



Maui Island Plan

Background

Challenges and Opportunities

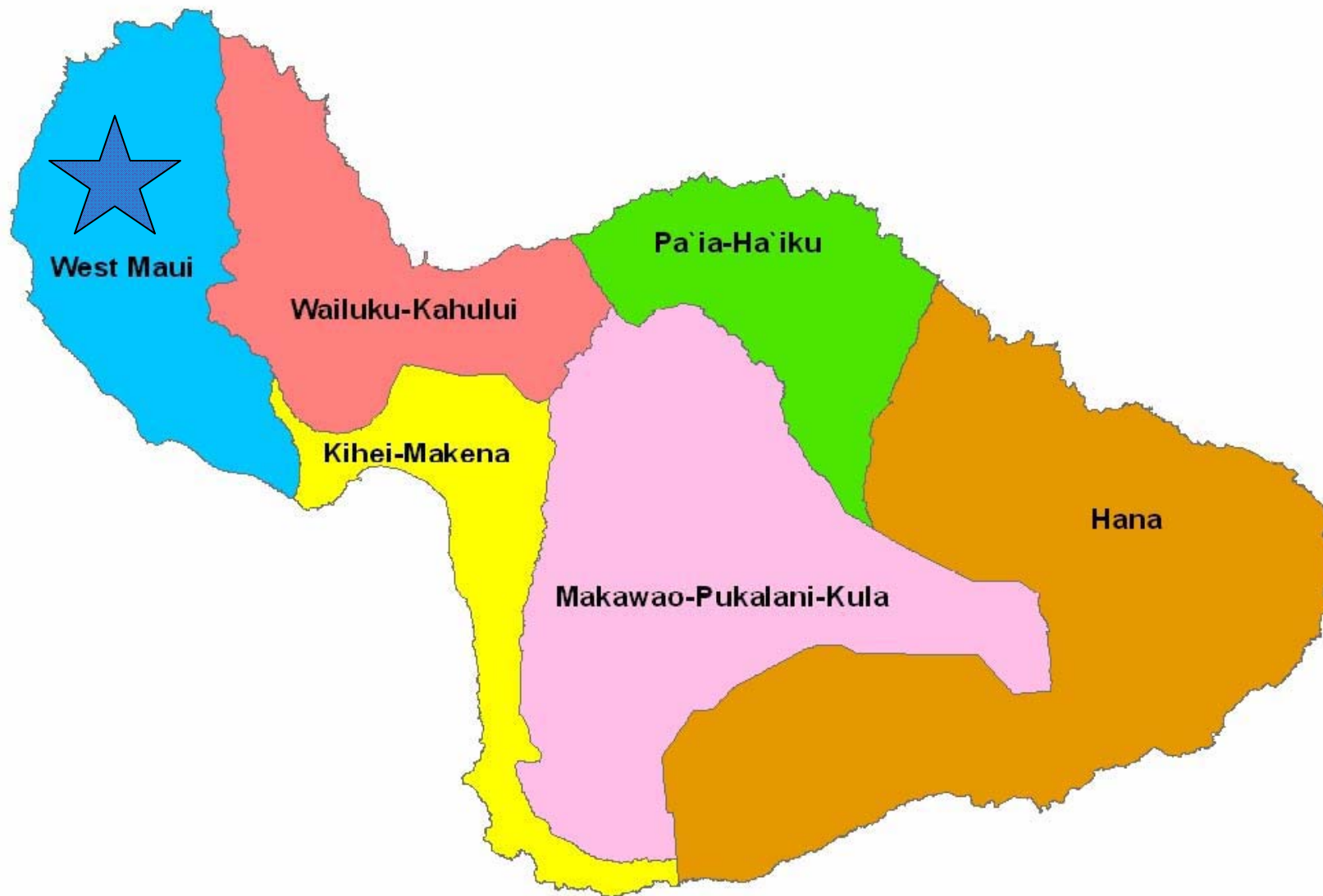
West Maui Directed Growth Strategy

Key Differences: GPAC, MPC,
PD 12/10, PD 07/12

Directed Growth Strategy WEST MAUI

*Prepared by County of Maui Planning Department
Long Range Planning Division, 2012*

