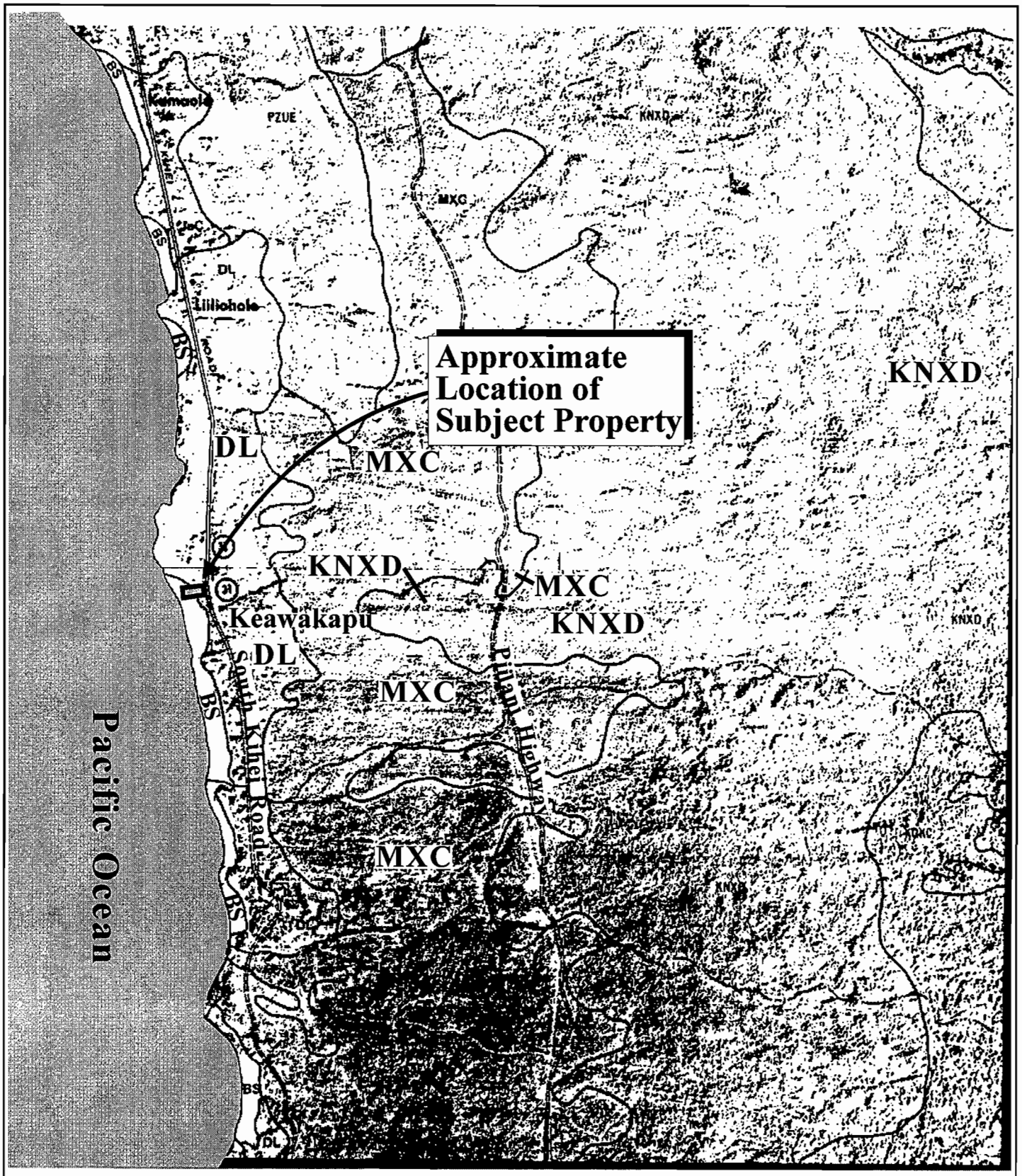

Source: USDA, Soil Conservation Service

Figure 8

Proposed Hale Hui Kai Community Plan Amendment

Soil Classification Map

1000 Feet
0 500 2000

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HaleHuiKai\KiheiLanduse\SoilClassification

adversely affect topography and soil characteristics. No impacts to soil suitability and characteristics related to agricultural resources will occur with approval of the CPA request.

4. Flood and Tsunami Hazards

a. Existing Environment

As reflected by the Flood Insurance Rate Map (FIRM) for this area of the island, the majority of the subject property is situated within Zone C, which is defined as areas of minimal flooding. A small portion in the southwestern corner of the property falls within both the A4 flood zone (an area of 100-year flooding) and the V-10 flood zone (an area of 100-year coastal flooding with wave action). See **Figure 9**. The parcel is also located within a tsunami evacuation area, which is defined in the vicinity of the property by the alignment of South Kihei Road.

b. Potential Impacts and Mitigation Measures

The subject property is developed as an existing resort condominium with a permanent drainage system. There are no construction improvements or ground-altering activities proposed as part of the CPA which would necessitate the need to modify or expand the existing drainage system on the property. No adverse impact to flood or tsunami conditions are, therefore, anticipated as a result of the proposed CPA action.

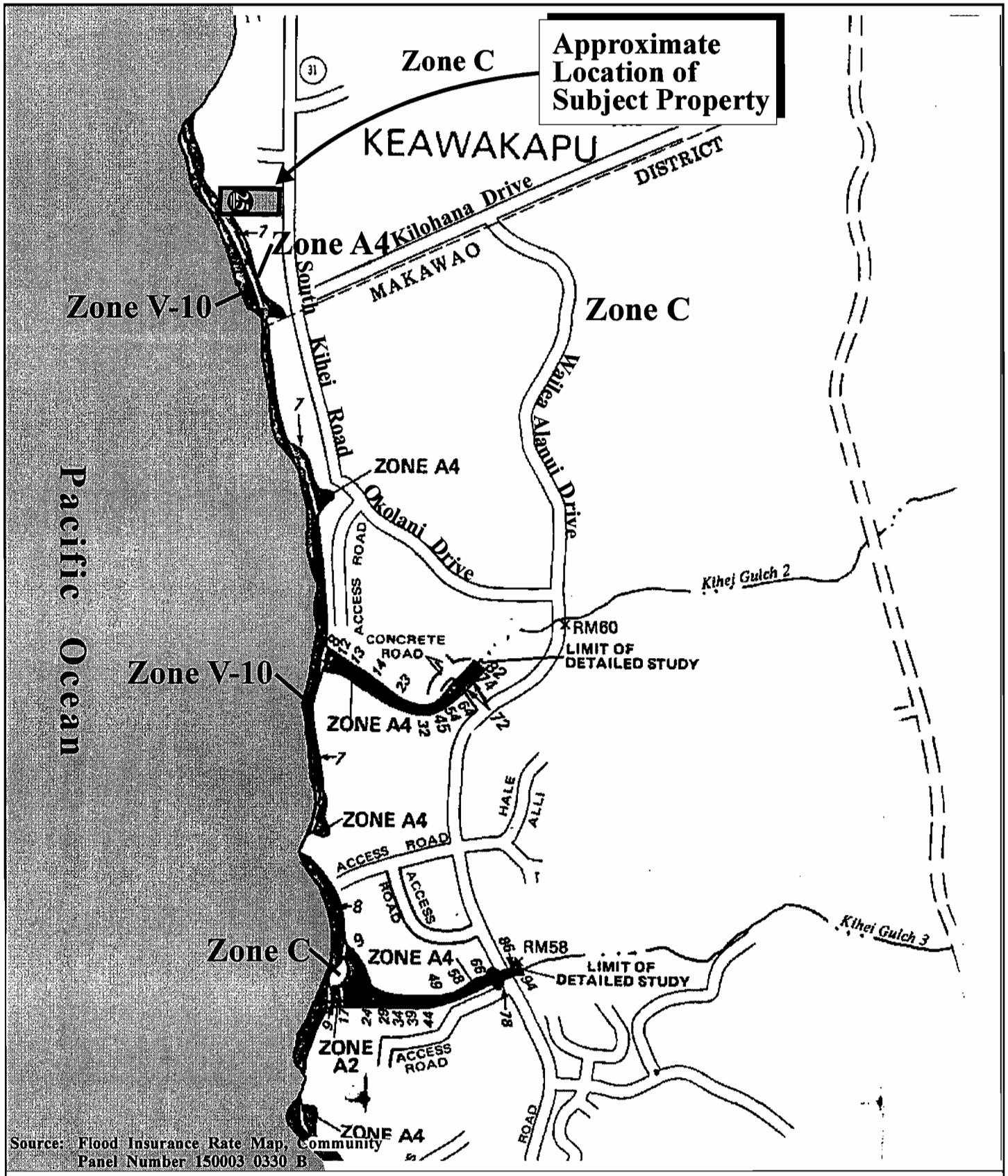
5. Flora and Fauna

a. Existing Environment

The subject property is developed with landscaped areas surrounding the existing condominium buildings. There are no wetlands in or near the subject property.

b. Potential Impacts and Mitigation Measures

There are no rare, threatened, or endangered species of plants on the subject property, nor are there any wetlands. Further, there are no known rare or endangered species of fauna or avifauna in the vicinity of the property. The



Source: Flood Insurance Rate Map, Community Panel Number 150003 0330 B

Figure 9

Proposed Hale Hui Kai Community Plan Amendment

Flood Insurance Rate Map

0 250 500 1000 Feet

Prepared for: Hale Hui Kai AOAO

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HaleHuiKai\KiheiLandUse\FloodInsuranceRateMap

proposed CPA action will not have any adverse impact on existing flora and fauna resources that may be present within the surrounding Kihei-Wailea area.

6. Archaeological and Cultural Resources

a. Existing Environment

The subject property is developed and contains an existing resort condominium complex that was constructed in 1971. The property also contains two (2) paved parking areas as well as utility, drainage, and landscaping improvements. There are no previously identified archaeological or cultural resources located within the confines of the property. In addition, there have been several archaeological investigations completed in the surrounding areas in recent years, all with largely negative or non-significant findings.

b. Potential Impacts and Mitigation Measures

As there are no construction improvements or ground-altering activities being proposed as part of the project, the proposed CPA will not impact any archaeological or cultural resources in the area.

7. Cultural Impact Assessment

a. Cultural Assessment and Interview

In order to obtain a range of cultural perspectives, recent consultations with a native Hawaiian representative (conducted during preparation of the Environmental Assessment for Proposed South Maui Emergency Ambulance Station on Kilohana Drive) were reviewed. Mr. Kimokeo Kapahulehua, a local native Hawaiian cultural expert, was selected for an interview based on his familiarity of the area and cultural work in the area. The interview with Mr. Kapahulehua was carried out on August 24, 2006 in Kihei, Maui, Hawai`i.

Mr. Kapahulehua was born on Kauai in 1947. He graduated from Kauai High School in 1965 and studied business administration for three (3) years at Church College of Hawai`i (now Brigham Young University). He moved to

Maui in 1970 and had been living in Kihei (since 1986) at the time of the interview. He is a member of the Kihei Canoe Club located in Waiakoa Ahupua`a and Halau Maui Nui-O-Kama, a native cultural organization. Halau Maui Nui-O-Kama is very active in teaching native cultural practices in hula, chants, and dissemination of cultural information. They are presently working in partnership with the U.S. Fish and Wildlife Service identifying native plants, native birds, and native insects in the Ma`alaea-Kihei area and with the National Oceanic Atmospheric Administration to identify the sea animals along the coast from Ma`alaea Bay to Makena. Halau Maui Nui-O-Kama teaches native culture at the Kihei Charter High School one (1) hour per week and canoeing and paddling three (3) days per week. In their native cultural studies, the organization actively walks, hikes, and paddles the Kihei coastline. They are also active in the reforestation of native plants and sand dune restoration. The main area of their work is in the area makai of South Kihei Road and along the coast from Ma`alaea Bay to Makena.

Mr. Kapahulehua is also president of Ke-ie-ie-loko-ia Fishpond in Kalepolepo and belongs to the Hawaiian Outrigger Canoe Voyaging Society. He recently completed a 460 mile paddle to the Northwest Hawaiian Islands. He mentioned the society is "tracing the past of our ancestors".

Mr. Kapahulehua works at the Fairmont Kea Lani Resort and Spa in Wailea and is very familiar with the Kihei-Wailea area. He indicated that the Kilohana Drive alignment was a mauka (mountain side) to makai (ocean side) trail way to get to Keawakapu Beach, which is a good diving and fishing area. The beachfront is also used by the canoe club, since they regularly paddle along the south Kihei shoreline. He indicated there are many native plants at the beachfront, such as naupaka, hau, and niu (coconut). None of these plants are used for traditional uses; they are just landscaping plants. He was also not aware of any native Hawaiian cultural practices being carried out in the vicinity of Kilohana Drive.

Mr. Kapahulehua said from his employment experience at the Fairmont Kea Lani Resort and Spa, that South Maui is a very popular area for tourists.

b. <u>Potential Impacts and Mitigation Measures</u>

As there are no construction improvements or ground-altering activities being

proposed as part of the project, the proposed CPA will not adversely affect cultural beliefs, practices, resources, or gathering rights in the area.

8. Air Quality

a. Existing Environment

There are no point sources of airborne emissions in the immediate vicinity of the subject property. The air quality in the area surrounding the property is considered good, with existing airborne pollutants attributed to vehicle-generated exhaust from the region's roadways. Other sources of airborne pollutants typically include dust resulting from construction activities in the Kihei-Wailea area, and residual smoke from sugarcane harvesting operations farther afield in the Central Maui plain. These sources are considered intermittent, and any particulates generated are quickly dispersed by the prevailing tradewinds.

b. Potential Impacts and Mitigation Measures

The proposed CPA action will not involve any construction improvements or ground-altering activities and will not, therefore, result in the generation of airborne emissions.

9. Noise Characteristics

a. Existing Environment

There are no permanent sources of noise which are considered to have an adverse impact on the subject property. Vehicles traveling along neighboring roadways are the primary source of background noise in the area. The Wailea Fire Station (including helistop) and South Maui Emergency Ambulance Station add to background noise levels on an intermittent basis.

b. Potential Impacts and Mitigation Measures

The proposed action will not involve any construction improvements or ground-altering activities and will not, therefore, generate additional noise. No impacts on ambient noise levels in the area will result from the proposed CPA action.

10. Scenic and Open Space Resources

a. Existing Environment

The subject property is located along the shoreline of Keawakapu Beach on the makai side of South Kihei Road. Scenic resources to the east and south of the property include Haleakala and the cinder cone of Pu`u Olai, respectively. The West Maui Mountains constitute scenic resources to the north of the subject property, while the ocean and the offshore islands of Lana`i, Molokini, and Kaho`olawe comprise scenic resources which are visible to the west.

b. Potential Impacts and Mitigation Measures

The proposed action will not involve any construction improvements or ground-altering activities and will not, therefore, present impacts to scenic and open space resources in the area.

11. Shoreline Access

a. Existing Conditions

There are numerous beach parks and shoreline access points located throughout the Kihei-Makena Community Plan region. The subject property is located adjacent to Keawakapu Beach on the makai side of South Kihei Road. Shoreline access opportunities are available to the public at the Keawakapu Beach Park I/II access points which are both located to the south of the subject property along South Kihei Road. Refer to **Figure 3**. Recreational facilities located to the north of the property include the State-owned Kihei Boat Ramp and the County-owned Kamaole I/II/III beach parks. Other facilities located along the shoreline in the Kihei-Wailea area include Kalama, Ulua/Mokapu, Wailea, Polo, and Palauea beach parks, as well as numerous shoreline access points interspersed between privately owned coastal properties.

b. Potential Impacts and Mitigation Measures

The proposed CPA does not involve any physical modifications to the subject property and will not, therefore, adversely impact public shoreline access

opportunities in the Keawakapu vicinity.

B. SOCIO-ECONOMIC ENVIRONMENT

1. Land Use and Community Character

a. Existing Environment

From a regional standpoint, the subject property is part of the Kihei-Makena Community Plan region which stretches from Ma`alaea to La Perouse Bay. The region includes a diverse range of physical and socio-economic environments. With its dry and mild climate and proximity to recreation-oriented shoreline resources, the visitor-based economy has grown steadily over the past decade. The town of Kihei serves as the commercial and residential center of the region with the master-planned communities of Wailea and Makena serving as the focal point for visitor activities. The subject property is located on the southern edge of Kihei near the master-planned resort of Wailea.

b. Potential Impacts and Mitigation Measures

The subject property is already developed with an existing resort condominium complex. No construction improvements or ground-altering activities are being proposed as part of the CPA request. As such, the proposed CPA action will not have an adverse impact upon surrounding land uses and the character of the community.

2. Population

a. Existing Environment

The Kihei-Makena Community Plan region has experienced significant population growth over the last three (3) decades. In the year 2000, the population of Maui County was 128,968, with 22,870 people (17.7 percent) of the island's population residing in the Kihei-Makena Community Plan region (SMS, 2006). The growth in the population of the Kihei-Makena Community Plan region since 1970 has been considerable, with population increasing from 1,636 in 1970, to approximately 7,263 in 1980, and to 15,365 in 1990. Over the past 30 years, the Kihei-Makena Community Plan region

has experienced a fourteen-fold (14) increase in resident population, which is expected to rise further over the coming years. The resident population of Maui is projected to increase to 199,550 by the year 2030, with a projected 38,757 people (19.4 percent) residing in the Kihei-Makena area (SMS, 2006).

b. Potential Impacts and Mitigation Measures

The subject property has already been developed and improved. The existing resort condominium buildings located on the property were constructed in 1971. There are no construction improvements or ground-altering activities being proposed as part of the CPA application. As such, the proposed CPA action will not adversely impact population parameters.

3. Economy

a. Existing Environment

The economy of Maui is heavily dependent upon the visitor industry. The dependency on the visitor industry is especially evident in the Kihei-Makena region, which is one of the State's major resort destination areas. The foundation for the region's visitor strength lies in world-class resorts and recreational facilities located in Wailea and Makena, such as the Outrigger Wailea Resort, the Four Seasons Resort-Maui, the Grand Wailea Resort Hotel & Spa, the Fairmont Kea Lani Resort, and the Maui Prince Hotel properties which have continued to reinforce the region's status as a premier resort destination. Support for the visitor industry is also found in Kihei, where numerous retail commercial centers are found.

According to data from the State Department of Labor and Industrial Relations, as of September 2008, the unemployment rates for the State and the County of Maui were 4.7 percent and 5.5 percent, respectively (State of Hawai'i, Department of Labor and Industrial Relations, October 2008).

b. Potential Impacts and Mitigation Measures

The existing 41-unit Hale Hui Kai resort condominium complex was developed over 30 years ago in 1971, when the property was designated for "Hotel" use by the 1970 Civic Development Plan. Each of the 41 units (with

the exception of the onsite manager's unit) is either utilized as a residential apartment or is operated as a short-term rental by the owner.

Given that the proposed CPA action does not involve expansion or modification of the existing condominium complex, there are no additional economic impacts anticipated to be generated by the amendment to the Kihei-Makena Community Plan. The intent of the proposed amendment is to establish appropriate land use designations to meet the Community Plan and County Zoning consistency objectives and to recognize the property's historical and existing use.

C. PUBLIC SERVICES

1. Police, Fire Protection, and Health Care

a. Existing Environment

The Maui Police Department (MPD) headquarters is located at its Wailuku Station. The Wailuku Station, which services the Kihei-Makena subdistrict, is approximately 13.0 miles northwest of Wailea, while the Department's Kihei substation is located in the Kihei Town Center, about 2 1/4 miles northwest of the subject property. The Department's Kihei patrol covers the Kihei-Makena region.

Fire prevention, protection, and suppression services are provided by the Maui Department of Fire and Public Safety's Wailea Fire Station which is in the vicinity of the subject property along Kilohana Drive.

Maui Memorial Medical Center, the only major medical facility on the island, is approximately 13.0 miles northwest of the subject property. This medical facility provides acute, emergency, and general care services. Several Kihei clinics and dental and medical offices provide local health care services for Kihei-Makena residents and visitors.

b. Potential Impacts and Mitigation Measures

The proposed CPA action will not adversely affect the service capabilities of medical, police, and fire protection services.

2. Recreation

a. Existing Environment

Many diverse recreational opportunities are available within the vicinity of the subject property. Recreational facilities include Kilohana Park, and the Wailea Resort's three (3) championship golf courses and its eleven (11) court tennis center. A number of excellent, white sand beaches in the vicinity provide opportunities for diving, fishing, kayaking, surfing, swimming, and windsurfing. Beaches within proximity of the subject property include Keawakapu Beach and Kamaole Beaches I, II, and III.

Over 90 percent of the Kihei-Makena region's parks are either directly on a beach, or across the street from a beach. To the north, the Kihei area contains eight (8) regional and three (3) sub-regional public parks. Beyond Wailea, to the south, are other State and County-owned beach parks, including Makena State Park's Big Beach and Little Beach.

In addition, the County's Kihei Community Center complex, situated about 3.0 miles north of the subject property, provides a community center, swimming pool, and athletic playfields.

b. Potential Impacts and Mitigation Measures

The proposed CPA will not adversely impact recreational resources in the South Maui region as the property is already improved and fully operational as a resort condominium complex.

3. Education

a. Existing Environment

The State of Hawai`i, Department of Education (DOE) operates three (3) public schools in the Kihei-Makena region. Kihei Elementary School, Kamali'i Elementary School, and Lokelani Intermediate School are comprised of approximately 800, 650, and 700 students, respectively (DOE, 2007). Kihei Elementary School and Kamali'i Elementary School provide educational services for students from Kindergarten to Grade 5, while Lokelani Intermediate School provides instruction for students from Grades

6 to 8. The schools are located within the central Kihei area, north of the subject property.

Students enrolled in Grades 9 to 12 attend Maui High School in Kahului, approximately 14.0 miles north of the subject property.

Located in Kahului, about 15.0 miles north of the subject property, Maui Community College (MCC), a part of the University of Hawai`i (UH) system, offers a broad array of higher education options for island residents.

b. Potential Impacts and Mitigation Measures

The proposed CPA action will not adversely affect enrollments or locations of educational facilities.

4. Solid Waste

a. Existing Environment

Single-family residential solid waste collection service is provided by the County of Maui. Residential solid waste collected by County crews are disposed at the County's 55-acre Central Maui Landfill located 4.0 miles southeast of the Kahului Airport. In addition to County-collected refuse, the Central Maui Landfill accepts commercial waste from private collection companies.

b. Potential Impacts and Mitigation Measures

The proposed CPA action will not result in an increase in the amount of solid waste generated by the existing condominium complex on the property. As such, no adverse impacts to solid waste collection and disposal services and infrastructure are anticipated.

D. INFRASTRUCTURE

1. Roadways

a. Existing Environment

Access to the Kihei region from West Maui and the Wailuku area is provided by North Kihei Road, while access from the Kahului and "Upcountry" areas is provided by Mokulele Highway. North Kihei Road is a two-lane roadway and Mokulele Highway is a four-lane roadway. Both North Kihei Road and Mokulele Highway are under the control of the State of Hawai`i, Department of Transportation (DOT). North Kihei Road becomes South Kihei Road, near its junction with Mokulele Highway and continues southward through Kihei Town. South Kihei Road terminates at Okolani Drive in Wailea.

Pi`ilani Highway, the primary arterial highway for South Maui, begins at the North Kihei Road-Mokulele Highway intersection and terminates at Wailea Ike Drive in the Wailea Resort. This State highway runs parallel to and east of South Kihei Road, a two-lane County roadway. Pi`ilani Highway has 4 lanes (two northbound and two southbound) from Mokulele Highway to Kilohana Drive and paved shoulders with left- and right-turn deceleration lanes at major intersections. Between Kilohana Drive and Wailea Ike Drive the highway narrows to two (2) lanes.

Roadways in the immediate vicinity of the subject property include South Kihei Road (posted speed limit of 30 miles per hour (mph)) and Kilohana Drive (posted speed limit of 20 mph). Kilohana Drive links Pi`ilani Highway on the east to South Kihei Road on the west.

From the Pi`ilani Highway to South Kihei Road, the following roadways form unsignalized "T" intersections with Kilohana Drive: Kapili Street, Kauhale Street, and Wailea Alanui. Kauhale Street and Wailea Alanui are under the jurisdiction of the County of Maui, while Kapili Street is under the control of A&B Wailea LLC.

Kilohana Drive forms a "T" intersection with South Kihei Road to the south of the subject property. On its north and southbound intersection approaches to the Kilohana Drive intersection, the speed limit on South Kihei Road is

reduced to 20 mph.

Access to the subject property is provided from South Kihei Road via two (2) paved driveways. There are currently 38 paved parking stalls provided in the two (2) parking lots within the property.

b. Potential Impacts and Mitigation Measures

No additional traffic above existing conditions will be generated by the proposed CPA action. As such, no impacts on surrounding roadways are anticipated, as a result of the proposed action.

2. Water

a. Existing Environment

Fire and domestic water service for the Kihei-Makena region is provided by the County of Maui, Department of Water Supply's (DWS) Central Maui Water System which is serviced by the Mokuhau Wells and the Upper Waiehu Wells. The source of water for this system is the Iao Aquifer which has a sustainable yield of 20 million gallons per day (MGD). Two (2) wells in North Waihee were brought on-line in July 1997 and another two (2) adjacent wells were brought on-line during the year 2000. Currently, the DWS is implementing a plan to bring new water sources on-line and to mitigate withdrawals.

Water service to the subject property is currently provided by a connection to a 12-inch County waterline that runs along the mauka side of South Kihei Road.

b. Potential Impacts and Mitigation Measures

The proposed CPA action will not increase water use at the property and as such, will not adversely impact the County's water system.

3. Wastewater

a. Existing Environment

The service area for the County's Kihei Wastewater Reclamation Facility (KWRF) extends from North Kihei to Wailea. The system consists of a number of pump stations and force mains which convey wastewater through the County's transmission lines. The combined flows are transported to the KWRF, which is located adjacent to the Elleair Golf Course. The existing design capacity of the KWRF is 8.0 MGD. The subject property is connected to the KWRF via a connection to the sewerline located along South Kihei Road.

b. Potential Impacts and Mitigation Measures

The proposed CPA does not involve modifications to the existing wastewater infrastructure of the subject property and is not, therefore, anticipated to adversely impact the County's wastewater collection and treatment facility.

4. Drainage

a. Existing Environment

The subject property is currently developed with paved parking and landscaping improvements. Drainage flows across the subject property are handled through a combination of grassed swales and vegetated percolation areas located within the landscaped portions of the parcel.

b. Potential Impacts and Mitigation Measures

As there are no construction improvements or ground-altering activities proposed, there will be no increase in storm water runoff generated by the CPA action. No impacts to downstream and adjacent properties will, therefore, result from the proposed land use amendment.

5. Electrical, Telephone, and CATV Service

a. Existing Environment

Electrical, telephone, and cable television (CATV) service to the existing

resort condominium complex on the subject property is provided by Maui Electric Company, Hawaiian Telcom, and Oceanic Time Warner Cable, respectively.

b. Potential Impacts and Mitigation Measures

The proposed CPA action will not adversely impact electrical, telephone and cable service providers.

E. CUMULATIVE AND SECONDARY IMPACTS

Cumulative impacts are defined as the impact on the environment which results from the incremental impact of an action when added to other past, present, and reasonably foreseeable future actions, regardless of what agency or person undertakes such other actions.

Secondary impacts are those which have the potential to occur later in time or farther in distance, but are still reasonably foreseeable. They can be viewed as actions of others that are taken because of the presence of the project. Secondary impacts from highway projects, for example, can occur because they can induce development by removing transportation access-related impediments to growth.

There are no construction improvements or ground altering activities proposed for the existing Hale Hui Kai resort (constructed in 1971) as part of the CPA application. The intent of the proposed amendment is to establish appropriate land use designations to meet Community Plan and County Zoning consistency objectives and to recognize the historical and existing use as a resort condominium complex.

In summary, the proposed amendment is not part of a larger action. There are no reasonably foreseeable community growth or public works impacts anticipated to result from approval of the CPA request.

III. RELATIONSHIP TO GOVERNMENTAL PLANS, POLICIES, AND CONTROLS

III. RELATIONSHIP TO GOVERNMENTAL PLANS, POLICIES, AND CONTROLS

A. STATE LAND USE DISTRICTS

Chapter 205, Hawai`i Revised Statutes, relating to the State Land Use Commission (SLUC), establishes the four (4) major land use districts in which all lands in the State are placed. These districts are designated "Urban", "Rural", "Agricultural", and "Conservation".

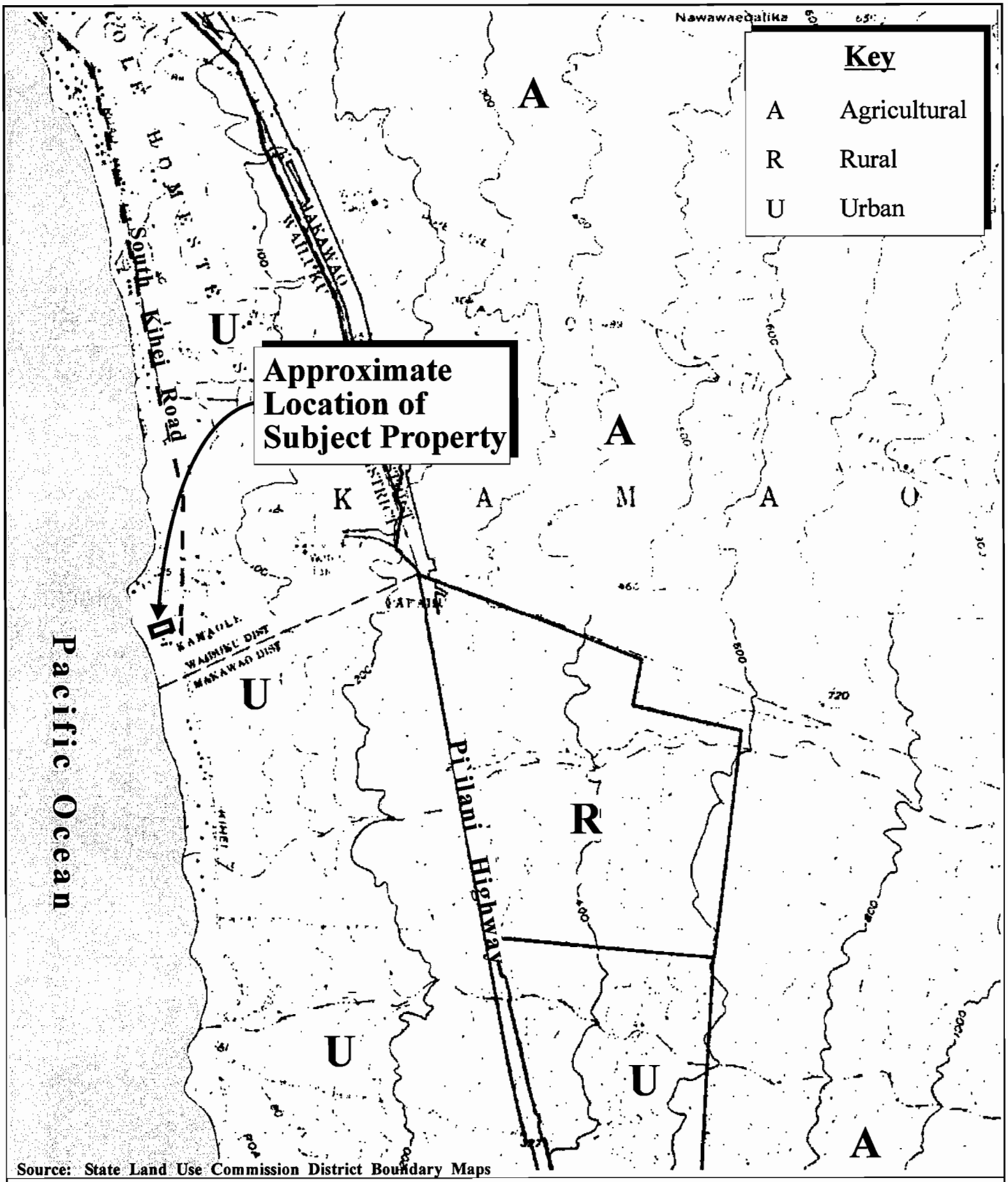
The subject property is located within the "Urban" District. See **Figure 10**. The proposed action involves maintaining the existing use of the property which is compatible with its "Urban" designation.

B. GENERAL PLAN OF THE COUNTY OF MAUI

The General Plan of the County of Maui (1990 Update) sets forth broad objectives and policies to help guide the long-range development of the County. As stated in the Maui County Charter, the purpose of the General Plan shall be to:

> *"indicate desired population and physical development patterns for each island and region within the county; shall address the unique problems and needs of each island and region; shall explain the opportunities and the social, economic; and environmental consequences related to potential developments; and shall set forth the desired sequence, patterns, and characteristics of future developments. The general plan shall identify objectives to be achieved, and priorities, policies, and implementing actions to be pursued with respect to population density, land use maps, land use regulations, transportation systems, public and community facility locations, water and sewage systems, visitor destinations, urban design, and other matters related to development."*

The proposed CPA action is in keeping with the following General Plan objectives and policies:



Source: State Land Use Commission District Boundary Maps

Figure 10 Proposed Hale Hui Kai Community Plan Amendment

State Land Use District Boundary Map

0 500 1000 2000 Feet

Prepared for: Hale Hui Kai AOAO

MUNEKIYO & HIRAGA, INC.

HaleHuiKai\Kihei LandUse\SLUD Boundary Map

POPULATION

Objective

- To plan the growth of resident and visitor population through a directed and managed growth plan so as to avoid social, economic and environmental disruptions.

Policies

- Manage population growth so that the County's economic growth will be stable and the development of public and private infrastructures will not expand beyond growth limits specified in the appropriate community plans or negatively impact our natural resources.

- Maintain a balance between resident and visitor population by controlling and regulating growth of visitor facilities.

LAND USE

Objectives

- To preserve for present and future generations existing geographic, cultural and traditional community lifestyles by limiting and managing growth through environmentally sensitive and effective use of land in accordance with the individual character of the various communities and regions of the County.

- To use the land within the County for the social and economic benefit of all the County's residents.

Policies

- Provide and maintain a range of land use districts sufficient to meet the social, physical, environmental and economic needs of the community.

- Encourage land use methods that will provide a continuous balanced inventory of housing types in all price ranges.

ECONOMIC ACTIVITY

Objectives

- To provide an economic climate which will encourage controlled expansion and diversification of the County's economic base.

- To provide a balance between visitor industry employment and non-visitor employment for a broader range of employment choices for the County's residents.

Policies

- Maintain a diversified economic environment compatible with acceptable and consistent employment.

- Encourage industries that will utilize the human resources available from within Maui County rather than having to import workers.

VISITOR INDUSTRY

Objectives

- To encourage exceptional and continuing quality in the development of visitor industry facilities.

- To develop a visitor industry which will enhance the social and economic lifestyles of Maui County's residents.

Policy

- Encourage "kamaaina" incentives within the visitor industry to allow Hawai`i residents to enjoy commercial visitor facilities.

URBAN DESIGN

Objective

- To see that all developments are well designed and are in harmony with their surroundings.

Policy

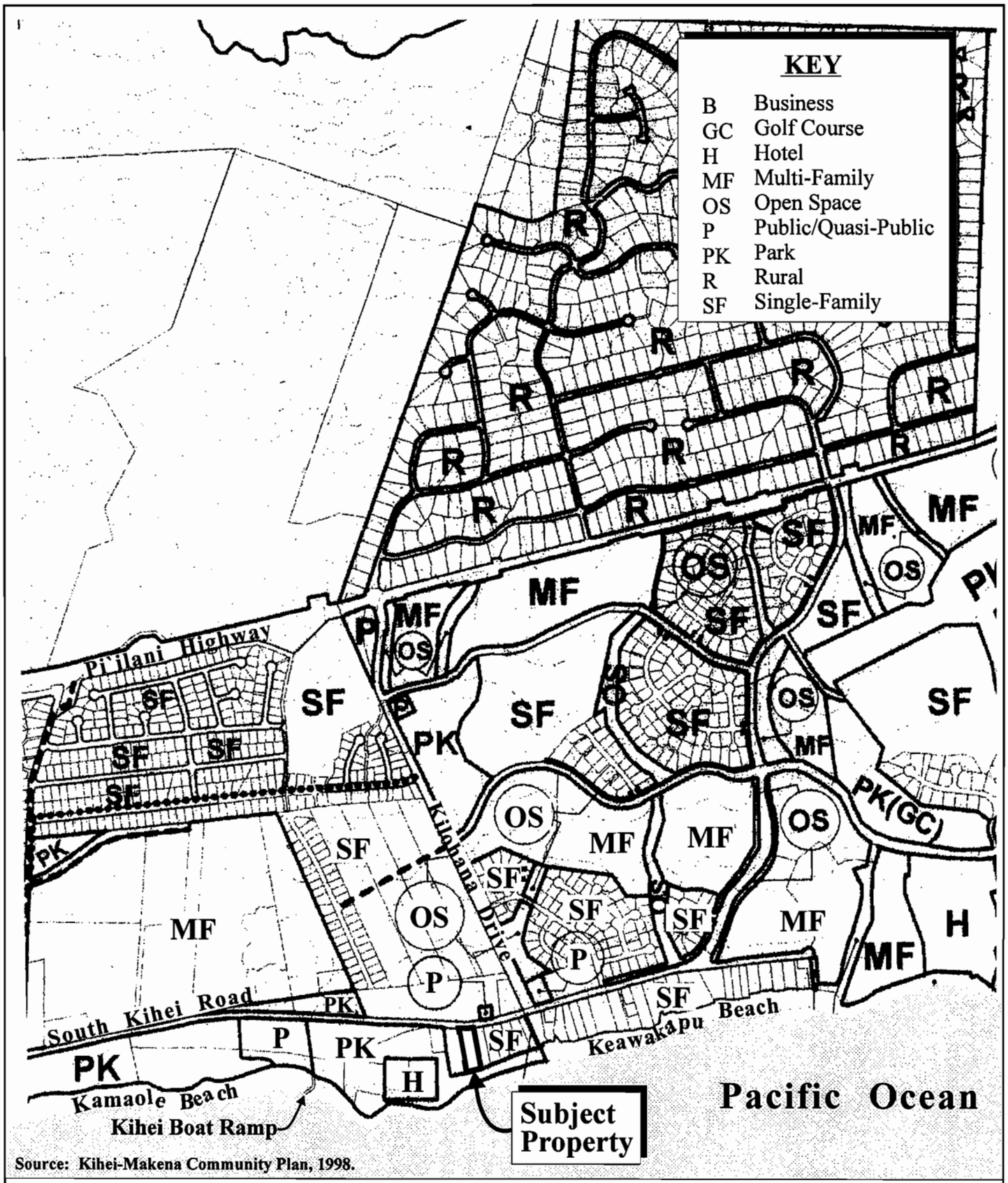
- Require that appropriate principles of urban design be observed in the planning of all new developments.

C. KIHEI-MAKENA COMMUNITY PLAN

The subject property is located in the Kihei-Makena Community Plan region which is one (1) of nine (9) Community Plan regions established in the County of Maui. Planning for each region is guided by the respective Community Plans, which are designed to implement the General Plan of the County of Maui. Each Community Plan contains recommendations and standards which guide the sequencing, patterns, and characteristics of future development in the region. Land use guidelines for the region are established by the 1998 Kihei-Makena Community Plan. The subject property is currently designated as "Single-Family" in the 1998 Kihei-Makena Community Plan. See **Figure 11**.

The existing buildings were constructed over 30 years ago in 1971 in accordance with the parcel's "Hotel" designation as was set forth by both the 1970 Kihei Civic Development Plan (KCDP) and County zoning. The property was included in approximately 100 acres of coastal land in the Kamaole area of Kihei that was specifically designated for medium density "Hotel" use by the KCDP. Refer to **Figure 6**.

Many years after the completion of construction, the adoption and subsequent update of the Kihei-Makena Community Plan, in 1985 and 1998 respectively, resulted in the property being designated for "Single-Family" use. This designation did not reflect the intended "Hotel" land use as reflected in the 1970 KCDP, nor did it acknowledge the existing use present on the property at the time. Furthermore, the designation was also assigned without the prior knowledge, consent, or notification of the landowners. This inconsistency between land use designations has resulted in the existing buildings on the property being considered a non-conforming use by the County of Maui.



Source: Kihei-Makena Community Plan, 1998.

Figure 11 Proposed Hale Hui Kai Community Plan Amendment

Community Plan Designation Map

NOT TO SCALE

Prepared for: Hale Hui Kai AOAO

MUNEKIYO & HIRAGA, INC.

HaleHuiKai/Kihei LandUse/CommPlan

Hale Hui Kai AOAO is proposing to resolve this issue through the processing of a Community Plan Amendment (CPA) which would seek to amend the Kihei-Makena Community Plan designation for the property from "Single-Family" to "Hotel". Approval of the CPA request would, therefore, assign an appropriate community plan designation to the property, one which would reflect the zoning designation of the parcel and the existing land use that has been present on the property for over 30 years.

The existing use of the property as a resort condominium complex is in keeping with the following objectives and policies of the 1998 Kihei-Makena Community Plan:

LAND USE

Goal

- A well-planned community with land use and development patterns designed to achieve the efficient and timely provision of infrastructural and community needs while preserving and enhancing the unique character of Ma`alaea, Kihei, Wailea and Makena as well as the region's natural environment, marine resources and traditional shoreline uses.

Objectives and Policies

- Limit hotel uses to those areas presently planned for hotel use, and limit hotel development until adequate public facilities and services are established to meet existing needs.

- Establish a distribution of land uses which provides housing, jobs, shopping, open space, and recreation areas in close proximity to each other in order to enhance Kihei's neighborhoods and to minimize dependence on automobiles.

ECONOMIC ACTIVITY

Goal

- A diversified and stable economic base which serves resident and visitor needs while providing long-term resident employment.

Objective and Policy

- Establish a sustainable rate of economic development consistent with concurrent provision of needed transportation, utilities, and public facilities improvements.

PHYSICAL AND SOCIAL INFRASTRUCTURE

Goal

- Provision of facility systems, public services and capital improvement projects in an efficient, reliable, cost effective, and environmentally sensitive manner which accommodate the needs of the Kihei-Makena community, and fully support present and planned land uses, especially in the case of project district implementation.

Objective and Policy (Transportation)

- Strengthen the coordination of land use planning and transportation planning to promote sustainable development and to reduce dependence on automobiles.

Objective and Policy (Water Distribution)

- Provide for appropriate water source and transmission improvements concurrent with planned growth of the Kihei-Makena region.

Objective and Policy (Liquid and Solid Waste)

- Provide efficient, safe and environmentally sound systems for the reuse, recycling, and disposal of liquid and solid wastes.

Objective and Policy (Drainage)

- Design drainage systems that protect coastal water quality by incorporating best management practices to remove pollutants from runoff. Construct and maintain, as needed, sediment retention basins and other best management

practices to remove sediments and other pollutants from runoff.

Objective and Policy (Energy and Public Utilities)

- Locate goods, services, and employment in close proximity to residential centers to minimize energy expenditures for transportation. Support the development of communication infrastructure and promote telecommuting to minimize travel.

D. ZONING

The subject property is zoned as "H-M, Hotel" by the comprehensive zoning ordinance, which was adopted by the County of Maui in 1969. See **Figure 12**. The existing resort condominium complex located on the subject property was constructed in accordance with and continues to be consistent with the provisions set forth by the County's "H-M, Hotel" zoning category.

E. COUNTY OF MAUI SPECIAL MANAGEMENT AREA

The subject property is located within the County of Maui's Special Management Area (SMA). Pursuant to Chapter 205A, HRS, and the Rules and Regulations of the Maui Planning Commission, development actions proposed within the SMA are evaluated with respect to SMA objectives, policies, and guidelines. As there are no development actions proposed as part of the CPA request, SMA approval will not be required for the proposed CPA to proceed. Notwithstanding the foregoing information, the following section has been incorporated to address the project's relationship to applicable coastal zone management considerations, as set forth in Chapter 205A, HRS and the Rules and Regulations of the Maui Planning Commission.

1. Recreational Resources

Objective: Provide coastal recreational opportunities accessible to the public.

Policies:

(A) Improve coordination and funding of coastal recreational planning and

Source: County of Maui, Department of Planning

Figure 12

Proposed Hale Hui Kai Community Plan Amendment

County Zoning Designation Map

NOT TO SCALE

Prepared for: Hale Hui Kai AOAO

MUNEKIYO & HIRAGA, INC.

HaleHuiKai\KiheiLandUse\CZDesignation

management; and

(B) Provide adequate, accessible, and diverse recreational opportunities in the coastal zone management area by:

(i) Protecting coastal resources uniquely suited for recreational activities that cannot be provided in other areas;

(ii) Requiring replacement of coastal resources having significant recreational value, including but not limited to surfing sites, fishponds, and sand beaches, when such resources will be unavoidably damaged by development; or requiring reasonable monetary compensation to the state for recreation when replacement is not feasible or desirable;

(iii) Providing and managing adequate public access, consistent with conservation of natural resources, to and along shorelines with recreational value;

(iv) Providing an adequate supply of shoreline parks and other recreational facilities suitable for public recreation;

(v) Ensuring public recreational use of county, state, and federally owned or controlled shoreline lands and waters having recreational value consistent with public safety standards and conservation of natural resources;

(vi) Adopting water quality standards and regulating point and non-point sources of pollution to protect, and where feasible, restore the recreational value of coastal waters;

(vii) Developing new shoreline recreational opportunities, where appropriate, such as artificial lagoons, artificial beaches, and artificial reefs for surfing and fishing; and

(viii) Encouraging reasonable dedication of shoreline areas with recreational value for public use as part of discretionary approvals or permits by the land use commission, board of land and natural resources, county planning commissions; and crediting such dedication against the requirements of Section 46-6, HRS.

Response: The subject property is situated adjacent to the shoreline, which in this case is Keawakapu Beach. Public access to this beach is provided at two (2) County-owned beach park access points (Keawakapu I and Keawakapu II) located to the

south of the subject property. Refer to **Figure 3**. The proposed action does not involve any construction improvements or ground-altering activities, and as such, will not alter the existing resort condominium complex (built in 1971) located on the property. The proposed action will not, therefore, impact coastal recreational resources.

2. Historical/Cultural Resources

Objective: Protect, preserve and, where desirable, restore those natural and manmade historic and prehistoric resources in the coastal zone management area that are significant in Hawaiian and American history and culture.

Policies:

(A) Identify and analyze significant archeological resources;

(B) Maximize information retention through preservation of remains and artifacts or salvage operations; and

(C) Support state goals for protection, restoration, interpretation, and display of historic resources.

Response: The existing resort condominium complex located on the subject property was constructed in 1971 when the parcel was designated for "Hotel" use by the 1970 Kihei Civic Development Plan. There are no previously identified archaeological or cultural resources present within the confines of the subject property. As there are no construction improvements or ground-altering activities being proposed as part of the proposed land use amendment, the CPA action will not have an adverse impact on historic or cultural resources.

3. Scenic and Open Space Resources

Objective: Protect, preserve and, where desirable, restore or improve the quality of coastal scenic and open space resources.

Policies:

(A) Identify valued scenic resources in the coastal zone management area;

(B) Ensure that new developments are compatible with their developments to minimize the alteration of natural landforms and existing public views to and

along the shoreline;

(C) Preserve, maintain, and, where desirable, improve and restore shoreline open space and scenic resources; and

(D) Encourage those developments which are not coastal dependent to locate in inland areas.

Response: The proposed CPA action does not involve any construction improvements to the existing resort condominium complex on the property. As such, no impacts to open space and scenic resources are anticipated with approval of the amendment request.

4. Coastal Ecosystems

Objective: Protect valuable coastal ecosystems, including reefs, from disruption and minimize adverse impacts on all coastal ecosystems.

Policies:

(A) Improve the technical basis for natural resource management;

(B) Preserve valuable coastal ecosystems, including reefs, of significant biological or economic importance;

(C) Minimize disruption or degradation of coastal water ecosystems by effective regulation of stream diversions, channelization, and similar land and water uses, recognizing competing water needs; and

(D) Promote water quantity and quality planning and management practices which reflect the tolerance of fresh water and marine ecosystems and prohibit land and water uses which violate state water quality standards.

Response: Drainage flows across the subject property are handled via a combination of grassed swales and vegetated percolation areas located within the landscaped portions of the parcel. The proposed CPA action does not involve any construction improvements or ground-altering activities and, as such, will not affect existing drainage conditions within the subject property. Approval of the proposed CPA request will not, therefore, impact coastal ecosystems located off of Keawakapu Beach.

5. Economic Uses

Objective: Provide public or private facilities and improvements important to the State's economy in suitable locations.

Policies:

(A) Concentrate coastal dependent development in appropriate areas;

(B) Ensure that coastal dependent development such as harbors and ports, and coastal related development such as visitor facilities and energy generating facilities, are located, designed, and constructed to minimize adverse social, visual, and environmental impacts in the coastal zone management area; and

(C) Direct the location and expansion of coastal dependent developments to areas presently designated and used for such developments and permit reasonable long-term growth at such areas, and permit coastal dependent development outside of presently designated areas when:

(i) Use of presently designated locations is not feasible;

(ii) Adverse environmental effects are minimized; and

(iii) The development is important to the State's economy.

Response: The existing 41-unit Hale Hui Kai resort condominium complex was developed over 30 years ago in 1971 when the property was designated for Hotel use by the 1970 Kihei Civic Development Plan. Each of the 41 units (with the exception of the on-site manager's unit) is either utilized as a residential apartment or is operated as a short-term vacation rental by the owner.

Given that the proposed action does not involve expansion or modification of the existing condominium complex, there are no additional economic impacts anticipated to be generated by the amendment to the Kihei-Makena Community Plan. The intent of the proposed amendment is to establish appropriate land use designations to meet the Community Plan and County Zoning consistency objectives and to recognize the property's historical and existing use.

6. Coastal Hazards

Objective: Reduce hazard to life and property from tsunami, storm waves, stream

flooding, erosion, subsidence and pollution.

Policies:

(A) Develop and communicate adequate information about storm wave, tsunami, flood, erosion, subsidence, and point and nonpoint source pollution hazards;

(B) Control development in areas subject to storm wave, tsunami, flood, erosion, hurricane, wind, subsidence, and point and nonpoint pollution hazards;

(C) Ensure that developments comply with requirements of the Federal Flood Insurance Program;

(D) Prevent coastal flooding from inland projects; and

(E) Develop a coastal point and nonpoint source pollution control program.

Response: The majority of the subject property is located within Zone C, which is an area of minimal flooding. A small portion of land in the southwest corner of the property falls within Flood Zone A4 (an area of 100-year flooding) and Flood Zone V-10 (an area of 100-year coastal flooding with wave action). The existing resort condominium complex is located within the Flood Zone C portion of the property. The proposed CPA does not involve any construction improvements or ground-altering activities and, as such, will not affect existing drainage conditions within the subject property. No significant adverse drainage impacts to downstream properties will, therefore, result from the proposed action.

7. Managing Development

Objective: Improve the development review process, communication, and public participation in the management of coastal resources and hazards.

Policies:

(A) Use, implement, and enforce existing law effectively to the maximum extent possible in managing present and future coastal zone development;

(B) Facilitate timely processing of applications for development permits and resolve overlapping of conflicting permit requirements; and

(C) Communicate the potential short and long-term impacts of proposed

significant coastal developments early in their life-cycle and in terms understandable to the public to facilitate public participation in the planning and review process.

Response: This Environmental Assessment (EA) has been prepared for public review in compliance with Chapter 343, Hawai`i Revised Statutes, and Chapter 200 of Title 11, Hawai`i Administrative Rules, Environmental Impact Statement Rules. Additional opportunities for public participation will be provided through the County of Maui's Community Plan Amendment (CPA) process.

8. Public Participation

Objective: Stimulate public awareness, education, and participation in coastal management.

Policies:

(A) Maintain a public advisory body to identify coastal management problems and to provide policy advice and assistance to the coastal zone management program;

(B) Disseminate information on coastal management issues by means of educational materials, published reports, staff contact, and public workshops for persons and organizations concerned with coastal-related issues, developments, and government activities; and

(C) Organize workshops, policy dialogues, and site-specific mediations to respond to coastal issues and conflicts.

Response: Public awareness and participation for the proposed CPA action is facilitated through the Chapter 343, HRS environmental review process. Additional opportunities for public participation will be provided through the CPA application process. The proposed project is not contrary to the objective of public awareness, education, and participation.

9. Beach Protection

Objective: Protect beaches for public use and recreation.

Policies:

(A) Locate new structures inland from the shoreline setback to conserve open space and to minimize loss of improvements due to erosion;

(B) Prohibit construction of private erosion-protection structures seaward of the shoreline, except when they result in improved aesthetic and engineering solutions to erosion at the sites and do not interfere with existing recreational and waterline activities; and

(C) Minimize the construction of public erosion-protection structures seaward of the shoreline.

Response: The subject property is located adjacent to the shoreline and fronts Keawakapu Beach. The proposed action will not impact existing shoreline activities and beach processes as there are no construction improvements or ground-altering activities associated with the CPA request.

10. Marine Resources

Objective: Implement the State's ocean resources management plan.

Policies:

(A) Exercise an overall conservation ethic, and practice stewardship in the protection, use, and development of marine and coastal resources;

(B) Assure that the use and development of marine and coastal resources are ecologically and environmentally sound and economically beneficial;

(C) Coordinate the management of marine and coastal resources and activities management to improve effectiveness and efficiency;

(D) Assert and articulate the interests of the State as a partner with federal agencies in the sound management of ocean resources within the United States exclusive economic zone;

(E) Promote research, study, and understanding of ocean processes, marine life, and other ocean resources in order to acquire and inventory information necessary to understand how ocean development activities relate to and impact upon ocean and coastal resources; and

(F) Encourage research and development of new, innovative technologies for

exploring, using, or protecting marine and coastal resources.

Response: The proposed project does not involve any construction improvements or ground-altering activities and will not, therefore, adversely affect marine or coastal resources.

In addition to the foregoing objectives and policies, SMA permit review criteria pursuant to Act 224 (2005) provides that:

> No Special Management Area (SMA) Use Permit or SMA Minor Permit shall be granted for structures that allow artificial light from floodlights, uplights, or spotlights used for decorative or aesthetic purposes when the light:
>
> (1) Directly illuminates the shoreline and ocean waters; or
>
> (2) Is directed to travel across property boundaries toward the shoreline and ocean waters.

The proposed CPA request does not involve any construction improvements or ground-altering activities on the property. No additional lighting, beyond that which is already existing on the subject property, is, therefore, proposed.

IV. SUMMARY OF ADVERSE ENVIRONMENTAL EFFECTS WHICH CANNOT BE AVOIDED

IV. SUMMARY OF ADVERSE ENVIRONMENTAL EFFECTS WHICH CANNOT BE AVOIDED

The proposed action is limited to a request to change the community plan designation for the subject property from "Single-Family" to "Hotel". The Community Plan Amendment (CPA) would correct the inconsistency that currently exists between the property's State Land Use designation ("Urban"), Community Plan designation ("Single-Family") and zoning designation ("H-M, Hotel"). No construction improvements or ground-altering activities are being proposed for the subject property as part of the CPA action. As such, there are no unavoidable adverse environmental impacts associated with the proposed CPA request.

V. ALTERNATIVES ANALYSIS

V. ALTERNATIVES ANALYSIS

The following alternatives were evaluated during the Environmental Assessment (EA) preparation process for the proposed Community Plan Amendment (CPA) application:

A. PREFERRED ALTERNATIVE

The proposal to amend the Kihei-Makena Community Plan designation of the property from "Single-Family" to "Hotel" is deemed to be the most acceptable alternative as it would recognize the existing and historic use of the property. Approval of the CPA request would also respect the intended use of the property as reflected by the parcel's "Hotel" designation in the Comprehensive Zoning Ordinance of the County of Maui.

B. NO ACTION ALTERNATIVE

The "no action" alternative would mean that no land use changes would be made to the subject property and the current Community Plan "Single-Family" designation would be retained. This alternative is not considered appropriate as the "Single-Family"designation was established without the prior notification, knowledge, or consent of the Hale Hui Kai AOAO. The purpose of the request is to address the procedural oversight and to recognize the current and historical use of the property as a resort condominium. Due to non-conformity issues, this alternative presents a number of issues regarding the extent to which the existing resort condominium buildings can be repaired in the event of periodic maintenance or catastrophic events, such as fire or storm damage. The "no action" alternative is not, therefore, deemed as appropriate.

C. DEFFERED ACTION ALTERNATIVE

The deferred action alternative would delay changing the designation of the property from "Single-Family" to "Hotel" until completion of the 2030 General Plan and the updated Kihei-Makena Community Plan.

Under the "Single-Family" designation in the 1998 Kihei-Makena Community Plan, the

existing condominium buildings on the property are considered non-conforming structures. As noted above, this non-conformity status limits the extent to which repair and maintenance activities can be undertaken on the existing buildings by the applicant. Current regulations allow for repair and maintenance activities valued at no greater than 50 percent of the assessed value of the existing non-conforming structures.

Further, the property is also located within the County of Maui's Special Management Area (SMA) and requires compliance with Chapter 205A, Hawai`i Revised Statutes for all development actions on the property. During the SMA review process, any proposed improvements would be required to conform to the requirements of the General Plan, the Kihei-Makena Community Plan, and Maui County zoning. The present inconsistency between the land use designations for the property would not, therefore, allow SMA approval to be granted for any future repair and maintenance activities. These issues present significant concerns to the owners of the individual units and the Hale Hui Kai AOAO, as the structures within the property are over 30 years old and will require upgrades and periodic maintenance as the buildings age.

As with the "no action" alternative, the "deferred action" alternative is also not deemed appropriate.

VI. IRREVERSIBLE AND IRRETRIEVABLE COMMITMENT OF RESOURCES

VI. IRREVERSIBLE AND IRRETRIEVABLE COMMITMENT OF RESOURCES

The proposed Community Plan Amendment (CPA) action will not result in the irreversible or irretrievable commitment of natural or man-made resources. The consequent results of the proposed action would be the recognition of the property's past, present, and intended use as a resort condominium complex. The designation of the property as "Hotel" in the Kihei-Makena Community Plan would be consistent with the existing use of the property, the County zoning designation of the parcel, and the overall character of the surrounding Kihei and Wailea residential, commercial, and resort areas.

VII. FINDINGS AND CONCLUSIONS

VII. FINDINGS AND CONCLUSIONS

The "Significance Criteria", Section 12 of the Hawai`i Administrative Rules, Title 11, Chapter 200, "Environmental Impact Statement Rules", were reviewed and analyzed to determine whether the proposed Community Plan Amendment (CPA) action will present any adverse significant impacts on the environment. The following analysis is provided:

1. **Involves an irrevocable commitment to loss or destruction of any natural or cultural resource.**

   The project will not result in any adverse environmental or cultural impacts. There are no known rare, threatened, or endangered species of flora, fauna, or avifauna located within the subject property. The property has been previously disturbed and improved in connection with the construction of the existing resort condominium buildings in 1971.

2. **Curtails the range of beneficial uses of the environment.**

   There are no construction improvements or ground-altering activities associated with the proposed CPA request. The proposed amendment to the Kihei-Makena Community Plan will not, therefore, curtail the range of beneficial uses of the environment.

3. **Conflicts with the state's long-term environmental policies or goals and guidelines as expressed in chapter 344, HRS, and any revisions thereof and amendments thereto, court decisions, or executive orders.**

   The State's Environmental Policy and Guidelines are set forth in Chapter 344, Hawai`i Revised Statutes (HRS). The proposed CPA action does not contravene the provisions of Chapter 344, HRS.

4. **Substantially affects the economic welfare, social welfare, and cultural practices of the community or State.**

   The existing 41-unit Hale Hui Kai resort condominium complex was developed over 30 years ago in 1971 when the property was designated for "Hotel" use by the 1970

Kihei Civic Development Plan. Each of the 41 units (with the exception of the onsite manager's unit) is either utilized as a residential apartment or is operated as a short-term vacation rental by the owner.

Given that the proposed action does not involve expansion or modification of the existing resort condominium complex, there are no additional economic impacts anticipated to be generated by the amendment to the Kihei-Makena Community Plan. The intent of the proposed amendment is to establish appropriate land use designations to meet the Community Plan and County Zoning consistency objectives and to recognize the property's historical and existing use.

5. **Substantially affects public health.**

No adverse impacts to the public's health and welfare will result from the proposed CPA action.

6. **Involves substantial secondary impacts, such as population changes or effects on public facilities.**

The proposed CPA action would recognize the historical and existing use of the property as a resort condominium complex. It would also recognize the intended "Hotel" use of the property as reflected in the 1970 Kihei Civic Development Plan and the County of Maui Comprehensive Zoning Ordinance. There are no construction improvements or ground-altering activities proposed as part of the CPA action. As such, there are no secondary impacts to population or public facilities resulting from this land use amendment action.

The proposed amendment will not impact other public services such as police, health care, and emergency medical services. Educational, recreational, and solid waste collection and disposal facilities and resources will also be unaffected by the proposed CPA action.

7. **Involves a substantial degradation of environmental quality.**

The existing use of the property as a resort condominium complex complements and is compatible with surrounding residential, commercial, and resort related land uses present in the Kihei and Wailea areas.

As there are no construction improvements or ground-altering activities being proposed, approval of the CPA request will not result in the degradation of environmental quality.

8. **Is individually limited but cumulatively has considerable effect upon the environment or involves a commitment for larger actions.**

There are no construction improvements or ground-altering activities proposed as part of the CPA request. The proposed action is limited to amending the Kihei-Makena Community Plan to allow for consistency with the property's existing "Hotel" designation in the comprehensive zoning ordinance. The request, therefore, does not represent a commitment to larger actions, nor is it expected to result in any cumulative impacts that would adversely affect the environment.

9. **Substantially affects a rare, threatened, or endangered species, or its habitat.**

There are no rare, threatened, or endangered species of flora, fauna, avifauna, or their habitats within or surrounding the subject property that will be adversely affected by the proposed CPA action.

10. **Detrimentally affects air or water quality or ambient noise levels.**

The proposed action is limited to an amendment to the Kihei-Makena Community Plan and, as such, will not impact air quality, water quality, or ambient noise levels in the surrounding area.

11. **Affects or is likely to suffer damage by being located in an environmentally sensitive area such as a flood plain, tsunami zone, beach, erosion-prone area, geologically hazardous land, estuary, fresh water, or coastal waters**.

The existing resort condominium complex within the subject property is not subject to flooding as it is located in Flood Zone "C", an area of minimal flooding. The property, however, is located within a Tsunami Evacuation Area as defined by the State of Hawai`i Civil Defense Agency. There are no geologically hazardous lands or wetlands within or adjacent to the parcel. The proposed CPA action does not involve construction improvements or ground-altering activities and will not, therefore, affect environmentally sensitive areas in the vicinity of the subject property.

12. **Substantially affects scenic vistas and viewplanes identified in county or state plans or studies.**

The subject property is developed with existing resort condominium buildings which range between three (3) and four (4) stories in height. The proposed CPA action does not involve modification to these existing buildings or construction of new structures and will not, therefore, affect scenic corridors and coastal scenic and open space resources.

13. **Requires substantial energy consumption.**

The proposed CPA action will not result in additional energy consumption at the subject property.

Based on the foregoing findings, it is anticipated that the proposed CPA action will result in a Finding of No Significant Impacts (FONSI).

VIII. LIST OF PERMITS AND APPROVALS

VIII. LIST OF PERMITS AND APPROVALS

The following will be required for implementation of the proposed action:

County of Maui

1. Community Plan Amendment (from "Single-Family" to "Hotel").

IX. AGENCIES CONSULTED DURING THE PREPARATION OF THE DRAFT ENVIRONMENTAL ASSESSMENT; LETTERS RECEIVED; AND RESPONSES TO SUBSTANTIVE COMMENTS

IX. AGENCIES CONSULTED DURING THE PREPARATION OF THE DRAFT ENVIRONMENTAL ASSESSMENT; LETTERS RECEIVED; AND RESPONSES TO SUBSTANTIVE COMMENTS

The following agencies were consulted during the preparation of the Draft Environmental Assessment. Agency comments received during the early consultation phase, as well as responses to substantive comments, are included in this section. In addition, comments received after the early consultation comment period deadline and letters responding to substantive comments are contained in this section as well.

1. Ranae Ganske-Cerizo, Soil Conservationist
Natural Resources Conservation Service
U.S. Department of Agriculture
210 Imi Kala Street, Suite 209
Wailuku, Hawai`i 96793-2100

2. George Young
Chief, Regulatory Branch
U.S. Department of the Army
U.S. Army Engineer District, Honolulu
Regulatory Branch
Building 230
Fort Shafter, Hawai`i 96858-5440

3. Patrick Leonard
Field Supervisor
U. S. Fish and Wildlife Service
300 Ala Moana Blvd., Rm. 3-122
Box 50088
Honolulu, Hawai`i 96813

4. Russ K. Saito, State Comptroller
Department of Accounting and General Services
1151 Punchbowl Street, #426
Honolulu, Hawai`i 96813

5. Sandra Lee Kunimoto, Chair
Department of Agriculture
1428 South King Street
Honolulu, Hawai`i 96814-2512

6. Theodore E. Liu, Director
State of Hawai`i
Department of Business, Economic Development & Tourism
P.O. Box 2359
Honolulu, Hawai`i 96804

7. Patricia Hamamoto, Superintendent
State of Hawai`i
Department of Education
P.O. Box 2360
Honolulu, Hawai`i 96804

8. Heidi Meeker
Planning Section
Office of Business Services
Department of Education
809 Eighth Avenue
Honolulu, Hawai`i 96816

cc: Bruce Anderson, Complex Area Superintendent (Central/Upcountry Maui)

9. Micah Kane, Chairman
Department of Hawaiian Home Lands
P. O. Box 1879
Honolulu, Hawai`i 96805

10. Chiyome Fukino, M.D., Director
State of Hawai`i
Department of Health
919 Ala Moana Blvd., Room 300
Honolulu, Hawai`i 96814

11. Alec Wong, P.E., Acting Chief
Clean Water Branch
State of Hawai`i
Department of Health
919 Ala Moana Blvd., Room 300
Honolulu, Hawai`i 96814

12. Herbert Matsubayashi
District Environmental Health
Program Chief
State of Hawai`i
Department of Health
54 High Street
Wailuku, Hawai`i 96793

13. Laura Thielen, Director
State of Hawai`i
Department of Land and Natural Resources
P. O. Box 621
Honolulu, Hawai`i 96809

14. Melanie Chinen, Administrator
State of Hawai`i
Department of Land and Natural Resources
State Historic Preservation Division
601 Kamokila Blvd., Room 555
Kapolei, Hawai`i 96707

15. Barry Fukunaga, Director
State of Hawai`i
Department of Transportation
869 Punchbowl Street
Honolulu, Hawai`i 96813

cc: Fred Cajigal

16. Major General Robert G.S. Lee, Director
Hawai`i State Civil Defense
3949 Diamond Head Road
Honolulu, Hawai`i 96816-4495

17. Laurence K. Lau, Interim Director
Office Of Environmental Quality Control
235 S. Beretania Street, Suite 702
Honolulu, Hawai`i 96813

18. Haunani Apoliona, Board of Trustee Chair
Office of Hawaiian Affairs
711 Kapiolani Boulevard, Suite 500
Honolulu, Hawai`i 96813

19. Mary Lou Kobayashi, Administrator
State of Hawai`i
Office of Planning
P.O. Box 2359
Honolulu, Hawai`i 96804

20. Deidre Tegarden, Director
County of Maui
Office of Economic Development
2200 Main Street, Suite 305
Wailuku, Hawai`i 96793

21. Gen Iinuma, Administrator
Maui Civil Defense Agency
200 South High Street
Wailuku, Hawai`i 96793

22. Carl Kaupololo, Chief
County of Maui
Department of Fire and Public Safety
200 Dairy Road
Kahului, Hawai`i 96732

23. Vanessa A. Medeiros, Director
County of Maui
Department of Housing and Human Concerns
One Main Plaza
2200 Main Street, Suite 546
Wailuku, Hawai`i 96793

24. Tamara Horcajo, Director
County of Maui
Department of Parks and Recreation
700 Halia Nakoa Street, Unit 2
Wailuku, Hawai`i 96793

25. Jeffrey Hunt, Director
County of Maui
Department of Planning
250 South High Street
Wailuku, Hawai`i 96793

26. Thomas Phillips, Chief
County of Maui
Police Department
55 Mahalani Street
Wailuku, Hawai`i 96793

27. Milton Arakawa, Director
County of Maui
Department of Public Works
200 South High Street
Wailuku, Hawai`i 96793

28. Cheryl Okuma, Director
County of Maui
Department of Environmental Management
One Main Plaza
2200 Main Street, Suite 176
Wailuku, Hawai`i 96793

29. Donald Medeiros, Director
County of Maui
Department of Transportation
200 South High Street
Wailuku, Hawai`i 96793

30. Jeffrey Eng, Director
County of Maui
Department of Water Supply
200 South High Street
Wailuku, Hawai`i 96793

31. G. Riki Hokama, Council Chair
Maui County Council
200 South High Street
Wailuku, Hawai`i 96793

32. Danny Mateo, Council Vice Chair
Maui County Council
200 South High Street
Wailuku, Hawai`i 96793

33. Councilmember Michelle Anderson
Maui County Council
200 South High Street
Wailuku, Hawai`i 96793

34. Councilmember Gladys Baisa
Maui County Council
200 South High Street
Wailuku, Hawai`i 96793

35. Councilmember Jo Anne Johnson
Maui County Council
200 South High Street
Wailuku, Hawai`i 96793

36. Councilmember Bill Medeiros
Maui County Council
200 South High Street
Wailuku, Hawai`i 96793

37. Councilmember Michael J. Molina
Maui County Council
200 South High Street
Wailuku, Hawai`i 96793

38. Councilmember Joseph Pontanilla
Maui County Council
200 South High Street
Wailuku, Hawai`i 96793

39. Councilmember Mike Victorino
Maui County Council
200 South High Street
Wailuku, Hawai`i 96793

40. **Hawaiian Telcom**
60 South Church Street
Wailuku, Hawai`i 96793

41. Neal Shinyama, Manager – Engineering
Maui Electric Company, Ltd.
P.O. Box 398
Kahului, Hawai`i 96733

42. **Kihei Community Association**
P. O. Box 662
Kihei, Hawai`i 96753

NOV 2 9 2007

LINDA LINGLE
GOVERNOR

RUSS K. SAITO
COMPTROLLER

BARBARA A. ANNIS
DEPUTY COMPTROLLER

(P)1273.7

STATE OF HAWAII
DEPARTMENT OF ACCOUNTING AND GENERAL SERVICES
P.O. BOX 119, HONOLULU, HAWAII 96810

NOV 2 8 2007

Mr. Mark Alexander Roy, Project Manager
Munekiyo & Hiraga, Inc.
305 High Street, Suite 104
Wailuku, Hawaii 96793

Dear Mr. Roy:

Subject: Chapter 343, Hawaii Revised Statutes (HRS) Early Consultation Request for Proposed Community Plan Amendment for Hale Nui Kai at 2994 South Kihei Road
TMK: (2) 3-9-004: 025
Kihei, Maui

Thank you for the opportunity to provide early consultation comments on the subject project. This proposed Community Plan Amendment does not impact any of the Department of Accounting and General Services' projects or existing facilities, and we have no comments to offer at this time.

If you have any questions, please call me at 808-586-0400 or have your staff call Mr. Clarence Kubo of the Public Works Division at 808-586-0488.

Sincerely,

RUSS K. SAITO
State Comptroller

MUNEKIYO & HIRAGA, INC.

MICHAEL T. MUNEKIYO
GWEN OHASHI HIRAGA
MITSURU "MICH" HIRANO
KARLYNN FUKUDA

MARK ALEXANDER ROY
KYLE GINOZA

October 28, 2008

Russ K. Saito, State Comptroller
State of Hawai`i
Department of Accounting and General Services
P. O. Box 119
Honolulu, Hawai`i 96810

SUBJECT: Proposed Community Plan Amendment for Hale Hui Kai at TMK (2) 3-9-004:025; 2994 South Kihei Road, Kihei, Maui

Dear Mr. Saito:

Thank you for your letter dated November 28, 2007, providing early consultation comments on the subject project.

We acknowledge the determination that the proposed Community Plan Amendment will not impact any projects or existing facilities of the Department of Accounting and General Services.

We appreciate the input provided. A copy of the Draft Environmental Assessment (EA) for the project will be provided to your office for review and comment. Should you have any questions in the meantime, please do not hesitate to contact me at (808) 244-2015.

Very truly yours,

Mark Alexander Roy
Project Manager

MAR:lfm
cc: Ben Little, Hale Hui Kai
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LINDA LINGLE
GOVERNOR

PATRICIA HAMAMOTO
SUPERINTENDENT

STATE OF HAWAI'I
DEPARTMENT OF EDUCATION
P.O. BOX 2360
HONOLULU, HAWAI'I 96804

OFFICE OF THE SUPERINTENDENT

November 30, 2007

Mr. Mark Alexander Roy, Project Manager
Munekiyo & Hiraga, Inc.
305 High Street, Suite 104
Wailuku, Hawaii 96783

Dear Mr. Roy:

SUBJECT: Chapter 343, Hawai'i Revised Statutes (HRS) Early Consultation Request for the Proposed Community Plan Amendment for Hale Hui Kai at 2994 South Kihei Road, Kihei, Maui (TMK (2)3-9-004:025)

The Department of Education has no comment or concern to offer as early consultation for the proposed Community Plan Amendment for the existing hotel and condominium property named Hale Hui Kai.

Should you have any questions, please call George Casen of the Facilities Development Branch at (808) 733-4862.

Very truly yours,

Patricia Hamamoto
Superintendent

PH:jmb

cc: Randolph Moore, Assistant Superintendent, OSFSS
Duane Kashiwai, Public Work Administrator, FDB
Bruce Anderson, CAS, Baldwin/King Kekaulike/Maui Complex Areas

3

MUNEKIYO & HIRAGA, INC.

MICHAEL T. MUNEKIYO
GWEN OHASHI HIRAGA
MITSURU "MICH" HIRANO
KARLYNN FUKUDA

MARK ALEXANDER ROY
KYLE GINOZA

October 28, 2008

Patricia Hamamoto, Superintendent
Attention: George Casen
State of Hawai`i
Department of Education
Facilities Development Branch
P. O. Box 2360
Honolulu, Hawai`i 96804

SUBJECT: Proposed Community Plan Amendment for Hale Hui Kai at TMK (2) 3-9-004:025; 2994 South Kihei Road, Kihei, Maui

Dear Ms. Hamamoto:

Thank you for your letter dated November 30, 2007, providing early consultation comments on the subject project.

