Policy Framework Methodology

Historically Maui County’s community plans were divided into separate chapters that approached community planning in a segmented way and promoted distinct silos. Each chapter covered a different subject matter such as land use, housing, infrastructure, and cultural resources, and said very little about the connections that all these elements have to each other.

With this Plan, the community places a greater emphasis on the interconnectedness of the natural and human-made systems, structures, and services that make West Maui a community and are vital for planning for the future. The Policy Framework is organized by goals, which are intentions that provide more detail than the vision. The goals illuminate the specific desired outcomes West Maui strives to achieve with the policies in this section of the Plan along with the actions in the Implementation and Monitoring section.

Numerous topics are covered within each goal and its policies and actions, highlighting the interdependent nature of planning. These “cross-cutting topics” are listed under each goal.

For Landowners

Whether a landowner wants to build a single building or a whole neighborhood, the policies in this section help planners and developers implement West Maui’s vision for their community. County planners use the policies in this section and those in the Growth Framework to review projects. Before proposing a project, landowners should take time to review the Policy Framework, and those policies that may be applicable to their project in the Growth Framework, and consider whether their project is consistent. Adjusting a project to fit these policies during the design phase of project planning will ensure the project is consistent with the Plan, making it easier for County planners to review the project and streamline the process without sacrificing the community’s vision for the future.
Note on Policies:

All of the policies in this Plan were included because they help West Maui achieve its vision. Some policies, however, are not the primary responsibility of the County. Developers and planners should still implement these policies when designing and approving projects and work with other departments and agencies as needed to ensure the project is consistent with the community's vision. Some area specific policies are contained in Section 3: Growth Framework.
Goal | Ready and resilient systems.

Why is it important?

Infrastructure systems perform essential services that provide for the everyday needs of residents and visitors. Water treatment facilities provide clean drinking water to homes and businesses. Wastewater treatment systems process wastewater. Flood and drainage facilities help to convey rainfall flows to reduce flood risk to the community and sedimentation in the nearshore waters. The transportation network connects people to their places of work, shops, schools, parks, and other locations. These systems are vitally important as they affect residents' quality of life and the health of the environment.

Maintaining and improving infrastructure systems is important in the face of increased demand and threats from natural and human-made hazards. As more people live in and visit West Maui, added pressure and demand will be placed on these services and West Maui's resources. Hazards such as flooding, coastal erosion, and wildfire pose a serious threat to the safety and well-being of the community. These potentially damaging impacts are expected to worsen with climate change and sea level rise.

As we plan for the next 20 years and beyond, responsible management of our infrastructure systems will be the key to meeting the needs of the community and improving the quality of life. By identifying and carrying out strategies that will help West Maui adapt to climate change, the result will be a more resilient and self-sustaining community that can respond to and recover from disasters and stressors.
How will setting this goal affect our future?

With this goal, West Maui is committed to supporting improved infrastructure systems for an adaptive and resilient community that meets the needs of residents and fosters responsible stewardship of West Maui’s infrastructure systems.

Definitions

The following terms are used throughout the Plan and it is important to understand their definitions and use for planning.

The State-recognized Sea Level Rise Exposure Area (SLR-XA) is defined as the State Climate Commission’s recognized planning target or threshold for sea level rise exposure. Currently, the recognized planning threshold is 3.2-feet of sea level rise. The planning threshold may change over time based on the best available scientific information.

The Erosion Hazard Line is defined as the County of Maui’s recognized planning target or threshold for coastal erosion. The County’s recognized planning threshold for coastal erosion is 3.2-feet of sea level rise as identified in the Hawai‘i Sea Level Rise Viewer (Coastal Erosion, https://www.pacioos.hawaii.edu/shoreline/slr-hawaii/). The planning threshold may change over time based on the best available scientific information.

