

**WAILUKU-KAHULUI
COMMUNITY PLAN
(2002)**

MAUI COUNTY COUNCIL

EXHIBIT "1"

TABLE OF CONTENTS

	<u>Page</u>
PART I INTRODUCTION TO THE WAILUKU-KAHULUI COMMUNITY PLAN	1
A. Purpose of the Wailuku-Kahului 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.....	3
A. Planning Area Description.....	3
B. Identification of Major Problems and Opportunities of the Region.....	5
C. Interregional Issues	9
PART III POLICY RECOMMENDATIONS, IMPLEMENTING ACTIONS AND STANDARDS FOR THE WAILUKU-KAHULUI REGION	11
A. Policy Recommendations.....	11
B. Intended Effects of the Wailuku-Kahului Community Plan	11
C. Goals, Objectives, Policies and Implementing Actions	12
D. Planning Standards.....	44
PART IV IMPLEMENTATION CONSIDERATIONS	51
PART V LAND USE MAP	58
A. Land Use Categories and Definitions.....	58

PART I

INTRODUCTION TO THE WAILUKU-KAHULUI COMMUNITY PLAN

A. Purpose of the Wailuku-Kahului Community Plan

The Wailuku-Kahului Community Plan, one of nine (9) Community Plans for Maui County, reflects current and anticipated conditions in the Wailuku-Kahului region and advances planning goals, objectives, policies and implementation considerations to guide decision-making in the region through the year 2010. The Wailuku-Kahului Community Plan provides specific recommendations to address the goals, objectives and policies contained in the General Plan, while recognizing the historic values and unique spiritual significance of island cultures of Wailuku-Kahului, 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, land use and cultural needs of the County. Similarly, the Wailuku-Kahului Community Plan, was adopted by Ordinance No. 1674 in 1987.

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 Wailuku-Kahului Community Plan provide for optimum planning effectiveness and benefits for the residents of the Wailuku-Kahului 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.

C. The 1992 Community Plan Update

The update process was driven by the work of the Wailuku-Kahului Citizens Advisory Committee (CAC). The committee met a total of 19 times during the 225-day deliberation process to identify, formulate and recommend appropriate revisions to the Wailuku-Kahului Community Plan. The CAC carefully reviewed the 1987 version of the Community Plan, reshaping the plan to create a viable document which will serve the Wailuku-Kahului region through the turn of the century.

The update process incorporated technical studies and assessments. The results of these four (4) 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) limits and opportunities in high-growth Community Plan regions.

Following the 225-day CAC process, the CAC's recommendations were submitted to the Planning Department. The Planning Department 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

This section describes the boundaries of the Wailuku-Kahului Community Plan region and describes historical and archaeological resources of significance located within the planning region.

1. General Description of Region and Existing Community Plan Boundary

The Wailuku-Kahului region is located on the north shore of Maui Island. It encompasses the civic and business centers of Wailuku and Kahului, and the major seaport and airport. The surrounding agricultural lands of Central Maui, and the eastern half of the West Maui Mountains are also within this region. The boundaries of the Wailuku-Kahului region are the northern shoreline from Poelua Bay to Baldwin Park on the north, Kailua Gulch and Lowrie Ditch on the east, Spanish Road to Waikapu to Honoapiilani Highway to Pohakea Gulch on the south, and the Wailuku Judicial District boundary on the west. (See Exhibit "C".)

Population is concentrated in the urban centers of the region. Wailuku has maintained its role as the civic-financial-cultural center while Kahului has strengthened its role in recent years as the business and industrial center. The residential districts surrounding these two (2) centers are significantly different in character. Kahului residential areas are newer, with wide curvilinear streets. Wailuku, however, is composed of older residential areas, intermixed with business uses, varying lot sizes, and street patterns representative of older subdivision practices.

In addition to the urban centers of Wailuku-Kahului, the region also includes the more rural settlements of Waihe'e to the north and Waikapu and Pu'unene to the southeast. Agricultural lands are adjacent on the lower slopes of the West Maui Mountains and in the central plain south and east of Kahului. This green border is a significant part of the settlement pattern because of its open space and economic value. Kahului Harbor and Airport are major land users along the Kahului shoreline. As major ports of entry for people and goods, they serve as an important center of jobs and economic activity.

Wailuku-Kahului is also cultural center of Maui Island. Major facilities include Maui Community College, the War Memorial Center, community theaters, major sports facilities, and the central Keopuolani Park.

2. Historical and Environmental Context of the Region

The lands encompassed by the Wailuku-Kahului Community Plan have historically been a significant population center and agricultural area. The major river valleys--Waikapu, 'Iao, Waiehu, Waihe'e and Kahakuloa--and the lands along the coastline show evidence of continuous habitation for many centuries. Traditional irrigation and cultivation structures, *'auwai* and *lo'i*, still remain in use in some isolated areas. There is still evidence of *heiau* and *koa* in areas undisturbed by development and plantation agriculture. The Haleki'i and Pi'ihana heiau which overlook the lower reaches of 'Iao Stream have been significantly reconstructed.

Following Western contact, Wailuku was the site of a major battle for the unification of the Hawaiian islands. At this battle, the forces of Kamehameha were victorious over King Kahekili of Maui. The town of Wailuku takes its name from the carnage of that battle, as does the area known as Kepaniwai. Kepaniwai is now a park and cultural garden.

During the early period of the Monarchy, political power was for a time centered on the leeward side of the island as Lahaina became the capital of the Kingdom. The Wailuku-Kahului area quietly remained a population and agricultural center. With the collapse of the whaling industry and the relocation of the capital to Honolulu, an economic and political vacuum developed on the island of Maui. Into this vacuum stepped the businessmen and children of the missionary families--Baldwin, Alexander, Rice...members of the "Big Five" companies--and one outsider, Klaus Spreckels. The quintessential entrepreneur, Spreckels acquired arid lands cheaply and then engineered a ditch which transported water from the much wetter east side of the island. Spreckels Ditch, and other similar irrigation projects, brought tens of thousands of acres under cultivation and gave Maui, and particularly Central Maui, a major role in the coming plantation era. Spreckels Ditch and the community of Spreckelsville are reminders of the audacity of this nineteenth century figure.

During the latter years of the monarchy and the early years of the territory, the Wailuku-Kahului area grew into the political and financial center for the island, and later the County of Maui. The Big Five--Alexander and Baldwin, Hackfeld and Co. (which became American Factors, or Amfac, during World War I), Theo. H. Davies, C. Brewer and Co., and Castle and Cooke--and the two major estates (Campbell and Bishop) maintained the large landholdings which formed the backbone of the sugar and pineapple plantations. This was certainly the case in Central Maui with Alexander and Baldwin (or A&B) operating the Hawaiian Commercial and Sugar Company (HC&S) in Pu'unene and C. Brewer operating the Wailuku Sugar Company (now Wailuku Agribusiness). Plantation agriculture has survived for over a century, although global economic conditions have affected overall profitability. In terms of sheer economy of scale, HC&S

remains among the most sound statewide with approximately 30,000 acres in cultivation.

The plantation era also brought with it the diversity of ethnic groups now found to be the norm within the state. Initially, these groups were brought in as contract labor and kept in segregated camps. However, as the workers stayed on and had families, they became citizens of the new territory. The plantation camps ranged from isolated villages in the fields to clusters of camps that created small towns, such as Pu'unene, that in their time rivaled Kahului or Lahaina. These camps formed the legacy of the second generation, born of the immigrants and raised in the Territory of Hawaii. Camp One...Alabama Camp...McGerrow Village...for the most part their names are just a memory or obscure references on an old map, but for the majority of the population throughout the first half of the twentieth century, life revolved around the wooden houses and dusty roads.

In the years after World War II, Kahului began to take on its current role as the primary gateway to the island of Maui. The relocation of Maui's primary public airport from Pu'unene to the Naval Air Station at Kahului (Naska), the discontinuation of outlying shipping facilities (such as Kaanapali Landing) and the improvement of the roadway system, particularly Honoapiilani Highway, served to consolidate the island's transshipment and storage facilities in Kahului. The closing of regional pineapple canneries, such as Baldwin Packers in Lahaina and Libby McNeil in east Maui, centralized the island's pineapple processing at Maui Pineapple Company's Kahului cannery. Kahului also became an area of major population growth with A&B's development of "Dream City" in Kahului and the closing of many of the plantation camps in central and east Maui.

Wailuku-Kahului remains the island's shipping and industrial center. As the residential development of Kahului has run its course, new residential development has occurred, and likely will continue to occur in the lands around Wailuku. These expansion areas include Waiehu, the Wailuku-Waikapu corridor and at Maui Lani, which is located on lands between Kahului and Kiihelani Highway.

B. Identification of Major Problems and Opportunities of the Region

This description of key problems and opportunities, formulated by the 1993 Citizen Advisory Committee, provides the underlying basis for the planning goals, objectives and policies which are described in Part III.

1. Problems

- a. AIRPORT AND HARBOR FACILITIES AND OTHER PUBLIC FACILITIES. Kahului serves as the transportation center of and gateway to the Island of Maui. Kahului Airport is the island's primary airport

facility, while Kahului Harbor serves as the island's only commercial harbor. Both of these facilities are the economic lifeline to Maui.

The area comprising Kahului Airport is underutilized and should be improved to meet the needs over the next 20 years, including but not limited to the construction of a new access road; improvement of shoreline areas for recreational uses; and expansion of facilities to accommodate air cargo and passenger services, including extension of the runway within the existing airport boundaries defined in the community plan.

Likewise, the commercial port of Kahului Harbor is viewed as inadequate and approaching capacity. In the long term, a new commercial harbor facility may be needed, given the limited area of the existing harbor.

In addition, recreational harbor needs should be investigated, in terms of additional slips or a new marina.

Finally, overcrowding in school facilities is a problem. Sites are needed for new or expanded school facilities.

- b. PUBLIC INFRASTRUCTURE. The upgrading and expansion of public infrastructure is a major issue for the region. The Kahului wastewater treatment plant is aging and reaching its limits for expansion and efficient operation. Also, the development and transmission of new sources of potable water to the region will be critical to accommodate growth over the long-term.
- c. CIRCULATION, PARKING, AND ACCESS FOR THE ELDERLY, PERSONS WITH DISABILITIES, PEDESTRIANS AND BICYCLISTS. The roadway system needs to be upgraded for current and future traffic needs. Major problems include the lack of alternate routes between Wailuku and Kahului, turning lanes, clear street signs, and traffic signals at key intersections. Also, access for the elderly and persons with disabilities needs to be addressed. Pedestrian and bicycle access improvements were also cited as deficiencies. Parking was identified as a problem in the civic center and Wailuku business area. Finally, it was noted that the region is too automobile-dependent and that alternative public mass transit needs to be considered.
- d. BEAUTIFICATION AND LITTER CONTROL. The visual appearance of the region is a major concern from the standpoint of the role of Wailuku as the civic center of the County and Kahului as the “gateway” to the island of Maui. The region also serves as a major residential community, commercial and industrial center for the island and employment base for residents, many of whom commute from outlying areas. It also supports the Maui Community College, War Memorial Sports Complex, Maui

Memorial Hospital and other major public facilities that service residents and visitors throughout the island.

Problems that need to be addressed include more aggressive litter control and enforcement; better maintenance of public park facilities, particularly those along the shoreline; enhancement of the streetscape along major public roads with tree planting; and in general, greater emphasis on the maintenance and upkeep of public areas. Furthermore, beautification efforts should be a community undertaking and a cooperative effort between the public and private sectors. It is a big task and cannot and should not be relegated to only government. Residents, organizations and other sectors of the community must play a major role in this effort.

- e. ELDERLY AND YOUNG PERSONS. Over the next 20 years, there will be increased demand for services and facilities to accommodate the elderly, preschool-aged children, and young persons, based on demographic trends and the population structure of the region. The elderly population in the community will increase, resulting in greater demands for services and programs and specially-designed living accommodations and other facilities. On the other end of the spectrum, more childcare and preschool facilities are needed by younger working families. In addition, more activities are needed for young persons (12-18 year age group) to channel their idle time and energy towards constructive and positive pursuits.
- f. RECREATIONAL AND COMMUNITY FACILITIES. The growth of Maui's population over the past decade has increased demands on existing recreational and other community facilities in the region. Identified were the need for more active recreational playfields and passive parks; development of Keopuolani Park; establishment of a permanent site for the Maui County Fairgrounds; upgrading of the zoo facilities; and consideration for an aquarium.
- g. LACK OF AFFORDABLE HOUSING. Providing affordable housing opportunities for residents must be aggressively pursued. Over the past 10 to 15 years, the cost of residential housing has increased dramatically in the region and on the island, in general. With the expected increase in the number of elderly persons over the next 20 years, there is a need for more elderly rental housing complexes similar to Hale Mahaolu in Kahului, as well as specially-designed fee simple units. Also, sufficient housing units for families earning below 80 percent to 140 percent of median income needs to be constructed. In order to accomplish this, however, improvements to the public infrastructure (i.e. water, sewer and roadway systems) must be planned, designed and constructed to accommodate future growth.

- h. WATER. Waters of the County are held for the benefit of its residents. Growth of Maui's population has increased demands on water in the region threatening the sustainability of the region's water. An allocation plan must be adopted to protect and preserve these resources.