West Maui: Former Capital of the Hawaiian Kingdom



West Maui

Directed Growth Strategy

Snapshot of the Planning Area



- Shoreline Oriented Community with a linear pattern of urbanization
- Population of 22,176 in 2010
- Coastal, Historic and Cultural Resources

Four Distinct Subregions

- Ukumehame
- Olowalu
- Lahaina
- Kā'anapali to Kapalua

West Maui

Directed Growth Strategy

Challenges and Opportunities

- Regional Isolation
- Affordable Housing
- Self-sufficiency
- Auto-dependency and Traffic Congestion
- Sea Level Rise, Tsunami Inundation and Fire Hazards
- Water Quality and Coral Reefs

Historical Evolution - 1933



West Maui
Directed Growth Strategy

Historical Evolution - 1955



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Historical Evolution - 1978



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Historical Evolution - 2004



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Directed Growth Strategy

Regional Framework Themes

Theme One: Limit Development in Northwest and East Maui.

Theme Two: Protect Maui's agricultural resource lands, especially prime agricultural lands in Central, West, and Upcountry Maui.

Theme Three: Direct growth to areas proximate to existing employment centers, where infrastructure and public facility capacity can be cost effectively provided, and where housing can be affordably constructed.

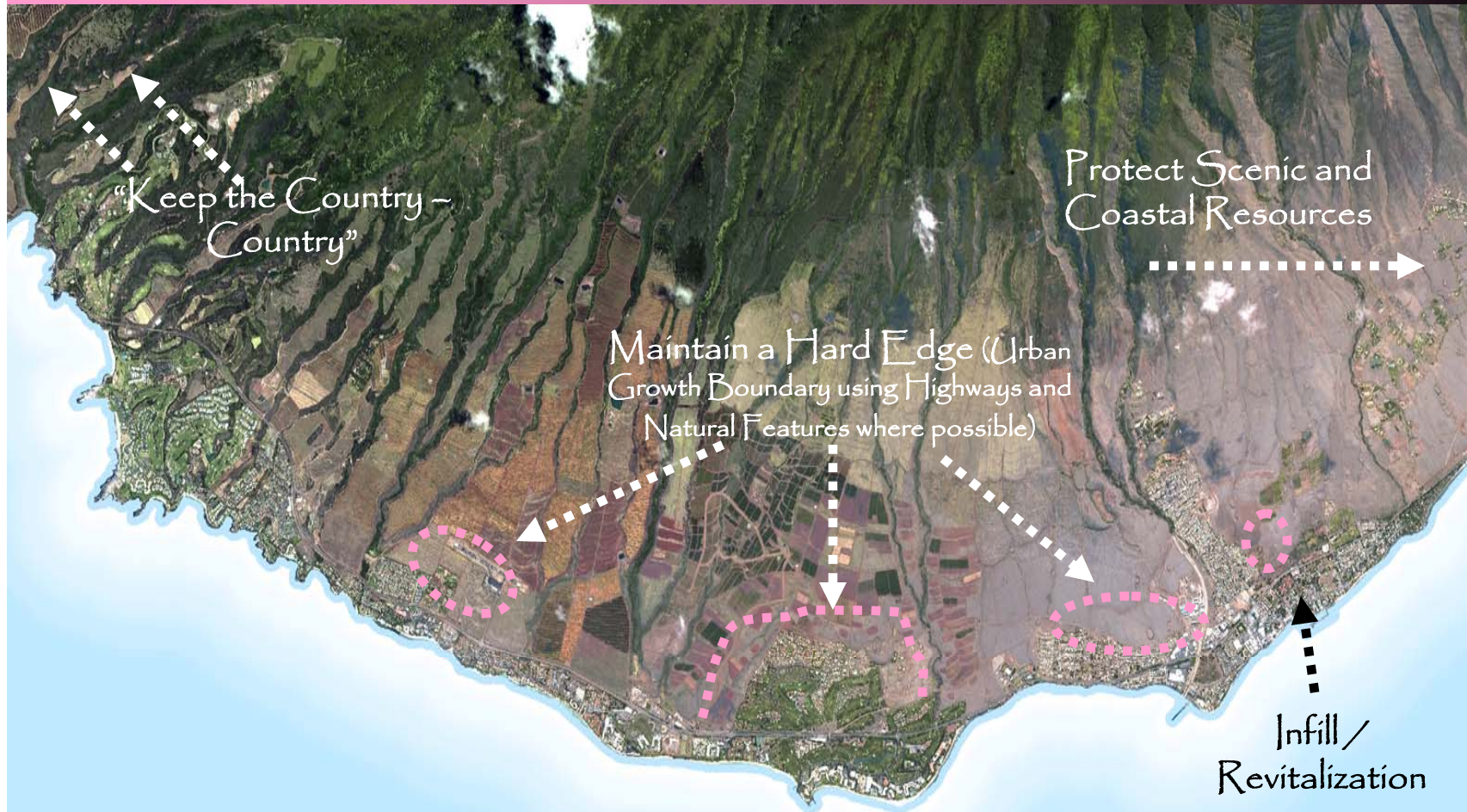
Theme Four: Within the Urban Growth Boundaries, promote livable, mixed-use communities, defined by a high quality of life.