Cross-cutting Topics

- Climate Change and Resilience
- Cultural Resources
- Hazards
- Historic Preservation
- Infrastructure
- Land Use
- Environment
- Emergency Services
- Other Services and Facilities
Policies

Climate Change and Sea Level Rise

2.1.1 Proposed Community Plan Amendments for new development on existing golf course land in Kā'anapali makai of Honoapi'ilani Highway should be approved only for existing shoreline development that is retreating inland because of impacts from sea level rise or other coastal hazards.

2.1.2 To minimize impacts from future coastal erosion, new permanent structures must be located landward of the State-recognized SLR-XA for coastal erosion, except a minimum buildable area must be provided. This restriction does not apply to structures needed as part of an approved beach restoration project or cultural project, such as loko i'a, and which must be evaluated on a case-by-case basis.

2.1.3 For redevelopment and new developments within the SLR-XA, developers must proactively:
   a. Coordinate with the Maui County Department of Planning and adjacent or nearby property owners to understand possible collective relocation of at-risk structures;
   b. Incorporate results of coordination into development plans by siting any new planned structures out of harm's way;
   c. Make efforts to not hold the County of Maui and State of Hawai'i liable for any and all future costs associated with maintaining or protecting the property developed within the SLR-XA, including costs associated with retreat, hazard mitigation, and cleanup costs to maintain the health of the nearshore marine environment from material debris originating from the ocean or from the structures' own erosion; and
   d. Make efforts to waive the ability to ever request shoreline hardening for their property or project from the County of Maui or the State of Hawai'i.
2.1.4 | Prioritize projects that provide multiple benefits from resilience actions.

2.1.5 | Protect the shoreline and beaches by preserving waterfront land within the SLR-XA as open space wherever possible.

**Fire and Emergency Management**

2.1.6 | Support the goals, objectives, and actions of the West Maui Community Wildfire Protection Plan and the Maui County Multi-Hazard Mitigation Plan Update.

2.1.7 | Require all projects to incorporate defensible space around their perimeter and on-going maintenance as recommended by the Maui Fire Department.

2.1.8 | Require new buildings that will serve as emergency shelters to be built to hurricane standards and support existing buildings that currently serve as emergency shelters to be retrofitted to Enhanced Hurricane Protection Area standards.

2.1.9 | Encourage the development of firebreaks and bioswales that can be used for recreational paths and greenways around existing communities and between new communities.

Damage from the August 2018 brush fire in Lāhainā.
Water

2.1.10 | Require public water systems, and to the extent legally allowable, private water systems to develop in a manner facilitating potential interconnection or integrated management to optimize pumpage, mitigate saltwater intrusion, prevent adverse impacts to streams, preserve regional resources, and preserve traditional and customary rights protected under the Hawai’i State Constitution, Article XII, Section 7.

2.1.11 | Require new developments to install landscaping that reduces water use, using drought resistant and micro-climate appropriate design and plants including native species, and greywater and water catchment systems where the State Department of Health allows it.

Wastewater

2.1.12 | New developments in West Maui, including projects developed under Chapter 201H, Hawai’i Revised Statutes, and Chapters 2.96 and 2.97, Maui County Code, must connect to County or private recycled water distribution systems when available; if reuse is not readily available, developments must be designed to allow for future connections.
Goal | A complete, balanced, and connected transportation network.

Why is it important?

Transportation is not just roads and cars; it is about moving people within, to, and from West Maui in a way that is safe, efficient, and enjoyable. Transportation is freedom, and having a variety of transportation choices for people in West Maui promotes equity and is a high priority for the community. In 2019, West Maui was heavily car-dependent, and residents and visitors alike were stuck in gridlock, even with the completion of phases of the Lāhainā Bypass. People who choose not to drive, cannot afford a car, or are not able to drive have limited options because the region has incomplete sidewalk networks, few bike lanes, and minimal public transit. With this Plan, the community intends to change that paradigm, focusing on creating a transportation network that is safe, comfortable, and accessible for all, from keiki to kupuna, wheelchairs to bicycles, and cars to public transit.
How will setting this Goal affect our future?