2. Opportunities

- a. GEOGRAPHIC LOCATION AND INVENTORY OF DEVELOPED AND DEVELOPABLE LANDS. The Wailuku-Kahului planning region is often referred to as "Central Maui" that befits its geographic location and role as a primary urban center of the island. Within the region are major public facilities and services: i.e. the Maui Community College; War Memorial Sports Complex and Keopuolani Park; the Maui Arts and Cultural Center; Maui Memorial Medical Center, a primary acute care facility; major Federal, State and County governmental facilities; and the primary airport and commercial harbor facilities on the island. The region also supports the largest resident population of any other district and serves as a major employment center for the island, in terms of industry, commerce and agriculture. In contrast to other regions, it is not heavily oriented to hotel/resort development.

These attributes create opportunities for commercial and industrial development; public mass transit; residential housing; regional recreational facilities; medical facilities; agricultural diversification; and higher educational facilities. Likewise, the future growth of the region will pose challenges in terms of improving and expanding the roadway system network; locating and delivering new sources of potable water; wastewater treatment and methods of effluent disposal; and public and private partnerships for the development and financing of public infrastructure.

- b. ENVIRONMENTAL. The urban core of Wailuku-Kahului is contained within an agricultural and open space landscape. Lands in the agricultural and conservation districts comprise over 90 percent of the total undeveloped lands in the region. A substantial amount of lands in the Wailuku-Kahului district are in agricultural production, notably for sugar cane, pineapple and macadamia nuts. These lands provide a buffer for urban development and enhance the visual character of the region. The balancing of urban development and agricultural/open space uses is a major challenge for long-range planning of the region.

Also, the North Shore is a major scenic and recreational asset of the region. Beginning from Keopuolani Park, there is an opportunity to provide a "greenway" that connects Kahului to Pa'ia via bikeway and pedestrian accesses.

- c. WAILUKU TOWN REDEVELOPMENT. The redevelopment of Wailuku Town remains a major opportunity for the region. The 'Iao Theatre, acquired by the County, serves as a link to Wailuku's past and can become a greater asset for the community. The Wailuku Municipal Parking lot, which is centrally located in the heart of the town, is another prime opportunity for redevelopment. The development of a hotel to accommodate business travelers is also viewed a potential opportunity for the town. In general, old Wailuku Town is a community asset that can also serve as one of many visitor attractions on the island.
- d. HISTORIC SITES AND TRADITIONAL TOWN CHARACTER. The region has a rich history and tradition dating back to the prehistoric, missionary and plantation eras. The prehistoric, historic and cultural sites of the region are major assets and provide opportunities for interpretation, preservation, display, and/or restoration.

In addition, the older neighborhoods, such as in Wailuku, with narrower streets and plantation style architecture have a charming character. The traditional concept of central business districts in close proximity to residential areas, similar to Wailuku Town, may also provide a model that could minimize the migration of business commercial uses into light industrial areas and promote a more pedestrian-oriented character of development.

Finally, small villages, such as Kahakuloa, Waihe'e, and Waikapu, and older established neighborhoods in Wailuku and Kahului are important aspects of the social fabric of the community that should be considered with respect to any surrounding urban expansion or intensification of land uses. Protecting the integrity and character of established neighborhoods is a major challenge in future planning for the region.

C. Interregional Issues

In the consideration of possible amendments to the Wailuku-Kahului Community Plan, there are several issues which affect other regions or require a Countywide or islandwide analysis. This section discusses these issues which need interregional, islandwide or County-wide comprehensive policy analysis and formulation.

1. Economic Well-Being: The CAC recognized that maintaining a viable island economy is important for the economic and social well-being of the Wailuku-Kahului region and its residents. Many of the businesses in the region support the island's primary industries. In addition, the region's economy is also dependent on other external factors related to State, National and global economic conditions and policies. In the view of the CAC, the economic well-being of the Island of Maui and County of Maui, in general, is a critical aspect of long range planning and has major implications for the Wailuku-Kahului region.

2. Transportation: The CAC recognized the importance of the islandwide transportation system on the Wailuku-Kahului planning region. Because of the region's central location, primary commercial harbor and airport facilities, major commercial, industrial and public facilities and role as the civic and commercial/industrial hub of Maui Island, Wailuku-Kahului is a major service and employment center for outlying communities. The transportation network that links the Wailuku-Kahului region to outlying regions has major implications on commerce and the qualitative aspects of the region's urban environment.
3. Water: In the view of the CAC, the development and delivery of additional sources of potable water was and is a critical factor in the long-range planning and development of the region. In addition, the region provides water resources to service South Maui's urban developments. The prioritization and allocation of water resources is a major interregional issue that needs to be addressed in a comprehensive manner.
4. Regional Boundary: The CAC had several recommendations on the boundaries for the Wailuku-Kahului planning district. First, the CAC supported the retention of Spreckelsville in the Wailuku-Kahului region in order to ensure more integrated planning with the neighboring Kahului Airport facility. Secondly, the CAC recommended that the Wailuku-Kahului planning boundary be adjusted to take in Kuihelani Highway, up to its intersection with Honoapiilani Highway. Currently, the regional boundary in this area runs along Waiko Road.

PART III

POLICY RECOMMENDATIONS, IMPLEMENTING ACTIONS AND STANDARDS FOR THE WAILUKU-KAHULUI REGION

A. Policy Recommendations

Policy recommendations for the Wailuku-Kahului 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 those 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 successfully bring reality to the desired goal.

B. Intended Effects of the Wailuku-Kahului Community Plan

Policy recommendations contained herein express the long-term visions for the Wailuku-Kahului community. They will be used in formulating and prioritizing programs and strategies for each of the planning categories and, significantly, to establish a long-range land use pattern for the region.

For these reasons, the Wailuku-Kahului Community Plan will play a key role in directing economic growth and stabilization for the Wailuku-Kahului region. Accordingly, the population of Wailuku-Kahului will, to a large degree, be affected by the policy recommendations contained in the Community Plan.

Population projections, while subject to a host of variables and external factors, provide a useful benchmark for conceptualizing growth in a region and providing a measure of the effectiveness of the Community Plan and future strategies to direct and manage growth. Population forecasts prepared in 1992 by Community Resources, Inc. were utilized as planning guides. These forecasts indicate a projected population of approximately 44,876 to 48,658 residents over the next 20 years and shall guide decision-making in determining future land use and community development needs to the Year 2010. This translates into approximately 4,334 to 6,359 additional housing units.

As with population, the policy recommendations of the Community Plan are anticipated to have a direct effect on the sequence and pattern of growth in the region. The plan seeks to balance future growth and development in a manner reflective of the urban/agricultural character of the region. Future residential expansion is directed to lands adjacent to currently planned urban residential development near Wailuku, Maui Lani, and Spreckelsville. The need for affordable resident housing is underscored. The

preservation of scenic vistas and shoreline resources and the expansion of public recreational opportunities is also emphasized in the Wailuku-Kahului Community Plan. The protection and recognition of historic, archaeological and cultural resources in the region is another intended effect of the plan. And, the protection of agricultural lands is an inherent part of the plan.

Finally, public facility and infrastructure improvements should not lag behind development in the region. Upon adoption of this plan, it shall be required that adequate facilities and infrastructure will be concurrent with future development. The land use designations on the community plan land use 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.

C. Goals, Objectives, Policies and Implementing Actions

ECONOMIC ACTIVITY

Goal

A stable and viable economy that provides opportunities for growth and diversification to meet long-term community and regional needs and in a manner that promotes agricultural activity and preserves agricultural lands and open space resources.

Objectives and Policies

1. Support agricultural production so agriculture can continue to provide employment and contribute to the region's economic well-being.
2. Support the revitalization of the Wailuku commercial core and adjacent areas by expanding the range of commercial services; improving circulation and parking; enhancing and maintaining the town's existing character through the establishment of a Wailuku Town design district; redevelopment of the Wailuku Municipal Parking Lot with emphasis on additional public parking; establishing urban design guidelines; and providing opportunities for new residential uses. Improve Wailuku's image and level of service as a commercial center for the region's population. A combination of redevelopment and rehabilitation actions is necessary to meet the needs of a growing center.
3. Allow opportunities for hotel accommodations within the region at Kahului and Wailuku--at the existing hotel district by Kahului Harbor; near the Kahului Airport; and within the Wailuku Town core.
4. Provide industrial growth opportunities through the expansion of existing industrial centers associated with the airport and harbor, and in Wailuku and

- Kahului. Encourage the fee simple ownership of lots provided by private developers.
5. Recognize the importance of small businesses to the region's economy.
 6. Encourage the development of affordable business incubator spaces with public subsidies or incentives, as necessary, similar in concept to that of the Maui Research and Technology Park.
 7. Provide for the establishment of centralized business districts within the region, in order to minimize the extensive migration of commercial projects into light industrial developments.
 8. Accommodate mixed use residential/commercial development as a "transition" between residential districts and the civic center and business/commercial districts compatible with a residential scale and character and subject to a new zoning classification. Lands intended for this use shall be designated Service Business/Residential (SBR) on the Community Plan land use map.
 9. Support the establishment of agricultural parks for truck farming, piggery operations, bee keeping and other diversified agricultural operations within larger unsubdivided agricultural parcels and in locations that are compatible with residential uses.

Implementing Actions

1. Place a high priority on the planning, design and construction of a multi-level parking facility at the Wailuku Municipal Parking Lot with potential opportunities for mixed use development, such as residential, commercial, park and other public uses.
2. Establish zoning regulations to implement a Service Business/Residential (SBR) land use designation provided for in the Community Plan policies.

ENVIRONMENT

Goal

A clean and attractive physical and natural environment in which man-made developments or alterations to the natural environment relate to sound environmental and ecological practices, and important scenic and open space resources are maintained for public use and enjoyment.

Objectives and Policies

1. Preserve agricultural lands as a major element of the open space setting that which borders the various communities within the planning region. The close relationship between open space and developed areas is an important characteristic of community form.
2. Protect nearshore waters by ensuring that discharges from waste disposal meet water quality standards. Continuous monitoring of existing and future waste disposal systems is necessary to ensure their efficient operation.
3. Protect shoreline wetland resources and flood plain areas as valuable natural systems and open space resources. These natural systems are important for flood control, as habitat area for wildlife, and for various forms of recreation. Future development actions should emphasize flood prevention and protection of the natural landscape.
4. Preserve the shoreline sand dune formations throughout the planning region. These topographic features are a significant element of the natural setting and should be protected from any actions which would detract from their scenic, environmental, and cultural value.
5. Require that new shoreline development respect shoreline resources and maintain public access.
 - a. Existing dune formations are important elements of the natural setting and should remain intact.
 - b. Indigenous or endemic strand vegetation should remain undisturbed; new development and landscaping should treat such vegetation as given conditions.
 - c. 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, and any undeveloped property, of 150 feet from any shoreline, or 25 percent of the average lot depth, whichever is greater. For other uses, including single family residences and

subdivisions along shoreline property, the Department of Planning staff and the Land Use and Codes Division Plans Examiners are encouraged to consult existing data on shoreline trends when discussing minimum shoreline setbacks with developers. Both episodic and long-term erosion rates should be disclosed to current or prospective purchasers of property to assist with the selection of an adequate shoreline setback.

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.

6. Encourage the use of siltation basins and other erosion control features in the design of drainage systems.
7. Mitigate potential hazards associated with oil storage tanks and the bulk containment of other toxic, corrosive or combustible substances.
8. Minimize noise, water and air pollution from industrial uses, electric power generating facilities and wastewater treatment plants.
9. Maintain coastal open space along the region's shoreline as a scenic amenity and public recreational area.
10. Monitor air quality in the planning district and enforce applicable standards with regular public reporting.
11. Encourage joint government action in the investigation of seaweed build-up in Kahului Harbor and other affected areas and the implementation of coordinated clean-up and other mitigative actions.
12. Promote recycling programs to reduce solid waste disposal in landfills, including convenient drop-off points for recycled material.
13. Support energy conservation measures, including the use of solar heating and photovoltaic systems, in conjunction with urban uses.
14. Promote the planting and maintenance of trees and other landscape planting to enhance the streetscapes and the built-environment.

Implementing Actions

1. Formulate and adopt a regional landscape planting master plan, including standards, for implementation in conjunction with public and private projects.
2. Establish and maintain a monitoring program for nearshore water quality.

3. Develop a master plan for a recreational coastline access.
4. Develop and implement a strategy for sand dune protection.
5. New studies should be commissioned that seek to better understand site-specific causes of coastal erosion.

CULTURAL RESOURCES

Goal

Identification, protection, preservation, enhancement, and where appropriate, use of cultural practices and sites, historic sites and structures, and cultural landscapes and view planes that:

1. Provide a sense of history and define a sense of place for the Wailuku-Kahului region; and
2. Preserve and protect native Hawaiian rights and practices 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

1. Preserve the character and integrity of historic sites in the Wailuku-Kahului region.
2. Recognize the importance of historically and archaeologically sensitive sites and encourage their preservation through development project review.
3. Protect and preserve historic, cultural and archaeological sites and resources through on-going programs to identify and register important sites, and encourage their restoration. This shall include structures and elements that are a significant and functional part of Hawaii's ethnic and cultural heritage.
4. Ensure that the proposed projects are compatible with neighboring historic, cultural, and archaeological sites or districts. Such projects should be reviewed by the Cultural Resources Commission, where appropriate.
5. 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.

6. Support programs for the protection and preservation of historic and archaeological resources and foster an awareness of the diversity and importance of the region's ethnic, cultural, historic, and archaeological resources.
7. Encourage community stewardship of historic buildings and cultural resources and educate private property owners about financial benefits of historic preservation in Maui County.
8. Preserve and restore historic roads, paths, and water systems as cultural resources, and support public access.
9. Recognize and respect family ancestral ties to certain sites including burial sites, and establish cultural and educational programs to perpetuate Hawaiian and other ethnic heritages.

