

ALAN M. ARAKAWA
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Deputy Director



LAND USE COMMISSION
STATE OF HAWAII

COUNTY OF MAUI
DEPARTMENT OF PLANNING

2017 AUG 14 A 9:37

August 11, 2017

MEMORANDUM

TO: Daniel Orodener
Executive Director
Land Use Commission
State of Hawaii
P. O. Box 2359
Honolulu, Hawaii 96804

FROM: William Spence, Planning Director

SUBJECT: **DOCKET No. A15-798 / WAIKAPU PROPERTIES, LLC**

TRANSMITTED ARE THE FOLLOWING:

| COPIES | DATE | DESCRIPTION |
|----------|---------|--|
| Original | 8/11/17 | List of Witnessess, County of Maui Planning Department List of Exhibits, County of Maui Planning Department |
| Original | 8/11/17 | Certificate of Service |

() For your information & files
() For approval & signature
() Per your request
() For your review and approval
() See REMARKS below
(X) For filing

Attachments

WRS:KFW:lak

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LAND USE COMMISSION

PAGE NO. 1 OF 1.

DOCKET NO./PETITIONER: A15-798 / WAIKAPU PROPERTIES, LLC

PARTY: COUNTY OF MAUI

LIST OF WITNESSES

| NAME/ORGANIZATION/POSITION (List in Order of Appearance) | TO BE QUALIFIED AS A WITNESS IN: | SUBJECT MATTER | WRITTEN TESTIMONY (Yes or No) | EXHIBIT NUMBER(S) | LENGTH OF DIRECT |
|--|--|--|--|----------------------|------------------------|
| William Spence, Director, Department of Planning, County of Maui or his representative | Planning & Land Use | Planning, Land Use, Overall Project Analysis | Yes, to be submitted at a later date | 1, 2, 3 | 15 Minutes |
| | | | | | |
| Rebuttal Witness Follows | | | | | |
| David Goode, Department of Public Works, County of Maui or his representative | Public Works | Roadways | No | 4 | N/A |

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LAND USE COMMISSION

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DOCKET NO./PETITIONER: A15-798 / WAIKAPU PROPERTIES, LLC

PARTY: COUNTY OF MAUI

LIST OF EXHIBITS

| EXHIBIT NUMBER | DESCRIPTION | PARTY: OBJECTIONS | ADMIT |
|-------------------|--|-------------------|-------|
| 1 | Applicable Sections of Maui Island Plan Relating to Petition | | |
| 2 | Resume for William Spence, Director, Department of Planning, County of Maui | | |
| 3 | Testimony of the Maui Department of Planning, William Spence, Director | | |
| 4 | Resume for David Goode, Director, Public Works Department, County of Maui | | |