With this goal, West Maui is committed to improving existing transportation systems and increasing access to a greater variety of transportation. West Maui will have an equitable transportation system that relies less on cars and more on other modes of transportation, leading to a happier, healthier, and safer community.

Cross-cutting Topics

- Mobility
- Land Use
- Climate Change and Resilience
- Recreation Network
- Community Design

Policies

2.2.1 Improve West Maui’s active transportation network by increasing multimodal transportation options, incorporating Complete Streets, adding new sidewalks, and improving existing sidewalks and other pedestrian and bicycle facilities.

2.2.2 Support adoption of mechanisms to fund transportation improvements such as special improvement districts, transponders, toll roads, increase in car rental surcharge for visitors, and traffic impact fees, so that new projects pay their fair share of transportation system improvements.

2.2.3 Establish “safe routes” in each community. “Safe routes” are primarily street networks that safely accommodate pedestrians and bicyclists to get from homes to schools, parks, shops, jobs, and services.

2.2.4 Require all new large commercial and market-rate multi-family residential development to install and maintain charging stations to support the expanded use of electric vehicles in West Maui until future technology advancements make this unnecessary.
Section 2 | Policy Framework

2.2.5 | Support increased transit service within and between West Maui’s neighborhoods, parks, and commercial areas, and between the Kahului Airport and West Maui hotels.

2.2.6 | Support construction of the planned Lāhainā Bypass Road to promote safe, efficient travel across the region without encouraging further urbanization or impeding agricultural operations.

2.2.7 | Support improvements for the safe, lighted, and convenient movement of all users, including alternative modes and non-motorized vehicles in the Lāhainā region, particularly along Honoapi‘ilani Highway, Front Street, Lahainaluna Road, Waine’e Street, and Lower Honoapi‘ilani Road.

2.2.8 | Require new development, redevelopment, and Chapter 201H, Hawai‘i Revised Statutes, and Chapters 2.96 and 2.97, Maui County Code, housing projects to include facilities and programs that support connectivity, biking, walking, and public transit.

2.2.9 | Protect and enhance natural and cultural resources during implementation of transportation projects through early consultation and community engagement with resource management agencies, residents, and cultural practitioners.

2.2.10 | Improve resilience of the transportation system to climate change-related hazards such as sea level rise, flooding, and wildfires.

2.2.11 | Prevent development within the designated future multimodal transportation corridor from Kapalua to Central Maui when identified with the completion of Action 2.23 in this Plan.

2.2.12 | Upon determination of proper ownership of Mill Street, consideration can be given to this being an alternative parallel road to Honoapi‘ilani Highway and Lāhainā Bypass to help disperse traffic as Lāhainā Town develops.
Goal | Responsible stewardship of resources, culture, and character.

Why is it important?

In today's terms, we think of historic and cultural resources as buildings, sites, structures, objects, districts, and landscapes of architectural, historical, or cultural importance.

Historically, natural resources were cultural resources in Hawai'i. Without natural resources, traditional cultural practices could not happen; taro could not be grown, plants could not be gathered, and fish could not be caught.

It is important to be responsible stewards of historic, cultural, and natural resources because they are a connection to the past and contribute to the community's health, livability, and overall quality of life.

If cared for properly, natural resources, including watersheds, streams, the ocean, and the land, will allow traditional cultural practices to continue. Along these lines, preserving archaeological properties like lo'i, 'auwai, and loko i'a will provide us with physical links to our past, and in many cases these resources can be used to continue cultural practices.

If properly managed, historic buildings can contribute to economic diversity and sustainability. Historic buildings also possess unique architectural character that creates a sense of place and cannot be replicated with new construction. Caring for historic buildings can be an effective tool for revitalizing commercial areas, stabilizing older neighborhoods, attracting new businesses, and encouraging reinvestment in a community's infrastructure systems.
West Maui Community Plan | Responsible stewardship of resources, culture, and character.