Implementing Actions

1. The Cultural Resources Commission shall update, and the Council shall adopt, the County Cultural Resources Management Plan to further identify specific and significant cultural resources in the region and provide strategies for preservation and enhancement.
2. Require development projects to identify all cultural resources located within or adjacent to the project area and consult with individuals knowledgeable about such cultural resources 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 dune areas, known and probable pre-contact habitation areas, and other sites and areas listed in No. 5 below, with review by the Cultural Resources Commission, where appropriate.
3. Implement a historic and cultural overlay ordinance to provide protection for areas with significant archaeological, historical, and cultural resources.
4. Establish recognition of culturally sensitive areas such as Naniloa Bridge, Waiale Bridge, and burial and habitation sites along Lower Main Street and Kahului Beach Road.
5. Significant Wailuku-Kahului region sites and areas include the following:

Wahi Pana (Significant Traditional Places)

- a. Na Wai Eha (Waihe'e, Waiehu, Wailuku, Waikapu).
- b. Waihe'e Dunes Archaeological Complex.
- c. Waihe'e Church.

- d. Waihe'e Sugar Mill site.
- e. Haleki'i-Pihanakalani heiau.
- f. Waihe'e Dune complex.
- g. Taro lo'i in 'Iao Valley.
- h. Traditional surfing sites.
- i. Kanaha Pond.
- j. Habitation and burial sites along Lower Main Street corridor.
- k. Waiale Bridge.
- l. Wailuku Civic Center Historic District.
- m. Kama Ditch, Spreckels Ditch, and Waihe'e Ditch.
- n. Ka'ahumanu Church.
- o. Hale Ho'ike'ike (Bailey House Museum).
- p. Alexander House (next to Ka'ahumanu Church).
- q. Waikapu Stone Church Site.
- r. Wailuku School.
- s. Pu'unene School.
- t. Pu'u One Sand Dune Formation from Kahului Harbor to Waikapu.
- u. Coastal sand dunes from Kahului Airport to Baldwin Park.
- v. Kahului Railroad System sites (i.e., Roundhouse, Makaweli Rock Crusher Mill Foundation, etc.).
- w. Chee Kung Tong Society Hall site.
- x. Maui Jinsha Mission.
- y. Naval Air Station Kahului Airport (NASKA).
- z. Pu'unene Mill/Village.
- aa. Kahului Railroad Building and Old Kahului Store.
- bb. Buildings designed by C. W. Dickey-Wailuku Library, the Territorial Building in Wailuku, and the Baldwin Bank (Bank of Hawaii in Kahului).
- cc. Wailuku Union Church.
- dd. Church of the Good Shepherd.
- ee. 'Iao Theatre.
- ff. Plantation Manager's Residence in Wailuku.
- gg. St. Anthony's School.
- hh. Market Street from Main Street through Happy Valley.
- ii. Vineyard Street from Market Street to end.
- jj. 'Iao Stream.

The above list is not comprehensive. It represents some of the well-known sites 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 yet been surveyed for historic, archaeological, and cultural significance.

The Department of Planning has (or will obtain from the State Historic Preservation Division) maps indicating the general location of these sites. Planning Department staff will obtain, maintain, and update all pertinent maps, which will be consulted prior to development proposals affecting the above-mentioned areas.

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

1. To legitimize and amend County Building Codes to allow indigenous architecture as viable spaces for living, work, and recreation.

Implementing Actions

1. Develop a County ordinance for indigenous architecture.
2. Adopt standards for indigenous architecture.

HOUSING

Goal

A sufficient supply and choice of attractive, sanitary and affordable housing accommodations for the broad cross section of residents, including the elderly.

Objectives and Policies

1. Utilize a project district planning approach for major housing expansion areas which will allow flexibility in project planning. This will provide for flexible development standards and a mix of housing types which can result in more efficient site utilization and potential reductions in housing development costs.
2. Provide sufficient land areas for new residential growth which relax constraints on the housing market and afford variety in type, price, and location of units. Opportunities for the provision of housing are presently constrained by a lack of expansion areas. This condition should be relieved by a choice of housing in a variety of locations, both rural and urban in character.
3. Seek alternative residential growth areas within the planning region, with high priority given to the Wailuku and Kahului areas. This action should recognize that crucial issues of maintaining important agricultural lands, achieving efficient patterns of growth, and providing adequate housing supply and choice of price and location must be addressed and resolved.

4. Encourage the creation of elderly housing communities in various parts of the region that address the range of specialized needs for this population group.
5. Encourage the formulation of an elderly needs assessment study for Maui County by the State Department of Health, including recommendations for elderly housing projects, facilities and programs.
6. Coordinate the planning, design and construction of public infrastructure improvements with major residential projects that have an affordable housing component.
7. Plan, design and construct off-site public infrastructure improvements (i.e. water, roads, sewer, drainage, police and fire protection, and solid waste) in anticipation of residential, commercial and industrial developments defined in the Community Plan.
8. Promote efficient housing designs in order to reduce residential home energy and water consumption.

Implementing Actions

1. Develop a comprehensive housing strategy for low and moderate income groups involving government and private industry cooperation that provides an adequate supply of housing for the various strata of income. This approach would combine the resources of Federal, State, County, and private enterprise to improve the availability of rental and ownership housing targeted to various need groups. Anti-speculation and specification of a percentage of low and moderate income units in major projects are tools which should be considered as part of an overall housing program.
2. Develop procedures and regulations to streamline government review and approval for housing projects. This should result in cost reductions by expediting the time required for implementation.
3. Develop programs to encourage housing rehabilitation in older residential areas. This would designate target areas where low interest loans, grants and flexible code regulations not related to public health, safety and welfare would be available to homeowners.
4. Revise zoning, building and housing codes to allow for specialized elderly housing projects.

SOCIAL INFRASTRUCTURE

Goal

Develop and maintain an efficient and responsive system of public services which promotes a safe, healthy and enjoyable lifestyle, accommodates the needs of young, elderly, disabled and disadvantaged persons, and offers opportunities for self-improvement and community well-being.

RECREATION

Objectives and Policies

1. Provide park and recreation areas as an integral part of project district specifications which will accommodate the needs of population growth.
2. Ensure adequate public access to shoreline recreation resources by pursuing access ways identified by the County.
3. Provide access for persons with disabilities at all park facilities.
4. Provide for a major regional multi-purpose center for the planning district to accommodate resident needs for banquet and meeting facilities with adequate parking.
5. Investigate the need for an additional community center facility in Kahului.
6. Place high priority on utilizing the 'Iao Theatre as a multi-purpose community facility and develop the adjoining property in a manner that retains the integrity of the town core.
7. Place high priority on implementation of Keopuolani Park, including enhancement of the Kahului Harbor shoreline.
8. Expand shoreline recreation opportunities by extending Kanaha Beach Park and establishing park areas along Spreckelsville, Waiehu and Waihe'e shorelines.
9. Enhance existing parks by improving maintenance and expanding the range of facilities provided.
10. Maintain lands acquired or designated for recreational purposes exclusively for those uses.
11. Provide for additional municipal golf courses.

12. Maintain existing recreational uses at the Kahului harbor for canoe club activities. When development occurs, provide alternate sites for canoe club activities at the Kahului Bay area.
13. Establish a linear park with bikeways and pedestrian routes along the shoreline between Waihe'e and Pa'ia.
14. Establish a permanent fairground site that encourages year-round use as an inter-regional community center and meeting facility.
15. Establish a linear park, with bicycle and pedestrian facilities where practical, from the Paukukalo oceanfront along 'Iao Stream to Kepaniwai Park.
16. Ensure that adequate regional/community park facilities are provided to service new residential developments.
17. Ensure that the development of the North Shore greenway project is done in a manner that respects the dune system and cultural sensitivity of the area. Specifically, the project should:
 - a. minimize the excavating, grading, and grubbing for the project, and instead use minimal fill (as necessary to meet engineering standards), especially in the area near Baldwin Beach Park;
 - b. provide appropriate protection to prevent unnecessary traversing of the dune system mauka-makai;
 - c. use the greenway as an opportunity to interpret the significant cultural and historic sites in the area; and
 - d. have the archaeological inventory survey and the design plans for the project reviewed by the Cultural Resources Commission prior to the issuance of the necessary development permits.

Implementing Actions

1. Undertake a site selection study for a permanent fairgrounds site that encourages year-round use.
2. Undertake a regional park master plan study to identify the needs and potential sites for expanded passive and active recreational uses in the planning region.
3. Prepare and implement, as soon as possible, a plan for a major regional multi-purpose center to service the entire planning district. Also, investigate the need for an additional community center in Kahului and/or the upgrading and expansion of the existing Kahului Community Center.

4. Continue to implement the plan for Keopuolani Park.

SOCIAL SERVICES/HEALTH

Objectives and Policies

1. Support the expansion of services and facilities at the Maui Memorial Medical Center, the major primary care facility on the island, including the construction of a multi-level parking facility and a second roadway access.
2. Plan for the expansion of community services facilities, such as the Cameron Center.
3. Expand social services for young and elderly persons.
4. Continue to assess the social needs in the community and facilitate a coordinated response in the delivery of social services and programs for young, elderly, disabled and disadvantaged persons.
5. Support the formulation of an elderly needs assessment study for Maui County by the State Department of Health and lobby for the implementation of needed programs and projects.
6. Coordinate the provision of long-term care facilities and programs with other providers, such as Hale Makua and Hale Mahaolu.

Implementing Actions

1. Acquire a minimum of 10 acres of land for expansion of Maui Memorial Medical Center as soon as possible.
2. Provide a second roadway access to Maui Memorial Medical Center. As noted in the section on transportation, this access should precede or be concurrent with the extension of Mahalani Street.

PUBLIC SAFETY

Objectives and Policies

1. Maintain adequate police and fire protection services in the region.
2. Encourage communities to establish Neighborhood Crime Watch Programs.

Implementing Actions

1. Study the feasibility of establishing fire and police protection facilities in the proposed Project Districts within the region.

EDUCATION

Objectives and Policies

1. Allocate sufficient land areas as part of residential project district specifications to meet future school site needs.
2. Encourage the Department of Education to provide recreation facilities for schools, thus expanding opportunities for public use of presently shared facilities.
3. Coordinate the development of school facilities with the State Department of Education in conjunction with planned residential projects.
4. Support the establishment of a four-year university on Maui.
5. Encourage apprenticeship or work study programs, in conjunction with higher educational or technical/vocational studies.
6. Support efforts to expand the Maui Community College facilities and incorporate desired elements of Hawaiian architectural design.
7. Support the improvement and maintenance of existing school facilities.
8. Encourage the development of child care and pre-school facilities, in conjunction with major centers of employment.

Implementing Actions

1. Where possible during the zoning process, ensure that applicants contribute to the development, funding, and/or construction of school facilities on a fair-share basis as determined by and to the satisfaction of the State Department of Education. Terms of the contribution shall be agreed upon by the applicant and the State Department of Education prior to the applicant applying for building permits.

GOVERNMENT

Goal

Government that demonstrates the highest standards of fairness; responsiveness to the needs of the community; fiscal integrity; effectiveness in planning and implementation of programs and projects; a fair and equitable approach to taxation and regulation; and efficient, results-oriented management.

Objectives and Policies

1. Utilize the County's budgeting process as a means of carrying out the policies and priorities of the Community Plan.
2. Utilize the County's real property tax assessment function as both a means to carry out the policies and priorities of the Community Plan and a mechanism for monitoring and updating the Community Plan.
3. Streamline the land use, building permit and subdivision approval processes.
4. Monitor the implementation of and compliance with the Community Plan.
5. Ensure that adequate infrastructure is or will be available to accommodate planned development.
6. Support public and private partnerships to fund the planning and construction of infrastructure.
7. Encourage students within Maui County to participate in Maui County governmental affairs through such means as the submittal of testimony and resolutions on issues and concerns related to community affairs.
8. Encourage cooperation and coordination between agencies, boards and commissions charged with land use planning and urban design and development within Wailuku Town.

Implementing Actions

1. Streamline the land use, building permit and subdivision processes through means such as consolidated public hearings and concurrent processing of applications.
2. Adopt a beach-mountain access dedication ordinance pursuant to Chapter 46, Hawaii Revised Statutes. This should be done as part of an islandwide comprehensive mountain and beach access study.

3. Evaluate and modify present zoning and subdivision ordinances to incorporate the land use and design guidelines as well as other recommendations incorporated herein.
4. Establish an additional government complex with adequate public parking in a central location.
5. Maintain the War Memorial Complex for public parking and recreational uses only.
6. Facilitate public access to information through the use of computers, microfiche/microfilm readers, and other tutorial services in County agencies.
7. Re-evaluate the composition, role and boundaries of the Wailuku Redevelopment Agency to support its mission for the revitalization and enhancement of this district and explore ways to coordinate planning for Wailuku Town.
8. Formulate special plans and studies to implement recommendations of the Community Plan. These would include water development and distribution, housing, local and regional circulation, drainage, solid waste and recycling, sewage disposal and treatment, human services, recreation, public safety and other special plans and studies as required.
9. Prepare a progress report five years after the adoption of this plan for review by the public and Maui County Council describing the status of General and Community Plan implementation and actions taken to comply with same.