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Maui Island Plan

Island of Maui

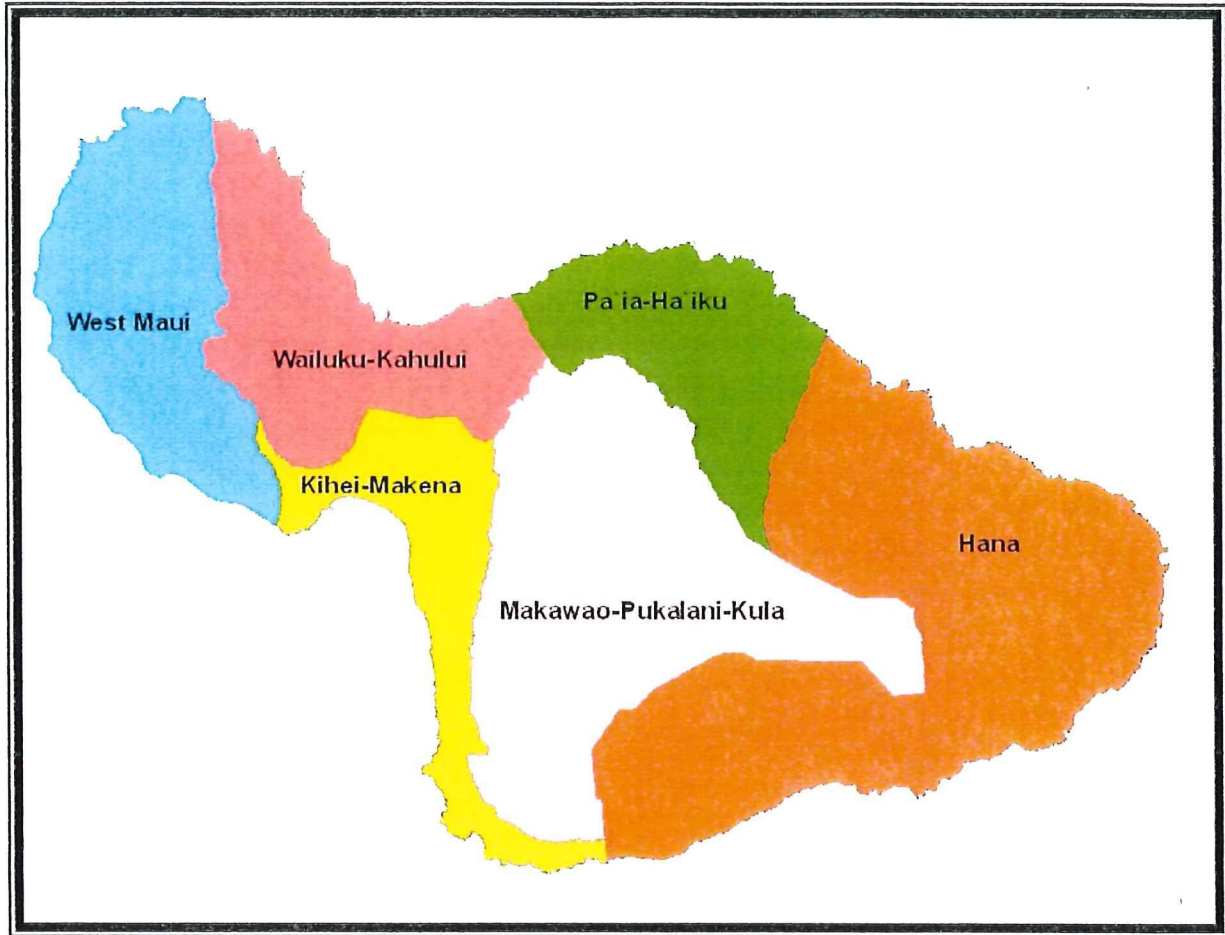
General Plan 2030

For information regarding this plan please contact the County of Maui or the Maui County Department of Planning. Copies of this plan are available from the Maui County Department of Planning.

In loving memory, Christopher L. Hart, Robin Foster,
Rae and Carl Lindquist

Published in the United States by
The County of Maui
250 South High Street
Wailuku, Hawaii 96793

The Maui Island Plan was adopted by Ordinance No. 4004 and took effect on December 28, 2012.



Community plan regions.

MAUI'S DIRECTED GROWTH PLAN

A primary objective of the Directed Growth Plan is to ensure that our urban and rural communities offer a high quality of life. Designing pedestrian-oriented communities, with a mix of uses to sustain daily needs, and close to places of employment makes for a more sustainable, vibrant, and livable environment. Providing parks and open space, tree-lined roadways, and easy connections to the natural and built environment promotes health and well-being. Beyond our urban boundaries, working agricultural landscapes, natural wildland areas, and undeveloped shorelines and beaches are vitally necessary to provide a sense of refuge and escape from the stresses of daily life.

Directed Growth Plan

This section identifies planned growth areas to meet the housing, employment, and recreational needs of Maui's residents to 2030. Planned growth on Maui is largely directed to Wailuku-Kahului, Kīhei, and West Maui to protect the character of the existing small towns, rural areas, agricultural lands, and open space and to allow for more dynamic urban settlements with efficient public service delivery. For the next 20 years these three regions will serve as the island's primary urban centers. Development through the planning horizon will largely take place through infill and redevelopment, urban expansion, and new towns. Every effort is made to maximize the use of urban infill and redevelopment opportunities, to avoid the need to expand the urban, small town, and rural growth areas.