We acknowledge that the Department of Education has no comments or concerns regarding the proposed Community Plan Amendment.

We appreciate the input provided. A copy of the Draft Environmental Assessment (EA) for the project will be provided to your office for review and comment. Should you have any questions in the meantime, please do not hesitate to contact me at (808) 244-2015.

Very truly yours,

Mark Alexander Roy
Project Manager

MAR:lfm
cc: Ben Little, Hale Hui Kai
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planning environment government

305 High Street, Suite 104 · Wailuku, Hawaii 96793 · ph: (808)244-2015 · fax: (808)244-8729 · planning@mhplanning.com · www.mhplanning.com

NOV 2 7 2007

LINDA LINGLE
GOVERNOR
STATE OF HAWAII

MICAH A. KANE
CHAIRMAN
HAWAIIAN HOMES COMMISSION

BEN HENDERSON
DEPUTY TO THE CHAIRMAN

KAULANA H. PARK
EXECUTIVE ASSISTANT

STATE OF HAWAII
DEPARTMENT OF HAWAIIAN HOME LANDS
P.O. BOX 1879
HONOLULU, HAWAII 96805

November 23, 2007

Mr. Mark Alexander Roy
Project Manager
Munekiyo & Hiraga, Inc.
305 High Street, Suite 104
Wailuku, Hawaii 96793

Dear Mr. Roy:

Thank you for the opportunity to participate in the early consultation phase of Hale Hui Kai's proposed Community Plan Amendment for their existing hotel and condominium property in Kihei, Maui. The Department of Hawaiian Home Lands has no comments.

Should you have any questions, please call the Planning Office at (808) 586-3836.

Aloha and mahalo,

Micah A. Kane, Chairman
for Hawaiian Homes Commission

5

MUNEKIYO & HIRAGA, INC.

MICHAEL T. MUNEKIYO
GWEN OHASHI HIRAGA
MITSURU "MICH" HIRANO
KARLYNN FUKUDA

MARK ALEXANDER ROY
KYLE GINOZA

October 28, 2008

Micah A. Kane, Chairman
State of Hawai`i
Department of Hawaiian Home Lands
Hawaiian Homes Commission
P. O. Box 1879
Honolulu, Hawai`i 96805

SUBJECT: Proposed Community Plan Amendment for Hale Hui Kai at TMK (2) 3-9-004:025; 2994 South Kihei Road, Kihei, Maui

Dear Mr. Kane:

Thank you for your letter, dated November 23, 2007, regarding the early consultation request for the subject project.

We acknowledge that the Department of Hawaiian Home Lands has no comments on the proposed Community Plan Amendment.

We appreciate the input provided. A copy of the Draft Environmental Assessment (EA) for the project will be provided to your office for review and comment. Should you have any questions in the meantime, please do not hesitate to contact me at (808) 244-2015.

Very truly yours,

Mark Alexander Roy
Project Manager

MAR:lfm
cc: Ben Little, Hale Hui Kai
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LINDA LINGLE
GOVERNOR OF HAWAII

DEC 0 4 2007

CHIYOME L. FUKINO, M.D.
DIRECTOR OF HEALTH

STATE OF HAWAII
DEPARTMENT OF HEALTH
P.O. BOX 3378
HONOLULU, HAWAII 96801-3378

In reply, please refer to:
EMD / CWB

11102PKP.07

November 30, 2007

Mr. Mark Alexander Roy
Project Manager
Munekiyo & Hiraga, Inc.
305 High Street, Suite 104
Wailuku, Hawaii 96793

Dear Mr. Roy:

Subject: Chapter 343, Hawaii Revised Statutes (HRS) Early Consultation Request for Proposed Community Plan Amendment for Hale Hui Kai, Kihei, Maui, Hawaii

The Department of Health, Clean Water Branch (CWB), has reviewed the subject document and has no comments on the proposed action. We understand that no improvements to the existing site or building are proposed and this action has been initiated to change the property designation in the Kihei-Makena Community Plan from "Single-Family" to "Hotel."

If you have any questions, please contact the Engineering Section, CWB, at (808) 586-4309.

Sincerely,

ALEC WONG, P.E., CHIEF
Clean Water Branch

KP:np

MUNEKIYO & HIRAGA, INC.

MICHAEL T. MUNEKIYO
GWEN OHASHI HIRAGA
MITSURU "MICH" HIRANO
KARLYNN FUKUDA

MARK ALEXANDER ROY
KYLE GINOZA

October 28, 2008

Alec Wong, P.E., Chief
State of Hawai`i
Department of Health
Clean Water Branch
P. O. Box 3378
Honolulu, Hawai`i 96801-3378

SUBJECT: Proposed Community Plan Amendment for Hale Hui Kai at TMK (2) 3-9-004:025; 2994 South Kihei Road, Kihei, Maui (11102PKP.07)

Dear Mr. Wong:

Thank you for your letter, dated November 30, 2007, regarding the early consultation request for the subject project.

We acknowledge that the Department of Health, Clean Water Branch has no comments on the proposed Community Plan Amendment.

We appreciate the input provided. A copy of the Draft Environmental Assessment (EA) for the project will be provided to your office for review and comment. Should you have any questions in the meantime, please do not hesitate to contact me at (808) 244-2015.

Very truly yours,

Mark Alexander Roy
Project Manager

MAR:lfm
cc: Ben Little, Hale Hui Kai
F:\DATA\HaleHuiKai\Kihei LandUse\DOH CWB.ecres.wpd

planning environment government

305 High Street, Suite 104 · Wailuku, Hawaii 96793 · ph: (808)244-2015 · fax: (808)244-8729 · planning@mhplanning.com · www.mhplanning.com

DEC 0 7 2007

LINDA LINGLE
GOVERNOR OF HAWAII

CHIYOME L. FUKINO, M. D.
DIRECTOR OF HEALTH

LORRIN W. PANG, M. D., M. P.
DISTRICT HEALTH OFFICER

STATE OF HAWAII
DEPARTMENT OF HEALTH
MAUI DISTRICT HEALTH OFFICE
54 HIGH STREET
WAILUKU, MAUI, HAWAII 96793-2102

December 5, 2007

Mr. Mark Alexander Roy
Project Manager
Munekiyo & Hiraga, Inc.
305 High Street, Suite 104
Wailuku, Hawai`i 96793

Dear Mr. Roy:

Subject: **Early Consultation Request for Proposed Community Plan Amendment for Hale Hui Kai**
TMK: (2) 3-9-004: 025

Thank you for the opportunity to participate in the early consultation process for the Proposed Community Plan Amendment. We have no comments to offer at this time.

Should you have any questions, please call me at 808 984-8230.

Sincerely,

Herbert S. Matsubayashi
District Environmental Health Program Chief

MUNEKIYO & HIRAGA, INC.

MICHAEL T. MUNEKIYO
GWEN OHASHI HIRAGA
MITSURU "MICH" HIRANO
KARLYNN FUKUDA

MARK ALEXANDER ROY
KYLE GINOZA

October 28, 2008

Herbert S. Matsubayashi
District Environmental Health Program Chief
State of Hawai`i
Department of Health
Maui District Health Office
54 High Street
Wailuku, Hawai`i 96793-2102

SUBJECT: Proposed Community Plan Amendment for Hale Hui Kai at TMK (2) 3-9-004:025; 2994 South Kihei Road, Kihei, Maui

Dear Mr. Matsubayashi:

Thank you for your letter, dated December 5, 2007, regarding the early consultation request for the subject project.

We acknowledge that the Department of Health, Maui District Health Office has no comments on the proposed Community Plan Amendment.

We appreciate the input provided. A copy of the Draft Environmental Assessment (EA) for the project will be provided to your office for review and comment. Should you have any questions in the meantime, please do not hesitate to contact me at 244-2015.

Very truly yours,

Mark Alexander Roy
Project Manager

MAR:lfm
cc: Ben Little, Hale Hui Kai
F:\DATA\HaleHuiKai\Kihei LandUse\DOH Maui.ecres.wpd

305 High Street, Suite 104 · Wailuku, Hawaii 96793 · ph: (808)244-2015 · fax: (808)244-8729 · planning@mhplanning.com · www.mhplanning.com

DEC 0 3 200

LINDA LINGLE
GOVERNOR OF HAWAII

LAURA H. THIELEN
CHAIRPERSON
BOARD OF LAND AND NATURAL RESOURCES
COMMISSION ON WATER RESOURCE MANAGEMENT

STATE OF HAWAII
DEPARTMENT OF LAND AND NATURAL RESOURCES
LAND DIVISION

POST OFFICE BOX 621
HONOLULU, HAWAII 96809

November 29, 2007

Munekiyo & Hiraga, Inc.
305 High Street Suite 104
Wailuku, Hawaii 96793

Attention: Mr. Mark Alexander Roy

Gentlemen:

Subject: Early Consultation for Proposed Community Plan Amendment for Hale Hui Kai, Kihei, Maui, Tax Map Key: (2) 3-9-4: 25

Thank you for the opportunity to review and comment on the subject matter. The Department of Land and Natural Resources' (DLNR) Land Division distributed or made available a copy of your report pertaining to the subject matter to DLNR Divisions for their review and comment.

Other than the comments from Engineering Division, Land Division, the Department of Land and Natural Resources has no other comments to offer on the subject matter. Should you have any questions, please feel free to call our office at 587-0433. Thank you.

Sincerely,

for Morris M. Atta
Administrator

LINDA LINGLE
GOVERNOR OF HAWAII

LAURA H. THIELEN
CHAIRPERSON
BOARD OF LAND AND NATURAL RESOURCES
COMMISSION ON WATER RESOURCE MANAGEMENT

STATE OF HAWAII
DEPARTMENT OF LAND AND NATURAL RESOURCES
LAND DIVISION

POST OFFICE BOX 621
HONOLULU, HAWAII 96809

November 16, 2007

MEMORANDUM

TO: **DLNR Agencies:**
x Div. of Aquatic Resources
~~Div. of Boating &~~ Ocean Recreation
x Engineering Division
Div. of Forestry & Wildlife
Div. of State Parks
x Commission on Water Resource Management
x Office of Conservation & Coastal Lands
x Land Division – Maui District/Keith Chun

FROM: Morris M. Atta
SUBJECT: Early Consultation for Proposed Community Plan Amendment
LOCATION: Kihei, Maui, TMK: (2) 3-9-4:25
APPLICANT: Munekiyo & Hiraga, Inc. on behalf of Hale Hui Kai

Transmitted for your review and comment on the above referenced document. We would appreciate your comments on this document. Please submit any comments by November 30, 2007.

If no response is received by this date, we will assume your agency has no comments. If you have any questions about this request, please contact my office at 587-0433. Thank you.

Attachments

( ) We have no objections.
( ) We have no comments.
(X) Comments are attached.

Signed: _____
Date: 11/27/07

12

DEPARTMENT OF LAND AND NATURAL RESOURCES
ENGINEERING DIVISION

LD/MorrisAtta
Ref.: EarlyConsuktCommunityPalnnedAmendment
Maui.382

COMMENTS

( ) We confirm that the project site, according to the Flood Insurance Rate Map (FIRM), is located in Flood Zone ___.

(X) **Please take note that according to the maps that you provided, it appears that the project site, according to the Flood Insurance Rate Map (FIRM), is located in Flood Zone C. The National Flood Insurance Program does not have any regulations for developments within Zone C.**

( ) Please note that the correct Flood Zone Designation for the project site according to the Flood Insurance Rate Map (FIRM) is ___.

( ) Please note that the project must comply with the rules and regulations of the National Flood Insurance Program (NFIP) presented in Title 44 of the Code of Federal Regulations (44CFR), whenever development within a Special Flood Hazard Area is undertaken. If there are any questions, please contact the State NFIP Coordinator, Ms. Carol Tyau-Beam, of the Department of Land and Natural Resources, Engineering Division at (808) 587-0267.

Please be advised that 44CFR indicates the minimum standards set forth by the NFIP. Your Community's local flood ordinance may prove to be more restrictive and thus take precedence over the minimum NFIP standards. If there are questions regarding the local flood ordinances, please contact the applicable County NFIP Coordinators below:

( ) Mr. Robert Sumitomo at (808) 768-8097 or Mr. Mario Siu Li at (808) 768-8098 of the City and County of Honolulu, Department of Planning and Permitting.

( ) Mr. Kelly Gomes at (808) 961-8327 (Hilo) or Mr. Kiran Emler at (808) 327-3530 (Kona) of the County of Hawaii, Department of Public Works.

( ) Mr. Francis Cerizo at (808) 270-7771 of the County of Maui, Department of Planning.

( ) Mr. Mario Antonio at (808) 241-6620 of the County of Kauai, Department of Public Works.

( ) The applicant should include project water demands and infrastructure required to meet water demands. Please note that the implementation of any State-sponsored projects requiring water service from the Honolulu Board of Water Supply system must first obtain water allocation credits from the Engineering Division before it can receive a building permit and/or water meter.

( ) The applicant should provide the water demands and calculations to the Engineering Division so it can be included in the State Water Projects Plan Update.

( ) Additional Comments:_____

( ) Other:_____

Should you have any questions, please call Ms. Suzie S. Agraan of the Planning Branch at 587-0258.

Signed: _____

ERIC T. HIRANO, CHIEF ENGINEER

Date: 11/22/02

LINDA LINGLE
GOVERNOR OF HAWAII

LAURA H. THIELEN
CHAIRPERSON
BOARD OF LAND AND NATURAL RESOURCES
COMMISSION ON WATER RESOURCE MANAGEMENT

STATE OF HAWAII
DEPARTMENT OF LAND AND NATURAL RESOURCES
LAND DIVISION

POST OFFICE BOX 621
HONOLULU, HAWAII 96809

November 16, 2007

MEMORANDUM

TO: **DLNR Agencies:**
x Div. of Aquatic Resources
__Div. of Boating & Ocean Recreation
x Engineering Division
__Div. of Forestry & Wildlife
__Div. of State Parks
x Commission on Water Resource Management
x ~~Office of Conservation~~ & Coastal Lands
x Land Division – Maui District/Keith Chun

FROM: Morris M. Atta
SUBJECT: Early Consultation for Proposed Community Plan Amendment
LOCATION: Kihei, Maui, TMK: (2) 3-9-4:25
APPLICANT: Munekiyo & Hiraga, Inc. on behalf of Hale Hui Kai

Transmitted for your review and comment on the above referenced document. We would appreciate your comments on this document. Please submit any comments by November 30, 2007.

If no response is received by this date, we will assume your agency has no comments. If you have any questions about this request, please contact my office at 587-0433. Thank you.

Attachments

( ) We have no objections.
( ) We have no comments.
(✓) Comments are attached.

Signed: KC
Date: 11-21-07

14

LINDA LINGLE
GOVERNOR OF HAWAII

LAURA H. THIELEN
CHAIRPERSON
BOARD OF LAND AND NATURAL RESOURCES
COMMISSION ON WATER RESOURCE MANAGEMENT

STATE OF HAWAII
DEPARTMENT OF LAND AND NATURAL RESOURCES
LAND DIVISION

POST OFFICE BOX 621
HONOLULU, HAWAII 96809

To: Morris M. Atta, Acting Administrator

From: Keith Chun, Planning and Development Manager

Date: November 21, 2007

Re: Early Consultation for Proposed Community Plan Amendment
Applicant: Munekiyo & Hiraga, Inc. on behalf of Hale Hui Kai
Property: TMK (2) 3-9-4:25

The following comments are provided in response to the request for comments on the above.

The Department of Land and Natural Resources ("DLNR") is the owner of TMK parcel (2) 3-9-4:29, which is the site of the Maui Oceanfront Hotel and adjacent to the above-referenced property. The current lessee of the DLNR parcel is Western Apartment Supply & Maintenance ("WASM"). WASM has an application pending at the County of Maui, which application includes a request to amend the Kihei-Makena Community Plan for TMK Parcel 29 from Single Family (SF) Residential to Hotel (H).

DLNR understands that a prior Community Plan amendment (either the 1985 or the 1998 amendment) "re-designated" DLNR's TMK Parcel 29 from Hotel (H) to Single Family (SF) Residential. However, DLNR also believes the re-designation of Parcel 29 to Single Family Residential was inadvertent as evidenced by the fact that the zoning designation for Parcel 29 currently is, has been H-M Hotel District since 1969. In addition, any such downzoning of Parcel 29 without consent from, or compensation to, DLNR would be improper. As such, DLNR previously requested that WASM's application for Parcel 29 clarify that the requested Community Plan Amendment is merely a request to correct the previous inadvertent redesignation of Parcel 29.

DLNR suggests the above-referenced applicant research the issue of whether the Community Plan designation for the Hale Hui Kai property was also the result of an inadvertent "redesignation" by a prior Community Plan amendment. DLNR also respectfully request the Applicant share the results of such research with DLNR. The information may be sent to the attention of Keith Chun, DLNR, Land Division, at the address provided above on this letterhead.

DEC 0 6

LINDA LINGLE
GOVERNOR OF HAWAII

LAURA H. THIELEN
CHAIRPERSON
BOARD OF LAND AND NATURAL RESOURCES
COMMISSION ON WATER RESOURCE MANAGEMENT

STATE OF HAWAII
DEPARTMENT OF LAND AND NATURAL RESOURCES
LAND DIVISION

POST OFFICE BOX 621
HONOLULU, HAWAII 96809

December 5, 2007

Munekiyo & Hiraga, Inc.
305 High Street Suite 104
Wailuku, Hawaii 96793

Attention: Mr. Mark Alexander Roy

Gentlemen:

Subject: Early Consultation for Proposed Community Plan Amendment for Hale Hui Kai, Kihei, Maui, Tax Map Key: (2) 3-9-4:25

Thank you for the opportunity to review and comment on the subject matter. The Department of Land and Natural Resources' (DLNR) Land Division distributed or made available a copy of your report pertaining to the subject matter to DLNR Divisions for their review and comment.

Other than the comments from Commission on Water Resource Management, the Department of Land and Natural Resources has no other comments to offer on the subject matter. Should you have any questions, please feel free to call our office at 587-0433. Thank you.

Sincerely,

Charlene E. Unoki
for Morris M. Atta
Administrator

16

LINDA LINGLE
GOVERNOR OF HAWAII

LAURA H. THIELEN
CHAIRPERSON
BOARD OF LAND AND NATURAL RESOURCES
COMMISSION ON WATER RESOURCE MANAGEMENT

STATE OF HAWAII
DEPARTMENT OF LAND AND NATURAL RESOURCES
LAND DIVISION

POST OFFICE BOX 621
HONOLULU, HAWAII 96809

November 16, 2007

MEMORANDUM

TO: **DLNR Agencies:**
x Div. of Aquatic Resources
__Div. of Boating & Ocean Recreation
x Engineering Division
__Div. of Forestry & Wildlife
__~~Div. of State Parks~~
x Commission on Water Resource Management
x ~~Office of Conservation & Coastal Lands~~
x Land Division – Maui District/Keith Chun

FROM: Morris M. Atta
SUBJECT: Early Consultation for Proposed Community Plan Amendment
LOCATION: Kihei, Maui, TMK: (2) 3-9-4:25
APPLICANT: Munekiyo & Hiraga, Inc. on behalf of Hale Hui Kai

Transmitted for your review and comment on the above referenced document. We would appreciate your comments on this document. Please submit any comments by November 30, 2007.

If no response is received by this date, we will assume your agency has no comments. If you have any questions about this request, please contact my office at 587-0433. Thank you.

Attachments

( ) We have no objections.
( ) We have no comments.
( ) Comments are attached.

Signed: _____
Date: _____

17

LINDA LINGLE
GOVERNOR OF HAWAII

LAURA H. THIELEN
CHAIRPERSON

MEREDITH J. CHING
JAMES A. FRAZIER
NEAL S. FUJIWARA
CHIYOME L. FUKINO, M.D.
DONNA FAY K. KIYOSAKI, P.E.
LAWRENCE H. MIIKE, M.D., J.D.

KEN C. KAWAHARA, P.E.
DEPUTY DIRECTOR

STATE OF HAWAII
DEPARTMENT OF LAND AND NATURAL RESOURCES
COMMISSION ON WATER RESOURCE MANAGEMENT
P.O. BOX 621
HONOLULU, HAWAII 96809

December 4, 2007

REF:

TO: Morris Atta, Acting Administrator
Land Division

FROM: Ken C. Kawahara, P.E., Deputy Director
Commission on Water Resource Management

SUBJECT: Hale Hui Kai (Kihei) CP Amendment

FILE NO.:

Thank you for the opportunity to review the subject document. The Commission on Water Resource Management (CWRM) is the agency responsible for administering the State Water Code (Code). Under the Code, all waters of the State are held in trust for the benefit of the citizens of the State, therefore, all water use is subject to legally protected water rights. CWRM strongly promotes the efficient use of Hawaii's water resources through conservation measures and appropriate resource management. For more information, please refer to the State Water Code, Chapter 174C, Hawaii Revised Statutes, and Hawaii Administrative Rules, Chapters 13-167 to 13-171. These documents are available via the Internet at *http://www.hawaii.gov/dlnr/cwrm*.

Our comments related to water resources are checked off below.

☒ 1. We recommend coordination with the county to incorporate this project into the county's Water Use and Development Plan. Please contact the respective Planning Department and/or Department of Water Supply for further information.

☐ 2. We recommend coordination with the Engineering Division of the State Department of Land and Natural Resources to incorporate this project into the State Water Projects Plan.

☐ 3. There may be the potential for ground or surface water degradation/contamination and recommend that approvals for this project be conditioned upon a review by the State Department of Health and the developer's acceptance of any resulting requirements related to water quality.

Permits required by CWRM: Additional information and forms are available at *www.hawaii.gov/dlnr/cwrm/forms.htm*.

☐ 4. The proposed water supply source for the project is located in a designated ground-water management area, and a Water Use Permit is required prior to use of ground water.

☐ 5. A Well Construction Permit(s) is (are) required before the commencement of any well construction work.

☐ 6. A Pump Installation Permit(s) is (are) required before ground water is developed as a source of supply for the project.

☐ 7. There is (are) well(s) located on or adjacent to this project. If wells are not planned to be used and will be affected by any new construction, they must be properly abandoned and sealed. A permit for well abandonment must be obtained.

☐ 8. Ground-water withdrawals from this project may affect streamflows, which may require an instream flow standard amendment.

☐ 9. A Stream Channel Alteration Permit(s) is (are) required before any alteration can be made to the bed and/or banks of a stream channel.

☐ 10. A Stream Diversion Works Permit(s) is (are) required before any stream diversion works is constructed or altered.

☐ 11. A Petition to Amend the Interim Instream Flow Standard is required for any new or expanded diversion(s) of surface water.

☒ 12. The planned source of water for this project has not been identified in this report. Therefore, we cannot determine what permits or petitions are required from our office, or whether there are potential impacts to water resources.

☒ 13. We recommend that the report identify feasible alternative non-potable water resources, including reclaimed wastewater.

☐ OTHER:

If there are any questions, please contact Charley Ice at 587-0251.

Cl:ss

MUNEKIYO & HIRAGA, INC.

MICHAEL T. MUNEKIYO
GWEN OHASHI HIRAGA
MITSURU "MICH" HIRANO
KARLYNN FUKUDA

MARK ALEXANDER ROY
KYLE GINOZA

October 28, 2008

Morris M. Atta, Administrator
State of Hawai'i
Department of Land and Natural Resources
Land Division
P. O. Box 621
Honolulu, Hawai'i 96809

SUBJECT: Proposed Community Plan Amendment for Hale Hui Kai at TMK (2) 3-9-004:025; 2994 South Kihei Road, Kihei, Maui

Dear Mr. Atta:

Thank you for your letters, dated November 29, 2007 and December 5, 2007, providing early consultation comments on the subject project.

We offer the following responses to the comments noted by the Engineering Division, Land Division and the Commission on Water Resource Management:

ENGINEERING DIVISION

We acknowledge the determination that the Hale Hui Kai resort condominium complex falls within Flood Zone C of the Flood Insurance Rate Map for the area.

LAND DIVISION

As presented in the early consultation letter, the applicant is requesting a Community Plan Amendment (CPA) for the subject property to correct an inconsistency that currently exists between the State ('Urban"), community plan ("Single-Family"), and zoning ("Hotel") designations for the property. A discussion providing background information on the past community plan designations for the property will be included in the Draft Environmental Assessment (EA) that is currently being prepared for the project. As requested, a hard copy of the Draft EA will be provided to the Land Division for reference purposes.

COMMISSION ON WATER RESOURCE MANAGEMENT

The proposed project is limited to a request to change the community plan designation for the property from "Single-Family" to "Hotel". Furthermore, water service to the Hale Hui

305 High Street, Suite 104 · Wailuku, Hawaii 96793 · ph: (808)244-2015 · fax: (808)244-8729 · planning@mhplanning.com · www.mhplanning.com

Kai resort condominium complex (constructed approximately 30 years ago) is provided by the County through an existing onsite water meter. As there are no physical improvements being proposed as part of the proposed CPA, no new additional water infrastructure will be necessary.

We appreciate the input provided. The necessary number of copies of the EA for the project will be provided to your office for review and comment. Should you have any questions in the meantime, please do not hesitate to contact me at (808) 244-2015.

Very truly yours,

Mark Alexander Roy
Project Manager

MAR:lfm
cc: Ben Little, Hale Hui Kai
F:\DATA\HaleHuiKai\Kihei LandUse\DLNR.ecres.wpd

DEC 0 4 2007

LINDA LINGLE
GOVERNOR

BARRY FUKUNAGA
DIRECTOR

Deputy Directors
MICHAEL D. FORMBY
FRANCIS PAUL KEENO
BRENNON T. MORIOKA
BRIAN H. SEKIGUCHI

STATE OF HAWAII
DEPARTMENT OF TRANSPORTATION
869 PUNCHBOWL STREET
HONOLULU, HAWAII 96813-5097

IN REPLY REFER TO:

STP 8.2690

November 29, 2007

Mr. Mark Alexander Roy
Project Manager
Munekiyo & Hiraga, Inc.
305 High Street, Suite 104
Wailuku, Hawaii 96793

Dear Mr. Roy:

Subject: Hale Hui Kai
Community Plan Amendment – Early Consultation
TMK: 3-9-004: 025

Thank you for requesting our review of the subject project.

The proposed project is not anticipated to significantly impact any State transportation facilities.

We appreciate the opportunity to provide comments.

Very truly yours,

BARRY FUKUNAGA
Director of Transportation

c: Jeffrey Hunt, Maui Planning Department

MUNEKIYO & HIRAGA, INC.

MICHAEL T. MUNEKIYO
GWEN OHASHI HIRAGA
MITSURU "MICH" HIRANO
KARLYNN FUKUDA

MARK ALEXANDER ROY
KYLE GINOZA

October 28, 2008

Brennon Morioka, Director
State of Hawai`i
Department of Transportation
869 Punchbowl Street
Honolulu, Hawai`i 96813-5097

SUBJECT: Proposed Community Plan Amendment for Hale Hui Kai at TMK (2) 3-9-004:025; 2994 South Kihei Road, Kihei, Maui (STP 8.2690)

Dear Mr. Morioka:

Thank you for your department's letter, dated November 29, 2007, providing early consultation comments on the subject project.

We acknowledge the determination that the proposed Community Plan Amendment is not anticipated to significantly impact State transportation facilities.

We appreciate the input provided. A copy of the Draft Environmental Assessment (EA) for the project will be provided to your office for review and comment. Should you have any questions in the meantime, please do not hesitate to contact me at (808) 244-2015.

Very truly yours,

Mark Alexander Roy
Project Manager

MAR:lfm
cc: Ben Little, Hale Hui Kai
F:\DATA\HaleHuiKai\Kihei LandUse\SDOT.ecres.wpd

planning environment government

305 High Street, Suite 104 · Wailuku, Hawaii 96793 · ph: (808)244-2015 · fax: (808)244-8729 · planning@mhplanning.com · www.mhplanning.com

LINDA LINGLE
GOVERNOR

MAJOR GENERAL ROBERT G. F. LEE
DIRECTOR OF CIVIL DEFENSE

EDWARD T. TEIXEIRA
VICE DIRECTOR OF CIVIL DEFENSE

DEC 1 7 2007

PHONE (808) 733-4300
FAX (808) 733-4287

STATE OF HAWAII
DEPARTMENT OF DEFENSE
OFFICE OF THE DIRECTOR OF CIVIL DEFENSE
3949 DIAMOND HEAD ROAD
HONOLULU, HAWAII 96816-4495

December 14, 2007

Mr. Mark Alexander Roy
Project Manager
Munekiyo & Hiraga, Inc
305 High Street, Suite 104
Wailuku, Hawaii 96793

Dear Mr. Roy:

Chapter 343, Hawai'i Revised Statutes (HRS) Early Consultation Request
for Proposed Community Plan Amendment for Hale Hui Kai at
TMK (2)3-9-004:025, 2994 South Kihei Road, Kihei, Maui

Regarding Hale Hui Kai, State Civil Defense has the following comments:

- The proposed Community Plan Amendment (CPA) action would result in substantial change in zoning for this parcel. However, it does seem to be compatible with the adjoining parcels.
- The primary concern of State Civil Defense is the potential for a significant impact on local traffic that an added high-density condominium/hotel may have on traffic in the immediate area when it would involve mass evacuation in the event of a local natural or man-made hazard.
- Further comments can be offered during a review of the environmental assessment.

Thank you for the opportunity to review and comment on this request for the change in zoning and the CPA request.

Sincerely,

EDWARD T. TEIXEIRA
Vice Director of Civil Defense

MUNEKIYO & HIRAGA, INC.

MICHAEL T. MUNEKIYO
GWEN OHASHI HIRAGA
MITSURU "MICH" HIRANO
KARLYNN FUKUDA

MARK ALEXANDER ROY
KYLE GINOZA

October 28, 2008

Edward T. Teixeira, Vice Director of Civil Defense
State of Hawai'i
Department of Defense
Office of the Director of Civil Defense
3949 Diamond Head Road
Honolulu, Hawai'i 96816-4495

SUBJECT: Proposed Community Plan Amendment for Hale Hui Kai at TMK (2) 3-9-004:025; 2994 South Kihei Road, Kihei, Maui

Dear Mr. Teixeira:

Thank you for your letter, dated December 14, 2007, providing early consultation comments on the subject project. We offer the following responses to the comments noted, of which have been arranged in the order that they appear in your letter:

- We note your comment stating that the proposed Community Plan Amendment (CPA) would be compatible with the other parcels adjoining the subject property.

- In regards to assessing potential impacts from the proposed project, it is noted that there is already an existing resort condominium located on the subject property, which was constructed over 30 years ago. There are no physical improvements being proposed as part of the proposed CPA application. The request for a CPA is being submitted for processing as the applicant (Hale Hui Kai) is trying to correct an inconsistency that currently exists between the State ("Urban"), community plan ("Single-Family"), and zoning ("Hotel") designations for the property. Given the foregoing considerations, no additional traffic or related impacts will result from approval of the CPA request.

- A copy of the Draft Environmental Assessment (EA) for the project will be provided to your office for review and comment.

We appreciate the input provided. Should you have any questions, please do not hesitate to contact me at (808) 244-2015.

Very truly yours,

Mark Alexander Roy
Project Manager

MAR:lfm
cc: Ben Little, Hale Hui Kai
F:\DATA\HaleHuiKai\Kihei LandUse\CivilDefense.ecres.wpd

DEC 1 0 2007

PHONE (808) 594-1888

FAX (808) 594-1865

STATE OF HAWAI'I
OFFICE OF HAWAIIAN AFFAIRS
711 KAPI'OLANI BOULEVARD, SUITE 500
HONOLULU, HAWAI'I 96813

HRD07/3382

December 4, 2007

Mark Alexander Roy, Project Manager
Munekiyo & Hiraga, Inc.
305 High Street, Suite 104
Wailuku, HI 96793

RE: Chapter 343, Hawai'i Revised Statues (HRS) Early Consultation Request for Proposed Community Plan Amendment for Hale Hui Kai at TMK (2) 3-9-004: 025, 2994 South Kīhei Road, Kīhei Maui

Dear Mark Alexander Roy,

The Office of Hawaiian Affairs (OHA) is in receipt of your November 14, 2007 request for early review and comments concerning the preparation of a Draft Environmental Assessment (DEA) for the Proposed Community Plan Amendment (CPA) and offers the following comments:

The proposed action to initiate a CPA for the existing Hale Hui Kai condominium property in Kīhei raises concerns for our office. The county zoning ordinance designates the parcel as "H-M Hotel." The existing Kīhei-Mākena Community Plan designates the parcel as "Single-Family." Changing of the Community Plan designation opens up future possibilities for the redevelopment of the property. We would like assurance that the change in designation in the Community Plan will match the existing use of the property and not allow for a large-scale redevelopment in the future.

The proposed changes of the parcel from "Single-Family" to "Hotel" Community Plan designations could potentially have adverse effects on view planes and the overall community character in Kīhei. Although the proposed action in the submission does not include any development or improvements to the site, the potential for future redevelopment of this parcel may be possible with this change in designation.

If any changes are proposed to the Community Plan designation of a parcel, we prefer that the changes occur during the Community Plan Update process to ensure that the whole community is involved in the process and that the community is considered in any changes in land use designation. Our office looks forward to reviewing and commenting on the upcoming DEA and any pertinent future documents.

Thank you for the opportunity to comment. If you have further questions or concerns, please contact Jason Jeremiah, Policy Advocate-Preservation, Native Rights, Land and Culture, at (808) 594-1816 or jasonj@oha.org.

Aloha,

Clyde W. Nāmu'o
Administrator

C: Thelma Shimaoka
Community Resource Coordinator
OHA-Maui Office
140 Hoohana St., Ste 206
Kahalui, HI 96732

MUNEKIYO & HIRAGA, INC.

MICHAEL T. MUNEKIYO
GWEN OHASHI HIRAGA
MITSURU "MICH" HIRANO
KARLYNN FUKUDA

MARK ALEXANDER ROY
KYLE GINOZA

October 28, 2008

Clyde W. Nāmu`o, Administrator
Attn: Jason Jeremiah, Policy Advocate
State of Hawai`i
Office of Hawaiian Affairs
711 Kapiolani Boulevard, Suite 500
Honolulu, Hawai`i 96813

SUBJECT: Proposed Community Plan Amendment for Hale Hui Kai at TMK (2) 3-9-004:025; 2994 South Kihei Road, Kihei, Maui (HRD 07/3382)

Dear Mr. Nāmu`o:

Thank you for your letter, dated December 4, 2007, providing early consultation comments on the subject project. We offer the following response to the comments noted:

- The Community Plan Amendment (CPA) is being proposed by the applicant (Hale Hui Kai) to correct an inconsistency that currently exists between the State ("Urban"), community plan ("Single-Family") and zoning ("H-M Hotel") designations for the property. There are no physical improvements being proposed as part of the proposed action. The existing resort condominium located on the subject property was constructed over 30 years ago when the property was designated as 'Hotel" by the 1970 Kihei Civic Development Plan. The community plan designation for the property was inadvertently changed by the County (without the knowledge or notification of the landowners) from "Hotel" to "Single-Family" during a subsequent Kihei-Makena Community Plan update process. As such, the applicant has initiated the proposed CPA to resolve this mapping error and ensure that the existing structures on the property conform to the underlying land use designations for the parcel.

  A detailed discussion providing background information on the past civic development plan and subsequent community plan designations for the property will be included in the Draft Environmental Assessment (EA) that is being prepared for the project.

We appreciate the input provided. A copy of the Draft EA for the project will be provided to your office for review and comment.

planning environment government

305 High Street, Suite 104 · Wailuku, Hawaii 96793 · ph: (808)244-2015 · fax: (808)244-8729 · planning@mhplanning.com · www.mhplanning.com

Should you have any questions in the meantime, please do not hesitate to contact me at (808) 244-2015.

Very truly yours,

Mark Alexander Roy
Project Manager

MAR:lfm
cc: Ben Little, Hale Hui Kai
F:\DATA\HaleHuiKai\Kihei LandUse\OHA.ecres.wpd

NOV 2 1 2007

CHARMAINE TAVARES
MAYOR

CARL M. KAUPALOLO
CHIEF

NEAL A. BAL
DEPUTY CHIEF

COUNTY OF MAUI
DEPARTMENT OF FIRE AND PUBLIC SAFETY
FIRE PREVENTION BUREAU

780 ALUA STREET
WAILUKU, HAWAII 96793
(808) 244-9161
FAX (808) 244-1363

November 19, 2007

Mr. Mark Alexander Roy, Project Manager
Munekiyo & Hiraga, Inc.
305 High Street, Suite 104
Wailuku, Hawaii 96793

Subject: Proposed Community Plan Amendment for Hale Hui Kai TMK (2)3-9-004:025
2994 South Kihei Road, Kihei, Hawaii

Dear Mr. Roy,

I have had the opportunity to review your request for an early consultation regarding the subject. Since no construction is anticipated, and only a designation request is being entertained at this time, we do not have any comments regarding the designation request.

If construction is to occur on the property in the future, the details will be reviewed by our office during the building permit process.

Please feel free to contact myself if there are any questions or concerns.

Sincerely,

Valeriano F. Martin
Captain
Fire Prevention Bureau

MUNEKIYO & HIRAGA, INC.

MICHAEL T. MUNEKIYO
GWEN OHASHI HIRAGA
MITSURU "MICH" HIRANO
KARLYNN FUKUDA

MARK ALEXANDER ROY
KYLE GINOZA

October 28, 2008

Valeriano F. Martin, Captain
County of Maui
Department of Fire and Public Safety
Fire Prevention Bureau
780 Alua Street
Wailuku, Hawai`i 96793

SUBJECT: Proposed Community Plan Amendment for Hale Hui Kai at TMK (2) 3-9-004:025; 2994 South Kihei Road, Kihei, Maui

Dear Captain Martin:

Thank you for your letter, dated November 19, 2007, regarding the early consultation request for the subject project.

We acknowledge that the Fire Department has no comments on the proposed Community Plan Amendment.

We appreciate the input provided. A copy of the Draft Environmental Assessment (EA) for the project will be provided to your office for review and comment. Should you have any questions in the meantime, please do not hesitate to contact me at 244-2015.

Very truly yours,

Mark Alexander Roy
Project Manager

MAR:lfm
cc: Ben Little, Hale Hui Kai
F:\DATA\HaleHuiKai\Kihei LandUse\DFire.ecres.wpd

DEC 0 7 20

CHARMAINE TAVARES
Mayor

TAMARA HORCAJO
Director

ZACHARY Z. HELM
Deputy Director

(808) 270-7230
Fax (808) 270-7934

DEPARTMENT OF PARKS & RECREATION

700 Hali'a Nakoa Street, Unit 2 , Wailuku, Hawaii 96793

November 28, 2007

Mr. Mark Alexander Roy, Project Manager
Munekiyo and Hiraga, Inc.
305 High Street, Suite 104
Wailuku, Hawaii 96793

SUBJECT: Hale Hui Kai
TMK (2)3-9-004:025 in Kihei, Maui, Hawaii
Early Consultation for Proposed Community Plan Amendment

Dear Mr.Roy:

We have reviewed the Proposed Community Plan Amendment to change the designation from "Single Family" to "Hotel" for Hale Hui Kai. Although there are no additional dwelling or lodging units indicated, please be advised that hotels are not subject to parks assessment fees but condominiums are.

Thank you for the opportunity to comment. Please contact me or Tammy Osurman, CIP Coordinator, at 270-7388 if there are any questions.

Sincerely,

TAMARA HORCAJO
Director

TH:to

c: Patrick Matsui, Chief-Planning and Development

MUNEKIYO & HIRAGA, INC.

MICHAEL T. MUNEKIYO
GWEN OHASHI HIRAGA
MITSURU "MICH" HIRANO
KARLYNN FUKUDA

MARK ALEXANDER ROY
KYLE GINOZA

October 28, 2008

Tamara Horcajo, Director
County of Maui
Department of Parks and Recreation
700 Hali`a Nakoa Street, Unit 2
Wailuku, Hawai`i 96793

SUBJECT: Proposed Community Plan Amendment for Hale Hui Kai at TMK (2) 3-9-004:025; 2994 South Kihei Road, Kihei, Maui

Dear Ms. Horcajo:

Thank you for your letter, dated November 28, 2007, providing early consultation comments on the subject project.

Although the proposed Cornmunity Plan Amendment does not involve any physical construction improvements on the property, we acknowledge the general comment from your office that hotels (not condominiums) are exempt from parks assessment fees.

We appreciate the input provided. A copy of the Draft Environmental Assessment (EA) for the project will be provided to your office for review and comment. Should you have any questions in the meantime, please do not hesitate to contact me at 244-2015.

Very truly yours,

Mark Alexander Roy
Project Manager

MAR:lfm
cc: Ben Little, Hale Hui Kai
F:\DATA\HaleHuiKai\Kihei LandUse\DPR.ecres.wpd

.HARMAINE TAVARES
Mayor

JEFFREY S. HUNT
Director

COLLEEN M. SUYAMA
Deputy Director

DEC 1 0 2007

COUNTY OF MAUI
DEPARTMENT OF PLANNING

December 4, 2007

Mr. Mark Alexander Roy, Project Manager
Munekiyo & Hiraga, Inc.
305 High Street, Suite 104
Wailuku, Hawaii 96793

Dear Mr. Roy:

RE: Preconsultation in Preparation of a Draft Environmental Assessment for the Proposed Community Plan Amendment for Hale Hui Kai Located at 2994 South Kihei Road, Kihei, Maui, Hawaii TMK: 3-9-004:025 (EAC 2007/0043)

The Maui County Department of Planning (Department) is in receipt of your request for comments in preparation of a Draft Environmental Assessment (EA) for the above-referenced project. The Department understands that the proposed action includes the following:

- The Applicant and Owner is Hale Hui Kai;
- The 47,000 square foot property contains an existing hotel and condominium built over 30 years ago;
- No construction or improvements to the site or existing buildings are proposed; and
- The Applicant will be requesting a Community Plan Amendment to change the designation of the property from Single Family to Hotel within the Kihei-Makena Community Plan.

250 SOUTH HIGH STREET, WAILUKU, MAUI, HAWAII 96793
MAIN LINE (808) 270-7735; FACSIMILE (808) 270-7634
CURRENT DIVISION (808) 270-8205; LONG RANGE DIVISION (808) 270-7214; ZONING DIVISION (808) 270-7253

Based on the foregoing, the Department provides the following comments as pre-consultation in preparation of the Draft EA:

1. The land use designations for the project area are as follows:

   - State Land Use – Urban
   - Community Plan – Single Family
   - County Zoning – H-M Hotel
   - Other – Located within the Special Management Area

2. The Department concurs that the proposed community plan amendment is a "trigger" that requires compliance with Chapter 343, Hawaii Revised Statutes (HRS);

3. Should the proposed community plan amendment be the only "trigger" for Chapter 343, HRS, then the Maui Planning Commission will be the final accepting authority; and

4. Please provide adjacent properties zoning and community plan designations to ensure that the proposed redesignation is consistent with neighboring properties and not 'spot zoning.' I notice that properties to the north and south are zoned H-M and R-3 and designated in the Community Plan as Hotel and Single Family.

Thank you for the opportunity to comment. Should you require further clarification, please contact Staff Planner Joseph Prutch, by email at joseph.prutch@mauicounty.gov or by phone 270-7512.

Sincerely,

CLAYTON I. YOSHIDA, AICP
Planning Program Administrator

JSH:JMP:nt
c: Joseph M. Prutch, Staff Planner
EA Project File
General File
K:\WP_DOCS\PLANNING\EAC\2007\0043_HaleHuiKai\PreconsultLtr.wpd

MUNEKIYO & HIRAGA, INC.

MICHAEL T. MUNEKIYO
GWEN OHASHI HIRAGA
MITSURU "MICH" HIRANO
KARLYNN FUKUDA

MARK ALEXANDER ROY
KYLE GINOZA

October 28, 2008

Clayton I. Yoshida, A.I.C.P.
Planning Program Administrator
County of Maui
Department of Planning
Attention: Joseph Prutch, Staff Planner
250 South High Street
Wailuku, Hawai'i 96793

SUBJECT: Proposed Community Plan Amendment for Hale Hui Kai at TMK (2) 3-9-004:025; 2994 South Kihei Road, Kihei, Maui (EAC 2007/0043)

Dear Mr. Yoshida:

Thank you for your letter, dated December 4, 2007, providing early consultation comments on the subject project. We offer the following responses to the comments noted which have been arranged in the order that they appear in your letter:

1. The information provided (confirming the existing land use designations for the property) will be included in the Draft Environmental Assessment (EA).

2. We note the concurrence from your office that the proposed Community Plan Amendment requires the preparation of an Environmental Assessment, pursuant to Chapter 343, Hawai'i Revised Statutes (HRS).

3. As the proposed CPA action is the only Chapter 343, HRS trigger associated with the project, we acknowledge that the Maui Planning Commission will be the approving agency for the EA.

4. Graphics showing the existing community plan and zoning designations for parcels neighboring the subject property will be included in the Draft EA.

We appreciate the input provided. A copy of the Draft EA for the project will be provided to your office for review and comment.

planning environment government

305 High Street, Suite 104 · Wailuku, Hawaii 96793 · ph: (808)244-2015 · fax: (808)244-8729 · planning@mhplanning.com · www.mhplanning.com

Should you have any questions in the meantime, please do not hesitate to contact me at (808) 244-2015.

Very truly yours,

Mark Alexander Roy
Project Manager

MAR:lfm
cc: Ben Little, Hale Hui Kai
F:\DATA\HaleHuiKai\Kihei LandUse\Planning.ecres.wpd

NOV 2 8 2007

POLICE DEPARTMENT
COUNTY OF MAUI

CHARMAINE TAVARES
MAYOR

OUR REFERENCE
YOUR REFERENCE

55 MAHALANI STREET
WAILUKU, HAWAII 96793
(808) 244-6400
FAX (808) 244-6411

THOMAS M. PHILLIPS
CHIEF OF POLICE

GARY A. YABUTA
DEPUTY CHIEF OF POLICE

November 26, 2007

Mr. Mark Alexander Roy
Project Manager
Munekiyo & Hiraga, Inc.
305 High Street, Suite 104
Wailuku, HI 96793

Dear Mr. Roy:

SUBJECT: Proposed Community Plan Amendment for Hale Hui Kai
TMK (2) 3-9-004:025, 2994 South Kihei Road

Thank you for your letter of November 14, 2007, requesting comments on the above subject.

We have reviewed the information submitted for this project and would like to defer any comments or recommendations at this time. We look forward to receiving the Environmental Assessment and hope we will have an opportunity to review and comment on.

Very truly yours,

Assistant Chief Wayne T. Ribao
for: Thomas M. Phillips
Chief of Police

c: Jeffrey Hunt, Planning Department

MUNEKIYO & HIRAGA, INC.

MICHAEL T. MUNEKIYO
GWEN OHASHI HIRAGA
MITSURU "MICH" HIRANO
KARLYNN FUKUDA

MARK ALEXANDER ROY
KYLE GINOZA

October 28, 2008

Thomas M. Phillips, Chief of Police
County of Maui
Police Department
55 Mahalani Street
Wailuku, Hawai`i 96793

SUBJECT: Proposed Community Plan Amendment for Hale Hui Kai at TMK (2) 3-9-004:025; 2994 South Kihei Road, Kihei, Maui

Dear Chief Phillips:

Thank you for your letter, dated November 26, 2007, regarding the early consultation request for the subject project.

We acknowledge that the Police Department would like to defer comments on the proposed Community Plan Amendment at this time.

A copy of the Draft Environmental Assessment (EA) for the project will be provided to your office for review and comment. Should you have any questions in the meantime, please do not hesitate to contact me at 244-2015

Very truly yours,

Mark Alexander Roy
Project Manager

MAR:lfm
cc: Ben Little, Hale Hui Kai
F:\DATA\HaleHuiKai\Kihei LandUse\Police.ecres.wpd

DEC 1 3 2007

CHARMAINE TAVARES
Mayor

MILTON M. ARAKAWA, A.I.C.P.
Director

MICHAEL M. MIYAMOTO
Deputy Director

Telephone: (808) 270-7845
Fax: (808) 270-7955

RALPH NAGAMINE, L.S., P.E.
Development Services Administration

CARY YAMASHITA, P.E.
Engineering Division

BRIAN HASHIRO, P.E.
Highways Division

COUNTY OF MAUI
DEPARTMENT OF PUBLIC WORKS
200 SOUTH HIGH STREET
WAILUKU, MAUI, HAWAII 96793

December 10, 2007

Mr. Mark Alexander Roy, Project Manager
MUNEKIYO & HIRAGA, INC.
305 High Street, Suite 104
Wailuku, Maui, Hawaii 96793

Dear Mr. Roy:

SUBJECT: APPLICATION FOR EARLY CONSULTATION FOR PROPOSED COMMUNITY PLAN AMENDMENT FOR HALE HUI KAI; TMK: (2) 3-9-004:025

We reviewed the subject application and have no comments to offer as no improvements are proposed for this existing development.

Please call Michael Miyamoto at 270-7845 if you have any questions regarding this letter.

Sincerely,

MILTON M. ARAKAWA, A.I.C.P.
Director of Public Works

MMA:MMM:ls
xc: Highways Division
Engineering Division
S:\LUCA\CZM\Hale_Hui_Kai_erly_39004025_ls.wpd

41

MUNEKIYO & HIRAGA, INC.

MICHAEL T. MUNEKIYO
GWEN OHASHI HIRAGA
MITSURU "MICH" HIRANO
KARLYNN FUKUDA

MARK ALEXANDER ROY
KYLE GINOZA

October 28, 2008

Milton M. Arakawa, A.I.C.P., Director
County of Maui
Department of Public Works
200 South High Street
Wailuku, Hawai`i 96793

SUBJECT: Proposed Community Plan Amendment for Hale Hui Kai at TMK (2) 3-9-004:025; 2994 South Kihei Road, Kihei, Maui

Dear Mr. Arakawa:

Thank you for your letter, dated December 10, 2007, regarding the early consultation request for the subject project.

We acknowledge that the Department of Public Works has no comments on the proposed Community Plan Amendment.

We appreciate the input provided. A copy of the Draft Environmental Assessment (EA) for the project will be provided to your office for review and comment. Should you have any questions in the meantime, please do not hesitate to contact me at 244-2015.

Very truly yours,

Mark Alexander Roy
Project Manager

MAR:lfm
cc: Ben Little, Hale Hui Kai
F:\DATA\HaleHuiKai\Kihei LandUse\DPW.ecres.wpd

DEC 2 4 2007

CHARMAINE TAVARES
Mayor

CHERYL K. OKUMA, Esq.
Director

GREGG KRESGE
Deputy Director

TRACY TAKAMINE, P.E.
Solid Waste Division

DAVID TAYLOR, P.E.
Wastewater Reclamation Division

COUNTY OF MAUI
DEPARTMENT OF
ENVIRONMENTAL MANAGEMENT
2200 MAIN STREET, SUITE 175
WAILUKU, MAUI, HAWAII 96793

December 19, 2007

Mr. Alexander Roy
Project Manager
305 High Street, Suite 104
Wailuku, Hawaii 96793

SUBJECT: HALE HUI KAI - 2994 SOUTH KIHEI ROAD COMMUNITY PLAN AMENDMENT EARLY CONSULTATION TMK (2) 3-9-004:025, KIHEI

Dear Mr. Roy,

We reviewed the subject project as a pre-application consultation and have the following comments:

1. Solid Waste Division comments:

   a. None.

2. Wastewater Reclamation Division comments:

   a. None.

If you have any questions regarding this memorandum, please contact Gregg Kresge at 270-8230.

Sincerely,

Cheryl K. Okuma

Cheryl Okuma, Director

S:\allDEM\ALL\PlanDSAComments\All Reviews Completed\239004025 Hale Hui Kai Early Consultation - rev.doc

MUNEKIYO & HIRAGA, INC.

MICHAEL T. MUNEKIYO
GWEN OHASHI HIRAGA
MITSURU "MICH" HIRANO
KARLYNN FUKUDA

MARK ALEXANDER ROY
KYLE GINOZA

October 28, 2008

Cheryl Okuma, Director
County of Maui
Department of Environmental Management
2200 Main Street, Suite 175
Wailuku, Hawai'i 96793

SUBJECT: Proposed Community Plan Amendment for Hale Hui Kai at TMK (2) 3-9-004:025; 2994 South Kihei Road, Kihei, Maui

Dear Ms. Okuma:

Thank you for your letter, dated December 19, 2007, regarding the early consultation request for the subject project.

We acknowledge that the Department of Environmental Management has no comments on the proposed Community Plan Amendment.

We appreciate the input provided. A copy of the Draft Environmental Assessment (EA) for the project will be provided to your office for review and comment. Should you have any questions in the meantime, please do not hesitate to contact me at 244-2015.

Very truly yours,

Mark Alexander Roy
Project Manager

MAR:lfm
cc: Ben Little, Hale Hui Kai
F:\DATA\HaleHuiKai\Kihei LandUse\DEM.ecres.wpd

DEC 0 5 2007

CHARMAINE TAVARES
MAYOR

DON A. MEDEIROS
Director
WAYNE A. BOTEILHO
Deputy Director
Telephone (808) 270-7511
Facsimile (808) 270-7505

DEPARTMENT OF TRANSPORTATION

COUNTY OF MAUI
200 South High Street
Wailuku, Hawaii, USA 96793-2155

November 29, 2007

Mr. Mark Alexander Roy
Munekiyo & Hiraga Inc.
305 High Street, Suite 104
Wailuku, Maui, Hawaii 96793

Subject: Hale Hui Kai Traffic Management Plan

Dear Mr. Roy:

Thank you for the opportunity to comment on this project. We have no comments to make at this time regarding this project.

Please feel free to contact me at 270-7511 if you have any questions.

Sincerely,

Don Medeiros
Director

MUNEKIYO & HIRAGA, INC.

MICHAEL T. MUNEKIYO
GWEN OHASHI HIRAGA
MITSURU "MICH" HIRANO
KARLYNN FUKUDA

MARK ALEXANDER ROY
KYLE GINOZA

October 28, 2008

Don Medeiros, Director
County of Maui
Department of Transportation
200 South High Street
Wailuku, Hawai`i 96793

SUBJECT: Proposed Community Plan Amendment for Hale Hui Kai at TMK (2) 3-9-004:025; 2994 South Kihei Road, Kihei, Maui

Dear Mr. Medeiros:

Thank you for your letter, dated November 29, 2007, regarding the early consultation request for the subject project.

We acknowledge that the Department of Transportation has no comments on the proposed Community Plan Amendment.

We appreciate the input provided. A copy of the Draft Environmental Assessment (EA) for the project will be provided to your office for review and comment. Should you have any questions in the meantime, please do not hesitate to contact me at 244-2015.

Very truly yours,

Mark Alexander Roy
Project Manager

MAR:lfm
cc: Ben Little, Hale Hui Kai
F:\DATA\HaleHuiKai\Kihei LandUse\MDOT.ecres.wpd

planning environment government

305 High Street, Suite 104 · Wailuku, Hawaii 96793 · ph: (808)244-2015 · fax: (808)244-8729 · planning@mhplanning.com · www.mhplanning.com

MUNEKIYO & HIRAGA, INC.

MICHAEL T. MUNEKIYO
GWEN OHASHI HIRAGA
MITSURU "MICH" HIRANO
KARLYNN FUKUDA

MARK ALEXANDER ROY
KYLE GINOZA

October 28, 2008

Honorable Riki Hokama, Chair
Maui County Council
County of Maui
200 South High Street
Wailuku, Hawai'i 96793

SUBJECT: Proposed Community Plan Amendment for Hale Hui Kai Resort Condominium at TMK (2)3-9-004:025, Kihei, Maui

Dear Chair Hokama:

We are writing to you, on behalf of the Hale Hui Kai Association of Apartment Owners (AOAO), to thank you for taking the time to meet with Gwen Hiraga and I on December 12, 2007 to discuss the early consultation request for the proposed Hale Hui Kai Community Plan Amendment (CPA). As you may remember the subject property is located on the makai side of South Kihei Road in Kihei, just north of the Kilohana Drive intersection. See **Exhibit "A"**.

The information noted below, collected during the Draft Environmental Assessment (EA) and CPA application preparation process, is being provided as requested at our meeting:

REAL PROPERTY TAX

The Hale Hui Kai property consists of 41 units (including one (1) resident manager apartment) which are either utilized as residential apartments on a part-time basis by the individual owners or operated as short-term vacation rentals. According to data taken from the County of Maui's Real Property Tax website, all units within the property are subject to the hotel/resort property class of real property tax. See **Exhibit "B".**

LAND USE HISTORY

The property is currently designated "Urban" by the State Land Use Commission, "Single-Family" by the 1998 West Maui Community Plan, and "Hotel" by the County of Maui's Comprehensive Zoning Ordinance. See **Exhibit "C"**, **Exhibit "D"**, and **Exhibit "E"**.

The existing Hale Hui Kai resort condominium complex was constructed over 30 years ago (in 1971) in accordance with the County of Maui Comprehensive Zoning Ordinance and the

1970 Kihei Civic Development Plan, both of which designated the parcel for "Hotel" use. A copy of the Kihei Civic Development Plan Land Use Map is enclosed for your reference as **Exhibit "F"**. The Kihei Civic Development Plan designated over a 100 acres (including the subject property) in the surrounding Kamaole area as a suitable location for medium-density hotel resort development.

Since construction of the Hale Hui Kai complex, the adoption and subsequent update of the Kihei-Makena Community Plan in 1985 and 1998 resulted in the subject property being designated for "Single-Family" use in addition to a number of other properties (with existing single-family residences) located to the south along Keawakapu Beach. Refer to **Exhibit "D"**. The subject property and neighboring state-owned parcel (to the north) were both identified for "Single-Family" use in the community plan, despite being previously designated for "Hotel" use by the 1970 Kihei Civic Development Plan and Maui County zoning.

During the 1985 and 1998 Kihei-Makena Community Plan adoption process, the subject property was fully developed and being operated as a resort condominium complex – as it is today. The aerial photo in **Exhibit "G"** gives a snap-shot of the level of development in the surrounding area between 1975 and 1997 and, as such, includes the timeframe when the Kihei-Makena Community Plan was being prepared by the County of Maui. The designation of the property for "Single-Family" use, therefore, did not reflect the current use present on the land at the time of the preparation of the community plan nor did it reflect the intended designation of the property for "Hotel" use as set forth in the Comprehensive Zoning Ordinance.

We appreciate the input provided at our meeting. Should you have any questions or require additional information in the meantime, please do not hesitate to call me at 244-2015.

Very truly yours,

Mark Alexander Roy
Project Manager

MAR:lfm
Enclosure
cc: Ben Little, Hale Hui Kai (w/enclosure)
F:\DATA\HaleHuiKai\Kihei LandUse\Hokama.ecres.wpd

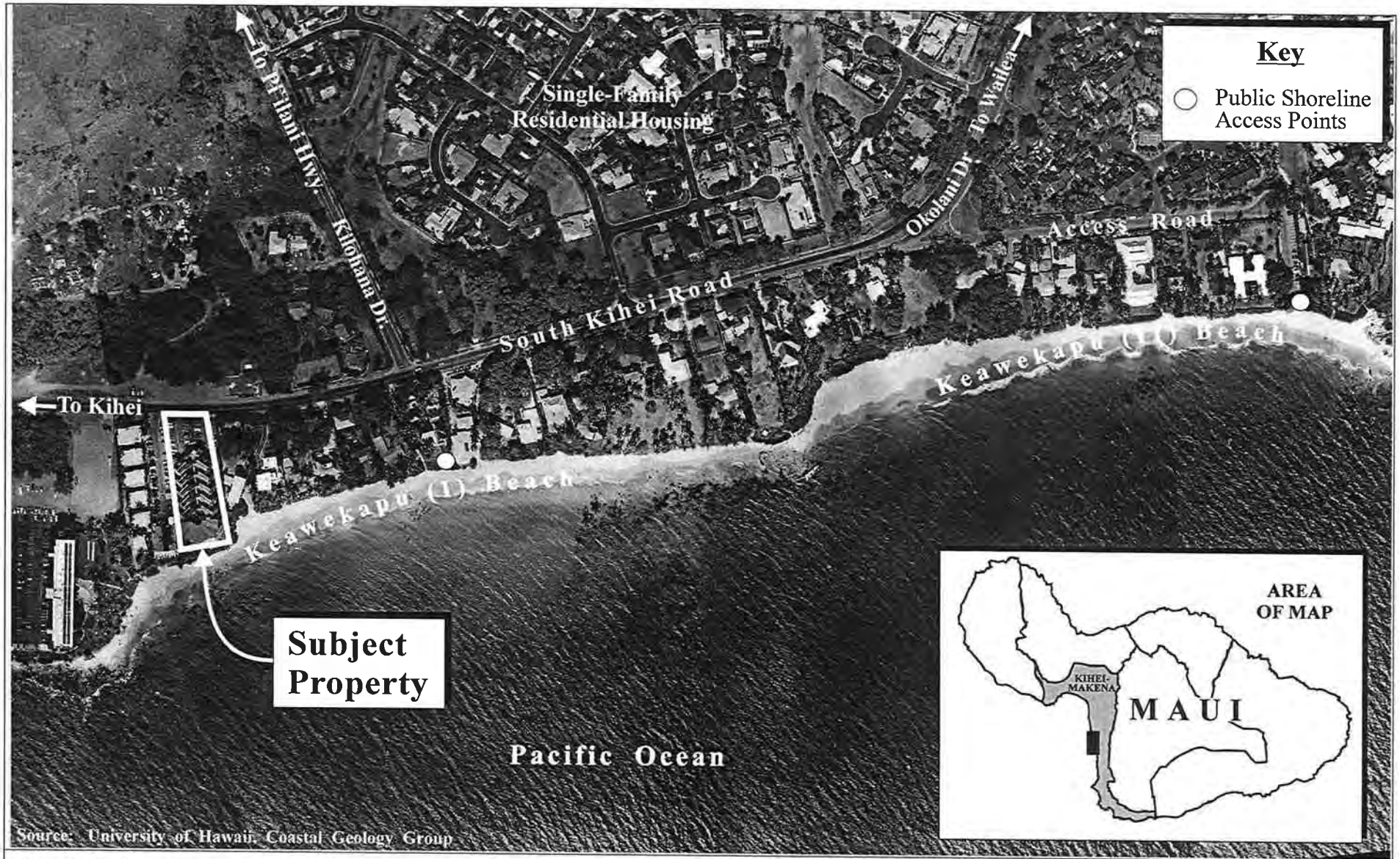


Exhibit A

Proposed Hale Hui Kai Community Plan Amendment

Aerial Site Photo

NOT TO SCALE

Prepared for: Hale Hui Kai AOAO

MUNEKIYO & HIRAGA, INC.

HaleHuiKai\Kihei LandUse\ExhA.Hokama

MAUI COUNTY
REAL PROPERTY
ASSESSMENT DIVISION

390040250000

2994 KIHEI RD **HALE HUI KAI**

Assessed Values

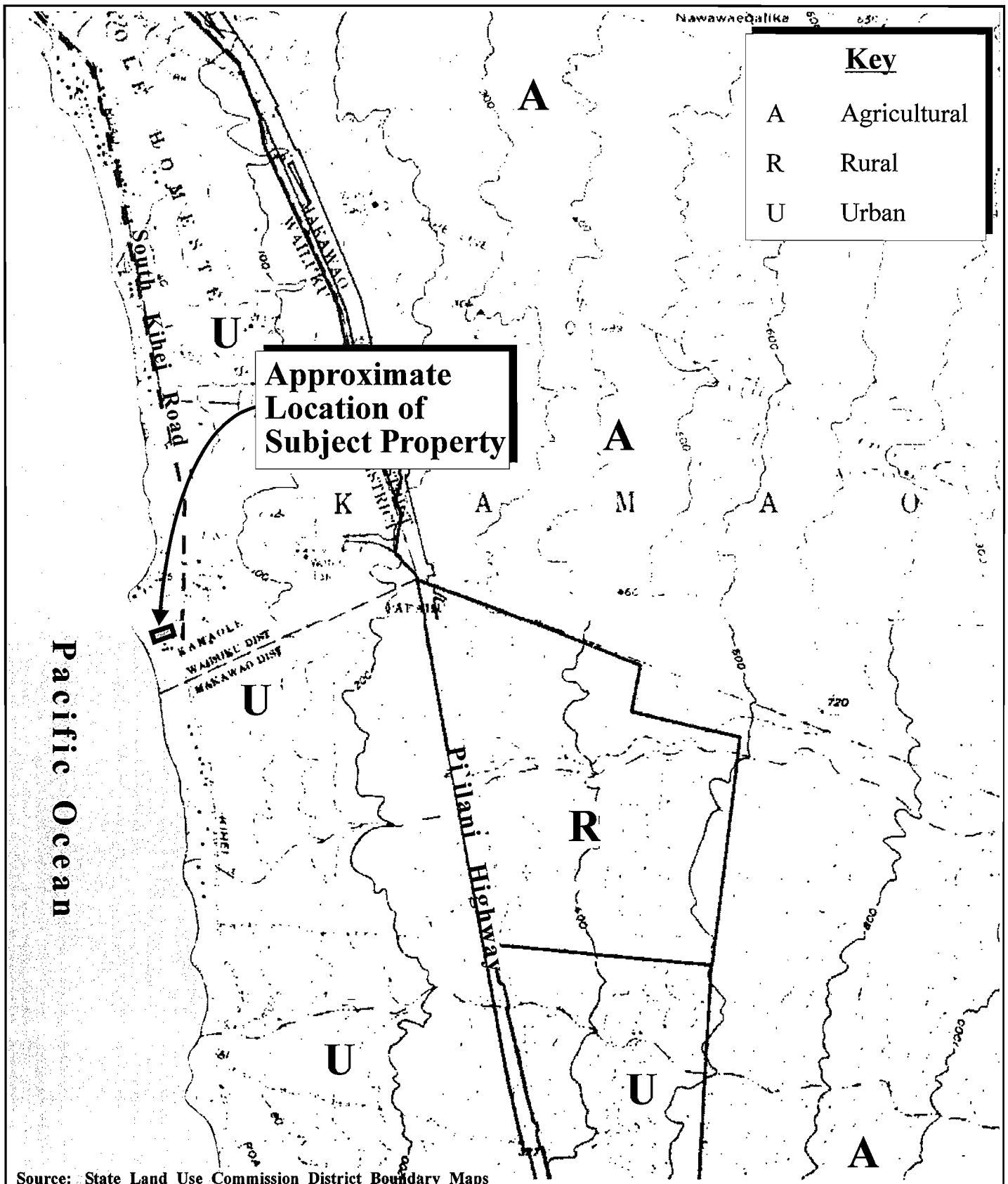
1 of 1

Property Class	HOTEL/RESORT
Land Value	$5,170,100
Land Exemption	$0
Net Taxable Land Value	$5,170,100
Building Value	$0
Building Exemption	$0
Net Taxable Building Value	$0
Total Taxable Value	$5,170,100
Homeowner Class	

Last Updated: 1/14/2008
Printed on Friday, January 18, 2008, at 5:26:03 PM EST

Powered by Akanda

EXHIBIT "B"



Source: State Land Use Commission District Boundary Maps

Exhibit C

Proposed Hale Hui Kai Community Plan Amendment

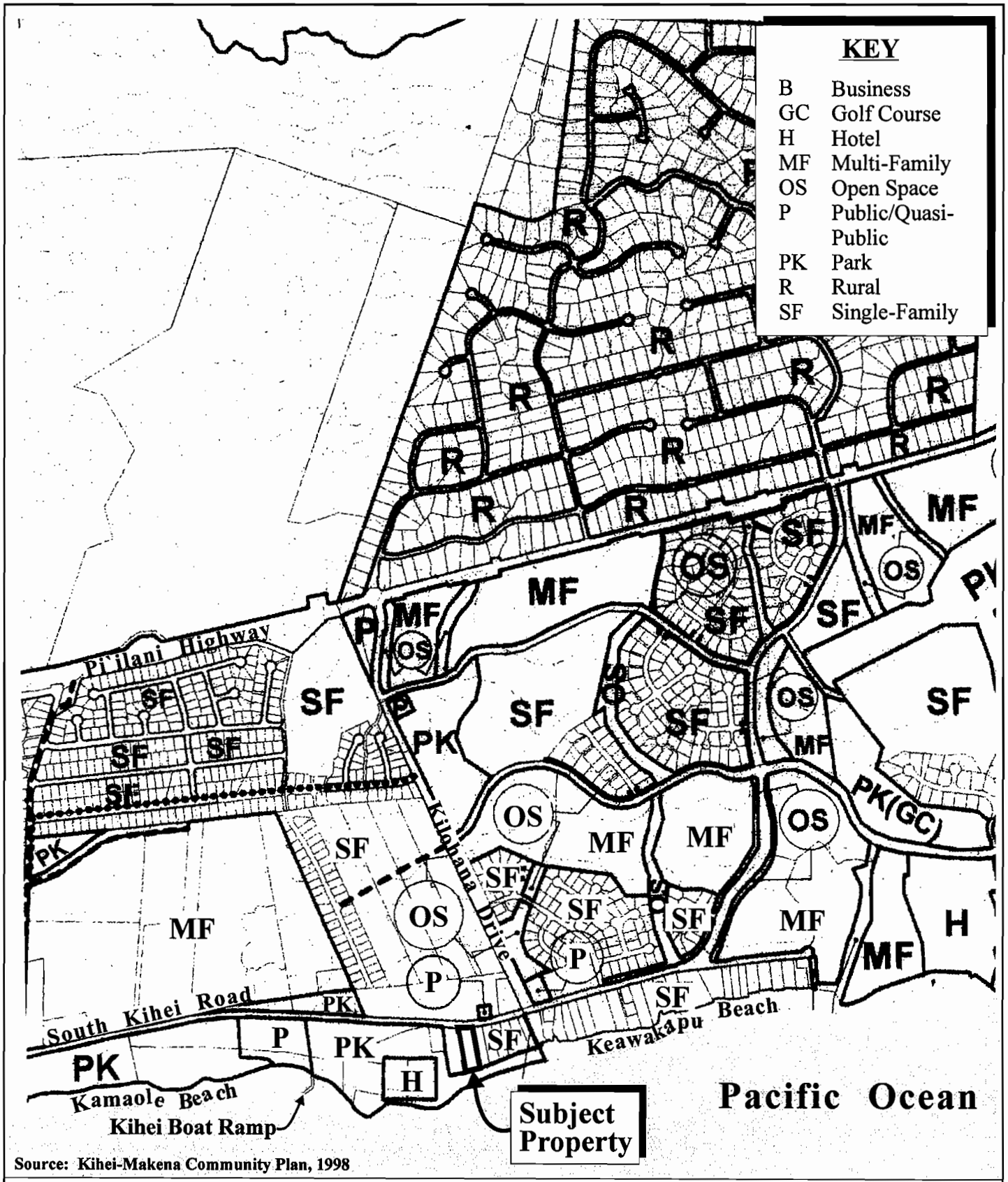
State Land Use District Boundary Map

0 500 1000 2000 Feet

Prepared for: Hale Hui Kai AOAO

MUNEKIYO & HIRAGA, INC.

HaleHuiKai\Kihei LandUse\ExhC Hokama



Source: Kihei-Makena Community Plan, 1998

Exhibit D

Proposed Hale Hui Kai Community Plan Amendment

Community Plan Designation Map

NOT TO SCALE

Prepared for: Hale Hui Kai AOAO

MUNEKIYO & HIRAGA, INC.

HaleHuiKai/Kihei LandUse/ExhD.Hokama

Source: County of Maui, Department of Planning

Exhibit E

Proposed Hale Hui Kai Community Plan Amendment

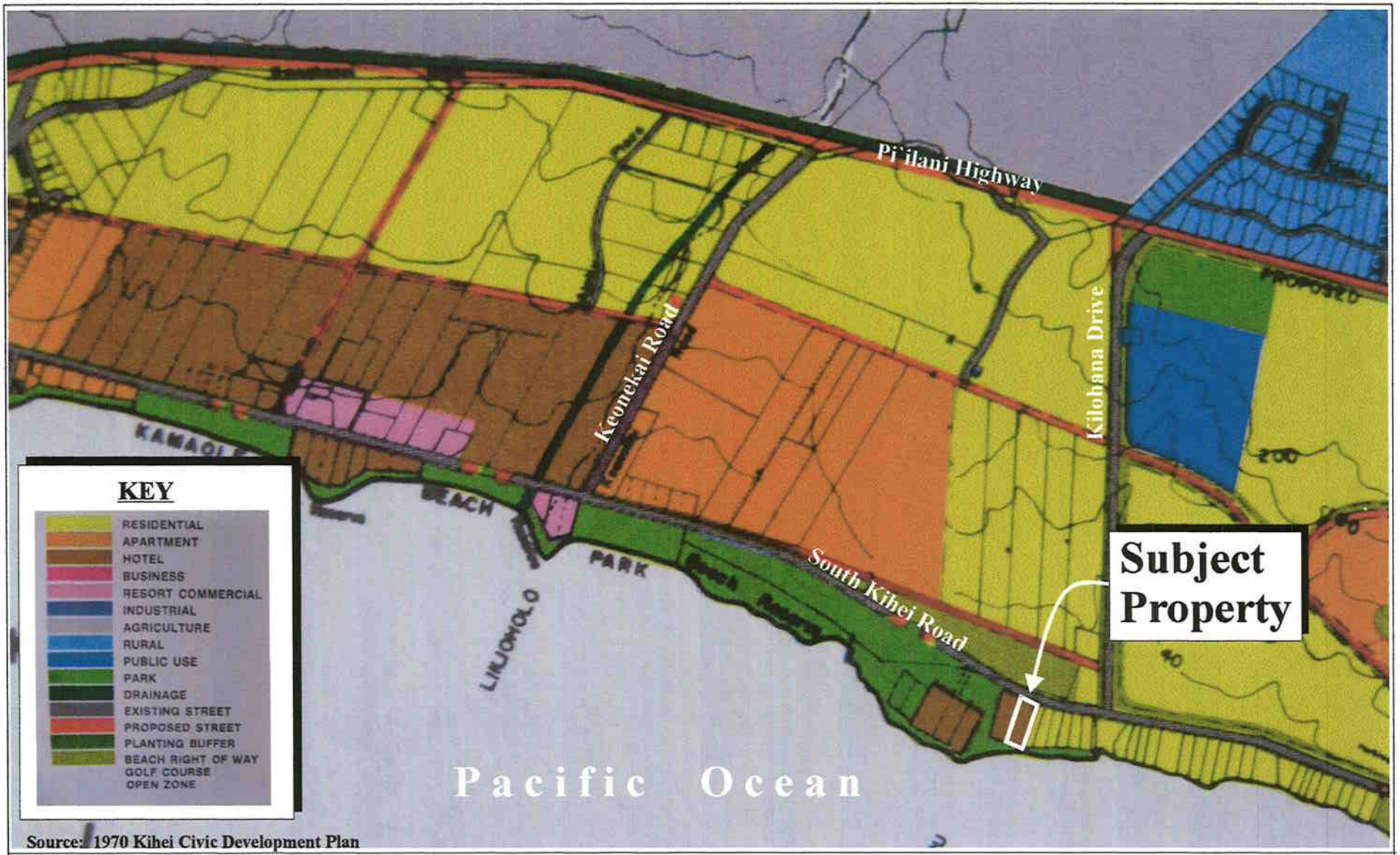
County Zoning Designation Map

NOT TO SCALE

Prepared for: Hale Hui Kai AOAO

MUNEKIYO & HIRAGA, INC.