LAND USE

Goal

An attractive, well-planned community with a mixture of compatible land uses in appropriate areas to accommodate the future needs of residents and visitors in a manner that provides for the social and economic well-being of residents and the preservation and enhancement of the region's environmental resources and traditional towns and villages.

Objectives and Policies

1. Ensure that adequate lands are available to support the region's present and future agricultural activities.
2. Identify prime or productive agricultural lands, and develop appropriate regulations for their protection.

3. The direct and cumulative impacts of agricultural subdivisions and the impacts on the community shall be assessed and considered.
4. Establish administrative procedures and standards within both the Department of Public Works and Waste Management and the Department of Planning, to ensure that agricultural subdivisions shall not be approved unless their uses are expressly permitted by Chapter 205, Hawaii Revised Statutes.
5. Encourage traditional Hawaiian agriculture, such as taro cultivation, within the agricultural district, in areas which have been historically associated with this cultural practice.
6. Establish an adequate supply of urban land use designations to meet the needs of the community over the next 20 years.
7. The Community Plan map shall define the urban growth limits for the region.
8. Maintain a project district approach for the major residential growth areas adjacent to Wailuku, Kahului, and Waiehu to allow flexibility in master planning. These project districts may contain a variety of residential unit types as well as supporting community services, including business, public, recreational and educational facilities.
9. Maintain the existing Kahului Airport district boundaries, as defined in the Community Plan Land Use Map and continue to evaluate the air transportation needs of the County to determine future air transportation facility requirements. Create a direct control overlay district in and around Kahului Airport due to the public investment and the economic importance of the facility. The boundaries of this district shall be generally defined by the 60 Ldn isoline (60 decibels, day-night average) of the FAA approved noise contour map for the airport. The intent of this district shall be to establish specific guidelines for development within the area which would define uses compatible with the airport and appropriate design standards, particularly with respect to noise attenuation to reduce interior noise levels to the 45 Ldn level or less. Total closure of structures, as well as air-conditioning, are generally required for this purpose. Residential uses should be discouraged within the 60 Ldn isoline.
10. All zoning applications and/or proposed land uses and developments shall conform with the planned use designations, as specified in the adopted Community Plan Land Use Map, and be consistent with the Community Plan policies.
11. 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 of the project, including impacts on archaeological, historical and cultural resources.

12. Establish a Wailuku Town Design District.
13. Within the Wailuku Town core, formulate and implement flexible land use guidance policies that enhance the various activity centers and maintain the traditional character of the town.
 - a. Civic Center District: This district defines the government office center and adjacent blocks of commercial use which are functionally related to the government center. This district is generally bounded by Main, South High, Kaohu, Napua, Uluwehi, South Church, Pakahi, South Market and Wells Streets.
 - b. Wailuku Historic District: Protection of this complex of historic structures in a park setting will continue under the provisions of the current Community Plan.
 - c. Commercial and Residential: The following comprise the commercial core, commercial areas, and surrounding residential uses:
 - 1) Commercial Core. This area is generally situated along Central, Wells, Main, High, and Vineyard Streets. It should emphasize commercial uses oriented to serve the business and residential community. Ground floor activities should emphasize commercial retail with expansion of the variety and scope of offerings to serve residents.
 - 2) Mixed Use Areas. These occur in several blocks adjacent to the commercial core and act as a transition between the core and single family residential areas. The business residential mix should be retained with intensification to accommodate multi-family and business uses. Patterns of mixed use could allow vertical mixture (residences over ground floor business) or horizontal mixture (business frontage and residences behind), or residential and business uses on adjacent lots.

Maintenance and rehabilitation of existing structures should be encouraged in a manner that respects the residential scale that now exists. Intensification of uses through new development would require consolidation of substandard lots. Performance criteria for rehabilitation and upgrading should be developed to permit more flexibility than present zoning and building code standards allow.
 - 3) Single Family Residential. These areas surround the commercial and mixed use areas. The emphasis should be on preserving and rehabilitating existing housing, providing adequate circulation, and encouraging home maintenance and rebuilding of deteriorating structures.

- 4) Service Business/Single Family Residential. These uses occur primarily along the Waihe'e side of Kaohu Street, and along the mauka side of South Market Street to permit a mixture of single family and duplex dwellings, with small-scale service and neighborhood oriented businesses which are established in previously utilized residential dwellings or other existing structures. The business use should be compatible with the physical character of the residential neighborhood.
14. Maintain physical separation between traditional towns and villages in the region. Where possible, provide specific design or landscape elements, such as open space buffers or changes in streetscape, to clearly delineate the boundary between Kahului and Wailuku. Maintain open space around traditional rural areas, such as Waikapu and Waihe'e, to provide a sense of community and to prevent envelopment of these areas by urban expansion.
15. Provide a substantial greenway or greenbelt to serve as a buffer zone, line of demarcation, or definition between Wailuku and Waikapu, and between Waikapu and Ma'alaea, in order to prevent the continuation of urban sprawl. Changes in streetscapes could include landscaping and agricultural planting materials that reflect the character of each community, and are utilized to delineate a substantial boundary between Kahului and Wailuku.
16. 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.

Implementing Actions

1. Establish zoning regulations to implement the land use recommendations in the Community Plan, including but not limited to Service Business/Single Family Residential (SBR), Business/Multi-Family (BMF), and Business/Industrial (BI).

INFRASTRUCTURE

Goal

Timely and environmentally sound planning, development and maintenance of infrastructure systems which serve to protect and preserve the safety and health of the region's residents, commuters and visitors through the provision of clean water, effective waste disposal and drainage systems, and efficient transportation systems which meet the needs of the community.

WATER AND UTILITIES

Objectives and Policies

1. Coordinate water system improvement plans with growth areas to ensure adequate supply and a program to replace deteriorating portions of the distribution system. Future growth should be phased to be in concert with the service capacity of the water system.
2. Improve the quality of domestic water.
3. Promote water conservation and education programs.
4. Protect water resources in the region from contamination, including protecting ground water recharge areas, and wellhead protection areas within a 1.25-mile radius from the wells.
5. Coordinate the construction of all water and public roadway and utility improvements to minimize construction impacts and inconveniences to the public.
6. Coordinate expansion of and improvements to the water system to coincide with the development of residential expansion areas.
7. Promote conservation of potable water through the use of treated waste water effluent for irrigation.
8. Encourage reasonable rates for water and public utility services.
9. Ensure that proliferation of telecommunication towers does not negatively impact the natural beauty of Maui County and the comfort and health of its residents.

Implementing Actions

1. Update the County's Water Use and Development Plan and estimated water use for the Wailuku-Kahului region.
2. Prepare or update a water improvement master plan for the Wailuku-Kahului region to be incorporated as a functional component of the Community Plan.
3. Plan and construct water system improvements, including additional source, transmission, and storage capabilities.
4. Provide incentives for water and energy conservation practices.

5. Coordinate the development of telecommunication towers by developing an ordinance governing telecommunication facilities.
6. Relocate the Kahului Power Generating Facility out of the tsunami zone.
7. Adopt a water allocation plan for the region and require that the use of water from the Central Maui Water System for future development shall be subject to the provisions of this water allocation plan.
8. Promote and implement programs for ground water and wellhead protection.

LIQUID AND SOLID WASTE

Objectives and Policies

1. Coordinate sewer system improvement plans with future growth requirements, as defined in the Community Plan.
2. As part of a county-wide solid waste management study, address the needs of the planning region for disposal and transfer sites with more convenience to residential areas. The collection system and location of disposal sites need to be improved to better serve residential areas.
3. Reduce the disposal of solid waste in landfills through reducing the amount of material for disposal at the source (i.e. home composting of lawn or tree trimmings), reuse and recycling programs, bioconversion (i.e. composting) and the provision of convenient drop-off facilities.
4. Reuse the treated effluent from the County's waste water treatment system for irrigation and other suitable purposes in a manner that is environmentally sound.

Implementing Actions

1. Develop and implement a comprehensive waste management and recycling plan for the region.
2. Explore feasibility of extending sewer service to unserved areas as part of comprehensive sewer system planning.
3. Investigate the feasibility of constructing a wastewater treatment facility for the Central Maui area to service the future needs of population growth. Locations to be investigated include the airport area, the Pu'unene sugar mill area, and other areas east of Kuihelani Highway. Site conditions to be evaluated shall include, but not be limited to, potential odor problems with surrounding neighborhoods, corrosive environments, effluent disposal, groundwater contamination and project costs.

4. Relocate the Kahului Wastewater Treatment Plant out of the tsunami zone.

DRAINAGE

Objectives and Policies

1. Establish a storm drain improvement program to alleviate existing problems; implement a continuing maintenance program, and ensure that improvements to the system will meet growth requirements. This addresses safety and property loss concerns as well as the need for comprehensive flood control planning.
 - 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 is 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.
2. Respect natural drainageways as part of good land development.
3. Construct and maintain, as needed, desilting basins along major drainage channels.
4. Ensure that storm water run-off and siltation from proposed development will not adversely affect the marine environment and nearshore and offshore water quality. 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.
5. Encourage the incorporation of drainageways, setbacks, and flood protection areas into greenways consisting of open space, pedestrian way and bikeway networks.

Implementing Actions

1. Update and implement a drainage master plan for the planning region 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.

2. 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. Maintain current drainage ways, swales and spillways.
3. Revise the County drainage rules to require that drainage system design shall not adversely affect downstream and coastal water quality.

ENERGY

Objectives and Policies

1. Promote the use of alternative energy sources, such as biomass, wind and solar.
2. Develop efficient circulation systems, public transportation and promote bicycle and pedestrian travel to reduce energy expenditures for travel.
3. Promote energy conservation and awareness programs.
4. Reduce domestic energy consumption.
5. Expand efforts to utilize environmentally and cost effective renewable resources for energy production, such as solar, biomass, and wind energy.
6. Encourage energy efficient building design and site development practices.
7. Support energy conservation measures, including the use of solar heating and photovoltaic systems, in conjunction with urban uses.
8. Promote recycling programs to reduce solid waste disposal in landfills.
9. Promote competition among energy providers to increase options and decrease costs to Maui County residents and government facilities.

Implementing Actions

1. Adopt standards and regulations for the use of solar heating, low flush toilets and other conservation fixtures in new building construction.
2. Develop and adopt an integrated energy functional plan for the County of Maui, including but not limited to, strategies for energy conservation, reuse of treated waste water, recycling, reduction in the use of fossil fuels, public education and

awareness, and other strategies and actions related to transportation and utilities, housing, environment, urban design and economic activity.

3. Develop incentives and requirements for energy efficient building design and site development practices through various approaches, including modifications to building codes and zoning and subdivision ordinances.
4. Provide incentives to promote the use of alternative energy sources.
5. Develop, compile and disseminate information on new energy technologies, policies, and programs relevant to the community's economy and environment.
6. Identify energy-saving measures for all community buildings and facilities.
7. As part of a County-wide waste management study, pursue the feasibility of utilizing resource recovery systems.
8. Support reduction of entry barriers to distributed generation and other forms of alternative energy.

TRANSPORTATION

Objectives and Policies

1. Enhance circulation by improving road maintenance; improving or providing traffic signals and turning lanes at congested intersections; and by providing street and destination signs. Important intersections include Lono and Papa Avenues, and intersections along Papa Avenue, Wakea Avenue, and North Market Street. Additional turning lanes, traffic signals and roadway improvements in the Wailuku Town core should be designed to facilitate safe traffic movement and be compatible with the traditional character of the area.
2. Provide bikeway and walkway systems in the Wailuku-Kahului area which offer safe and pleasant means of access, particularly along routes accessing residential districts, major community facilities and activity centers, school sites, and the shoreline between Kahului Harbor and Pa'ia.
3. Expand parking facilities serving the civic and commercial centers of Wailuku. Parking improvements should include expanding the existing public parking facilities off Market Street and around the civic center, and improving controls over existing civic center parking to reserve it for short-term use. Explore the feasibility of a shuttle service for County employees to remote parking facilities.
4. Support private efforts to expand public transit service, with an emphasis on service to the Kahului Airport and Wailuku Civic Center. Future growth in population will warrant an expanded public transportation system.

5. For future residential development, prohibit direct lot access from primary roads.
6. Accommodate bicycle and pedestrian ways within planned roadway improvements.
7. Support the extension of the Kahului Airport runway, access road improvements, and other related facility improvements, including expansion of the adjacent shoreline area for public park uses.
8. Support the expansion of Kahului Harbor, the island's primary commercial harbor, to accommodate long-term needs. The State Department of Transportation should be encouraged to allow recreational uses by canoe clubs or provide an alternative site for such uses in its long range master plan. The harbor master plan should also incorporate safe bicycle and pedestrian access. Support the investigation of alternative sites for a second commercial harbor facility on the island of Maui.

Further, the State Department of Transportation should be strongly encouraged to mitigate its traffic impacts prior to or in conjunction with the Harbor expansion, including, but not limited to, the following:

- a. improve the intersections between Ka'ahumanu Avenue and Wharf Street and Hobron Avenue;
 - b. provide alternative and bypass routes for vehicular traffic, possibly including a direct route to Kahului Airport;
 - c. provide safe (possibly underpass) routes for pedestrian traffic;
 - d. acquire pockets of land for more efficient facility location within Kahului Harbor; and
 - e. work with the community to plan a second commercial harbor.
9. Support the extension of Waiale Drive to a new intersection with Honoapiilani Highway south of Waikapu Village.
 10. Preserve the Waiale Bridge and the significant subsurface archaeological sites in the Waiale Drive corridor, from the Mahalani Street intersection to Lower Main Street, by maintaining the existing roadway width.
 11. Preserve the character of Honoapiilani Highway between Waikapu and Wailuku by maintaining two travel lanes and the existing trees.

