

ALAN M. ARAKAWA  
Mayor

WILLIAM R. SPENCE  
Director

MICHELE CHOUTEAU McLEAN  
Deputy Director



COUNTY OF MAUI  
**DEPARTMENT OF PLANNING**

LAND USE COMMISSION  
STATE OF HAWAII

2013 OCT 18 A 7:11

October 15, 2013

Mr. Daniel E. Orodenker, Executive Director  
Land Use Commission  
P.O. Box 2359  
Honolulu, Hawaii 96804-2359

Dear Mr. Orodenker:

**SUBJECT: 2013 ANNUAL REPORT FOR THE VILLAGES OF LEIALI'I  
(DOCKET NO. A89-652)**

The Department of Planning (Department) has reviewed the 2013 Annual Report (Report) dated August 26, 2013, for the Villages of Leialii, Docket No. A89-652. This Department does not have objections to the acceptance of the Report and understands that many of the conditions cannot be satisfied due to the land litigation issues, revision of the master plan, and preparation of an Environmental Impact Statement (EIS). The 2013 Annual Report notes the Governor accepted the Final EIS on December 7, 2012. The Department takes note of the following statement on page 6 of the 2013 Annual Report: "Because of the revision of the Villages of Leialii master plan, e.g., the elimination of the golf course, the RFP developer may be required to seek a re-approval of the Villages of Leialii project by the LUC." The Department trusts the LUC will be in communication with all affected parties regarding this possible "re-approval" scenario.

It is critical to review the Villages of Leialii revised master plan against the Lahaina Town North planned growth area outlined in the recently approved Maui Island Plan on pages 8-58 through 8-60 attached to this letter for your convenience.

Thank you for your continued review of this important West Maui project. Should further clarification be necessary, please contact Staff Planner Kurt Wollenhaupt at [kurt.wollenhaupt@mauicounty.gov](mailto:kurt.wollenhaupt@mauicounty.gov) or at (808) 270-1789.

Sincerely,

CLAYTON I. YOSHIDA, AICP  
Planning Program Administrator

for WILLIAM SPENCE  
Planning Director

Mr. Daniel E. Orodener, Executive Director  
October 15, 2013  
Page 2

Attachment

xc: John S. Rapacz, Planning Program Administrator (PDF)  
John F. Summers, Planning Program Administrator (PDF)  
Kurt F. Wollenhaupt, Staff Planner (PDF)  
Karen Seddon, Executive Director, HHFDC (with attachment)  
Office of Planning  
Project File  
General File

WRS:CIY:KFW:aj

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## Directed Growth Plan

public facilities. A network of trails and bikeways will integrate Kā'anapali Town with Kā'anapali Resort and the Pu'ukoli'i Village community. The north piece may contain an acute-care facility. The northern portion has a proposed veterans' memorial cemetery. The project is intended to provide an opportunity for more resident housing in close proximity to employment at Kā'anapali Resort. Due to existing traffic congestion in West Maui, improvements to the regional highway system are needed to accommodate the population at Kā'anapali Town. The existing highway and implementation of the proposed Lahaina Bypass will provide transportation connectivity and hard edges to contain the planned growth area. Table 8-23 provides planning standards and guidelines for this planned growth area.

The Kā'anapali Town planned growth area is depicted on Figure 8-11 and on Directed Growth Map #W2. Table 8-23 provides a summary of the planned growth area:

**Table 8 - 23: Kā'anapali Town Planned Growth Area**

<b>Background Information:</b>			
Project Name:	Kā'anapali Town	Directed Growth Map #:	W2
Type of Growth:	Urban Expansion	Gross Site Acreage:	840 Acres
<b>Planning Guidelines:</b>			
Dwelling Unit Count:	Approximately 1,800 Units <sup>33</sup>	Residential Product Mix:	Balance of SF and MF units
Net Residential Density:	6-9 du/acre	Parks and Open Space <sup>34</sup> :	≥ 25%
		Commercial:	Convenience Shopping; Region Serving

### ***Lahaina Town North***

Lahaina Town North is a portion of the master planned project known as "Villages of Leiali'i". Lahaina Town North is a moderate-sized urban expansion located north of Lahaina Town. It is a Hawai'i Housing Finance Development Corporation (HHFDC) project. The planned growth area is intended to be compact, and contain a mix of uses, and have a relatively even split of single-family and multifamily housing units.