How to Read this Section

For organizational purposes, the section is divided into regions that roughly correspond to the island's community plan areas. However, the regions and corresponding Directed Growth Maps do not always follow the community plan area map boundaries and may overlap with an adjacent community plan area. The section includes a brief description of the community plan region, challenges and opportunities affecting the region, growth anticipated in the region along with the new regional facilities needed to accommodate that growth. Next, each planned growth area is described in narrative followed by a table that includes background information, and planning guidelines for the planned growth area. This table, in most cases, indicates the net residential density³, number of dwelling units, the desired mix of dwelling unit types, and the type of commercial node that will be expected within the planned growth area. Commercial nodes are classified as "neighborhood serving", "convenience shopping", and "region serving". Table 8-4 describes the characteristics of these commercial nodes.

Table 8 - 4: Characteristics of Commercial Nodes

| TYPE | CHARACTERISTICS |
|----------------------|---|
| Neighborhood Serving | Small scale commercial activities that primarily serve the needs of the immediate neighborhood. Examples include, but are not limited to, the corner grocery store, bake shop, and shave ice stand. |
| Convenience Shopping | Commercial activities that serve the adjacent community. Examples include, but are not limited to, a small-to-mid size supermarket, bank, barber shop, and internet cafe. |
| Region Serving | Commercial activities that may serve the community plan region. Examples include, but are not limited to, large supermarkets, hardware and plumbing stores, and sporting goods stores. |

The planning guidelines are not meant to be prescribed requirements; rather, they identify the intent of the planned growth area. Development of the planned growth area may reasonably vary slightly from the planning guidelines provided that the overall intent of the Planning guidelines is achieved.

This section also includes a summary of the significant planned protected areas identified in each community plan region. Planned protected areas include some of the island's most treasured cultural, environmental, and recreational resources. These resources can come in the form of a coastal ridge, a burial ground, or an urban park. The planned protected area can be for the public's benefit and use, or to allow the natural habitat to exist in an unaltered state. The intent of the Protected Area is to provide one additional layer of protection to those areas that contain any number of irreplaceable resources. The purpose and intent of each planned protected area is described after each planned growth area section.

³ Net Residential Density means the total number of dwelling units to be developed at a specific site divided by the Net Residential Acres. Net Residential Acres means the gross area of a site intended for residential development minus the area of wetlands and waterbodies, parks and open space, roads and right-of-way, and other undevelopable land within the site.

Directed Growth Plan

Planned protected areas were identified through the Plan's public involvement process. Several of the planned protected areas draw from the following plans and studies: 1. *Pali to Puamana Parkway Master Plan* (February 2005); 2. *North Shore Corridor Report* (Fall, 2006); 3. *Infrastructure and Public Facilities Assessment Update* (March and September 2007); 4. *Scenic and Historic Resources Inventory & Mapping Study* (June 2006); and 5. *Focus Maui Nui's WalkStory and PlanStory* public outreach events (December 2006). Each planned protected area shall be incorporated into appropriate community plan updates, green infrastructure plans, capital improvement plans, special district plans, related functional plans, and urban beautification efforts.



View of Pi'ilani Highway.

A REGIONAL FRAMEWORK

In consideration of the guiding land use principles discussed above, the following four themes provide a broad island-wide framework for the identification of areas that are appropriate for future growth, the identification of areas that should be preserved, and the implementation of the directed growth plan.