HaleHuiKai\KiheiLandUse\ExhE.Hokama



Source: 1970 Kihei Civic Development Plan

Exhibit F

Proposed Hale Hui Kai Community Plan Amendment

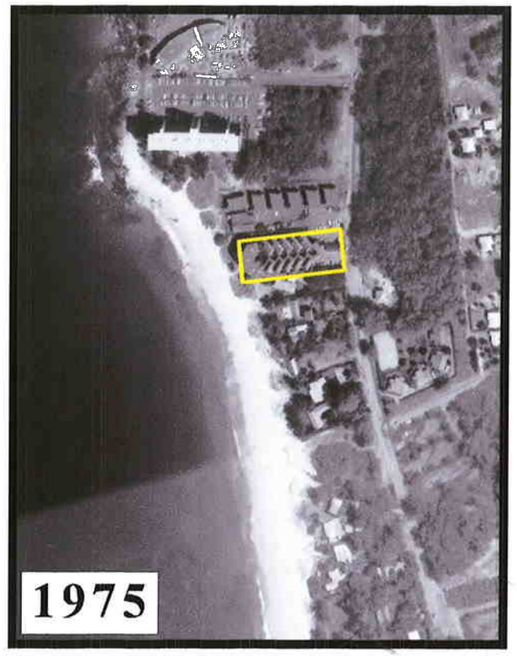
1970 Kihei Civic Development Plan Map

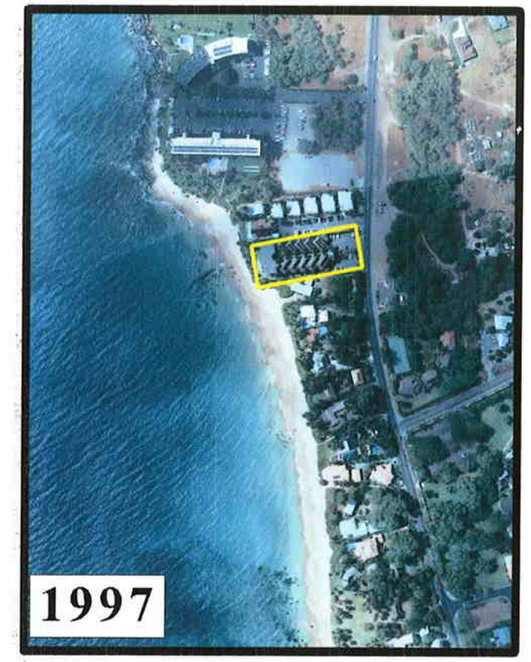
NOT TO SCALE

Prepared for: Hale Hui Kai AOAO

MUNEKIYO & HIRAGA, INC.

HaleHuiKai\KiheiLandUse\ExhF.Hokama





KEY

Subject Property

Source: UH Coastal Geology Group

Exhibit "G"

Proposed Hale Hui Kai
Community Plan Amendment
Historic Aerial Photos

NOT TO SCALE

MUNEKIYO & HIRAGA, INC.

Prepared for: Hale Hui Kai AOAO

NOV 2 9 2007

COUNTY COUNCIL
COUNTY OF MAUI
200 S. HIGH STREET
WAILUKU, MAUI, HAWAII 96793
www.mauicounty.gov/council

November 27, 2007

Munekiyo and Hiraga, Inc.
Mr. Mark Alexander Roy, Project Manager
305 High Street, Suite 104
Wailuku, HI 96793

Dear Mr. Roy:

SUBJECT: Early Consultation Request for Proposed Community Plan Amendment for Hale Hui Kai at Tax Map Key (2)3-9-004:025, 2994 South Kihei Road, Kihei, Maui, Hawaii

Thank you for the opportunity to provide early review and comments for the proposed action.

After review of the information presented, I have no comments at the present time.

Sincerely,

JOSEPH PONTANILLA,
COUNCIL MEMBER

56

MUNEKIYO & HIRAGA, INC.

MICHAEL T. MUNEKIYO
GWEN OHASHI HIRAGA
MITSURU "MICH" HIRANO
KARLYNN FUKUDA

MARK ALEXANDER ROY
KYLE GINOZA

October 28, 2008

Honorable Joseph Pontanilla
Councilmember
County of Maui
Maui County Council
200 South High Street
Wailuku, Hawai`i 96793

SUBJECT: Proposed Community Plan Amendment for Hale Hui Kai at TMK (2) 3-9-004:025; 2994 South Kihei Road, Kihei, Maui

Dear Councilmember Pontanilla:

Thank you for your letter, dated November 27, 2007, regarding the early consultation request for the subject project.

We acknowledge that you have no comments on the proposed Community Plan Amendment at the present time.

We appreciate the input provided. A copy of the Draft Environmental Assessment (EA) for the project will be provided to your office for review and comment. Should you have any questions in the meantime, please do not hesitate to contact me at 244-2015.

Very truly yours,

Mark Alexander Roy
Project Manager

MAR:lfm
cc: Ben Little, Hale Hui Kai
F:\DATA\HaleHuiKai\Kihei LandUse\Pontanilla.ecres.wpd

planning environment government

305 High Street, Suite 104 · Wailuku, Hawaii 96793 · ph: (808)244-2015 · fax: (808)244-8729 · planning@mhplanning.com · www.mhplanning.com

X. REFERENCES

X. REFERENCES

County of Maui, Kihei-Makena Community Plan, March 6, 1998.

County of Maui, Maui County Data Book 2006, December 2006.

Munekiyo & Hiraga, Inc., South Maui Emergency Ambulance Station - Final Environmental Assessment, January 2007.

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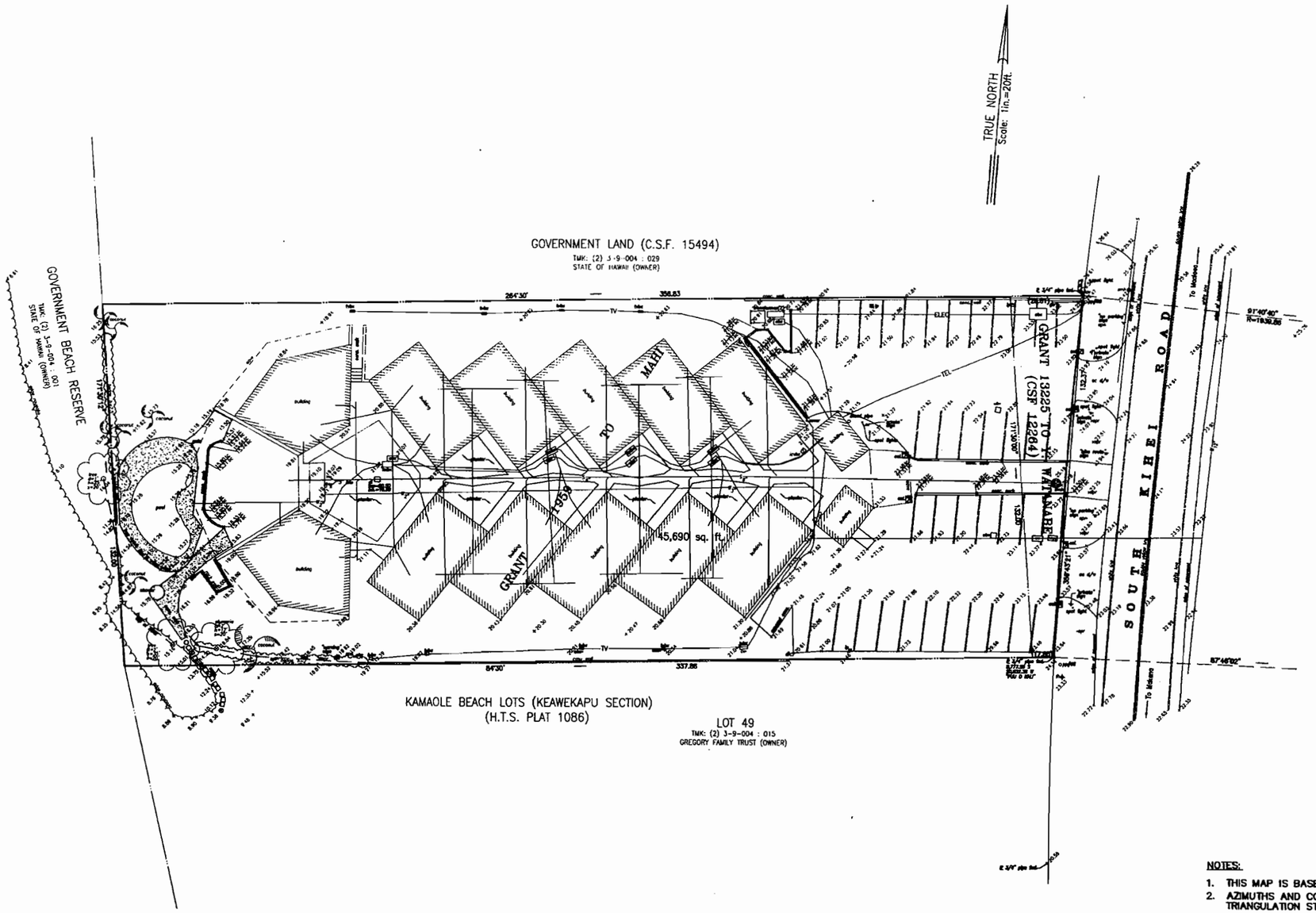
APPENDICES

APPENDIX A.

Topographic Survey and Utility Plan



LEGEND

col.	column
conc.	concrete
crm	concrete rubble masonry
ebx	electric box
fh	fire hydrant
gw	guy wire
h	height
lp	light pole
pp	power pole
smh	sewer manhole
spr	sprinkler
telbx	telephone box
tvbx	television box
ubx	utility box

NOTES:

1. THIS MAP IS BASED ON A FIELD SURVEY COMPLETED ON JUNE 03, 2008.
2. AZIMUTHS AND COORDINATES ARE REFERRED TO GOVERNMENT SURVEY TRIANGULATION STATION "PUU O KALI".

TOPOGRAPHIC SURVEY
OF THE HALE HUI KAI CONDOMINIUM

BEING ALL OF GRANT 13225 TO Y. WATANABE AND PORTION OF GRANT 1959 TO MAHI
SITUATED AT KAMAOLE, WAILUKU, MAUI, HAWAII
TMK: (2) 3-9-004: 025

PREPARED FOR:
MR. BEN LITTLE
HALE HUI KAI
2994 S. KIHEI ROAD, SUITE 101
KIHEI, HAWAII 96753

ERIK S. KANESHIRO
LICENSED PROFESSIONAL LAND SURVEYOR
No. 9826
HAWAII, U.S.A.

THIS WORK WAS PREPARED BY ME OR UNDER MY SUPERVISION.

LICENSED PROFESSIONAL LAND SURVEYOR
CERTIFICATE No. 9826

JULY 29, 2008

Z:\SURVEY\2008\08-521\dwg\08521T.DWG

AUSTIN, TSUTSUMI & ASSOCIATES, INC. CIVIL ENGINEERS * SURVEYORS
1871 WILI PA LOOP SUITE A * WAILUKU, MAUI, HAWAII 96793

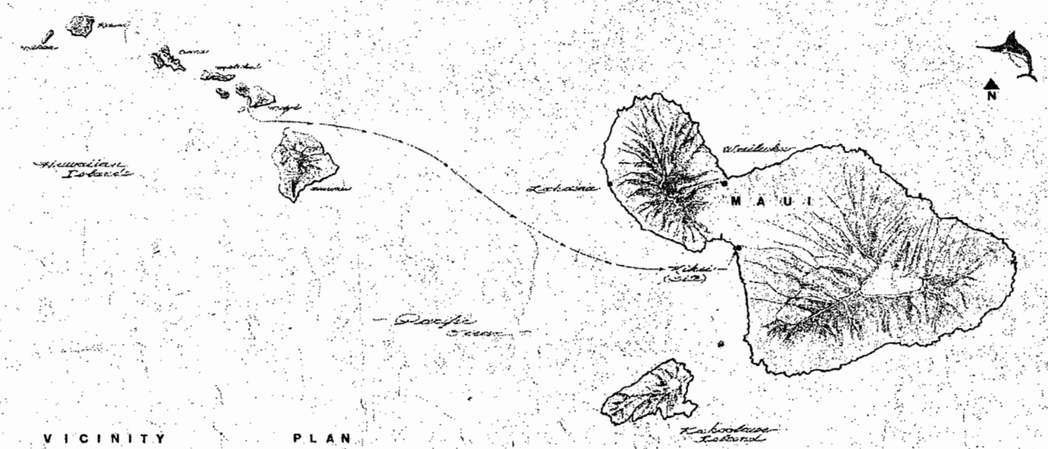
JOB NO.: 08-520

APPENDIX B.

Original Construction Plans Dated 1970

HALE HUI KAI

40 UNIT CONDOMINIUM PROJECT



VICINITY PLAN

location: kihei, maui, hawaii

area: 47,008 sq. ft.

t.m.k.: 3 - 9 - 04: 25

DEVELOPER: KEAWAKAPU HUI

ARCHITECT

CHARLES CHAMBERLAND & ASSOCIATES,
Architects Planners
EDWARD J. CONWAY ASSOCIATE
890 DRIVER STREET HONOLULU HAWAII 96819

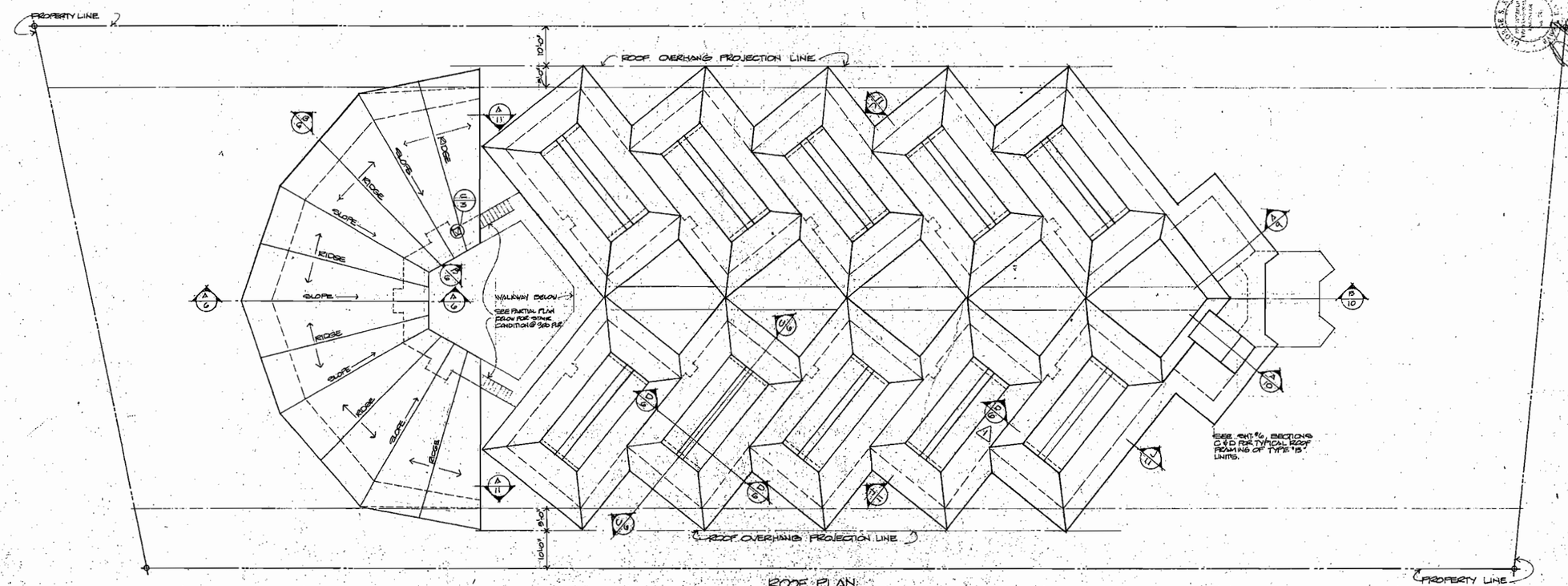
SITE AND FOUNDATION PLAN
SCALE 1/16"=1'0"
SECTION
SCALE 1/8"=1'0"
SECTION
SCALE 1/8"=1'0"
DRIVEWAY SECTION
RETAINING WALL SECTION
STAIR SECTION
FOOTING SECTION
FOOTING SECTION
FOOTING SECTION
GRAVITY WALL SECTION
WALL & FOOTING SECTION
PIPE COL. & FOOTING
FOOT & FOOTING
FOUNDATION DETAIL SCALE AS NOTED
DRAINAGE CULVERT
STAIR SECTION
NORTH
BEACH
PILANI HIGHWAY
PLANTING (N.I.C.)
SETBACK LINE
PRIVACY WALL (N.I.C.)
DRAINAGE CULVERT
SWIMMING POOL BY OTHERS
LADDERS
PLANTER
CONC. WALK
A.C. PAVING
CONC. DRIVE
TYP. STALL WIDTH
256'-0"
WEST (MAKAI) PROPERTY LINE
EAST (FRONT) PROPERTY LINE
EXISTING GRADES
SAND FILL
CHARLES CHAMBERLAND & ASSOCIATES,
Architects - Planners
EDWARD J. CONWAY ASSOCIATE
HALE MUI KAI
40 UNIT CONDOMINIUM PROJECT FOR KEAWAKAPU HUI
KIHEI, MAUI, HAWAII
TMK 3-9-04:25
SHEET NO
1
OF 11

CHARLES CHAMBERLAND & ASSOCIATES,
Architects Planners,
EDWARD J. CONWAY ASSOCIATE
1050 DRUCKY STREET · HONOLULU, HAWAII 96813

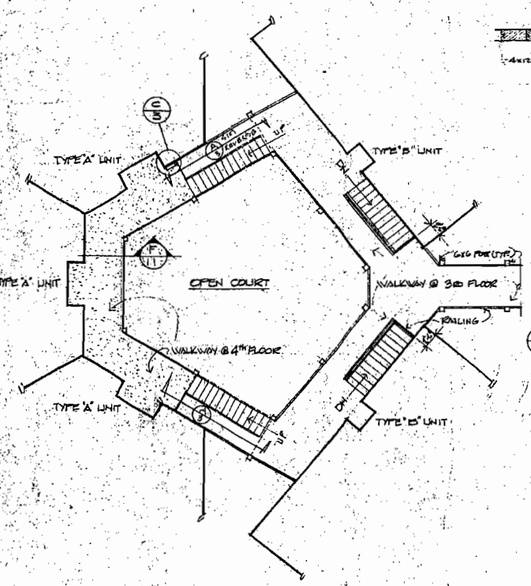
HALE HULI KAI
40 UNIT CONDOMINIUM PROJECT FOR KEENAWAPU HUI
KIHEI, MAUI, HAWAII
DRAWN 3-19-06/16

DATE	REVISED FOR
8-26-70	CONSTRUCTION
4-16-70	CONSTRUCTION

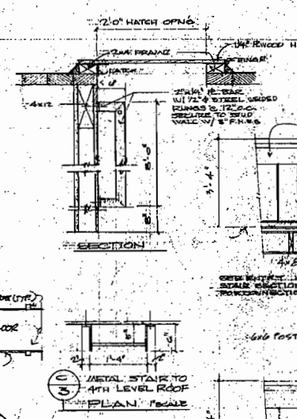
SHEET NO 2 OF

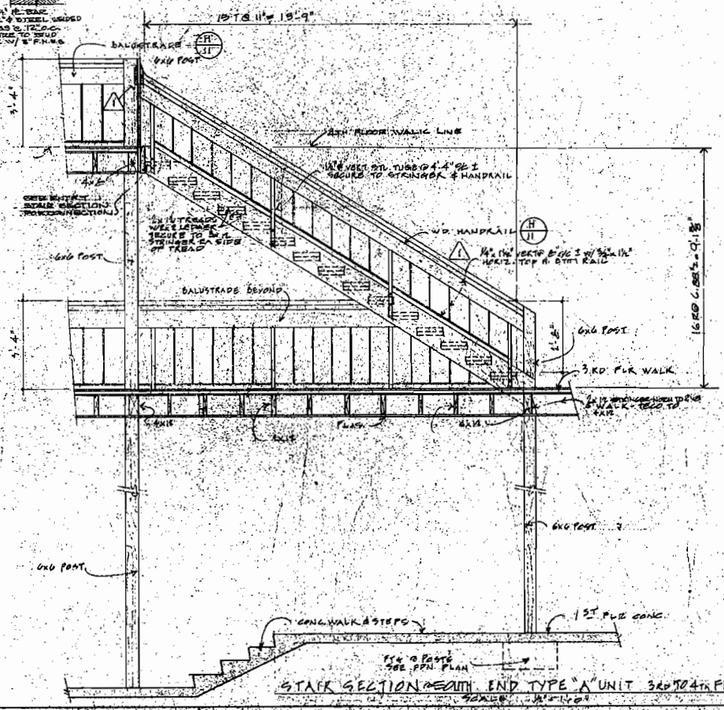


ROOF PLAN
SCALE 1/8"=1'-0"

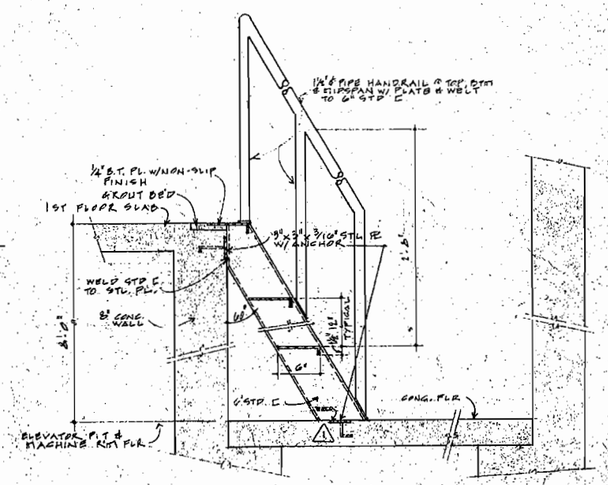


PARTIAL WALKWAY PLAN – 3RD TO 4TH FLOOR
1/8"=1'-0"





STAIR SECTION @ COM. END TYPE "A" UNIT 3RD TO 4TH FLR
SCALE 1/4"=1'-0"

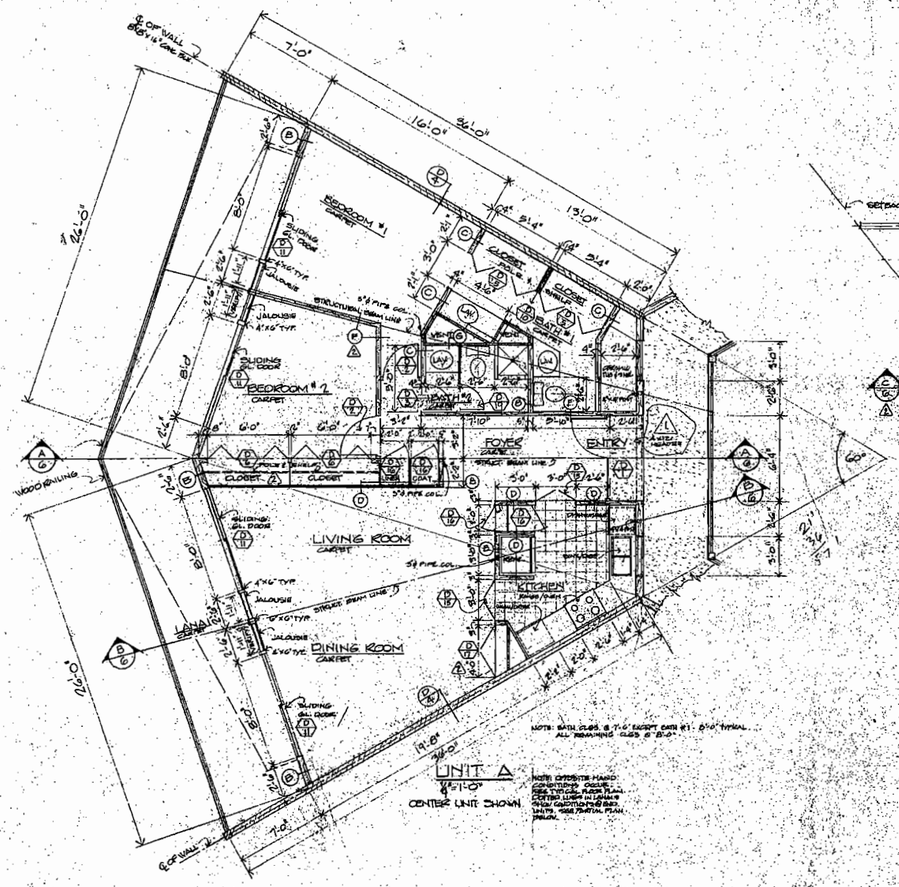


SHIPS LADDER @ ELEVATOR MACHINE ROOM
SCALE 1 1/4"=1'-0"

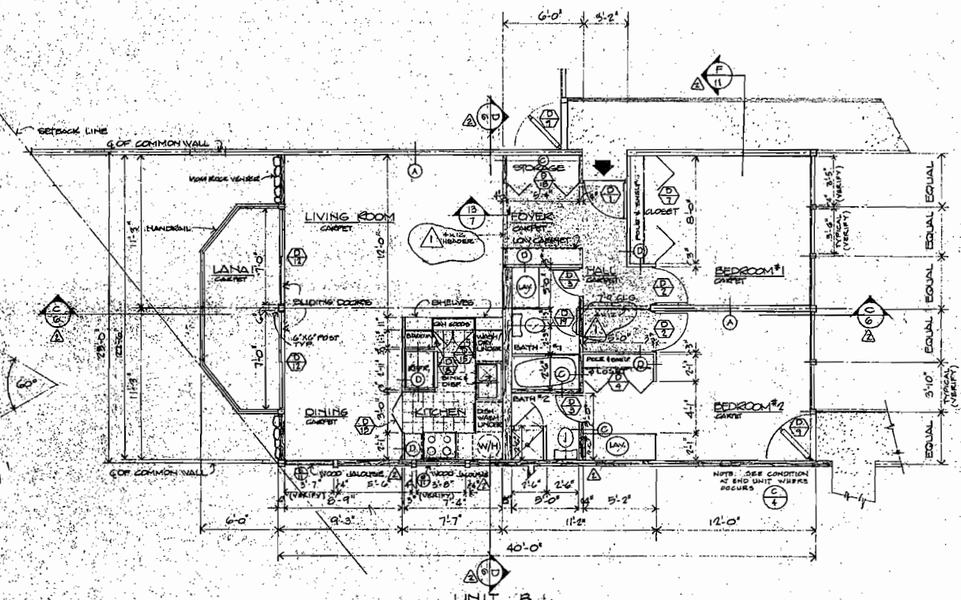
CHARLES CHAMBERLAND & ASSOCIATES,
Architects, Planners
EDWARD J. CONWAY ASSOCIATE
1520 ORUPA STREET · HONOLULU, HAWAII 96816

HALE HUI KAI
40 UNIT CONDOMINIUM PROJECT FOR KEAWAFUL HUI
KINE-NAU, HAWAII

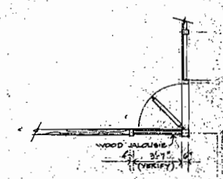
SHEET 10
OF 13



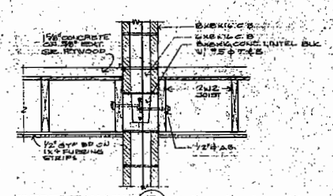
UNIT A
1/4"=1'-0"
CENTER UNIT SHOWN



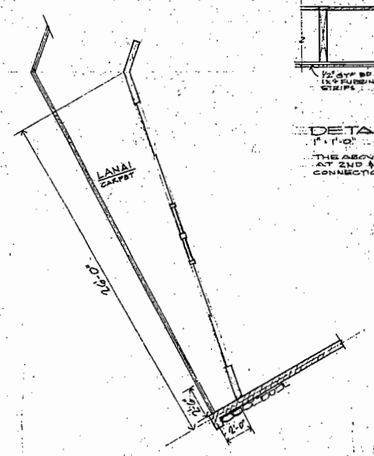
UNIT B
1/4"=1'-0"



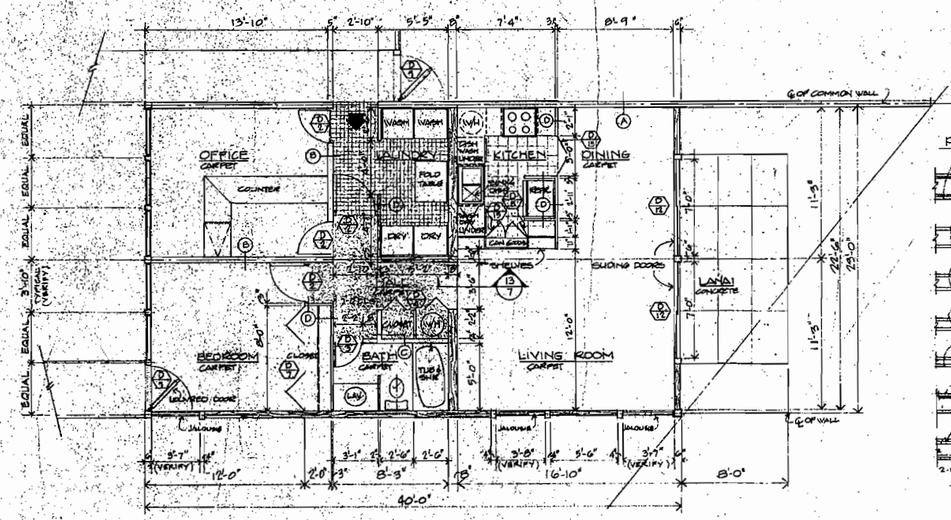
C/4 CONDITIONS END UNITS
1/4"=1'-0"
APPLIES TO UNITS 9, 17, 25, 26 & MANAGER'S UNIT. ALSO SEE SHT. 4 FOR NORTH & EAST ELEVATIONS



DETAIL D/4
1"=1'-0"
THE ABOVE DETAIL OCCURS AT 2ND & 3RD FLOOR FRAMING CONNECTIONS

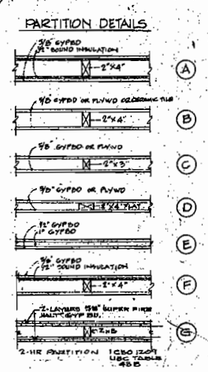


UNIT A PARTIAL PLAN
1/4"=1'-0"



MANAGER'S UNIT
1/4"=1'-0"

PARTITION DETAILS



CHARLES CHAMBERLAND & ASSOCIATES
Architects Planners
EDWARD J. CONWAY ASSOCIATE
850 PIIKOI STREET HONOLULU, HAWAII 96813

REVISIONS
1 CONSTRUCTION
2 CONSTRUCTION
DATE ISSUED FOR

HALE HUI KAI
40 UNIT CONDOMINIUM PROJECT FOR KEAWAKAPU HUI
KIHEI, MAUI, HAWAII
TMK 3-9-01: 28

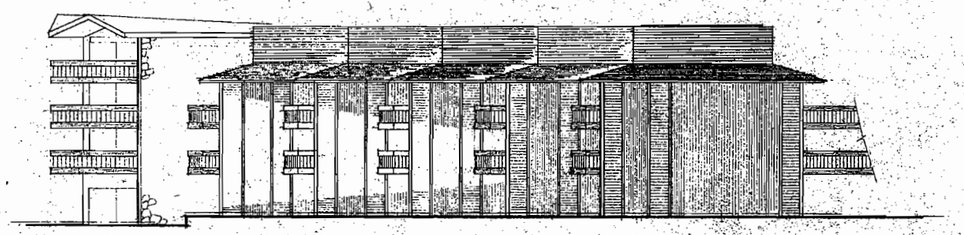
SHEET NO. 4 OF 11

PERIMETER ELEVATIONS

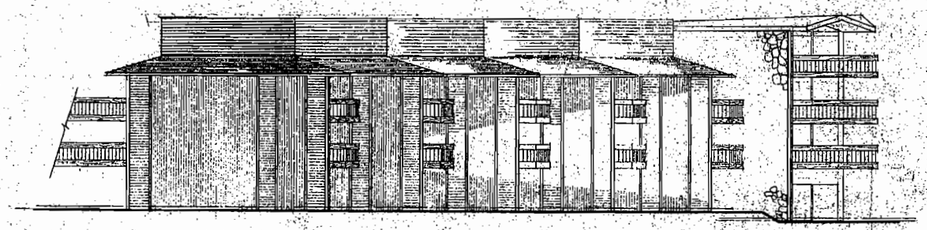
3/32" = 1'-0"

WEST ELEVATION

SOUTH ELEVATION



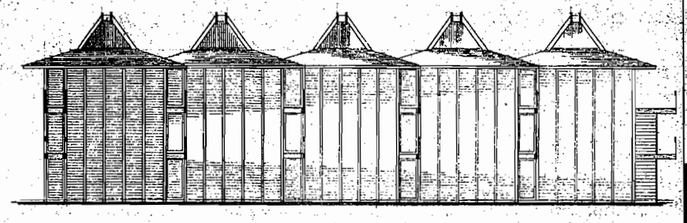
EAST ELEVATION



NORTH ELEVATION

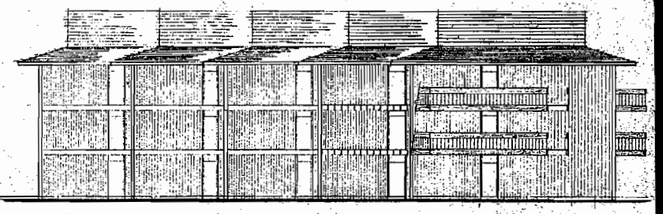
INTERIOR COURT ELEVATIONS

3/32" = 1'-0" NOTE: WALKWAYS & HANDRAILS NOT SHOWN - SEE PLANS & DETAILS



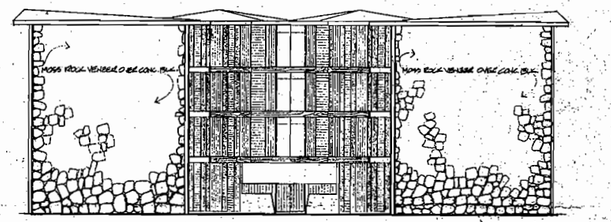
NORTH ELEVATION - TYPE "B" UNITS

SOUTH ELEVATION SIMILAR



WEST ELEVATION - TYPE "B" UNITS

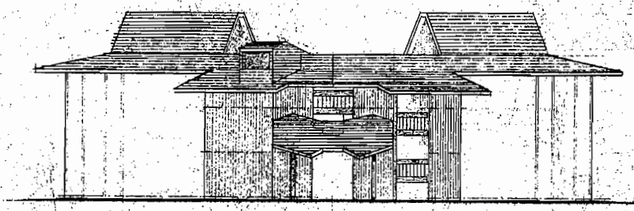
EAST ELEVATION SIMILAR



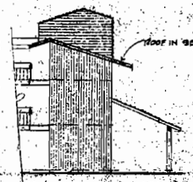
NORTHEAST ELEVATION - TYPE "A" UNITS

ELEVATOR AND STAIR TOWER

3/32" = 1'-0"



NORTHEAST ELEVATION



SOUTH ELEVATION

SOUTHEAST ELEVATION

CHARLES CHAMBERLAND & ASSOCIATES
Architects Planners
EDWARD J. CONWAY ASSOCIATE
820 OTEGUI STREET · HONOLULU, HAWAII 96813

HALE HUI KAI

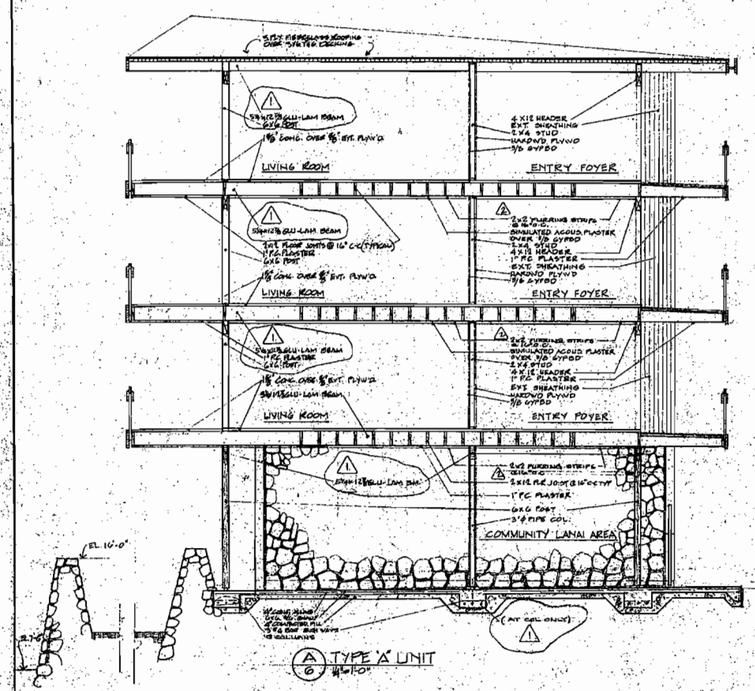
40 UNIT CONDOMINIUM PROJECT FOR KEAWAKAPU HUI

KIHEI, MAUI, HAWAII

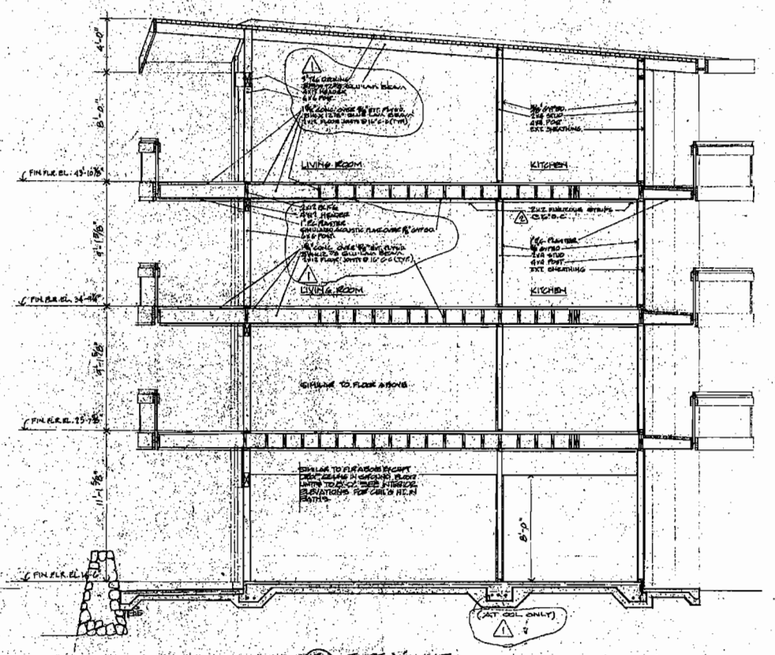
TMK 3-9-45-018

1/19/78	CONSTRUCTION	
4/6/70	CONST. DOCUMENTS	
DATE	ISSUED FOR	

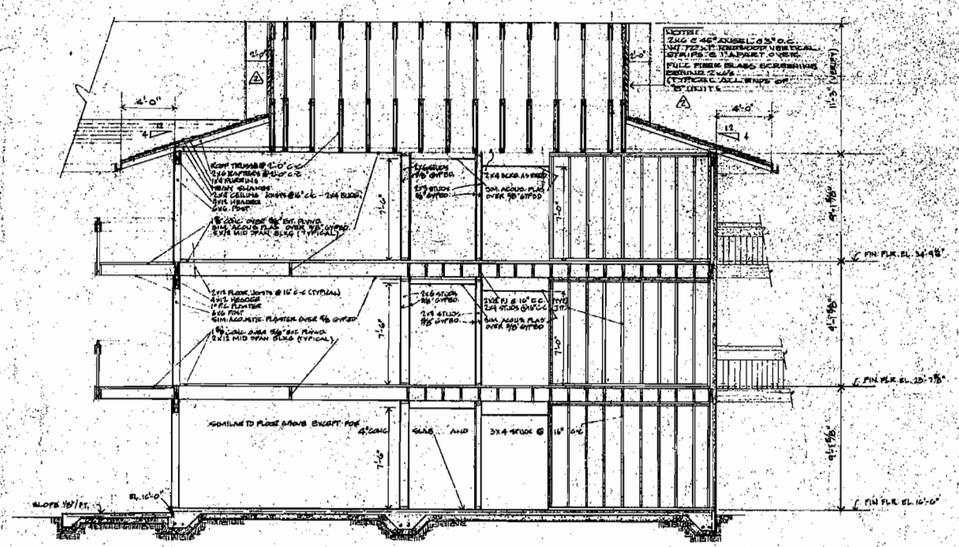
SHEET NO. 5 OF 11



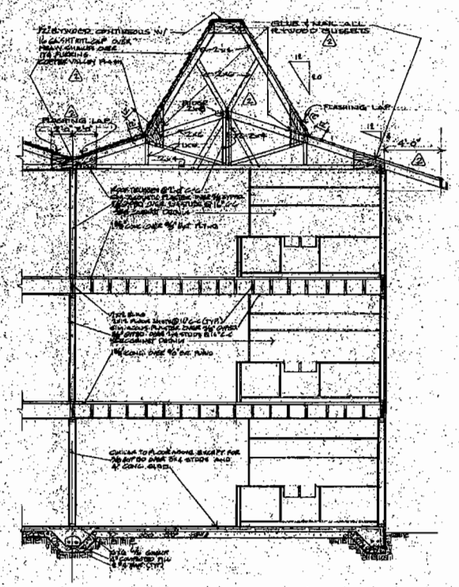
A/6 TYPE 'A' UNIT
1/4"=1'-0"



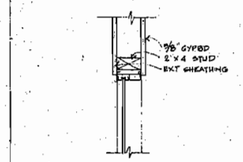
B/6 TYPE 'A' UNIT
1/4"=1'-0"



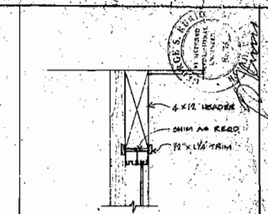
C/6 TYPE 'B' UNIT
1/4"=1'-0"



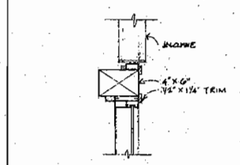
D/6 TYPE 'B' UNIT
1/4"=1'-0"



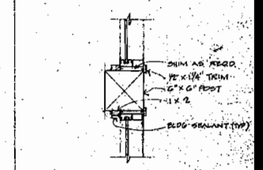
5/6 JAMB



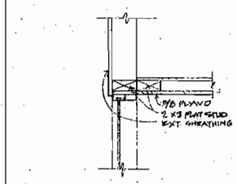
1/6 HEAD



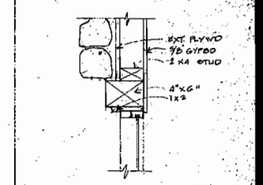
6/6 JAMB



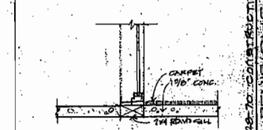
2/6 JAMB



7/6 JAMB



3/6 JAMB



4/6 THRESHOLD
1/2"=1'-0"

THIS WORK WAS PREPARED BY ME OR UNDER MY SUPERVISION
CHARLES CHAMBERLAND
LICENSED ARCHITECT
HAWAII
No. 5-8

CHARLES CHAMBERLAND & ASSOCIATES,
Architects, Planners
EDWARD J. CONWAY ASSOCIATE
1-520 Liliha Street, Honolulu, Hawaii 96817 Phone: 531-1308

REVISIONS
1. ADDITIONAL CHANGES OF PROJECT
2. DIMENSIONAL CHANGES OF PROJECT

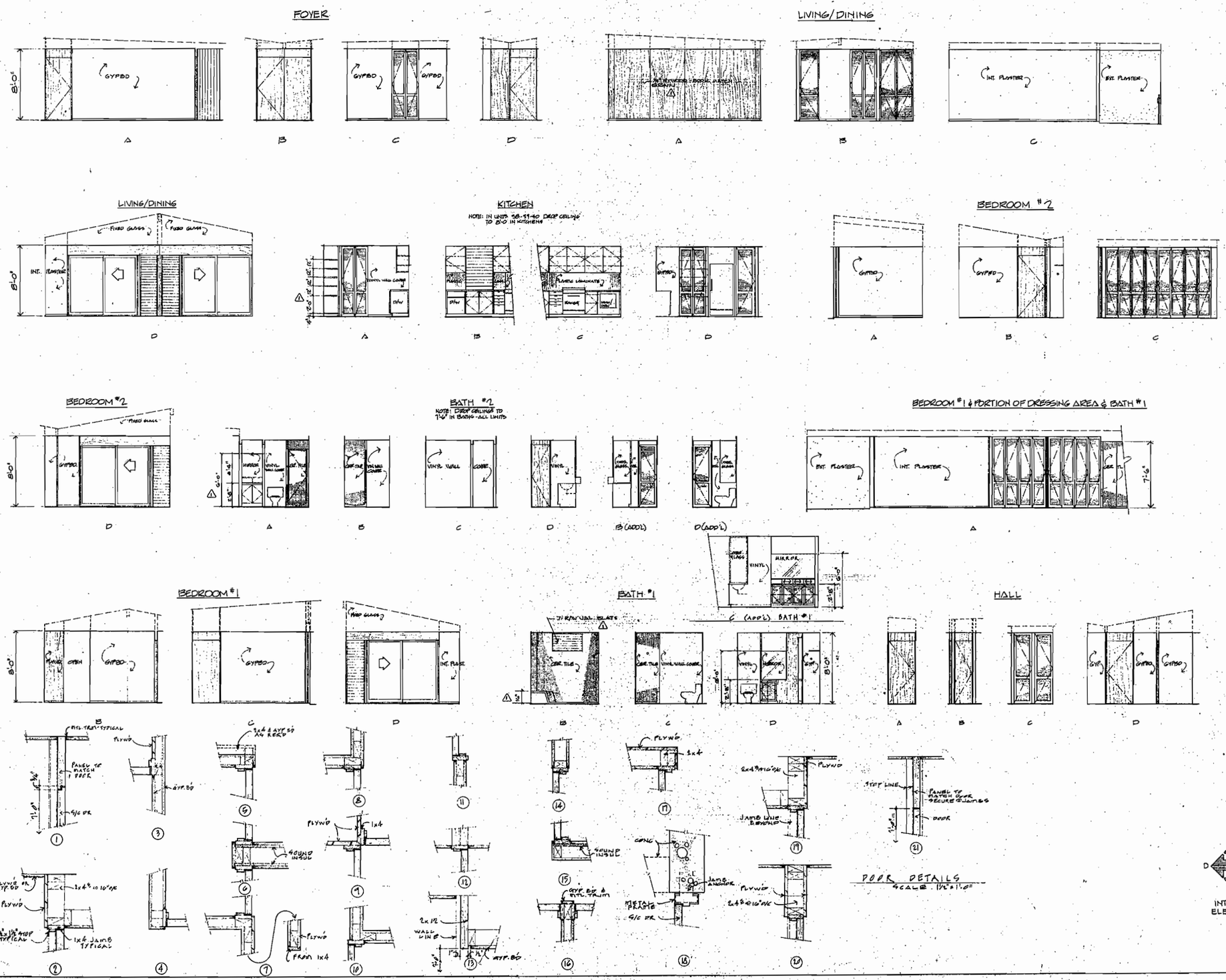
5-26-70 CONSTRUCTION

HALE HUI KAI
40 UNIT CONDOMINIUM PROJECT FOR KEANAE PLUTHOT
KIHEI, MAUI, HAWAII

SHEET

INTERIOR ELEVATIONS - TYPE "A" UNITS

1/4"=1'-0" . NOTE: DOTTED LINES INDICATE CABINETS IN UNITS 38-39-40



CHARLES CHAMBERLAND & ASSOCIATES,
Architects Planners
EDWARD J. CONWAY ASSOCIATE
850 DRIVER STREET HONOLULU HAWAII 96819

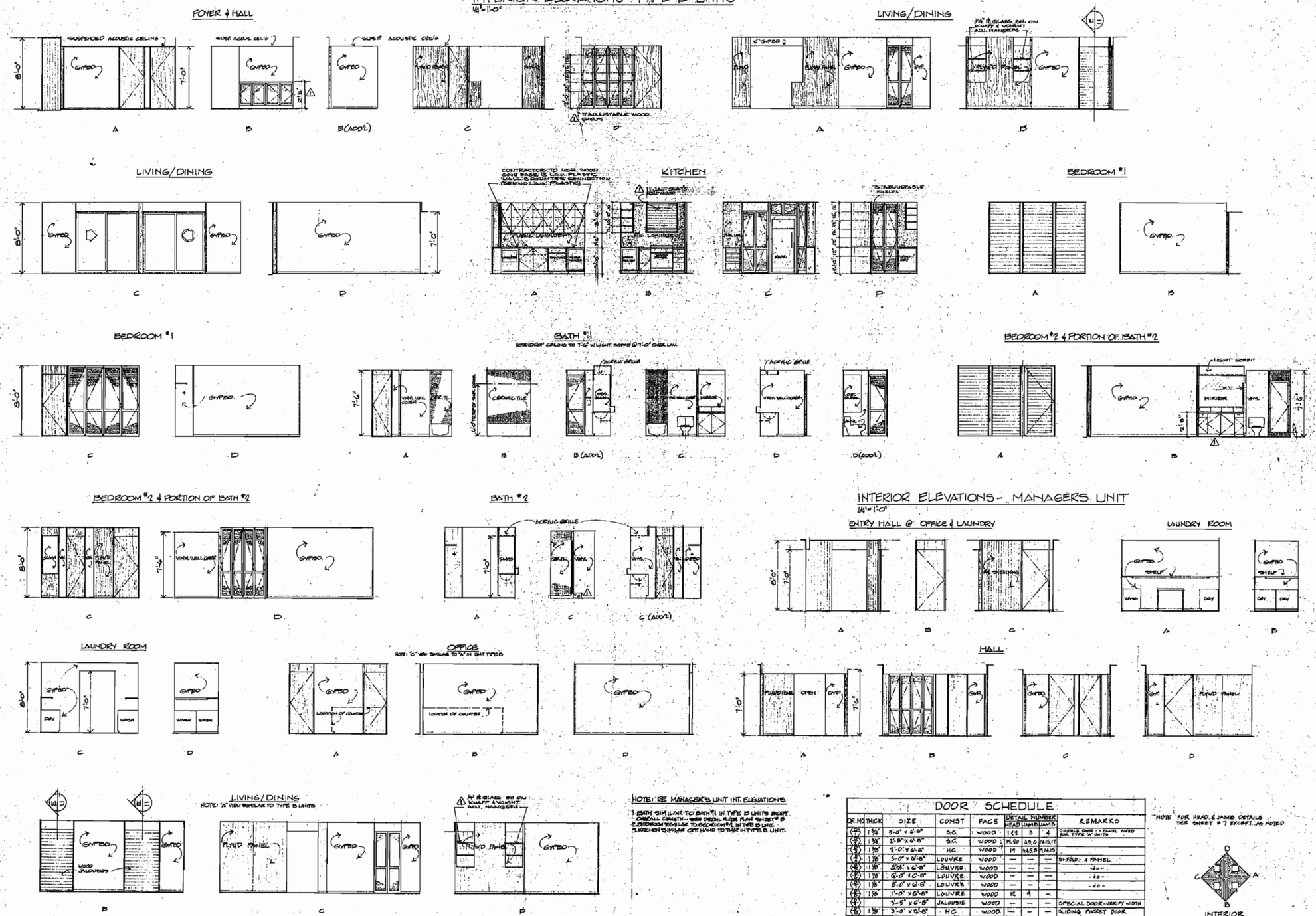
HALE-HUI KAI
40 UNIT CONDOMINIUM TRADE OFFICE DEVELOPMENT
KIHEI, MAUI, HAWAII
TMK: 3-9-104-102

ISSUED FOR:
CONSTRUCTION
4-6-79 CONSTRUCTION
DATE

SHEET NO. 7 OF 11

INTERIOR ELEVATIONS - TYPE "B" UNITS

1/4" = 1'-0"



INTERIOR ELEVATIONS - MANAGERS UNIT

1/4" = 1'-0"

NOTE: RE MANAGER'S UNIT INT. ELEVATIONS

1. BATH SHALL BE SIMILAR TO BATH #1 IN TYPE B UNITS EXCEPT OVERALL LENGTH - SEE DETAIL PLANS SHEET 5
2. BEDROOM #2 SHALL BE SIMILAR TO BEDROOM #2 IN TYPE B UNIT.
3. KITCHEN SHALL BE OPP. HAND TO THAT IN TYPE B UNIT.

DOOR SCHEDULE

DR. NO.	THICK	SIZE	CONST	FACE	DETAIL NUMBER HEAD	JAMB	JAMB	REMARKS
(1)	1 3/8"	3'-0" x 6'-8"	S.C.	WOOD	1 & 2	3	4	DOUBLE DOOR - 1 PANEL FIXED FOR TYPE 'A' UNITS
(2)	1 3/8"	2'-8" x 6'-8"	S.C.	WOOD	11, 20	18, 6	14, 15, 17	
(3)	1 3/8"	2'-0" x 6'-8"	H.C.	WOOD	19	2 & 5 B	7, 14, 15	
(4)	1 3/8"	5'-0" x 5'-8"	LOUVER	WOOD	—	—	—	BI-FOLD - 4 PANEL
(5)	1 3/8"	2'-6" x 6'-8"	LOUVER	WOOD	—	—	—	-do-
(6)	1 3/8"	6'-0" x 6'-8"	LOUVER	WOOD	—	—	—	-do-
(7)	1 3/8"	8'-0" x 6'-8"	LOUVER	WOOD	—	—	—	-do-
(8)	1 3/8"	1'-0" x 6'-8"	LOUVER	WOOD	12	9	—	
(9)		3'-5" x 6'-8"	JALOUSIE	WOOD	—	—	—	SPECIAL DOOR - VERIFY WIDTH
(10)	1 3/8"	3'-0" x 6'-8"	H.C.	WOOD	—	—	—	SLIDING POCKET DOOR
(11)		8'-0" x 8'-0"	ALUM	GLASS	16	3/16	3/16	SLIDING
(12)		7'-0" x 7'-0"	ALUM	GLASS	16	3/16	3/16	SLIDING
(13)	1 3/4"	3'-0" x 6'-8"	S.C.	WOOD	18	18	18	
(14)	1 3/4"	4'-8" x 6'-8"	S.C.	WOOD	18	18	18	W/SOFT CLOSER
(15)	1 3/8"	3'-0" x 6'-8"	LOUVER	WOOD	12, 21	6, 8	10, 11	PAIR @ 1'-6"
(16)	1 3/8"	6'-0" x 6'-8"	LOUVER	WOOD	12	5, 8	16	
(17)	1 3/8"	4'-0" x 6'-8"	LOUVER	WOOD	12	5		PAIR @ 2'-0"
(18)	1 3/8"	8'-0" x 6'-8"	LOUVER	WOOD	—	—	—	BI-FOLD 4-PANEL
(19)	1 3/8"	2'-0" x 6'-8"	LOUVER	WOOD	20	3	3	

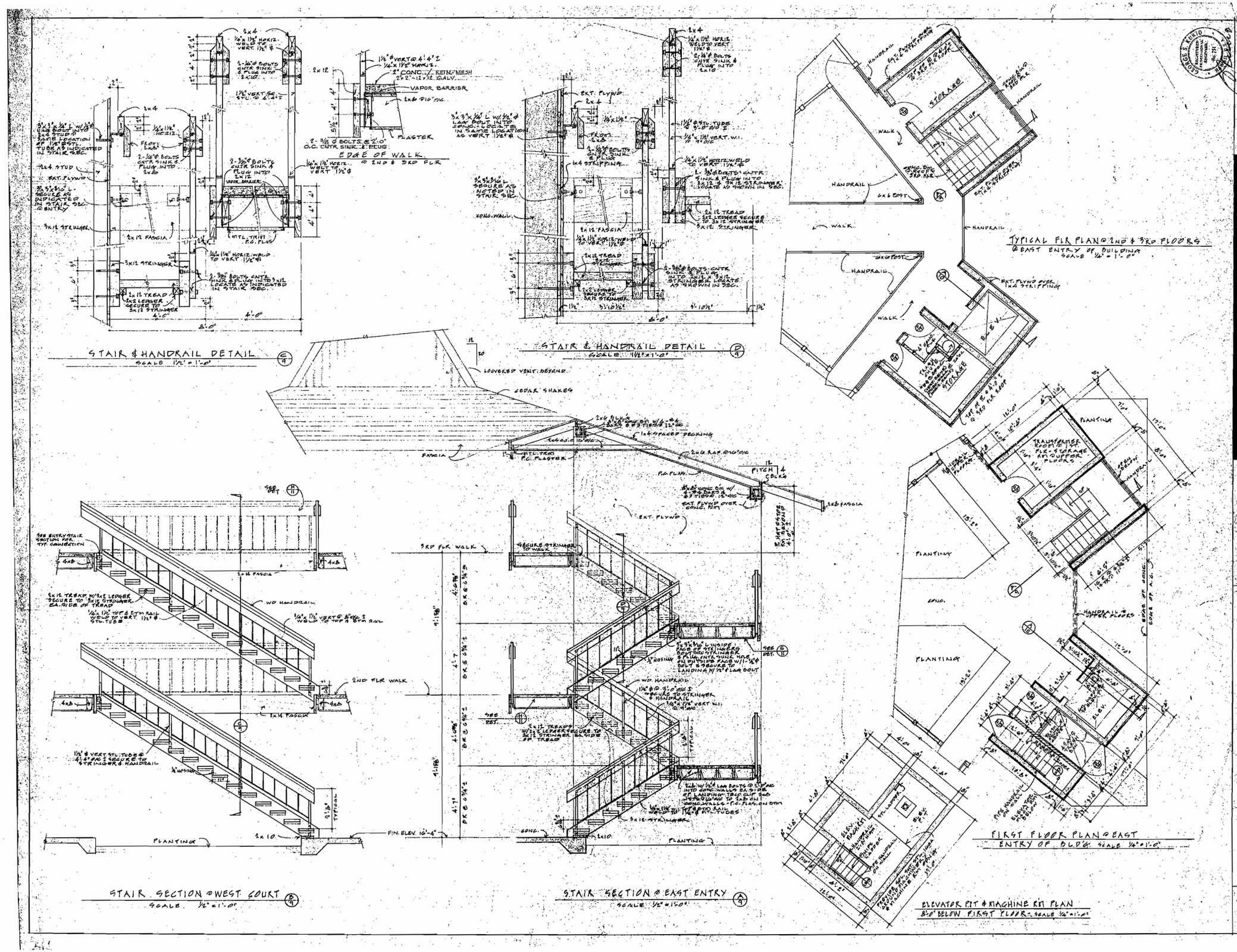
NOTE: FOR HEAD & JAMB DETAILS SEE SHEET #7 EXCEPT AS NOTED

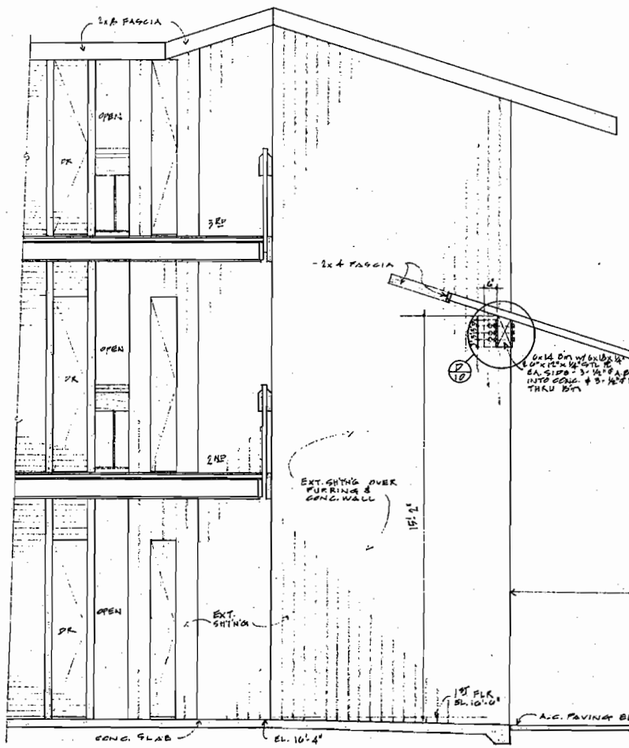
INTERIOR ELEVATIONS

CHARLES CHAMBERLAND & ASSOCIATES
Architects Planners
EDWARD J. CONWAY ASSOCIATE
1603 DILLINGHAM STREET - HONOLULU, HAWAII 96819

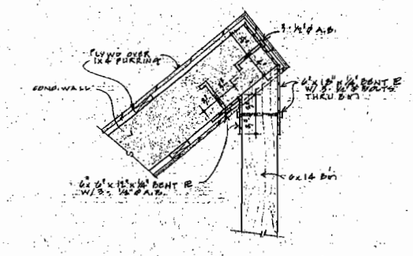
HALE HUI KAI
40 UNIT CONDOMINIUM PROJECT FOR KONAWAIKAI HUI
KIHEI, MAUI, HAWAII
TMK 3-9-04:02

SHEET NO. 8 OF 11

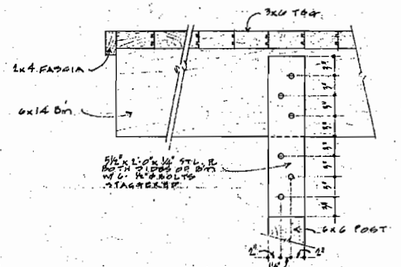

STAIR & HANDRAIL DETAIL
SCALE 1½" = 1'-0"
EDGE OF WALK
@ 2ND & 3RD FLR
STAIR & HANDRAIL DETAIL
SCALE 1½" = 1'-0"
TYPICAL FLR PLAN: 2ND & 3RD FLOORS
@ EAST ENTRY OF BUILDING
SCALE ½" = 1'-0"
STAIR SECTION @ WEST COURT
SCALE ½" = 1'-0"
STAIR SECTION @ EAST ENTRY
SCALE ½" = 1'-0"
FIRST FLOOR PLAN @ EAST
ENTRY OF BLDG. SCALE ½" = 1'-0"
ELEVATOR PIT & MACHINE RM PLAN
8'-0" BELOW FIRST FLOOR - SCALE ½" = 1'-0"
CHARLES CHAMBERLAND & ASSOCIATES,
Architects, Planners,
EDWARD J. CONWAY ASSOCIATE
HALE HUI KAI
40 UNIT CONDOMINIUM PROJECT FOR REVAWARD HUI
CONSTRUCTION
ISSUED FOR
SHEET NO.
9
OF 11.