How will setting this goal affect our future?

With this goal, the West Maui community is committed to preserving and caring for historic, cultural, and natural resources.

Cross-cutting Topics

- Historic Preservation
- Cultural Resources
- Environment
- Land Use
- Community Design
- Other Services and Facilities

Policies

2.3.1 | Ensure new development projects provide continued access to kuleana lands protected under Section 7-1, Hawai‘i Revised Statutes.

2.3.2 | Gulches, as identified in the map in Figure 2.3 of this Plan, must remain in open space and no new permanent structures may be developed in or within 100 feet of the top of the bank of identified gulches.

2.3.3 | Protect ocean and stream water quality by requiring that wetlands, as defined by traditional historic knowledge or by Section 404 of the Clean Water Act, be preserved with vegetated buffer areas that are adequate to protect them from pollutants.

2.3.4 | All development must implement recommendations of the Maui County Planting Plan for street and parking area trees, encouraging the use of native and endemic plants. Plants that are on the Hawai‘i Pacific Weed Risk Assessment list must not be used.
2.3.5 | Require implementation of Low Impact Development practices in developments in West Maui to reduce stormwater runoff and protect water quality.

2.3.6 | Require new development and encourage existing developments with pools within the Special Management Area to use Best Management Practices for cleaning and maintaining pools, specifically prohibiting draining of pool water directly to the ocean or storm drain and encouraging utilizing pool water for irrigation on site. New pools within the Special Management Area must show how the pool water will be drained prior to obtaining a permit or exemption.

2.3.7 | Ensure Malu ‘Ulu o Lele Park is cared for in an ecologically and culturally appropriate way, support the restoration of Moku’ula and Mokuhinia Pond, and incorporate this policy in any future master planning process for the area.

2.3.8 | Preserve and protect the region’s cultural resources and traditional lifestyles, including agricultural pursuits, such as subsistence agriculture on lands owned by the State Department of Hawaiian Home Lands in Honokowai and lo‘i cultivation of Native Hawaiians in Honokōhau Valley, Kahoma Valley, Kaua‘ula Valley, Olowalu, and Ukumehame.

2.3.9 | Support a thriving paddling community at Hanaka‘ōō Beach, which has served as the home and mainstay of canoe paddling, and a thriving paddling community throughout the West Maui region, and incorporate this policy in any future master planning process for the area.

West Maui Community Plan | Responsible stewardship of resources, culture, and character.

2.3.10 | Existing areas of open space, including agricultural lands and gulches, should be viewed as a resource to be protected and enhanced.

2.3.11 | Protect public mauka to makai view corridors in each subarea and scenic vistas.

2.3.12 | Design landscape barriers along major roadways in such a manner as to maintain existing views of the mountains and ocean to the extent possible.

2.3.13 | The marine and nearshore environment and open space areas are important assets of the region and should be protected and preserved. Habitat connectivity for threatened and endangered species, watersheds, undeveloped shoreline areas and other environmentally sensitive lands must be preserved.

2.3.14 | Reuse of treated effluent and the reduction of sedimentation of near shore waters shall be pursued to protect and enhance the region's land, water, and marine environments.

2.3.15 | Prohibit the construction of seawalls and revetments except as may be permitted by rules adopted by the Maui Planning Commission governing the Special Management Area and Shoreline Area and encourage beach nourishment through dune restoration and native planting efforts.

2.3.16 | All development projects must engage in consultation with the Aha Moku 'o Maui representative associated with the project area – either Moku 'o Lāhainā or Moku 'o Kā'anapali – and provide evidence of this engagement to the Department.

2.3.17 | Prohibit the private commercial water bottling of one liter or less, and restrict bottling of five gallons or more from water resources in the West Maui Community Plan Area for export out of the County.