Implementing Actions

1. Establish ordinances to designate truck or other heavy vehicle weight commercial traffic routes to relieve traffic impacts on residential neighborhoods and the traditional town center.
2. Re-establish school bus routes and stops to minimize impacts on residential neighborhoods and provide sheltered stops where appropriate.
3. Study traffic patterns and circulation at intersections adjacent to school sites prior to road construction, to ensure safe access.
4. Study circulation patterns at school sites.
5. Implement the State Department of Transportation Bikeway Master Plan and the County Bikeway Plan.
6. Update and implement the Department of Transportation's Maui Long Range Planning Study: Islandwide Plan and other traffic master plans to implement the Community Plan. The improvements to the regional roadway network should include but not be limited to the following:
 - a. Maui Lani
 - 1) Extend Lono Avenue, Kamehameha Avenue, and Onehee Street into the Maui Lani Project District.
 - 2) Provide interconnections with the Maui Lani roadway network to Kuihelani Highway, Honoapiilani Highway, and Waiale Drive in order to provide maximum flexibility for the additional traffic to be generated by Maui Lani and to reduce its impact on adjoining existing neighborhoods.
 - 3) The extension of Lono Avenue to Kuihelani Highway should precede the Kamehameha Avenue and Onehee Street extensions. If the Maui Lani project does not proceed in a timely manner, the County should move forward with the Lono Avenue extension.
 - 4) Upgrade Mahalani Street, Kamehameha Avenue, Onehee Avenue and Lono Avenue to County collector road standards.
 - 5) Plan the Maui Lani Parkway as an arterial road.

b. Kahului

- 1) Improve Dairy Road between Kuihelani Highway and Keolani Place.
- 2) Improve major intersections to accommodate increased traffic volumes, including turning lanes, signals, and other improvements, including but not limited to the corridors of Kamehameha, Pu'unene and Wakea Avenues.
- 3) Construct the planned Airport Access Road.
- 4) Improve existing roadway systems within the Kahului Light Industrial area and accessing Kahului Airport to facilitate egress/ingress and to provide for the safe and convenient flow of traffic.
- 5) Improve Kahului Beach Road between Ka'ahumanu Avenue and Waiehu Beach Road/Lower Main Street.
- 6) Improve Lower Main Street.

c. Wailuku

- 1) Establish additional major routes between Kahului and Wailuku by utilizing the major road systems of the Maui Lani and C. Brewer Project Districts with connections to Honoapiilani and Kuihelani Highways and Waiale Road.
- 2) Extend Mahalani Street as a through connection between Ka'ahumanu Avenue and Waiale Road. The Mahalani extension should be preceded by, or constructed concurrently with, a second roadway access to Maui Memorial Hospital.
- 3) Establish a new Wailuku through road connecting Honoapiilani and Kahekili Highways, utilizing the existing Waiale Road right-of-way, the old cane haul road, as well as the major roads in the Piihana Project District.
- 4) Establish a new access road to serve the existing and proposed golf courses to alleviate through traffic in Waihe'e town.
- 5) Provide left turn lanes on Lower Main Street between Mill Street and Waiale Drive.
- 6) Facilitate or expedite the connection of Waiale Drive to Kuikahi Drive.

- 7) Improve Waiale Drive and plan for a future connection to the Honoapiilani Highway south of Waikapu.

d. Other

- 1) Improve Honoapiilani Highway south of Kuihelani Highway.
- 2) Improve Kuihelani Highway from Pu'unene Avenue to the future Maui Lani Parkway and plan for the continuation of such improvements to Honoapiilani Highway.
- 3) Plan and construct a Pu'unene Bypass that would connect the Mokulele Highway and Kuihelani Highway and continue to Ka'ahumanu Avenue, via the future Maui Lani Parkway.
- 4) Plan and implement improvements to Ka'ahumanu Avenue as soon as possible.
- 5) Acquire and maintain Waiko Road as a public vehicular right-of-way.
- 6) In addition to other roadway improvements, implement other alternatives for improving traffic circulation in the region through signalization, one-way streets, prohibiting on-street parking and heavy-weight vehicles, and establishing time controls.
- 7) Provide a second roadway access connecting to the Maui Memorial Medical Center. This access should precede, or be developed concurrently with, the extension of Mahalani Street.

URBAN DESIGN

Goal

An attractive and functionally integrated urban environment that enhances neighborhood character, promotes quality design, defines a unified landscape planting and beautification theme along major public roads and highways, watercourses and at major public facilities, and recognizes the historic importance and traditions of the region.

Objectives and Policies for the Wailuku-Kahului Region in General

1. Enhance the appearance of major public roads and highways in the region.

2. Maintain a design quality for commercial and public projects and large-scale master planned developments.
3. Improve pedestrian and bicycle access within the region.
4. Establish, expand and maintain parks, public facilities and public shoreline areas.
5. Integrate stream channels and gulches into the region's open space system for purposes of safety, open space relief, greenways for public use and visual separation. Drainage channels and siltation basins should not be used for building sites, but rather for public open space. Drainage channel rights-of-way and easements may also be used for pedestrian and bikeway facilities.
6. Promote a unified street tree planting program along major highways and streets.
7. Buffer public and quasi-public facilities and light-heavy industrial/commercial type facilities from adjacent residential uses with appropriate landscape planting.
8. Maintain shrubs and trees at street intersections for adequate sight distance.
9. Save and incorporate healthy mature trees in the landscape planting plans of subdivisions, roads and other developments.
10. Incorporate drought tolerant plant species and xeriscaping in future landscape planting.
11. Use native Hawaiian plants for landscape planting in public projects to the extent practicable.
12. Existing and future public rights-of-way along roads and parks shall be planted with appropriate trees, turfgrass and ground covers.
13. Encourage neighborhoods and community organizations to upgrade and maintain streets and parks in accordance with the Maui County Planting Plan of the Arborist Committee.
14. Require all future subdivisions, construction projects and developments to comply with the adopted Maui County Planting Plan.
15. Emphasize contrasting earth-tone color schemes for buildings and avoid bright or garish colors. Within Wailuku Town, require buildings that have bright or garish colors to comply with earth-tone color schemes.

16. Encourage the review of architectural and landscape architectural plans for major government projects by the County's Urban Design Review Board.

Objectives and Policies for Wailuku Town

1. Maintain the existing character of historic Wailuku Town.
2. Support the creation of a Wailuku Town Design District and the adoption of design guidelines for the town core, excluding properties designated for single family residential use. The objective is to integrate the design elements of multi-family, commercial and public properties in Wailuku Town and to retain the traditional town character. The design district boundaries should include the following areas, as depicted on the attached map:
 - a. the area bounded by High, Vineyard, Central and Main Streets, including the Wailuku Redevelopment District;
 - b. the area bounded by High, Main, North Market and Kaohu Streets, including the Civic District;
 - c. both sides of Main Street from Central Avenue to the Wailuku Bridge; and
 - d. both sides of Market Street from Vineyard Street to Piihana Road in Happy Valley.
3. Circulation and Parking.
 - a. Provide for the Waiale Drive bypass to Honoapiilani Highway and road connection from Lower Main Street across 'Iao Stream to Kahekili Highway.
 - b. Maintain the existing character of streets in the commercial core along Vineyard, Market, Central and Main Streets.
 - c. Expand public parking facilities at the Wailuku Municipal Parking Lot and provide for safe and convenient bicycle parking in Wailuku town.
 - d. Provide a continuous and pleasant pedestrian pathway connecting the Historic District, Civic Center, commercial office areas and park and public facilities.
4. Building Form and Character. The following design policies shall express the Council's intent as it relates to urban design for properties designated for commercial and business multi-family use along and bounded by Spreckels Ditch and Wells, High, and Vineyard Streets--Wailuku Town's commercial district. They shall serve as a supporting rationale during the development and adoption of design guidelines for the above area. They shall also serve as a

reminder of the Council's intent as the guidelines are amended. (See Exhibit "D".)

- a. Maintain the area's small-town profile and character to allow present land uses, and to allow mixed use zoning with residential uses above and in back of commercial properties. The identifying core and focus is the County seat with its present government building heights, with decreasing heights through the concepts of "Step Zoning" and "Stepping a Building" as one moves away from the streetscape. A mixture of one, two, three and four story heights is desirable because it will support the type of land use intensity that is needed to encourage investment and economic viability; yet it is compatible with the area's small-town profile and character.
- b. Where commercial areas abut residential blocks, a transition in height should be required to achieve compatibility with the residential scale.
- c. Utilize architectural treatments such as facade and roof modulation to break up the mass and reduce the apparent size of the buildings.
- d. Protect mauka (mountain) and makai (ocean) view planes.
- e. Foster an interesting and active street scene by developing a community gathering place, providing historically sensitive street furniture and making streetscape enhancements.
- f. Emphasize the continuity of commercial frontages along the main shopping streets, primarily on Market, Main and Vineyard Streets, by maintaining uniform building setbacks along the street frontages. Commercial displays should continue to emphasize and enhance the pedestrian experience. Interruptions, such as blank facades, should be avoided.
- g. Emphasize continuity in architectural details and materials through the following facade treatments:
 - 1) Second story balconies and recesses to create interest.
 - 2) Ground floor display windows to heighten visual interest.
 - 3) Compatibility in color by emphasizing earth tones and avoidance of bright or garish building colors which greatly contrast with their surroundings.
 - 4) A variety of signs which do not compete for attention or distract from the overall street appearance.

- 5) Awnings or canopies that provide shelter over sidewalk areas and protect store entrances.
5. Landscape Character: pending adoption of design guidelines for Wailuku Town, utilize the following interim guidelines in the review of projects.
 - a. Maintain the landscape character and open space of the Wailuku entry along South High Street by preserving mature vegetation.
 - b. Establish a unified street tree planting theme for streets within the commercial core which are to be pedestrian oriented.
 - c. Foster the development of mini-parks where appropriate and a community beautification program.
 6. The Maui Redevelopment Agency (MRA) shall be encouraged to consult with the Cultural Resources Commission in the formulation of and/or amendments to the Wailuku Town Design Guidelines.

Objectives and Policies for Kahului

1. Within industrial subdivisions, encourage the establishment of design standards for individual projects, including a unified streetscape planting theme and program, in order to enhance the visual quality of industrial developments.
2. Circulation: provide and maintain sidewalks and bikeways for convenient and pleasant connections between activity centers, such as shopping centers, schools, Maui Community College and public parks. These pathways should have adequate separation from vehicular traffic for safety purposes.
3. Building Form and Character: maintain compatible scale relationships between the existing low-scale character of the area, adjacent public uses and higher buildings.
 - a. Building heights for the hotel-designated district fronting the ocean side of Ka'ahumanu Avenue shall not exceed ten stories in order to provide a dynamic skyline and identifiable hotel district.
 - b. The low-rise character of the central business area should be maintained. Higher building forms up to six stories should be sited in the central portion of commercial blocks.
 - c. Building heights along the perimeter of commercial blocks should provide a transition in scale to adjacent public and quasi-public uses.

- d. Commercial uses along the perimeter of central business area blocks should be low-rise and provide sufficient setbacks to allow landscaped buffers along street frontages.
4. Landscape Character
- a. A coordinated landscape theme should be established from the airport to Kahului, with landscape buffers established along Keolani Place, Hana Highway, and Ka'ahumanu Avenue.
 - b. Landscaping along Dairy Road between Keolani Place and Pu'unene Avenue should be established and coordinated with the landscaping of the airport-Kahului roadway approach routes.
 - c. Parkway character should be established along Ka'ahumanu Avenue, from Kahului to Wailuku. Keopuolani Park plans should be updated and made an integral part of the area's landscaping.
 - d. Open parking areas should be landscaped to provide visual screening and shade.
 - e. The perimeters of the central business area blocks should provide landscape buffers as part of a coordinated landscape theme to enhance their visual image.
 - f. The mature landscape character of Kahului's commercial areas should be preserved and incorporated into future development plans, subject to review by the County's Arborist Committee.
 - g. The landscape treatment along streets within the central business area should be extended along major collector roads serving adjacent residential neighborhoods, including Pu'unene, Kamehameha and Lono Avenues.

Implementing Actions

1. Implement a unified landscape planting theme along Ka'ahumanu Avenue from Kahului to Wailuku and along other major public roadways.
2. Establish a Wailuku Town Design District with adopted design guidelines.
3. Implement related actions specified in the Transportation section of the Community Plan related to roadways, pedestrian and bikeway improvements.
4. Provide pedestrian and bicyclist amenities within Wailuku Town, including shaded rest stops, bicycle parking, trash receptacles and public restroom facilities.

5. Incorporate a landscape planting master plan in the update and implementation of the Keopuolani Park plan.
6. Amend the Public/Quasi-Public zoning standards to enable greater heights for Public/Quasi-Public uses such as Maui Community College and the Maui Memorial Medical Center to permit facility expansion consistent with the architectural parameters of existing facilities.

D. Planning Standards

The following planning standards are guides for development and design. These standards are essential in clarifying the intent of the land use and town design objectives and policies and the Land Use Map.