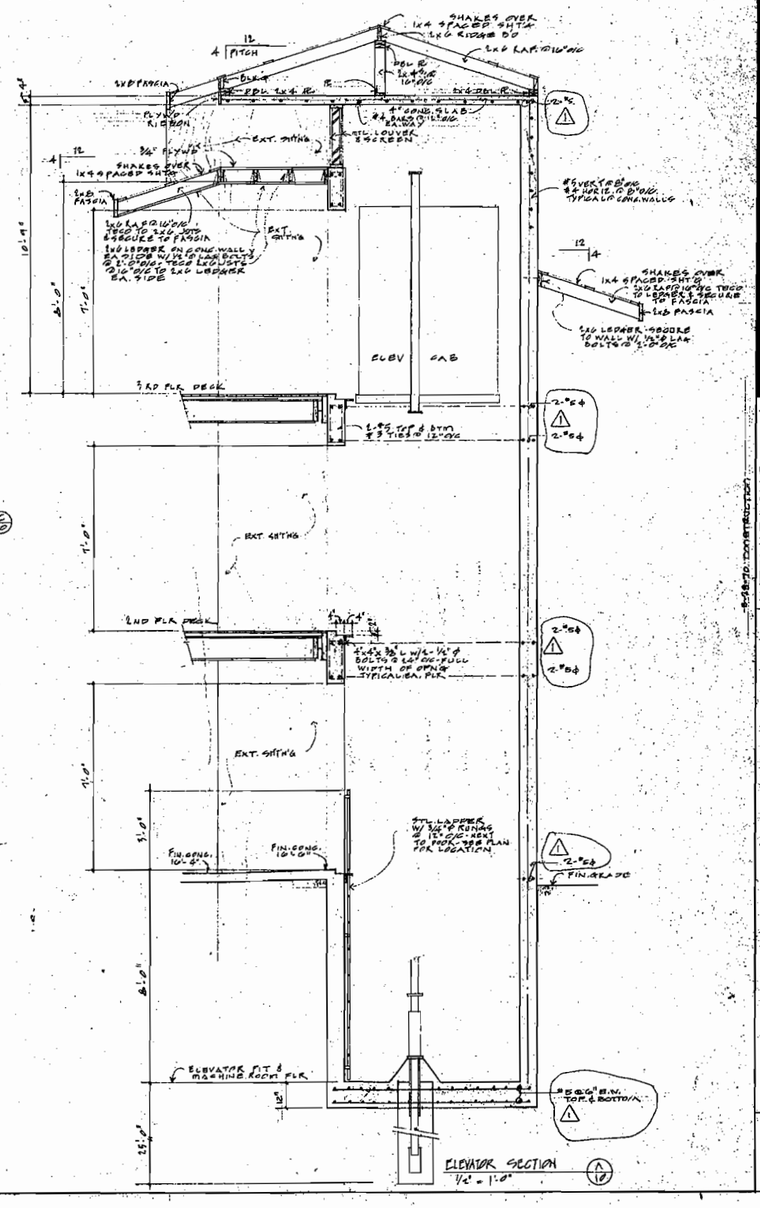
SECTION THRU PORTE COCHERE
SCALE 1/2" = 1'-0"



BM TO WALL CONNECTION
SCALE 1 1/2" = 1'-0"



POST TO BM CONNECTION
SCALE 1 1/2" = 1'-0"



ELEVATOR SECTION
1/2" = 1'-0"

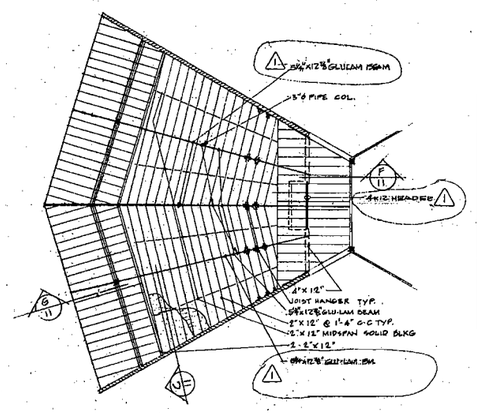
CHARLES CHAMBERLAND & ASSOCIATES
Architects Planners
EDWARD J. CONWAY ASSOCIATE
ATO DIRECTOR STREET, HONOLULU, HAWAII 96813

THE HOME WALL PROJECT, LTD.
OF JAPAN, AT KAPIOLANI PARK
CONDOMINIUM, AT HONOLULU
TMK 3-1-43-01

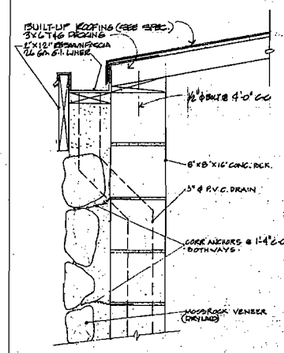
REVISIONS
1 PER CONDITIONS OF CONSTRUCTION
2 PER CONDITIONS OF CONSTRUCTION
DATE 8/16/70 CONSTRUCTION ISSUED FOR

HALE HUI KAI
30 UNIT CONDOMINIUM PROJECT FOR 3 KAPIOLANI FELT
KITEL WALL PARKAN
TMK 3-1-43-01

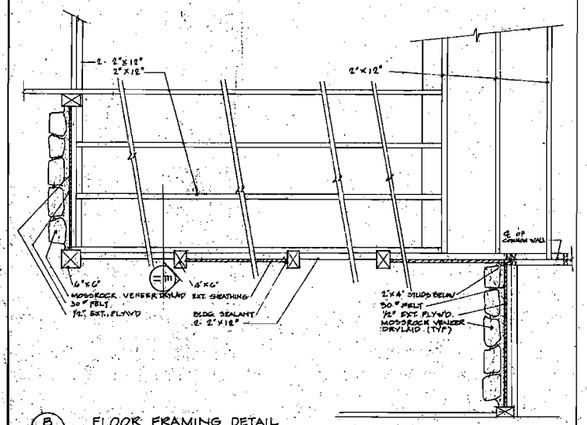
SHEET NO. 10 OF 11



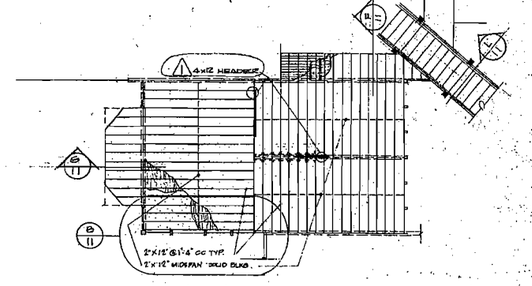
FLOOR FRAMING FOR TYPE "A" UNITS
SCALE 1/8" = 1'-0"



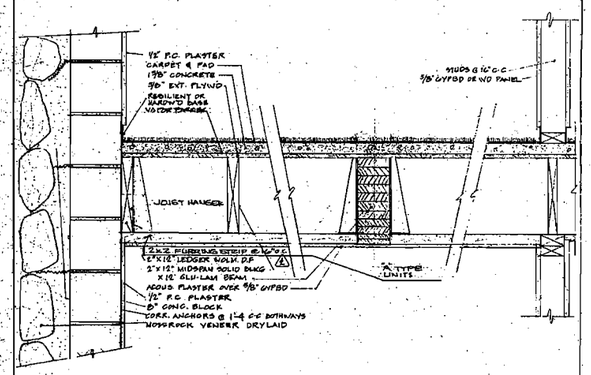
A/11 EAVE DETAIL
1½" = 1'-0"



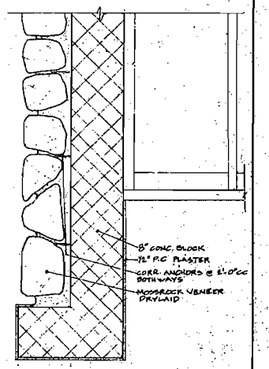
B/11 FLOOR FRAMING DETAIL
3/4" = 1'-0"



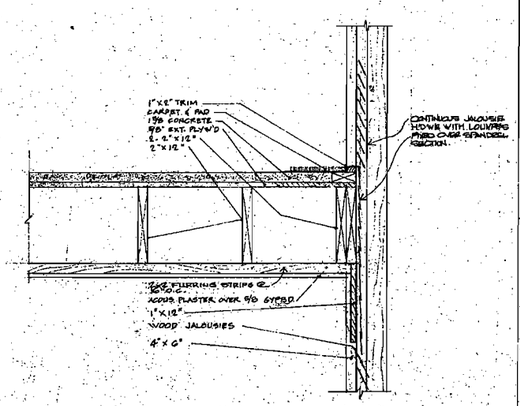
FLOOR FRAMING FOR TYPE "B" UNITS
SCALE 1/8" = 1'-0"



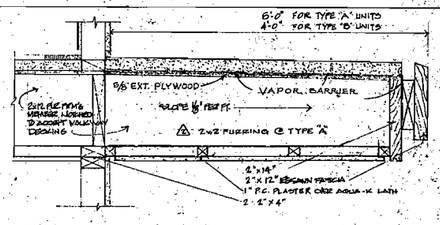
C/11 FLOOR FRAMING SECTION
1½" = 1'-0"



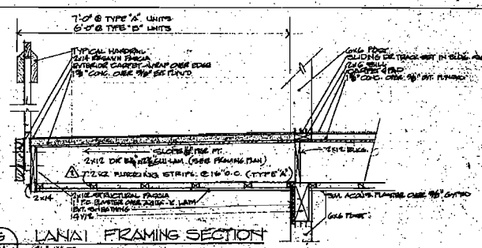
D/11 WALL DETAIL
1½" = 1'-0"



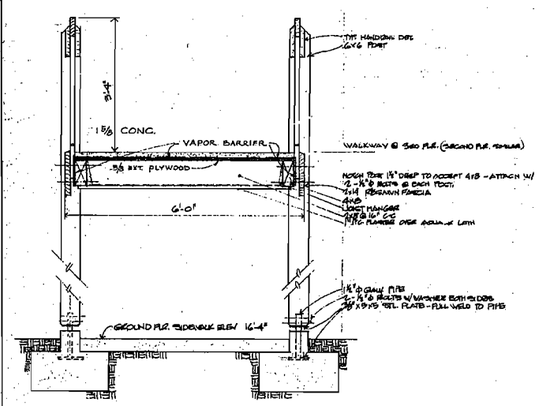
E/11 FLOOR FRAMING SECTION
1½" = 1'-0"



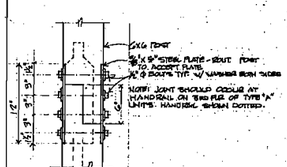
F/11 EXTERIOR WALKWAY FRAMING SECTION
1½" = 1'-0"



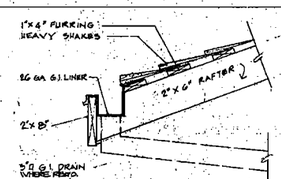
G/11 LANAI FRAMING SECTION
3/4" = 1'-0"



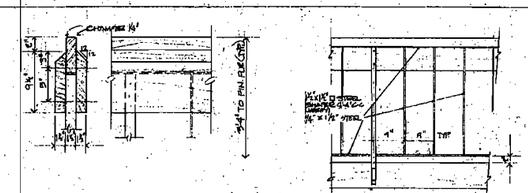
L/11 WALKWAY SECTION
3/4" = 1'-0"



K/11 POST JOINT DETAIL
1½" = 1'-0"



J/11 EAVE DETAIL
1½" = 1'-0"



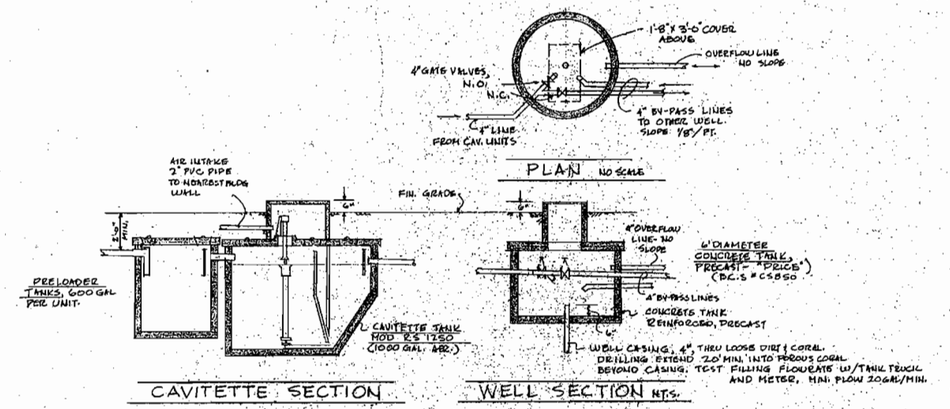
H/11 HANDRAIL DETAIL

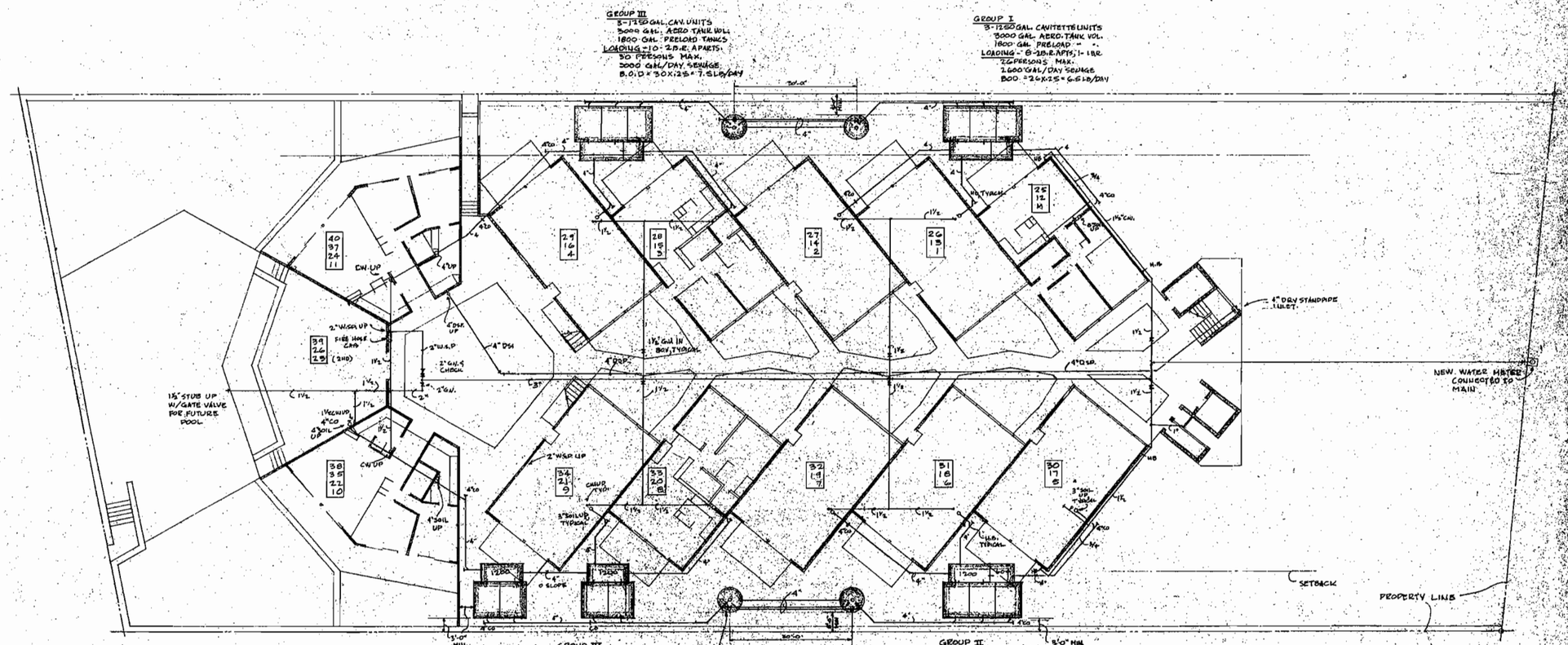
CHARLES CHAMBERLAND & ASSOCIATES,
Architects Planners
EDWARD J. CONWAY ASSOCIATE
1600 KAPIOLANI BLVD. HONOLULU, HAWAII 96814

REVISIONS
1 DRAWING NO. CORRECTED & ADDED 4-13-70 — 4/14/70 — CONTRACT DOCUMENTS
DATE — ISSUED FOR

HALE HULI KAI
40 UNIT CONDOMINIUM PROJECT FOR KEAWAKAPU HUI
KIHEI, MAUI, HAWAII
TMK 3-9-02:39

SHEET NO. 11 OF 11





PLOT PLAN & GROUND FLOOR PLUMBING 3/32" = 1'

THIS WORK WAS PREPARED BY ME OR UNDER MY SUPERVISION

CHARLES C. HAMBERLAND & ASSOCIATES
Architects Planners
EDWARD J. CONWAY ASSOCIATE
HONOLULU, HAWAII

SHEET NO.
M-1

HYDRAULIC CALCULATION

DOMESTIC DEMAND, 785 F.U. = 180 GPM
FIRE REQUIREMENT = 50
TOTAL = 230 GPM

LOSSES:

STATIC HEAD 32'x.43	=	13.8 PSI
METER - 3" @ 230	=	10.0
PIPE, 170'-3" @ 230 = 1.7x60	=	10.2
" 100'-2" @ 170 = 1.0x2.5	=	2.5
" 60'-2" @ 50 = .6x2.5	=	1.5
TOTAL, ALL LOSSES	=	38.0 PSI

NET AVAILABLE, 4TH FLOOR OUTLET,
= LINE PRESS - LOSSES
= 70.0 - 38.0 = 32.0 PSI

2" WET STANDPIPES

CABINETS: STEEL TUBS WITH ALUMINUM DOOR AND TRIM. DUOPANEL DOORS, RECESSED MOUNTING. (STANDARD H.U. #53)

OUTLETS: BRONZE ANGLE VALVES, 1½", 175 PSI, WITH PACIFIC COAST THREAD HOSE COUPLING (STD. 158-U)

HOSES: UNLINED LINEN, 1½" DIAM, 75' LONG, WITH U.L. LABEL; 10" BRASS NOZZLE

HOSE RACKS: STEEL, SEMI-AUTOMATIC (STD. 85 UF)

EXTINGUISHERS: STAINLESS STEEL CASE, 2½ GALLON, WATER FILL, AIR PRESSURED, W/ GAUGE. (STD WA-3)

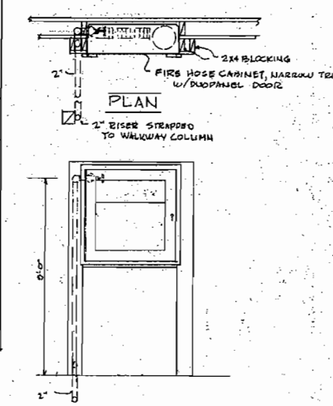
4" DRY STANDPIPE

INLET: BRONZE, 2 WAY, 4 x 2½ x 2½, WITH POLISHED BRONZE NAMEPLATE, NATIONAL HOSE THREADS, 2½ SHOOTS, CLAPPER CHECKS, CAPS AND CHAINS. (GREENBERG 195)

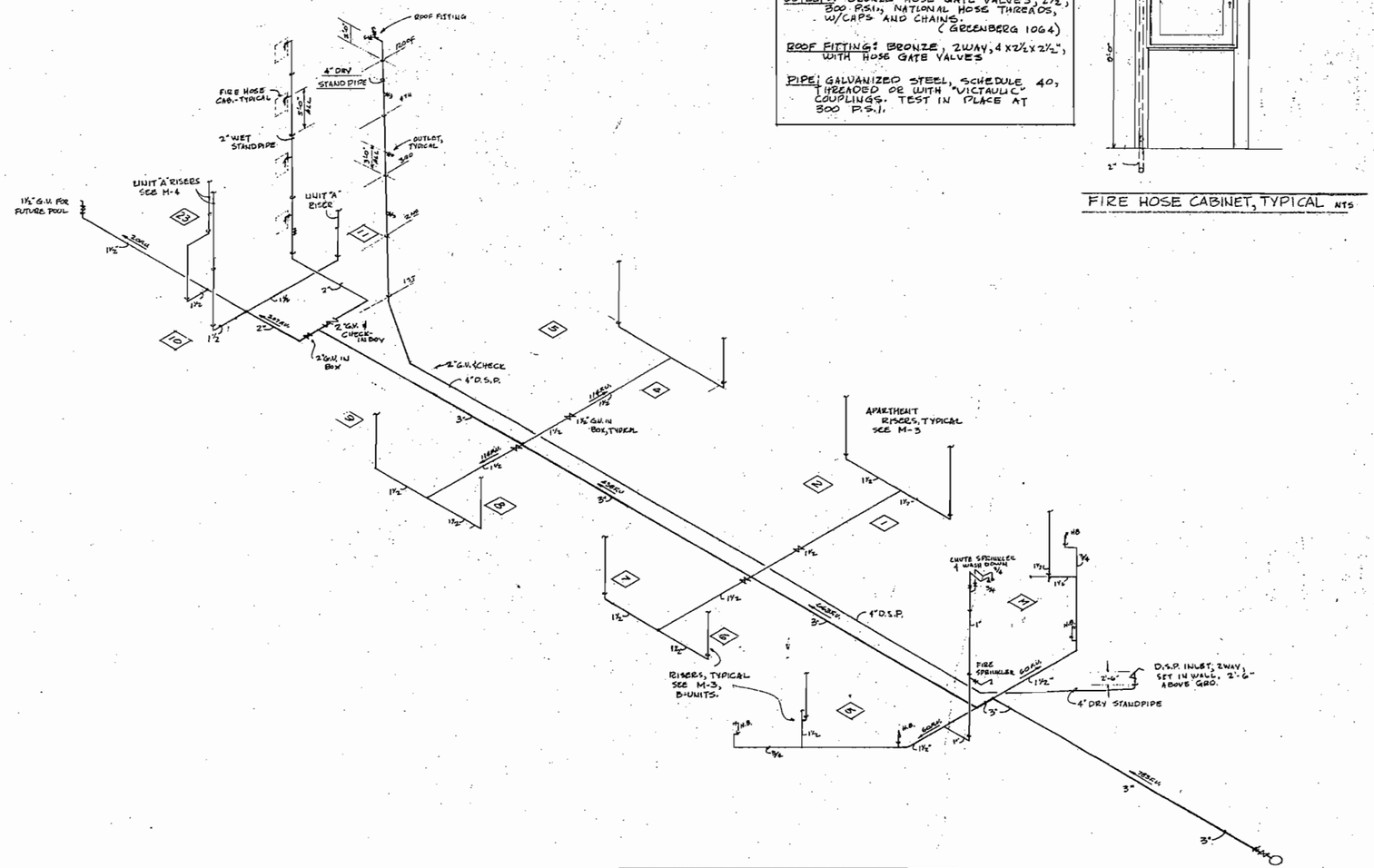
OUTLETS: BRONZE HOSE GATE VALVES, 2½", 300 PSI, NATIONAL HOSE THREADS, W/CAPS AND CHAINS. (GREENBERG 1064)

ROOF FITTING: BRONZE, 2 WAY, 4 x 2½ x 2½", WITH HOSE GATE VALVES

PIPE: GALVANIZED STEEL, SCHEDULE 40, THREADED OR WITH "VICTAULIC" COUPLINGS. TEST IN PLACE AT 300 P.S.I.



FIRE HOSE CABINET, TYPICAL NTS



WATER PIPING SCHEMATIC

CHARLES CHAMBERLAND & ASSOCIATES,
Architects Planners
EDWARD J. CONWAY ASSOCIATE
1150 DREDGER STREET · HONOLULU, HAWAII 96815

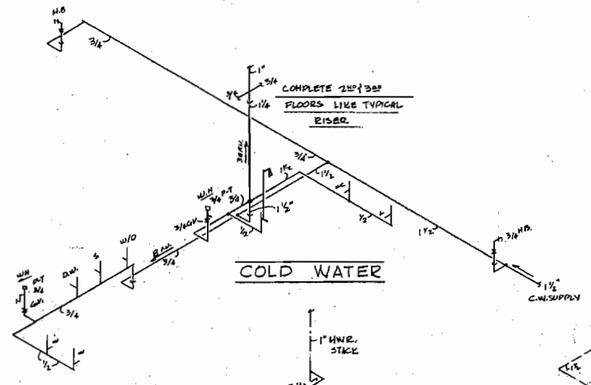
HONOLULU, HAWAII
REGISTERED PROFESSIONAL ENGINEER
No. 6911

THIS WORK WAS PREPARED BY ME OR UNDER MY SUPERVISION.

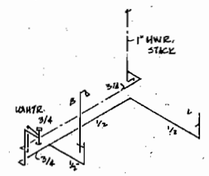
5/20/70 CONSTRUCTION
DATE: 4/14/70 ISSUED FOR: CONSTR.

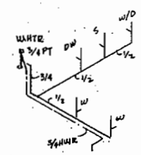
HALE HUI KAI
40 UNIT CONDOMINIUM FOR JENWAN (NT) LTD
KIHEI, MAUI, HAWAII
TMK 2-9-04:25

SHEET No.
M 2
OF M-4

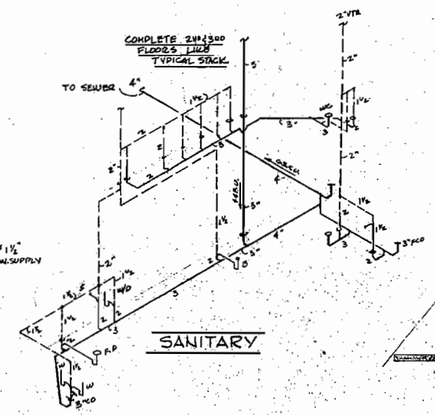


COLD WATER



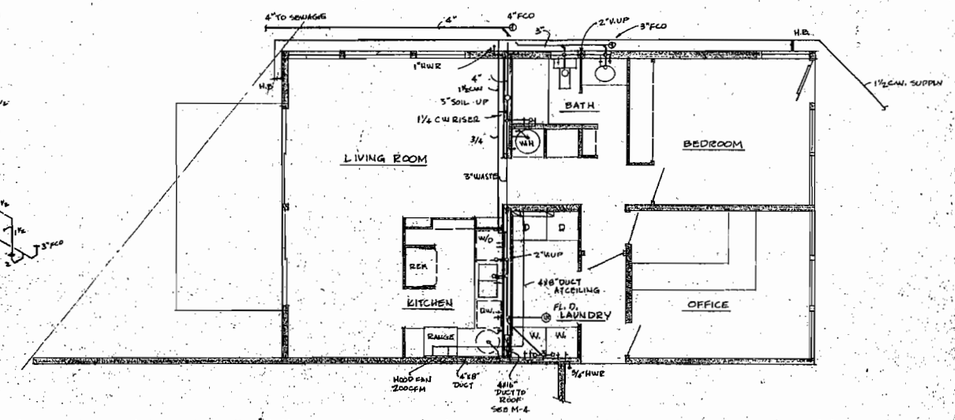


HOT WATER

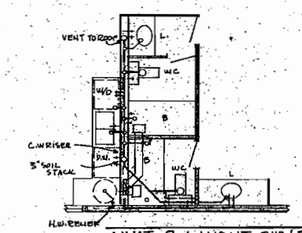


SANITARY

MANAGER'S UNIT DIAGRAMS

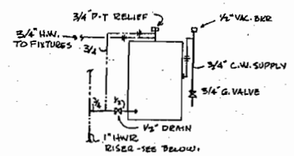


MANAGER'S UNIT 1/4"=1'



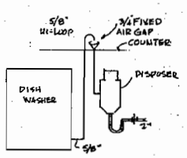
UNIT B LAYOUT, 2ND & 3RD FLOORS

REVERSE FOR NORTH UNITS

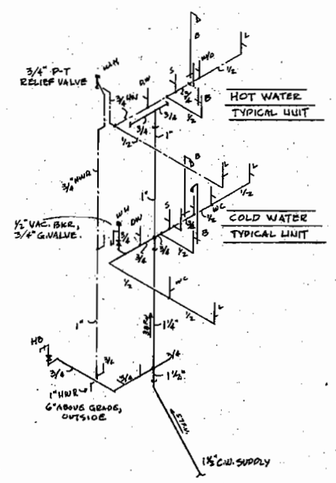


WATER HEATER, TYPICAL

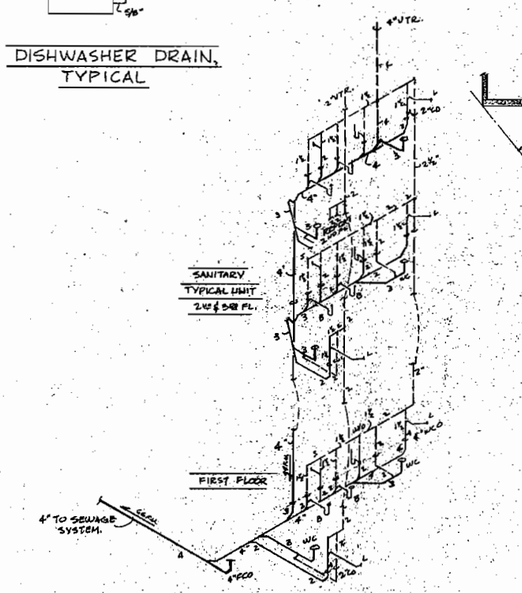
4 KW - 14,000 BTU/HR.



DISHWASHER DRAIN, TYPICAL

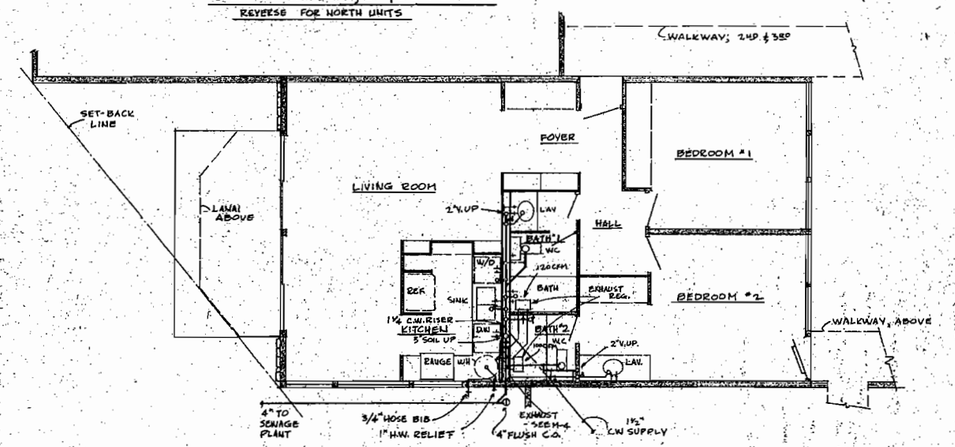


WATER PIPING



SANITARY STACK

UNIT B DIAGRAMS TYPICAL



UNIT B PLAN, FIRST FLOOR 1/4"=1'

TYPICAL FOR SOUTH UNITS, REVERSE FOR NORTH

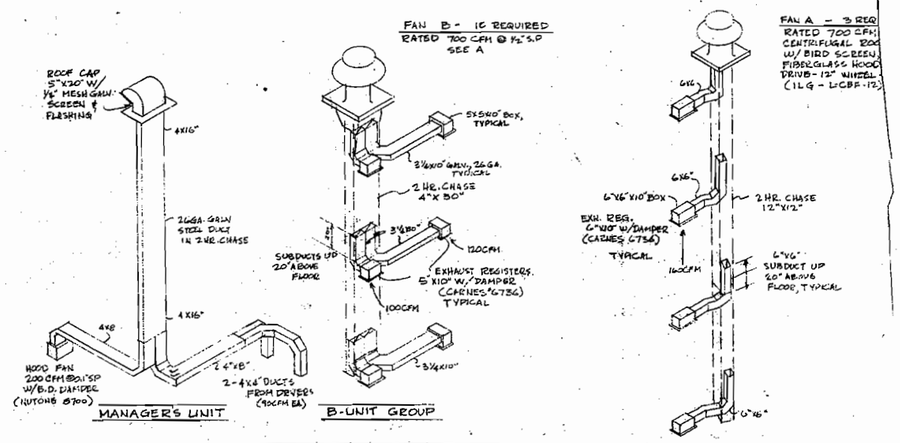
THIS WORK WAS PREPARED BY ME OR UNDER MY SUPERVISION.

CHARLES CHAMBERLAND & ASSOCIATES,
Architects Planners
EDWARD J. CONWAY ASSOCIATE
1150 SHELDON STREET HONOLULU, HAWAII 96817

5/28/70 CONSTRUCTION
4/16/70 CO INSTRUCTION
DATE TITLE

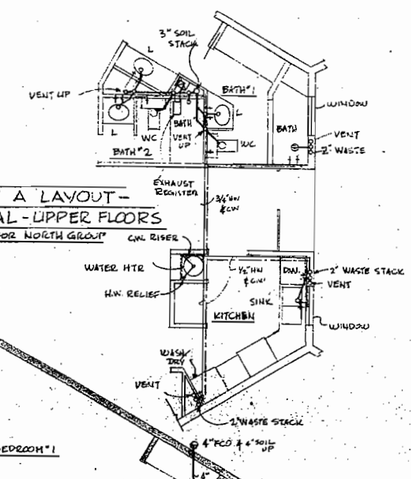
HALE HUI KAI
40 UNIT CONDOMINIUM PROJECT FOR KONAKAI, INC.
KITES, MAUI, HAWAII
DATE: 3-24-69

SHEET NO
M-3
OF A-A



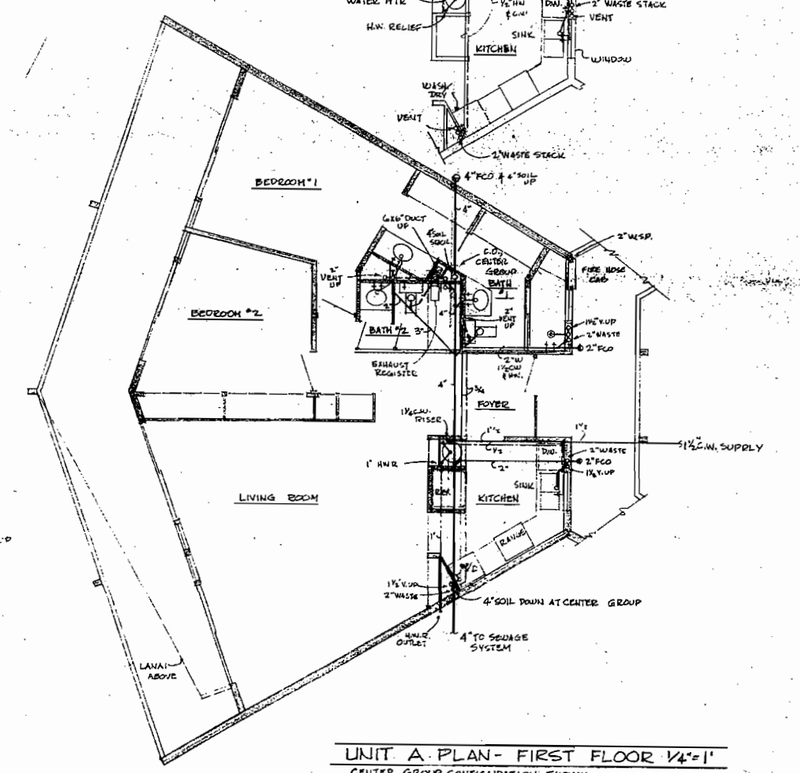
EXHAUST DIAGRAMS

TYPICAL - NO SCALE



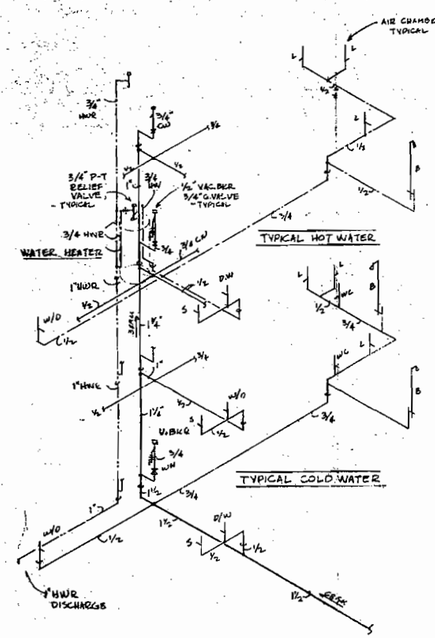
UNIT A LAYOUT - TYPICAL - UPPER FLOORS

REVERSE FOR NORTH GROUP

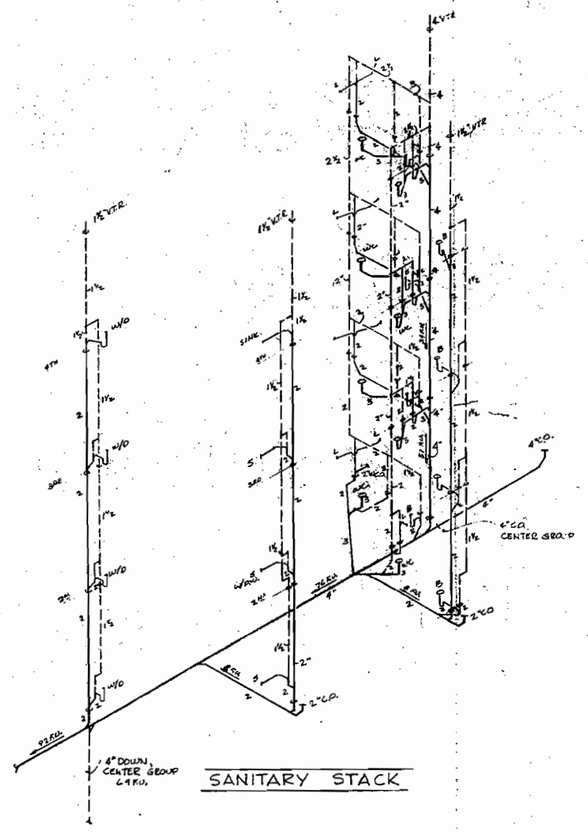


UNIT A PLAN - FIRST FLOOR 1/4"=1'

CENTER GROUP CONFIGURATION SHOWN.
REVERSE CONDITIONS OCCUR IN END GROUPS.



WATER PIPING



SANITARY STACK

UNIT A DIAGRAMS

CENTER GROUP CONFIGURATION SHOWN.
CENTER GROUP HAS 3 FLOORS ONLY, SIMILAR TO UPPER FLOORS
END GROUPS ARE OPPOSITE FACING.

HALE HUI KAI
40 UNIT CONDOMINIUM PROJECT FOR KAHUKU RD
KAHUKU, OAHU, HAWAII
TMK 5-9-01-09

12/10/70	CONSTRUCTION
5/18/70	CONSTRUCTION
4/16/70	CONSTRUCTION
DATE	ISSUED FOR

THIS WORK WAS PREPARED BY ME OR UNDER MY SUPERVISION.
5-12-69

CHARLES CHAMBERLAND & ASSOCIATES,
Architects, Planners,
EDWARD J. CONWAY ASSOCIATE,
ARCHITECTS & ENGINEERS

SHEET NO.
M 4
OF M-4

N.E.C. LOAD CALCULATION

TYPICAL APARTMENT, 920 ϕ

RANGE		8.0 KW
WATER HEATER		3.0
WASH/DRYER		4.0
KITCHEN PLUGS		3.0
DISH W./DISPOS		1.0
LIGHTS	.92X3X.35	0.92
A/C RECEPT.	2.0X1	2.00
	TOTAL	21.92 KVA ≅ 105 AMP

G APART. GROUP 5520 ϕ
(NEC ART. 220-9)
= 21.92 X 6 X 0.44 = 57.9 KVA.
@ 3ϕ, 208 ≅ 161 AMP

9 APART. GROUP
= 21.92 X 9 X 0.43 = 84.9 KVA
≅ 235 AMP

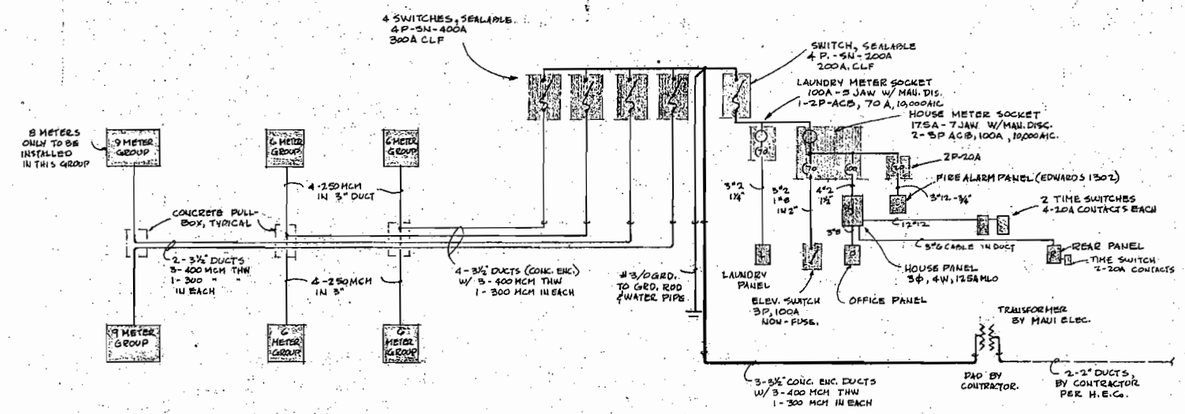
12 APART. GROUP
= 21.92 X 12 X 0.41 = 108.0 KVA
≅ 299 AMP

41 APART. LOAD
= 21.92 X 41 X 0.28 = 252 KVA
≅ 695 AMP

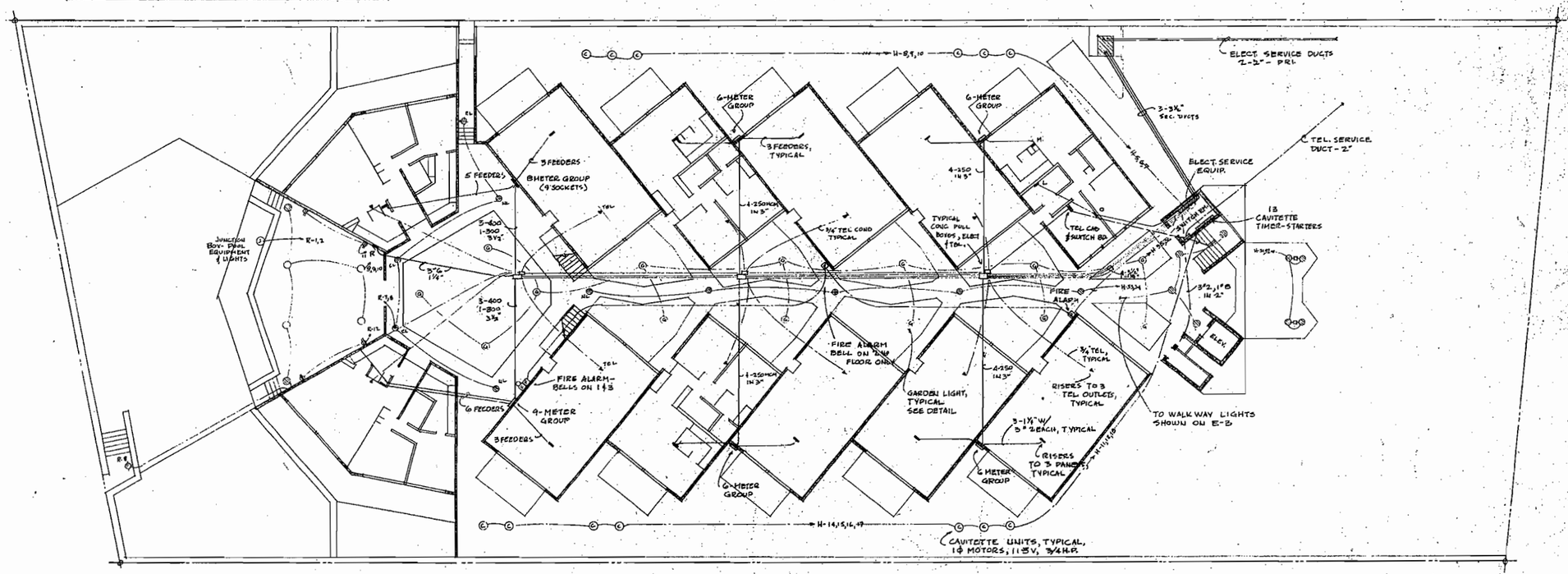
COMBINED BUILDING LOAD

41 APARTMENTS	252.0
ELEVATOR 15 HP.	15.0
HOUSE PANEL (ALLOW.)	25.0
LAUNDRY PANEL	14.0
TOTAL	306.0 KVA.
	≅ 848 AMP.

ISC, ESTIMATED, AT TRANSFORMER = 20,000 AMPS.
USE CLF FUSES AT ENTRANCE
USE 10,000 AIC CCT. BKRS AT METERS
USE 5000 AIC " " IN PANELS.



ONE-LINE DIAGRAM



PLOT PLAN & ELECTRICAL LAYOUT 3/32" = 1'

CHARLES CHAMBERLAND & ASSOCIATES,
Architects Planners
EDWARD J. CONWAY ASSOCIATE
450 ONE 17th STREET HONOLULU HAWAII 96813

HALE HUI KAI
40 UNIT CONDOMINIUM PROJECT FOR KENWOOD HUI
HOTEL, MAUI, HAWAII
TMK. 5-9-04-15

DATE	
5/28/70	CONSTRUCTION
8/14/70	CONSTRUCTION
12/28/70	REVISED TO AS-BUILT

SHEET NO.
E 1
OF E

PANEL "R"
REAR AREA — 1Φ, 3W, 3N, 100 MLO, 120/240V, @ BKRS - 5000 AIC

NO	BKR.	USE	KVA		WIRE
1	1P-20A	POOL EQUIPMENT	1.0		#12
2		POOL LIGHTS		1.0	
3		ROOF FAN (A) ½HP	.6		
4		ROOF FAN " "		.6	
5		ROOF FAN " "	.6		
6		SPACE (HLOW)		.6	
7		NIGHT LIGHTS, REAR	.5		
8		NIGHT " , REAR		.5	
9		LIGHTS - REC. AREAS	.6		
10		" " "		.6	
11		CONVEN. RECEPT, REAR	.5		
12		" " "		.5	
13	—	SPACE			—
14					
15					
16					
		TOTAL CONNECTED	3.8+3.8 = 7.6		
		@ 208V =	37 AMP		

PANEL "H" ON SHEET E-3

PANEL "M"
MANAGERS UNIT — 1Φ, 3W, 3N, 125A MLO, 120/240V, @ BKRS - 5000 A.I.C.

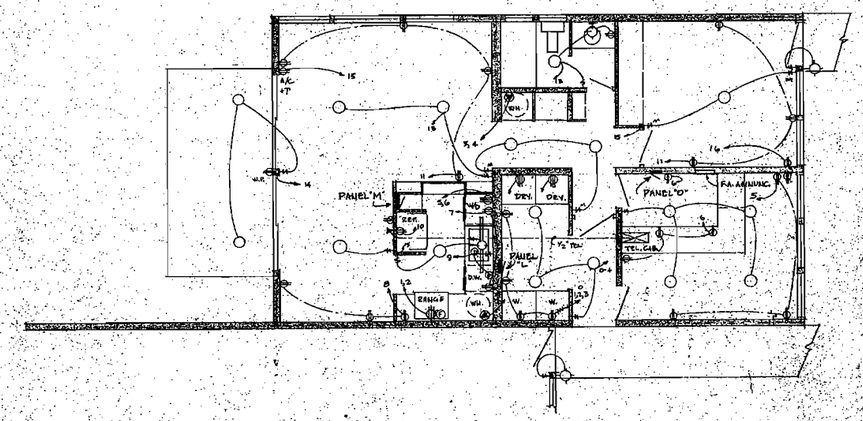
NO	BKR.	USE	KVA		WIRE
1	2P-50	RANGE	4.0		#6
2				4.0	
3	2P-30	WATER HEATER	1.5		#10
4				1.5	
5	2-30	WASHER-DRYER	2.0		#10
6				2.0	
7	1-20	KITCHEN RECEPTACLES	1.5		#12
8	1-20	KIT. - DINING		1.5	12
9		DISHWASHER / DISPOSER	1.0		
10		REFRIGERATOR		.5	
11		LIVING ROOM RECEPT.	.5		
12		BED ROOM "		.5	
13		CEILING LTS (BATHRM	.5		
14		LANAI LTS & PLUG		.5	
15		A/C RECEPT - LIVG RM	1.0		
16		" " BEDRMS		1.0	
17	SPACE				
18					
19					
20					
		TOTAL CONNECT.	12.0+11.5=23.5		
		@208V = 113 AMP			

PANEL "L"
LAUNDRY — 1Φ, 3W, 3N, 100A MLO, 120/240V, @ BKRS, 5000 AIC

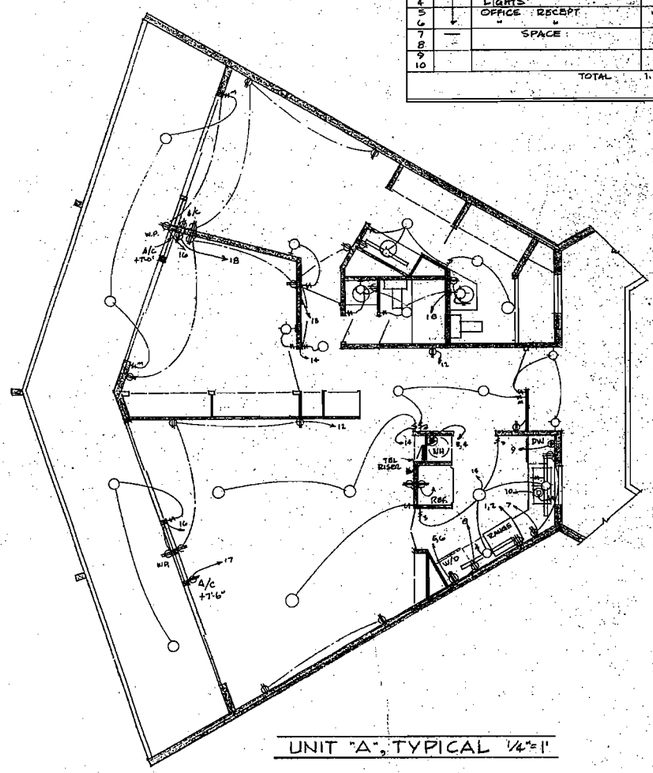
NO	BKR.	USE	KVA		WIRE
1	2P-30	WATER HEATER	2.0		#10
2				2.0	
3	2-30	DRYER #1	2.5		
4				2.5	
5	2-30	DRYER #2	2.5		
6				2.5	
7	—	SPACE			—
8					
9					
10					
		TOTAL	7.0+7.0=14.0		
		@208V. = 68A			

PANEL "O"
OFFICE — 1Φ, 3W, 3N, 100A MLO, 120/240V, @ BKRS, 5000AIC

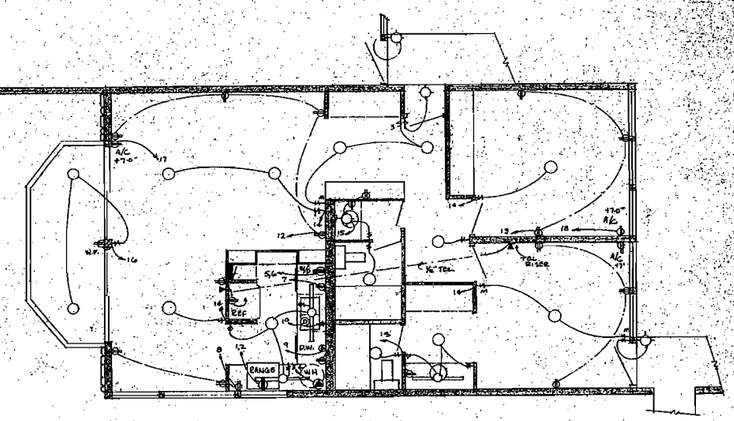
NO	BKR.	USE	KVA		WIRE
1	1-20	WASHER #1	.5		
2		WASHER #2		.5	
3		LAUNDRY RECEPT.	.5		
4		LIGHTS		.5	
5		OFFICE RECEPT.	.5		
6		" "		.5	
7	—	SPACE			—
8					
9					
10					
		TOTAL	1.5+1.5=3 KW		
			=15A		



MANAGER'S UNIT 1/4"=1'



UNIT "A", TYPICAL 1/4"=1'



UNIT "B", TYPICAL 1/4"=1'

APART. PANEL
TYPICAL - UNITS A & B — 1Φ, 3W, 3N, 125A MLO, 120/240V, @ BKRS 5000 AIC, PLUG IN

NO	BKR.	USE	KVA		WIRE
1	2P-50	RANGE	4.0		#6
2				4.0	
3	2-30	WATER HEATER	1.5		#10
4				1.5	
5	2-30	WASHER-DRYER	2.0		#10
6				2.0	
7	1-20	KITCHEN RECEPT.	1.5		#12
8	1-20	KITCHEN - DINING RECEPT.		1.5	12
9		DISHWASHER	.5		
10		DISPOSER		.5	
11		REFRIG.	.5		
12		LIVING ROOM REC		.5	
13		BED ROOM REC.	.5		
14		CEILING LIGHTS		.5	
15		BATH ROOMS	.5		
16		LANAI LTS & PLUGS		.5	
17		AIR COND RECEPT, LVG RM.	1.0		
18		A/C RECEPTS - BED ROOMS		1.0	
19	—	SPACE			—
20					
21	SPACE				
22					
23					
24					
		TOTAL	12.0+12.0=24.0		
			=115A		

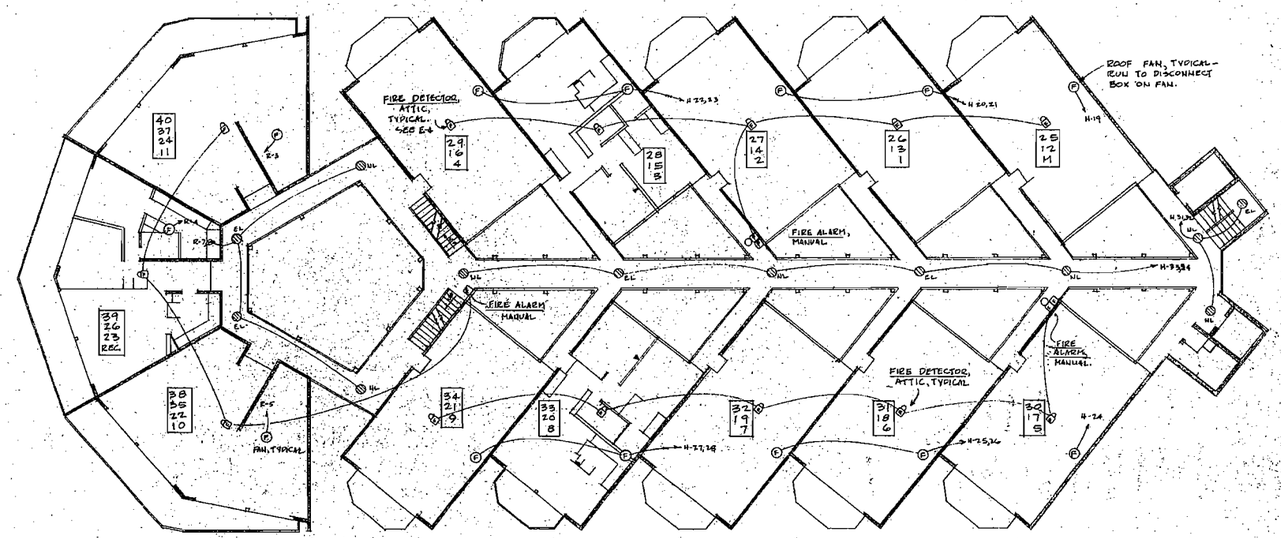
CHARLES CHAMBERLAND & ASSOCIATES
Architects Planners
EDWARD J. CONWAY ASSOCIATE
ASSOCIATE ARCHITECT
HONOLULU, HAWAII

HALE HOI KAI
40 UNIT CONDOMINIUM PROJECT FOR "KONAWAEWA" TMK
KONA, HAWAII
TMK 7-3-13-24-28

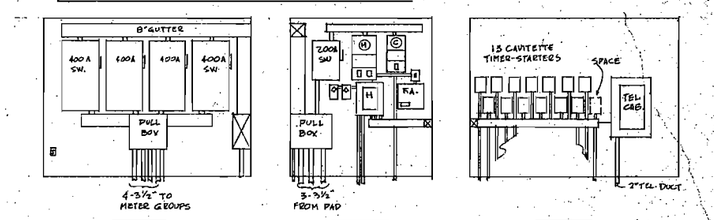
SHEET NO.
E 2
OF E-

PANEL "H" HOUSE EQUIPMENT			3φ, 4W, 5W, 120/208V 125 A. MAINS - LUGS ONLY & BKRS. - BOLTED, 5000 AIC			
NO.	BKR.	USE	KVA			WIRE
1	2P-50	PANEL "R" - REAR	4.0			#6
2				4.0		
3	2-30	PANEL "O" - OFFICE			1.5	#8
4			1.5			
5	1-20	CAVITETTE MOTOR # 1 - 1/2 HP		.8		#12
6		2			.8	
7		3	.8			
8		4		.8		
9		5			.8	
10		6	.8			
11		7		.8		
12		8			.8	
13		9	.8			
14		10		.8		
15		11			.8	
16		12	.8			
17		13		.8		
18		SPACE			.8	
19		ROOF EXHAUST FAN # 1 - 1/4 HP	.5			
20		2		.5		
21		3			.5	
22		4	.5			
23		5		.5		
24		6			.5	
25		7	.5			
26		8		.5		
27		9			.5	
28		10	.5			
29		LIGHTS, UTILITY ROOMS, ELEV PIT		0.8		
30		PLUGS " " " "			.8	
31		NIGHT LIGHTS, ELEV & ENTRY	.8			
32		EVENING " " " "		.5		
33		NIGHT LTS, CORRIDORS, 15, 2@38			.7	
34		EVE. " " " "	.4			
35		NIGHT LTS, GARDEN & PLATERS		.8		
36		EVE. " " " "			1.0	
37		SPACE				
38						
39						
40						
41						
42						
		TOTAL CONNECTED	11.9	11.3	4.9	2.8 = 32.4

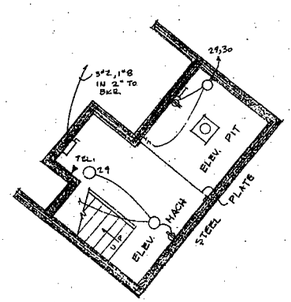
DEMAND FACTOR = 0.7
NEC LOAD = 22.7 KVA (63A)



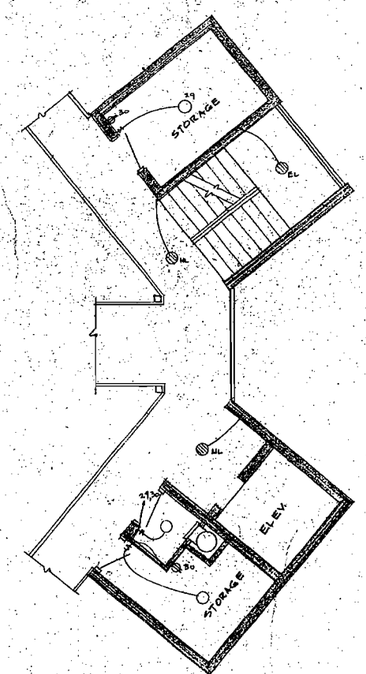
TYPICAL FLOOR PLAN 3/32" = 1'
SECOND FLOOR SHOWN



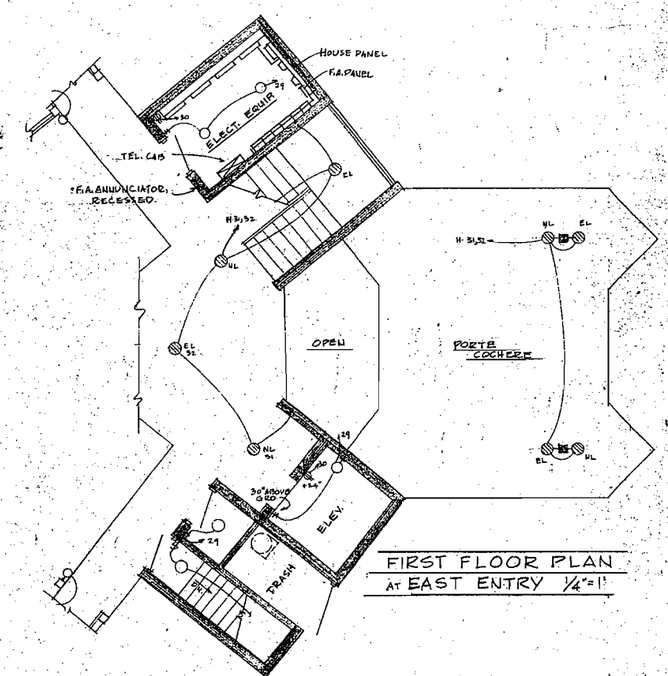
EQUIPMENT ROOM ELEVATIONS 3/8" = 1'



ELEVATOR ROOM
8' BELOW 1ST FLOOR 1/4" = 1'



TYPICAL FLOOR PLAN
EAST ENTRY 1/4" = 1'



FIRST FLOOR PLAN
AT EAST ENTRY 1/4" = 1'

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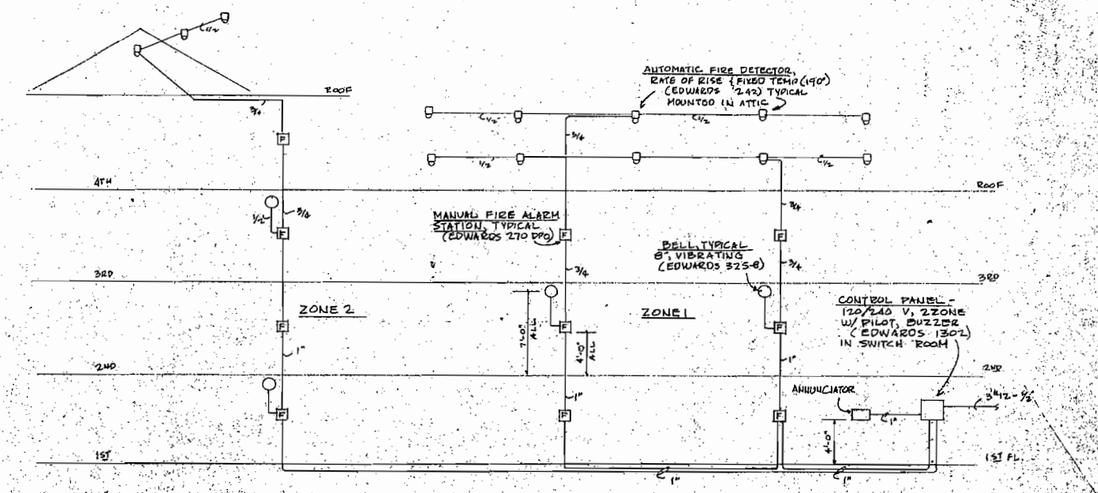
CHARLES CHAMBERLAND & ASSOCIATES
Architects Planners
EDMUND J. CONWAY ASSOCIATE
1585 Kapiolani Blvd. Honolulu, Hawaii 96814

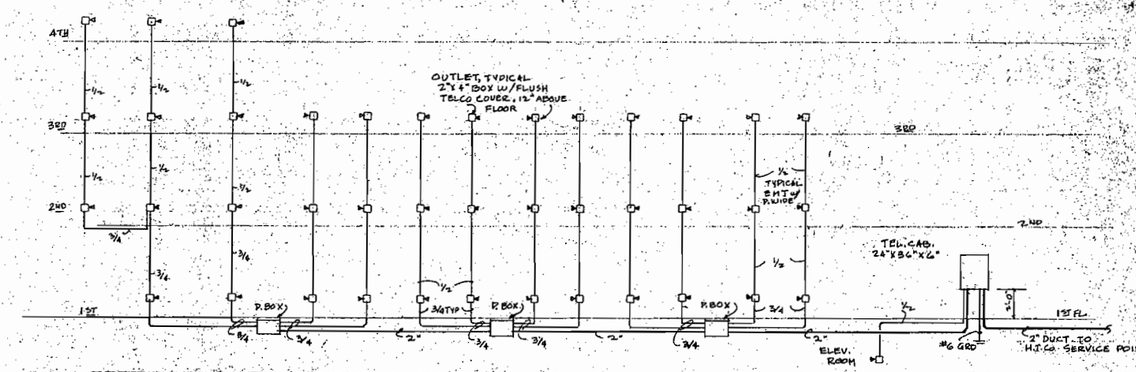
HALE HUI KAI
40 UNIT CONDOMINIUM PROJECT FOR SEAMARK HUI
15 FEE, MAUI, HAWAII
TMK 3-9-04:25

CONSTRUCTION DOCUMENTS
3/16/79
SHEET NO.
E-3

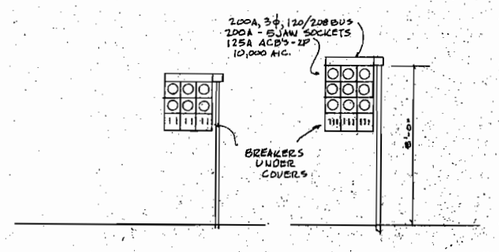


FIRE ALARM RISERS

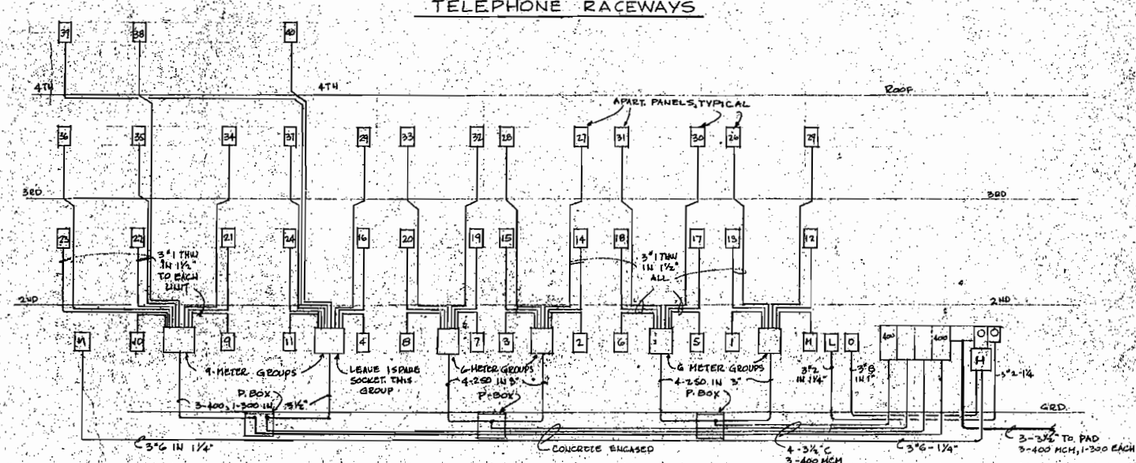
WIRING PER MANUFACTURERS REQUIREMENTS



TELEPHONE RACEWAYS



TYPICAL METER ELEVATIONS 3/8"=1'



PANEL RISERS

CHARLES CHAMBERLAIN & ASSOCIATES
Architects Planners
EDWARD J. CONWAY ASSOCIATE

BALE HUI KA
40 UNIT CONDOMINIUM PROJECT FOR LEASEHOLD
KIHEI, MAUI, HAWAII
TMK 3-9-03-25

FOR CONSTRUCTION
4/16/70

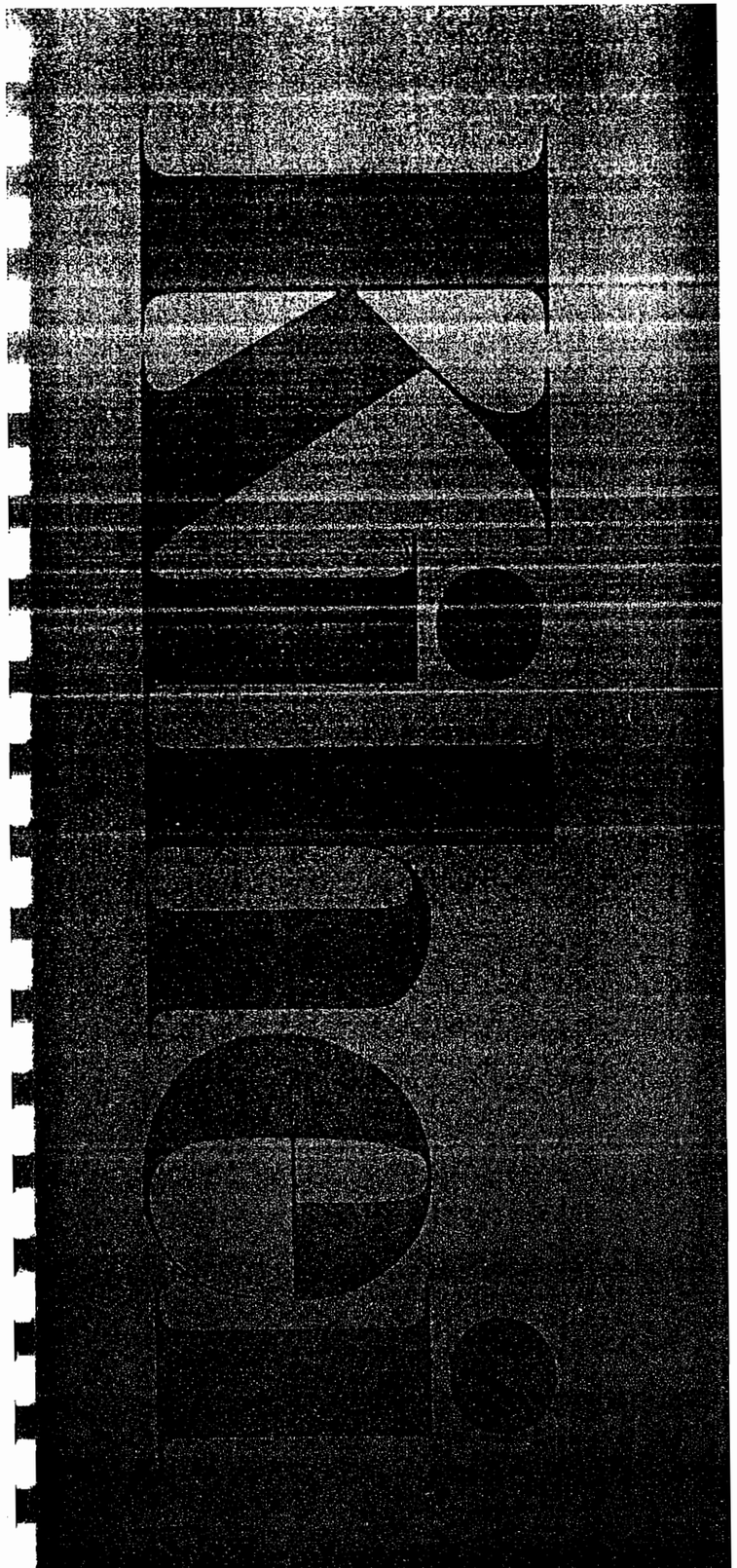
SHEET NO
E-4

APPENDIX C.

Excerpt From 1970 Kihei Civic Development Plan

Kilgoi

Civic Development Plan



Civic Development Plan

Prepared for the
Maui County Planning Commission
by Noboru Kobayashi, AIA Planning Consultant,
Howard K. Nakamura, PE Planning Director,
and Robert O. Ohata, AIP Past Planning Director

The preparation of this report was financed in part through an Urban Planning Grant from the U.S. Department of Housing and Urban Development under the provisions of Section 701 of the Housing Act of 1954, as amended.

February, 1970

ACKNOWLEDGMENTS

Maui Planning Commission and Staff
Kihei "701" Steering Committee
Kihei Community Association
State Department of Planning and Economic Development
State Department of Land and Natural Resources
State Department of Education
State Department of Transportation
Maui County Department of Public Works
Maui County Department of Water Supply
Maui County Department of Parks and Recreation
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Hawaii Visitors Bureau
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February 1970

Mr. Yoshikazu Matsui, Chairman
Planning Commission
County of Maui
P. O. Box 1487
Kahului, Hawaii 96732

Dear Chairman Matsui:

It is our pleasure to transmit to you and the members of the Maui County Planning Commission, the Kihei Civic Development Plan, encompassing the area between Maalaea Bay and La Perouse Bay.

This planning project was conducted with the assistance of an urban planning grant from the Federal government, under the provisions of Section 701 of the Housing Act of 1954. This "701" project was prepared jointly by the consultant and planning staff, and is intended to provide for a long-range plan to guide development of the region through 1990.

As you are aware, the Federal grant under which this project was implemented, was a "high merit" award for innovative planning. The major facets of this grant were: 1) emphasis on urban design in the planning process, and 2) citizen participation.

The Maalaea-Kihei-Makena region, which possesses amenities equal or superior to any resort area in the world, is anticipated to become a major destination area, together with the Westside's more established Kaanapali resort. Thus, it was our goal to prepare a development plan which would provide for this growth, while still retaining the amenities of the area.

Towards this end, an "attitude survey" of all residents was taken, to assist in formulating the project's goals and objectives. Preparation of the plan then followed these guidelines, which resulted in part in:

a) Preservation of all government-owned shoreline areas for public use.
b) Preservation of ocean views and other scenic vistas, through judicious use of varying densities and height.
c) Recommendations designed to encourage superior urban design.

While it is not possible to fully recognize all participants, we would particularly like to acknowledge the following: Mayor Elmer F. Cravalho; Chairman Goro Hokama and the members of the County Council; the Maui County Planning Commission; the project Steering Committee; and the staff of the State Department of Planning and Economic Development. A special thanks should also go to the citizens of the planning area for their interest, comments, consideration and cooperation.

It is our hope that this plan will prove to be a viable guideline for future development, and that it will assist the County in moving towards the attainment of its physical, economic, social, and environmental goals.

Very truly yours,

Noboru Kobayashi

NOBORU KOBAYASHI
AIA Architect
Planning Consultant

Robert O. Ohata

ROBERT O. OHATA
Past Planning Director

Howard K. Nakamura

HOWARD K. NAKAMURA
Planning Director

KAMAOLE

A Introduction

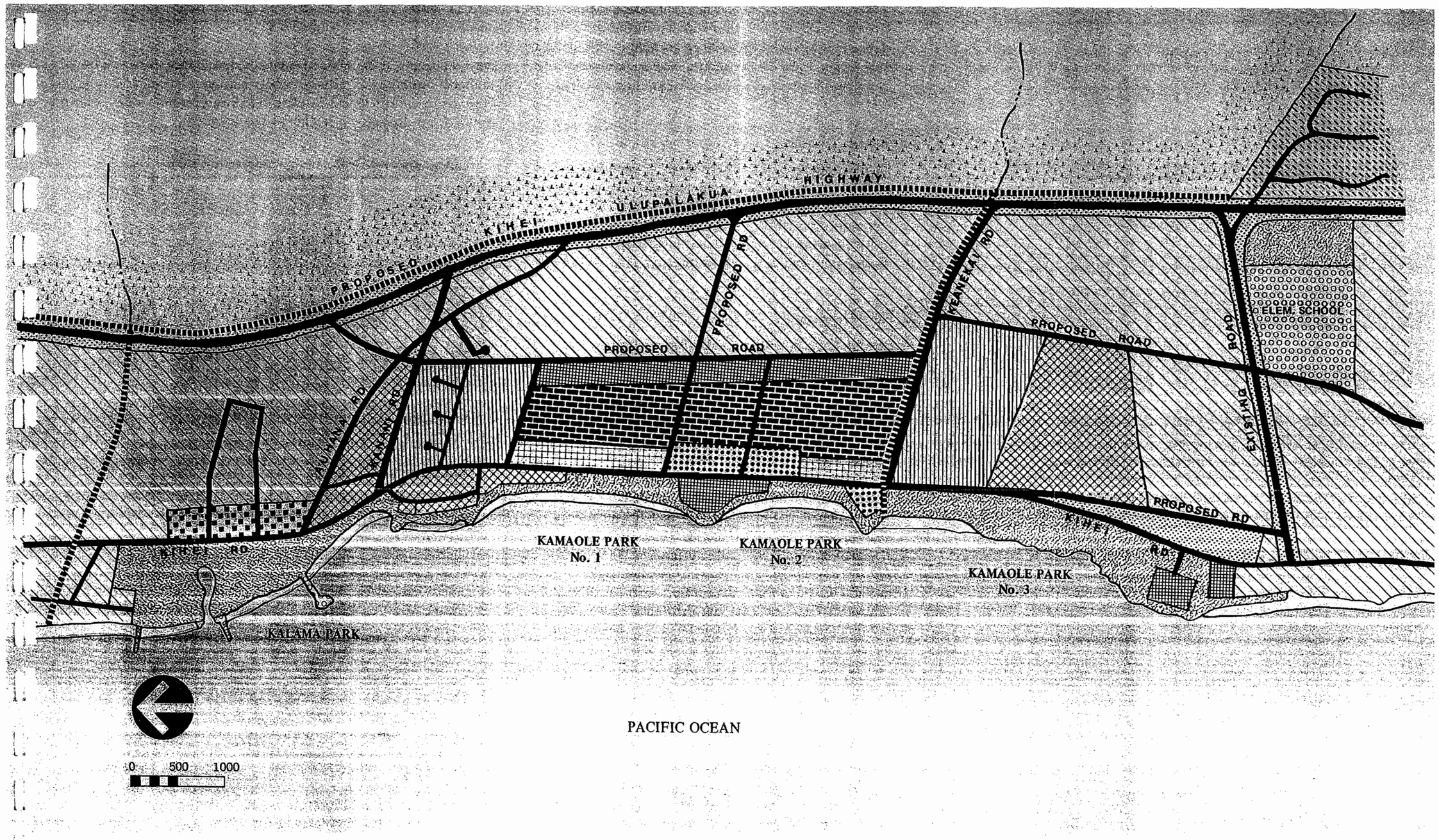
With the exception of Wailea, the most dramatic change to come in the planned region may be expected at Kamaole, which was an undeveloped wilderness 35 years ago, noted as a difficult to reach, but fine fishing ground. During World War II the beach now known as Kamaole Park No. 3 was a navy recreation area. Within the past ten years, there has been some apartment development. One high-rise apartment complex is about to be completed and several low-density apartments have been in operation for a few years. But the development now expected can bring the creation in Kamaole of a resort superblock of more than six large hotels and two large apartment clusters aggregating some 7,500 hotel and apartment units, under the plan. The resort development is planned on slightly sloping ground, rising to about 120 feet above sea level at the new Kihei-Ulupalakua Highway boundary and bounded to seaward by more than a mile of beach parks.

B Transportation

Most of the traffic into Kamaole will come from the Kihei-Ulupalakua Highway which runs parallel to the shoreline, and located about 3,000 feet from the ocean. The elevation of this arterial highway is about 120 feet above sea-level as it skirts along the eastern fringe of this district. There are 5 entrance avenues into the resort and the shoreline areas which will connect into the Kihei Road which is aligned parallel to the shoreline. Three of these avenues are aligned perpendicular to the shoreline so that they will provide unlimited ocean vistas to the motorists as they are entering the resort areas from the arterial highway.

The present Kihei Road and all of the new avenues and streets should be generously flanked with appropriate trees so that patterns of green strips could be created for this district.

- Residential District
- Low Density Apartment District
- Medium Density Apartment District
- Low Density Hotel District
- Medium Density Hotel District
- High Density Hotel District
- Resort—Commercial District
- Business District
- Light Industrial District
- Public Use District
- Park Area
- Open Space
- Rural District
- Agriculture District
- Drainage Canal
- Highway—Street—Road


PROPOSED
KIHEI
ULUPALAKUA
HIGHWAY
PROPOSED RD
MEANEKAI RD
PROPOSED ROAD
PROPOSED ROAD
ELEM. SCHOOL
EXISTING ROAD
PROPOSED RD
KIHEI RD.
KIHEI RD.
KAMAOLE PARK
No. 1
KAMAOLE PARK
No. 2
KAMAOLE PARK
No. 3
KALAMA PARK
PACIFIC OCEAN
0 500 1000

A bicycle path along the present Kihei Road could provide a recreational facility linking most of the planned region, from Kihei Wharf to Wailea. The Wailea plan, to be described later, assumes a major use of bicycles by resort visitors within that complex.

C Business Districts

The major business district for Kamaole will be across from Kalama Park, where a commercial nucleus already exists. General business use is therefore omitted from the resort superblock. Two resort-oriented commercial zones are allocated in the block, close to the beaches, for the shops and restaurants needed to serve the hotels.

D Hotel Districts

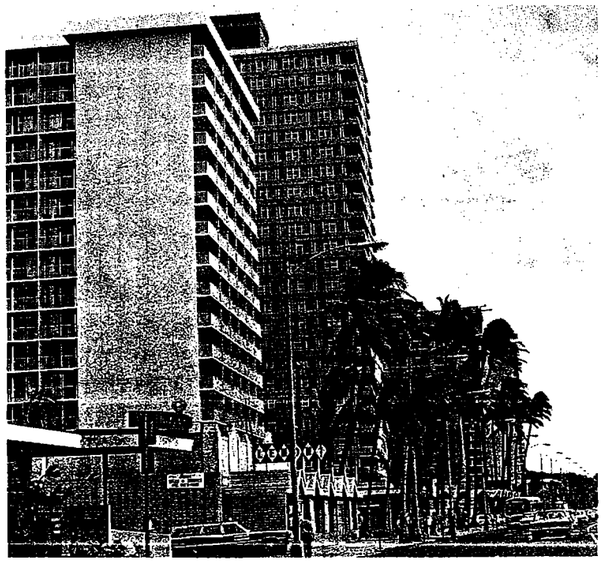
One hundred acres are proposed for hotel use in Kamaole, enough at the densities recommended for 4,000 hotel units, in six or more large hotels. The need for a strict building siting ordinance becomes critical here, if tropical slab jungle type of development, characteristic of present-day Waikiki, is to be avoided.

The illustrations demonstrate what is needed – low and medium density corridors between the superblock and the beach parks and adjacent residential zones. The plan shows a low density buffer zone between the superblock and the beach parks to seaward, and a medium density development from residential zones to landward. The park areas thus will appear wider and will not be hemmed-in by large buildings. The residential areas will not be confronted by a wall of hotel buildings rising abruptly between them and the parks and sea.

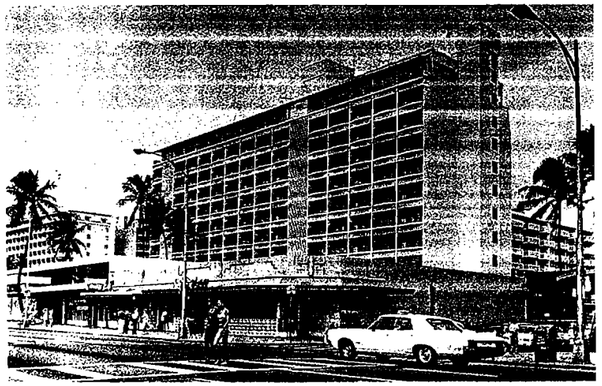
The recommended siting and building regulations to be described later in this report will have their most beneficial use here, providing developers with incentives to build perpendicular to rather than parallel with the oceanfront, by allowing higher densities of development to those who do.

Taller buildings will be confined to the center of the superblock.

Two hotel zones at the southern end of Kamaole Park No. 3 will be limited to medium density clusters, providing visual variety and a sense of identity to this section of the district.



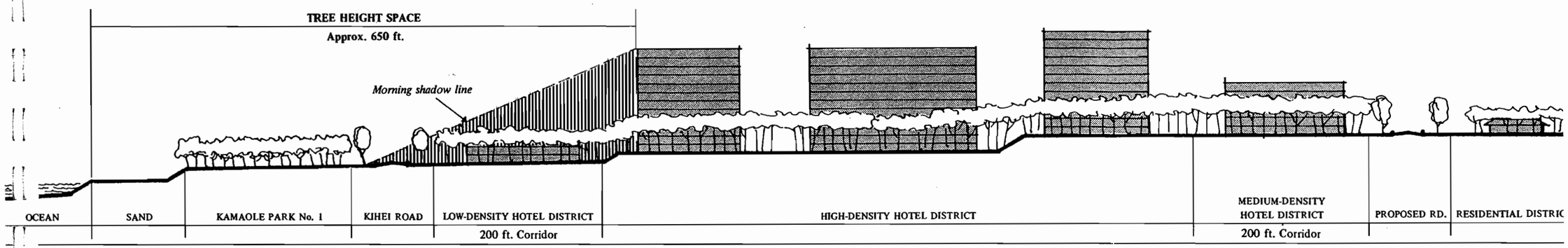
High rise hotel buildings located across a public park with a minimum setback from the street.



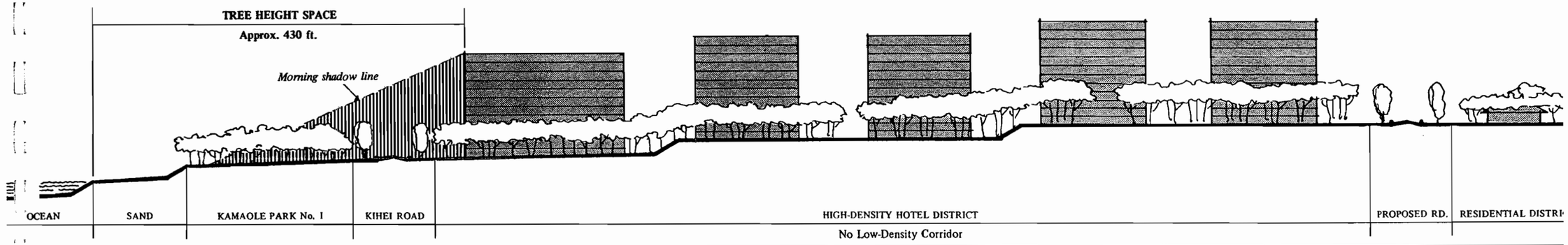
High rise hotel buildings setback approximately 200 feet from the street.