2.3.18 | Any ground-altering activities in the areas described in this Plan's ascription list must have a cultural monitor on site, due to the sensitive nature of these areas, until cultural overlay policies are established by the Council. See Appendix C | Cultural Reserve Ascription List.

Why Aha Moku Consultation?

Aha Moku Councils were originally formed to manage peoples and lands within island regions called moku. These councils were composed of people who understood the ecology of their moku and could make collaborative decisions that ensured sustainable use of resources. Today, these councils have been revived to assist the State Department of Land and Natural Resources with decision making. Early consultation with the po'o (head) of each moku prior to developing a project helps to ensure that the proposed development can be designed so it protects vital cultural and environmental resources for generations to come. More information about the Aha Moku 'o Maui can be found at ahamoku.org.
2.3.19 | Maintain the scale, building massing, and architectural character of historic Lāhainā Town (see "Design Policies for Lāhainā Town" within this section).

Design Policies for Lāhainā Town:

The policies below apply to properties within the Lāhainā National Historic Landmark District. The long-term intent is to incorporate them into design guidelines, as indicated in Action 3.18 of the Plan.

1. Rehabilitation:

a. Rehabilitation of a historic building must minimize changes to original materials, architectural elements, and ornamentation.

b. Deteriorated original architectural elements and materials must be repaired rather than replaced.

c. Where repair is not possible, replacement features must match the original component in design, material, color, and texture.

d. Original building materials must not be covered with new materials.

e. Harsh cleaning treatments, like sandblasting and pressure washing, must not be used because they can permanently damage historic materials. Buildings must be cleaned using the gentlest means possible.

f. Previous additions or changes to buildings should be evaluated for historic significance. Changes that have gained historic significance should be retained and preserved.
g. Missing or deteriorated features must be reconstructed based on physical evidence and archival documentation, such as historic photographs, plans, or written descriptions. Details found on similar historic buildings must not be reconstructed without other supporting documentation.

2. Additions:

a. Additions must be designed and located so they are subordinate to the main historic building in terms of scale and mass.

b. Additions or changes to the front of the building are prohibited. Additions must be set back from the front of the building and located on the side or back of the building.

c. Additions that damage or overwhelm the historic building (because they are too tall or their footprints are too large) are prohibited.

d. Additions must use a similar roof pitch, shape, and overhang as the historic building.

e. Additions must be similar in height to the historic building. An addition that is taller than the main historic building may be considered if it is substantially set back from the front facade and connected with a smaller linking element.

f. Rooftop additions must be limited to the back of the building to preserve the historic scale and form of the building and minimize visibility from the public right-of-way.

g. The windows in the addition must be similar in shape, size, design, and placement to the openings of the historic building.

h. The shape, size, and openings of the addition must create a directional emphasis, horizontal or vertical, that is similar to the historic building.
i. The addition’s exterior materials must match or be compatible with the materials of the historic building in terms of type, color, and texture.

j. The addition’s architectural details must not be more ornate than those found on the historic building. Architectural details that are not in keeping with the historic building’s architectural style must not be used.

3. New Construction

a. New construction must be similar in height, mass, form, and scale to the surrounding historic buildings.

b. When the width of new construction exceeds that of neighboring historic buildings, the front facade must be divided into smaller sections. This can be accomplished by stepping back sections of the wall plane or by using vertically oriented dividing elements such as pilasters.

c. New buildings must be limited to 30 feet in height.

d. Roof forms must resemble those found on neighboring historic buildings.

e. Doors, windows, and other openings must be similar in shape and placement to the openings of neighboring historic buildings. Additionally, door and window openings must have a similar proportion of wall to window space as neighboring historic buildings.

f. Exterior materials must match or be compatible with the materials of surrounding historic buildings in terms of scale, texture, and proportion.

