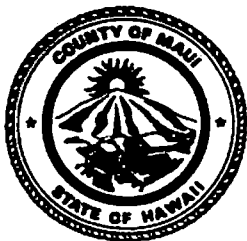


Kihei-Makena Community Plan



COUNTY OF MAUI

EXHIBIT I-9

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.

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.

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 wilderness 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)

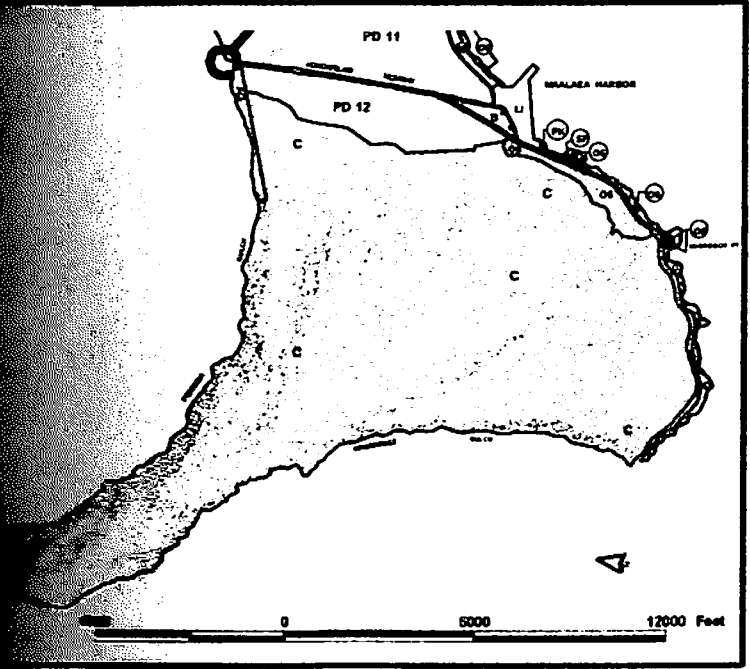
This includes schools, libraries, fire/police stations, government buildings, public utilities, hospitals, churches, cemeteries, and community centers.

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

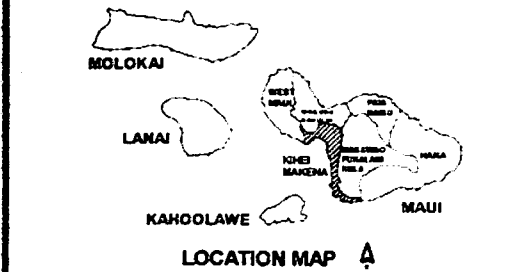


INSET A

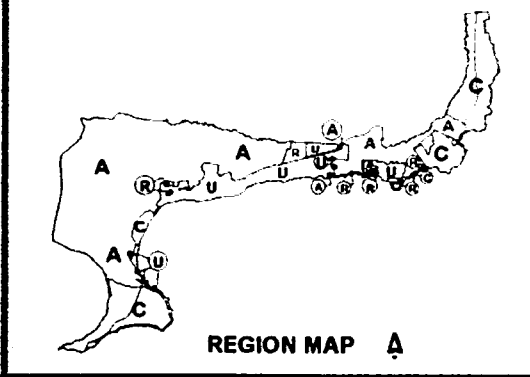


LEGEND

SF	Single Family	AG/ACT15	AG/Act 15
MF	Multi-family	R	Rural
H	Hotel	PD	Project District
B	Commercial	OS	Open Space
BMF	Business Multi-family	C	Conservation
BI	Business/Industrial	P	Public/Quasi-public
SBR	Service Business/Residential	PK	Park
LI	Light Industrial	PK/GC	Park/Golf Course
HI	Heavy Industrial	[Hatched Box]	Keala Pond MWR
A	Airport	---	Roadway Plan
AG	Agriculture	●●●	Blowway Plan



LOCATION MAP A



REGION MAP A

SEE MAP 2 OF 2

MAUI COMMUNITY PLANS
KIHEI - MAKENA
LAND USE MAP 1 OF 2
 COUNTY OF MAUI

APPROVED: _____ PUBLIC HEARING: OCT 27, 1983
COUNTY CLERK DATE
 ADOPTED: MARCH 6, 1989
 APPROVED: *Lisa N. Noyes* 12-14-88 ORDINANCE: 2841
PLANNING DIRECTOR DATE
 DATE: _____
 REVISED: _____