KAMAOLE SUPERBLOCK

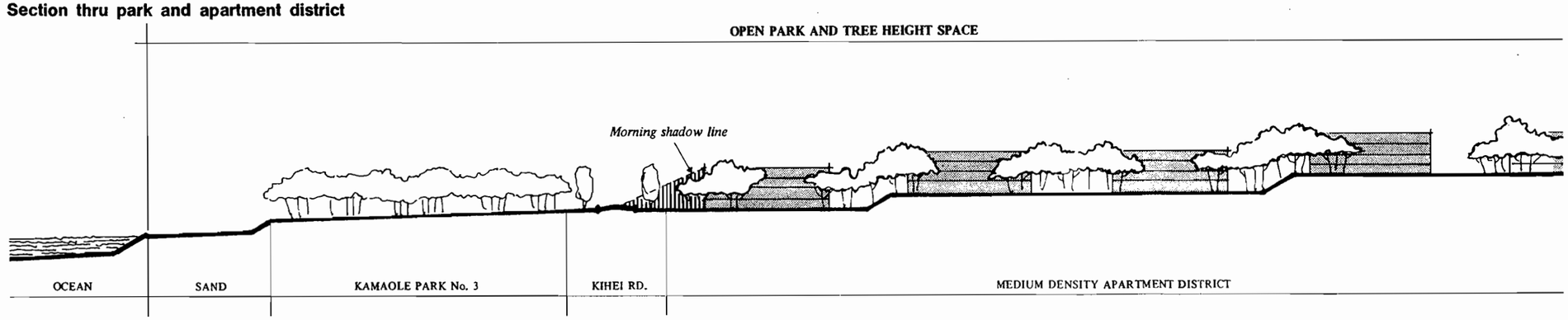
Section thru park and hotel district (Recommended)



Section thru park and hotel district (Not recommended)



Section thru park and apartment district



E Apartment Districts

The resort complex centered on the superblock will be complemented by large apartment zones on both sides which will serve as transitional environments between the resort cluster and the residential neighborhoods surrounding the superblock on three sides. These apartment zones will be of medium density, so that development will be graduated from the superblock center out into the surrounding neighborhoods of homes. The balance of apartment usage in the district will be zoned for low density development in clusters adjacent either to residential or park areas.

Approximately 3,500 apartment units can be accommodated in this community as planned.

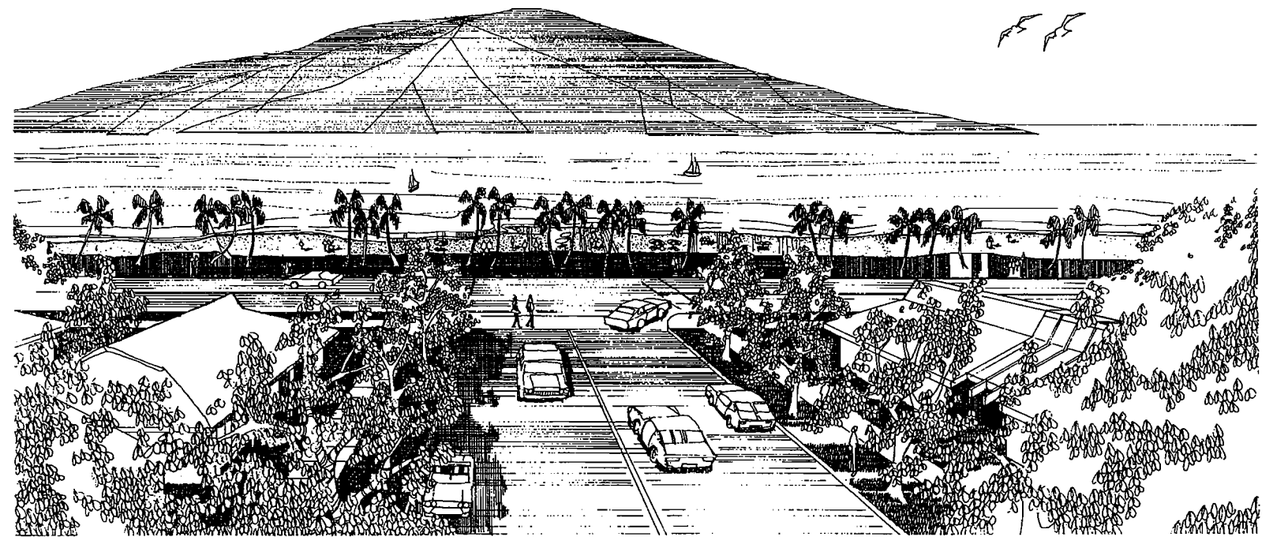
F Residential Districts

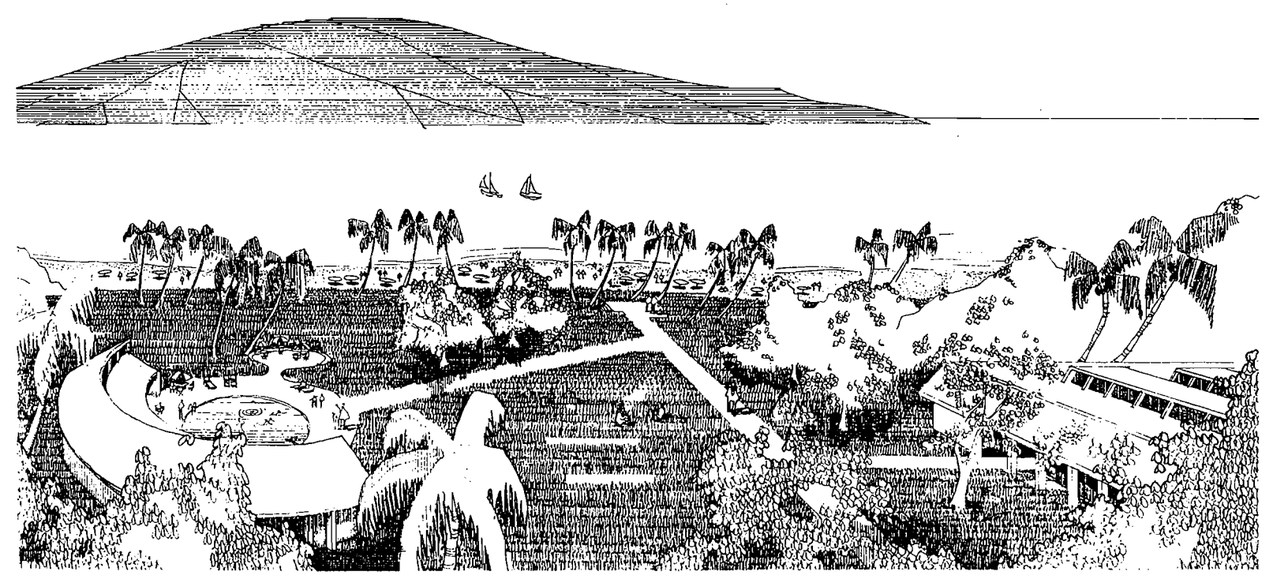
More than 300 acres of land in Kamole are proposed for residential zoning, to accommodate both hotel employees and permanent residents. The location of these residential neighborhoods adjacent to the resort and apartment clusters will necessitate their being designed for maximum attractiveness while at the same time meeting the cost requirements of hotel employees' budgets.

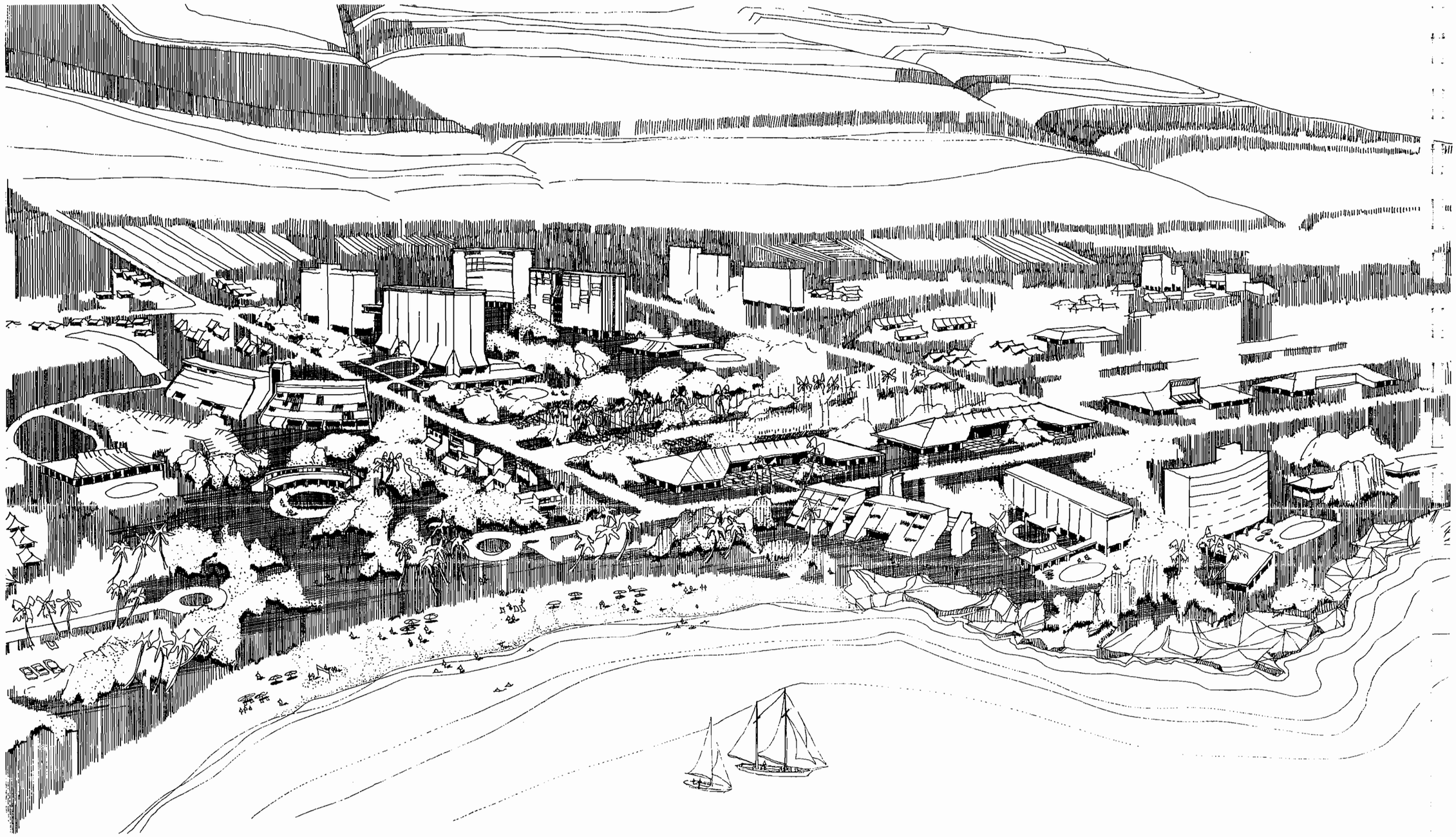
G Parks

The only existing major park in Kamaole, Kalama Park, already is the most used beach park in Maui County. All of the parks in the district will need almost immediate improvement to meet the growing demand to be expected during the planning period. The initial phase of the Wailea resort is scheduled for completion in 1972. After that, the Kamaole parks can be expected to have to meet the recreational needs of local residents who no longer will be likely to use the Wailea beaches for such inexpensive recreation as shoreline fishing, picnicking and family swimming.

Cabins and outdoor camping facilities should be provided at Kamaole Park No. 3. Kamaole Parks No. 1 and 2 need improvement for picnicking and swimming.







The tropical atmosphere of the entire district needs enhancement, which can be provided by generous landscaping of all of the parks. Kalama Park, in particular, should be planted with taller palms to give it a now-lacking sense of identity. Shade trees will be essential everywhere, particularly in the camping areas of Kamaole Park No. 3.

H Public Works

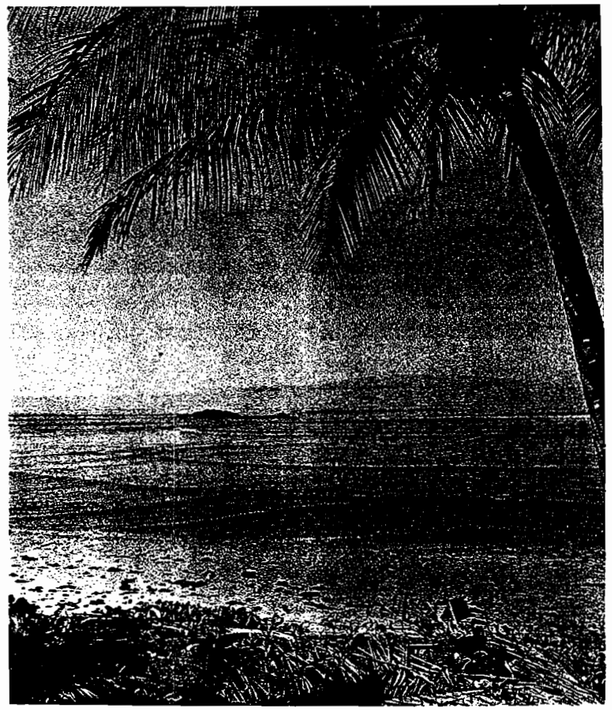
In Kamaole also, there is a pressing need for storm drainage development. A storm drainage canal is suggested near the southern border of the major hotel district. By proper landscaping, the canal can be made into an environmental asset contrasting with the high-density urban development in the superblock.

A school site is provided at the south-east corner of Kamaole to serve the many familes expected to live in the residential areas.

I Conclusion

As Kihei Wharf Area – Kalepolepo district is planned as the town center for the region, with its government service complex and high school, Kamaole is the major resort center of the planned region, outside of Wailea. Wailea, with its single owner, can be controlled in its development by that owner, together with government regulation. Kamaole, where development will be carried out by many and diverse interests, will be the prime test of this plan to control resort expansion so as to conserve those assets of the planned region which, in attracting development, could be destroyed by it.

If the plan is followed, the superblock cluster, as seen from the ocean, will have the aspect of a natural feature of the landscape, with the large buildings clustered at the center and construction graduated out from the center into the residential areas. The beach areas will remain open, preserved by the parks in a natural setting. Application of the recommended siting ordinance will insure vistas from interior areas



through the superblock to the sea. The plan will encourage development so as to create one of the few major resort communities where the general public as well as hotel guests will have free access to the beaches fronting the resort grounds. Because of the low-density corridors adjacent to the Kihei Road and across the beach parks, a wider beach front atmosphere will be created for the entire complex, instead of for just the few massive hotels that otherwise would line close to park strips and the beaches. The social barrier resulting from the creation of private beach preserves in front of large hotels built almost directly on a beach is avoided here. Proper design of the beach parks will encourage the intermingling of local residents and hotel guests – that is – one of the prime objectives of the plan and one of the major attractions of Hawaii as a place to visit.

APPENDIX D.

Ordinance 1490 Relating to Adoption of 1985 Kihei-Makena Community Plan

ORDINANCE NO. 1490

BILL NO. 95 (1984)

A BILL FOR AN ORDINANCE AMENDING SECTION 2.80.050 OF THE MAUI COUNTY CODE, PERTAINING TO THE ADOPTION OF THE KIHEI-MAKENA COMMUNITY PLAN

BE IT ORDAINED BY THE PEOPLE OF THE COUNTY OF MAUI:

SECTION 1. Section 2.80.050, Maui County Code, is hereby amended to read as follows:

"2.80.050 Adoption of community plans. A. The council shall adopt community plans or revisions thereto by ordinance.

B. Prior to the adoption of any community plan, the council shall hold a public hearing on the proposed plan.

C. The community plans recommended by the citizens advisory committees and any revisions thereto shall be in printed form and shall be attached [as exhibits] to and be deemed incorporated into the ordinances adopting the respective plans.

D. The following community plans are adopted by the council pursuant to this chapter:

1. Molokai Community Plan;

2. Lanai Community Plan;

3. Lahaina Community Plan;

4. (Reserved.)

5. Kihei-Makena Community Plan;

6. (Reserved.)

7. Paia-Haiku Community Plan;

8. Hana Community Plan;

9. Kahoolawe Community Plan."

SECTION 2. Material to be repealed is bracketed. New material is underscored. In printing this ordinance, the County Clerk need not include the brackets, the bracketed material, or the underscoring.

SECTION 3. This ordinance shall take effect upon its approval.

APPROVED AS TO FORM
AND LEGALITY:

ANNE M. TAKABUKI
Deputy Corporation Counsel
County of Maui ko

WE HEREBY CERTIFY that the foregoing BILL NO. 95 (1984)

1. Passed FINAL READING at the meeting of the Council of the County of Maui, State of Hawaii, held on the 5th day of July, 1985, by the following votes:

COUNCIL MEMBERS								
Abraham AIONA	Goro HOKAMA Chairman	Howard S. KIHUNE Vice-Chairman	Linda LINGLE	E. Lee LIU	Robert H. NAKASONE	Wayne K. NISHIKI	Charles S. OTA	Velma M. SANTOS
Aye	Aye	Aye	No	Aye	Aye	No	Aye	Aye

2. Was transmitted to the Mayor of the County of Maui, State of Hawaii, on the 5th day of July, 1985.

DATED AT WAILUKU, MAUI, HAWAII, this 5th day of July, 1985.

Goro Hokama

GORO HOKAMA, CHAIRMAN,
Council of the County of Maui

Manuel K. Oishi

MANUEL K. OISHI, COUNTY CLERK,
County of Maui

THE FOREGOING BILL IS HEREBY APPROVED THIS 17th DAY OF JULY, 1985.

Hannibal Tavares

HANNIBAL TAVARES, MAYOR,
County of Maui

I HEREBY CERTIFY that upon approval of the foregoing BILL by the Mayor of the County of Maui, the said BILL was designated as ORDINANCE NO. 1490 of the County of Maui, State of Hawaii.

Manuel K. Oishi

MANUEL K. OISHI, COUNTY CLERK,
County of Maui

Passed First Reading on December 21, 1984.
Effective date of Ordinance July 17, 1985.

RECEIVED
85 JUL 17 AM 10:

I HEREBY CERTIFY that the foregoing is a true and correct copy of Ordinance No. 1490, the original of which is on file in the Office of the County Clerk, County of Maui, State of Hawaii.

Dated at Wailuku, Hawaii, on

County Clerk, County of Maui

EXHIBIT "B"

PROPOSED REVISIONS TO THE KIHEI-MAKENA COMMUNITY PLAN

1. TABLE OF CONTENTS: Revised as follows:

TABLE OF CONTENTS

EXHIBITS

2. PURPOSE OF THE PLAN: Page 1, Delete in its entirety and add the following:

The Kihei-Makena Community Plan is mandated by the Charter of Maui County (1977) and the Maui County General Plan which was adopted on June 24, 1980 as Ordinance No. 1052. The Maui County General Plan, in turn, is guided by the Hawaii State Plan formulated under the provisions of Chapter 226, Hawaii Revised Statutes (HRS).

The County General Plan sets forth the broad objectives and policies for the long-range development of the County. The purpose of the this Community Plan is to provide a relatively detailed scheme for implementing these objectives and policies relative to the Kihei-Makena region. Contained in this plan is the desired sequence, patterns and characteristics of future developments for the region as well as statements of standards and principles with respect to development and statements indicating the sequence in which future development is to occur. Also included are maps identifying the planned distribution and intensity of land uses and public facilities.

This Community Plan is a guide to making decisions regarding the development in the region until the year 2000. Updates will occur at least every ten years to incorporate new data and analysis. The plan elements are organized according to the General Plan objectives and policies. The Technical Report which accompanies this Plan provides background information for further interpretation of the summary discussions and recommendations which follow.

3. PLANNING AREA DESCRIPTION [AND LOCATION]: Page 1, Para. 1, is revised as follows:

   The Kihei-Makena Region extends along the western shoreline of east Maui at the foot of Haleakala. [Figure 1] Exhibit A, page 2 illustrates the location of this planning region.

4. Kihei-Makena Planning Region Map: Page 2, is revised as follows:

   Label as Exhibit A.

5. PLANNING PROCESS [AND CITIZEN PARTICIPATION]: Page 3, Para. 2 - Delete in its entirety:

   [The role of the Community Plan within the overall planning process is best described by the following diagram. As diagrammed, Community Plan formulation is the third step in the process. Important steps to follow are public hearings, County Council adoption and the initiation of various implementation programs. These various steps will occur as part of a continuing planning and implementation program to support desirable community development.]

6. Planning Process Diagram: Page 3 - Delete in its entirety.

7. PLANNING PROCESS [AND CITIZEN PARTICIPATION]: Page 4, last sentence, is revised as follows:

   The results of this process [are summarized in the Technical Report] and the minutes of the CAC meetings are contained in the Technical Report which supplements this Community Plan. Should any conflict exist between the Technical Report and the Community Plan, the Community Plan shall prevail.

8. PLANNING PROCESS [AND CITIZEN PARTICIPATION]: Page 4, is revised as follows:

   Add the EDAW planning process diagram with diagram description. In addition, label diagram as Exhibit B.

9. [PLANNING STANDARDS & PRINCIPLES] IDENTIFICATION OF MAJOR PROBLEMS AND OPPORTUNITIES: Delete entire section of Planning Standards & Principles on page 5 and replace with entire section of Major Problems and Opportunities on pages 7 and 8.

10. [MAJOR PROBLEMS AND OPPORTUNITIES] PLANNING STANDARDS AND PRINCIPLES: Delete entire section of Major Problems and Opportunities on pages 7 and 8 and replace with entire section of Planning Standards and Principles on page 5, with the following addition:

    4. Compliance with Other Laws

       The Community Plan must be consistent with applicable laws and regulations of all levels of government, especially the Hawaii State Plan, (Chapter 226, HRS), which sets forth comprehensive guidelines and priority directions for the State's long-range development.

11. SUMMARY OF RECOMMENDATIONS: Page 9, is revised as follows:

    The recommendations in this section have been developed in response to major community concerns and through continuous interaction with the Citizens' Advisory Committee. They are supported by maps which display recommended land use patterns and transportation routes and public facilities proposed by the Community Plan. [Figure 2] Exhibit E on page 17 illustrates recommended Community Plan land uses. [Figure 3] Exhibit F on page 25 indicates transportation and public facilities.

    The recommendations are organized to be consistent with the major categories of objectives and policies of the County General Plan. That organization is displayed in [Table 1] Exhibit C on page 10.

12. Economic Activity, Page 9, Item 'a', is revised as follows:

a. Promote diversified economic activities which serve resident and visitor needs; provide long-term resident employment and maintain a stable economic base. Economic activities include:

1) [Light] Industrial and service commercial activities;

2) Regional and neighborhood commercial services;

3) Professional and recreational services;

4) Visitor accommodations and amenities[.];

5) Research, technological, and educational activities.

13. Economic Activity, Page 9, Item 'b', first sentence, is revised as follows:

b. Direct [any] major increases in visitor facilities to the planned resort destinations at Wailea, Seibu, and adjacent sites, where they can be supported by natural resources, recreational amenities, and commercial services.

14. Economic Activity, Page 9, Item 'c', is revised as follows:

c. Increase the availability of commercial services along major circulation routes to provide a diversity of services in the following manner and areas:

1) Regional resident and visitor-oriented retail and service commercial facilities along South Kihei Road;

2) Neighborhood retail and service commercial facilities in the area defined [by the proposed street right-of-way makai of Kihei School, Piilani Highway, Kulanihakoi Gulch, and Keokea Gulch] as Project District 6;

3) Resort-related retail commercial facilities at strategic locations at Kamaole, and in the Wailea and Seibu resort destination [sites] areas.

15. Table 1, Page 10, is revised as follows:

[Table 1] Exhibit C, [Community Plan Organization] ORGANIZATION OF THE COMMUNITY PLAN

16. Economic Activity, Page 11, Item 'd', is revised as follows:

d. Establish [light] industrial services [mauka of Piilani Highway at the north end of Kihei] in central Kihei, Maalaea, and areas adjacent to Mokulele Highway, and expand existing industrial areas at Maalaea adjacent to the small boat harbor area. These

actions will place industrial uses near existing and proposed transportation arteries for the efficient movement of goods.

17. Economic Activity, Page 11, is revised to include as Item 'e', the following:

    e. Provide for the preservation and enhancement of important agricultural lands for a variety of agricultural activities, including sugar cane, diversified agriculture, and aquaculture. The importance of agriculture to the region's economic base, identity, and lifestyle should be recognized through the following programs and policies.

        1) Maintain the land acreage required to sustain economically viable agricultural operations.

        2) Prevent urbanization of important sugar cane lands.

        3) Encourage maintenance and development of water resources for agricultural activities which do not conflict with water needs for domestic use.

18. Population, Page 11, Item 'b', is revised as follows:

    Direct major increases in resident population to Kihei proper while allowing for a diversity of housing choices mauka and south of the main Kihei area and Maalaea, in the following manner:

    1) The bulk of major increases to be located makai of Piilani Highway;

    2) Residential expansion areas mauka of Piilani Highway in north and [central] south Kihei;

    3) Residential expansion south of Kihei, defined by the makai edge of the projected Piilani Highway extension, Wailea Phase II, and Seibu Mauka[.];

    4) Residential expansion at Maalaea.

19. Population, Page 11, is revised to include as Item 'c', the following:

    c. Coordinate all future development with provisions for adequate services to ensure that infrastructure development and public services keep pace with defacto (total) population demands.

20. Environment, Page 12, is revised to include as Item 'i', the following:

    i. Encourage such land uses that would serve to reduce fire hazardous conditions in the developed community plan areas.

21. Land Use, Page 12, Para. 1, is revised as follows:

The following land use recommendations are illustrated on the Land Use plan presented in [Figure 2] Exhibit E on page 17. Land Use designations shown on the plan are defined in [Table 2] Exhibit D on page 15.

22. Land Use, Page 12, is revised to include as Item 'b', the following:

b. Maintain the State Rural District boundaries south of Oneloa Beach and establish State Rural District boundaries along Makena Road at Ahihi Bay.

23. Land Use, Page 12, Item 'b', is revised as follows:

[b. Revise] c. Amend State Urban District boundaries in Maalaea to accommodate minor residential, commercial, and industrial [expansion] growth. [This change will allow minor increments of growth.]

24. Land Use, Page 12, Item 'c', is revised as follows:

[c]d. Revise State Urban District boundaries to accommodate new commercial uses between Piilani Highway, Mokulele Highway, North Kihei Road, and South Kihei Road. This will establish the regional resident/visitor commercial center at Kihei.

25. Land Use, Page 12, Item 'd', is revised as follows:

[d]e. Revise State Urban District boundaries at Kihei to provide lands for housing choices and related services desired by the Kihei community in the following manner.

1) Approximately 200 acres in North Kihei mauka of Kihei Heights Subdivision between Waiakoa and Kulanihakoi Gulches, for low and moderate income housing to be implemented through a joint arrangement between the County of Maui and Haleakala Ranch;

2) Residential uses mauka of Piilani Highway along Ohukai Road;

[3) Light industrial uses mauka of Piilani Highway, between Ohukai Road and Kulanihakoi Gulch;]

[4) Residential, neighborhood commercial, park, and service commercial uses in the area defined by the proposed street right-of-way makai of Kihei Elementary School, Piilani Highway, Kulanihakoi Gulch, and Keokea Gulch;]

[5) Residential uses mauka of Kihei elementary school;]

[6) Residential uses between Wailea II, Seibu Mauka, and projected Piilani Highway extension;]

[7]3) Single family uses north and south of Makena Landing.

26. Land Use, Page 13, Item 'e', is revised as follows:

[e]f. Revise State Urban District boundaries south of Kihei to provide lands for additional resort-related uses at:

1) Wailea II

2) Seibu Mauka

3) Selected resort-related sites [adjacent to Seibu Makai] in the Wailea/Makena area.

27. Land Use, Page 13, Item 'f', is revised as follows:

[f]g. Develop major commercial services along South Kihei Road in Kihei at the following locations to establish Kihei proper as a center for regional commercial services:

1) North Kihei, mauka of South Kihei Road, makai of Piilani Highway, between Mokulele Highway and Uwapo Road.

2) A major commercial center for Kihei clustered about the South Kihei Road/Lipoa Street intersection.

3) Existing commercially zoned areas [mauka of] along South Kihei Road [opposite] in the vicinity of Kalama Park [and at Kamaole].

28. Land Use, Pages 13 & 14, Item 'g', is revised as follows:

[g]h. Establish resort-oriented commercial facilities at [the following locations to reflect current Wailea and Seibu development plans] Kamaole and in the Wailea/Makena areas:

1) At Wailea, at the mauka and makai ends of [Waialae] Wailea-Ike Drive[;] and on Wailea Alanui Drive.

2) At Seibu Makai along the north and south sides of the hotel site and in Seibu Mauka.

3) Along South Kihei Road opposite the Kamaole beach parks.

29. Land Use, Page 14, Item 'h', is revised as follows:

[h]i. Within Kihei proper provide for multi-family uses along South

Kihei Road [between North Kihei Road and Waipuilani Street] in the vicinity of the Maui Lu Resort, and at Kamaole [between Kanani Street and Kilohana Drive] south of Keonekai Street.

30. Land Use, Page 14, Item 'i', is revised as follows:

[i]j. Within Kihei proper, group single family residential uses in the mauka areas toward Piilani Highway, along South Kihei Road where the pattern has been established, and along the shoreline.

31. Land Use, Page 14, is revised to include as Item 'k', the following:

k. Within Kihei proper, provide for limited hotel uses along South Kihei Road in the vicinity of Maui Lu Resort and at Kamaole.

32. Land Use, Page 14, Item 'j', is revised as follows:

[j]l. Establish project districts in the following areas to allow flexibility in site planning, provide a variety [in residential unit types] of uses, provide public amenities and community services, and encourage quality design:

1) The flood management district [between] for Kulanihakoi [and Waipuilani] Gulch[es] (Project District 4);

2) The Haleakala Ranch project area makai of Piilani Highway (Project District 5);

3) The residential expansion area makai of the proposed Piilani Highway extension, between Wailea II and Seibu mauka (Project District 9)[.];

4) The energy park project district at Maalaea (Project District 1);

5) The commercial project district north of Uwapo Road and mauka of South Kihei Road (Project District 2);

6) The residential expansion area mauka of Piilani Highway and north of Kulanihakoi Gulch (Project District 3);

7) The research and technology park mauka of Piilani Highway (Project District 6);

8) The residential expansion area mauka of Piilani Highway and north of Maui Meadows Subdivision (Project District 7);

9) The project district in the vicinity of Wailea II south of Polo Beach (Project District 8);

10) The industrial park project district in the vicinity of the old Puunene Airport (Project District 10).

33. Land Use, Page 14, Item 'k', is revised as follows:

[k]m. Establish an open space system of parks, utility easements, shoreline areas, and drainageways as an open space framework for the built environment:

34. Land Use, Page 14, Item '[k]m. 1)', add the following:

- North of the Makena Surf Condominium
- At least a minimum ten-acre beach park in Project District 8.
- Approximate 17-acre park adjacent to Project District 8.

35. Land Use, Page 14, Item '[k]m. 2)', is revised to include the following:

- Mauka of Piilani Highway

36. LAND USE CATEGORIES, Pages 15 and 16, is revised as follows:

Accepted Planning Commission recommendation (SEE ATTACHED) except for the following:

[Table 2] Exhibit D

Delete Project District description in its entirety and replace with the following:

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.

37. Kihei-Makena Land Use Map, Page 17, is revised as follows:

Label as Exhibit E

38. Land Use, Page 19, item '[k]m.3)', is revised to include the following:

- Wailea

39. Land Use, Page 19, is revised to include as Item 'n', the following:

n. Establish a site for a future upper level educational institution adjacent to the research and technology park project district.

40. Land Use, Page 19, is revised to include as Item 'o', the following:

    o. Review, amend and adopt, as appropriate, zoning ordinances to carry out the intent of the land use categories identified in the plan.

41. Land Use, Page 19, is revised to include as Item 'p', the following:

    p. All zoning applications and/or proposed land uses and developments shall conform to land use designations as specified in the adopted Community Plan Map and be consistent with Community Plan policies.

42. Land Use, Page 19, is revised to include as Item 'q', the following:

    q. The subdivision ordinance should be revised to provide for public review of projects with significant impacts. Subdivision approval should consider environmental, economic, and social impacts on archaeological, historic an cultural resources.

43. Land Use, Page 19, is revised to include as Item 'r', the following:

    r. Special permits in the State Agricultural Districts may be allowed only to accommodate: (1) limited commercial, public and quasi-public uses serving the immediate community (2) uses clearly accessory or subordinate to a principal agricultural use on the property (3) public facility uses such as utility installations or landfills whose location depends on technical considerations, and (4) extractive industries, such as quarrying, where the operation would not adversely affect the environment or surrounding agricultural uses.

44. Urban Design, Page 19, Item 'a. 1)', is revised to include the following:

    ° Streets from Kilohana Drive to Kanani Road and from Waimahaihai Street to Kenolio Road should serve as major collector streets for the region.

45. Urban Design, Page 19, Item 'a. 3)', is revised as follows:

    a. 3) Provide adequate off-street parking facilities at new and at existing parks, [wherever feasible;] such as, Kamaole beach parks I, II, and III; said facilities to be addressed during the SMA permit process;

46. Urban Design, Page 21, Item 'd. 2)', 1st sentence, is revised as follows:

    d. 2) Hotel front yard setbacks should be [1/2] the height of the building or a minimum of 20 feet, whichever is greater.

47. Urban Design, Page 21, last sentence, is revised as follows:

[The following table, on the next page summarizes the height and setback requirements for Kihei.]

48. Proposed Setbacks for Selected Uses, Page 22, is revised as follows:

Delete Table 3 in its entirety.

49. SUPPORT SYSTEMS: TRANSPORTATION & [UTILITIES] PUBLIC FACILITIES: Page 23, is revised as follows:

[Figure 3] Exhibit F, Transportation and Public Facilities, presented on page 25, illustrates recommendations related to those categories.

50. Transportation, Page 23, Item 'a', is revised as follows:

a. Improve and facilitate the safe and convenient movement of people and goods through the following improvements:

1) Provide clear sign information with adequate lighting along Piilani Highway to indicate Kihei access points;

2) Provide left [turn pockets] storage lanes and traffic signals at important intersections along South Kihei Road;

[3) Improve the intersection of Mokulele and Piilani Highways.]

[4]3) Extend Piilani Highway to upcountry and provide a road link between this extension and Makena-La Perouse [State] Park[.];

4. Plan, design, and construct two collector streets parallel to South Kihei Road between Kilohana Drive and Kanani Road and Waimahaihai Street to Kenolio Road.

51. Transportation, Page 23, Item 'b', is revised as follows:

b. Establish pedestrian and bikeway paths along South Kihei and Kenolio Roads, proposed street right-of-way makai of Kihei School, [Waipiulani,] Waipuilani, Lipoa, and Welakahao Streets, Keonekai Road, Kilohana Drive, Wailea Alanui Drive, southwards to Makena-La Perouse [State] Park, and along other streets as indicated on the Transportation and Public Facilities Map. This will provide alternative regional transportation routes.

52. Transportation, Page 23, Item 'd', is revised as follows:

d. Support implementation of the new Makena Road Alignment. [(Alternative C) and maintain the existing Makena Road Alignment as an uninterrupted local road.]

53. Transportation, Page 23, is revised to include as Item 'e', the following:

e. Widen Lipoa Street.

54. Water Distribution, Page 23, is revised as follows:

a. Support and expand the projected development of the Central Maui Water System development program to keep pace with future Kihei water needs and assist in coordinating needed utility improvements with resident needs.

b. Develop water conservation and educational programs.

55. Drainage, Page 24, Item 'c', is revised as follows:

c. Implement coordinated flood control provisions makai of Piilani Highway between Waipuilani and Welakahao Streets. Require all future developments to conform to provisions of [the] a flood control plan to allow for coordinated flood corrective actions. Such provisions should include:

1) Flood diversion measures at Piilani Highway[, and];

2) A coordinated flood control plan makai of Piilani Highway [in the area cited above.];

3) An alignment of drainage lines and outlet channels to most effectively protect the planning region from flooding at the least inconvenience to property owners;

4) Participation of affected property owners in flood corrective actions; and

5) Adequate setbacks from drainage channels.

56. Energy, Page 24, is revised to include as Item 'd', the following:

d. Promote energy conservation and awareness programs.

57. Kihei-Makena Transportation & Public Facilities Map, Page 25, is revised as follows:

Label as Exhibit F.

Indicate proposed collector streets from Kilohana Drive to Kanani road and from Waimahaihai Street to Kenolio Road.

58. Recreation and Culture, Page 27, Item 'a. 4)', is revised as follows:

a. Improve recreation facilities and services:

4) Implement Makena La-Perouse [State] Park for nature-oriented recreation, including shoreline activities, picnicking, camping, biking, and interpretive/educational pursuits.

59. Recreation and Culture, Page 27, Item 'b. 3)', first sentence, is revised as follows:

b. Improve public access to shoreline and nearshore resources through the following measures:

3) Develop accessways consistent[ly] with the characteristics of resources to be reached.

60. Recreation and Culture, Page 27, Item 'b. 4)', is revised as follows:

4) Require new development in the shoreline zone to observe [public] setback requirements. Such setbacks should respect the provisions as set forth under Urban Design. [and should be sufficient to allow adequate space for public recreational activities associated with the specific shoreline area.]

61. Recreation and Culture, Page 28, Item 'b. 5)', is revised as follows:

5) Wherever possible, require [public] setbacks to include recreational space on lands behind the legally defined public shoreline zone. This is to enable adequate [public] recreational activity and proper management of the shoreline.

62. Recreation and Culture, Page 28, Item 'b. 6)', is revised as follows:

6) Provide [public] setback areas with landscaping to enhance recreational use and scenic quality. Recreational amenities should be commensurate with the scale of the setback area, intended [public] use, and resource characteristics.

63. Recreation and Culture, Page 28, Item 'c', is revised as follows:

c. Establish a community center. [for public/meeting and civic gatherings.]

64. Health and Public Safety, Page 28, Item 'a', is revised as follows:

a. Encourage the establishment of [Establish] a health clinic with full emergency services makai of the existing fire station.

65. Health and Public Safety, Page 28, Item 'c', is revised as follows:

c. Expand fire fighting and rescue capabilities [by incorporating ladder company equipment] at the existing facility.

66. Housing, Page 29, Item 'e', delete in its entirety:

[e. Within the planning region, establish the minimum lot size at 6,000 square feet to maintain the quality of single family residential communities.]

67. Housing, Page 29, is revised to include as Item 'e', the following:

e. Develop a comprehensive strategy for housing assistance which coordinates all available public and private resources and incorporates appropriate regulatory measures.

68. Government, Page 29, Item '1', is revised as follows:

1. Investigate and pursue ways to [facilitate and] streamline the [development] permit[ting] process through means such as consolidating public hearings and concurrent [and timely] processing of applications.

69. Government, Page 29, Item '2', is revised as follows:

2. [Explore the use and assignment of permit expeditors for projects having unique and/or significant public benefits. Permit expeditors would coordinate development objectives with County requirements and anticipate and clarify potential problem areas.] Expedite the review and approval process for projects which will result in public benefit by "fast-tracking" and the assignment of permit expeditors.

70. Government, Page 30, Item '6', delete in its entirety:

[6. Establish a permanent Citizen's Advisory Committee to assist in monitoring and updating the Community Plan. The CAC might also have a review role in the annual budgeting process and development application procedures.]

71. Government, Page 30, item numbers are revised as follows:

[7]6.

[8]7.

[9]8.

72. Government, Page 30, Item '10', delete in its entirety:

[10. Establish a coordinated County-wide housing program for the purposes of making housing available to all consumer groups.]

73. IMPLEMENTATION, Page 31, Para. 2, 4th sentence, is revised as follows:

The County requires this updating procedure to occur every [five] ten years.

74. Timing of Residential Growth, Page 33, Para. 2, 2nd sentence, is revised as follows:

[Three] Four expansion sites fall within this category: 1) the expansion area mauka of Piilani Highway above [central] north Kihei, 2) the [Haleakala Ranch site makai] expansion area mauka of Piilani Highway north of Maui Meadows Subdivision, [and] 3) the southern mauka residential site adjacent to Wailea Phase II and Seibu Mauka[.], and 4) the expansion area at Maalaea.

75. Timing of Residential Growth, Page 33, Para. 2, last sentence, delete in its entirety:

[Implementation of the larger mauka sites will take place throughout the planning period.]

76. Project Districts, Page 33, delete in its entirety and add the following:

The implementation procedure for ten areas within the planning region is to utilize the project district development approach. This would provide for a flexible and creative planning approach rather than specific land use designations. This planning approach would establish a continuity in land uses and designs while providing for a comprehensive network of infrastructural facilities and systems.

Because of the variety of conditions and constraints related to the different project districts, each 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 Kihei-Makena Community Plan.

77. Project Districts, Pages 34 and 35, is revised as follows:

PROJECT DISTRICT 1: (Energy Research at Maalaea) 107 acres

This project district is located on the east side of Maui Electric Company's generation plan at

Maalaea on the west side of Kealia Pond, approximately one mile southeast of the Honoapiilani Highway/Kihei Road intersection.

This site contains approximately 107 acres of which approximately two-thirds is presently in sugar cane, and the remaining third in its natural state.

The energy research park should provide for a mixture of energy-related facilities. An appropriate zoning ordinance should identify setbacks, height and density requirements consistent with the intent of the designation. However, specific uses should be identified and reviewed through the County's planning process at such time as they materialize. Maui Electric Company's generation plant should be assimilated into the energy park and serve as the main distribution vehicle for energy produced by others in the park.

The objective of the energy research park should be to stabilize power costs and to help Maui achieve a greater degree of energy self-sufficiency.

78. Project Districts, Pages 34 and 35, is revised as follows:

PROJECT DISTRICT 2 (Kihei Gateway) 30 acres

This project district is located at the northern end of Kihei proper between Piilani Highway and South Kihei Road and includes a portion of the Waiakoa Gulch.

The objective of this project district is to provide for proper development of the area in coordination with improvements to the Waiakoa Gulch. The development should be primarily for commercial use with open space for the gulch and adjacent areas.

79. Project Districts, Pages 34 and 35, is revised as follows:

PROJECT DISTRICT 3 (Kihei Mauka) approximately 88 acres

This project district is located mauka of Piilani Highway and north of Kulanihakoi Gulch.

A mixture of single family and multi-family uses are envisioned for this residential project district.

80. Project Districts, Pages 34 and 35, is revised as follows:

PROJECT DISTRICT [1]4 (Flood Management District) [85]103 acres

The primary objectives of this project district are:

1. To achieve effective flood control for the runoff of Kulanihakoi [and Waipuilani] Gulch[es] through control measures, organized into an integrated open space drainage system, and

2. To allow flexibility in planning for residential uses, so that coordinated and attractive flood control measures and feasible residential development can both be achieved.

[The open air Kilolani Congregational Church should be visually integrated with a flood basin and park area. Pedestrian and bicycle recreation ways should be integrated within the area.] Flood control measures should be coordinated with the adjacent Haleakala Ranch project district. A mixture of low-scale single and multi-family housing types should be provided for a range of resident consumer groups, with an emphasis on multi-family units.

[Recommended spatial allocations are:

Parks, open space, and recreation ways	25 acres
Residential uses	60 acres
Number of residential units based on an average density of 6 units/acre	360 units]

81. Project Districts, Pages 34 and 35, is revised as follows:

PROJECT DISTRICT [2]5 (Haleakala Ranch) [184] 189.7 acres:

This project district, located just makai of Piilani Highway between Kulanihakoi and south of Keokea Stream[s] should provide a mix of single and multi-family housing types for a

range of consumer groups. The project district should also incorporate neighborhood-oriented commercial services.

Public amenities should include open-space buffer zones along the highway; a 15-acre community oriented park along the south edge of Kihei School; and a pedestrian and bicycle recreation way along the existing utilities right-of-way. Flood control measures in the area of Kulanihakoi [and Waipuilani] Stream[s] should be coordinated with the adjacent flood management project district.

Recommended spatial allocations are:

[Neighborhood commercial uses	10 acres
Parks, open space and buffer zones	37 acres
Residential uses	137 acres]

Neighborhood commercial uses	15 acres
Open space and buffer zones	16.7 acres
Single family	107 acres
Multi-family	36 acres
Piilani Community Park	15 acres

Number of residential units based on an average density of 5.5 units/acre: [750]785 units

82. Project Districts, Pages 34 and 35, is revised as follows:

PROJECT DISTRICT 6 (R & T Park) 300 acres

The research and technology park project district is located mauka of Piilani Highway between Waipuilani Gulch and Keokea Stream.

The objective of the project district is to provide a development of non-polluting research and technology facilities on individual 2 to 5-acre sites planned and built in accordance with specific standards and guidelines as established by an appropriate county zoning ordinance. Design guidelines should encourage low-rise structures, low-density developments with ample setbacks and open space, underground utilities, and architectural and signage controls in accordance with the park's theme.

83. Project Districts, Pages 34 and 35, is revised as follows:

PROJECT DISTRICT 7 (Wailea Palisades) 148 acres

This residential project district is located mauka of Piilani Highway and north of Maui Meadows Subdivision.

Housing provided in this project district should be oriented to the long-term residential needs of the region. A variety of housing types and lot sizes are envisioned including single family detached and attached units, along with a limited amount of multi-family units. Provisions for elderly housing and limited zero lot line development should also be encouraged within this project district.

84. Project Districts, Pages 34 and 35, is revised as follows:

PROJECT DISTRICT 8 (Palauea) 66 acres

This resort development project district is located south of Polo Beach and makai of Wailea II.

Permitted uses within this project district include hotel, multi-family, open space and at least a minimum ten-acre beach park.

85. Project Districts, Pages 34 and 35, is revised as follows:

PROJECT DISTRICT [3] 9 (Southern mauka residential) 300 acres

This project district is located makai of the proposed Piilani Highway extension, mauka of Wailea Phase II, and north of Seibu Mauka. It should provide a mix of single and multi-family housing types for a range of consumer groups with an emphasis on single family units. Public amenities should include community-oriented parks integrated with pedestrian/bicycle recreation ways and buffer zones between residential, future highway, and agricultural uses. A site for a future elementary school should be provided in anticipation of need.

Recommended spatial allocations are:

School 6 acres

Parks, open space, and buffer zones	60 acres
Residential uses	234 acres
Number of residential units based on an average density of 4.5 units/acre	1050 units

86. Project Districts, Pages 34 and 35, is revised as follows:

PROJECT DISTRICT 10 (Old Puunene Airport area) 436 acres

This project district is located in the vicinity of the old Puunene Airport including an area of approximately 257 acres adjacent to Mokulele Highway that is not in sugar cane cultivation. The remaining 189 acres, between Mokulele Highway and Hemahema Loop, are almost all in sugar cane cultivation and shall remain as such until all acres not currently under cultivation have been utilized.

The objective of this project district is to establish industrial expansion areas to meet future needs and to provide areas for industrial activities whose locations are better suited away from urban areas.

87. [IV.] VIII. SOCIAL, ECONOMIC AND ENVIRONMENTAL EFFECTS OF THE PLAN: Socio-Economic Aspects, Page 43, Para. 1, 2nd sentence, is revised as follows:

[Directing visitor growth to Wailea and Makena will consolidate facilities and discourage random development.]

88. Physical Aspects, Page 44, Para. 3, last sentence, is revised as follows:

[Community Plan policy to direct all future increases in visitor facilities south of Kihei to emphasize Kihei proper as the residential center of the region resulted in the conversion to present hotel designations at Kamaole to multi-family uses.]

89. Support Systems: Transportation & [Utilities] Public Facilities, Page 44, Para. 1, 2nd sentence, is revised as follows:

The extension of Piilani Highway to "up-country" with a connection to Makena-La Perouse [State] Park will result in some loss of agricultural land.

90. Support Systems: Transportation & [Utilities] Public Facilities, Page 44, Para. 1, 4th sentence, is revised as follows:

The highway extension to the Makena La-Perouse [State] Park will make this recreational resource more accessible to motorists.

91. Support Systems: Transportation & [Utilities] Public Facilities, Page 44, Para. 2, 2nd sentence, is revised as follows:

Street trees will beautify the region, soften adverse effects of the built environment, and could generate community spirit through the possible establishment of [the associated] improvement districts.

92. Support Systems: Human Services, Page 45, Para. 2, 1st sentence, is revised as follows:

Knowledge of the Hawaiian cultural heritage will be increased as development projects will [be] be required to inventory and preserve significant archaeological sites within their boundaries.

93. Government, Page 46, Para. 2, 3rd and 4th sentences, are revised as follows:

[A permanent Citizen's Advisory Committee will be established to provide continuity through the community plan formulation and later implementation to ensure that development conforms with community values. Committee responsibilities will include monitoring the plan's implementation and serving as a channel for on-going public input.]

94. Land Use Map - is revised as follows:

1. Revise the open space/agriculture boundaries mauka of Honoapiilani Highway at Maalaea to include approximately two additional acres for agricultural use.

2. Redesignate the triangle formed by Honoapiilani Highway, Maalaea Road and Maalaea Harbor to commercial with approximately three acres of open space bordering Honoapiilani Highway and Maalaea Road.

3. Designate approximately 107 acres adjacent to the Maui Electric Company's Maalaea Plant as Project District 1.

4. Designate approximately 60 acres of single family use at Maalaea with an open space buffer along Honoapiilani Highway and Maalaea Road.

5. Redesignate the commercial areas at Waiakoa Gulch between Piilani Highway and South Kihei Road to Project District 2.

6. Redesignate approximately 28.7 acres along Ohukai Road and mauka of Piilani Highway from light industrial to single family.

7. Redesignate approximately 88 acres mauka of Piilani Highway and north of Kulanihakoi Gulch from light industrial to Project District 3.

8. Redesignate the parcels along the mauka edge of South Kihei Road and south of Ohukai Road from multi-family to single family.

9. Redesignate the parcels along the makai edge of Kenolio Road and south of Ohukai Road from multi-family to single family.

10. Redesignate the two parcels along the mauka edge of South Kihei Road and north of the Maui Lu Resort area from multi-family to hotel.

11. Redesignate the parcel north of Maui Lu Resort and makai of Kenolio Road from multi-family to hotel/single family.

12. Redesignate the parcel north of Maui Lu Resort and makai of Kenolio Road from multi-family to hotel.

13. Redesignate the parcel makai of South Kihei Road and Maui Lu Resort from park to hotel.

14. Designate approximately 103 acres makai of Piilani Highway and bordering Kulanihakoi Gulch as Project District 4.

15. Redesignate the following for the two parcels located between Piilani Highway and South Kihei Road:

    From Project District No. 1 to single family
    From Project District No. 1/open space/multi-family to multi-family

16. Redesignate the parcel located between Piilani Highway and South Kihei Road from park/open space/multi-family to multi-family/single family.

17. Redesignate the parcel located between Piilani Highway and South Kihei Road from Project District No. 1/park/open space/multi-family to multi-family/single family.

18. Redesignate the parcel along the makai edge of Project District No. 2 and mauka of South Kihei Road from Project District No. 1 to single family.

19. Redesignate the two parcels makai of South Kihei Road and south of Menehune Shores Condominium from multi-family to hotel.

20. Redesignate the parcel mauka of South Kihei Road and north of proposed Lipoa Street commercial area from single family to commercial/single family.

21. Redesignate the two parcels north of Lipoa Street and mauka of South Kihei Road from single family to commercial.

22. Redesignate the parcel south of Lipoa Street and makai of South Kihei Road from commercial to public.

23. Redesignate the parcel south of Lipoa Street and makai of South Kihei Road from commercial/multi-family to multi-family.

24. Redesignate the parcel at the south end of the Lipoa Street and Uluniu Road intersection from commercial to multi-family.

25. Redesignate the State owned parcel along the State Beach Reserve and south of Lipoa Street from multi-family to park.

26. Redesignate the parcel south of the Lipoa Street commercial area and mauka of South Kihei Road from single family to light industrial.

27. Redesignate the parcel south of the Lipoa Street commercial area and mauka of South Kihei Road from single family to multi-family.

28. Relabel Project District No. 2 as Project District No. 5 and include the single family area south of Keokea Stream and makai of Piilani Highway within Project District No. 5.

29. Designate approximately 100 acres mauka of Piilani Highway and north of Waipuilani Gulch for public use.

30. Designate approximately 229 acres mauka of Piilani Highway between Waipuilani Gulch and Keokea Stream for park use.

31. Designate approximately 300 acres mauka of Piilani Highway between Waipuilani Gulch and Keokea Stream as Project District No. 6.

32. Redesignate the parcel at the northwest corner of the South Kihei Road and Waimahaihai Street intersection from single family to commercial.

33. Redesignate the area mauka of South Kihei Road and south of Kapuna Street from single family to commercial.

34. Redesignate the parcel at the intersection of Kanani Road and Halona Street from single family to public.

35. Redesignate the properties in the vicinity of Kanani and Auhana Roads from multi-family to single family.

36. Redesignate the hotel zoned parcel north of the Kamaole commercial area and mauka of South Kihei Road from multi-family to commercial.

37. Redesignate the hotel zoned parcels north of Keonekai Road and mauka of South Kihei Road from multi-family to hotel.

38. Designate approximately 148 acres mauka of Piilani Highway and north of Maui Meadows Subdivision as Project District No. 7.

39. Redesignate a narrow strip of multi-family designated parcels north of Kilohana Drive and parallel to South Kihei Road to single family.

40. For the Wailea Development areas, redesignate the following:

    a. For the area south of and adjacent to Kilohana Drive, from single family to multi-family.

    b. For the area in the northeast section and adjacent to Kilohana Drive from single family to multi-family.

    c. For the northeast section of the golf course, from park to multi-family.

    d. For the makai edge of Kalai Waa Street, from multi-family to single family.

    e. For the area mauka and adjacent to Kalai Waa Street, from park to multi-family.

    f. Approximately 6.2 acres south of Palauea and mauka of the Makena Road, from multi-family to Project District No. 8.

    g. Approximately 17 acres adajcent to Project District 8, from multi-family to park.

    h. For the two areas mauka of Makena Surf Condominium and adjacent to the golf course, from single family to multi-family.

    i. For the 6.6 acre site of the old golf course clubhouse from park to commercial.

41. Redesignate the area south of Polo Beach, from hotel/multi-family to Project District No. 8.

42. Redesignate the State owned property north of Makena Surf Condominium, from single family to park.

43. Redesignate the parcels south of Makena Surf Condominium, from multi-family to single family.

44. Redesignate the parcels makai of Makena Road and north of Puu Olai from park to commercial.

45. Redesignate the parcels along the mauka edge of Makena Road and south and makai of Seibu from agriculture/park to rural.

46. Redesignate the parcels in the Ahihi Bay area and makai of Makena Road from park to rural.

47. Reflect the Conservation District boundaries throughout the planning region except for Kealia Pond.

48. Designate the public beach rights-of-way as public throughout the planning region.

49. Reflect the natural alignment of both Waipuilani and Kulanihakoi Gulches.

50. Correct the alignment of the Keokea Stream.

51. Identify the natural drainageways throughout the Wailea area.

52. Cul-de-sac Makena Road as delineated in the existing Kihei General Plan.

53. Designate approximately 436 acres in the vicinity of the old Puunene Airport as Project District No. 10.

54. Relabel Project District No. 3 as Project District No. 9.

55. Revise the boundaries and locations of various land use designations throughout the Seibu development.

56. Redesignate the parcels makai of South Kihei Road and south of Waiakoa Gulch from park to multi-family.

57. Redesignate the parcel at the northeast corner of the South Kihei Road and Kilohana Drive intersection from park to single family.

Exhibit D

County of Maui

LAND USE CATEGORIES - KIHEI-MAKENA COMMUNITY PLAN

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, 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 HRS, 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 HRS, as amended, shall govern this area.

Single-Family (SF)

This includes single-family and duplex 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 (BR)

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

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.

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.

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, drainageways, view planes, flood plains, and tsunami areas. Other appropriate urban and non-urban uses may be allowed on a permit basis.

EXHIBIT

Implementation Matrix

CP Recommendation Number Refer to Text	Recommendation (Action)	Type of Action and Responsibility: DIRECT COUNTY ACTION – PLANNING DEPT. – Capital/Technical Assistance	PLANNING DEPT. – Zone Land Consistent w/ Use	OTHER DEPARTMENTS	COUNTY EXPENDITURE – Improvement	COUNTY EXPENDITURE – Operation	COUNTY EXPENDITURE – Study/Master Planning	INDIRECT – FEDERAL	INDIRECT – STATE	INDIRECT – OTHER/PRIVATE	Time Dimension: 1 – 1-5 years	2 – 6-10 years	3 – 11-20 years	At Time of Development Project
	SOCIO-ECONOMIC ASPECTS													
1.	Economic Activity													
a.	Diversified Economic and Employment Opportunities													
1)	Industrial and service commercial	0	0							0	0	0	0	0
2)	Regional and neighborhood commercial activities	0	0							0	0	0	0	0
3)	Professional and recreational services	0	0							0	0	0	0	0
4)	Visitor Industry	0	0							0	0	0	0	0
5)	Research, technological and educational activities	0	0							0	0	0	0	0
b.	Future visitor needs at planned resorts	0	0	0	0		0			0	0	0	0	0
c.	Increase commercial services													
1)	Regional and service commercial facilities	0	0							0	0	0	0	0
2)	Neighborhood retail and service commercial facilities	0	0							0	0	0	0	0
3)	Resort commercial facilities	0	0							0	0	0	0	0
d.	Industrial services in Kihei and Maalaea	0	0							0	0	0	0	0
e.	Preserve agricultural lands													
1)	Land acreage for viable agricultural operations	0							0	0	0	0	0	0
2)	Prevent urbanization of important cane lands	0							0	0	0	0	0	0
3)	Maintain and develop agricultural water sources	0		0						0	0	0	0	0
2.	Population													
a.	22,900 Population by Year 2000	0	0	0	0	0			0	0	0	0	0	0
b.	Kihei-Center for population increase													
1)	Major increases makai of Piilani Highway	0	0	0	0					0	0	0	0	0
2)	Expansion areas mauka of Piilani Highway	0	0	0	0					0		0	0	0

EXHIBIT

Implementation Matrix

CP Recommendation Reference to Text	Recommendation (Action)	Type of Action and Responsibility: DIRECT COUNTY ACTION: PLANNING DEPT.: Codes/Policies/Procedures	PLANNING DEPT.: Zone Land Consistent w/ Use	OTHER DEPARTMENTS	COUNTY EXPENDITURE: Improvement	Operations	Study/Master Planning	INDIRECT: FEDERAL	STATE	OTHER/PRIVATE	Time Dimension: 1 (1-5 years)	2 (6-10 years)	3 (11-20 years)		At Time of Development Project
4)	Expansion at Maalaea	0	0	0	0					0		0	0	0	
c.	Coordinate development with public services	0	0	0					0		0				
	PHYSICAL ASPECTS														
1.	Environment														
a.	Integrate shoreline recource management	0	0	0		0	0		0		0	0	0	0	
b.	Public access to shoreline resources	0	0	0		0	0		0		0	0	0	0	
c.	Stabilize shoreline resources	0	0	0		0	0		0		0	0	0	0	
d.	Respect shoreline resources	0	0	0		0	0		0		0	0	0	0	
e.	Implement management programs	0	0	0		0	0		0		0	0	0	0	
f.	Protect nearshore waters	0	0	0		0	0		0		0	0	0	0	
g.	Protect wetland resources	0	0	0		0	0		0		0	0	0	0	
h.	Preserve shoreline resources	0	0	0		0	0		0		0	0	0	0	
i.	Reduce fire hazardous conditions	0	0	0		0	0		0		0	0	0	0	
2.	Land Use														
a.	Maintain State Conservation District								0		0	0	0	0	
b.	Maintain and establish State Rural District								0		0	0	0	0	
c.	Maalaea Urban District	0	0						0	0	0				
d.	North Kihei Urban District for commercial	0	0						0	0	0				
e.	Urban District changes for residential uses														
1)	North Kihei mauka	0	0						0	0	0				
2)	Mauka residential along Ohukai Road	0	0						0	0	0				
3)	Residential uses north and south of Makena Landing	0	0								0	0	0	0	
f.	Urban District changes south of Kihei														

EXHIBIT

Implementation Matrix

CP Recommendation Number-Refer to Text.	Recommendation (Action)	Type of Action and Responsibility: DIRECT COUNTY ACTION – PLANNING DEPT. – Codes/Policies/Procedures	DIRECT COUNTY ACTION – PLANNING DEPT. – Zone Land Classification w/ Use	DIRECT COUNTY ACTION – OTHER DEPARTMENTS	DIRECT COUNTY ACTION – COUNTY EXPENDITURE – Improvement	DIRECT COUNTY ACTION – COUNTY EXPENDITURE – Operation	DIRECT COUNTY ACTION – COUNTY EXPENDITURE – Study/Master Planning	INDIRECT – FEDERAL	INDIRECT – STATE	INDIRECT – OTHER/PRIVATE	Time Dimension: 1 – 1-5 years	2 – 6-10 years	3 – 11-20 years	3 – At Time of Development Project
2)	Seibu Mauka	0	0						0	0		0	0	0
3)	Wailea/Makena	0	0						0	0		0	0	0
g.	Commercial uses in Kihei													
1)	North Kihei	0	0							0	0			
2)	Kihei commercial center at Lipoa	0	0							0	0			
3)	Existing commercial areas	0	0							0	0			
h.	Resort commercial areas													
1)	Wailea	0	0							0		0		
2)	Seibu area	0	0							0		0	0	0
3)	Kamaole	0	0							0	0	0		
i.	Multi-family residential	0	0							0	0			
j.	Single family residential	0	0							0	0			
k.	Hotel uses	0	0							0		0		
l.	Project Districts													
1)	Flood Management District	0	0							0	0			
2)	Haleakala Ranch	0	0							0		0	0	0
3)	Residential southern Wailea (mauka)	0	0							0		0	0	0
4)	Energy park at Maalaea	0	0							0		0	0	0
5)	Commercial district in north Kihei	0	0							0		0	0	0
6)	Residential district north of Kulanihakoi Gulch	0	0							0			0	0
7)	Research and technology park	0	0							0	0	0	0	0
8)	Residential district north of Maui Meadows	0	0							0		0	0	0
9)	Resort district south of Polo Beach	0	0							0		0	0	0
		0	0	0					0		0	0	0	0

EXHIBIT

Implementation Matrix

CP Recommendation Number-Refer to Text	Recommendation (Action)	Type of Action and Responsibility: DIRECT COUNTY ACTION: PLANNING DEPT.: Codes/Ordinances/Procedures	Zone Land Classification w/ Use	OTHER DEPARTMENTS	COUNTY EXPENDITURE: Improvement	Operation	Study/Master Planning	INDIRECT: FEDERAL	STATE	OTHER/PRIVATE	Time Dimension: 1 (1-5 years)	2 (6-10 years)	3 (11-20 years)		At Time of Development Project
m.	Open space system														
1)	Parks														
	° Makena-La Perouse Park			0	0			0	0		0	0	0	0	
	° Kamaole Parks			0	0										0
	° Kalama Park			0	0										0
	° Public shoreline system			0	0				0		0	0	0	0	0
	° Kealia Shoreline Park			0			0	0	0						0
	° Kihei School Community Park			0	0					0	0				
	° Park adjacent to Wailea school site			0	0		0			0		0			
	° North of Makena Surf								0			0			
	° Ten-acre beach park in Project District 8									0					0
	° Park adjacent to Project District 8			0	0		0			0	0	0	0	0	
2)	Golf Courses														
	° Wailea Phases I and II									0					0
	° Seibu									0					0
	° Mauka of Piilani Highway									0	0				
3)	Major drainageways														
	° Drainage buffer along Piilani Highway			0	0					0					0
	° Kulanihakoi Gulch			0	0		0	0	0						0
	° Waiakoa Gulch			0	0		0	0	0						0
	° Waipuilani Gulch			0	0		0	0	0						0
	° Keokea Gulch			0	0		0	0	0						0
	° Wailea			0	0		0	0	0						0

EXHIBIT

Implementation Matrix

CP Recommendation Number-Refer to Text	Recommendation (Action)	Type of Action and Responsibility: DIRECT COUNTY ACTION: PLANNING DEPT.: Codes/Policies/Procedures	PLANNING DEPT.: Zone Land Consistent w/ Use	OTHER DEPARTMENTS	COUNTY EXPENDITURE: Improvement	Operation	Study/Master Planning	INDIRECT: FEDERAL	STATE	OTHER/PRIVATE	Time Dimension: 1 1-5 years	2 6-10 years	3 11-20 years		At Time of Development Project
o.	Review, amend and adopt zoning ordinances to land use categories	0	0	0	0		0				0				
p.	Zone property according to planned use		0								0	0			
q.	Subdivision review	0		0		0				0	0	0	0	0	
r.	Special permits in Agricultural District	0							0		0	0	0	0	
3.	Urban Design														
a.	Circulation and parking														
1)	Organize Kihei street system			0					0		0	0			
2)	Offstreet parking at new commercial centers	0		0						0	0	0	0	0	
3)	Adequate parking at parks	0		0	0						0	0	0	0	
4)	Landscaped recreation ways			0	0	0					0	0	0	0	
5)	Major collector streets			0	0		0			0			0	0	
b.	Landscaped character														
1)	Landscaped parking areas	0		0	0	0				0	0	0	0	0	
2)	Landscape local travel routes			0	0	0					0	0			
3)	Parkway character for Piilani Highway and South Kihei Road			0	0	0			0		0	0			
4)	Landscaped entry park, North Kihei			0	0	0					0				0
5)	Landscaped setbacks and pedestrian ways	0		0						0	0	0	0	0	
c.	Buildings														
1)	Heights for commercial uses	0					0				0	0	0	0	
2)	Heights for multi-family uses	0					0				0	0	0	0	
3)	Multi-family and commercial setbacks and landscaping	0					0				0	0	0	0	
4)	Heights and design character for resort uses	0					0				0	0	0	0	
5)	Shoreline building heights transition zone	0					0				0	0	0	0	

EXHIBIT

Implementation Matrix

CP Recommendation Number-Refer to Text	Recommendation (Action)	Type of Action and Responsibility: Direct County Action: Planning Dept.: Codes/Ordinances/Procedures	Planning Dept.: Zone Land Classification w/ Use	Other Departments	County Expenditure: Improvement	Operation	Study/Master Planning	Indirect: Federal	State	Other/Private	Time Dimension: 1 (1-5 years)	2 (6-10 years)	3 (11-20 years)		At Time of Development Project
d.	Setbacks	0					0				0	0	0	0	
1)	Business and multi-family	0					0				0	0	0	0	
2)	Hotel street frontages	0					0				0	0	0	0	
3)	Multi-family side and rear yards	0					0				0	0	0	0	
4)	Business side and rear yards	0					0				0	0	0	0	
5)	Industrial setbacks	0					0				0	0	0	0	
6)	Shoreline setbacks	0					0				0	0	0	0	
	SUPPORT SYSTEMS: TRANSPORTATION & UTILITIES														
1.	Transportation														
a.	Roadway improvements														
1)	Improve Piilani Highway signs								0		0				
2)	South Kihei Road Improvements			0	0		0				0				0
3)	Piilani Highway extension			0				0	0	0					0
4)	Plan design and construct two major collector streets			0	0		0			0			0	0	
b.	Pedestrian ways and bikeways			0	0		0		0	0	0	0	0	0	0
c.	Landscaping of major routes			0	0		0			0	0	0	0	0	0
d.	Implementation of new Makena Road alignment			0	0		0			0	0	0	0	0	0
e.	Widen Lipoa Street	0		0	0		0			0	0	0	0	0	0
2.	Water distribution and expansion														
a.	Expansion of Central Maui Water System	0		0	0		0		0	0	0	0	0	0	0
b.	Develop water conservation and education program			0		0				0	0				
3.	Liquid and solid waste														
a.	Coordinate improvement with growth			0			0				0	0	0	0	
	[illegible] study			0			0				0	0	0	0	

CP Recommendation Number-Letter to Text	Recommendation (Action)	Type of Action and Responsibility: DIRECT COUNTY ACTION: PLANNING DEPT.: Codes/Policies/Procedures	Zoning Land Compliance w/ Use	OTHER DEPARTMENTS	COUNTY EXPENDITURE: Improvement	Operation	Study/Master Planning	INDIRECT: FEDERAL	STATE	OTHER/PRIVATE	Time Dimension: 1: 1-5 years	2: 6-10 years	3: 11-20 years		At Time of Development Project
	EXHIBIT **Implementation Matrix**														
4.	Drainage														
a.	Respect natural drainageways			0	0		0		0	0	0	0			0
b.	Implement comprehensive improvements			0	0		0		0	0	0	0			0
c.	Implement flood control provisions			0	0		0		0	0	0	0			0
d.	Coordination with area flood control plan			0	0		0		0	0	0	0			0
5.	Energy														
a.	Alternative energy sources	0		0	0		0	0	0		0	0	0	0	
b.	Energy incentives	0		0	0		0	0	0		0	0	0	0	
c.	Location of goods, services and employment	0		0	0		0	0	0		0	0	0	0	
d.	Promote energy conservation and awareness programs			0		0				0	0				
	SUPPORT SYSTEMS: HUMAN SERVICES														
1.	Recreation and culture														
a.	Improve recreation facilities														
1)	Improve undeveloped shorelines			0	0				0		0	0			
2)	Provide beach access and shoreline activities			0	0				0		0	0			
3)	Establish community parks system			0	0		0		0	0	0	0	0	0	
4)	Makena-La Perouse Park			0	0				0		0	0	0	0	
5)	Maintenance and enforcement of litter laws			0			0		0		0	0	0	0	
b.	Improve public access to shorelines														
1)	Shoreline access program	0	0	0		0	0		0		0	0	0	0	
2)	Landscaped shoreline access	0	0	0		0	0		0		0	0	0	0	
3)	Develop accessways	0	0	0		0	0		0		0	0	0	0	
4)	Setback requirements	0	0	0		0	0		0		0	0	0	0	
		0	0	0		0	0		0		0	0	0	0	

EXHIBIT

Implementation Matrix

Cf Recommendation Number Refer to Text.	Recommendation (Action)	Type of Action and Responsibility: DIRECT COUNTY ACTION: PLANNING DEPT.: Codes/Ordinances/ Procedures	PLANNING DEPT.: Zone Land Consistent w/ Use	OTHER DEPARTMENTS	COUNTY EXPENDITURE: Improvement	Operation	Study/Master Planning	INDIRECT: FEDERAL	STATE	OTHER/PRIVATE	Time Dimension: 1 1-5 years	2 6-10 years	3 11-20 years	At Time of Development Project
6)	Shoreline setbacks	0	0	0		0	0		0		0	0	0 0	
c.	Community center			0	0		0				0			
d.	Identify archaeological sites within projects	0					0		0		0	0	0 0	
e.	Public inventory registration of archaeological sites	0					0		0		0	0	0 0	
2.	Health and public safety													
a.	Emergency and health clinic			0	0				0	0	0			
b.	Police substation			0	0	0					0			
c.	Expand fire fighting and rescue capabilities			0		0					0			
3.	Education													
a.	Elementary school needs								0		0	0	0 0	
b.	Future high school								0				0 0	
4.	Housing													
a.	Variety of choice and price	0	0							0	0	0	0 0	
b.	Employee housing	0		0			0			0	0	0	0 0	
c.	Revised development standards	0		0			0				0			
d.	Public/private sector assistance strategy			0				0	0	0	0	0	0 0	
e.	Comprehensive housing assistance strategy	0		0			0	0	0	0	0	0	0 0	
	GOVERNMENT													
1.	Streamline development permit process	0	0	0			0		0		0	0	0 0	
2.	Expedite review and approval process	0	0	0			0		0		0	0	0 0	
3.	Modifications to building and subdivision codes		0	0			0				0	0	0 0	
4.	Budgetary process to implement Community Plan			0			0				0	0	0 0	
5.	Real property tax functions as implementing tools			0		0					0	0	0 0	

EXHIBIT

Implementation Matrix

CP Recommendation Number-Refer to Text	Recommendation (Action)	Type of Action and Responsibility: Direct County Action – Planning Dept. – Codes/Ordinances/Procedures	Direct County Action – Planning Dept. – Zone Land Consistent w/ Use	Direct County Action – Other Departments	Direct County Action – County Expenditure – Improvement	Direct County Action – County Expenditure – Operation	Direct County Action – County Expenditure – Study/Sector Planning	Indirect – Federal	Indirect – State	Indirect – Other/Private	Time Dimension: 1 – 1-5 years	2 – 6-10 years	3 – 11-20 years		At Time of Development Project
7.	Compile special plans & studies to implement community plan	0		0			0		0	0	0	0	0	0	
8.	Beach/mountain access ordinance	0					0				0				

KIHEI-MAKENA

COMMUNITY PLAN

PREPARED FOR THE COUNTY OF MAUI
BY AOTANI & ASSOCIATES, INCORPORATED

OCTOBER 1981

A C K N O W L E D G E M E N T S

Hannibal Tavares, Mayor
Howard Nakamura, Managing Director

COUNTY COUNCIL

Abe Aiona
Tosh Anzai
Alan Barr
Goro Hokama
Howard Kihune
Linda Lingle
Rick Medina
Bob Nakasone
Wayne Nishiki

CITIZENS' ADVISORY COMMITTEE

William E. Maschal, Chairman
Herbert A. Gries, Jr. Vice-Chairman
William F. Crockett
Sam Garcia, Jr.
Leroy M. Kosaka
Patricia S. Leffingwell
Robert F. Love
Harold Luntey
William A. Marrs
Angus Peters
Leland Schulenberg
Elmer Schwartz
Leslie Skillings, Jr.
Carolyn C. Suda
Tony Tomoso
Linda Andrade Wheeler
Betty Young

PLANNING COMMISSION

Mary Cabuslay
Victoria Chung
Marlene Kaahue
Stanley Okamoto
Rogelio Tacdol
Wesley Wong

AOTANI & ASSOCIATES, INC.