1. Land Use

- a. All zoning applications and/or proposed land uses and developments shall conform with the planned use designations, as specified in the adopted Community Plan Map, and be consistent with the Community Plan policies.
- b. Any proposed development of the Pestana property (TMK: 3-4-30:09), the Ige property (TMK: 3-4-30:10), and the Schenk property (TMK: 3-4-30:11), shall be reviewed and approved by the Maui-Lanai Burial Council, Historic Preservation Division, State Department of Land and Natural Resources. Existing sand dune features shall be maintained.
- c. Development of the vacant properties in the Dairy Road Light Industrial Expansion (Matrix 33), identified as TMK: 3-8-1:portion of 2 and 3-8-6:portion of 4; and the Airport Triangle (Matrix 34), identified as TMK: 3-8-79:13, shall provide a landscaped aesthetic visual corridor along all adjacent highways. Additionally, a landscaped berm utilizing trees and shrubbery shall be constructed along the entire proposed collector road (Ho'okele Street Extension) to soften the visual impact of the buildings along the road. Ingress/egress or other improvements mandated by engineering safety standards shall be exempt. Additionally, alternative energy shall be utilized, including, but not limited to, the use of solar energy to heat water. Underground utilities and low impact lighting to preserve the visual appearance of the area shall also be utilized. Signalized intersections shall be minimized on the Ho'okele Street Extension, and shall be installed only when warranted by standard traffic engineering requirements.

In addition, the said Dairy Road Light Industrial Expansion (Matrix 33), shall be constructed in increments of not greater than seventy (70) acres. Building permits shall not be authorized for each increment until

completion of the infrastructure construction for the prior increment. The Ho'okele Street Extension, or similar thoroughfare connecting Dairy Road to Hana Highway, shall be constructed concurrently with development of the first increment. The exact location of the Ho'okele Street Extension shall be determined as a part of the property's zoning approval, with an emphasis on maintaining a "view corridor" toward Haleakala.

2. **Cultural Resources**

- a. Require development projects to identify significant 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.

3. **Urban Design**

a. General

- 1) Buffer public and quasi-public facilities and light-heavy industrial/commercial type facilities from adjacent residential uses with appropriate landscape planting and setbacks.
- 2) Save and incorporate healthy mature trees in the landscape planting plans of subdivisions, roads and other developments.
- 3) Incorporate drought tolerant plant species and xeriscaping in future landscape planting.
- 4) Use native plants for landscape planting in public projects to the extent practicable.
- 5) Emphasize contrasting earth-tone color schemes for buildings.
- 6) Allow for greater building heights for public and quasi-public facilities such as educational facilities, medical facilities, and fire stations.

- b. Wailuku Town Building Form and Character. The following design policies shall express the Council's intent as it relates to urban design for properties designated for commercial and business multi-family use along and bounded by Spreckels Ditch and Wells, High, and Vineyard Streets--Wailuku Town's commercial district. They shall serve as a supporting rationale during the development and adoption of design guidelines for the above area. They shall also serve as a reminder of the Council's intent as the guidelines are amended.

- 1) Maintain the area's small-town profile and character to allow present land uses, and to allow mixed use zoning with residential uses above and in back of commercial properties. The identifying core and focus is the County seat with its present government building heights, with decreasing heights through the concepts of "Step Zoning" and "Stepping a Building" as one moves away from the streetscape. A mixture of one, two, three and four story heights is desirable because it will support the type of land use intensity that is needed to encourage investment and economic viability; yet it is compatible with the area's small-town profile and character.
- 2) Where commercial areas abut residential blocks, a transition in height should be required to achieve compatibility with the residential scale.
- 3) Utilize architectural treatments such as facade and roof modulation to break up the mass and reduce the apparent size of the buildings.
- 4) Protect mauka (mountain) and makai (ocean) view planes.
- 5) Foster an interesting and active street scene by developing a community gathering place, providing historically sensitive street furniture and making streetscape enhancements.
- 6) Emphasize the continuity of commercial frontages along the main shopping streets, primarily on Market, Main and Vineyard Streets, by maintaining uniform building setbacks along the street frontages. Commercial displays should continue to emphasize and enhance the pedestrian experience. Interruptions, such as blank facades, should be avoided.
- 7) Emphasize continuity in architectural details and materials through the following facade treatments.
 - a) Second story balconies and recesses to create interest.
 - b) Ground floor display windows to heighten visual interest.
 - c) Compatibility in color by emphasizing earth tones and avoidance of bright or garish building colors which greatly contrast with their surroundings.
 - d) A variety of signs which do not compete for attention or distract from the overall street appearance.

- e) Awnings or canopies which provide shelter over sidewalk areas and protect store entrances.

c. Kahului

- 1) Within industrial subdivisions, encourage the establishment of design standards for individual projects, including a unified streetscape planting program and appropriate setbacks, in order to enhance the visual quality of industrial developments.
- 2) Building Form and Character: maintain compatible scale relationships between the existing low-scale character of the area, adjacent public uses and higher buildings.
 - a) Building heights for the hotel-designated district fronting the ocean side of Ka‘ahumanu Avenue shall not exceed ten stories in order to provide a dynamic skyline and identifiable hotel district.
 - b) The low-rise character of the central business area should be maintained. Higher building forms up to six stories should be sited in the central portion of commercial blocks.
 - c) Building heights along the perimeter of commercial blocks should provide a transition in scale to adjacent uses.
 - d) Commercial uses along the perimeter of central business area blocks should be low-rise and provide sufficient setbacks to allow landscaped buffers along street frontages.

4. Environmental

- a. Protect shoreline wetland resources and flood plain areas as valuable natural ecosystems and open space resources.
- b. Encourage the use of siltation basins and other erosion control features in the design of drainage systems.

5. Project Districts

The implementation strategy for large-scale planned developments within the planning region is to utilize the project district development approach. This provides for flexibility in master planning rather than specifying detailed land use patterns. The project district is implemented in accordance with Maui County Code Chapter 19.45.

Because of the variety of conditions and constraints related to the different project districts, each will be implemented through a separate zoning ordinance. Each project district ordinance will specify the permitted uses, densities, design guidelines and other requirements, consistent with the project district description and related policies specified in the Community Plan.

Guidelines for each of the project districts within the Wailuku-Kahului planning region are outlined below:

PROJECT DISTRICT 1 (Maui Lani) 1,012 acres

Guidelines should be based on the master plan for this residential community which will provide about 3,300 residential units of various types. Alternatives to promote affordable housing, such as experimental and demonstration housing, shall be considered in the residential development. An open space and recreation system which may include a golf course, future school sites, and community or regional scale commercial shopping facilities shall be integrated in the development to serve the expanding Wailuku-Kahului population. Transportation routes should provide alternative means of access between Kahului and Wailuku. Recommended guidelines for spatial allocations within the project district are:

School and public use.....	25 acres
Parks, open space including	
a golf course	240 acres
Roads	38 acres
Community commercial center	25 acres
Residential use.....	639 acres
Land resources for future recreational	
facilities	45 acres
Residential units based on 5.17	
dwelling units per acre average	
density	3,300 units

PROJECT DISTRICT 2 (Piihana) 78 acres

This project district should be oriented toward providing low and moderate income units with a mixture of housing types ranging from single family to multi-family units. Land for 20 percent of the housing units will be made available as a joint venture with the County for housing to meet the

County's needs. Public amenities should include a park and open space system of pedestrian ways, greenbelts and buffer zones along major transportation routes. The project district should be compatible in scale to adjacent single family areas. Circulation should reflect a unified pattern with adjacent land uses. Recommended guidelines for spatial allocations within the project district are:

Parks, open space, buffer zones..... 12 acres
 Public use (fire station, etc.).....1 acre
 Residential use..... 65 acres
 Residential units based on 6 dwelling
 units per acre average density.....390 units

PROJECT DISTRICT 3 (Wailuku) 545 acres

The project district should provide units of all types, including single family detached, attached and various forms of multi-family units including townhouses and garden apartments. Alternatives to promote affordable housing such as experimental and demonstration housing shall be considered in the residential development.

A neighborhood commercial center of at least 20 acres should be provided with convenient access for residences of the project district and adjacent residential areas. Public amenities should include a continuous system of parks and open space areas which would include pedestrian ways and green belts with buffer zones along the highway.

Public use areas should be reserved within the Project District to accommodate a school, park use and any other public facilities that may be required should the need arise in the future.

The immediate construction of the Waiale Road extension, from Honoapiilani Highway to its intersection with the Mahalani Road extension, will facilitate access between Kahului and Wailuku. Recommended guidelines for spatial allocations within the project district area:

School (elementary) 10 acres
 Park 20 acres

Community center	5 acres
Open space and drainage	94 acres
Neighborhood commercial center.....	20 acres
Residential use.....	396 acres
Residential units based on an average density of 5.1 units per acre	2,000 units

PROJECT DISTRICT 4 (Waihe'e) 320 acres

The intent of this project district is to allow flexibility in planning for the development of the Waihe'e Oceanfront project. In addition to the primary uses proposed as a part of this development, including the golf course and related accessory uses, this project shall also provide for the preservation of significant archaeological sites, traditional beach access, and portions of the existing sand dunes found to be archaeologically, culturally or ecologically significant. The specific configuration of these uses and any imposed conservation areas shall be defined through the Project District approval process.

PART IV

IMPLEMENTATION CONSIDERATIONS

To facilitate the implementation of the Wailuku-Kahului Community Plan, the implementing actions shall be considered by County and State agencies in their planning, programming and budgeting. 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 Wailuku-Kahului Community Plan as follows:

- A. Annual budget requests shall address requirements identified by implementing actions contained in the Wailuku-Kahului Community Plan;
- B. Capital improvements programming undertaken by each agency shall incorporate, as appropriate, specific projects listed in the Wailuku-Kahului Community Plan;
- C. Priority assignments to capital improvement projects shall consider implementing actions contained in the Wailuku-Kahului Community Plan;
- D. Agency master plans shall address project, program and policy actions advanced in the Wailuku-Kahului Community Plan;
- E. Agency program and policy formulation processes shall consider, and where appropriate, incorporate implementing actions set forth in the Wailuku-Kahului Community Plan;
- F. 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 Wailuku-Kahului 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
WAILUKU-KAHULUI COMMUNITY PLAN REGION
IMPLEMENTATION RESPONSIBILITIES**

Action Category	Implementing Action	Planning Category
DEPARTMENT: Planning Department		
Program	1. Prepare a progress report five years after the adoption of this plan for review by the public and Maui County Council describing the status of General and Community Plan implementation and actions taken to comply with same.	Government
	2. Develop, compile and disseminate information on new energy technologies, policies, and programs relevant to the community's economy and environment.	Infrastructure (Energy)
Project	1. Establish a Service Business/Residential (SBR) zoning district to implement the Community Plan policies.	Economic Activity
	2. Amend the County's Subdivision ordinance to allow for the long term sub-leasing of portions of large agricultural parcels for diversified agricultural uses without requiring subdivision.	Economic Activity
	3. Formulate and adopt a regional landscape planting master plan, including standards, for implementation in conjunction with public and private projects.	Environment
	4. Update the County Cultural Resources Management Plan to further identify specific and significant cultural resources in the region and provide strategies for preservation and enhancement.	Cultural Resources
	5. Develop procedures and regulations to streamline government review and approval for housing projects. This should result in cost reductions by expediting the time required for implementation.	Housing
	6. Streamline the land use, building permit and subdivision processes through means such as consolidated public hearings and concurrent processing of applications.	Government
	7. Adopt a beach-mountain access dedication ordinance pursuant to Chapter 46, Hawaii Revised Statutes. This should be done as part of an islandwide comprehensive mountain and beach access study.	Government
	8. Evaluate and modify present zoning and subdivision ordinances to incorporate the land use and design guidelines as well as other recommendations incorporated herein.	Government
	9. Re-evaluate the composition, role and boundaries of the Wailuku Redevelopment Agency to support its mission for the revitalization and enhancement of this district and explore ways to coordinate planning for Wailuku Town.	Government
	10. Formulate special plans and studies to implement recommendations of the Community Plan. These would include water development and distribution, housing, local and regional circulation, drainage, solid waste and recycling, sewage disposal and treatment, human services, recreation, public safety and other special plans and studies as required.	Government
	11. Initiate a study of minimum lot sizes in agricultural zones which will encourage viable farm operations and discourage conversion to other uses.	Land Use
	12. Establish zoning district classifications to implement the land use recommendations in the Community Plan, including but not limited to Service Business/Single Family Residential (SBR), Business/Multi-Family (BMF), and Business/Industrial (BI).	Land Use
	13. Establish a direct control overlay district at Kahului Airport in order to ensure use compatibility and appropriate design and construction standards.	
	14. Develop and adopt an integrated energy functional plan for the County of Maui, including but not limited to, strategies for energy conservation, reuse of treated waste water, recycling, reduction in the use of fossil fuels, public education and awareness, and other strategies and actions related to transportation and utilities, housing, environment, urban design and economic activity.	Infrastructure (Energy)