West Maui

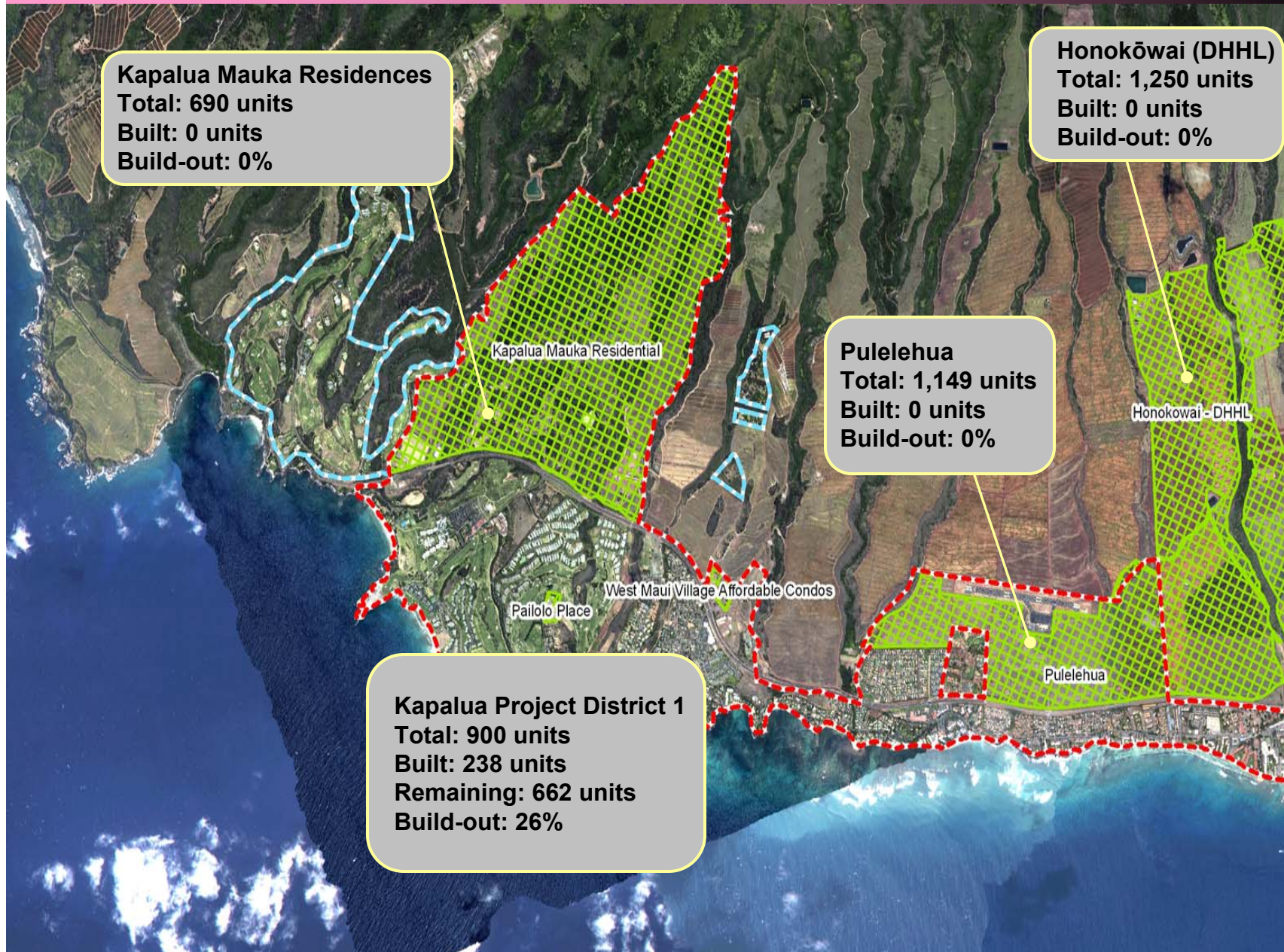
Directed Growth Strategy

Conceptual Strategy



- Bring resident housing and services to job rich areas "complete community"
- Optimize the use of use of existing infrastructure
- Direct development away from the shoreline
- Avoid sensitive coastal, environmental and cultural resources