Edward R. Aotani, President
Ronald L. Baers, Vice President
Lowell K.W. Chun

Charles A. Ehrhorn
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H. Alan Sneed
Dayla K. Watai

COUNTY PLANNING DEPARTMENT

Toshio Ishikawa, Director
Christopher Hart, Deputy Director
Jeffrey Chang, Project Manager
Colleen Taguchi
Darryl Yamamoto

HASTINGS, MARTIN, CHEW, & ASSOCIATES, LTD.
(Economic Consultants)

J. Ming Chew
Mark J. Gordon

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FIGURES

TABLES

I. PURPOSE OF THE PLAN

The Kihei-Makena Community Plan is mandated by the Maui County General Plan adopted June 24, 1980 as Ordinance No. 1052. The Community Plan's purpose is to establish a program for implementing the County General Plan within the Kihei-Makena region of Maui. The County General Plan sets forth the broad policies and objectives for long-range development.

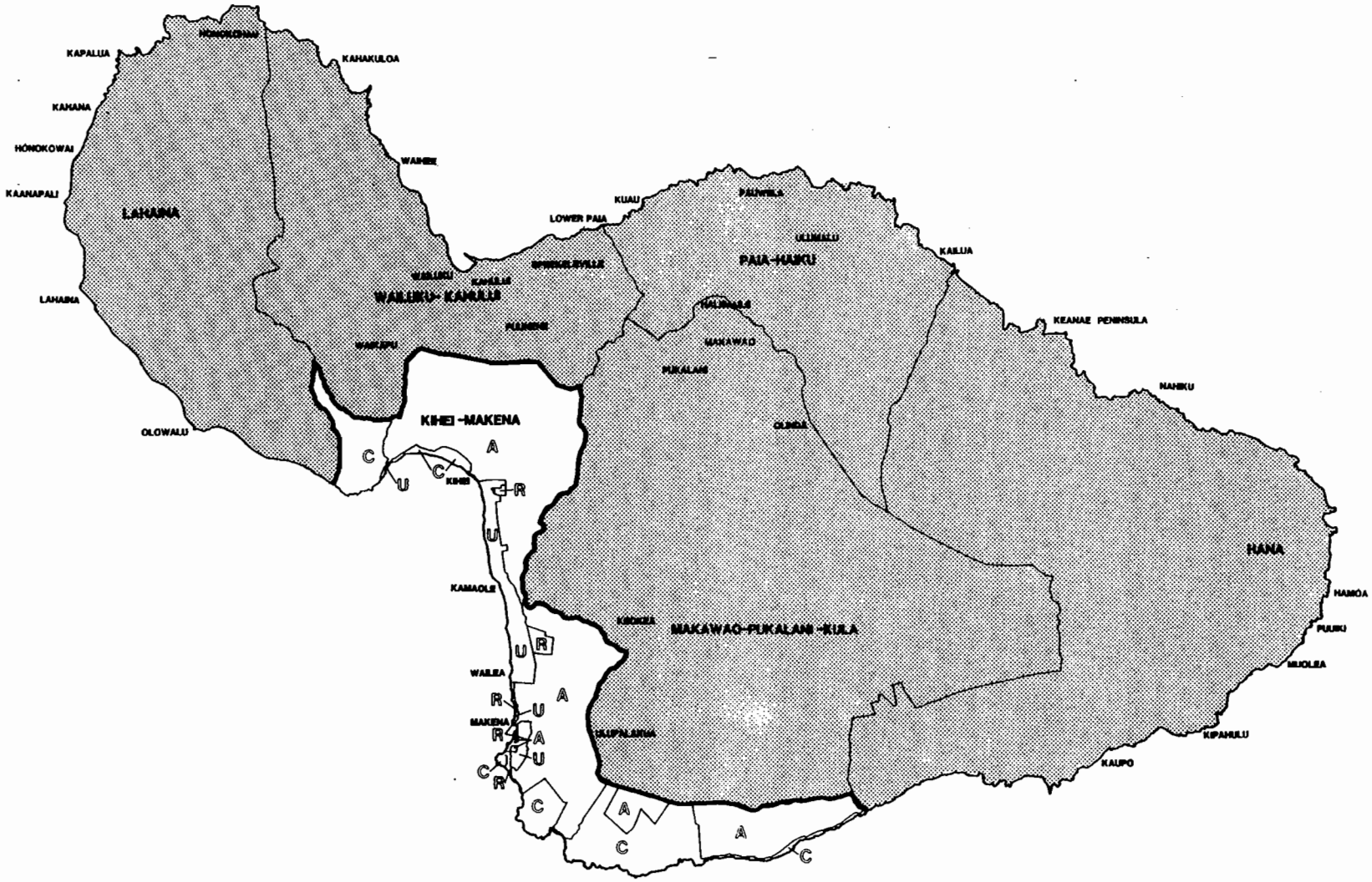
The Community Plan will provide the County of Maui a decision-making tool which will serve until the year 2000. Updates are to occur every five years to incorporate new data, analyses and events. The plan elements are organized according to the objectives and policies outlined in the General Plan and contain summary discussions and recommendations. Background information is found in the Technical Report.

II. PLANNING AREA DESCRIPTION AND LOCATION

The Kihei-Makena Region extends along the western shoreline of east Maui at the foot of Haleakala. Figure 1, page 2 illustrates the location of this planning region.

The boundaries of the Kihei-Makena planning region begin at the shore where Kapuni Gulch enters the ocean. Starting at this point the boundary travels mauka to the Kahikinui forest reserve, then in a westerly direction along the unimproved Piilani Highway to the Kula Highway at Ulupalakua, then along the highway to the jeep trail running through the center of the Kamaole Ahupua'a, then makai along the jeep trail to the unimproved portion of Waiakoa Road, then in a northerly direction along the unimproved and improved portions of Waiakoa road to its intersection with Spanish Road north of Pulehu Gulch. The boundary then extends along Spanish and Waikapu roads which traverse the length of the island's isthmus to a point just east of Waikapu at Waikapu Stream, then in a southwesterly direction to Honoapiilani Highway, and finally along the highway to Pohakea Gulch. The boundary then goes mauka along the centerline of the gulch to the ridgeline, and then makai along the centerline of Manawainui Gulch to the shoreline.

The region is comprised of four communities: Maalaea, Kihei, Wailea and Makena. Community form in the planning region consists of a small shoreline-oriented community at Maalaea and a linear pattern of urbanization extending from the south end of Kealia Pond to Makena. This consists of Kihei proper, extending from Kilohana Drive, and the planned resort destination areas at Wailea and Makena.



LEGEND

A Agricultural

C Conservation

R Rural

U Urban

Planning Region Boundary

KIHEI - MAKENA

PLANNING REGION

GRAPHIC SCALE 0 3 6 9 MILES

NOVEMBER 1981

NORTH

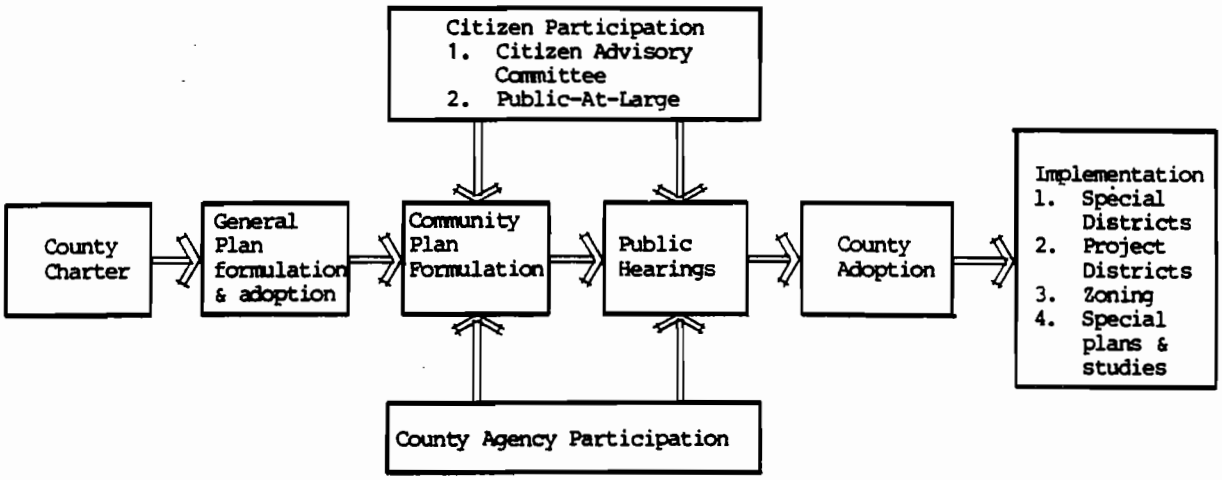
III. PLANNING PROCESS & CITIZEN PARTICIPATION

The procedure used in compiling the Community Plan consisted of the following steps:

- Citizens' participation program through working sessions with the Maalaea-Kihei-Makena Citizens' Advisory Committee.
- Collection and analysis of social, economic, and physical data.
- Preparation of planning recommendations, including land use, transportation, regional design, and community facilities. These were prepared to correspond to the topics covered in the Maui General Plan.
- Review, evaluation, and modification of the recommendations based on input from the Citizens' Advisory Committee.
- Finalizing of recommendations and preparation of draft Community Plan report.

The role of the Community Plan within the overall planning process is best described by the following diagram. As diagrammed, Community Plan formulation is the third step in the process. Important steps to follow are public hearings, County Council adoption and the initiation of various implementation programs. These various steps will occur as part of a continuing planning and implementation program to support desirable community development.

PLANNING PROCESS DIAGRAM



Public participation played a key role in the preparation of the Community Plan. A detailed participation program was developed involving the advisory committees, planning department, and consultants. Participation was achieved through several avenues. First, the consultants held informal meetings with various businesses, citizens, and governmental agencies to collect information and opinions on problems and needs.

Secondly, the Citizen Advisory Committee (CAC) was the focal point for interaction between the consultants and community as the plan was developed. The CAC was established by the County to advise and guide the Planning Director in formulating this Community Plan. Each Citizens Advisory Committee consisted of 17 members, of which 9 were appointed by the County Council and 8 by the Mayor.

The Citizens Advisory Committee held monthly public meetings and additional meetings when necessary. The agendas provided for committee and general public input to the planning process. The consultants received valuable assistance from the committee and general public on such topics as community problems, needs, goals and objectives, and planning proposals. The results of this process are summarized in the Technical Report.

IV. PLANNING STANDARDS & PRINCIPLES

A number of basic principles guided development of the Kihei Community Plan. They are based on General Plan Objectives and Policies and the desires of the community as expressed through the Citizen's Advisory Committee.

1. Quality of the Built Environment

The creation of a pleasant community character emerged as a significant concern. The community expressed a need to achieve spacious, well-ordered neighborhoods while satisfying future needs. For this purpose, adequate setbacks, landscaping, and building massing and height controls were seen as essential ingredients guiding development.

2. Housing Choices

Providing sufficient variety in the location, density, type, and price of housing was an important consideration. The community felt a variety of housing types should be made available makai of Piilani Highway. Selected areas mauka of the highway should offer additional housing location and price choices.

3. Protection of Environmental Quality and Physical Resources

Committee members stressed the importance of the shoreline and nearshore waters for recreational and scenic value. They felt that undeveloped public shorelines should be developed and maintained for public use. Beach front development should also provide for public use through adequate access and setback provisions.

V. MAJOR PROBLEMS & OPPORTUNITIES

Key problem areas to be addressed by the Community Plan process were identified by the Citizens' Advisory Committee through a series of intensive small group working sessions. Problem statements compiled from each of these working groups were consolidated to express a regional perspective. These are presented in the Technical Report.

1. Land Use Issues

Land use issues such as excessive densities, building heights, aesthetic deficiencies and the need for updated zoning provisions were concerns of the Kihei-Makena CAC. It was felt the planning region should enhance its image as a lowrise, low density shoreline community. The CAC recognized the relationship between certain zoning provisions and the cost of housing.

2. Circulation

Inadequate roadways and defficient traffic signs and control systems were problems identified by the CAC. As an example clear sign information along Piilani Highway is required to define accessways into Kihei. Pedestrian and bicycle paths are also needed to provide an alternative to automobile use. Landscaping of roadways to enhance the visual environment as well as provide shade and screening was another expressed need.

3. Drainage & Flood Control

Kihei is subject to infrequent but strong rains which create problems of flooding and runoff and siltation of ocean waters. Flooding of short duration is due to the runoff generated mauka and carried into Kihei by 4 major gulches. Flood management provisions to integrate the requirements for greater availability of affordable housing and on and off-site flood control through positive site planning practices is needed.

4. Shoreline Resources

The CAC recognized the shoreline environment as the region's greatest asset needing better resource management and control. Improved beach access and other supporting facilities at the shorline were recommended.

5. Human Support Services

Other concerns noted by the CAC delt with the need for greater crime control, litter problems within public areas, and the need to establish positive relationships between vistors and residents.

Planning opportunities concern the satisfaction of future needs, achieving desired community character, maintaining nearshore and shoreline environmental quality, and preserving social harmony.

VI. RECOMMENDATIONS

The recommendations in this section have been developed in response to major community concerns and through continuous interaction with the Citizens' Advisory Committee. They are supported by maps which display recommended land use patterns and transportation routes and public facilities proposed by the Community Plan. Figure 2 on page 17 illustrates recommended Community Plan land uses. Figure 3 on page 25 indicates transportation and public facilities.

The recommendations are organized to be consistent with the major categories of objectives and policies of the County General Plan. That organization is displayed in Table 1 on page 10.

SOCIO-ECONOMIC ASPECTS

1. Economic Activity

a. Promote diversified economic activities which serve resident and visitor needs; provide long-term resident employment and maintain a stable economic base. Economic activities include:

   1) Light industrial and service commercial activities;

   2) Regional and neighborhood commercial services;

   3) Professional services;

   4) Visitor accommodations and amenities.

b. Direct any major increases in visitor facilities to the planned resort destinations at Wailea, Seibu, and adjacent sites, where they can be supported by natural resources, recreational amenities, and commercial services. Plans for Wailea, Seibu, and nearby sites reinforce this recommendation.

c. Increase the availability of commercial services along major circulation routes to provide a diversity of services in the following manner and areas.

   1) Regional resident and visitor-oriented retail facilities along South Kihei Road;

   2) Neighborhood retail and service commercial facilities in the area defined by the proposed street right-of-way makai of Kihei School, Piilani Highway, Kulanihakoi Gulch, and Keokea Gulch;

   3) Resort-related retail commercial facilities at strategic locations at Wailea and Seibu resort destination sites.

TABLE 1: COMMUNITY PLAN ORGANIZATION

PLANNING PROCESS	COMMUNITY PLAN CATEGORIES	CORRESPONDING GENERAL PLAN CATEGORIES
	SOCIO-ECONOMIC ASPECTS	
PROJECT ECONOMIC CONDITION AND POPULATION LEVELS THROUGH YEAR 2000	1. Economic Activity	Economic Activity (General, Visitor Industry, Agriculture)
	2. Population	Population
	PHYSICAL ASPECTS	
DESCRIBE ENVIRONMENTAL CONSTRAINTS, LAND USE PATTERNS AND REQUIREMENTS AND URBAN DESIGN GUIDELINES	1. Environment	Environment
	2. Land Use	Land Use
	3. Urban Design	Urban Design
	SUPPORT SYSTEMS: TRANSPORTATION & UTILITIES	
ANALYZE NEED FOR PHYSICAL SUPPORT SYSTEMS SUCH AS TRANSPORTATION, LIQUID AND SOLID WASTE DISPOSAL, WATER SUPPLY AND ENERGY	1. Transportation	Transportation
	2. Water	Water
	3. Liquid & Solid Waste	Liquid & Solid Waste
	4. Drainage	Drainage
	5. Energy	Energy, Public Utilities and Facilities
	SUPPORT SYSTEMS: HUMAN SERVICES	
ANALYZE NEED FOR HUMAN SERVICE SYSTEMS SUCH AS RECREATION, CULTURAL, HEALTH, EDUCATION, PUBLIC SAFETY AND HOUSING PROGRAMS	1. Recreation and Culture	Recreation and Cultural Special Programs, Public Utilities and Facilities
	2. Health & Public Safety	Health, Special Programs & Public Safety
	3. Education	Education, Special Programs
	4. Housing	Housing, Special Programs
	GOVERNMENT	
OUTLINE MEANS TO IMPLEMENT AND UPDATE PLAN POLICIES THROUGH GOVERNMENTAL ACTION	Government	Government

d. Establish light industrial services mauka of Piilani Highway at the north end of Kihei and expand existing industrial areas at Maalaea adjacent to the small boat harbor area. These actions will place industrial uses near existing transportation arteries for the efficient movement of goods.

2. Population

a. Use a projected resident population of 22,900 persons over the next 20 years as a guideline for planning. This projection is to be used for the planning of facilities, programs, and support services for the region.

b. Direct major increases in resident population to Kihei proper while allowing for a diversity of housing choices mauka and south of the main Kihei area, in the following manner:

1) The bulk of major increases to be located makai of Piilani Highway;

2) Residential expansion areas mauka of Piilani Highway in north and central Kihei;

3) Residential expansion south of Kihei, defined by the makai edge of the projected Piilani Highway extension, Wailea Phase II, and Seibu Mauka.

PHYSICAL ASPECTS

1. Environment

a. Integrate future planning and design with concepts of public shoreline use and sound principles of resource management.

b. Maintain the long-term availability of shoreline resources for public enjoyment through adequate access, space, and facility provisions, and through on-going resource management programs;

c. Stabilize shoreline resources through appropriate levels and methods of recreation-related developement.

d. Require new shoreline development to respect shoreline resources:

1) Existing dune formations should remain intact.

2) Indigenous or endemic strand vegetation should remain undisturbed; new development and landscaping should treat such vegetation as given conditions.

3) Planning for shoreline development, public setbacks, and public access should consider the cyclic nature of sand beaches; design should respond to periodic expansions and shrinkages of beach depth.

4) Construction and post-construction activity adjacent to shoreline areas should prevent erosion and runoff onto the shoreline or into nearshore waters.

5) A survey of natural and cultural resources in shoreline areas should precede development activity. Design and construction should respect and respond to resources.

e. Implement management programs to ensure the long-term quality and availability of shoreline and nearshore resources:

1) Establishment of space provisions and recreational amenities in public shoreline areas should respond to requirements for maintaining the quality of shoreline resources.

2) Permitted recreational activities in the shoreline zone should respond to shoreline characteristics and principles of sound resource management. Activities which damage or deplete shoreline resources should not be permitted.

f. Protect the quality of nearshore waters by ensuring that land based discharges meet water quality standards. Continued monitoring of existing and future waste disposal systems is necessary to insure their efficient operation.

g. Protect wetland resources, at Kealia Pond, which is an important open space and wildlife habitat resource. Such resources are important for flood control and as natural landscape.

h. Preserve the shoreline sand dune formations throughout the planning region. These features are important elements of the natural setting and should be protected.

2. Land Use

The following land use recommendations are illustrated on the Land Use plan presented in Figure 2 on page 17. Land use designations shown on the plan are defined in Table 2 on page 15.

a. Maintain State Conservation District boundaries in the Planning region. No boundary changes are required or anticipated during the 20-year planning period.

b. Revise State Urban District boundaries in Maalaea to accomodate residential, commercial, and industrial expansion. This change will allow minor increments of growth.

c. Revise State Urban District boundaries to accommodate new commercial uses between Piilani Highway, Mokulele Highway, North Kihei Road, and South Kihei Road. This will establish the regional resident/visitor commercial center at Kihei.

d. Revise State Urban District boundaries at Kihei to provide lands for housing choices and related services desired by the Kihei community in the following manner.

   1) Approximately 200 acres in North Kihei mauka of Kihei Heights between Waiakoa and Kulanihakoi Gulches, for low and moderate income housing to be implemented through a joint arrangement between the County of Maui and Haleakala Ranch;

   2) Residential uses mauka of Piilani Highway along Ohukai Road.

   3) Light industrial uses mauka of Piilani Highway, between Ohukai Road and Kulanihakoi Gulch;

   4) Residential, neighborhood commercial, park, and service commercial uses in the area defined by the proposed street right-of-way makai of Kihei Elementry School, Piilani Highway, Kulanihakoi Gulch, and Keokea Gulch;

   5) Residential uses mauka of Kihei elementary school.

   6) Residential uses between Wailea II, Seibu Mauka, and projected Piilani Highway extension;

   7) Single family uses north and south of Makena Landing.

e. Revise State Urban District boundaries south of Kihei to provide lands for additional resort-related uses at:

   1) Wailea II.

   2) Seibu Mauka,

   3) Selected resort-related sites adjacent to Seibu Makai.

f. Develop commercial services along South Kihei Road in Kihei at the following locations to establish Kihei proper as a center for regional commercial services:

   1) North Kihei, mauka of South Kihei Road, makai of Piilani Highway, between Mokulele Highway and Uwapo Road.

   2) A major commercial center for Kihei clustered about the South Kihei Road/Lipoa Street intersection.

   3) Existing commercially zoned areas mauka of South Kihei Road opposite Kalama Park and at Kamaole.

g. Establish resort-oriented commercial facilities at the following locations to reflect current Wailea and Seibu development plans:

1) At Wailea, at the mauka and makai ends of Waialae-Ike Drive;

2) At Seibu Makai along the north side of the hotel site and in Seibu Mauka.

h. Within Kihei proper, provide for multi-family uses along South Kihei Road between North Kihei Road and Waipuilani Street and at Kamaole between Kanani Street and Kilohana Drive.

i. Within Kihei proper, group single family residential uses in the mauka areas toward Piilani Highway, along South Kihei Road where the pattern has been established, and along the shoreline.

j. Establish project districts in the following areas to allow flexibility in site planning, provide variety in residential unit types, provide public amenities and community services, and encourage quality design:

1) The flood management district between Kulanihakoi and Waipuilani Gulches;

2) The Haleakala Ranch project area makai of Piilani Highway;

3) The residential expansion area makai of the proposed Piilani Highway extension, between Wailea II and Seibu mauka.

k. Establish an open space system of parks, utility easements, shoreline areas, and drainageways as an open space framework for the built environment:

1) <u>Parks</u>:

o Makena-La Perouse State Park

o Kamaole Beach Parks

o Kalama Park

o The public shoreline system

o Proposed park makai of Kealia Pond

o 15-acre park adjacent to Kihei Elementary School

o Proposed park adjacent to school site at Wailea I

2) <u>Golf Courses</u>:

o Wailea Phases I and II

o Seibu

TABLE 2
County of Maui
LAND USE CATEGORIES
KIHEI - MAKENA

Agriculture (Ag)

This use is to provide areas for agricultural development which would be in keeping with the economic base fo the County and the requirements and procedures of Chapter 205 HRS, as amended.

Rural (R)

This use refers to areas consisting of small farms and low-density, single-family residential lots. It is intended that such areas be maintained, protected, and preserved for such uses. At a minimum, the requirements of Chapter 205 HRS, amended, shall govern this area.

Single-Family (SF)

This includes single-family and duplex dwellings.

Multi-Family (MF)

This includes apartment and condominum buildings having more than one dwelling.

Business/Commercial (B)

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

Industiral (I)

This indicates major industrial operations. Within this planning region it refers to harbor-related activities such as loading, repair, and related services.

Light-Industrial (LI)

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

Hotel/Resort (H)

This applies to transient accommodations which do not contain kitchens within individual units. Such hotel facilities may include restaurants or small shops serving hotel guests.

Public/Quasi Public (P)

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

Park (Pk)

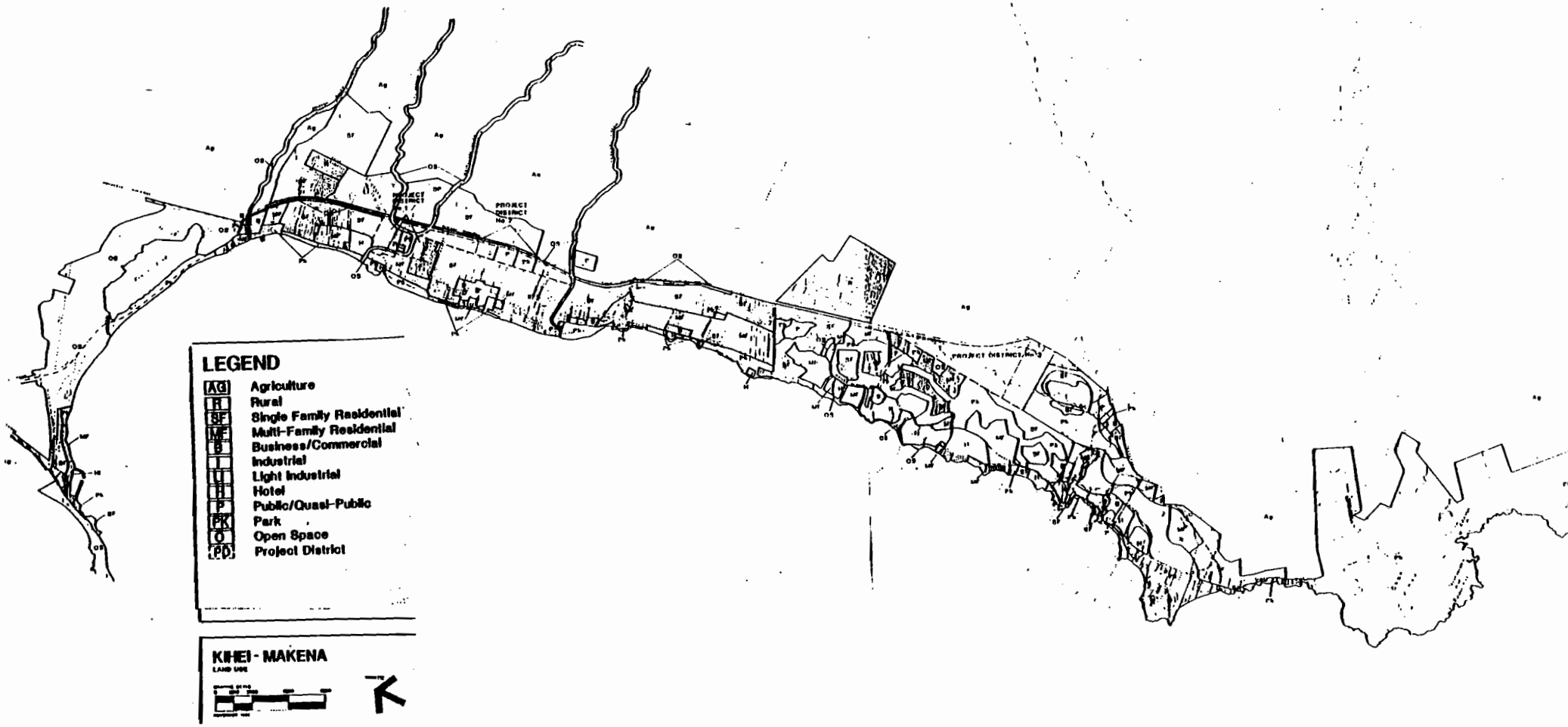
This designation applies to lands developed or to be developed for recreational use. This includes all public and private active and passive parks.

Open Space (O)

This County land use is undeveloped and free of structures. This designation does not include present or future developed park space, but applies to such features as drainageway reserves, landscaped buffer zones, and natural resources.

Project District (PD)

The project District indiates residential areas but allows a flexible approach for planning rather then specific land use designations. A variety of residential housing types as well as public open spaces, parks, and facilities are intended in accordance with specific project district descriptions.


LEGEND
AG Agriculture
R Rural
SF Single Family Residential
MF Multi-Family Residential
B Business/Commercial
I Industrial
LI Light Industrial
H Hotel
P Public/Quasi-Public
PK Park
O Open Space
PD Project District
KIHEI - MAKENA
LAND USE

3) Major Drainageways;

- Buffer zone makai of Piilani Highway;
- Kulanihakoi Gulch
- Waiakoa Gulch
- Waipuilani Gulch
- Keokea Gulch

3. Urban Design

Kihei proper from Mokulele Highway to Kilohana Drive is and will continue to be the major residential center for the region. A number of design guidelines are appropriate for this area.

a. Circulation and Parking

1) Establish a functional street hierarchy within Kihei:

- Piilani Highway should serve as the major through service route for the region;
- South Kihei Road should serve as the major in-town route connecting major activity centers and neighborhoods.
- Waipuilani, Lipoa, Welakahao, Auhana, Keonekai, and Kilohana should serve as major streets connecting to Piilani Highway

2) Provide adequate off-street parking at new commercial centers;

3) Provide adequate off street parking facilities at new and existing parks, wherever feasible;

4) Establish landscaped pedestrian and recreation ways within the street right-of-ways as defined in item b., under Transportation.

b. Landscape Character

1) Open parking facilities should be planted with canopy trees to produce shaded parking areas. Parking perimeters should be landscaped to enhance the visual image along the street.

2) Landscaping should be provided along major local travel routes, as outlined above under "Circulation and Parking".

3) Landscaped buffer areas should be provided between Piilani Highway and adjacent communities to mitigate highway noise and to reduce the visual impact of development. Both Piilani Highway and South Kihei Road should be landscaped to achieve a parkway character.

4) Provide a landscaped entry park at the north end of Kihei, north of the future commercial area.

5) Landscaped setbacks should be implemented for future multifamily and commercial areas. Larger developments should provide space for landscaped pedestrian ways.

c. Buildings

1) Encourage one to two storey building heights for new commercial facilities. A maximum of three storeys should be established for this use.

2) Encourage two to three storey building heights for multi-family development. A maximum of three storeys should be established for this use. Lower building heights should be required along South Kihei Road and in transition zones between multiple and single family uses where maximum heights should be kept to one to two storeys.

3) All new multi-family and commercial facilities should provide a garden setting. Setback requirements should be sufficient to allow for street and sidewalk landscaped buffers and interior planting areas.

4) Resort development throughout the region should observe six storey maximum building heights. Resort community planning and design should continue to integrate recreational amenities with adequate shoreline setback and public shoreline access provisions. These provisions should not alter existing Planned Development process agreements between the County and resort developers.

5) Industrial uses should observe maximum three storey building heights. Within large industrial tracts, buildings along the perimeter should be restricted to two storeys and separate industrial design guidelines should be formulated to guide development. Such guidelines should, among other issues, address landscaping and building design to achieve design continuity for the overall industrial development area.

d. Setbacks

1) Business and multi-family street uses should observe a 20 foot minimum front yard setback. Along the system of recreationways defined in item b. under Transportation, public right-of-way frontages in these areas should include:

1) continuous bikeways along one side of the street, and 2) pedestrian sidewalks and landscaped buffers along both sides of the street. Where open parking areas are included in the site plan, placing such areas on the street side of buildings should be encouraged.

2) Hotel front yard setbacks should be 1/2 the height of the building or a minimum of 20 feet, whichever is greater. Along major recreation ways defined in the Community Plan, public amenities cited for business and multifamily frontages should also be provided.

3) Multi-family uses should observe the following minimum side and rear yard setbacks: one-two storey buildings should observe A-1 zone setback provisions, while three-storey buildings should observe A-2 zone setback provisions.

4) Business uses should observe the following minimum side and rear yard setbacks: 6 feet for one-storey buildings and 10 feet for two and three storey buildings. Where business uses adjoin multi-family uses, multi-family side and rear yard setback provisions cited by the Community Plan should be observed. Where business uses adjoin residential areas, minimum setbacks of 15 feet and 20 feet should be observed for side and rear yards respectively. Where business adjoins any differing use (except industrial), landscaped buffer zones including trees and shrubbery should be incorporated into required setbacks.

5) Industrial uses should observe 10 foot front, side, and rear yard setbacks. Where industrial uses abut any other use, minimum industrial setbacks should equal the height of the building or 20 feet, whichever is greater. Landscaped buffer zones should be incorporated into these setbacks.

6) At the shoreline, multi-family and hotel uses should observe minimum setbacks of 150 feet from sand beaches and 75 feet from rocky shorelines.

7) The minimum shoreline setbacks for other uses shall be the height of the building or 40 feet, whichever is greater. These requirements should increase with development scale and density.

The following table, on the next page summarizes the height and setback recommendations for Kihei.

TABLE 3: PROPOSED SETBACKS FOR SELECTED USES

USE	HT. (ST)	SETBACKS			ADJOINING OTHER USES			
		FRONT	SIDE	REAR	FRONT	SIDE	BACK	USE
MULTI-FAMILY	1-2	20'	10'	15'	150'/Beach 75'/Rocky Shoreline	--------	---	Shoreline
	3	20'	15'	20'				
BUSINESS	1	20'	6'	6'	--------	Corresponding multi-family setbacks		Multi-family
	2-3	20'	10'	10'				
					--------	15'	20'	Residential
					150'/Beach 75'/Rocky Shoreline	--------	---	Shoreline
HOTEL	1-6	20'/ 1/2 Ht of bldg	as provided under existing code		150'/Beach 75'/Rocky Shoreline	--------	---	Shoreline
INDUSTRIAL	1-3	10'	10'	10'	Ht. of Building or 20', whichever is greater			All other uses

SUPPORT SYSTEMS: TRANSPORTATION & UTILITES

Figure 3, Transportation and Public Facilities, presented on page 25, illustrates recommendations related to those categories.

1. Transportation

   a. Improve and facilitate the safe and convenient movement of people and goods through the following improvements:

      1) Provide clear sign information along Piilani Highway to indicate Kihei access points;

      2) Provide left turn pockets and traffic signals at important intersections along South Kihei Road;

      3) Improve the intersection of Mokulele and Piilani Highways;

      4) Extend Piilani Highway to upcountry and provide a road link between this extension and Makena-La Perouse State Park.

   b. Establish pedestrian and bikeway paths along South Kihei and Kenolio Roads, proposed street right-of-way makai of Kihei School, Waipiulani, Lipoa, and Welakahao Streets, Keonekai Road, Kilohana Drive, Wailea Alanui Drive, southwards to Makena-La Perouse State Park, and along other streets as indicated on the Transportation and Public Facilities Map. This will provide alternative regional transportation routes.

   c. Establish landscaping along major local travel routes to aid in orientation and to emphasize mauka-makai views. Particular attention should be given to South Kihei Road, the proposed street right-of-way makai of Kihei School, and important cross streets. This provision will assist in establishing a street hierarchy and soften the effects of the built environment.

   d. Support implementation of the new Makena Road Alignment (Alternative "C") and maintain the existing Makena Road Alignment as an uninterupted local road.

2. Water Distribution

   Support and expand the projected development of the Central Maui Water System development program to keep pace with future Kihei water needs and assist in coordinating needed utility improvements with resident needs.

3. Liquid and Solid Waste

   a. Coordinate improvements to existing sewage transmission lines and the central treatment plant to meet the needs of future population growth.

b. As part of a County-wide solid waste management study address the needs of the planning region for disposal as well as the feasibility of implementing resource recovery systems.

4. Drainage

a. Respect natural drainageways as part of good land development practices.

b. Implement comprehensive improvements and expansions to the storm drain system. It is necessary to alleviate existing problems, institute maintenance procedures, and ensure that the overall system will meet future growth requirements. Safety and property loss as well as the need for comprehensive planning need to be considered.

c. Implement coordinated flood control provisions makai of Piilani Highway between Waipuilani and Welakahao Streets. Require all future developments to conform to provisions of the flood control plan to allow for coordinated flood corrective actions. Such provisions should include:

1) Flood diversion measures at Piilani Highway, and

2) A coordinated flood control plan makai of Piilani Highway in the area cited above.

5. Energy

a. Promote the use of alternative energy sources, such as biomass, wind and solar.

b. Develop incentives and requirements for energy efficient building design and site development practices through various approaches, including modifications to building, zoning, and subdivision codes.

c. Locate goods, services and employment in close proximity to residential centers to minimize energy expenditures for transportation.

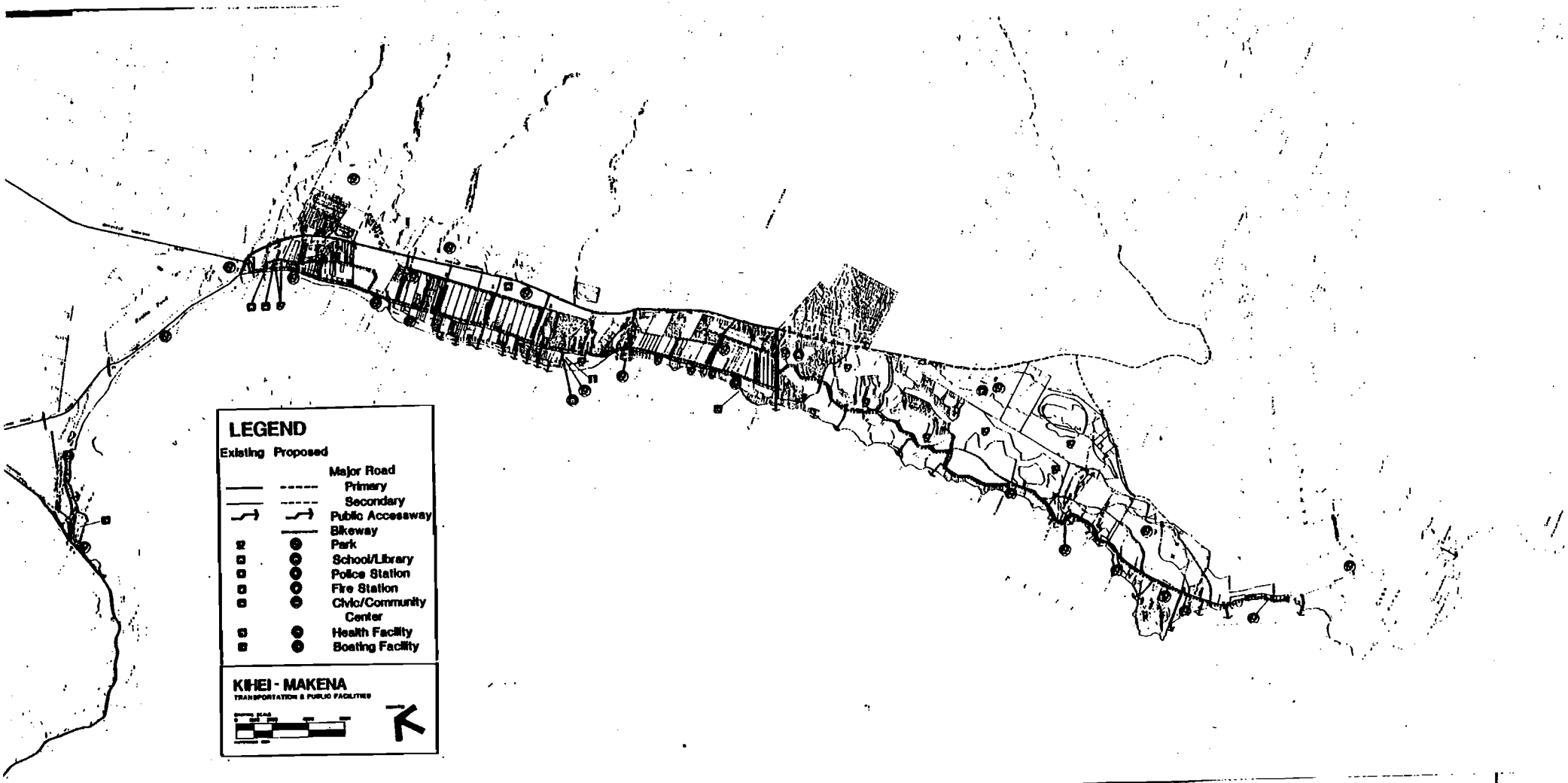
SUPPORT SYSTEMS: HUMAN SERVICES

1. Recreation and Culture

a. Improve recreation facilities and services:

1) Improve undeveloped public shoreline lands for public recreational use;

2) Integrate public parking, vehicular drop-offs and turnarounds, and sanitation facilities with facility planning and design.


LEGEND
Existing Proposed
Major Road
Primary
Secondary
Public Accessway
Bikeway
Park
School/Library
Police Station
Fire Station
Civic/Community Center
Health Facility
Boating Facility
KIHEI - MAKENA
TRANSPORTATION & PUBLIC FACILITIES

3) Establish a system of community-oriented parks for active recreation, informal play, and family picnics in or adjacent to existing and future residential communities.

4) Implement Makena-La Perouse State Park for nature-oriented recreation, including shoreline activities, picnicking, camping, biking, and interpretive/educational pursuits.

5) At all public facilities, provide adequate maintenance programs and enforce existing regulations regarding littering and defacement of public property.

b. Improve public access to shoreline and nearshore resources through the following measures:

1) Develop and implement a plan for public access to the shoreline which includes both existing and future accessways, based on the location of significant shoreline resources.

2) Provide adequate landscaped public access to shoreline areas with significant recreational and scenic value. Provide adequate lateral public access along the shoreline to connect significant shoreline areas and to establish continuity of the public shoreline areas. Particular attention should be directed toward southern shoreline resources from Polo Beach southwards.

3) Develop accessways consistently with the characteristics of resources to be reached.

- o Adequate public parking for cars should be placed at the mauka end of accessways. Vehicular drop-off points and turn-around areas should be provided adjacent to beach or beach park areas.

- o Vehicular traffic should be confined to assigned areas to avoid erosion, damage to dunes, strand vegetation, or other damaging effects to shoreline resources.

- o Where scale of development and public accessways warrant, public sanitation and recreational amenities should be integrated with planning and design.

4) Require new development in the shoreline zone to observe public setback requirements. Such setbacks should respect the provisions set forth under URBAN DESIGN and should be sufficient to allow adequate space for public recreational activities associated with the specific shoreline area.

5) Wherever possible, require public setbacks to include recreational space on lands behind the legally defined public shoreline zone. This is to enable adequate public recreational activity and proper management of the shoreline.

6) Provide public setback areas with landscaping to enhance recreational use and scenic quality. Recreational amenities should be commensurate with the scale of the setback area, intended public use, and resource characteristics.

c. Establish a community center for public/meeting and civic gatherings.

d. Recognize the importance of historically and archaeologically sensitive sites and encourage their preservation through development project review. Require development projects to identify all cultural resources located within the project area as part of initial project studies. Further require that all proposed activity include recommendations to mitigate potential adverse impacts on cultural resources. Particular attention should be directed toward the southern areas of the planning region, south of Wailea Phase I.

This action is to support community concerns for the preservation of the cultural values of possible archaeologically sensitive areas where development may occur. Existing Special Management Area and environmental assessment and impact statement procedures can be used to assist this objective.

e. Support public efforts to inventory, evaluate, classify, and register archaeological sites to increase public knowledge of the region's cultural resources and their relative values.

2. <u>Health and Public Safety</u>

Improve health and public safety services and facilities through the following actions addressing community service problems and deficiencies.

a. Establish a health clinic with full emergency services makai of the existing fire station.

b. Establish a police sub-station makai of the existing fire station.

c. Expand fire fighting capabilities by incorporating ladder company equipment at the existing facility.

3. Education

Coordinate with the State Department of Education for the following improvements to educational facilities to meet projected school needs in the Kihei Region.

a. Monitor needs for expanded facilities at Kihei School and additional elementary and intermediate schools when required to accomodate growth.

b. Monitor needs for a high school to serve the Kihei region. Provide a high school at the future Wailea school site, when need projections warrant this action.

4. Housing

a. Through the project district approach and other related programs, provide an adequate variety of housing choices and range of prices for the needs of Kihei residents. Choices can be increased through cooperative public and private implementation programs.

b. Provide a supply of housing to enable employees within the region the choice to reside close to job centers. Providing this supply may require public/private sector cooperation and coordinated development of necessary support facilities and services.

c. For the purposes of development and housing cost savings, establish roadway and utility standards for project district areas which meet resident needs but which may depart from customary urban standards.

d. Encourage public sector projects, government programs, public-private joint efforts, and other assistance programs to reduce costs and increase housing availability for all income groups.

e. Within the planning region, establish the minimum lot size at 6,000 square feet to maintain the quality of single family residential communities.

GOVERNMENT

1. Investigate and pursue ways to facilitate and streamline the development permitting process through means such as consolidated public hearings and concurrent and timely processing of applications.

2. Explore the use and assignment of permit expeditors for projects having unique and/or significant public benefits. Permit expeditors would coordinate development objectives with County requirements and anticipate and clarify potential problem areas.

3. Explore modifications to building and subdivision codes and standards such as minimum lot sizes, and compact parking ratios which will reduce the ultimate cost of housing.

4. 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. The County's six year capital improvements program and operating budget would be the basis of this action.

5. Use the county's real property tax assessment function as a mechanism for encouraging desirable private development, rehabilitation, or preservation. This function should also be used for monitoring the Community Plan and establishing a land use information base.

6. Establish a permanent Citizen's Advisory Committee to assist in monitoring and updating the Community Plan. The CAC might also have a review role in the annual budgeting process and development application procedures.

7. Evaluate and modify present zoning and subdivision ordinances to incorporate the land use and design guidelines as well as other recommendations incorporated herein.

8. Compile special plans and studies necessary to implement the recommendations of the Community Plan. These would include water development, housing, local and regional circulation, drainage, solid waste, and other special studies as required.

9. Adopt a beach/mountain access dedication ordinance pursuant to Chapter 46, Hawaii revised statutes to assist in establishing public mauka and makai accessways. This should be adopted in conjunction with an overall public beach and mountain access master plan to serve as the framework for decision making.

10. Establish a coordinated County-wide housing program for the purposes of making housing available to all consumer groups.

VII. IMPLEMENTATION

The implementation of the Community Plan will require the concerted efforts of various County agencies, State government, and the private sector working together in a cooperative manner. Implementation actions are those activities necessary to achieve the plan's recommendations in a coordinated fashion.

This section defines the types of actions required, assigns areas of responsibility, and indicates the sequence in which action should be taken. This is essentially a reflection of the priority that should be given to taking action and is displayed in the table at the end of this section. It is important to recognize that the Community Plan should be monitored and revised at regular time intervals so that it can reflect changing conditions or unforseen events. The County requires this updating procedure to occur every five years. Utility development programs should continue to be monitored as well to ensure that community support systems keep abreast of needs.

1. Direct and Indirect Actions

Actions to achieve these recommendations consist of the following types: direct actions by the County or indirect actions by Federal, State, or private agencies or organizations. Direct County actions would include activities of the Planning Department, other departments, expenditures for capital improvements and operations, or conducting special studies or master plans. The majority of land use recommendations would require adoption of planning policy, procedures, or zoning actions to either establish zoning districts consistent with the Community Plan recommendations or with existing or intended uses.

Actions by Federal, State, or private bodies include those where funding assistance would be sought through a government program; where joint funding would be required; or where the implementation responsibility rests with the state. Examples include changes in land use district boundaries or provision of education and health facilities.

2. Implementation Sequencing

The sequence for action is divided into three time periods: within five years, within ten years, or within twenty years. Sequencing has been indicated in three ways: 1) within a specific time period, to reflect community priorities; 2) throughout the planning period, or 3) in conjunction with a specific development project. An example of the first category includes the high priority shown for providing clear traffic signs on Piilani Highway. An example of the second category are actions which need to take place continuously, such as ensuring development projects meet design guidelines. An example of the third category would be the development of an entry park in North Kihei.

3. Urban Design

The urban design implementation program focuses on Kihei proper, from Mokulele Highway to Kilohana Drive, and on future resort development within the region. Its purposes are to:

- Visually enhance the experience along public thoroughfares and gathering places.
- Encourage future development which is compatible with the scale and character desired by Kihei residents.
- Maintain the attractiveness of Kihei for residents and visitors.

Design and circulation improvements in Kihei should be undertaken in a coordinated fashion. Ensuring compatibility of future development projects with the desired character of Kihei should be an on-going activity. Road improvements for drainage, lighting, and safety, should be coordinated with improvements for pedestrian and bicycle circulation, street furniture and landscaping. Improvements to public spaces should be coordinated with private projects.

Improvements to public spaces and thoroughfares should first address South Kihei Road and Piilani Highway. Improvements to major cross streets and other major interior streets should be coordinated with improvements in those areas. The Lipoa Street/Kihei Road intersection and the northern entry to Kihei should be considered for short term implementation.

Design policies related to height, landscaping, and building setbacks can be approached in a number of ways, including:

- Establishing such policies as overlay requirements to zoning districts in the Kihei region, thus allowing application of special provisions in addition to or as modifications to existing zoning regulations.
- Modifying zoning ordinances to reflect the conditions outlined by Community Plan design guidelines.
- Requiring project review and approval by the Maui Urban Design Review Board, or other special body established for the Kihei area, using criteria outlined by the design guidelines.
- Establishing improvement or assessment districts contributed to by benefitting parties.

4. Timing of Residential Growth

Timing of residential growth for the planning region is expected to respond to physical conditions, installation of necessary support services, and agency review and permitting procedures. First phases of residential growth will probably occur on State Urban District lands within Kihei proper. The residential expansion area mauka of Kihei Heights, intended as a County project for low and moderate income residences, should be given first priority during this phase.

Residential expansion on lands currently within the State Agriculture District will require land use district changes. Three expansion sites fall within this category: 1) the expansion area mauka of Piilani Highway above central Kihei, 2) the Haleakala Ranch site makai of Piilani Highway, and 3) the southern mauka residential site adjacent to Wailea Phase II and Seibu Mauka. Implementation of these areas will probably begin as a second increment of growth. Implementation of the larger mauka sites will take place throughout the planning period.

Visitor-oriented expansions south of Kihei will respond to market conditions throughout the planning period. As with residential expansions, projects on urban lands will occur first. Growth on lands now in the State Agriculture District would follow.

5. Project Districts

The implementation approach for the three residential expansion areas is to utilize the Project District procedure. The intent of this approach is to provide flexibility in project master planning as opposed to specifying a detailed land use pattern as part of the Community Plan. The emphasis is placed on achieving a well coordinated design for new communities. A variety of residential unit types and arrangements is encouraged, including single family and multifamily units. Housing units should consider a full range of possibilities: duplex, fourplex, zero lot line, cluster, single family detached, and garden apartments.

The number of units for each project district and related community facilities should be based upon the overall guidelines specified in this section and the detailed plans prepared by the developer/owner. Within project districts, roadway and utility standards should respond to the objectives of the district. Such objectives may include creation or maintenance of rural or "small town" character, minimizing development costs, or creation of specific community identity.

Because of the variety of conditions and constraints related to the various project districts, each should be implemented through a separate ordinance. Variations in lot sizes and other development standards should provide flexibility in master planning and encourage affordable housing.

PROJECT DISTRICT 1 (Flood management district) 85 acres

The primary objectives of this project district are:

1. To achieve effective flood control for the runoff of Kulanihakoi and Waipuilani Gulches through control measures, organized into an integrated open space drainage system, and

2. To allow flexibility in planning for residential use, so that coordinated and attractive flood control measures and feasible residential development can both be achieved.

The open air Kilolani Congregational church should be visually integrated with a flood basin and park area. Pedestrian and bicycle recreation ways should be integrated within the area. Flood control measures should be coordinated with the adjacent Haleakala Ranch project district. A mixture of low-scale single and multi-family housing types should be provided for a range of resident consumer groups, with an emphasis on multi-family units.

Recommended spatial allocations are:

Parks, open space, and recreationways	25 acres
Residential uses	60 acres
Number of residential units based on an average density of 6 units/acre:	360 units

PROJECT DISTRICT 2 (Haleakala Ranch) 184 acres

This project district, located just makai of Piilani Highway between Kulanihakoi and Keokea Streams, should provide a mix of single and multi-family housing types for a range of consumer groups. The project district should also incorporate neighborhood-oriented commercial services.

Public amenities should include open-space buffer zones along the highway; a 15 acre community- oriented park along the south edge of Kihei School; and a pedestrian and bicycle recreation way along the existing utilities right-of-way. Flood control measures in the area of Kulanihakoi and Waipuilani Streams should be coordinated with the adjacent flood management project district.

Recommended spatial allocations are:

Neighborhood commercial uses	10 acres
Parks, open space, and buffer zones	37 acres
Residential uses	137 acres
Number of residential units based on an average density of 5.5 units/acre:	750 units

PROJECT DISTRICT 3 (Southern mauka residential) 300 acres

This project district is located makai of the proposed Piilani Highway extension, mauka of Wailea Phase II, and north of Seibu Mauka. It should provide a mix of single and multi-family housing types for a range of consumer groups with an emphasis on single family units. Public amenities should include community-oriented parks integrated with pedestrian/bicycle recreation ways and buffer zones between residential, future highway, and agricultural uses. A site for a future elementary school should also be provided in anticipation of need.

Recommended spatial allocations are:

School	6 acres
Parks, open space, and buffer zones	60 acres
Residential uses	234 acres
Number of residential units based on an average density of 4.5 units/acre:	1050 units

CP Recommendation Number-Refer to Text	Recommendation (Action)	Type of Action and Responsibility: DIRECT COUNTY ACTION: PLANNING DEPT.: Codes/Policies/Procedures	Zone Land Consistent w/ Use	OTHER DEPARTMENTS	COUNTY EXPENDITURE: Improvement	Operation	Study/Master Planning	INDIRECT: FEDERAL	STATE	OTHER/PRIVATE	Sequence: 1: 1-5 years	2: 6-10 years	3: 11-20 years	At Time of Development Project
	SOCIO-ECONOMIC ASPECTS													
1.	Economic Activity													
a.	Diversified Economic & Employment Opportunities													
1)	Light industry and commercial service	0	0							0	0	0	0 0	
2)	Regional and neighborhood commercial	0	0							0	0	0	0 0	
3)	Professional services	0	0							0	0	0	0 0	
4)	Visitor industry	0	0							0	0	0	0 0	
b.	Future visitor needs at planned resorts	0	0	0	0		0			0	0	0	0 0	
c.	Increase commercial services													
1)	Regional facilities	0	0							0	0	0	0 0	
2)	Neighborhood facilities	0	0							0	0	0	0 0	
3)	Resort facilities	0	0							0	0	0	0 0	
d.	Industrial services for Kihei and Maalaea	0	0							0	0	0	0 0	
2.	Population													
a.	22,900 Population by Year 2000	0	0	0	0	0			0	0	0	0	0 0	
b.	Kihei-Center for Population Increase													
1)	Major increases makai of Piilani Highway	0	0	0	0					0	0	0	0 0	
2)	Expansion areas mauka of Piilani Highway	0	0	0	0					0		0	0 0	
3)	Expansion south of Kihei	0	0	0	0					0		0	0 0	
	PHYSICAL ASPECTS													
1.	Environment													
a.	Integrate Shoreline Resource Management	0	0	0		0	0		0		0	0	0 0	
b.	Public Access to shoreline resources	0	0	0		0	0		0		0	0	0 0	
c.	Stablize shoreline resources	0	0	0		0	0		0		0	0	0 0	

CP Recommendation Number—Refer to Text.	Recommendation (Action)	Type of Action and Responsibility: DIRECT COUNTY ACTION — PLANNING DEPT. — Codes/Policies/Procedures	Zone Land Consistent w/ Use	OTHER DEPARTMENTS	COUNTY EXPENDITURE — Improvement	Operation	Study/Master Planning	INDIRECT — FEDERAL	STATE	OTHER/PRIVATE	Sequence: 1 — 1-5 years	2 — 6-10 years	3 — 11-20 years		At Time of Development Project
d.	Respect Shoreline Resources	0	0	0		0	0		0		0	0	0	0	
e.	Implement Management Programs	0	0	0		0	0		0		0	0	0	0	
f.	Protect nearshore waters	0	0	0		0	0		0		0	0	0	0	
g.	Protect wetland resources	0	0	0		0	0		0		0	0	0	0	
h.	Preserve shoreline resources	0	0	0		0	0		0		0	0	0	0	
2.	Land Use														
a.	Maintain State Conservation District								0		0	0	0	0	
b.	Maalaea Urban District	0	0						0	0	0				
c.	North Kihei Urban District for Commercial	0	0						0	0	0				
d.	Urban District changes for Kihei														
1)	North Kihei mauka residential	0	0						0	0	0				
2)	Mauka residential at Kihei Heights	0	0						0	0	0				
3)	Mauka light industrial	0	0						0	0	0				
4)	Mixed uses in Central Kihei mauka	0	0						0	0	0				
5)	Mauka residential in Central Kihei	0	0						0	0		0	0	0	
e.	Urban District changes south of Kihei														
1)	Residential mauka of Wailea	0	0						0	0		0	0	0	
2)	Wailea II	0	0						0	0		0	0	0	
3)	Seibu	0	0						0	0		0	0	0	
4)	Makena shoreline resort	0	0						0	0		0	0	0	
5)	Makena shoreline residential	0	0						0	0		0	0	0	
f.	Commercial Uses in Kihei														
1)	North Kihei	0	0							0	0				
2)	Kihei commercial center at Lipoa	0	0							0	0				

Recommendation (Action)		Type of Action and Responsibility									Sequence				
		DIRECT COUNTY ACTION						INDIRECT							
		PLANNING DEPT.			COUNTY EXPENDITURE										
CP Recommendation Number-Refer to Text.		Codes/Policies/Procedures	Zone Land Consistent w/ Use	OTHER DEPARTMENTS	Improvement	Operation	Study/Master Planning	FEDERAL	STATE	OTHER/PRIVATE	1-5 years	6-10 years	11-20 years		At Time of Development Project
3)	Existing commercial areas	0	0							0	0				
g.	Resort Commercial Areas														
1)	Wailea	0	0							0		0			
2)	Seibu	0	0							0		0	0	0	
h.	Multifamily residential	0	0							0	0				
i.	Single Family residential	0	0							0	0				
j.	Establish residential project districts	0	0	0	0				0	0	0	0	0	0	
1)	Flood Control Residential District	0	0							0	0				
2)	Haleakala Ranch	0	0							0		0	0	0	
3)	Southern Residential Mauka & Wailea	0	0							0		0	0	0	
k.	Open Space System														
1)	Parks														
	o Makena-La Perouse State Park			0	0			0	0		0	0	0	0	
	o Kamole Parks			0	0										0
	o Kalama Park			0	0										0
	o Public Shoreline system			0	0				0		0	0	0	0	0
	o Kealia Shoreline Park			0			0	0	0						0
	o Kihei School Community Park			0	0					0	0				
	o Park adjacent to Wailea School site			0	0		0			0		0			
2)	Golf Courses									0					0
3)	Major Drainageways														
	o Drainage buffer along Piilani Highway			0	0					0					0
	o Kulanikakoi Gulch			0	0		0	0	0						0
	o Waiakoa Gulch			0	0		0	0	0						0

CP Recommendation Number—Refer to Text	Recommendation (Action)	Type of Action and Responsibility: DIRECT COUNTY ACTION — PLANNING DEPT. — Codes/Policies/Procedures	Zone Land Consistent w/ Use	OTHER DEPARTMENTS	COUNTY EXPENDITURE — Improvement	Operation	Study/Master Planning	INDIRECT — FEDERAL	STATE	OTHER/PRIVATE	Sequence: 1 — 1-5 years	2 — 6-10 years	3 — 11-20 years		At Time of Development Project
	o Waipulani Gulch			0	0		0	0	0						0
	o Keokea Gulch			0	0		0	0	0						0
3.	Urban Design														
a.	Circulation and Parking														
1)	Organize Kihei Street System			0					0		0	0			
2)	Offstreet parking at new comercial centers	0		0						0	0	0	0	0	
3)	Adequate parking at parks	0		0	0						0	0	0	0	
4)	Landscaped recreation ways			0	0	0					0	0	0	0	
b.	Landscape character														
1)	Landscaped parking areas	0		0	0	0				0	0	0	0	0	
2)	Landscape local travel routes			0	0	0					0	0			
3)	Parkway character for Piilani Highway and So. Kihei Road			0	0	0			0		0	0			
4)	Landscaped entry park, North Kihei			0	0	0					0				0
5)	Landscaped setbacks and pedestrian ways	0		0						0	0	0	0	0	
c.	Buildings														
1)	Heights for commercial uses	0					0				0	0	0	0	
2)	Heights for multi-family uses	0					0				0	0	0	0	
3)	Multi-family and commercial setbacks and landscaping	0					0				0	0	0	0	
4)	Heights and design character for resort uses	0					0				0	0	0	0	
5)	Shoreline building heights transition zone	0					0				0	0	0	0	
6)	Industrial Buildings	0					0				0	0	0	0	
d.	Setbacks	0					0				0	0	0	0	
1)	Business & Multfamily setbacks	0					0				0	0	0	0	
2)	Hotel Street Frontages	0					0				0	0	0	0	

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3)	Multifamily Side and Rear Yards	0					0				0	0	0	0	
4)	Business Side and Rear Yards	0					0				0	0	0	0	
5)	Industrial Setbacks	0					0				0	0	0	0	
6)	Shoreline Setbacks	0					0				0	0	0	0	
	SUPPORT SYSTEMS: TRANSPORTATION & UTILITIES														
1.	Transportation														
a.	Roadway Improvements														
1)	Improve Piilani Highway Signs								0		0				
2)	South Kihei Road Imporvements			0	0		0				0				0
3)	Mokulele-Kihei Intersection Improvements			0	0						0				
4)	Piilani Highway Extension			0				0	0	0					0
b.	Pedestrian Ways and Bikeways			0	0		0		0	0	0	0	0	0	0
c.	Landscaping of Major Routes			0	0		0			0	0	0	0	0	0
2.	Water Distribution and Expansion			0			0		0		0	0	0	0	0
3.	Liquid and Solid Waste														
a.	Coordinate Improvement with growth			0			0				0	0	0	0	
b.	Solid Waste Management Study			0			0				0	0	0	0	
4.	Drainage														
a.	Respect Natural Drainageways			0	0		0		0	0	0	0			0
b.	Implement Comprehensive Improvements			0	0		0		0	0	0	0			0
c.	Implement Flood Control Provisions			0	0		0		0	0	0	0			0
d.	Coordination with area Flood Control Plan			0	0		0		0	0	0	0			0
4.	Energy														
a.	Alternative Energy Sources	0		0	0		0	0	0		0	0	0	0	

CP Recommendation Number-Refer to Text	Recommendation (Action)	Type of Action and Responsibility: DIRECT COUNTY ACTION: PLANNING DEPT.: Codes/Policies/Procedures	Zone Land Consistent w/ Use	OTHER DEPARTMENTS	COUNTY EXPENDITURE: Improvement	Operation	Study/Master Planning	INDIRECT: FEDERAL	STATE	OTHER/PRIVATE	Sequence: 1: 1-5 years	2: 6-10 years	3: 11-20 years		At Time of Development Project
b.	Energy Incentives	0		0	0		0	0	0		0	0	0	0	
c.	Location of goods, services, and employment	0		0	0		0	0	0		0	0	0	0	
	SUPPORT SYSTEMS: HUMAN SERVICES														
1.	Recreation and Culture														
a.	Improve Recreation Facilities														
1)	Improve Undeveloped Shorelines			0	0				0		0	0			
2)	Provide Beach Access and Shoreline Facilities			0	0				0		0	0			
3)	Establish Community Parks System			0	0		0		0	0	0	0	0	0	
4)	Makena-La Peruse State Park			0	0				0		0	0	0	0	
5)	Maintenance and Enforcement of Litter Laws			0			0		0		0	0	0	0	
b.	Improve Public Access to Shorelines														
1)	Shoreline Access Program	0	0	0		0	0		0		0	0	0	0	
2)	Landscaped shoreline Access	0	0	0		0	0		0		0	0	0	0	
3)	Develop Accessways	0	0	0		0	0		0		0	0	0	0	
4)	Public Setback Requirements	0	0	0		0	0		0		0	0	0	0	
5)	Backup Shoreline Recreational Space	0	0	0		0	0		0		0	0	0	0	
6)	Shoreline Setbacks	0	0	0		0	0		0		0	0	0	0	
c.	Community Center			0	0		0				0				
d.	Identify Archaeological sites within Projects	0					0		0		0	0	0	0	
e.	Public Inventory Registration of Archaeological Sites	0					0		0		0	0	0	0	
2.	Health and Public Safety														
a.	Emergency and health clinic			0	0				0	0	0				
b.	Police substation			0	0	0					0				
c.	Upgrade Fire Department equipment			0		0					0				

CP Recommendation Number—Refer to Text.	Recommendation (Action)	Type of Action and Responsibility: DIRECT COUNTY ACTION — PLANNING DEPT. — Codes/Policies/Procedures	Zone Land Consistent w/ Use	OTHER DEPARTMENTS	COUNTY EXPENDITURE — Improvement	Operation	Study/Master Planning	INDIRECT — FEDERAL	STATE	OTHER/PRIVATE	Sequence: 1 — 1-5 years	2 — 6-10 years	3 — 11-20 years		At Time of Development Project
3.	Education														
a.	Elementary School Needs								0		0	0	0	0	
b.	Future High school								0				0	0	
4.	Housing														
a.	Variety of choice and price	0	0							0	0	0	0	0	
b.	Employee housing	0		0			0			0	0	0	0	0	
c.	Revised development standards	0		0			0				0				
d.	Increased availability and reduced cost			0				0	0	0	0	0	0	0	
e.	Minimum Lot Sizes	0					0				0				
	GOVERNMENT														
1.	Streamline Development Permitting Process	0	0	0			0		0		0	0	0	0	
2.	Explore ways to expedite housing	0	0	0			0		0		0	0	0	0	
3.	Revise Building and Subdivision Standard		0	0			0				0	0	0	0	
4.	Establish C.I.P.			0			0				0	0	0	0	
5.	Establish Land Use Information Base			0			0				0	0	0	0	
6.	Permanent C.A.C. for Plan Monitoring	0					0				0	0	0	0	
7.	Beach/Mountain Access Dedication Ordinance		0				0				0				
8.	Revise Zoning		0				0				0				

IV. EFFECTS OF THE PLAN

This section outlines the social, economic, and environmental effects which can be anticipated from implementing the Community Plan recommendations. The effects are discussed by the categories used in the plan recommendations.

SOCIO-ECONOMIC ASPECTS

Economic actions aimed at serving the visitor industry will result in providing employment for residents. Directing visitor growth to Wailea and Makena will consolidate facilities and discourage random development. Allowing commercial facilities to locate and concentrate along major circulation routes will make those facilities more accessible and lessen travel times for residents and visitors alike. The development of light industrial activities as proposed will place them in close proximity to regional circulation for the efficient transport of goods. Landscape buffers will mitigate adverse visual effects from neighboring uses.

The realization of future population consistent with the 22,900 population guideline line will result in an expansion of the planning region's communities; loss of open space within and surrounding present urbanization; traffic increases; and increased pressure on community facilities. Conversely, population growth will afford expanded business opportunities and justify needed expansions or additions to public facilities and services during facility planning.

PHYSICAL ASPECTS

The implementation of various shoreline management programs will reinforce County control of development and use of shoreline resources. Such actions will make beaches within the planning region more accessible, useable and enjoyable. The protection of nearshore, sand dune and wetland resources will insure their continuance as important open space elements and preserve their natural resource values.

Changes in state land use boundaries and the designation of a specific land use pattern will allow control over future growth. Increases in the State land use urban district will provide additional space for housing, commercial, and industrial facilities. With the exception of some existing grazing lands, expansion areas will utilize lands not in agriculturally productive use. There are no changes to the State conservation district being recommended.

Implementation of the proposed urban design guidelines by incorporation into County zoning or through special design provisions and their subsequent enforcement will assist in upgrading the visual environment of Kihei. Proposed improvements to circulation, landscaping, and building and site development will enhance the shopping experience and convenience. Landscaping will greatly mitigate the visual effects of parking areas and incompatable uses and provide pleasant views and shade along streets.

Legal implications of Community Plan land use and design policies concern the relationship between these policies and present zoning. Where land use and design policies imply a lower intensity of use than implied by existing provisions, then the impact on property rights must be reviewed. If economic hardship results, the taking of property rights becomes an issue.

Community Plan policies were developed in close consultation with the CAC and represent the values of the communities they represent. The public benefits of open space, low scale informal town character, compatibility of uses and balance of between the built and "natural" environment are significant. The validity of public agency actions to establish policies for the public benefit has been established by precedent and is encouraged in the implementation of this Plan.

In Kihei proper, revisions to present land use patterns to achieve Community Plan land use policies were undertaken. This included reconfiguration of the business area at the Lipoa Street - South Kihei Road intersection. This is consistent with the Community Plan policy to orient and concentrate all major commercial services in Kihei along South Kihei Road. Community Plan policy to direct all future increases in visitor facilities south of Kihei to emphasize Kihei proper as the residential center of the region resulted in the conversion of present hotel designations at Kamaole to multi-family uses.

Design guidelines related to heights and setbacks were established for multi-family, business, and industrial uses at Kihei, and for hotel uses within the region. These guidelines reflect the CAC intent to maintain the informal suburban character of the community and to avoid excessive heights and development intensities. Development proposals which would alter the land use or design policy of the Community Plan would be inconsistent with plan policy.

SUPPORT SYSTEMS: TRANSPORTATION & UTILITIES

Improvements to the highway and road system address both immediate problems of congestion and safety and longer term concerns of improving accessibility. The extension of Piilani Highway to "up-country" with a connection to Makena-La Perouse State Park will result in some loss of agricultural land. The Piilani Highway extension will also encourage pressures to expand present urban boundaries along with a subsequent loss of open space. The highway extension to the Makena-La Perouse State Park will make this recreational resource more accessible to motorists. Proposed intersection improvements will cause minor inconvenience to motorists during construction.

The creation of pedestrian and bikeway paths as recommended will provide alternative circulation choices and a recreational route system through the region. Street trees will beautify the region, soften adverse effects of the built environment, and could generate community spirit through the possible establishment of the associated improvement districts.

Continuing water improvements to the Central Maui Water System will result in greater water supply. The proposed system will keep pace with growth and assist in coordinating utility improvements with resident needs.

Comprehensive improvements to the storm drainage system will insure that the system meets future growth requirements. Safety and property loss are important considerations. Maximum use of natural drainageways and minimum use of concrete drain structures will result in the retention of natural open space corridors. There will be some disruption and inconvenience to motorists and residents during construction. Appropriate abatement procedures will be followed to mitigate effects of noise and dust during construction of all transportation and utility improvements.

Significant capital costs will be required to implement transportation and utility system improvements. A portion of these costs could be borne by assessment district participants and by state and federal grants. The remaining costs will need to be met by the county.

SUPPORT SYSTEMS: HUMAN SERVICES

Improvements and additions to recreation facilities will expand the range of recreation opportunities, provide more convenient locations, and provide better services as population and demand increase. This will also increase County operating costs and may require more community volunteer involvement to provide programs and adequate maintenance. Consideration of user fees may also be required.

Knowledge of the Hawaiian cultural heritage will be increased as development projects will be be required to inventory and preserve significant archaeological sites within their boundaries. Such sites could be further protected by the installation of landscape buffers between archaeological sites and new development. Public efforts to inventory, evaluate, classify and register significant sites will also be encouraged. This is particularly important in the areas south of Wailea where important and interesting sites exist.

Improvements to health and safety facilities will result in improved delivery of services. The costs and inconvenience of not having emergency health service will be resolved. Fire safety will be improved, police coverage will be expanded, and a new health clinic with full emergency services will be established.

Increased capacity and provision of a full range of schools, kindergarten through high school, will improve the delivery of educational services, increase recreation opportunities, reduce transportation costs, and enhance community social cohesion. Coordination with the state Department of Education will be required to fullfill projected school needs.

Housing problems in the Kihei region will be addressed in several ways. The use of flexible regulations should result in housing which is more compatible with environmental resources and allow more housing diversity. Provision for single and multifamily units will expand housing opportunities. Coordination of government assistance programs will address problems of housing cost. An efficient residential pattern, through contiguous expansion of existing boundaries will also result in the economical use and development of existing infrastructure resources.

GOVERNMENT

The government recommendations contained herein will result in facilitating the development of housing by the streamlining of the development permitting process and other governmental procedures. These recommendations will also establish a land use information base to be used for planning purposes.

Of particular importance will be the adoption of a beach/mountain access dedication ordinance pursuant to chapter 46 H.R.S. This will provide the means to acquire lands for public access to shoreline and mountain resources. An island-wide beach and mountain access master plan will provide the framework for carrying out the provisions of such an ordinance. A permanent Citizen's Advisory Committee will be established to provide continuity through the community plan formulation and later implementation to ensure that development conforms with community values. Committee responsibilities will include monitoring the plan's implementation and serving as a channel for on-going public input.

APPENDIX E.

Ordinance 2641 Relating to Adoption of 1998 Kihei-Makena Community Plan

ORDINANCE NO. 2641

BILL NO. 5 (1998)
DRAFT 1

A BILL FOR AN ORDINANCE AMENDING
SECTION 2.80A.050, MAUI COUNTY CODE, PERTAINING
TO THE ADOPTION OF THE KIHEI-MAKENA COMMUNITY PLAN

BE IT ORDAINED BY THE PEOPLE OF THE COUNTY OF MAUI:

SECTION 1. The purpose of this bill is to repeal the Kihei-Makena Community Plan, having an effective date of July 17, 1985, a amended, and to adopt the Kihei-Makena Community Plan (1998) attached hereto as Exhibit "1".

SECTION 2. Section 2.80A.050, Maui County Code, is amended by amending subsection F to read as follows:

"F. The following community plans are adopted by the council pursuant to this chapter:

1. Molokai Community Plan;
2. Lanai Community Plan;
3. West Maui Community Plan (1996);
4. Wailuku-Kahului Community Plan;
5. Kihei-Makena Community Plan (1998);
6. Makawao-Pukalani-Kula Community Plan (1996);
7. Pa'ia-Ha'iku Community Plan (1995);
8. Hana Community Plan (1994);
9. Kahoolawe Community Plan (1995)."

SECTION 3. New material is underscored. In printing this bill, the County Clerk need not include the underscoring.

SECTION 4. This ordinance shall take effect upon its approval.

APPROVED AS TO FORM
AND LEGALITY:

Kelly A. Cairns

KELLY A. CAIRNS
Deputy Corporation Counsel
County of Maui
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KIHEI-MAKENA COMMUNITY PLAN (1998)

pc:complans:kihei11

EXHIBIT 1

TABLE OF CONTENTS

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PART I

INTRODUCTION TO THE KIHEI-MAKENA COMMUNITY PLAN

A. Purpose of the Kihei-Makena Community Plan

The Kihei-Makena Community Plan, one of nine (9) community plans for Maui County, reflects current and anticipated conditions in the Kihei-Makena region and advances planning goals, objectives, policies, and implementation considerations to guide decision-making in the region through the year 2010. The Kihei-Makena 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 Kihei-Makena area 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 Kihei-Makena Community Plan, first adopted by Ordinance No. 1490 in 1985, was updated in 1997.

