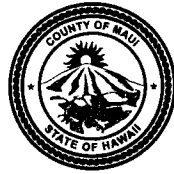


ALAN M. ARAKAWA  
Mayor

WILLIAM R. SPENCE  
Director

MICHELE CHOUTEAU McLEAN  
Deputy Director



RECEIVED

2013 AUG 28 AM 9:09

COUNTY OF MAUI

OFFICE OF THE MAYOR

**DEPARTMENT OF PLANNING**

August 28, 2013

OFFICE OF THE  
COUNTY COUNCIL


2013 AUG 28 PM 3:12

RECEIVED

Honorable Alan M. Arakawa  
Mayor, County of Maui  
200 South High Street  
Wailuku, Hawaii 96793

For Transmittal to:

Honorable Robert Carroll, Chair  
Land Use Committee  
Maui County Council  
200 South High Street  
Wailuku, Hawaii 96793

**APPROVED FOR TRANSMITTAL**  
  
Mayor 8/29/13 Date

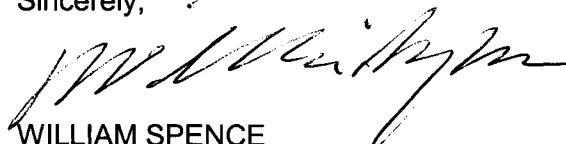
Dear Chair Carroll:

**SUBJECT: REQUEST FOR A MAUI ISLAND PLAN PROTECTED AREA EXEMPTION FOR A HAWAII REVISED STATUES (HRS) CHAPTER 201H AFFORDABLE HOUSING PROJECT 10.501 ACRE PARCEL DESIGNATED FOR REAL PROPERTY TAX PURPOSES AS TMK: (2) 3-5-002:016, WAIKAPU, MAUI, HAWAI'I, COMMONLY KNOWN AS THE WAIKAPU GARDENS**

In consideration of the above-mentioned project by the Land Use Committee, the attached letter is being transmitted for your information.

Should you have any questions or require additional information, please feel free to contact me at Ext. 7735.

Sincerely,

  
WILLIAM SPENCE  
Planning Director

xc: John Summers, Planning Program Administrator  
Simone Bosco, Staff Planner

WRS:atw

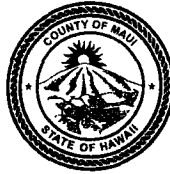
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174347

ALAN M. ARAKAWA  
Mayor

WILLIAM R. SPENCE  
Director

MICHELE CHOUTEAU McLEAN  
Deputy Director



COUNTY OF MAUI  
**DEPARTMENT OF PLANNING**

August 13, 2013

RECEIVED  
2013 AUG 15 PM 4: 18  
OFFICE OF THE MAYOR

DEPT. OF PLANNING  
COUNTY OF MAUI

AUG 26 2013

RECEIVED

Honorable Alan Arakawa  
Mayor, County of Maui  
200 South High Street  
Wailuku, Hawaii 96793

For Transmittal to:

Honorable Gladys Coelho Baisa, Council Chair  
Maui County Council  
200 South High Street  
Wailuku, Hawaii 96793

APPROVED FOR TRANSMITTAL

Alan Arakawa 8/22/13  
Mayor Date

Dear Council Chair Baisa:

**SUBJECT: REQUEST FOR A MAUI ISLAND PLAN PROTECTED AREA EXEMPTION FOR A HAWAII REVISED STATUTES (HRS) CHAPTER 201H AFFORDABLE HOUSING PROJECT 10.501 ACRE PARCEL DESIGNATED FOR REAL PROPERTY TAX PURPOSES AS TMK: (2) 3-5-002:016, WAIKAPU, MAUI, HAWAII, COMMONLY KNOWN AS THE WAIKAPU GARDENS PHASE 2**

The Department of Planning (Department) has reviewed the above-referenced property in relation to the Maui Island Plan (MIP) Directed Growth maps and Protected Area diagrams. We offer the following comments:

- (1) The property is located within an Urban Growth Boundary in the Wailuku-Kahului region (see MIP Directed Growth Map C-3), and also fully within a Protected Area designated for Preservation (see MIP Diagram WC-1).
- (2) It is not necessary to obtain a HRS Chapter 201H exemption from the Preservation designation to proceed with the project as the Preservation designation is not a regulatory mechanism.
- (3) The Protected Area designation of Preservation does not have the same force and effect as a regulatory growth boundary; however, it does provide policy direction to the County Council that some form of protection should be considered. There may be areas within or in close proximity to the property with important natural, cultural, or recreational value that warrant protection.
- (4) The applicant may seek an HRS Chapter 201H exemption from the Protected Area designation if it is appropriate or beneficial to them.

Honorable Gladys Coelho Baisa, Council Chair  
Maui County Council  
August 13, 2013  
Page 2

Thank you for your consideration of this matter. Should further clarification be necessary, please contact John F. Summers, Planning Program Administrator at Ext. 7734.

Sincerely, ~



WILLIAM SPENCE  
Planning Director

**Attachments**

xc: John F. Summers, Planning Program Administrator  
Simone Bosco, Senior Planner  
Project File  
LRD Correspondence File  
General File

WRS:SB: rhl

S:\ALL\11111SIMONE\Projects\Waiko 201H Affordable\Waiko 201H.doc



# Maui Island Plan Directed Growth Map

Waikapu / Kahului  
C3

## Legend

### Growth Boundaries

- Urban
- Small Town
- Rural

### Reference

- 2011 Parcels
- Primary Roads



PROJ: CSRS, NAD 83, UTM  
Datum: CSRS, UTM  
Background Image: Worldview 2 - 2010  
This is not a zoning map. Please contact the Planning Department for Zoning confirmation.

PREPARED BY:

Long Range Planning Division  
Department of Planning  
County of Maui  
250 South High Street  
Waikuku, Hawaii 96793



### Maui Island Plan Protected Areas Diagram Lahaina-Central WC-1

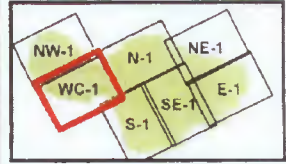
**Legend**

**Protected Areas**

- Greenbelt
- Greenway
- Park
- Preservation
- Sensitive Lands

**Reference**

- Primary Roads
- 2011 Parcels
- Slate Land Use Conservation
- Urban Growth Boundary
- Small Town Growth Boundary
- Rural Growth Boundary



Scale: 0 0.25 0.5 1 Miles

North Arrow

Project Code: MACT\_2011/12/13  
Copyright © December 18, 2011

This is not a zoning map. Please contact the Planning Department for Zoning confirmation.

**PREPARED BY**

Long Range Planning Division  
Department of Planning  
County of Maui  
250 South High Street  
Waikeolu, Hawaii 96793



**Legend**

**Growth Boundaries**

- Urban (Red dashed line)
- Small Town (Yellow dashed line)
- Rural (Blue dashed line)

**Protected Areas**

- Greenbelt (Hatched pattern)
- Greenway (Yellow-green fill)
- Park (Medium green fill)
- Preservation (Dark green fill)

**Parcels 2011**

- Parcel boundary (Black outline)