Figure 2.2: Examples of compliant and non-compliant new construction.
g. Imitation or synthetic materials, such as vinyl siding and T 1-11 veneer are prohibited because they are not visually similar to the traditional siding materials found in Lāhainā.

h. Architectural details must be simple in design. They must not be more ornate than those found in neighboring buildings.

i. New buildings should correspond with the setbacks and orientation of neighboring historic buildings.

j. Main entrances and porches of new buildings must face the same direction as those found along the street frontage.

k. New secondary buildings, such as garages and outbuildings, must be subordinate to the size and appearance of the primary historic building and located at the back of the lot.

l. Mechanical, electrical, solar, or other exterior equipment must be located in the least visible place possible. If equipment is mounted on the roof, it should be on the rear slope, behind the roof’s midpoint, or set back from the front of the building so it is less visible from public spaces.

m. Window air conditioning units must not be located on the front facade.

n. Access ramps and other accommodations for wheelchairs must be located to provide access without being visually intrusive.

o. New construction must be located and designed to accommodate special natural or artificial site features.

4. Streetscape:

a. Preserve historic rock walls and other historic streetscape elements, such as basalt stone curbs.

b. To maintain traditional visual continuity between the street and buildings, new walls and fences shall be limited to 3 feet in height.

c. Ensure road and drainage improvements are compatible with the character of the town.

d. Street furniture shall have a simple, contemporary design that is compatible with the scale, style, and texture of the surrounding historic buildings. Historic designs from other locations shall not be introduced.

e. Significant archaeological properties affected by a project shall be preserved. If these properties must be disturbed, mitigation measures shall be undertaken.
Examples of compliant streetscapes.
Goal | Economic opportunity through innovation and collaboration.

Why is it important?

West Maui plays a key role in the economy of Maui County. It is one of the island's largest employment centers with a very high concentration of jobs related to the visitor industry. However, this concentration leaves the region particularly vulnerable to downturns in the tourism economy.

Strengthening and diversifying Maui's economy has been a common goal in economic development initiatives for many years. Maui County's economy, however, continues to be more dependent on tourism than any other county in the State of Hawai'i (A New Perspective on Hawaii's Economy: understanding the role of clusters, UHERO, 2017).

The future vision from the 2016 County of Maui Comprehensive Economic Development Strategy (CEDS) foresees the use of innovation and diversification to ensure shared economic vitality countywide. Collaboration is listed as one of the CEDS's core values. This Plan fosters collaboration and coordination with current and future economic development efforts to help ensure realization of the shared economic vitality envisioned in the CEDS.

This Plan helps to ensure that there is sufficient land in West Maui that will allow business activities and building types needed to attract and retain a diverse range of business sectors. The Plan also encourages redevelopment and adaptive reuse of underutilized buildings and sites in employment areas to leverage existing infrastructure and reduce business development costs.

This Plan facilitates the creation of livable communities, which will support the efforts of existing employers to recruit and retain a high-quality workforce and will help to attract new employers that are seeking a high quality of life for their employees. A key component of livable communities addressed by this Plan is the development of a complete, balanced, and connected transportation network to facilitate the orderly movement of people and freight. In addition, this Plan supports construction of rental and ownership housing that is affordable and available to local employees and their families.
How will setting this goal affect our future?

With this goal, West Maui is committed to supporting the creation of livable communities, with a complete and connected transportation network, attainable housing for residents, and sufficient lands ready to support a diverse range of businesses.

Cross-cutting Topics

- Historic Preservation
- Cultural Resources
- Environment
- Economic Prosperity
- Land Use
- Climate Change and Resilience
- Housing
- Agriculture

Policies

2.4.1 | Support agriculture that provides jobs, improves soil health, is less water intensive, and provides food and products for local markets.

2.4.2 | No additional visitor units, except Bed and Breakfast Homes, will be permitted in West Maui unless an equal number of workforce housing units are concurrently developed in the same subarea. Developers of transient accommodation units must comply with the County's affordable housing requirements and prioritize fulfillment of affordable housing obligations within the boundaries of the West Maui Community Plan Area.