Existing/Approved Projects



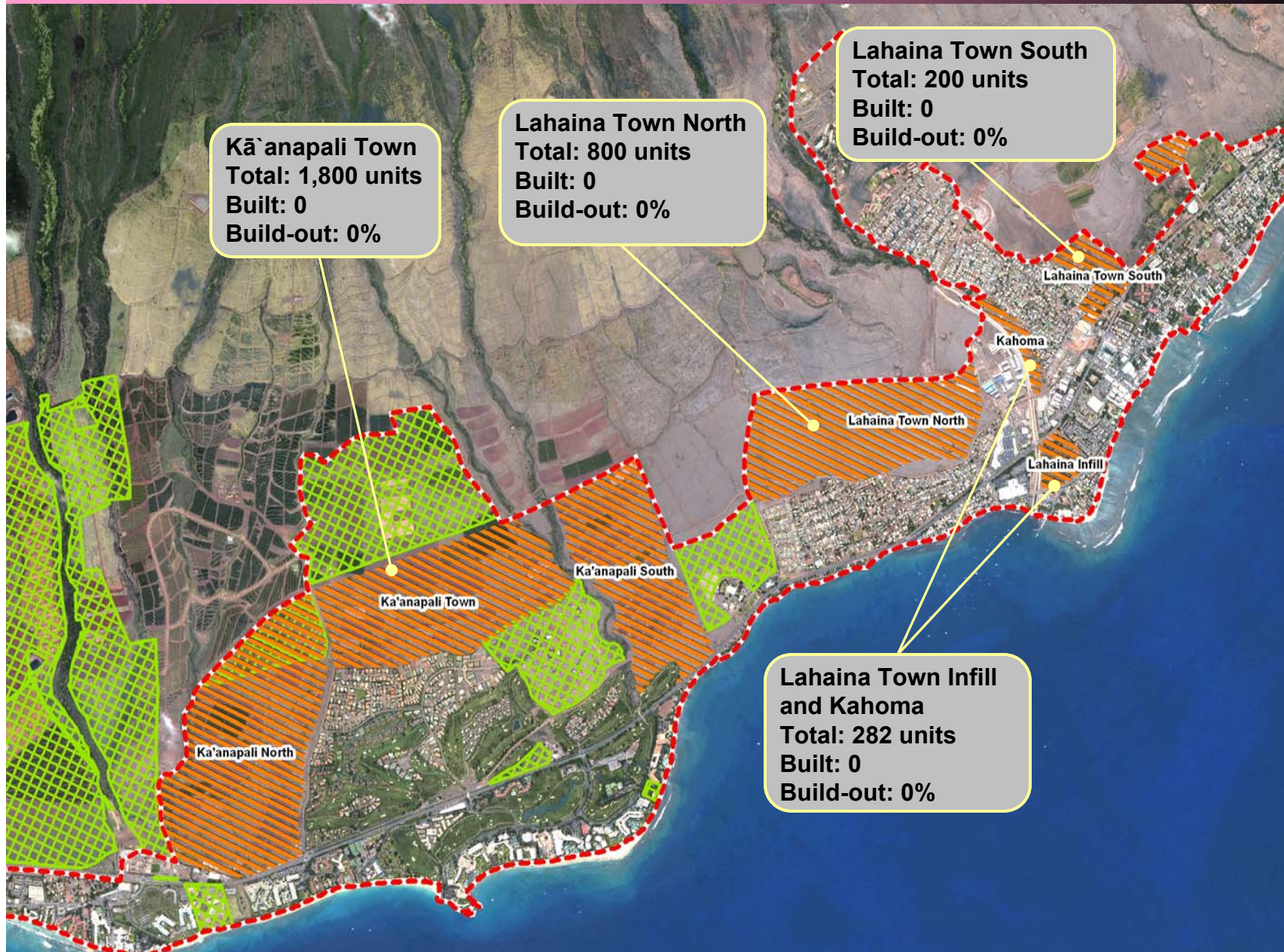
Existing/Approved Projects



West Maui

Directed Growth Strategy

Growth Area Projects



Directed Growth Overview

Buildout of Major Projects

West Maui Residential Projects	Units	Built	Remaining	Build-Out %
Kapalua Mauka	690	-	690	0%
Pulelehua	1,149	-	1,149	0%
Honokōwai DHHL *	1,250	-	1,250	0%
Kapalua Project District 1 Approved Units	900	238	662	26%
Pu`ukoli`i Village	940	-	940	0%
Kā`anapali Approved Units	217	19	198	9%
Kā`anapali 2020 Town	1,800	-	1,800	0%
Villages of Leiali`i Phase 1B DHHL *	253	-	253	0%
Lahaina Town North	800	-	800	0%
Lahaina Town Infill	282	-	282	0%
Lahaina Town South	200	-	200	0%
Other Entitled West Maui Vacant Lands	588	79	509	13%
TOTAL	9,069	336	8,733	4%



Honokōwai and Leiali`i DHHL residential lands will build out over the course of decades, beyond the time horizon of the General Plan Update 2030. DHHL homes meet the demand needs of a unique market.