### **Planned Growth Area Rationale**

Lahaina Town North is a logical expansion of the existing Lahaina community. Being an HHFDC project with a mix of housing types and moderate single-family lot sizes, the project will address the need for additional affordable resident housing in West Maui in close proximity to Lahaina's employment opportunities. The project should include a mix of land uses, park land, and open space, and will be proximate to public facilities such as the Lahaina Civic Center. Thus, the project is intended to evolve into a livable community based on sustainable land use planning. The Lahaina Town North planned growth area is depicted on Figure 8-12, and on Directed Growth Map #W2 and W3. Table 8-24 provides a summary of the planned growth area:

**Table 8-24: Lahaina Town North**

<sup>33</sup> Additional units may be permitted through a transfer of development rights program or to provide affordable housing in excess of what is required by law. Unit counts may be further defined through the entitlement process in response to infrastructure and environmental constraints.

<sup>34</sup> The distinct boundaries of the parks and open space, specific location of the recreational uses, and the precise amenities will be further defined during the West Maui Community Plan update and the project review and approval process.

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## Directed Growth Plan

<b>Background Information:</b>			
Project Name:	Lahaina Town North	Directed Growth Map #:	W2 and W3
Type of Growth:	Urban Expansion	Gross Site Acreage:	245 Acres
<b>Planning Guidelines:</b>			
Dwelling Unit Count:	Approximately 1200 Units <sup>35</sup>	Residential Product Mix:	Balance of SF and MF units
Net Residential Density	10-12 du/acre	Parks and Open Space% <sup>36</sup> :	≥ 30%
		Commercial:	Convenience Shopping

### ***Lahaina Infill***

The Lahaina Infill planned growth area is approximately 22 acres and is bounded by Kahoma Stream, Front Street, Kenui Street, and Honoapiʻilani Highway. It is an infill site that will contain a mixture of single-family and multifamily residential units, and parks and open space.

### **Planned Growth Area Rationale**

The Lahaina Infill project provides an efficient use of vacant land within Lahaina's urban area. The project takes advantage of existing infrastructure and does not expand Lahaina's urban boundary. The Lahaina Infill site will have single-family and multifamily residential uses and park land to service the new and existing community. Innovative site planning shall be incorporated into the housing project to create a compact and walkable community. Creating a pedestrian-friendly project with transit access points should be a priority to meet senior citizen needs. The Lahaina Infill planned growth area is depicted on Figure 8-12 and on Directed Growth Map #W3. Table 8-25 provides a summary of the project.

**Table 8 - 25: Lahaina Infill Planned Growth Area**

<b>Background Information:</b>			
Project Name:	Lahaina Infill	Directed Growth Map #:	W3
Type of Growth:	Urban Infill	Gross Site Acreage:	22 Acres
<b>Planning Guidelines:</b>			
Dwelling Unit Count:	Approx. 214 Units <sup>37</sup>	Residential Product Mix:	Balance of SF / MF units
Net Residential Density:	13-20 du/acre	Parks and Open Space% <sup>38</sup> :	+/- 2 acres
		Commercial:	N/A

### ***Lahaina Town South***

<sup>35</sup> Additional units may be permitted through a transfer of development rights program or to provide affordable housing in excess of what is required by law. Unit counts may be further defined through the entitlement process in response to infrastructure and environmental constraints.

<sup>36</sup> The distinct boundaries of the parks and open space, specific location of the recreational uses, and the precise amenities will be further defined during the West Maui Community Plan Update and the project review and approval process.

<sup>37</sup> Additional units may be permitted through a transfer of development rights program or to provide affordable housing in excess of what is required by law. Unit counts may be further defined through the entitlement process in response to infrastructure and environmental constraints.

<sup>38</sup> The distinct boundaries of the parks and open space, specific location of the recreational uses, and the precise amenities will be further defined during the West Maui Community Plan Update and the project review and approval process.

## Directed Growth Plan

The Lahaina Town South planned growth area is located mauka of Honoapiʻilani Highway, surrounding the Lahaina Aquatic and Recreation Center. The development will be a compact, mixed-use urban expansion with approximately 1,100 residential units.