2.4.3 | Visitor-related development and businesses must minimize the impact of tourists on West Maui residents, infrastructure, parks, environment, and cultural resources. The visitor industry must focus on quality rather than quantity.

2.4.4 | Support regenerative, sustainable agriculture that is small-scale or self-subsistence farming. Agriculture must not be discouraged or limited through CC&Rs in areas designated Rural Residential or Rural Village.

2.4.5 | Encourage culturally appropriate, environmentally friendly, community-supported, legal small businesses, art, historic industries, and wellness as an industry.
2.4.6 | Support boating facilities located near harbors.

2.4.7 | Encourage economic development related to strategic relocation in response to climate change or natural disasters.

2.4.8 | Support expansion of renewable energy that is broadly supported throughout the community, including small-scale community options, all of which include plans for disposal that does not burden County landfills and decommissioning at the end of the project's intended use.

2.4.9 | Encourage the growth of education and citizen (kilo) science (such as lo'i restoration, water quality testing, marine biology, and authentic voluntourism) as an industry in coordination with lineal descendants of the area and led by cultural practitioners in a way that does not violate indigenous intellectual property rights.
Goal | Safe, healthy, livable communities for all.

Why is it important?

Home is often where people feel most comfortable; they have what they need, are surrounded by friends and family, and feel a sense of security. Making places that are safe, healthy, and livable leads to stronger communities where people are free to work and play in an enjoyable environment. What does this look like? It might be kūpuna and keiki working on crafts in the neighborhood park while Dad takes the bus to work. Or, Mom picking up fresh vegetables at the corner grocery on her walk home from work while her daughter bikes with friends after school. In these communities, families have more time to spend together and engage in healthy activities because the community they live in is designed to be safe, healthy, and livable.

After years of separating land uses, West Maui is a place of extremes. While old Lāhainā Town is bustling, a lack of safe sidewalks and crossings discourage residents from walking, and the majority of businesses cater to tourists. Other places in West Maui are either focused on visitors with little space for the locals that work there, or are dispersed agricultural and residential developments with a disjointed community fabric and no services. Everyone has to get into their cars to go to the store or to work, neighborhoods do not have parks, and affordable housing for working families is almost impossible to find. With this Plan, the community will focus its attention on making existing communities more complete with nearby jobs, housing, parks, emergency response, and other services needed for residents, while also holding future developments to this higher standard. Communities will be built in areas to limit hazard risk and designed to maximize resilience.
How will setting this goal affect our future?

With this goal, West Maui is committed to creating and supporting places that are resilient to hazards, meet the daily needs of residents, provide opportunities to live a healthy lifestyle with easy access to fresh food and fresh air, include a variety of affordable housing options near jobs, and provide safe routes to and from home.

Cross-cutting Topics
- Housing
- Community Design
- Recreation Network
- Mobility
- Climate Change and Resilience
- Land Use
- Environment
- Other Services and Facilities

Policies

2.5.1 | Provide parks and recreation facilities as part of a community’s basic infrastructure because they offer services that are essential to the quality of life and health of residents and visitors.

2.5.2 | Provide a balanced distribution of parks throughout existing and new West Maui communities to provide equitable opportunities and access to parks.

2.5.3 | Support the development of trails and greenways in West Maui as part of a larger integrated recreation and transportation network and manage existing public mauka to makai access along the tops of gulches as identified in Figure 2.3 to prevent the spread of rapid 'Ōhi'a death, feral ungulates, and other invasive species in upper watersheds.
2.5.4 Use Low Impact Development principles and techniques when designing, building, renovating, and maintaining parks and recreation facilities.

2.5.5 Include native trees that are appropriate for the microclimate in parks, along streets, trails, and greenways, and throughout the community to provide shade, beauty, and reduce sediment runoff.

2.5.6 Provide parks within a five- to ten-minute walk of new residential neighborhoods to meet recreational needs and to promote a well distributed network of parks and recreation facilities.