	15.	Identify energy-saving measures for all community buildings and facilities.	Infrastructure (Energy)
	16.	Implement a unified landscape planting theme along Ka'ahumanu Avenue from Kahului to Wailuku and along other major public roadways.	Urban Design
	17.	Establish a Wailuku Town Design District with adopted design guidelines.	Urban Design
DEPARTMENT: Department of Parks and Recreation			
Project	1.	Undertake a site selection study for a permanent fairgrounds site that encourages year-round use.	Social Infrastructure (Recreation)
	2.	Undertake a regional park master plan study to identify the needs and potential sites for expanded passive and active recreational uses in the planning region.	Social Infrastructure (Recreation)
	3.	Prepare and implement, as soon as possible, a plan for a major regional multi-purpose center to service the entire planning district.	Social Infrastructure (Recreation)
	4.	Investigate the need for an additional community center in Kahului and/or the upgrading and expansion of the existing Kahului Community Center.	Social Infrastructure (Recreation)
	5.	Update and implement a plan for the Keopuolani Park.	Social Infrastructure (Recreation)
	6.	Incorporate a landscape planting master plan in the update and implementation of the Keopuolani Park Plan.	Urban Design
DEPARTMENT: Department of Public Works and Waste Management			
Program	1.	Develop and implement a comprehensive waste management and recycling plan for the region.	Infrastructure (Liquid and Solid Waste)
	2.	Maintain drainage ways, swales and spillways.	Infrastructure (Drainage)
	3.	Update and implement the Department of Transportation's Maui Long Range Planning Study: Islandwide Plan and other traffic master plans to implement the Community Plan. The improvements to the regional roadway network should include but not be limited to the following:	Infrastructure (Transportation)
		<u>Maui Lani</u> : Extend Lono Avenue, Kamehameha Avenue, and Onehee Street into the Maui Lani Project District.	
		<u>Maui Lani</u> : Provide interconnections with the Maui Lani roadway network to Kuihelani Highway, Honoapiilani Highway, and Waiale Drive in order to provide maximum flexibility for the additional traffic to be generated by Maui Lani and to reduce its impact on adjoining existing neighborhoods.	
		<u>Maui Lani</u> : The Lono Avenue extension should precede the Kamehameha Avenue and Onehee Street extensions. If Maui Lani does not proceed in a timely manner, the County should proceed with the Lono Avenue extension.	
		<u>Maui Lani</u> : Upgrade Mahalani Street, Kamehameha Avenue, Onehee Avenue and Lono Avenue to County collector road standards.	
		<u>Maui Lani</u> : Plan the Maui Lani Parkway as an arterial road.	
		<u>Kahului</u> : Improve Dairy Road between Kuihelani Highway and Keolani Place.	
		<u>Kahului</u> : Improve major intersections to accommodate increased traffic volumes, including turning lanes, signals, and other improvements, including but not limited to the corridors of Kamehameha, Pu'unene and Wakea Avenues.	
		<u>Kahului</u> : Improve existing roadway systems within the Kahului Light Industrial area and accessing Kahului Airport to facilitate egress/ingress and to provide for the safe and convenient flow of traffic.	
		<u>Kahului</u> : Improve Lower Main Street.	
		<u>Wailuku</u> : Establish additional major routes between Kahului and Wailuku by utilizing the major road systems of the Maui Lani and C. Brewer Project Districts with connections to Honoapiilani and Kuihelani Highways and Waiale Road.	Infrastructure (Transportation)
		<u>Wailuku</u> : Extend Mahalani Street as a through connection between Ka'ahumanu Avenue and Waiale Road. This extension shall be preceded	

	by or developed concurrently with a second roadway access to Maui Memorial Hospital.	
	<u>Wailuku</u> : Establish a new Wailuku through road connecting Honoapiilani and Kahekili Highways, utilizing the existing Waiale Road right-of-way, the old cane haul road, as well as the major roads in the Piihana Project District.	
	<u>Wailuku</u> : Establish a new access road to serve the existing and proposed golf courses to alleviate through traffic in Waihe'e town.	
	<u>Wailuku</u> : Provide left turn lanes on Lower Main Street between Mill Street and Waiale Drive.	
	<u>Wailuku</u> : Facilitate or expedite the connection of Waiale Drive to Kuikahi Drive.	
	<u>Wailuku</u> : Improve Waiale Drive and plan for a future connection to the Honoapiilani Highway south of Waikapu.	
	<u>Other</u> : Acquire and maintain Waiko Road as a public vehicular right-of-way.	
	<u>Other</u> : In addition to other roadway improvements, implement other alternatives for improving traffic circulation in the region through signalization, one-way streets, prohibiting on-street parking and heavy-weight vehicles, and establishing time controls.	
	<u>Other</u> : Provide a second roadway access connecting to the Maui Memorial Hospital.	
Policy	1. Provide incentives to promote the use of alternative energy sources.	Infrastructure (Energy)
Project	1. Develop procedures and regulations to streamline government review and approval for housing projects. This should result in cost reductions by expediting the time required for implementation.	Housing
	2. Revise zoning, building and housing codes to allow for specialized elderly housing projects.	Housing
	3. Provide a second roadway access to Maui Memorial Hospital. This access should precede or be concurrent with the extension of Mahalani Street.	Social Infrastructure (Social Services & Health)
	4. Streamline the land use, building permit and subdivision processes through means such as consolidated public hearings and concurrent processing of applications.	Government
	5. Explore feasibility of extending sewer service to unserved areas as part of comprehensive sewer system planning.	Infrastructure (Liquid and Solid Waste)
	6. Investigate the feasibility of constructing a waste water treatment facility for the Central Maui area to service the future needs of population growth. Locations to be investigated include the airport area, the Pu'unene sugar mill area, and other areas east of Kuihelani Highway. Site conditions to be evaluated shall include, but not be limited to, potential odor problems with surrounding neighborhoods, corrosive environments, effluent disposal, groundwater contamination and project costs.	Infrastructure (Liquid and Solid Waste)
	7. Update and implement a drainage master plan for the planning region.	Infrastructure (Drainage)
	8. Adopt standards and regulations for the use of solar heating, low flush toilets and other conservation fixtures in new building construction.	Infrastructure (Energy)
	9. Develop incentives and requirements for energy efficient building design and site development practices through various approaches, including modifications to building codes and zoning and subdivision ordinances.	Infrastructure (Energy)
	10. As part of a County-wide waste management study, pursue the feasibility of utilizing resource recovery systems.	Infrastructure (Energy)
	11. Establish ordinances to designate heavy weight commercial traffic routes to relieve traffic impacts on residential neighborhoods and the traditional town center.	Infrastructure (Transportation)
	12. Study traffic patterns and circulation at intersections adjacent to school sites prior to road construction, to ensure safe access.	Infrastructure (Transportation)
	13. Implement the State Department of Transportation Bikeway Master Plan and the County Bikeway Plan.	Infrastructure (Transportation)
	14. Implement related actions specified in the Transportation section of the Community Plan related to roadways, pedestrian and bikeway improvements.	Urban Design
	15. Provide pedestrian and bicyclist amenities within Wailuku Town, including shaded rest stops, bicycle parking, trash receptacles and public restroom	Urban Design

	facilities.	
DEPARTMENT: Office of the Mayor		
Program	1. Facilitate public access to information through the use of computers, microfiche/microfilm readers, and other tutorial services in County agencies.	Government
Policy	1. Maintain the War Memorial Complex for public parking and recreational uses only.	Government
Project	1. Place high priority on the planning, design and construction of a multi-level parking facility at the Wailuku Municipal Parking Lot with potential opportunities for mixed use development, such as residential, commercial, park and other public uses.	Economic Activity
	2. Prepare and implement, as soon as possible, a plan for a multi-purpose community center in the planning district and the upgrading of the Kahului Community Center.	Social Infrastructure (Recreation)
	3. Establish an additional government complex with adequate public parking in a central location.	Government
DEPARTMENT: Department of Housing and Human Concerns		
Program	1. Develop a comprehensive housing strategy for low and moderate income groups involving government and private industry cooperation that provides an adequate supply of housing for the various strata of income. This approach would combine the resources of Federal, State, County, and private enterprise to improve the availability of rental and ownership housing targeted to various need groups. Anti-speculation and specification of a percentage of low and moderate income units in major projects are tools which should be considered as part of an overall housing program.	Housing
	2. Develop programs to encourage housing rehabilitation in older residential areas. This would designate target areas where low interest loans, grants and flexible code regulations not related to public health, safety and welfare would be available to homeowners.	Housing
Project	1. Develop programs to encourage housing rehabilitation in older residential areas. This would designate target areas where low interest loans, grants and flexible code regulations not related to public health, safety and welfare would be available to homeowners.	Housing
DEPARTMENT: Police Department		
Project	1. Study the feasibility of establishing fire and police protection facilities in the proposed Project Districts within the region.	Social Infrastructure (Social Services & Health)
DEPARTMENT: Department of Fire Control		
Project	1. Study the feasibility of establishing fire and police protection facilities in the proposed Project Districts within the region.	Social Infrastructure (Social Services & Health)
DEPARTMENT: Department of Water Supply		
Program	1. Update the County's Water Use and Development Plan and estimated water use for the Wailuku-Kahului region.	Infrastructure (Water and Utilities)
	2. Prepare or update a water improvement master plan for the Wailuku-Kahului region to be incorporated as a functional component of the Community Plan.	Infrastructure (Water and Utilities)
Policy	1. Provide incentives for water and energy conservation practices.	Infrastructure (Water and Utilities)
Project	1. Plan and construct water system improvements, including additional source, transmission, and storage capabilities.	Infrastructure (Water and Utilities)

DEPARTMENT: State Department of Health			
Project	1.	Acquire a minimum of 10 acres of land for expansion of Maui Memorial Hospital as soon as possible.	Social Infrastructure (Social Services & Health)
DEPARTMENT: State Department of Education			
Program	1.	Study circulation patterns at school sites.	Infrastructure (Transportation)
Project	1.	Re-establish school bus routes and stops to minimize impacts on residential neighborhoods and provide sheltered stops where appropriate.	Infrastructure (Transportation)
	2.	Study traffic patterns and circulation at intersections adjacent to school sites prior to road construction, to ensure safe access.	Infrastructure (Transportation)
DEPARTMENT: State Department of Transportation			
Program	1.	Update and implement the Department of Transportation's Maui Long Range Planning Study: Islandwide Plan and other traffic master plans to implement the Community Plan. The improvements to the regional roadway network should include but not be limited to the following:	Infrastructure (Transportation)
		<u>Maui Lani</u> : Provide interconnections with the Maui Lani roadway network to Kuihelani Highway, Honoapiilani Highway, and Waiale Drive in order to provide maximum flexibility for the additional traffic to be generated by Maui Lani and to reduce its impact on adjoining existing neighborhoods.	
		<u>Kahului</u> : Improve major intersections to accommodate increased traffic volumes, including turning lanes, signals, and other improvements, including but not limited to the corridors of Kamehameha, Pu'unene and Wakea Avenues.	
		<u>Kahului</u> : Construct the planned Airport Access Road.	
		<u>Kahului</u> : Improve existing roadway systems within the Kahului Light Industrial area and accessing Kahului Airport to facilitate egress/ingress and to provide for the safe and convenient flow of traffic.	
		<u>Kahului</u> : Improve Kahului Beach Road between Ka'ahumanu Avenue and Waiehu Beach Road/Lower Main Street.	
		<u>Wailuku</u> : Establish additional major routes between Kahului and Wailuku by utilizing the major road systems of the Maui Lani and C. Brewer Project Districts with connections to Honoapiilani and Kuihelani Highways and Waiale Road.	
		<u>Other</u> : Improve Honoapiilani Highway south of Kuihelani Highway. <u>Other</u> : Improve Kuihelani Highway from Pu'unene Avenue to the future Maui Lani Parkway and plan for the continuation of such improvements to Honoapiilani Highway.	
		<u>Other</u> : Plan and construct a Pu'unene Bypass that would connect the Mokulele Highway and Kuihelani Highway and continue to Ka'ahumanu Avenue, via the future Maui Lani Parkway.	Infrastructure (Transportation)
		<u>Other</u> : Plan and implement improvements to Ka'ahumanu Avenue as soon as possible.	
		<u>Other</u> : In addition to other roadway improvements, implement other alternatives for improving traffic circulation in the region through signalization, one-way streets, prohibiting on-street parking and heavy-weight vehicles, and establishing time controls.	
Project	1.	Study traffic patterns and circulation at intersections adjacent to school sites prior to road construction, to ensure safe access.	Infrastructure (Transportation)
	2.	Implement the State Department of Transportation Bikeway Master Plan and the County Bikeway Plan.	Infrastructure (Transportation)
	3.	Implement a unified landscape planting theme along Ka'ahumanu Avenue from Kahului to Wailuku and along other major public roadways.	Urban Design
	4.	Implement related actions specified in the Transportation section of the Community Plan related to roadways, pedestrian and bikeway	Urban Design

	improvements.	
--	---------------	--

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, and watersheds; to conserve fish and wildlife; and to promote forestry and grazing.

Agriculture (AC)

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.

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/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.

Future Growth Reserve (FGR)

This designation recognizes areas of future urban growth that would occur beyond the 10-year time frame of the comprehensive review and update of the Community Plan. The Future Growth Reserve designation would encourage planning and appropriate phasing of 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, drainageways, viewplanes, flood plains, anti-tsunami areas. Other appropriate urban and non-urban uses may be allowed on a permit basis.

