

**WEST MAUI  
COMMUNITY PLAN  
(1996)**

Maui County Council

pc:complans:west8a:wab

# TABLE OF CONTENTS

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

# **PART I**

## **INTRODUCTION OF THE WEST MAUI COMMUNITY PLAN**

---

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

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

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

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

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

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

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

# 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 and historic sites, open ranges, wetlands, and watersheds; to conserve fish and wildlife; and to promote forestry and grazing.

#### Agriculture (AG)

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

#### Rural (R)

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

#### Single-Family (SF)

This includes single-family and ohana dwellings.

#### Multi-Family (MF)

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

### Hotel (H)

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

### Business/Multi-Family (BMF)

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

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

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

### Business/Commercial (B)

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

### Business/Industrial (BI)

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

### Light Industrial (LI)

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

### Heavy Industrial (HI)

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

### Airport (AP)

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

### Public/Quasi-Public (P)

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

### Project District (PD)

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

### Future Growth Reserve (FGR)

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

### Park (PK)

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

### Open Space (OS)

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