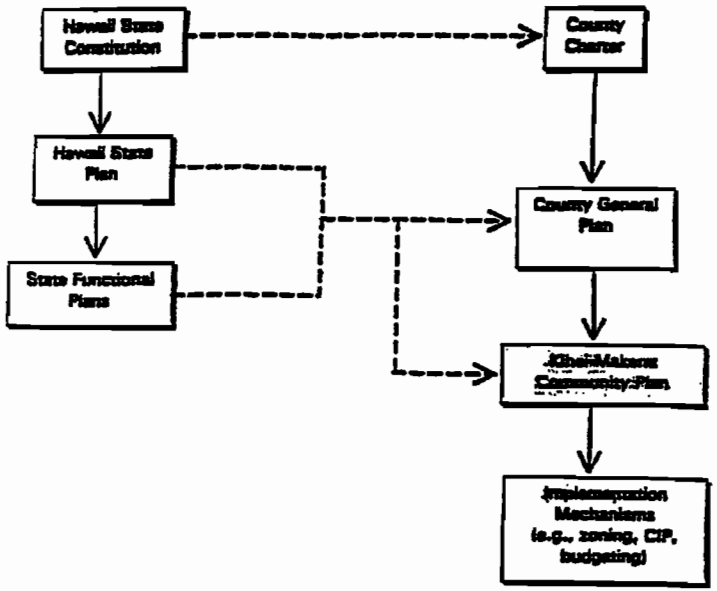
B. The Role of the Community Plan in the Planning Process

For Maui County, the General Plan and the community plans are strategic planning documents which guide government action 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 Kihei-Makena Community Plan provide for optimum planning effectiveness and benefits for the residents of the Kihei-Makena Community Plan region. Implementation of the goals, objectives and policies contained in the Community Plan is 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, the capital improvements program, and the County budgeting process.

Exhibit A

County Planning Hierarchy: A Context for the Kihei-Makena Community Plan



C. The 1992 Community Plan Update

The update process was driven by the work of the Kihei-Makena Citizens Advisory Committee (CAC). This 13-member panel met a total of 19 times during a 225-day deliberation process to identify, formulate and recommend appropriate revisions to the Kihei-Makena Community Plan. The CAC carefully reviewed the 1985 version of the Community Plan, reshaping the plan to create a viable document which will serve the Kihei-Makena 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:

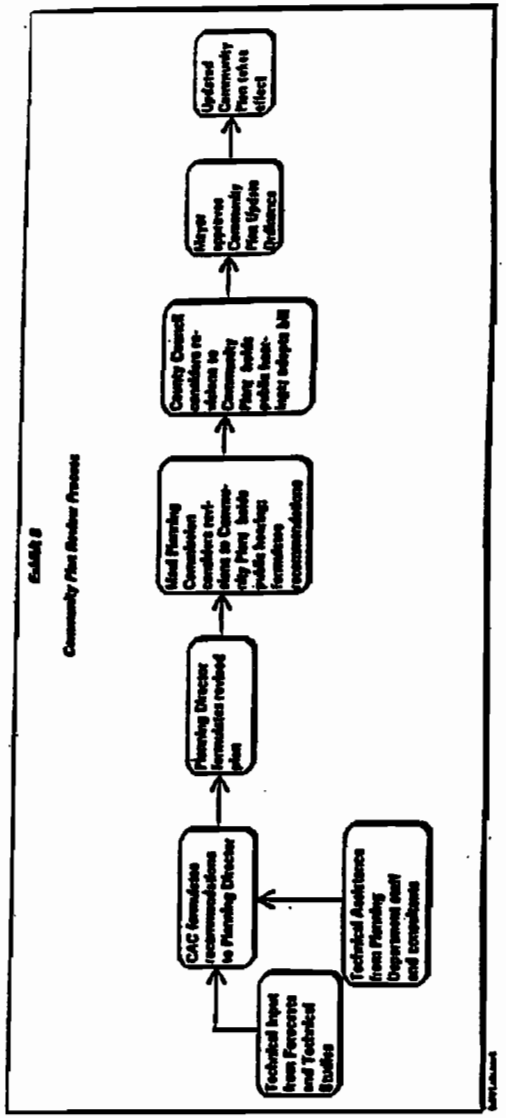
1. A *Socio-Economic Forecast* which projects population, employment and housing characteristics through the year 2010 for each community plan region;

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".



PART II

DESCRIPTION OF THE REGION AND ITS PROBLEMS AND OPPORTUNITIES

A. Planning Area Description

1. General Description of Region and Existing Community Plan Boundary

Community form in the planning region consists of a small shoreline-oriented community at Ma'alaea and a linear pattern of urbanization extending from the south end of Kealia Pond to Makena. The region had a resident population of 15,365 in 1990, up from 7,263 in 1980 and 1,636 in 1970. The average daily visitor population of the region in 1990 was 16,079.

The boundary of the Kihei-Makena Community Plan region begins at Kanaloa Point along Maui's southern shoreline, and runs *mauka* along the boundary between Kanaio and Auahi ahupua'a to the 600 foot contour. The boundary then proceeds west along the 600 foot contour to the eastern boundary of the parcel identified as TMK: 02-01-08:108. The boundary then proceeds *mauka* along the said parcel boundary, then northwesterly to the ahupua'a boundary between Palauea and Keauhou. Extend the said parcel boundary, then proceed to the *mauka* boundary of Project District 9, and continue northerly to the *mauka* boundary of the Maui Meadows Subdivision. Proceed to the subdivision's northern-most boundary at the southern border of Kama'ole ahupua'a. From this point, the boundary follows the 600 foot contour northerly to and along Waiakoa Road until it reaches the intersection with Spanish Road and the Lowrie Ditch. Then proceed along Spanish Road westerly to Waikapu Road. Follow Waikapu Road to Kuihelani Highway, then proceed southwesterly along the highway to Honoapi'ilani Highway where the boundary jogs and follows Pohakea Gulch *mauka* to the district boundary between Lahaina and Wailuku. Follow the district boundary *makai* until it becomes the centerline of Manawainui Gulch, then continue to the sea near Papawai Point. Then follow the shoreline south to the beginning at Kanaloa Point (See Exhibit "C").

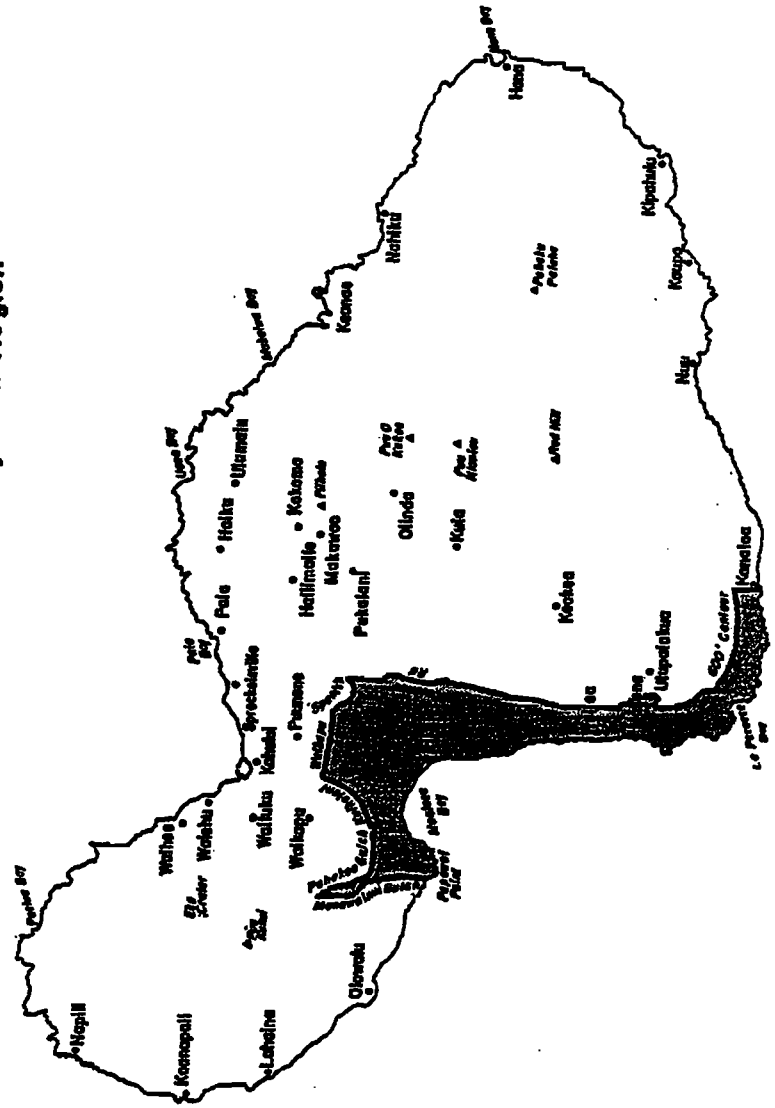


Exhibit "C"
Kihei–Makena Community Plan Region

2. Environmental and Historical Context of the Region

The Kihei-Makena planning region contains portions of four traditional districts. These include small sections of Lahaina and Wailuku, the coastal portion of Kula, and a major portion of Honua`ula.

Each of these districts have environmental and cultural features that are unique, when compared to other traditional districts, of which there were twelve on Maui. These districts also have unique histories, a part of which still exists today in the form of historic sites. Beginning at the north end of the region and extending south along the coastline, each district is discussed in general.

Lahaina - The portion of the Lahaina District within the Kihei-Makena planning region is a small section of the overall district. It includes the lower slopes and foothills of the West Maui Mountains. This area has low rainfall (15-20 inches a year), which limits vegetation and the intensity of precontact agriculture.

Located near McGregor Point, McGregor Landing was a commercial landing through the 19th century until 1914. This landing was a regular port of call for steamers, and was the main port for passengers, goods, and mail bound for Wailuku.

Wailuku - This area encompasses the southern portion of the isthmus and includes the mudflats, Kealia Pond, and Ma`alaea. One *ahupua`a* - Waikapu - is within this portion of Wailuku District. The area has less than 15 inches of rainfall per year, and most of the water now in the area comes through ditches from the West Maui mountains, i.e., Waihe`e River. Waikapu Stream is perennial and drains into the area of Kealia Pond. There is also a natural spring in Ma'alaea .

Ma`alaea was a traditional canoe landing site, and is referenced in a number of instances as a landing for armies coming to fight Kahekili and for chiefs on their way to Wailuku. It became a commercial landing in the 19th and early 20th century, and was used during WWII for amphibious landing exercises. The modern harbor was built in the early 1950's. There was a hotel and cafe, and store at Ma`alaea in the 1880's, along with some Hawaiian homes.

Kula - The Kula District has 15 *ahupua`a*, seven of which extend into the Kihei-Makena planning region. Six extend to the mountain. These include Waiakoa, Koheo (which does not extend to the coast), Waiohuli,

Keokea, and Kama`ole. The Kihei region contains only the coastal zone of these *ahupua`a*, primarily sandy beaches with dunes and anchialine ponds behind the dunes. The inland area was referred to as the barrens. Rainfall in this area is less than 20 inches per year.

Two historic landings are present: old Kihei wharf, from the early 20th century; and Kalepolepo, which was used in the Honolulu-Kawaihai route.

(Lahaina, Kalepolepo, Makee's Landings). A third landing was built at Keawakapu in the early 20th century. Kalepolepo Pond, a significant ancient site, was rebuilt by Kamehameha I and filled in by runoff from Upcountry farming, deforestation and overgrazing in the 1870's.

Honua`ula - This is the best-represented district in terms of proportionate area covered by the Kihei-Makena planning region. The northern part consists of sandy beaches with increasing rockiness toward the south. This district has greater rainfall closer to the coastline than the Kihei area--up to 30 inches within a few miles from the coast. Also, there are anchialine ponds and fresh water outflows at the coast, but no perennial streams. There are 20 *ahupua`a* in this district, mostly narrow except the two at both ends, Paeahu and Kanaio. There are recorded 15 *heiau* in Honua`ula.

During the early historic period, Honua`ula was well populated. When La Perouse landed at Keone`o`io Village in 1786, he was given 300 pigs, large quantities of sweet potatoes, taro, and bananas, reflecting the productivity of the land.

Between 1840 and 1860, large expanses of land were acquired by foreigners, and native Hawaiians were displaced. By 1841, sugar was being produced at Ulupalakua for Kamehameha III, and was shipped out from a government landing at Makena. A second private landing was established at Makena Bay by Torbert, circa 1850, who was also a sugar planter. It was later operated by Makee, who purchased the plantation in 1856. This landing was one of the three busiest leeward ports of Maui in the nineteenth century (many steamers only stopped at Lahaina, Ma`alaea, and Makena). It was phased out after a government landing was built at Keawekapu in the early 20th century.

Highest concentrations of known archaeological sites are in the Keahou/Palauea and Kanahena/Kalihi areas. Significant complexes that are still present include the Palauea Complex, Makena Complex, and Ma`onakala Village at Kanahena. A three-mile section of the Hoapili Trail

is within the Kihei-Makena planning region. It once continued to Kaupo for a total distance of 20 miles, and connected 10 different villages. It is the longest, best-preserved section of any pre-1850 trail on Maui.

B. Identification of Major Problems and Opportunities of the Region

This section describes the major problems and opportunities facing the Community Plan region. The description of key problems and opportunities forms the underlying basis for planning goals, objectives and policies which are described in Part III.

1. Problems

1. ***TRANSPORTATION.*** Inadequate traffic circulation and lack of public transportation are recognized as the most significant problems in Kihei-Makena.

   On short vehicular trips within the district such as grocery shopping, visiting a beach park, or going to work, residents must utilize South Kihei Road or Pi'ilani Highway. Alternative travel routes are necessary to help meet Kihei's internal circulation needs. Lack of adequate on-street and off-street parking is also a problem.

   There is a need to lessen the dependence on automobiles through efficient land use distributions. Bicycle and pedestrian paths separate from automobile traffic would provide an effective alternative to the automobile. Mass transit and public transportation must also be considered. The relative lack of mobility of both the youth and elderly must also be considered through alternate modes of transportation such as van services.

2. ***YOUTH PROGRAMS, COMMUNITY FACILITIES AND PLAYING FIELDS.*** The second most pressing problem is the lack of youth programs, community facilities, and playing fields to service the entire Kihei-Makena region. Active recreation facilities such as a community swimming pool, and soccer, baseball, softball, and football fields are significant community needs.

   A community center is also needed to provide Kihei-Makena not only with a physical facility to house community forums and events, but to increase the sense of neighborhood. Kihei-Makena is the third largest residential community on the island of Maui. Many

other communities much smaller in size have facilities where community events can be held.

3. ***SCHOOL ENVIRONMENT.*** It is necessary to dramatically improve the learning environment at Kihei Elementary, Kamalii Elementary, and Lokelani Intermediate schools. Existing problems include an overall shortage of facilities (especially recreational areas), an excess of portable structures, and close proximity to Pi'ilani Highway. These circumstances result in crowded, uncomfortable, and generally poor classroom learning environments. In the long term, there is a need for a third elementary school, and a high school, which would serve the Kihei-Makena region.

4. ***PUBLIC SERVICES.*** Public services can be improved. First, there is a lack of emergency medical facilities within the Kihei-Makena region. Although the Maui Memorial Hospital provides emergency care, its distance from Kihei is a concern. Second, a police station in the Kihei-Makena region is needed to help control crime. Third, the Kihei Fire Station needs a ladder truck to aid in fighting high-rise fires; additionally, a fire and ambulance station needs to be provided in the Wailea area. Fourth, enhancing the new Kihei community library will also enhance the learning process for Kihei's students as well as provide a needed service to the community. Fifth, there's a general lack of social services in the region. Finally, more child day care services in the Kihei-Makena region are necessary to accommodate its burgeoning population.

2. Opportunities

1. ***NATURAL RESOURCES.*** The shoreline is one of the region's major assets. Linear in form, the Kihei-Makena region hugs the South Maui coastline. The region enjoys ocean views, excellent sandy beaches, and sunny, dry weather. The existing shoreline parks which provide for ocean access and recreational opportunities must be carefully protected through improved resource management and control. Shoreline recreational areas and accesses must be increased to meet the growing needs of the region and island residents. Improved beach access and other supporting facilities at the shoreline are also recommended.

   Another major asset and an integral part of the open space and expansive nature of the region is the view from Kihei-Makena to Upcountry and Central Maui. The *mauka* view from Pi'ilani

Highway represents a major view plane. Significant views of the mountains and surrounding agriculture should be preserved to the greatest extent practicable.

2. ***UNIQUE COMMUNITIES.*** Four communities comprise the region: Ma`alaea, Kihei, Wailea, and Makena. The unique and special attributes of these communities should be nurtured and enhanced. Ma`alaea is a quiet residential community. Historically an important boat landing, Ma`alaea's character is heavily influenced by marine-related activities. Kihei is the residential and commercial center of the region. Wailea is a master-planned resort community. Makena contains resort facilities, yet also retains many of its rural village characteristics along with significant open spaces and Hawaiian cultural landscapes.

3. ***VACANT LAND.*** There is a significant amount of vacant land within the region which provides flexibility in planning for future uses. This includes a number of vacant tracts of land within Kihei proper, which is defined by the south end of Kealia Pond, Pi`ilani Highway, Kilohana Drive, and the shoreline. The significant amount of vacant land *mauka* of Pi`ilani Highway will, in the future, provide opportunities to expand public facilities, parks and housing.

4. ***THE PEOPLE OF KIHEI-MAKENA.*** It is noted that the Kihei-Makena community is characterized by an abundance of friendly, capable and caring people. It is an ethnically diverse community with a strong interest in events or actions which affect the region. With several active community associations, significant opportunities for broad-based community participation exist.

C. Interregional Issues

During deliberations over possible amendments to the Kihei-Makena Community Plan, several issues were considered which affect other regions. This section discusses these issues which need interregional, island-wide or County-wide comprehensive policy analyses and formulation.

1. Major public facilities. There is concern about the potential siting of major public facilities within the region. Decisions regarding the location of major public facilities, such as a landfill, electric power plant, or wastewater treatment plant are island-wide issues. However, potential impacts to Kihei's residential and resort areas must be given serious consideration.

2. Upcountry transportation connection. The need to provide a transportation link to the Upcountry area has been identified for some time. This would result in saving valuable commuter time between the primarily residential area of Upcountry and job centers within the Kihei region. Choosing the optimal route for this link will involve consideration of positive and negative impacts to both regions. The focus should be on improving transportation services for island residents; thus the route should minimize travel times for the maximum number of island residents.

PART III

POLICY RECOMMENDATIONS, IMPLEMENTING ACTIONS AND STANDARDS FOR THE KIHEI-MAKENA REGION

A. Intended Effects of the Kihei-Makena Community Plan

Policy recommendations contained herein express the long-term visions for the Kihei-Makena community. They will be used to formulate and prioritize programs and strategies and will affect the sequence and patterns of growth in the region.

Population numbers, while subject to a host of variables and external factors, provide a useful benchmark for conceptualizing growth in a region. It is in this context that population forecasts for the Kihei-Makena Community Plan region are addressed. As a result of the policy recommendations advanced in this plan, it may be anticipated that the year 2010 population in the Kihei-Makena region would range between 22,830 and 24,514.

The provisions of the Kihei-Makena Community Plan are founded on three basic planning themes which provide the underlying basis or rationale affecting a broad spectrum of functional areas.

1. *PROVISION OF NEEDED PUBLIC FACILITIES AND INFRASTRUCTURE.*

   The County of Maui in general, and Kihei-Makena in particular, witnessed significant growth in the 1980s and early 1990's. In many instances, however, public facility and infrastructure improvements lagged behind development in the region. As such, a significant upgrade and expansion of existing public facilities and infrastructure is necessary. Upon adoption of this plan, it shall be required that adequate facilities and infrastructure will be built concurrent with future development. The land use designations on the community plan map are not an assertion that infrastructure will be provided to these areas but merely that it would be appropriate to develop these areas as designated on the maps if the necessary infrastructure and services are available.

2. *PRESERVATION AND ENHANCEMENT OF SIGNIFICANT NATURAL RESOURCES.*

   Kihei-Makena's shoreline resources require protection. They not only benefit Kihei-Makena's residents but also serve as an attraction for visitors and residents from other areas of Maui. Other significant resources requiring attention are the open and expansive nature of the region as well as views to the Upcountry and Central Maui regions.

3. *ENHANCEMENT OF NEIGHBORHOODS.*

   Kihei's linear form has been largely defined by two parallel roadways, South Kihei Road and Pi`ilani Highway. This linear pattern of development, combined with near total reliance on South Kihei Road and Pi`ilani Highway, forces residents to travel by car for their shopping, recreation and other basic needs, often resulting in traffic congestion. A general theme of the Plan is to create more independent neighborhoods within Kihei, thus reducing unnecessary vehicular trips to South Kihei Road and Pi`ilani Highway. In addition, a more efficient internal roadway circulation system is proposed. A trail/greenway/bikeway system is also being proposed to provide alternate means of transportation.

B. Goals, Objectives and Policies

Policy recommendations for the Kihei-Makena Community Plan region have been developed to guide decision-making in a number of subject areas having community-wide impact. Simply interpreted, the goals are broad statements which identify a preferred future condition. The objectives and policies specify steps and measures to be taken to achieve the stated goal. Finally, the implementing actions identify specific programs, project requirements, and activities necessary to bring about the desired goal.

LAND USE

Goal

A well-planned community with land use and development patterns designed to achieve the efficient and timely provision of infrastructural and community needs while preserving and enhancing the unique character of Ma`alaea, Kihei, Wailea and Makena as well as the region's natural environment, marine resources and traditional shoreline uses.

Objectives and Policies

a. Acquire beachfront properties for public use.

b. Identify priority growth areas to focus public and private efforts on the provision of infrastructure and amenities to serve existing residents and to accommodate new growth.

c. Upon adoption of this plan, allow no further development unless infrastructure, public facilities, and services needed to service new development are available prior to or concurrent with the impacts of new development.

d. Limit hotel uses to those areas presently planned for hotel use, and limit hotel development until adequate public facilities and services are established to meet existing needs.

e. Establish a system of parks, utility easements, shoreline areas, drainageways and wetlands as an open space framework for the urban areas of the region, i.e. where structures exist or are planned to exist, and provide an integrated system of pedestrian and bicycle paths.

f. Establish a distribution of land uses which provides housing, jobs, shopping, open space, and recreation areas in close proximity to each other in order to enhance Kihei's neighborhoods and to minimize dependence on automobiles.

g. Encourage the establishment of single-family and multi-family land use designations which provide affordable housing opportunities for areas which are in close proximity to infrastructure systems and other urban services.

h. Develop commercial services at the following locations to meet community needs:

1) North Kihei, between the existing South Kihei Road, Pi'ilani Highway and Uwapo Road.

2) A central business and commercial center for Kihei clustered about the South Kihei Road/Road "C" intersection.

3) In existing commercially zoned areas along South Kihei Road in the vicinity of Kalama Park.

4) Along South Kihei Road opposite the Kama'ole beach parks.

i. Limit commercial services to neighborhood business uses or other low-key business activities with a residential scale on those properties which abut single-family residential areas.

j. Locate resort-related retail commercial facilities at strategic points in the Wailea and Makena destination areas.

k. Provide for limited expansion of light industrial services in the area south of Ohukai and *mauka* of Pi'ilani Highway, as well as limited marine-based industrial services in areas next to Ma'alaea Harbor. Provide for moderate expansion of light industrial use in the Central Maui Baseyard, along Mokulele Highway. These areas should limit retail business or commercial activities to the extent that they are accessory or provide service to the predominate light industrial use. These actions will place industrial use near existing and proposed transportation arteries for the efficient movement of goods.

l. Preserve coastal vistas, open space and recreational opportunities for residents by prohibiting further shoreline development except in places designated on the 1997 community plan land use map, and prohibit future community plan amendments along the shoreline that would increase the intensity of land use, with the exception of land use that is public or quasi-public in nature.

m. Provide for limited residential expansion in Ma'alaea which complements the existing natural and built environment.

n. Maintain State Conservation District boundaries in the planning region. However, State Conservation District reclassification of lands may be warranted to enhance environmental preservation.

o. Establish a site for a future higher educational institution north of the research and technology park project district.

p. Prevent urbanization of important agricultural lands.

q. Allow ohana units only where sufficient infrastructure is available.

r. Allow special permits in the State Agricultural Districts to accommodate unusual yet reasonable uses including: (1) limited

agriculturally related commercial, public and quasi-public uses serving the immediate community; (2) uses clearly accessory or subordinate to a principal agricultural use on the property; (3) public facility uses such as utility installations or landfills whose location depends on technical considerations; and (4) extractive industries, such as quarrying, where the operation would not adversely affect the environment or surrounding agricultural uses.

Implementing Actions

a. Prepare a prioritized island-wide directed and managed growth strategy to ensure that the location, rate and timing of development is consistent with the provision of infrastructure and public facilities and services.

b. Include conditions of approval for new residential developments requiring that adequate school facilities shall be in place before a certificate of occupancy is issued.

c. Prepare an Open Space Master Plan for the region to provide a unified system of non-motorized access to community resources, and to provide a planned program of resource stewardship. Establish standards for the use of drainageways, gulches, wetlands, and easements for public access.

   The Open Space Master Plan shall be prepared by partnership between governmental and non-governmental organizations. The plan preparation shall include, but not be limited to, public input and informational workshops; inventory and mapping of cultural, natural, and open space resources; and review of legal options and constraints.

   Professional design of the Open Space Master Plan should be funded; and, upon its adoption, the Open Space Master Plan should be incorporated into the Kihei-Makena Community Plan.

d. Control the timing and phasing of project district construction through zoning in order to ensure systematic and incremental development. Such an action shall prevent haphazard development, and ensure that the provision of adequate infrastructure and public facilities and services takes place prior to or concurrent with development.

e. Review, amend and adopt, as appropriate, zoning ordinances and maps to carry out the intent of the land use categories identified in the plan.

f. Establish and enforce building height limits and densities *mauka* of Pi'ilani Highway which preserve significant *mauka* views and vistas.

ENVIRONMENT

Goal

Preservation, protection, and enhancement of Kihei-Makena's unique and fragile environmental resources.

Objectives and Policies

a. Maintain and enhance the long-term availability of shoreline resources for public enjoyment through adequate access, space, and facility provisions, and through on-going resource management programs.

b. Preserve, protect, and restore unique natural areas with significant conservation values.

c. Require that new shoreline development respect shoreline resources and maintain public access:

   1) Existing dune formations are important elements of the natural setting and should remain intact.

   2) Indigenous or endemic strand vegetation should remain undisturbed; new development and landscaping should treat such vegetation as given conditions.

   3) Planning for new shoreline development, as well as redevelopment, shall consider the cyclic nature of beach processes. Setbacks shall be used to provide a sufficient buffer between the ocean and structures to allow for periodic and long-term accretion and erosion of the shoreline.

      A Coastal Erosion Rate Analysis shall be developed. The planning commissions are encouraged to incorporate data

from the analysis into planning decisions for shoreline areas, especially with respect to shoreline building setbacks. In the interim period prior to the completion of the analysis, the planning commissions are further encouraged to utilize minimum setbacks for multi-family and hotel uses of 150 feet from sandy shorelines, and 75 feet from rocky shorelines, or 25% of the average lot depth, whichever is greater.

Where shoreline erosion threatens existing structures or facilities, beach replenishment shall be the preferred means of controlling erosion, as opposed to sole reliance on seawalls or other permanent shoreline hardening structures.

4) Storm water run-off from proposed developments shall not adversely affect the marine environment and nearshore and offshore water quality.

5) Planning, design, and layout for new development shall be integrated with public shoreline use and sound principles of resource management.

d. Permit recreational activities in the shoreline zone which respond to shoreline characteristics and principles of sound resource management. Activities which damage or deplete shoreline resources, or are incompatible with ecological systems, shall not be permitted.

e. Protect the quality of nearshore waters by ensuring that land-based discharges meet water quality standards. Continued monitoring of existing and future waste disposal systems is necessary to ensure their efficient operation. Programs should be implemented to reduce the reliance on injection wells for wastewater disposal.

f. Protect all wetland resources, such as those at Kealia Pond and near Road "C". These open space and wildlife habitat resources are important for flood control and for their natural beauty.

g. Require the integration of wetlands and drainageways into an open space, pedestrian pathway, and bikeway system within and around the Lipoa business district.

h. Encourage such land uses as would serve to reduce hazardous fire conditions in the developed community plan areas.

i. Discourage shoreline hardening structures where North Kihei Road abuts the coastline. Instead, use soft approaches such as dune restoration and beach nourishment with or without supporting structures.

Implementing Actions

a. Implement programs to reduce the reliance on injection wells for wastewater disposal.

b. Establish and maintain a monitoring program for nearshore waters.

c. Support the development of the Ma'alaea-Kealia bypass highway.

d. Develop a master plan for a recreational coastline access along North Kihei Road once the Ma'alaea-Kealia bypass is planned.

e. Facilitate protection of valuable shoreline resources in the Open Space Master Plan by transferring State Beach Reserves and adjacent undeveloped State-owned lots to County jurisdiction. Prepare and implement a plan for enhancement of these lands to provide stewardship of cultural and natural resources and the fostering of traditional cultural activities.

f. Survey, map, and describe the *mauka* boundaries of the State Beach Reserves to delineate between public and private property.

g. Partner with the Na Ala Hele, South Maui Heritage Corridor, Kihei 2000, and Bikeways Maui organizations to establish a continuous trail/greenway/bikeway system from Kealia Pond to Kilohana Road, to provide pedestrian lateral accesses to the Kihei-Makena shoreline, and to protect and maintain traditional shoreline access.

h. Initiate a wetlands enhancement project with the Kihei Franks development in coordination with the enhancement of the County-owned wetland adjacent to Saint Theresa's Church. Include a pedestrian and bikepath to allow school children to access the beach and greenway.

i. Develop and implement a strategy for sand dune protection.

j. New studies should be commissioned that seek to better understand site-specific causes of coastal erosion.

k. Develop and implement a dune restoration project for the beach area along South Kihei Road from the Maui Lu to Suda Store. Such a project may use drift fencing, native vegetation, and dune walkovers in order to restore the sand dunes and prevent sand from blowing onto and across the road.

CULTURAL RESOURCES

Goal

Identification, preservation, enhancement, and appropriate use of cultural resources, cultural practice, and historic sites that:

a. provides a sense of history and defines a sense of place for the Kihei-Makena region; and

b. preserves and protects native Hawaiian rights customarily and traditionally exercised for subsistence, cultural, and religious purposes in accordance with Article XII, Section 7, of the Hawaii State Constitution, and the Hawaii Supreme Court's PASH opinion, 79 Haw. 425 (1995).

Objectives and Policies

a. Identify, preserve, protect and restore significant historical and cultural sites.

b. Foster an awareness of the diversity and importance of cultural and archaeological resources and of the history of Kihei-Makena. Promote distinct cultural resources as an identifying characteristic of the region.

c. Encourage and protect traditional *mauka* and *makai* accesses, cultural practices and rural lifestyles.

d. Protect those areas, structures and elements that are a significant and functional part of Hawaii's ethnic and cultural heritage.

e. Encourage community stewardship of historic sites.

f. Preserve and restore historical roads and paths as cultural resources, and require such resources to be available to the public.

g. Recognize and respect family ancestral ties to certain sites.

h. Establish "cultural parks" and heritage corridors for visitation and education.

i. Establish cultural and educational programs to perpetuate Hawaiian and other ethnic heritages.

j. Develop a County ordinance for indigenous architecture.

Implementing Actions

a. Prepare a Kihei-Makena specific Cultural Resources Management Plan. Use the plan to update the Countywide Cultural Resources Management Plan. Include an inventory of cultural resources and develop strategies for the preservation and enhancement of those resources.

b. Require development projects to identify all cultural resources located within or adjacent to the project area, prior to application, as part of the County development review process. Further require that all proposed activity include recommendations to mitigate potential adverse impacts on cultural resources, including site avoidance, adequate buffer areas and interpretation. Particular attention should be directed toward the southern areas of the planning region.

c. Implement a historic or cultural district overlay ordinance to provide protection for areas of significant archaeological, historical and cultural resources. These ordinances should be used at Palauea, Keone'o'io and other significant archaeological complexes in the Honua'ula District of the region.

d. Upon development of Project District 8 (Palauea), the developer shall implement a historic park and interpretative center at Palauea, preserving the Palauea archaeological district and providing interpretation for sites in the Makena-Wailea region.

Permitted uses shall include a cultural preserve/park area which shall be a minimum of at least 20 contiguous acres to protect and

preserve known significant archaeological sites, which shall include, but not be limited to, the Palauea village and heiau complex, and the Palauea landing complex. Consideration should also be given to expanding the cultural preserve to include additional newly identified sites. Because of the significance of the sites, the County Cultural Resources Commission shall review all plans for development. Because of high public interest and the contiguous nature of the sites, consideration should be given to educational uses of the sites.

e. Formulate and adopt rural and historic district roadway standards for the old Makena Road to promote the maintenance of historic landscapes and streetscapes in character with the region, so long as these standards are for public roadway purposes, and do not obstruct or interfere with the rights of the public for the use and enjoyment of the area. Makena Road shall be kept open for public use.

f. General sites that should be identified for preservation include, but are not limited to, the following:

1) Ancient Trails/Old Government Roads
2) Fishponds
3) Landings
4) Nearshore marine cultural resources
5) Significant native vegetation zones
6) Plantation ditch systems
7) Religious Structures (shrines, churches & heiau)
8) Old bridges
9) Plantation camps
10) Plantation era structures & homes
11) Petroglyphs
12) Burials

g. Important sites and areas in the Kihei-Makena Community Plan region include the following:

1) Lahaina-Pali Trail
2) McGregor's Landing
3) Ma`alaea/McGregor Complex
4) Ma`alaea Petroglyphs
5) Kealia Pond
6) Naval Air Station Pu`unene

7) Kihei Landing
8) Keolahou Church
9) Kalepolepo Fishpond
10) David Malo Church
11) Waiohuli Kai Fishpond
12) *Ko`a* at Waimahaihai, Kama`ole
13) Kihei Regional Park Complex
14) Kama`ole House Site
15) Palauea Complex
16) Makena Landing Area Sites
17) Makena Complex
18) Keawala`i Church
19) Pu`u Olai
20) Mo`omuku *Ko`a*
21) Kanahena Landing Area
22) Moanakala Village
23) Kanahena Point Complex
24) Kalaeloa Complex
25) Keone`o`io Village
26) Hoapili Trail
27) Keawanaku Complex
28) Wawaloa Complex
29) Alaha Complex
30) Waiakapuhi Complex
31) Kalulu Complex

The above list is not comprehensive. It represents some of the well-known sites that are currently listed in the State Inventory of Historic Places and on file with the State and National Registers of Historic Places. Many more sites have not been surveyed for historic significance.

A map indicating the general location of these sites is on file with the County's Department of Planning. The said map should be consulted prior to development proposals affecting the above-mentioned areas. Prior to any development approvals, the said map shall be referenced and the comments of the State Historic Preservation Division and the County Cultural Resources Commission shall be sought.

ECONOMIC ACTIVITY

Goal

A diversified and stable economic base which serves resident and visitor needs while providing long-term resident employment.

Objectives and Policies

a. Establish a sustainable rate of economic development consistent with concurrent provision of needed transportation, utilities, and public facilities improvements.

b. Expand educational opportunities and encourage research and technological activities.

c. Encourage research, development, and use of alternate energy sources.

d. Establish balance between visitor industry employment and non-visitor industry employment.

e. Provide for the preservation and enhancement of important agricultural lands for a variety of agricultural activities, including sugar cane, diversified agriculture and aquaculture.

f. Increase the availability and variety of commercial services to provide for regional needs and strategically establish small scale commercial uses within, or in close proximity to, residential areas.

Implementing Actions

a. Seek State and private support for the establishment of a four-year university in the Kihei-Makena region.

b. Establish a comprehensive data base to analyze county and regional economic statistics.

c. Where feasible within the region, utilize alternate energy sources in all public structures, and encourage the same in private residences.

HOUSING AND URBAN DESIGN

Goal

A variety of attractive, sanitary, safe and affordable homes for Kihei's residents, especially for families earning less than the median income for families within the County. Also, a built environment which provides complementary and aesthetically pleasing physical and visual linkages with the natural environment.

Objectives and Policies

a. Provide an adequate variety of housing choices and range of prices for the needs of Kihei's residents, especially for families earning less than the median income for families within the County, through the project district approach and other related programs. Choices can be increased through public/private sector cooperation and coordinated development of necessary support facilities and services.

b. Require a mix of affordable and market-priced housing in all major residential projects, unless the project is to be developed exclusively as an affordable housing project.

c. Preserve Kihei-Makena's significant views of the Pacific Ocean and the broad vista to the Central Maui and Upcountry region. Prohibit the use of walls higher than 4 feet in front yard setbacks especially in areas close to the shoreline where view corridors can be blocked.

d. Provide for integration of natural physical features with future development of the region. New development shall incorporate features such as gulches and wetlands into open space and pedestrian pathway and bikeway systems.

e. Implement landscaped setbacks for future multi-family and commercial areas. Developments shall provide space for landscaped pedestrian ways and bikeways.

f. Incorporate the principles of xeriscaping in all future landscaping.

g. Encourage the use of native plants in landscaping in the spirit of Act 73, Session Laws of Hawaii, 1992.

h. Recommend to the Maui County Arborist Committee for consideration as "Exceptional Trees" 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 endemic qualities. Healthy mature trees shall be saved and incorporated in the landscape plans of subdivisions, roads, or any other construction or development.

Implementing Actions

a. Develop a comprehensive strategy for housing assistance which coordinates all available public and private resources and incorporates appropriate regulatory measures.

b. Explore modifying zoning, building and subdivision codes to incorporate minimum lot sizes, compact parking ratios, and roadway and utility standards which meet resident needs but which may depart from customary urban standards, in an effort to reduce development and housing costs.

c. Plant appropriate trees, turfgrass, and ground covers along existing public rights-of-way, roads, and parks. Neighborhood communities and citizen groups shall be encouraged to upgrade their streets and parks in accordance with the Maui County Planting Plan.

d. Provide landscaped buffer areas between Pi'ilani Highway and adjacent communities to mitigate highway noise and to reduce the visual impact of development. Both Pi'ilani Highway and South Kihei Road shall be landscaped to achieve a parkway character.

e. Provide an aesthetic landscaped entry-way and park at the north end of Kihei, north of the future commercial area. Provide a similar Kihei entry-way at Road C.

f. Develop Kihei-Makena Urban Design Guidelines to address architectural, landscape, and graphic design standards. Use the guidelines to establish a sense of place by defining distinctive standards for four neighborhoods: the Uwapo Road-Suda Store neighborhood, the Lipoa Street-Azeka Place neighborhood, the Kalama Park neighborhood, and the Kama'ole Parks neighborhood.

g. Implement streetscape beautification through an "adoption" program for trees, sidewalks, street frontages, and intersections.

PHYSICAL AND SOCIAL INFRASTRUCTURE

Goal

Provision of facility systems, public services and capital improvement projects in an efficient, reliable, cost effective, and environmentally sensitive manner which accommodates the needs of the Kihei-Makena community, and fully support present and planned land uses, especially in the case of project district implementation.

Allow no development for which infrastructure may not be available concurrent with the development's impacts.

Transportation

Objectives and Policies

a. Develop and implement a well-planned road and public transportation system to allow residents and visitors to move safely, effectively and comfortably within the region. Roadway improvements should be planned, designed, and constructed as prioritized under the Implementing Actions section below, and as generally described in the Kihei Traffic Master Plan.

b. Undertake transportation system improvements concurrently with planned growth of the Kihei-Makena region. Require adequate interregional highway capacity, including the widening of Pi'ilani and Mokulele Highways to four lanes, prior to the construction of major projects south of Kilohana Road or *mauka* of Pi'ilani Highway.

c. Strengthen the coordination of land use planning and transportation planning to promote sustainable development and to reduce dependence on automobiles. New residential communities should provide convenient pedestrian and bicycle access between

residences and neighborhood commercial areas, parks and public facilities.

d. Support ridesharing, bicycle and pedestrian use, alternative work schedules, traffic signal synchronization, and/or other transportation demand management strategies.

e. Support a new bypass highway *mauka* of Pi`ilani Highway, coordinated with a Ma`alaea-Kealia Pond bypass highway, and an Upcountry-Kihei connector road, to be constructed as growth in the region warrants.

f. Protect and preserve the traditional rural scale and character of existing portions of old Makena Road in a manner similar to that existing at Keawalai Church.

g. Plan, design, and construct a pedestrian and bikeway network throughout the Kihei-Makena region which considers the utilization of existing stream beds, drainageways, wetlands and public rights-of-way along coastal and inland areas.

h. Encourage joint public/private participation in the planning, design and construction of roadway improvements, especially those identified in this plan.

i. Support the planning and design of the Ma`alaea-Kealia bypass highway in order to address potential environmental concerns of North Kihei Road, and its proximity to the shoreline.

Implementing Actions

a. Plan, design and construct a new Road "C", from South Kihei Road to Pi`ilani Highway, to provide an alternative connector roadway in Central Kihei, as described in the Kihei Traffic Master Plan. Said alignment shall extend in an easterly direction from its existing segment at South Kihei Road and link with Pi`ilani Highway. This is the highest priority for roadway improvements in the community plan region.

b. Plan, design and construct appropriate sections of a new North-South Collector Road, from Uwapo Road to Keonekai Road, to facilitate improved traffic movement in Kihei proper. When selecting a specific alignment, impacting existing structures should

be kept to a minimum. Consideration should be given to segments between Kaonoulu Street and Auhana Street as well as between Ke Alii Alanui and Keonekai Road. In terms of roadway improvements within the community plan region, this shall be the second priority.

c. Widen Pi`ilani Highway, between Mokulele Highway and Wailea Ike Drive, to four lanes. In terms of roadway improvements within the community plan region, this shall be the third priority.

d. Plan, design and construct a new Road "B", from South Kihei Road to the new North-South Collector Road, to improve internal circulation in the Central Kihei area.

e. Plan, design and construct a new Road "A", from Road "B" to Lipoa Street, to provide increased circulation in the Lipoa business area.

f. Provide clear signage with adequate lighting along Pi`ilani Highway to indicate Kihei access points. Also provide a landscape buffer and bikepath on both sides of Pi`ilani Highway.

g. Provide left turn storage lanes and acceleration/deceleration lanes on Pi`ilani Highway, and traffic signals at important intersections along South Kihei Road.

h. Widen Mokulele Highway to four lanes.

i. Preserve and enhance the identity of Kihei's neighborhoods by designing the north-south collector road in discontinuous segments. Work with landowners, neighborhoods, and community groups to plan and implement an adjacent but separate trail/greenway/bikepath to provide non-motorized public access along the full length of the road reserve. In sections where no roadway is built, the trail/greenway/bikepath may be broadened to form a neighborhood park, public access, or open space area.

Water Distribution

Objectives and Policies

a. Provide for appropriate water source and transmission improvements concurrent with planned growth of the Kihei-Makena region.

b. Support and expand the projected development of the Central Maui and East Maui water systems in order to meet the needs of all Maui residents.

c. Develop water conservation, reuse and educational programs.

d. Encourage the use of non-potable water for irrigation purposes and water features. Prohibit the use of potable water in large water features or require substantial mitigation fees.

e. Encourage the use of plants which have a relatively low need for water.

Liquid and Solid Waste

Objectives and Policies

a. Coordinate improvements to sewer transmission lines and wastewater reclamation facilities to meet the needs of future population growth. Require that the Wailea Resort Company and the Wailea Makena Alliance work toward a solution that would enable the Wailea sewerage system to be dedicated to the County.

b. Provide efficient, safe and environmentally sound systems for the reuse, recycling, and disposal of liquid and solid wastes.

c. Reduce the reliance on injection wells for wastewater disposal. Require the use of reclaimed effluent--a procedure which is safe, economical and environmentally sound--for irrigation of golf courses, parks and landscaped areas.

d. Encourage public awareness of the need to reduce, reuse, recycle and compost waste materials, and make composting facilities available to the public.

Drainage

Objectives and Policies

a. Design drainage systems that protect coastal water quality by incorporating best management practices to remove pollutants from runoff. Construct and maintain, as needed, sediment

retention basins and other best management practices to remove sediments and other pollutants from runoff.

b. Construct necessary drainage improvements in flood prone areas. Where replacement drainage are required for flood protection, these systems shall be designed, constructed, and maintained using structural controls and best management practices to preserve the functions of the natural system that are beneficial to water quality. These functions include infiltration, moderation of flow velocity, reduced erosion, uptake of nutrients and pollutants by plants, filtering, and settlement of sediment particles. The use of landscaped swales and unlined channels shall be urged.

c. Support the implementation of flood control projects and sediment retention basins *mauka* of Piilani Highway to address present problem areas.

d. Minimize the increase in discharge of storm water runoff to coastal waters by preserving flood storage capacity in low-lying areas, and encouraging infiltration of runoff.

e. Encourage the use of setbacks and flood protection areas as part of an open space pedestrian-way and bikeway network throughout the region.

Implementing Actions

a. Formulate a drainage master plan for Kihei-Makena that considers the cumulative impacts of existing and planned development. The master plan shall guide future development while preventing flooding and providing guidance to reduce the degradation of coastal waters.

b. Establish a comprehensive program of improvements to the storm drainage system; implement a maintenance program; and ensure that safety, property loss, pollutant removal, and the need for comprehensive planning, are considered.

c. Revise the County drainage rules to require that drainage system design shall not adversely affect downstream and coastal water quality.

Energy and Public Utilities

Objectives and Policies

a. Promote energy efficiency as the energy resource of first choice, and increase energy efficiency in all sectors of the community.

b. Locate goods, services, and employment in close proximity to residential centers to minimize energy expenditures for transportation. Support the development of communication infrastructure and promote telecommuting to minimize travel.

c. Increase the use of renewable resources in all County-owned buildings, facilities, and vehicles. Utilize renewable energy for water pumping or other energy services which can take advantage of intermittent energy resources.

d. Promote environmentally and culturally sensitive use of renewable energy resources like biomass, solar, wind, and hydroelectric energy in all sectors of the community.

e. Support the establishment of an alternate fuels distribution infrastructure.

f. Interface County planning with the energy utilities' integrated resource planning programs.

g. Encourage the provision of public utilities which will meet community needs in a timely manner.

h. Require proper site selection, facility construction and monitoring of power generation facilities in order to minimize adverse environmental impacts upon the Kihei-Makena community.

i. Increase the energy security of community "lifeline" facilities and improve energy emergency response capabilities.

Implementing Actions

a. Develop incentives and requirements for energy-efficient building design and site development practices through various

approaches, including modifications to building, zoning, and subdivision codes.

b. Develop, compile and disseminate information on new energy technologies, policies, and programs that may prove helpful to the community's economy and environment.

c. Initiate an integrated County energy resource planning program.

d. Use energy-efficient street lights and develop appropriate street lighting standards for agricultural and rural areas.

Recreation

Objectives and Policies

a. Provide high-quality recreational facilities to meet the present and future needs of residents of all ages and physical ability.

b. Provide for a range of park sizes and types at neighborhood, community and regional scales. New residential developments shall provide recreational facilities on-site to meet the immediate needs of project residents.

c. Plan, design and construct a regional park on approximately 100-150 acres within the District. Facilities should include, but may not be limited to: a community center, swimming pool, ball fields, and basketball and tennis courts. Consideration should be given to locating the park in fairly close proximity to the Kihei Wastewater Reclamation Facility so that treated effluent may be used for park irrigation purposes.

d. Encourage the construction of public parks adjacent to schools to provide for joint utilization of facilities by school and community.

e. Improve recreation facilities and services through the integration of public parking, vehicular drop-offs and turnarounds, and sanitation facilities with facility planning and design.

f. Improve public access to shoreline and nearshore resources through the following measures:

1) Develop and implement a plan for public access to the shoreline, which includes both existing and future accesses, based on the location of significant shoreline resources. Accesses shall be consistent with the characteristics of resources to be reached.

2) Provide adequate landscaped public access to shoreline areas with significant recreational and scenic value. Provide adequate lateral public access along the shoreline to connect significant shoreline areas and to establish continuity of the public shoreline areas. Particular attention shall be directed toward southern shoreline resources from Polo Beach southwards, and between Kama`ole Parks II and III.

3) Require setbacks to include recreational space on lands behind the legally defined public shoreline zone wherever possible. This allows for adequate recreational activities and proper management of the shoreline.

4) Provide setback areas with landscaping to enhance recreational use and scenic quality. Recreational amenities should be commensurate with the scale of the setback area, intended use, and resource characteristics.

g. Establish several youth centers throughout the region, one of which could be located at the park site adjacent to Lokelani Intermediate School.

h. Provide for adequate parking at all park facilities. Many existing parks lack sufficient parking and require substantial increases in parking spaces.

i. Support the creation and promotion of overnight campsites within the region.

Implementing Actions

a. Designate appropriate locations and provide for community and neighborhood parks within the Kihei-Makena region.

b. Revise standards in the park dedication ordinance to increase the quantity and quality of parks generated by new developments.

Strategies which should be explored include increasing park assessment provisions, various cash vs. land dedication options, and provision of active vs. passive recreation parks. The analysis should recognize the importance of on-site recreational facilities as well as the need for parks at the neighborhood, community and regional level.

c. Implement Makena-LaPerouse Park for nature-oriented recreation, including shoreline activities, picnicking, camping, biking, and interpretive/educational pursuits. Provide for a residential caretaker and security personnel to oversee facilities and public safety at this large remote destination.

d. Provide adequate maintenance programs and enforce existing regulations regarding littering and defacement of public property at all public facilities.

e. Create a master plan to rehabilitate the existing beach parks in the region, and to develop County-owned lands designated for park use.

Health and Public Safety

Objective and Policies

a. Improve and expand the delivery of health and public safety services to Kihei-Makena residents and visitors.

b. Provide for the establishment of a health clinic with full emergency services.

c. Support a new full-service hospital facility in the Kihei-Makena Region to be constructed as growth in the region and the island warrants.

Implementing Actions

a. Provide a police station in the Kihei-Makena region.

b. Expand fire fighting and rescue capabilities, including the acquisition of a new ladder truck, and the provision of a fire and ambulance station in the Wailea area.

Education

Objectives and Policies

a. Require the delivery of quality educational facilities at the time such facilities are needed. Emphasize advanced planning so that school facilities such as classrooms, playgrounds, libraries, cafeterias and other appurtenant structures are delivered in a timely manner so as to eliminate the use of portable facilities.

b. Enhance the classroom learning environment through measures which would reduce excessive temperature and background noise problems.

c. Consider a third elementary school site of approximately 20 acres in the North Kihei area.

d. Build a high school to serve the Kihei region when required to accommodate growth.

e. Encourage the construction of child day care centers which are located convenient to users, but which place minimal impact upon residential neighborhoods.

Implementing Actions

a. Enhance the classroom learning environment through such measures as the installation of air-conditioning and ceiling fans.

b. Require the construction of a playground and physical education facilities east of Lokelani Intermediate School. Consider the joint use of property on the south side of Lokelani Intermediate School for playground use in order to provide additional recreation space and flexibility for both Lokelani and Kihei Elementary schools.

c. Request that the Department of Education shall provide and maintain a landscaped buffer between Pi'ilani Highway and Lokelani and Kihei Elementary schools. This visually attractive buffer would reduce excessive noise problems from Pi'ilani Highway.

d. Plan and locate a site for a high school to serve the Kihei region.

GOVERNMENT

Goal

Efficient, effective and responsive government services in the Kihei-Makena region.

Objective and Policies

a. Improve the delivery of services by government agencies to the Kihei-Makena region.

b. Continue to streamline the permit process, where appropriate, through means such as consolidated public hearings and concurrent processing of applications.

c. Continue to expedite the review and approval process for projects which will result in public benefit by "fast-tracking" and the assignment of permit expediters.

d. Use the County's real property tax assessment function as a mechanism to encourage desirable private development, rehabilitation, or preservation, to monitor the implementation of the Community Plan, and to establish a land use information base.

Implementing Actions

a. Evaluate and modify present zoning and subdivision ordinances to incorporate land use and design guidelines as well as other recommendations incorporated herein.

b. Compile plans and studies to implement the recommendations of this Plan, including water development, housing, local and regional circulation, drainage, solid waste, and other special studies as required.

c. Continue to develop and utilize a computerized County planning system, including, but not limited to, integrating into the system future plans, studies, guidelines, and legislation. The computerized planning system should not become stagnant, but should become an integral part of planning within the County.

d. Continue to operate and fund mobile/satellite government facilities.

e. Implement tax incentives and/or disincentives that encourage desirable private development or preservation.

f. Adopt a beach/mountain access dedication ordinance pursuant to Chapter 46, Hawaii Revised Statutes to assist in establishing public *mauka* and *makai* accesses, in conjunction with an overall public access master plan to serve as the framework for decision-making.

INDIGENOUS ARCHITECTURE

Goal

Reserve for future implementation provisions for indigenous architecture as may be adopted from time to time by the County Council and/or the County Cultural Resources Commission.

Objective and Policy

a. To legitimize indigenous architecture as viable spaces for living, work, and recreation.

Implementing Actions

a. Develop a County ordinance for indigenous architecture.

b. 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 urban design objectives and policies.

1. Land Use Standards

a. All zoning applications and/or proposed land uses and developments shall be consistent with the Land Use Map and Objectives and Policies of the Kihei-Makena Community Plan.

b. Development of the Kihei Kalama Villages property identified as TMK 3-9-03:portion of 08, approximately 0.6 acres in size, shall be limited in its use for parking purposes only.

c. Development of the Pacific Warehouse properties identified as TMK 3-9-03:33, approximately 10,000 square feet in size, and TMK 3-9-3:45, approximately 1.0 acres in size, shall be limited in its use for parking, trash compactor, and storage purposes only.

d. Roadwidening adjacent to the Stinson property, identified as TMK 3-9-07:38, 39, 40, and 41, approximately 1.1 acres in size, shall occur entirely on the said Stinson property, to the extent feasible.

e. Development of the "Changs Beach" property, identified as TMK 2-1-12:15, approximately 1.4 acres in size, shall be compatible with Native Hawaiian cultural practices. Compatibility shall include, but not be limited to, consulting with Native Hawaiian organizations regarding the property's site plans, providing a program for cultural interpretation and education, and ensuring access for cultural practices, including complete privacy where warranted. Furthermore, a non-vehicular public access shall be provided at the western tip of the property, consisting of a 100 foot southerly ocean setback, and a 40 foot northerly ocean setback.

f. The existing parking lot for the Wailea Shopping Village identified as TMK 2-1-08:74, approximately 5.5 acres in size, shall be limited in its use for parking purposes only.

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

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 Kihei-Makena Community Plan.

Project districts shall comply with the Kihei-Makena Open Space Master Plan, and the Kihei-Makena Urban Design Guidelines.

PROJECT DISTRICT 2 (Kihei Gateway) 30 acres

This project district is located at the northern end of Kihei proper between Pi`ilani Highway and South Kihei Road and includes a portion of the Waiakoa Gulch.

The objective of this project district is to provide for proper development of the area in coordination with improvements to the Waiakoa Gulch. The development should be primarily for commercial use with open space for the gulch and adjacent areas.

PROJECT DISTRICT 5 (Pi`ilani Village) 189.7 acres

This project district, located just *makai* of Pi`ilani Highway between Kulanihakoi and south of Keokea Stream should provide a mix of single-family and multi-family housing types for a range of consumer groups. The project district may incorporate commercial services.

Public amenities should include open-space buffer zones along the highway, a community-oriented park along the north edge of the Kihei Elementary School campus, and a pedestrian and bicycle recreation way along the existing utility rights-of-way. Flood control measures in the area of Kulanihakoi Stream should be coordinated with the adjacent flood management project district.

PROJECT DISTRICT 6 (R & T Park) 385 acres

The research and technology park project district is located *mauka* of Pi`ilani Highway between Waipuilani Gulch and Keokea Stream.

The objective of the project district is to encourage the development of non-polluting research and technology on individual 1 to 5-acre sites planned and built in accordance with specific standards and guidelines as established by an appropriate county zoning ordinance. Design guidelines should encourage low-rise, low-density developments with ample setbacks and open space, underground utilities, and architectural and signage controls in accordance with the park's theme.

PROJECT DISTRICT 8 (Palauea) 52.4 acres

This project district is located south of Polo Beach, makai of Makena Alanui Road, and mauka of Old Makena Road.

Permitted uses within this project district include hotel, multi-family and open space. Significant archaeological sites, including, but not limited to, the heiau complex, shall be preserved as a historic park and interpretive center.

The property owner for this project district shall work with the County Cultural Resources Commission to determine how best to preserve the significant archaeological sites and provide a minimum 20-acre contiguous cultural preserve/park area.

PROJECT DISTRICT 9 (Maui Wailea 670) 670 acres

This project district is located *mauka* and *makai* of the proposed Pi`ilani Highway extension, *mauka* of Wailea Resort, south of Maui Meadows and north of Seibu *Mauka*. It should provide a mix of single-family and multi-family housing types for a range of consumer groups with an emphasis on community development consisting of single-family, zero lot line, and multi-family units, complemented with village mix uses and commercial uses primarily serving the residents of the community, all integrated with two 18-hole golf courses and other recreational amenities. Public amenities should include community-oriented parks integrated with pedestrian bicycle recreation ways and buffer zones between residential areas and the proposed Pi`ilani Highway extension. A site for future public use should be provided in anticipation of need.

PROJECT DISTRICT 10 (Old Pu`unene Airport area) 561 acres

This project district is located in the vicinity of the old Pu`unene Airport including an area of approximately 257 acres adjacent to Mokulele Highway that is not in sugar cane cultivation. This area has been utilized extensively for recreational activities. Approximately 125 acres, including and adjacent to the Hawaiian Cement site, should be utilized for heavy industrial use. The remaining 189 acres, between Mokulele Highway and Hemahema Loop, are almost all in sugar cane cultivation and shall remain as such until sugar production no longer remains a viable commodity within the State.

The objective of this project district is to establish a master planned recreational and industrial expansion area to meet future recreational needs and to provide areas for industrial activities, including government facilities, whose locations are better suited away from urban areas. Site planning shall seek to maximize the range of potential user groups while minimizing potential for incompatibilities between recreational, governmental, and industrial activities.

PROJECT DISTRICT 11 (Ma`alaea Village) 650 acres

This project district is located east of Honoapi`ilani Highway at Ma`alaea and extends to the Kealia Pond National Wildlife Refuge. As a master planned residential community, this project proposes to include a mix of single and multi-family housing types for a range of consumer groups, and community oriented amenities such as an 18-hole golf course, a community center, village centers with commercial services, a community park, pedestrian/bicycle paths, and buffer zones. The golf course and open space areas shall be used as buffers along North Kihei Road and the existing Ma`alaea residences. Design of the project shall seek to minimize impacts to the Kealia Pond National Wildlife Refuge, and to other shoreline resources.

PROJECT DISTRICT 12 (Ma`alaea Mauka) 260 acres

This residential project district is located mauka of Honoapi`ilani Highway from Ma`alaea Harbor to near the Kuihelani Highway intersection, and should provide a mix of single family and multi-family housing types for a range of consumer groups. Community amenities should include an open-space buffer along the highway, and a 15-acre community oriented park linked to the neighborhoods with a pedestrian/bicycle path. The number of residential units based on an average gross density of 4.4 units per acre is 1,150 units.

Recommended spatial allocations are:

Residential (single family and multi-family).....218 acres
Community Center.....5 acres
Park, open space, and buffer zones.....27 acres
Collector roadways.....10 acres

3. Urban Design Standards

a. ***Building Form***

1) Establish a maximum of thirty-five (35) feet in building height for new commercial facilities.

2) Establish a maximum of forty-five (45) feet for multi-family development.

3) Limit resort development throughout the region to thirty-five (35) feet in building height for sites near the shoreline. Building height limits may gradually be increased up to seventy-five (75) feet for inland resort development provided that important *maukalmakai* vistas are maintained, and impacts to coastal resources are minimized. Resort community planning and design shall integrate recreational amenities with adequate shoreline setback and public shoreline access provisions.

4) Limit the height of industrial buildings to thirty-five (35) feet. Within large industrial tracts, separate industrial design guidelines should be formulated to guide development. Such guidelines shall, among other issues, address landscaping and building design to achieve design continuity for the overall industrial development area.

5) All new multi-family and commercial facilities should provide a garden setting appropriate to the region. Setback requirements should be sufficient to allow for street and sidewalk climate-adapted landscaped buffers and interior planting areas.

b. Setbacks

A Coastal Erosion Rate Analysis shall be developed. Data from the analysis shall be incorporated into planning decisions for shoreline areas, especially with respect to shoreline building setbacks. In the interim period prior to the completion of the analysis, minimum setbacks for multi-family and hotel uses shall be 150 feet from sandy shorelines, and 75 feet from rocky shorelines, or 25% of the average lot depth, whichever is greater.

c. Special Design Standards

1) Establish design standards for new and existing residential, commercial, and hotel developments using the following guidelines:

   a. Establish streetscape standards that address low-cost improvements to landscaping, lighting, signage, and intersections along South Kihei Road, Pi`ilani Highway, and all existing or proposed collector roads.

   b. Establish building design standards which promote island architecture while at the same time providing related visual and physical characteristics for the Kihei region.

   c. Set uniform right-of-way standards for connector roads and South Kihei Road.

PART IV

IMPLEMENTATION CONSIDERATIONS

To facilitate the implementation of the Kihei-Makena Community Plan, the implementing actions shall be reviewed and incorporated by County and State agencies in their planning, programming and budgeting processes. 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 Kihei-Makena Community Plan, as follows:

1. Annual budget requests shall address requirements identified by implementing actions contained in the Kihei-Makena Community Plan;

2. Capital improvements programming undertaken by each agency shall incorporate, as appropriate, specific projects listed in the Kihei-Makena Community Plan;

3. Priority assignments to capital improvement projects shall consider implementing actions contained in the Kihei-Makena Community Plan;

4. Agency master plans shall address project, program and policy actions advanced in the Kihei-Makena Community Plan;

5. Agency program and policy formulation processes shall consider, and where appropriate, incorporate implementing actions set forth in the Kihei-Makena 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 Kihei-Makena 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

Kihei-Makena Community Plan Region
Implementation Responsibilities

DEPARTMENT: Department of Planning		
Action Category	**Implementing Action**	**Planning Category**
Program	1. Prepare a prioritized island-wide directed and managed growth strategy.	Land Use
	2. Review, amend and adopt, as appropriate, zoning ordinances and maps to carry out the intent of the land use categories identified in the plan.	Land Use
	3. Establish and enforce building height limits and densities *mauka* of Pi'ilani Highway which preserve significant *mauka* views and vistas.	Land Use
	4. Include conditions of approval for new residential developments requiring that adequate school facilities shall be in place before a certificate of occupancy is issued.	Land Use
	5. Require development projects to identify all cultural resources located within or adjacent to the project area as part of the County development review process.	Cultural Resources
	6. Develop, compile and disseminate information on new energy technologies, policies, and programs.	Energy and Public Utilities
	7. Evaluate and modify present zoning and subdivision ordinances to incorporate land use and design guidelines.	Government
Policy	1. Plant appropriate trees, turfgrass, and ground covers along existing public rights-of-way, roads, and parks.	Urban Design
Project	1. Prepare an Open Space Master Plan to provide a unified system of non-motorized access, and to establish standards for the use of drainageways, wetlands, and easements.	Land Use
	2. Specify the timing and phasing of project district construction through zoning to ensure systematic and incremental development.	Land Use
	3. Designate appropriate locations and provide for community and neighborhood parks within the Kihei-Makena region.	Recreation
	4. Update the County Cultural Resource Management Plan.	Cultural Resources
	5. Develop and adopt a historic or cultural district overlay ordinance, and an indigenous architecture ordinance.	Cultural Resources
	6. Formulate and adopt rural and historic district roadway standards for old Makena Road.	Cultural Resources
	7. Explore modifying zoning, building and subdivision codes to incorporate minimum lot sizes, compact parking ratios, and roadway and utility standards which meet resident needs but which may depart from customary urban standards.	Housing and Urban Design
	8. Establish urban design guidelines which apply to all new development in the Kihei-Makena region.	Housing and Urban Design

DEPARTMENT: Department of Planning (con't.)		
Action Category	**Implementing Action**	**Planning Category**
Project (con't.)	9. Initiate an integrated County energy resource planning program, including alternative energy.	Energy and Public Utilities
	10. Launch wetland enhancement for Kihei Franks and County land adjacent to St. Theresa Church. Include pedestrian and bike pathway to the beach.	Environment
	11. Compile special plans and studies necessary to implement the recommendations of the Community Plan. These would include water development, housing, local and regional circulation, drainage, solid waste, coastal erosion, computerized planning, beach/mountain access, and other special studies as required.	Government
DEPARTMENT: Department of Parks and Recreation		
Action Category	**Implementing Action**	**Planning Category**
Program	1. Provide adequate maintenance programs and enforce existing regulations regarding littering and defacement of public property at all public facilities.	Recreation
Policy	1. Plant appropriate trees, turfgrass, and ground covers along existing public rights-of-way, roads, and parks.	Urban Design
	2. Support the creation and promotion of overnight campsites within the region.	Recreation
Project	1. Revise standards in the park dedication ordinance to increase the quantity and quality of parks generated by new developments.	Recreation
	2. Require the developer to implement a historic park and interpretative center at Palauea, preserving the Palauea archaeological district and providing interpretation for sites in the Makena-Wailea region.	Cultural Resources
	3. Designate appropriate locations and provide for community and neighborhood parks within the Kihei-Makena region.	Recreation
	4. Provide a landscaped entry park at the north end of Kihei, north of the future commercial area, and the intersection of Lipoa Street and Pi'ilani Highway.	Urban Design
	5. Provide for rehabilitation and adequate parking at all park facilities.	Recreation
	6. Transfer State Beach Reserves to County jurisdiction, acquire other beachfront properties, prepare an enhancement plan, and partner with community to establish a continuous trail/greenway/bikeway.	Environment
DEPARTMENT: Department of Fire Control		
Action Category	**Implementing Action**	**Planning Category**

Project	1.	Expand fire fighting and rescue capabilities including providing a fire and ambulance station in the Wailea area, and acquiring a new ladder truck.	Health and Public Safety
DEPARTMENT: Department of Public Works and Waste Management			
Action Category		**Implementing Action**	**Planning Category**
Program	1.	Continue to implement programs to reduce the reliance on injection wells for wastewater disposal.	Environment
	2.	Use energy-efficient street lights; develop agricultural/rural lighting standards.	Transportation
Policy	1.	Provide landscaped buffer areas between Pi'ilani Highway and adjacent communities to mitigate highway noise and to reduce the visual impact of development. Both Pi'ilani Highway and South Kihei Road shall be landscaped to achieve a parkway character.	Urban Design
Project	1.	Develop incentives and requirements for energy-efficient building design and site development practices.	Energy and Public Utilities
	2.	Plan, design and construct a new Road "C".	Transportation
	3.	Plan, design and construct appropriate sections of a new North-South Collector Road, from Uwapo Road to Keonekai Road.	Transportation
	4.	Plan, design and construct a new Road "B".	Transportation
	5.	Plan, design and construct a new Road "A".	Transportation
	6.	Undertake a complete flood analysis for the Kihei area and formulate a regional drainage master plan.	Drainage
DEPARTMENT: Department of Police			
Action Category		**Implementing Action**	**Planning Category**
Project	1.	Provide a police station within the region.	Health and Public Safety
DEPARTMENT: Department of Housing and Human Concerns			
Action Category		**Implementing Action**	**Planning Category**
Project	1.	Develop a comprehensive strategy for housing assistance.	Housing and Urban Design
Program	1.	Seek State and private support for the establishment of a four-year university in the Kihei-Makena region.	Economic Activity
	2.	Establish a comprehensive data base to analyze County and regional economic statistics.	Economic Activity
	3.	Continue to operate and fund mobile/satellite government facilities.	Government
	4.	Implement tax incentives and/or disincentives that encourage desirable private development or preservation.	Government

DEPARTMENT: State Department of Transportation			
Action Category		**Implementing Action**	**Planning Category**
Policy	1.	Provide landscaped buffer areas between Pi'ilani Highway and adjacent communities to mitigate highway noise and to reduce the visual impact of development. Both Pi'ilani Highway and South Kihei Road shall be landscaped to achieve a parkway character.	Housing and Urban Design
	2.	Support the planning and design of the Ma'alaea-Kealia bypass highway.	Transportation
Project	1.	Widen Pi'ilani Highway, between Mokulele Highway and Wailea Ike Drive, to four lanes.	Transportation
	2.	Provide clear signage with adequate lighting along Pi'ilani Highway to indicate Kihei access points.	Transportation
	3.	Provide left turn storage lanes and acceleration/deceleration lanes on Pi'ilani Highway, and traffic signals at important intersections along South Kihei Road.	Transportation
DEPARTMENT: State Department of Land and Natural Resources			
Action Category		**Implementing Action**	**Planning Category**
Project	1.	Implement Makena-LaPerouse Park for nature-oriented recreation.	Recreation
	2.	Establish and maintain a monitoring program for nearshore waters.	Environment
	3.	Develop and implement a strategy for dunes protection.	Environment
DEPARTMENT: State Department of Education			
Action Category		**Implementing Action**	**Planning Category**
Policy	1.	Consider a third elementary school site of approximately 20 acres in the north Kihei.	Education
Project	1.	Enhance the classroom learning environment through such measures as the installation of air-conditioning and ceiling fans.	Education
	2.	Require the construction of a playground and physical education facilities south of Lokelani Intermediate School.	Education
	3.	Require the Department of Education to provide and maintain a landscaped buffer between Pi'ilani Highway and Kihei School and Lokelani Intermediate Schools.	Education
	4.	Plan and locate a site for a high school to serve the Kihei Region.	Education

PART V

LAND USE MAP

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 wildemess areas, beach reserves, scenic areas, historic sites, open ranges, 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 HRS, 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 HRS, as amended, shall govern this area.

Single-Family (SF)

This includes single-family and duplex 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.

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

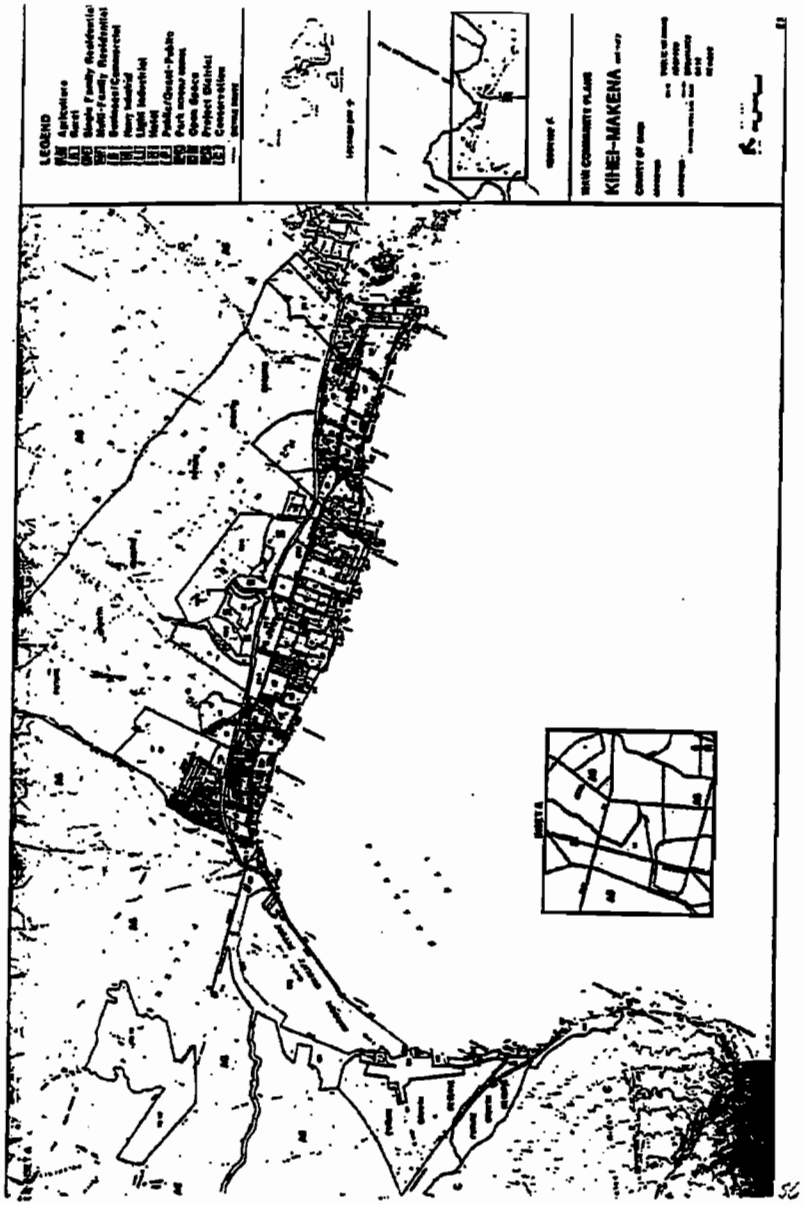
uses as well as open space, parks and other project uses are intended in accord with each individual project district objective.