WAILUKU-KAHULUI COMMUNITY PLAN LAND USE MATRIX

Matrix No. & Name	Apprx. Acres	Tax Map Key & Location	Existing Land Use Designation	1993 Citizen Advisory Committee Recommendation	1994 Department Recommendation (Except 1999 Where Noted)	1994 Commission Recommendation (Except 1999 Where Noted)	2002 COUNTY COUNCIL Designation
1 Boundary Changes	N/A	N/A	N/A	Keep Spreckelsville In Region; Extend Boundary To Kuihelani Highway	Keep Spreckelsville In Region; Extend Boundary To Kuihelani Highway	Keep Spreckelsville In Region; Extend Boundary To Kuihelani Highway	Keep Spreckelsville In Region; Extend Boundary To Kuihelani Highway
2 BR to BMF Acronym	N/A	N/A	N/A	Business/ Multi-Family Acronym, BR To BMF	Business/ Multi-Family Acronym, BR To BMF	Business/ Multi-Family Acronym, BR To BMF	Business/ Multi-Family Acronym, BR To BMF
3 Existing Public Uses	Large Area	Multiple	Multiple	Did Not Review	Public/Quasi-Public	Public/Quasi-Public	Public/Quasi Public except for Churches, MARC Facility, & Hale Kanaloa
3A Puunene First Assembly	13.9 acres	3-8-6:71	Light Industrial	Did Not Review	Public/Quasi Public	Light Industrial	Light Industrial
3B Kane Street First Assembly	0.9 acres	3-7-5:15	Single Family	Did Not Review	Public/Quasi-Public	Public/Quasi-Public	Single Family
3C Wailuku Baptist Church	1.1 acres	3-5-9:5,6	Single Family	Did Not Review	1994 Did Not Review 1999 Public/Quasi-Public	Did Not Review, Recommends Churches As Public/Quasi-Public	Single Family
3D Unity Church of Maui	0.6 acres	3-5-9:7	Single Family	Did Not Review	1994 Did Not Review 1999 Public/Quasi-Public	Did Not Review, Recommends Churches As Public/Quasi-Public	Public/Quasi-Public
3E Binhi At Ani Maui Community Center	2.0 acres	3-8-7:124	Project District	Did Not Review	Did Not Review	Did Not Review	Public/Quasi-Public
4 Miller Property	0.7 acres	3-2-5:37	Single Family	Single Family	N/A	N/A	No vote. Already processed.
5 Piihana Project District Remnant	2.0 acres	3-3-1:39p	Project District	Single Family	Single Family	Single Family	Open Space
6 Ige Property	2.9 acres	3-4-30:10	Open Space	Multi-Family	Multi-Family	Multi-Family	Single Family

Matrix No. & Name	Apprx. Acres	Tax Map Key & Location	Existing Land Use Designation	1993 Citizen Advisory Committee Recommendation	1994 Department Recommendation (Except 1999 Where Noted)	1994 Commission Recommendation (Except 1999 Where Noted)	2002 COUNTY COUNCIL Designation
7 Waiehu Beach Road	Large Area	Multiple	Service Business Residential	Did Not Review	Single-Family, Business/ Commercial, & Public/Quasi Public	Single-Family, Business/ Commercial, & Public/Quasi Public	Service Business Residential
8 Iao North	77 acres	3-4-30:2 3-4-31:1,16,17, 3-4-32:1	Open Space	Multi-Family	Open Space	1994 No Reco. 1999 Open Space	Agriculture
9 Iao South	24 acres	3-4-3:19p, 20p, 23p	Single Family	Multi-Family	N/A	N/A	Single Family (housekeeping)
10 Iao Parkside	40 acres	3-4-23:3, 4,8,9,16,31,3 2,33,34,35 3-4-30: 13,14,16,17 18,21,25	Light Industrial	Did Not Review	Multi-Family	Multi-Family	Multi-Family
11 Happy Valley	0.38 acres	3-4-33:50 3-4-33:32	Single Family	Business/ Commercial	Business/ Commercial	Business/ Commercial	Business/ Commercial
12 Ueoka Parking Lot	0.17 acres	3-4-8:38	Single Family	Business/ Commercial	Business/ Commercial	Business/ Commercial	Business/ Commercial
13 Olson Property	0.24 acres	3-4-7:12	Business/ Commercial	Business/ Commercial	N/A	N/A	No vote. Already processed.
14 Yasui Property	0.23 acres	3-4-7:15,77	Single Family	Business/ Multi-Family	Business/ Multi-Family	Business/ Multi-Family	Business/ Multi-Family
15 Central Avenue Service Business Residential	0.70 acres	3-4-17:16 3-4-08:99, 100	Single Family	Service Business Residential	Service Business Residential	Service Business Residential	Service Business Residential
16 Waiale Road Industrial Expansion	6.0 acres	3-4-3:2,3,4 15,28,30, 31,32,39	Single Family	Business/ Industrial For Kaya Property Only	Change All Single Family Land Makai Of Ditch To Business/ Industrial	Change All Single Family Land Makai Of Ditch To Business/ Industrial	Single Family
17 Maui Memorial Park	7.0 acres	3-8-46:31	Project District	Public/Quasi-Public And Heavy Industrial (For Crematorium)	Public/Quasi-Public	Public/Quasi-Public	Public/Quasi-Public
18 Wailuku Project District Commercial Expansion	15 acres	3-5-1:64	Agriculture	Business/ Commercial	1994 Future Growth Reserve 1999 Agriculture	1994 Future Growth Reserve	Agriculture

Matrix No. & Name	Apprx. Acres	Tax Map Key & Location	Existing Land Use Designation	1993 Citizen Advisory Committee Recommendation	1994 Department Recommendation (Except 1999 Where Noted)	1994 Commission Recommendation (Except 1999 Where Noted)	2002 COUNTY COUNCIL Designation
19 Private School Site	50 acres	3-5-2:1p, 3s	Agriculture	Public/Quasi-Public	Public/Quasi-Public	Public/Quasi-Public	Public/Quasi-Public
20 Wailuku II Project District	623 acres	3-5-2:1s,2s, 3p 3-5-4:14,17,18,20,22,23 53,57,58	Agriculture	Project District	1994 Future Growth Reserve 1999 Agriculture	Agriculture	Agriculture
20B New Waiko Baseyard	14.4 acres	3-5-2:1p	Agriculture	Did Not Review	1994 Did Not Review 1999 Light Industrial	1994 Did Not Review 1999 Light Industrial	Light Industrial
21 Waiolani Expansion	58 acres	3-5-2:2p, 3p 3-5-4:25, 95	Agriculture	Single Family	Single Family	Single Family	Single Family
22 Waikapu Fire Station	2.0 acre	3-5-4:25p	Agriculture	Did Not Review	Public/Quasi-Public	Public/Quasi-Public	Public/Quasi-Public
23 Waiko Project District	230 acres	3-8-7:101	Agriculture	Project District	Agriculture	Agriculture	Agriculture
23B Waiko Road Regional Community Center	200+ acres	3-8-7:101p Back Of Kahului, In The Waiko & Kuihelani Road Area	Agriculture	Did Not Review	1994 Did Not Review 1999 Agriculture	1994 Did Not Review 1999 Agriculture	Agriculture
24 Waikapu Heights	284 acres	3-6-4:9p,5,4	Agriculture	Rural	1994 Rural 1999 Agriculture	Rural	Rural
25 Waikapu Golf Courses	339 acres	3-6-4:9p	Agriculture	Park (Golf Course)	Park (Golf Course)	Park (Golf Course)	Park (Golf Course)
26 Kahului Ikena Apartments	4.3 acres	3-8-46:10	Business/Commercial	Did Not Review	Multi-Family	Multi-Family	Multi-Family
27 Papa Avenue Churches	0.3 acres	3-8-46:34,35	Multi-Family	Did Not Review	Public/Quasi-Public	Public/Quasi-Public	Multi-Family For Ala Lani Methodist Church Only

Matrix No. & Name	Apprx. Acres	Tax Map Key & Location	Existing Land Use Designation	1993 Citizen Advisory Committee Recommendation	1994 Department Recommendation (Except 1999 Where Noted)	1994 Commission Recommendation (Except 1999 Where Noted)	2002 COUNTY COUNCIL Designation
28 Maui Community College	78 acres	3-7-2: 11,22,26 3-8-7: 40,43,125, 117	Public/Quasi-Public	Project District	Public/Quasi Public	Public/Quasi Public	Public/Quasi Public
29 Smile's Auto Shop	0.48 acres	3-8-52:7	Light Industrial	Heavy Industrial	1994 Heavy Industrial 1999 Light Industrial	Heavy Industrial	Light Industrial
30 Store Village Residential	3.3 acres	3-7-13: 14-24,	Park	Did Not Review	Single Family	Single Family	Single Family
31 Old Fairgrounds	11.5 acres	3-7-12:1, 43-47,53-58 ,63,64, 66-69,71,72 ,74,75, 77-80	Public/Quasi-Public	Did Not Review	Light Industrial And Multi-Family	Light Industrial And Multi-Family	Light Industrial And Multi-Family
32 County Retention Basin	2.8 acres	3-8-7:65	Single Family	Did Not Review	Open Space	Open Space	Open Space
33 Dairy Road Light Industrial Expansion	143 acres LI 28 acres OS	3-8-1:2p 3-8-6:4p	Agriculture	Light Industrial	Light Industrial	Light Industrial	Light Industrial and Open Space
34 Airport Triangle	77 acres	3-8-79:1-13, 15-17, 20, 22	Agriculture & Light Industrial	Change Agriculture Area To Light Industrial (As Requested By Landowner)	1994 "Airport Triangle" Area To Business/ Industrial 1999 Light Industrial	"Airport Triangle" Area To Business/ Industrial	Light Industrial
35 Puunene Mill Expansion	43 acres	3-8-6: 2p,1p,4p	Agriculture	Heavy Industrial	Heavy Industrial	Heavy Industrial	Heavy Industrial
36 Puunene Hospital Light Industrial	12 acres	3-8-1:2p	Agriculture	Light Industrial	1994 Agriculture 1999 Light Industrial	Light Industrial	Light Industrial
37 Kaunoa Elderly Housing	36 acres	3-8-1:3p 3-8-2:8, 33p, 34, 47	Open Space	Multi-Family For Elderly Housing	Open Space	Open Space	Open Space
38 Maui Country Club Expansion	212 acres	3-8-1:7p,72p	Agriculture	Single Family And Park (Golf Course)	Single Family And Park (Golf Course)	Single Family And Park (Golf Course)	Agriculture

Matrix No. & Name	Apprx. Acres	Tax Map Key & Location	Existing Land Use Designation	1993 Citizen Advisory Committee Recommendation	1994 Department Recommendation (Except 1999 Where Noted)	1994 Commission Recommendation (Except 1999 Where Noted)	2002 COUNTY COUNCIL Designation
39 Spreckels -ville Beach Single Family	18 acres	3-8-1:72p	Open Space	Single Family	Open Space	Open Space	Open Space
40 Kahului Harbor Expansion	6.7 acres	3-8-7:1,2,6,29	Business/ Commercial Open Space	Did Not Review	Heavy Industrial	Heavy Industrial	Heavy Industrial
41 Airport Special Control District	N/A	N/A	Airport	Did Not Review	Special Control District Consistent With 60 Ldn Line	Special Control District Consistent With 60 Ldn Line	Special Control District Consistent With 60 Ldn Line
42 DHHL & Act 15 Projects	Large Area	3-2-13:9,1 3-8-21:1-41	Single Family Park Agriculture	Did Not Review	1994 Add DHHL Boundary 1999 Act 15 Housekeeping	Add DHHL Boundary	Identify DHHL and Act 15 Projects on the map
43 Schenk Property	3.3 acres	3-4-30:11	Open Space	Did Not Review	Did Not Review	1994 Did Not Review 1999 Single Family	Open Space
44 R.L. Ball Property	2.6 acres	3-2-20:72 Waiehu Area Below Leisure Estates	Open Space	Did Not Review	Did Not Review	1994 Did Not Review 1999 1.0 Acre Cluster Housing Of 6 Units. Preserve Wetland. Buffer & No Access at Waiehu Beach Road	Open Space
45 Maui County Employees Credit Union	0.2 acres	3-4-07:25 Former Wailuku Credit Union Site	Single Family	Did Not Review	Did Not Review	1994 Did Not Review 1999 Business/ Commercial	Business/ Commercial
46 Hospice Maui	4.0 acres	3-8-46:17 Above Maui Memorial Hospital	Public/Quasi -Public	Did Not Review	Did Not Review	1994 Did Not Review 1999 Business/ Commercial	Public/Quasi Public
47 Seventh Day Adventist Church	1.7 acres	3-8-66:80 Current Kahului Church Site	Public/Quasi -Public	Did Not Review	Did Not Review	1999 Public/Quasi Public	Public/Quasi Public
48 Pestana Property	3.8 acres	3-4-30:09	Open Space	Did Not Review	Did Not Review	1999 Single Family	Single Family

Matrix No. & Name	Apprx. Acres	Tax Map Key & Location	Existing Land Use Designation	1993 Citizen Advisory Committee Recommendation	1994 Department Recommendation (Except 1999 Where Noted)	1994 Commission Recommendation (Except 1999 Where Noted)	2002 COUNTY COUNCIL Designation
49 Waihee Elementary School Playfield	3.9 acres	3-2-7:1p	Agriculture	Did Not Review	Did Not Review	Did Not Review	Public/Quasi Public
50 Murata And Miyahira Property	0.26 acre 0.38 acre	3-4-9:8 3-4-9:1	Single Family	Did Not Review	Did Not Review	Did Not Review	Business/ Commercial
51 Grace Bible Church	7.78 acres	3-8-7:17	Park	Did Not Review	Did Not Review	Did Not Review	Single Family
52 Existing Makahiki Street Sub-division	34 acres	3-8-2:101-117	Single Family	Did Not Review	Did Not Review	Did Not Review	Agriculture
53 Consolidated Baseyard	23.16 acres	3-8-7:89 Waiko Road	Agriculture	Did Not Review	Did Not Review	Did Not Review	Light Industrial

pc:complans:wlkumtx10:wab