2.5.7 Promote the acquisition and development of parks that include proper infrastructure and are consistent with Department of Parks and Recreation’s Park Classification Matrix, capable of meeting a variety of recreational needs, designed to meet Crime Prevention Through Environmental Design guidelines, promote health, and are fully accessible to persons of all abilities. The acquisition and development of new parks should include funding for DPR maintenance and operational responsibilities.

2.5.8 Ensure existing government trails are preserved through the subdivision process or other approval process, such as land use designation change; reviews under Chapter 343, Hawai‘i Revised Statutes; and reviews under Chapter 205A, Hawai‘i Revised Statutes. Refer to the West Maui Trails Map and consult with the Nā Ala Hele Trails and Access Program.

2.5.9 Encourage and increase active transportation options throughout West Maui to promote public health and reduce auto use and carbon emissions.

2.5.10 Support the development of pedestrian-oriented, complete communities that meet residents’ needs for daily living by providing a mix of land uses, housing close to jobs, services, schools and recreation, and convenient and safe mobility options including walking, biking, and transit options.
2.5.11 | Require affordable housing projects, including projects using the Chapter 201H, Hawai‘i Revised Statutes, or Chapter 2.96 or Chapter 2.97, Maui County Code process, to be near jobs, schools, transit, and services, when possible. If not possible, projects should at least be near transit. Projects should include sidewalks, parks, bus stops and other infrastructure and pedestrian-oriented design elements that create walkable and livable communities for all.

2.5.12 | Support missing middle housing types (multi-unit or clustered housing types compatible in scale with single-family homes such as ‘ohana, duplex, tri-plex, four-plex, courtyard apartments, bungalow court, and live/work units) and simple style single-family homes to meet the growing demand for a diversity of housing options and affordability.

2.5.13 | Prioritize projects that provide housing for resident households earning 100 percent Area Median Income (AMI) and below, and support projects that provide housing for resident households earning between 100 and 140 percent AMI, according to the needs identified by the Department of Housing and Human Concerns, and that are consistent with other Community Plan policies.

2.5.14 | Prioritize infrastructure for 100 percent affordable housing developments for resident households earning 100 percent AMI and below that are supported by the community and the Community Plan map and policies.

2.5.15 | Support infill development and redevelopment near town centers, transit stops, and transportation corridors. Support redevelopment that replaces less desirable commercial developments with walkable, mixed-use community centers, and a variety of housing types.

2.5.16 | Increase the inventory of long-term housing units, whether owner-occupied or long-term rental, and whether single-family or multi-family.
2.5.17 | Support the development of homes and contribute to the infrastructure on Hawaiian Home Lands as a priority in West Maui.

2.5.18 | Promote the use of sustainable green building and development practices, such as the Leadership in Energy and Environmental Design standard and the use of photovoltaic systems in all new construction.

2.5.19 | Encourage the provision of public restrooms in major parks and public spaces and explore implementing composting toilets.

2.5.20 | Promote the placement of utilities underground in new areas of development and in existing areas, where possible, unless desecration of iwi kupuna is likely to occur or if the development lies within areas of significant cultural resources in the proposed cultural overlay, a permit will be required.

2.5.21 | Support public and private efforts to inventory, evaluate, and expand public shoreline access. Require shoreline access to currently privatized shoreline areas by gates and walls.

2.5.22 | Require that the County of Maui actively support an inventory list of affordable homes and rentals that are bought and sold among West Maui’s workforce.

2.5.23 | Require public shoreline access to be provided through establishment of both vertical and lateral access through public rights-of-way and public transit corridors as a condition of any SMA Major permit for properties that lie within the Special Management Area and abut the shoreline to the extent permitted by law.
West Maui Community Plan | Safe, healthy, livable communities for all.

Figure 2.3: West Maui Gulches
Figure 2.4: West Maui Trails Map (TO BE ADDED WHEN COMPLETE)