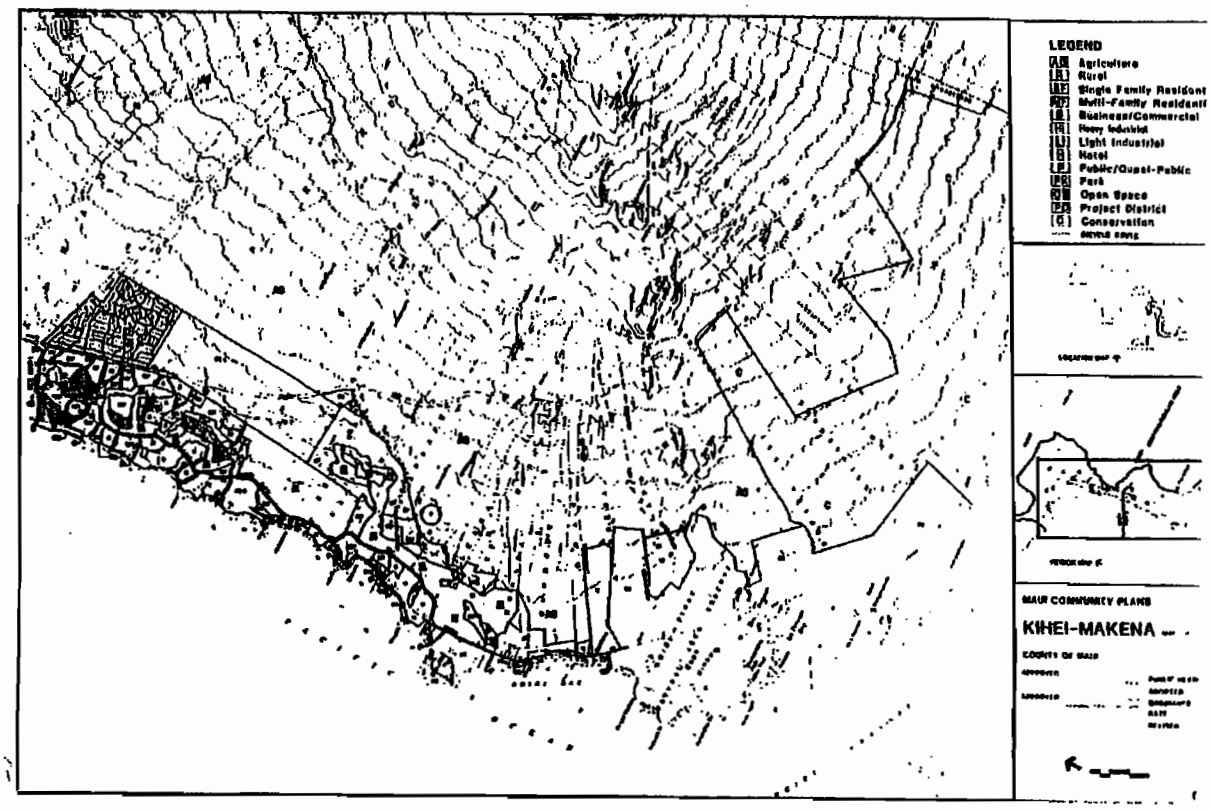
Park (PK)

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 their 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, drainageways, view planes, flood plains, and tsunami areas. Other appropriate urban and non-urban uses may be allowed on a permit basis.





MATRIX OF PROPOSED AMENDMENTS TO THE KIHEI-MAKENA COMMUNITY PLAN LAND USE MAP

Matrix No.	Acres	Location Notes/Comments	Kihei-Makena CAC Recommendation 1992	Planning Commission Recommendation 1993	Planning Department Recommendation 1997	Land Use Proposal For County Council Decision-Making 1997	COUNTY COUNCIL VOTE 1998
1 Patterson Property	1.0	TMK 2-1-6: 103 Adjacent to Big Beach	Not reviewed	Not reviewed	Redesignate to Rural	Park to Rural	PARK
2 Grand Prix Golf Course	160	TMKs 2-1-5: 26, 121 South of Makena Resort	Retain as Agriculture	Retain as Agriculture	Retain as Agriculture	Agriculture to Park (Golf Course)	AGRICULTURE
3 Makena Park	3.2	TMK 2-1-6: 78, 2-1-5:106 South of Big Beach old Makena Road side	Redesignate to Park	Redesignate to Park	Redesignate to Park	Single Family to Park	PARK
4 Makena Hotel	25.3	TMKs 2-1-5: 83, 84, 85 Adjacent to & owned by Makena, Resort, CAC did not review Single Family	Retain as Hotel	Retain as Hotel	Retain as Hotel	Retain as Hotel	HOTEL
5 Makena Business/ Commercial	5.0	TMKs 2-1-6: 34, 35, 68, 70, 74 Just north of Puu Olai	Not reviewed	Retain as Business/Commercial	Redesignate to Single Family	Business/Commercial to Single Family	SINGLE FAMILY
6 Makena Multi-Family	38	TMKs 2-1-7: 9,12, 71,85, 86, 96,101 2-1-8: 80p, 98,99,100,106 Just mauka of Makena Bay	Redesignate to Single Family	Retain as Multi-Family	Retain as Multi-Family	Multi-Family to Single Family	MULTI-FAMILY
7 Makena Resort	142	TMKs 2-1-8: 78, 79, 81, 90, 101, 106p 2-1-5: 106p Makena Resort Prince Hotel	Adjust layout, add 142 new acres, approve "developer's entire proposal" except Matrix 6	Approve "developer's entire proposal"	Concur with CAC reconfiguration and expansion, except for two parcels south of proposed Urban District	Concur with CAC reconfiguration and expansion, except for two parcels south of proposed Urban District	APPROVED EXCEPT TWO PARCELS TMK 2-1-5:106P RETAIN IN AGRICULTURE

Matrix No.	Acres	Location Notes/Comments	Kihei-Makena CAC Recommendation 1992	Planning Commission Recommendation 1993	Planning Department Recommendation 1997	Land Use Proposal For County Council Decision-Making 1997	COUNTY COUNCIL VOTE 1998
8 Changs Beach Single Family	1.4	TMK 2-1-12: 15 Poolenalena Beach Park area; owned by Wailea Resort; intent is to expand Palpu (Changs) Beach & access to Poolenalena (Loves) Beach	Redesignate to Park	Redesignate to Single Family with 100 foot Open Space setback	Redesignate to Park	Multi-Family to Park, or to Single Family, with 100 foot Open Space setback	PARK
9 Loves Beach Single Family	10	TMKs 2-1-11: 27 2-1-12: 1 to 7, 9 to 13, & 16 Halo Point area	Not reviewed	Redesignate to Single Family	Redesignate to Single Family	Multi-Family to Single Family	SINGLE FAMILY
10 Polo Beach Multi-Family	1.6	TMK 2-1-11:3 Polo Beach area	Not reviewed	Inadvertently not acted upon by Commission	Redesignate to Multi-Family	Hotel to Multi-Family or Single Family	SINGLE FAMILY
11A McCormack Hotel Parcels Project District 8	4.4	TMKs Makai 2-1-11: 5 to 9, 29 McCormack 6 shore parcels	Redesignate to Project District 8	Revise Project District 8 text to exclude makai land; no land use vote for 6.2 acre Park or Hotel & Multi-Family	Redesignate all Hotel and Project District 8 lands makai of old Makena Road to Single Family	Hotel & Multi-Family to Project District 8 or Single Family	PROJECT DISTRICT 8
11B Palauea Beach Project District 8	4.7	TMK 2-1-11: 13, 15, 16, 17, 18, 19, 20, 21	Not reviewed	Not reviewed	Redesignate to Single Family	Project District 8 to Single Family or Park	PARK
11C Palauea South Project District 8	3.3	TMK 2-1-11: 22, 23, 24, 25, 26	Not reviewed	Not reviewed	Redesignate to Single Family	Project District 8 to Single Family	SINGLE FAMILY
12 Wailea Resort Project District 6	23	TMK 2-1-23:1 Mauka of Palauea Beach Multi-Family is 13 acres Park is 10 acres	Redesignate 13 acres to Multi-Family 10 acres to Park	Redesignate 13 acres to Multi-Family 10 acres to Park	Redesignate 13 acres to Multi-Family 10 acres to Park	Project District 8 to Multi-Family & Park or Agriculture	AGRICULTURE

Matrix No.	Acres	Location Notes/Comments	Kihei-Makena CAC Recommendation 1992	Planning Commission Recommendation 1993	Planning Department Recommendation 1997	Land Use Proposal For County Council Decision-Making 1997	COUNTY COUNCIL VOTE 1998
13 Wailea Resort Multi-Family	9.3	TMK 2-1-8: 120 Intersection of Makena Alanui and Kaukahi Street	Retain as Multi-Family	Commission vote split 3-3 on motion to redesignate to Hotel	Retain as Multi-Family	Multi-Family to Hotel	MULTI-FAMILY
14 Wailea Resort Golf Course	119	TMK 2-1-8: 92p Existing Wailea golf course	Redesignate to Park (Golf Course)	Redesignate to Park (Golf Course)	Redesignate to Park (Golf Course)	Multi-Family & Single Family to Park (Golf Course)	PARK (GOLF COURSE)
15A Wailea Resort Landscape Facility	6.4	TMK 2-1-8: 128 Just south of Wailea Ike & Piilani Hwy intersection	Redesignate to Light Industrial	Redesignate to Park	Redesignate to Park	Open Space to Light Industrial, Park or, Business/Commercial	PARK
15B Wailea Resort golf Maint. Facility	2.3	TMK 2-1-8: 92p	Not reviewed	Not reviewed	Redesignate to Business/Commercial	Park (Golf Course) to Business/Commercial	BUSINESS/ COMMERCIAL
16 Wailea Resort Multi-Family	42	TMKs 2-1-8: 117, 126, 130 Just mauka of Alii Place Three proposed sites	Redesignate to Multi-Family	Redesignate to Multi-Family	Retain as Single Family	Single Family to Multi-Family	SINGLE FAMILY
17 S. Maui Business Park	4.2	TMK 2-1-8:103 Just makai of Wailea Ike & Piilani Hwy intersection	Not reviewed	Not reviewed	Redesignate to Business/Commercial	Multi-Family to Business/Commercial	BUSINESS/ COMMERCIAL
18A Wailea Resort Open Space	6.3	TMKs 2-1-8: 112p, 114p, 130p Five drainageways within Resort	Redesignate to Multi-Family	Retain as Open Space	Retain as Open Space	Open Space to Multi-Family	OPEN SPACE

Matrix No.	Acres	Location Notes/Comments	Kihei-Makena CAC Recommendation 1992	Planning Commission Recommendation 1993	Planning Department Recommendation 1997	Land Use Proposal For County Council Decision-Making 1997	COUNTY COUNCIL VOTE 1998
18B Wailea Resort Open Space	4.6	TMKs 2-1-8: 128p Adjacent to landscape facility	Not reviewed	Not reviewed	Retain as Open Space	Open Space to Business/Commercial	OPEN SPACE
18C Wailea Resort os	3.0	TMK 2-1-8: 116p Adjacent to Okolani Drive	Not reviewed	Not reviewed	Retain as Open Space	Open Space to Multi-Family	OPEN SPACE
19A Wailea Resort Kiosk Area	10.6	TMK 2-1-8:130 Existing information kiosk & undeveloped adjacent area	Redesignate to Business/Commercial	Redesignate to Business/Commercial	Redesignate to Business/Commercial	Multi-Family to Business/Commercial	BUSINESS/ COMMERCIAL
19B Wailea Resort Parking Lot	5.5	TMKs 2-1-8: 74p Existing Wailea Shopping Village Parking lot	Redesignate to Business/Commercial	Redesignate to Business/Commercial	Redesignate to Business/Commercial	Hotel to Business/Commercial	BUSINESS/ COMMERCIAL
19C Wailea Resort Clubhouse	4.0	TMK 2-1-8: 92p Existing Wailea Blue Clubhouse area only. Vacant area below not included.	Redesignate to Business/Commercial	Redesignate to Business/Commercial	Redesignate to Business/Commercial	Park to Business/Commercial	BUSINESS/ COMMERCIAL
19D Wailea Resort Commercial Change	14.3	TMK 2-1-8: 121 Undeveloped area adjacent to existing Tennis Center	Redesignate to Business/Commercial	Redesignate to Business/Commercial	Redesignate to Business/Commercial	Multi-Family to Business/Commercial	MULTI-FAMILY
19E Wailea Resort Tennis Ctr.	5.8	TMK 2-1-8: 123 Existing Tennis Center	Redesignate to Business/Commercial	Redesignate to Business/Commercial	Redesignate to Business/Commercial	Multi-Family to Business/Commercial	BUSINESS/ COMMERCIAL

Matrix No.	Acres	Location Notes/Comments	Kihei-Makena CAC Recommendation 1992	Planning Commission Recommendation 1993	Planning Department Recommendation 1997	Land Use Proposal For County Council Decision-Making 1997	COUNTY COUNCIL VOTE 1998
20 Existing Public/ Quasi Public	18	TMKs 2-1-8:59p, Park by hotel 2-1-8:43, Maui Electric 2-1-8:55, Water Tank 3-9-6:12, Church 3-9-2:125, Maui Electric 3-9-4:1, State boat ramp 3-9-4:61 State boat ramp 3-9-4:142, Pump Station 3-9-5:32, Old boat ramp 3-9-6:47, County land 3-9-12:31, Church 3-9-17:33, Church 3-9-27:6, Baptist Church 3-9-27:7, Baptist House 3-9-27:28, Pump Station 3-9-40:104, Church	Not reviewed	Redesignate to Public/Quasi-Public	Redesignate to Public/Quasi-Public	Various designations to Public/Quasi Public	PUBLIC/ QUASI PUBLIC
21 Collector Roads and Bikeways	N/A	Various sites including designation of east-west connector road	Series of collector roads & bikeways, rather than N/S collector, to foster neighborhoods	Depict CAC reco on land use map, do not have separate transportation & public facility map	Depict CAC reco on land use map, do not have separate transportation & public facility map	Depict CAC reco on land use map, do not have separate transportation & public facility map	APPROVED
22A Wailea Resort Public Quasi Public	23.2	TMK 2-1-8: 115 Adjacent to Kilohana Park	Redesignate to Single Family	Redesignate to Single Family	Redesignate to Single Family	Public/Quasi Public to Single Family	SINGLE FAMILY
22B Fire Station Public Quasi Public	2.0	TMK 2-1-8: 48, 113 Intersection of Piilani Highway and Kilohana Road	Not reviewed	Not reviewed	Not reviewed	Public/Quasi Public for Future Fire Station	PUBLIC/ QUASI PUBLIC

Matrix No.	Acres	Location Notes/Comments	Kihei-Makena CAC Recommendation 1992	Planning Commission Recommendation 1993	Planning Department Recommendation 1997	Land Use Proposal For County Council Decision-Making 1997	COUNTY COUNCIL VOTE 1998
23 Wailea Resort Single Family	16.1	TMK 3-9-38:28 Maile Place & Hoohale Place	Redesignate to Multi-Family	Retain as Single Family	Retain as Single Family	Single Family to Multi-Family	SINGLE FAMILY
24A Aina Lea	17.8	TMKs 3-9-4: 76, 77, 78 Just north of Kilohana Road	Not reviewed	Retain as Multi-Family	Redesignate to Single Family	Multi-Family to Single Family	SINGLE FAMILY
24B Aina Lea Area	28.4	TMKs 3-9-50: 1 to 44, 47 3-9-4: 73, 75, 129 Wailea side of 24A above	Not reviewed	Redesignate to Single Family	Redesignate to Single Family	Multi-Family to Single Family	SINGLE FAMILY
25 Brewster Property	30	TMK 2-2-2: 24 Just north of Maui Meadows	Not reviewed	Retain as Agriculture	Retain as Agriculture	Retain as Agriculture	AGRICULTURE
26 Kawamoto Property	148	TMK 2-2-2: 2 Just north of Maui Meadows	Not reviewed	Not reviewed	Redesignate to Agriculture	Project District 7 to Agriculture	AGRICULTURE
27 Ferreira Property	1.0	TMK 3-9-4: 141 Just north of S. Kihei Road & Kilohana Road Intersection	Redesignate to Business/Commercial, 5 acres of 6.9 acres	Redesignate to Business/Commercial, 1 acre	Redesignate to Business/Commercial, 5 acres of 6.9 acres	Park to Business/Commercial, 5 acres of 6.9 acres	SINGLE FAMILY
28 GATRI Property	1.9	TMKs 3-9-5: 3 & 4 Between Kamaole Parks 2 & 3	Redesignate to Park	Commission advised no action because of contested case	Single Family to Business/Commercial	Single Family to Park or Business/Commercial	PARK
29 Kamalii School	12	TMK 3-9-19: 9 Existing school	Not reviewed	Retain as Single Family	Redesignate to Public/Quasi-Public	Single Family to Public/Quasi Public	PUBIIC/ QUASI PUBLIC
30A Kamaole Superblock Vacant Property	30.5	TMKs 3-9-4:145, Bosa Hl, 12.8 acre 3-9-20:7, Kosan, 8.6 acre 3-9-20:9, Kea Lani, 3.9 acre 3-9-20:11, Cliffhill, 1.0 acre 3-9-20:12, United Rlty, 2.3 acre 3-9-20:32, Heinz, 1.9 acre	Not reviewed	Redesignate to Multi-Family	Redesignate to Multi-Family	Hotel & Business/Commercial to Multi-Family	MULTI-FAMILY

Matrix No.	Acres	Location Notes/Comments	Kihei-Makena CAC Recommendation 1992	Planning Commission Recommendation 1993	Planning Department Recommendation 1997	Land Use Proposal For County Council Decision-Making 1997	COUNTY COUNCIL VOTE 1998
30B Kamaole Superblock Non-Vacant Property	20.2	TMKs 3-9-4:5, Maui Banyan, 0.8 acre 3-9-20:1, Kihei Akahi, 6.6 acre 3-9-20:3, K. Kai Nani, 6.1 acre 3-9-20:16, K. Ali Kai, 3.8 acre 3-9-20:10, D Lels, 1.0 acre 3-9-20:21, Kam. Surf, 1.8 acre 3-9-20:28, Ali Kamaole, 1.1 acre	Not reviewed	Redesignate to Multi-Family	Retain in Hotel	Hotel to Multi-Family	HOTEL
30C Kamaole Superblock Yamane Property	5.0	TMK 3-9-20:4 Mauka of Kamaole Parks 2 & 3	Not reviewed	Redesignate to Single Family	Redesignate to Multi-Family	Hotel to Single Family or Multi-Family	MULTI-FAMILY
31 Maui Home Company	3.0	TMKs 3-9-17: 2, 68, 69 Kenani Road area	Not reviewed	Retain as Multi-Family	Retain as Multi-Family	Single Family to Multi-Family	MULTI-FAMILY
32 Beca Property	20	TMK 3-9-2: 16 Waiohuli Street & S. Kihei Road intersection, mauka	Not reviewed	Not reviewed	Retain as Single Family	Single Family to Multi-Family	SINGLE FAMILY
33 Kihei Franks	3.4	TMKs 3-9-51: 35 to 47 Hale Kual Street & S. Kihei Road intersection, mauka	Not reviewed	Redesignate to Business/Commercial and Multi-Family	Redesignate to Business/Commercial	Light Industrial to Multi-Family & Business/Commercial	BUSINESS/ COMMERCIAL
34 Waiohuli Multi-Family	0.36	TMK 3-9-9: 16 End of Kapu Place	Not reviewed	Redesignate to Multi-Family	Redesignation not necessary Already Multi-Family by Ordinance 1934, 1990	Redesignation not necessary Already Multi-Family by Ordinance 1934, 1990	NO ACTION TAKEN
35 Haggai Institute	6.2	TMK 3-9-2: 64 Across existing Kihei School	Not reviewed	Redesignate to Hotel	Retain as Business/Commercial	Retain as Business/Commercial	BUSINESS/ COMMERCIAL
36 Maui Varieties Property	0.9	TMK 3-9-10: 77 Just south of Waiohuli Street	Not reviewed	Not reviewed	Retain as Single Family	Single Family to Business/Commercial	BUSINESS/ COMMERCIAL
37 Kehler Property	1.0	TMK 3-9-10: 76 Waiohuli Street & S. Kihei Road intersection, makai	Not reviewed	Not reviewed	Retain as Single Family	Single Family to Business/Commercial	BUSINESS/ COMMERCIAL

Matrix No.	Acres	Location Notes/Comments	Kihei-Makena CAC Recommendation 1992	Planning Commission Recommendation 1993	Planning Department Recommendation 1997	Land Use Proposal For County Council Decision-Making 1997	COUNTY COUNCIL VOTE 1998
38 Fernandez Property	0.3	TMK 3-9-11: 49 South of Welakshao Road & South Kihei Road	Not reviewed	Not reviewed	Retain as Single Family	Single Family to Business/Commercial	SINGLE FAMILY
39 Pacific Warehouse Property	1.4	TMKs 3-9-3: 33, (10,000 sq. feet) 3-9-3: 45, (1.0 acre) Existing Kihei Town Center	Not reviewed	Not reviewed	Redesignate to Business/Commercial	Single Family to Business/Commercial	BUSINESS/ COMMERCIAL
40 Suda Property	0.75	TMK 3-9-32: 1 Adjacent to Kukui Mall	Redesignate to Business/Commercial	Retain as Single Family	Redesignate to Business/Commercial	Single Family to Business/Commercial	BUSINESS/ COMMERCIAL
41 Delaney Property	2.96	TMK 3-9-12: 35, 34 TMK 3-9-11: 17 Across Kukui Mall, makai	Redesignate to Business/Commercial	Retain as Single Family	Redesignate to Business/Commercial	Single Family to Business/Commercial	BUSINESS/ COMMERCIAL
42 Rossi Property	0.38	TMKs 3-9-32: 72, 73 Across Kukui Mall, north	Redesignate to Business/Commercial	Retain as Single Family	Retain as Single Family	Redesignation not necessary Rossi no longer owns property	SINGLE FAMILY
43 Kihei Kalama Villages Property	0.6	TMK 3-9-3: 6p One block mauka from Alahele Place & S. Kihei Road intersection	Not reviewed	Not reviewed	Redesignate to Business/Commercial	Single Family to Business/Commercial	BUSINESS/ COMMERCIAL
44 Stinson Property	1.1	TMKs 3-9-7: 37, 38, 39, 40 Just north of Azeka Place	Redesignate to Business/Commercial	Redesignate to Business/Commercial	Redesignate to Business/Commercial	Single Family to Business/Commercial	BUSINESS/ COMMERCIAL
45 Keto Property	0.8	TMK 3-9-7: 41, 42, 43 Just north of Azeka Place	Not Reviewed	Retain as Single Family	Retain as Single Family	Single Family to Business/Commercial	BUSINESS/ COMMERCIAL
46 Azeka Parking Lot	0.7	TMK 3-9-8: 28p Existing Azeka Place Parking lot	Redesignate to Business/Commercial	Redesignate to Business/Commercial	Redesignate to Business/Commercial	Multi-Family to Business/Commercial	BUSINESS/ COMMERCIAL
47 Azeka Mauka Property	15	TMK 3-9-2: 76, 80p Just behind Longs Drugs	Redesignate 11.5 acres to Business/Commercial 3.5 wetland acres to Open Space	Redesignate 11.5 acres to Business/Commercial 3.5 wetland acres to Open Space	Redesignate 11.5 acres to Business/Commercial 3.5 wetland acres to Open Space	Single Family to 11.5 acres to Business/Commercial 3.5 wetland acres to Open Space	BUSINESS/ COMMERCIAL, 11.5 ACRES; OPEN SPACE, 3.5 ACRES

Matrix No.	Acres	Location Notes/Comments	Kihei-Makena CAC Recommendation 1992	Planning Commission Recommendation 1993	Planning Department Recommendation 1997	Land Use Proposal For County Council Decision-Making 1997	COUNTY COUNCIL VOTE 1998
48 Azeka Post Office	0.7	TMK 3-9-08: 27 Within Azeka Place	Not reviewed	Not reviewed	Redesignate to Business/Commercial	Public/Quasi Public to Business/Commercial	BUSINESS/ COMMERCIAL
49 Fern Property	16	TMK 3-9-2:30 Just behind Longs Drugs.	Redesignate 12 acres to Business/Commercial 4 wetland acres to Open Space	Redesignate 12 acres to Business/Commercial 4 wetland acres to Open Space	Redesignate 12 acres to Business/Commercial 4 wetland acres to Open Space	Single Family to 12 acres to Business/Commercial 4 wetland acres to Open Space	BUSINESS/ COMMERCIAL, 12 ACRES; OPEN SPACE, 4 ACRES
50A Haleakala Ranch	3,075	TMKs 2-2-2: 1p, 16p, 50p, 54p, 69, 75 Mauka, Ohukai to Kawamoto	Redesignate to Project District 12 & 13.	Redesignate to FGR	Support R &T Park expansion but control non-high tech use, rest in Agriculture	Owner proposes 115 acre R &T Park & 400 acre Rural expansion,	APPROVED 115 ACRES R &T PARK EXPANSION
50B Haleakala Ranch	150	TMK 2-2-2: 70 South of wastewater plant	Not reviewed	Redesignate 150 acres to Park	Redesignate 150 acres to Park	Agriculture to Park 150 acres	AGRICULTURE TO PARK 150 ACRES
51 Silversword Single Family	71.3	TMKs 2-2-24: 12p, 13p Below R&T Park	Redesignate to Single Family	Redesignate to Single Family	Redesignation not necessary Already Single Family by Ordinance 2427, 1995	Redesignation not necessary Already Single Family by Ordinance 2427, 1995	NO ACTION TAKEN
52 Waipuilani Gulch	34	TMK 2-2-2: 54p Adjacent to R&T Park.	Not reviewed	Redesignate to Open Space	Redesignate to Open Space	Agriculture to Open Space	OPEN SPACE
53 College/ High School Site	55	TMK 2-2-2: 54p, 25 acres TMK 2-2-24:17p, 30 acres North of Waipuilani Gulch	Not reviewed	Redesignate to Public/Quasi Public	Redesignate to Public/Quasi Public	Agriculture 25 acres, and Project District 6 30 acres to Public/Quasi Public	PUBLIC/ QUASI PUBLIC
54 Kaonoulu Ranch	800	TMK 2-2-2: 15p Between Project District 12 & Project District 3	Redesignate to Project District 3 Revise text for Single Family, Multi-Family, II, Park, Public/Quasi-Public	Redesignate to FGR	Retain as Agriculture	Agriculture to Future Growth Reserve or Project District 3	AGRICULTURE
55 Project District 3	88	TMKs 2-2-2: 15p, 3-9-1: 16 South of Ohukai Subdivision	Retain as Project District 3	Redesignate to Light Industrial	Redesignate to Light Industrial	Project District 3 to Light Industrial	LIGHT INDUSTRIAL

Matrix No.	Acres	Location Notes/Comments	Kihei-Makena CAC Recommendation 1992	Planning Commission Recommendation 1993	Planning Department Recommendation 1997	Land Use Proposal For County Council Decision-Making 1997	COUNTY COUNCIL VOTE 1998
56 Ohukai Subdivision	36.7	TMKs 3-9-26: 1-18, 26-74 Existing Ohukai Subdivision	Not reviewed	Redesignate to Single Family	Retain as Rural	Rural to Single Family	RURAL
57 Kihei Lutheran Church	2.6	TMK 3-9-24: 2 Piilani Hwy & Moi Place, mauka	Not reviewed	Not reviewed	Redesignate to Public/Quasi-Public	Single Family to Public/Quasi Public	PUBLIC/ QUASI PUBLIC
58 Maui Realty Property	1.5	TMK 3-8-77: 5 Piilani Hwy & Moi Place, makai	Not reviewed	Not reviewed	Retain as Single Family	Single Family to Business/Commercial	BUSINESS/ COMMERCIAL
59A Real Estate Delivery Property	1.0	TMK 3-9-1: 10 Kulanihakoi & S. Kihei Road	Not reviewed	Redesignate to Park	Redesignate to Multi-Family	Hotel to Park or Multi-Family	MULTI-FAMILY
59B Kealoha Property	1.0	TMKs 3-9-1: 151 Kulanihakoi & S. Kihei Road	Not reviewed	Redesignate to Park	Redesignate to Multi-Family	Multi-Family to Park	MULTI-FAMILY
60 Kaonoulu Estates	23	TMKs 3-9-1: 148 & 149 Both sides of Kaonoulu Street	Not reviewed	Single Family & Multi-Family to Open Space for drainage corridor	Single Family & Multi-Family to Open Space for drainage corridor	Single Family & Multi-Family to Open Space for drainage corridor Owner proposes additional 5.0 acre Business/Commercial at mauka sump, & 7 acre makai Park	APPROVED OPEN SPACE WITH 5.0 ACRE BUSINESS/ COMMERCIAL AT LOT 5; AND 7.0 ACRE PARK AT LOT 10
61 Soriano Property	12	TMK 3-9-1: 9p South of Kulanihakoi & S. Kihei. Back area, & involves N/S collector	Not reviewed	Not reviewed	Retain as Single Family	Single Family to Multi-Family	SINGLE FAMILY

Matrix No.	Acres	Location Notes/Comments	Kihei-Makena CAC Recommendation 1992	Planning Commission Recommendation 1993	Planning Department Recommendation 1997	Land Use Proposal For County Council Decision-Making 1997	COUNTY COUNCIL VOTE 1998
62 Existing Wailana Hotels	19	TMKs 3-9-1:44, Kihei Holiday 3-9-1:84, 99, 153 Southpointe 3-9-1:123, Sunseeker Resort 3-9-1:124, Lease Co. Ltd. 3-9-1:125, Sheffer 3-9-1:126, Kai Hono Apts. 3-9-1:127, Wailana Kai 3-9-1:128, Wailana Kai 3-9-1:129, Wailana Sands 3-9-1:130, Hale Wailana 3-9-1:131, Aloha Puaiani 3-9-1:132, Kulana Kai	Not reviewed	Redesignate to Multi-Family	Redesignate to Multi-Family Southpointe only	Single Family & Hotel to Multi-Family	ALL HOTEL, EXCEPT MULTI-FAMILY FOR SOUTHPOINTE TMK 3-9-1:84, 99 & 153
63 Project District 2	6.5	TMK 3-8-5: 34 Adjacent to Kihei Villages, north	Not reviewed	Redesignate to Project District 2	Retain as Park	Redesignation not necessary Expand Project District2 request withdrawn by owner	NO ACTION TAKEN
64 Mokulele Baseyard	50	TMKs 3-8-5: 1p, 19, & 22 Baseyard on Mokulele Highway	Redesignate to Light Industrial	Redesignate to Light Industrial	Redesignate to Light Industrial	Agriculture to Light Industrial	LIGHT INDUSTRIAL
65 Maalaea Multi-Family	3.2	TMKs 3-8-14: 22, 24, & 26 Existing Maalaea Mermaid, Yacht Marina, & Makowai Condos	Redesignate to Multi-Family	Redesignate to Multi-Family	Redesignate to Multi-Family	Light Industrial to Multi-Family	NO ACTION TAKEN
66 Waikapu Stream	66	TMK 3-8-5: 2p Existing stream at Kealia Pond	Not reviewed	Redesignate to Open Space 200 foot buffer	Redesignate to Open Space 200 foot buffer	Agriculture to Open Space 200 foot buffer	OPEN SPACE
67 Kealia Pond	75	TMK 3-8-5: 2p Former Project District 1 lands back of Maui Electric	Redesignate to Open Space	Redesignate to Open Space	Redesignate to Open Space	Project District to Kealia Pond Open Space	OPEN SPACE
68A Maalaea Village	32	TMK 3-8-5: 2p Former Project District 1 lands back of Maui Electric	Redesignate to Project District 11	Redesignate to FGR	Redesignate to Agriculture	Owner proposes Project District	PROJECT DISTRICT

ADDITIONAL AMENDMENTS TO THE MAUI PLANNING COMMISSION KIHEI MAKENA COMMUNITY PLAN LAND USE MAP

VOTED BY THE MAUI COUNTY COUNCIL 1998

Matrix No.	Acres	Location Notes/Comments	Kihei-Makena CAC Recommendation 1992	Planning Commission Recommendation 1993	Planning Department Recommendation 1997	Land Use Proposal For County Council Decision-Making 1997	COUNTY COUNCIL VOTE 1998
68B Maalaea Village Expansion	618	TMKs 3-8-05: 3p, 17 AG, SF, PK, & PD1 lands back of Maui Electric to Maalaea Harbor area	Redesignate to Project District 11	Redesignate to FGR	Retain current designations	Owner proposes Project District	PROJECT DISTRICT
69 Maalaea Mauka	260	TMK 3-6-1: 18p Mauka of Honoapiilani Highway just north from Maalaea Harbor.	Redesignate to Single Family, Multi-Family	Redesignate to FGR	Retain in Agriculture	Owner proposes Project District	PROJECT DISTRICT
70 Tavares Property	4.6	TMK 2-1-06:15 Makena, by proposed Park area, past Big Beach	Not reviewed	Not reviewed	Redesignate to Rural	Owner requests Single Family to Rural	RURAL
71 Kauhnen Property	4.2	TMK 2-1-05:118 Makena, by proposed Park area, past Big Beach	Not reviewed	Not reviewed	Redesignate to Rural	Owner requests Single Family to Rural	RURAL

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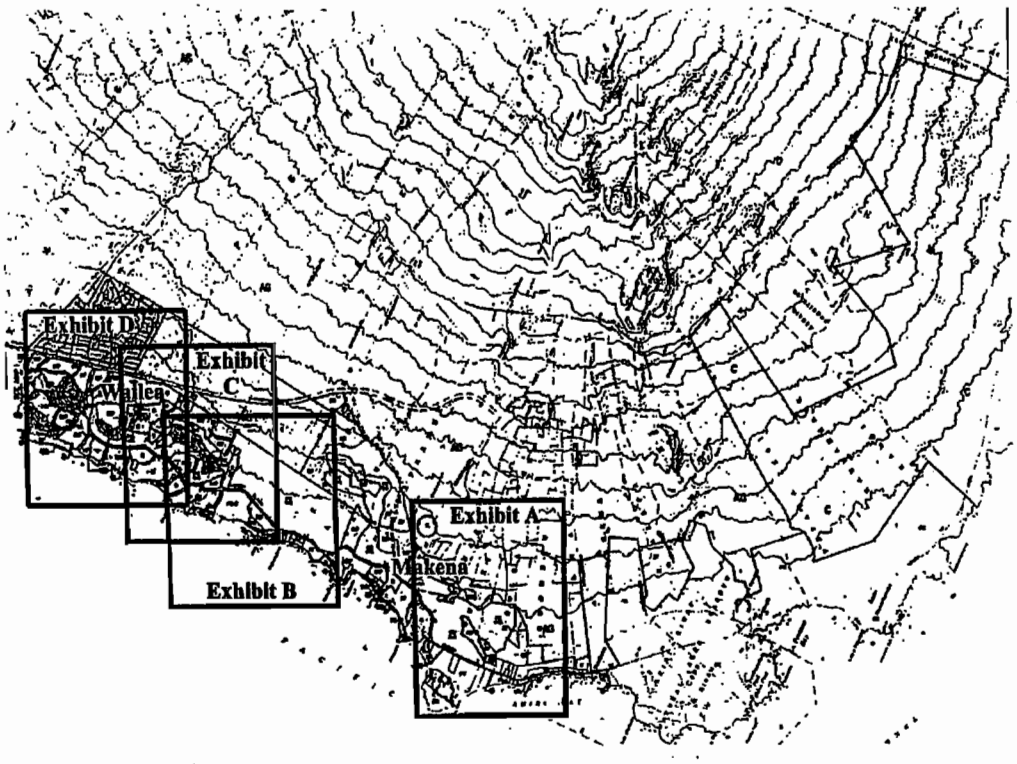
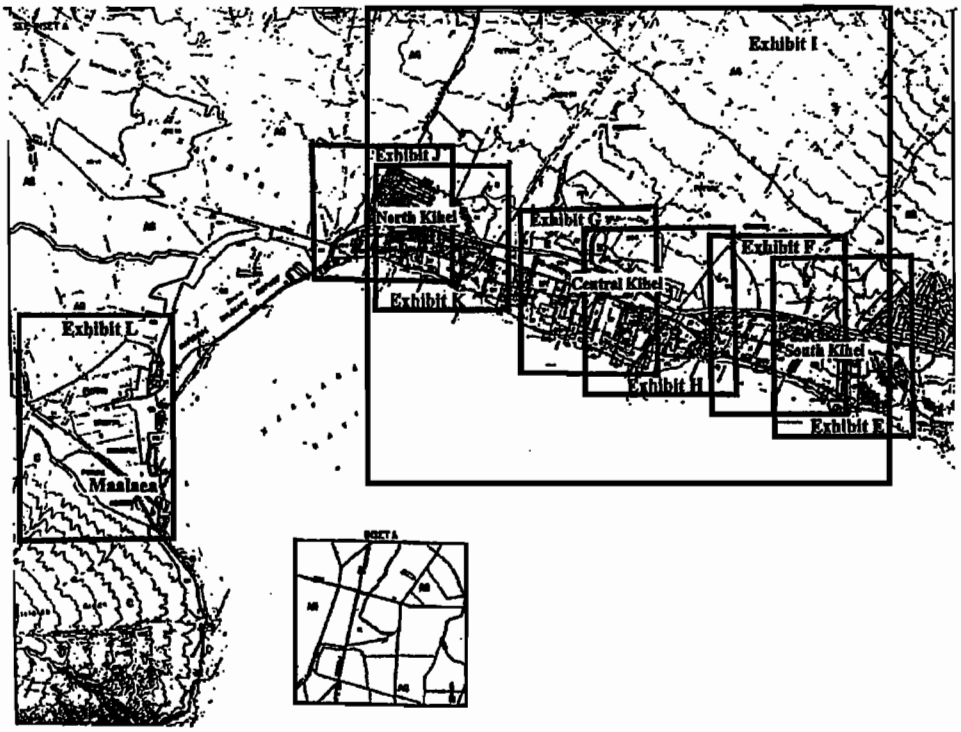


Kihei-Makena Community Plan
Exhibit Reference Map for Wailea-Makena

Prepared for: Office of Council Services

NOT TO SCALE



Kihei-Makena Community Plan
Exhibit Reference Map for Maalaea-Kihei

Prepared for: Office of Council Services

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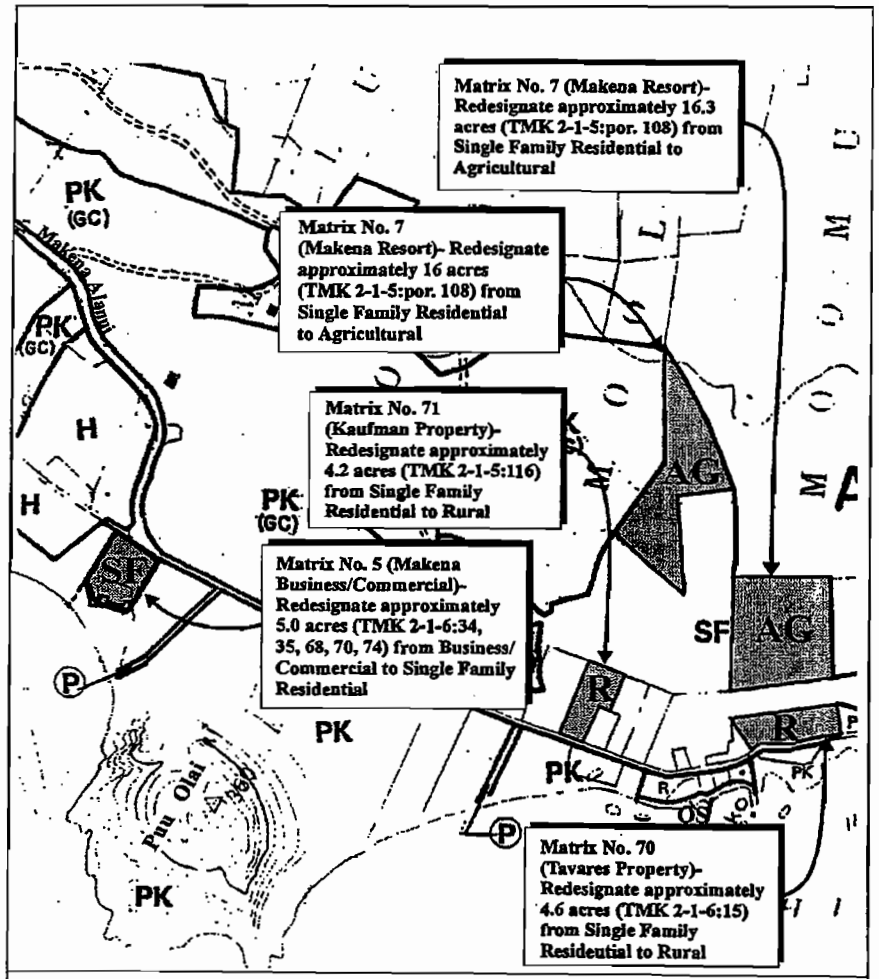

Exhibit A Kihei-Makena Community Plan
Land Use Map Amendments

Prepared for: Office of Council Services

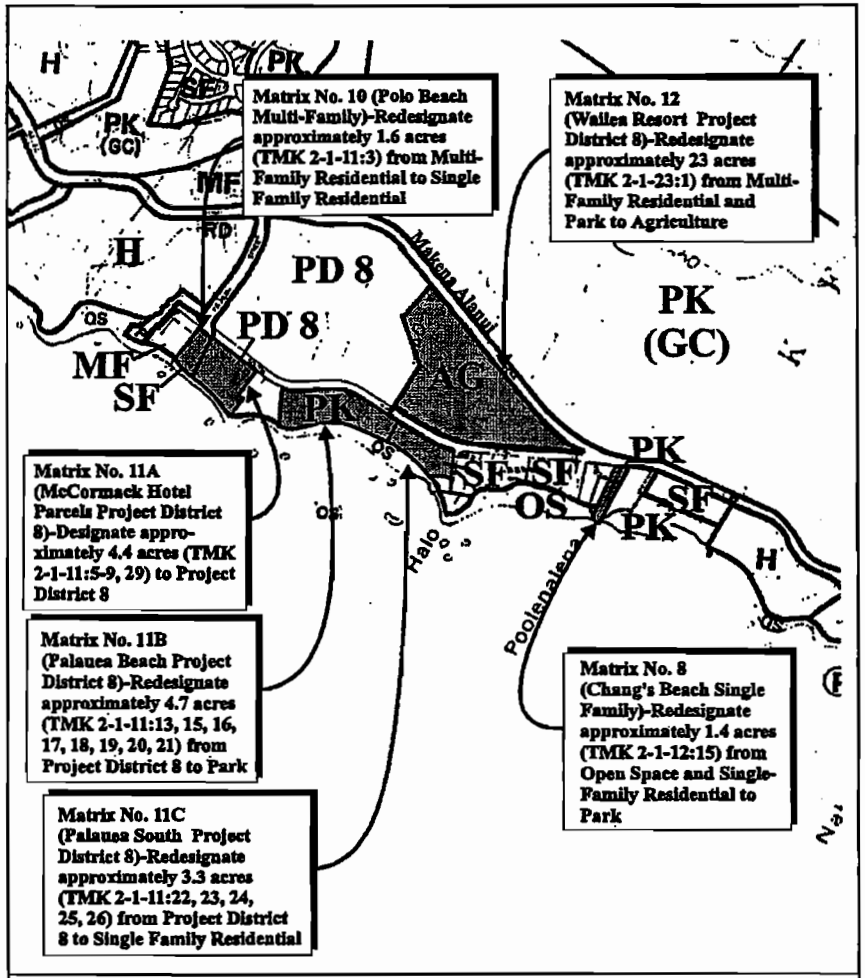

Exhibit B Kihei-Makena Community Plan
Land Use Map Amendments

Prepared for: Office of Council Services

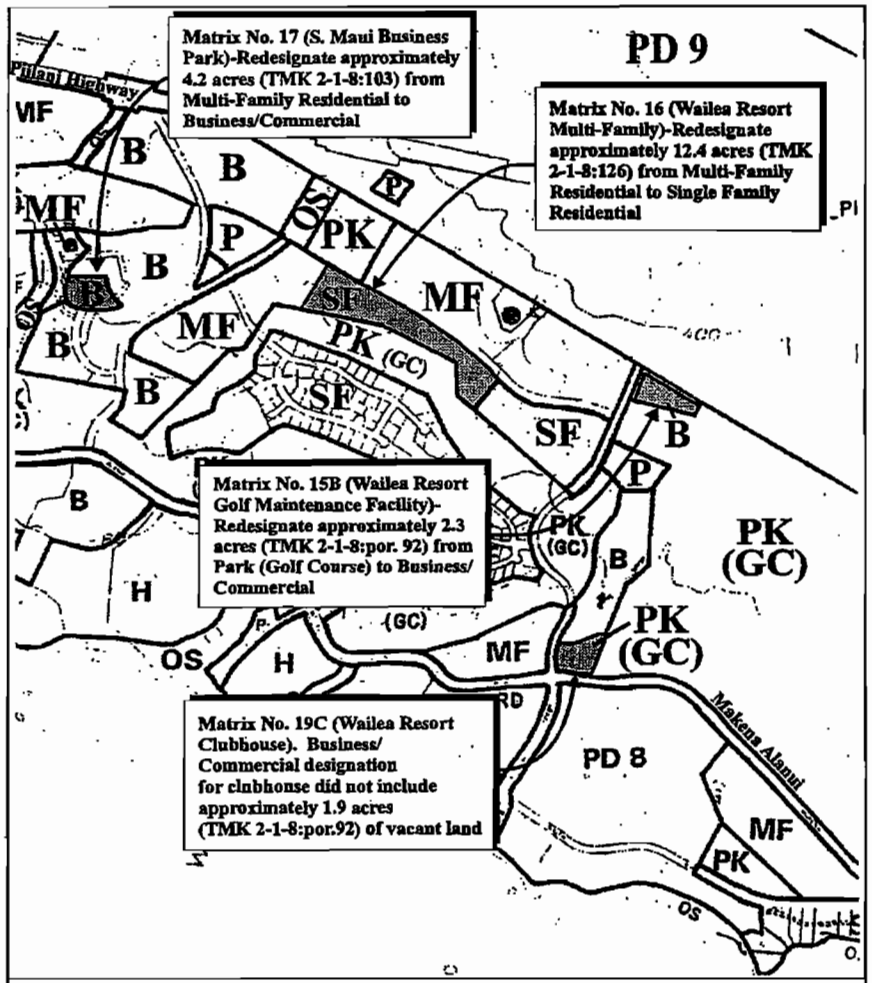

Exhibit C Kihei-Makena Community Plan
Land Use Map Amendments

Prepared for: Office of Council Services

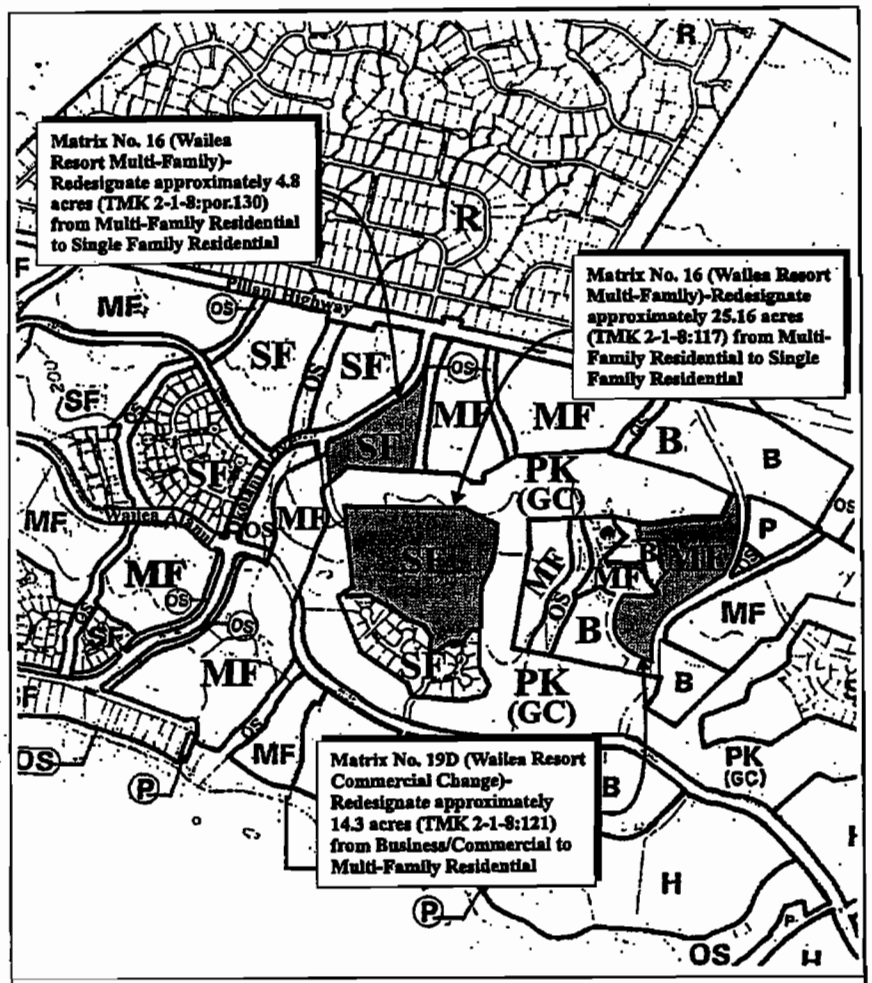

Exhibit D Kihei-Makena Community Plan
Land Use Map Amendments

Prepared for: Office of Council Services

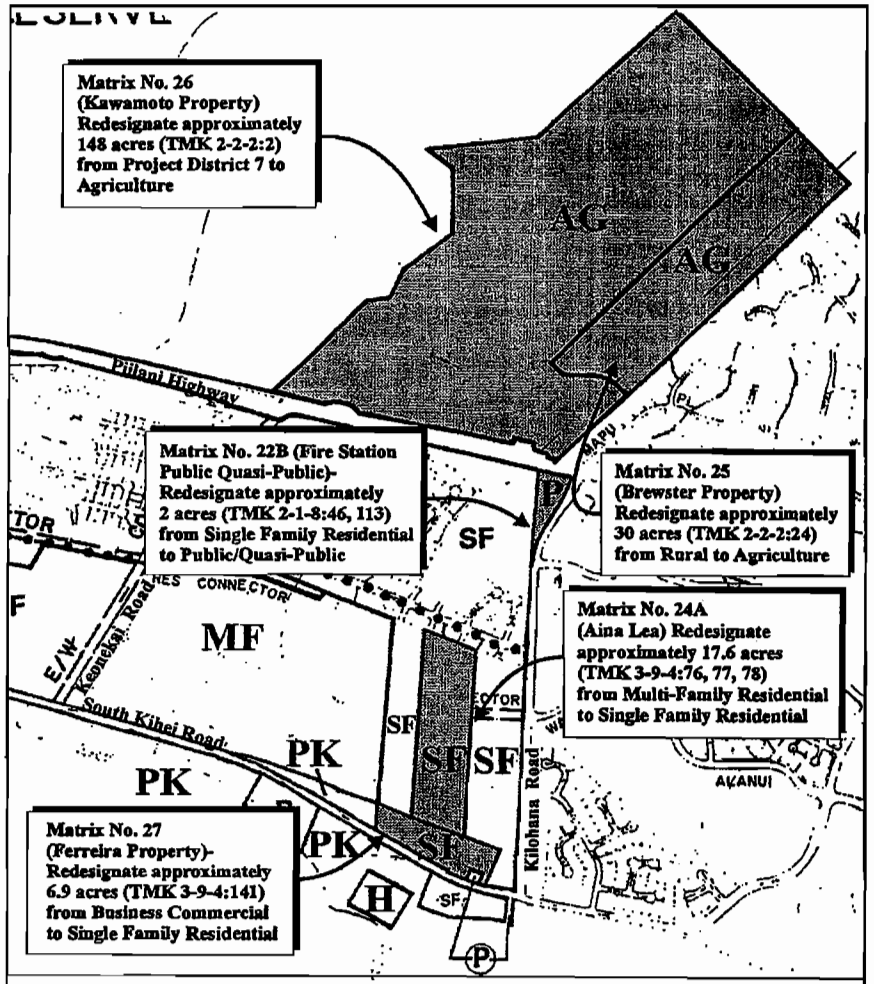

Exhibit E Kihei-Makena Community Plan
Land Use Map Amendments

Prepared for: Office of Council Services

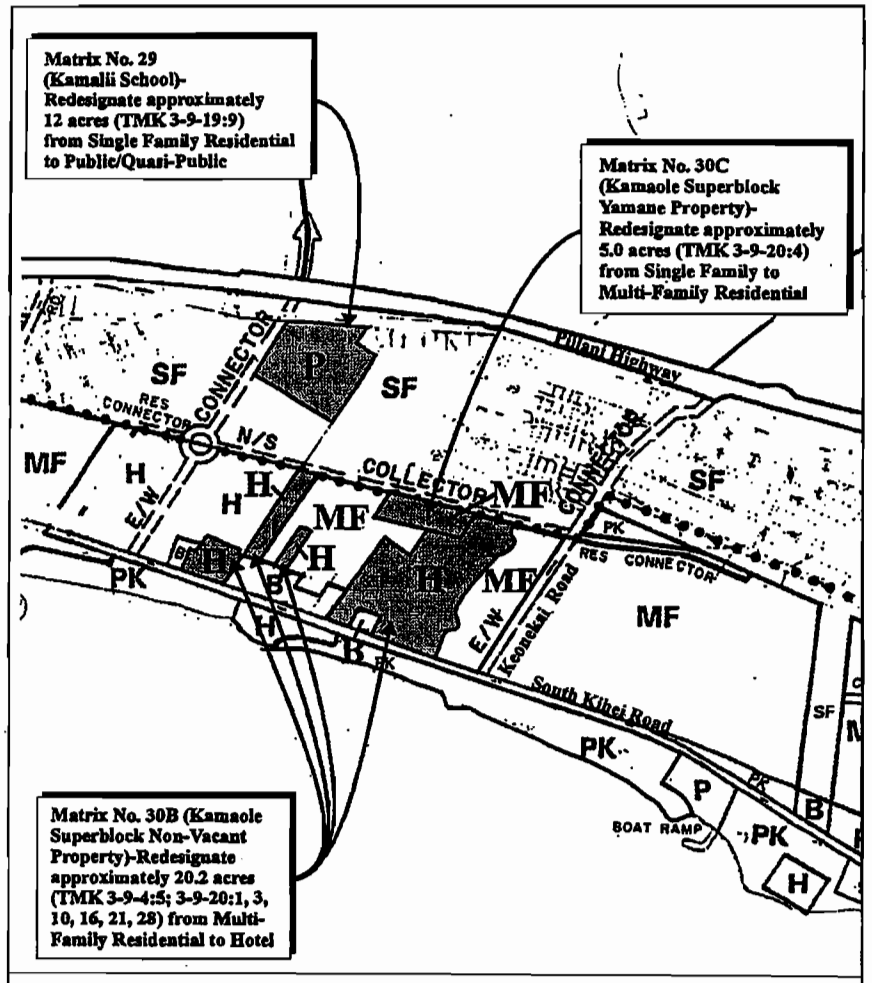

Exhibit F Kihei-Makena Community Plan
Land Use Map Amendments

Prepared for: Office of Council Services

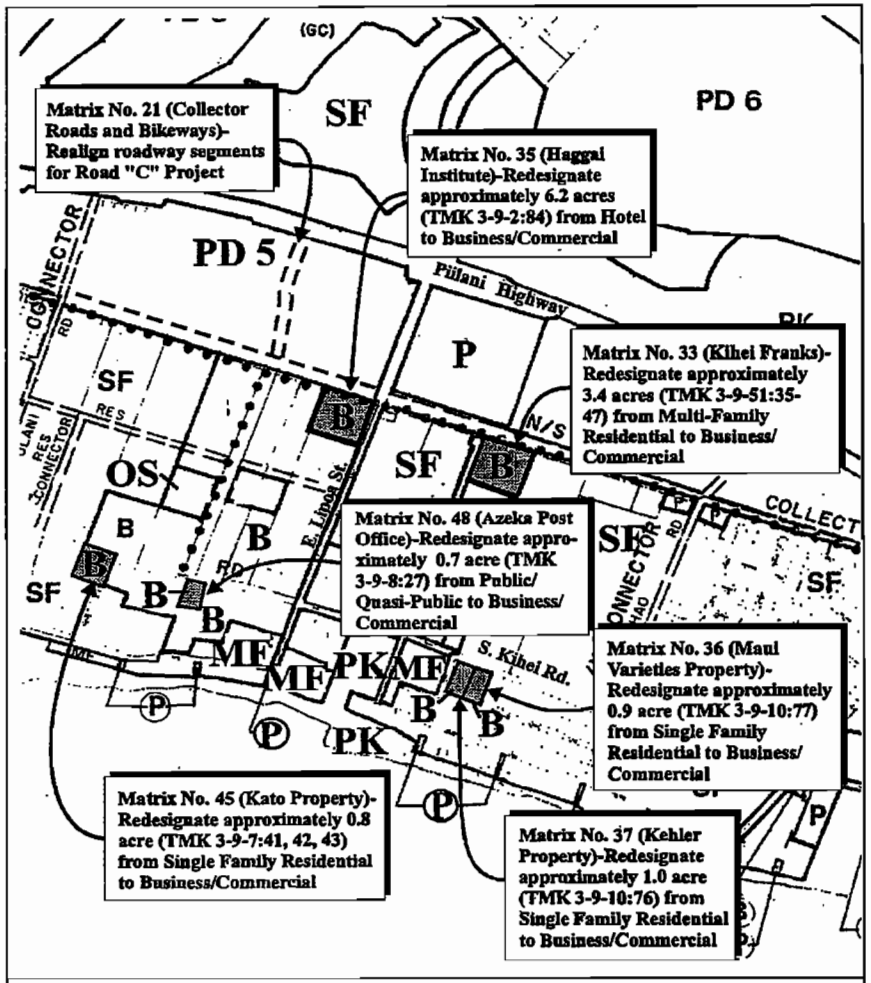

Exhibit G Kihei-Makena Community Plan
Land Use Map Amendments

Prepared for: Office of Council Services

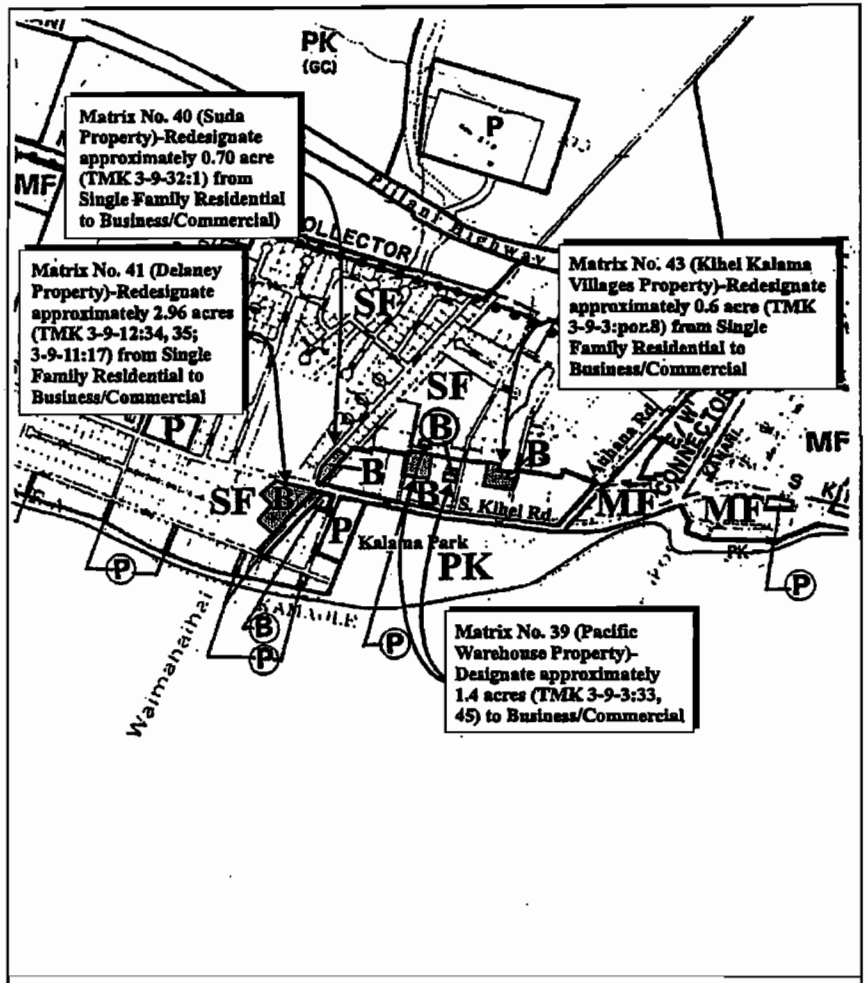

Exhibit H Kihei-Makena Community Plan
Land Use Map Amendments

Prepared for: Office of Council Services

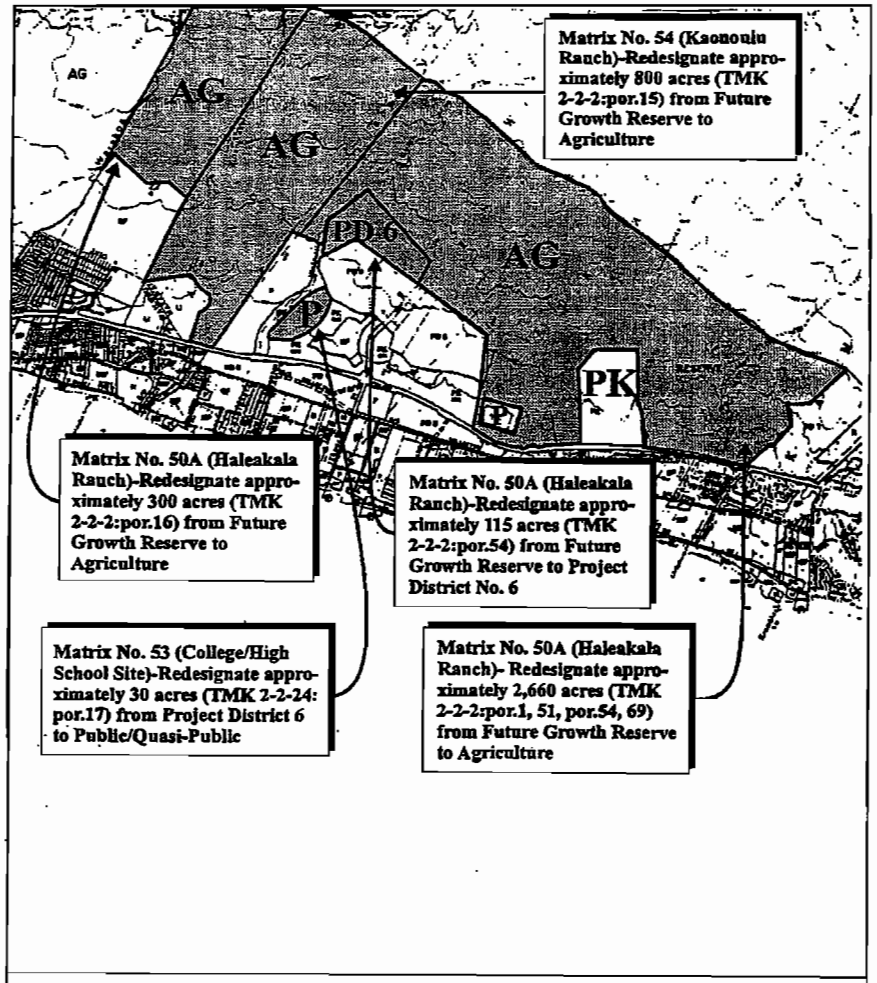

Exhibit I Kihei-Makena Community Plan
Land Use Map Amendments

Prepared for: Office of Council Services

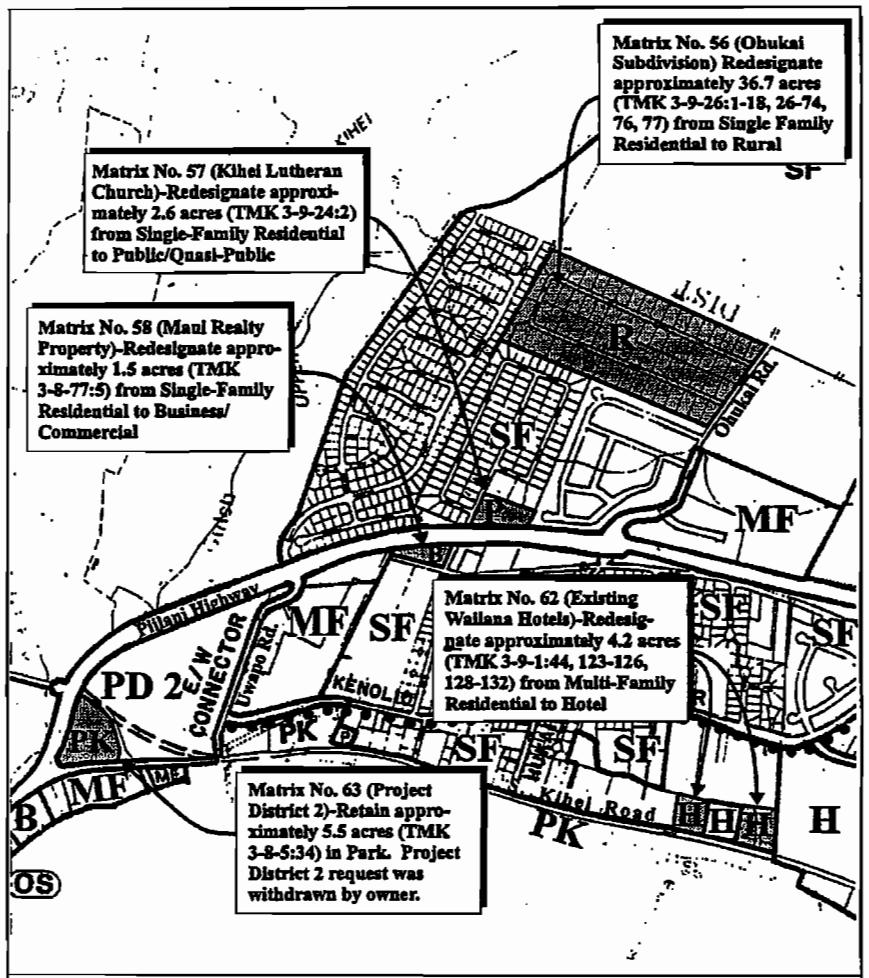

Exhibit J Kihei-Makena Community Plan
Land Use Map Amendments

Prepared for: Office of Council Services

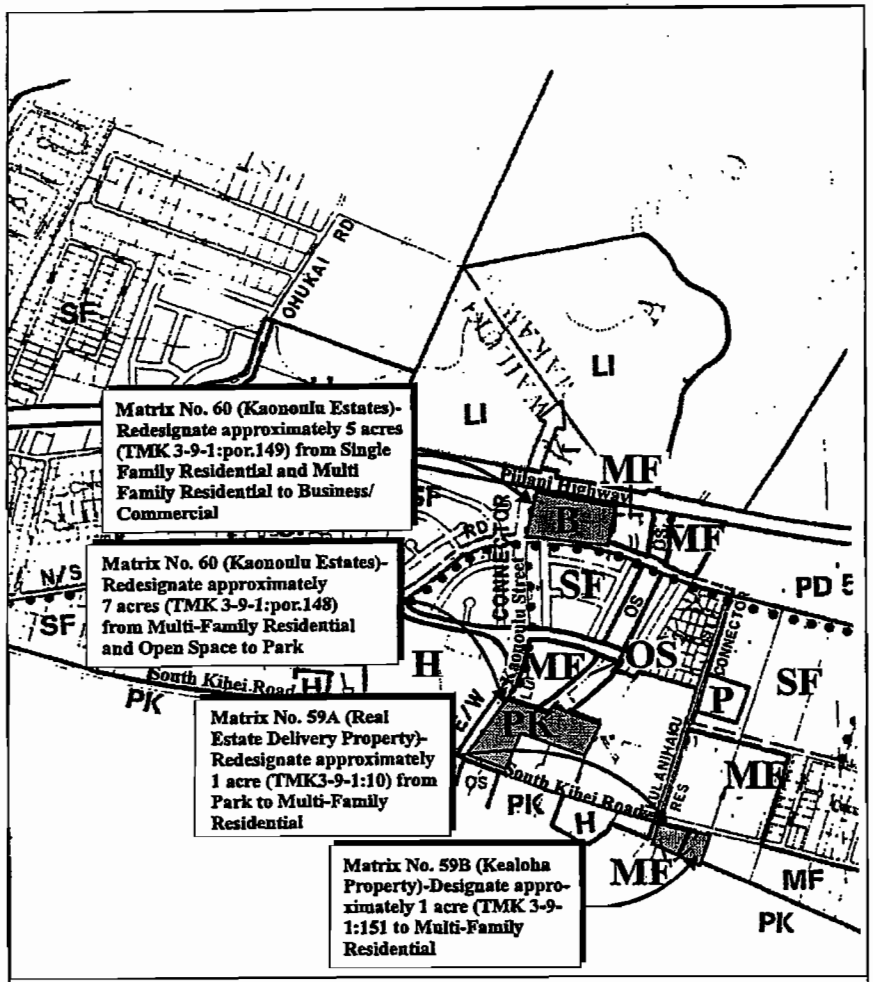

Exhibit K Kihei-Makena Community Plan
Land Use Map Amendments

Prepared for: Office of Council Services

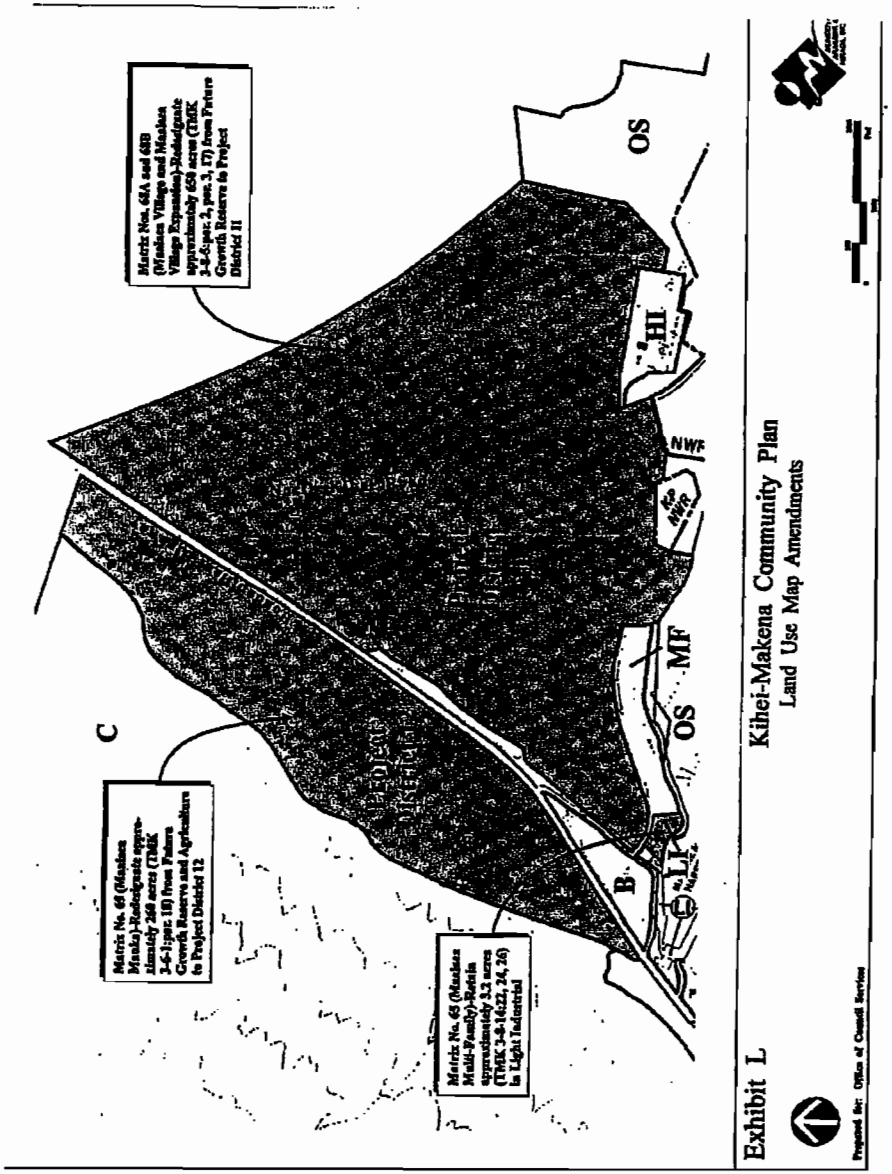

Exhibit L Kihei-Makena Community Plan
Land Use Map Amendments

Prepared for: Office of Council Services

I HEREBY CERTIFY that BILL NO. 5 (1998), DRAFT 1, was passed by the Council of the County of Maui, State of Hawaii, on First Reading on February 6, 1998, and Second and Final Reading on February 20, 1998.

I FURTHER CERTIFY that on February 20, 1998, said BILL NO. 5 (1998), DRAFT 1, was presented to the Honorable Linda Lingle, Mayor of the County of Maui, for her approval or otherwise; that on March 5, 1998, the Mayor's disapproval of said BILL was received; and that after reconsideration by the Council on March 20, 1998, said BILL was passed by the following votes:

AYES: Councilmembers James "Kimo" Apana, Alan Arakawa, J. Kalani English, Alice L. Lee, Dennis Y. Nakamura, Charmaine Tavares, and Chairman Patrick S. Kawano.

NOES: Councilmembers Sol P. Kaho`ohalahala and Wayne K. Nishiki.

I FURTHER CERTIFY that said BILL NO. 5 (1998), DRAFT 1, was designated as ORDINANCE NO. 2641 of the County of Maui, State of Hawaii, effective March 6, 1998.

DATED at Wailuku, Maui, Hawaii, this 23rd day of March, 1998.

COUNCIL OF THE COUNTY OF MAUI

PATRICK S. KAWANO
Chair and Presiding Officer

ATTEST:

DARYL T. YAMAMOTO
County Clerk

APPENDIX F.

Policy Memorandum From County of Maui, Department of Planning

CHARMAINE TAVARES
Mayor

JEFFREY S. HUNT
Director

COLLEEN M. SUYAMA
Deputy Director

COUNTY OF MAUI
DEPARTMENT OF PLANNING

January 10, 2007

POLICY MEMORANDUM

TO: DEPARTMENT OF PLANNING STAFF

FROM: JEFFREY S. HUNT, Director
Department of Planning

SUBJECT: DEPARTMENT SUPPORT DURING GENERAL PLAN UPDATE

The purpose of this memo is to establish a Department of Planning (Department) policy regarding the support of proposed development projects during the General Plan update process. The intent of this policy is to provide clear direction to allow staff to inform prospective developers of whether the Department will support a proposed project. The Department policy shall be as follows:

1. The Department believes that due to the pending General Plan update, we should respect the existing community plan boundaries until there is further progress in the General Plan update process. We ask developers to participate in the process rather than submit independent requests.

2. As the update of the General Plan goes through the process, more information will become available to guide future development.

3. It could be counter to public policy for a development to be approved now in an area where the updated plan may not provide for that type of development.

4. Based on the above, the Department will not support any proposed development that involves a community plan amendment at this time.

5. The following exceptions may be considered:

   a. The project offers a substantial public benefit and if it is a private project, the public benefits are far above what

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MAIN LINE (808) 270-7735; FACSIMILE (808) 270-7634

would be required based on existing ordinances, policies or other regulations.

b. The project's impacts (due to scale, location, etc.) would not be significant.

6. This policy will continue on an island specific basis until the County Council has adopted that respective island's plan update (i.e. Maui Island Plan, Molokai Community Plan or Lanai Community Plan).

xc: Charmaine Tavares, Mayor
Sheri Morrison, Managing Director

JHS:CMS:atw

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