Directed Growth Overview

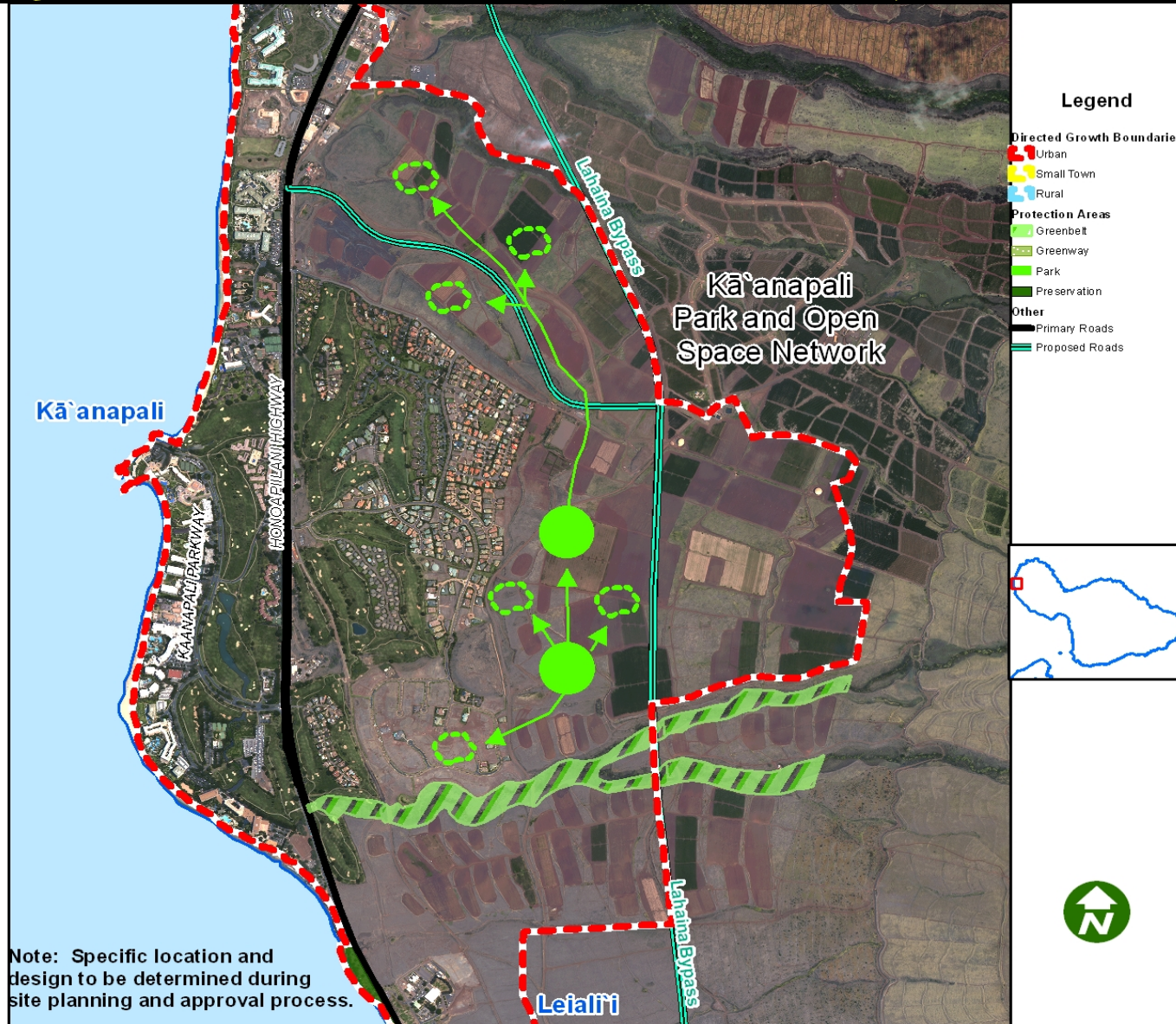
Overview of Planned Protection Areas (Honolua / Līpoa Point Preservation Area)