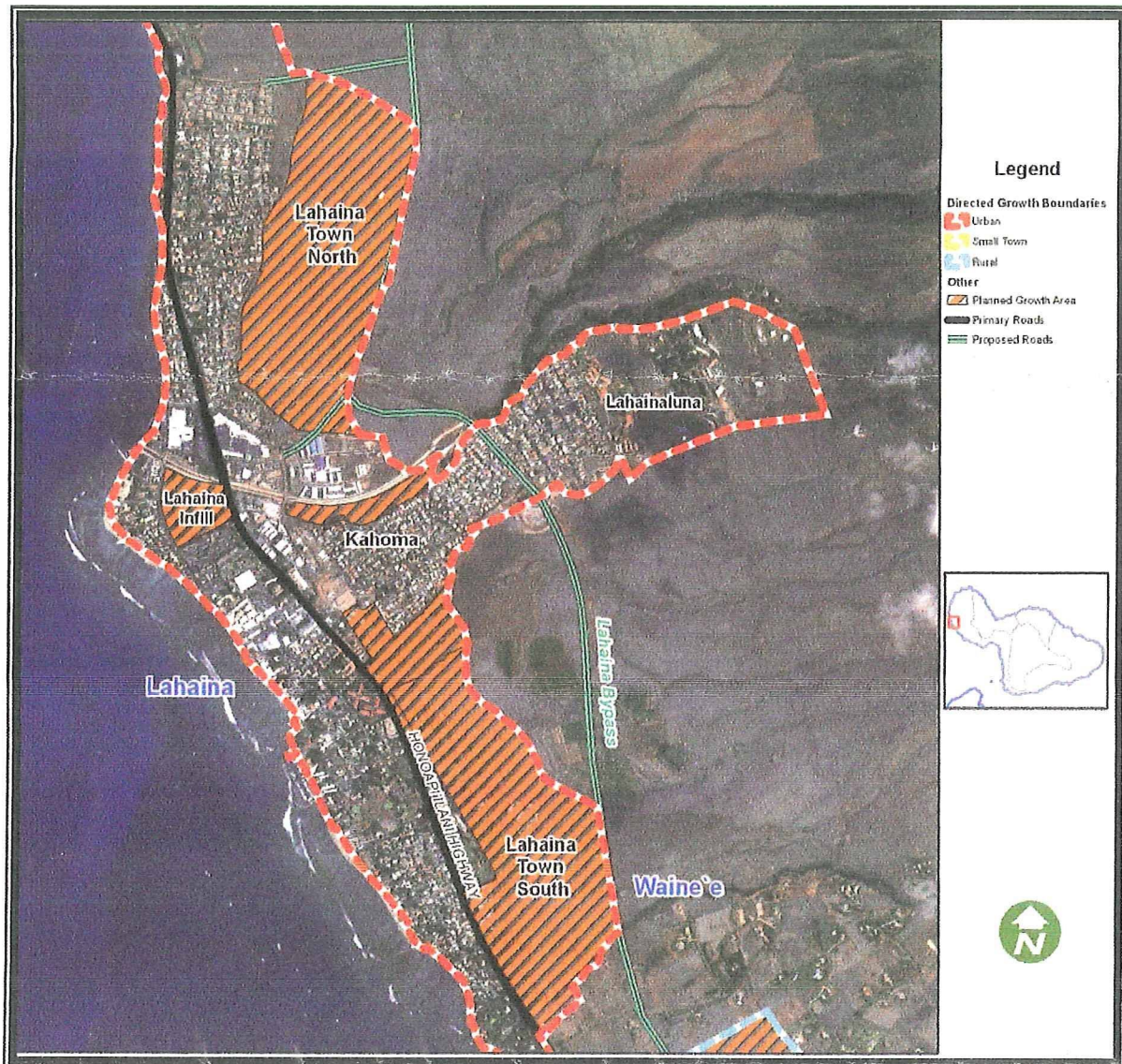


Figure 8 - 12: Lahaina Town North – Planned Growth Area.

### Planned Growth Area Rationale

The site is contiguous with Lahaina Town and is a logical area for urban expansion to accommodate growth to 2030. The site is approximately 269 acres and is close to existing public facilities and infrastructure and West Maui employment. The planned growth area will provide a mix of commercial uses, housing types, and lot sizes. Given the growth area location and characteristics, it is likely to provide housing for Maui residents rather than off-island second home buyers. There should be a sufficient proportion of multi-family units developed to meet local needs.



**Maui Island  
Plan  
Directed  
Growth  
Map  
Ka'anapali  
W2**

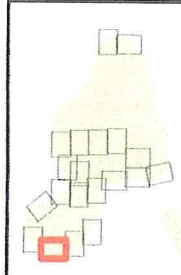
**Legend**

**Growth Boundaries**

-  Urban
-  Small Town
-  Rural

**Reference**

-  2011 Parcels
-  Primary Roads



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




**Maui Island  
Plan  
Directed  
Growth  
Map**  
Lahaina Town  
W3

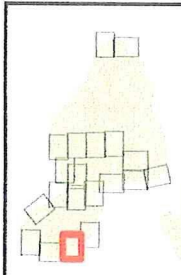
**Legend**

**Growth Boundaries**

- Urban
- Small Town
- Rural

**Reference**

- 2011 Parcels
- Primary Roads



Scale: 0 1000 2000 3000 4000 Feet

Product Code: MGP-2010-0002  
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