West Maui
Directed Growth Strategy

Directed Growth Overview

Overview of Planned Protection Areas



Kā'anapali Park and Open Space Network

West Maui

Directed Growth Strategy

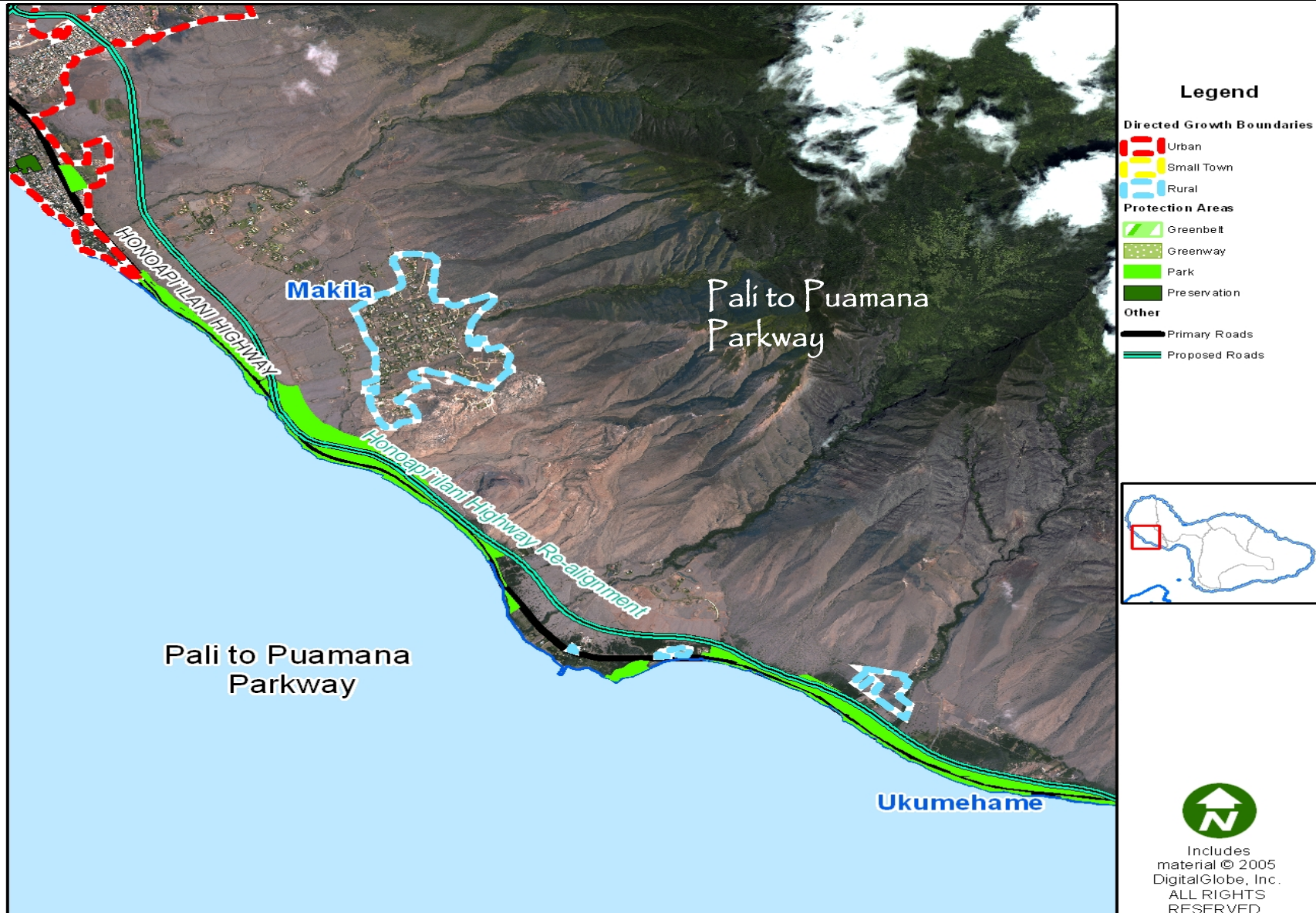
Directed Growth Overview

Overview of Planned Protection Areas



Directed Growth Overview

Overview of Planned Protection Areas



Major Differences

GPAC, MPC, PD 12/10, and PD 07/12

W-1 MAP COMPARISON

MAP # W-1	AREA/ITEM NAME	DRAFT PLAN ("X" means included)				PLANNING DEPARTMENT COMMENTS
		GPAC	MPC	PD 12/10	PD 07/12	
W-1	Honolua / Līpoa Point Preservation Area		X	X	X	Broad support to provide additional protection in the Honolua / Līpoa Point area to address threatened coral reefs and watersheds
W-1	Plantation Estates Agricultural Subdivision included in a Rural Growth Boundary				X	Recognizes the rural residential nature of an existing small lot agricultural subdivision

Major Differences

GPAC, MPC, PD 12/10, and PD 07/12

W-2 MAP COMPARISON

MAP # W-2	AREA/ITEM NAME	DRAFT PLAN ("X" means included)				PLANNING DEPARTMENT COMMENTS
		GPAC	MPC	PD 12/10	PD 07/12	
W-2	Ka'anapali 2020 included in an Urban Growth Boundary	X	X	X	X	Broad support for an integrated community that brings workforce housing and services to an area rich in employment
W-2	Ka'anapali Park and Open Space Network identified as a Protection Area			X	X	Ka'anapali 2020 originally proposed that an 18 hole golf course be integrated into the project. In response to community input, the golf course was replaced with a network of parks and open space that would serve the recreational needs of a broader segment of the community

West Maui

Directed Growth Strategy

Major Differences

GPAC, MPC, PD 12/10, and PD 07/12
W-2 & 3 MAP COMPARISON

MAP # W-2 & 3	AREA/ITEM NAME	DRAFT PLAN ("X" means included)				PLANNING DEPARTMENT COMMENTS
		GPAC	MPC	PD 12/10	PD 07/12	
W-2&3	A portion of Lahaina Town North (HHFDC Villages of Leiali'i) included in an Urban Growth Boundary	X	X	X	X	General support for the makai portion of the project (the area below the Lahania Bypass Highway). Concerns expressed about the impact of the project on ceded lands although the courts and the Hawaii State Legislature have clarified the issue.
W-3	Moku`ula identified as a Protection Area			X	X	The Department identified Moku`ula as a protection area to reflect the statewide significance of this cultural resource as well as future opportunities to restore the site
W-3	Lahaina Town South (Wainee Village) included in an Urban Growth Boundary	X	X	X	X	The Department supports a small expansion on the southern boundary of Lahaina Town. The need for significant drainage improvements may preclude timely development of the more southern portion of the Project.

Major Differences

GPAC, MPC, PD 12/10, and PD 07/12

W-3 & 4 MAP COMPARISON

MAP #	AREA/ITEM NAME	DRAFT PLAN ("X" means included)				PLANNING DEPARTMENT COMMENTS
		GPAC	MPC	PD 12/10	PD 07/12	
W-3	Lahaina Infill Project	X	X	X	X	Broad support for an urban infill project that will provide affordable housing for West Maui residents.
W-3	Kahoma Area Project	X	X	X	X	Urban infill project intended to provide affordable housing to West Maui residents
W-3	Launiupoko agricultural subdivision included in a Rural Growth Boundary				X	Recognizes the rural residential nature of an existing small lot agricultural subdivision

Major Differences

GPAC, MPC, PD 12/10, and PD 07/12

W-3 & 4 MAP COMPARISON

MAP #	AREA/ITEM NAME	DRAFT PLAN ("X" means included)				PLANNING DEPARTMENT COMMENTS
		GPAC	MPC	PD 12/10	PD 07/12	
W-4	Olowalu Town included in an Urban and Rural Growth Boundary	X	X			The Department hasn't supported this location for future growth because of infrastructure constraints, potential impact on coastal resources, lack of employment base, and public concerns. There are other areas in West Maui that are more appropriate.
W-4	Pali to Puamana Parkway identified as a Protection Area	X	X	X	X	Broad support for this project as a way to address recreational and transportation needs.

Directed Growth Pitfalls

- **High housing prices and gentrification** (consequence of not supplying enough land to the market)
- **Sprawl, high infrastructure costs, intergenerational equity** (consequence of providing too much land within the boundaries)
- **Community conflict – resource degradation** (consequence of not respecting the process or following best practice)



MAHALO

Comments?

General Plan Committee

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Subject: GP-2(2)-2

or

Maui County Planning Department

Long Range Division

<http://www.mauicounty.gov>

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