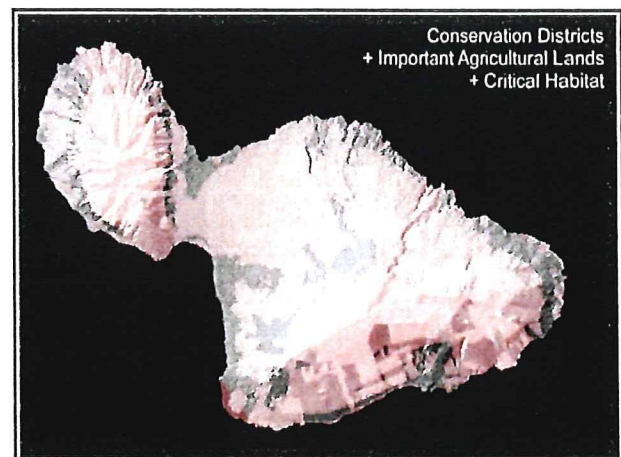
Theme One: Limit Development in Northwest and East Maui.

East and Northwest Maui are the most remote, inaccessible, and undeveloped regions on Maui. Both regions possess rugged physical beauty, agricultural landscapes, and culturally-rich communities. The island's largest intact watersheds, and natural wildland areas, including Haleakalā National Park and the West Maui Mountains, are located in Northwest and East Maui.

Development in both areas is largely dispersed, employment is limited, and infrastructure and public facility capacity is restricted. Maui residents have a strong desire to protect the natural and cultural resources of these regions.

Theme Two: Protect Maui's agricultural resource lands, especially prime and productive agricultural lands.

Maui's agricultural lands are an important resource for both current and future generations of island residents. Agricultural lands provide the opportunity for greater economic diversification; food and energy security; and better stewardship of land, water, and open space resources. Maui residents have expressed a strong desire to support the agricultural economy and protect the island's agricultural lands for both present and future generations.



Example of overlay analysis.

Directed Growth Plan

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.*

Traffic congestion, affordable housing, and convenience are major quality of life issues that Maui residents care deeply about. The same is true for quality education, public safety, and a clean environment.

Given the high cost of developing public infrastructure and facilities to service remote areas, the significant environmental and social impacts associated with long vehicle commutes, and the broad desire to “keep the country-side country” it is preferable to locate development as close as possible to existing employment centers.

There currently exists undeveloped land that is within close proximity to Wailuku-Kahului, Kīhei Town, and Lahaina-Kā'anapali-Kapalua that is feasible for development. These lands are close to existing public facilities and major centers of employment.

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

Maui's future growth will be accommodated largely within UGBs. These boundaries will encompass higher density mixed-use infill development, planned urban expansion, and the creation of new, self-sufficient towns.

A primary objective of the Directed Growth Plan is to ensure that our urban communities offer a high quality of life. Designing pedestrian-oriented communities with a mix of uses to sustain daily needs and close to places of employment makes for a more vibrant and livable environment. Providing parks and open space, tree lined roadways, and easy connections to the natural and built environment are necessary to promote health and well-being.



Sketch of human-scale development.

Beyond our urban boundaries, working agricultural landscapes, natural wildland areas, and undeveloped shorelines and beaches are vitally necessary to provide a sense of refuge and escape from the stresses of urban life.

WAILUKU-KAHULUI

The Wailuku-Kahului community plan region encompasses the island's Civic Center, major commercial-industrial and shipping center, and the largest resident population of all community plan regions with 54,433 people in 2010. The community plan region also has the largest employment center with 32,898 jobs in 2010. The region is comprised of four distinct sub-regions: Wailuku, Kahului, Waikapū, and Waihe'e. A brief discussion of each sub-region is provided below.

Wailuku. Wailuku serves as the Civic Center for Maui and the seat of Maui County government. Wailuku is a culturally diverse town with strong ties to Maui's Hawaiian missionary and plantation history, and serves as the gateway to 'Īao Valley. Residential neighborhoods in

Directed Growth Plan

Wailuku are characterized by a rich mix of housing types, older homes, and a variety of lot sizes, generally laid out in a traditional street-pattern grid. Commercial areas are composed of smaller, older buildings primarily near the Main and Market Street intersection with some businesses intermixed with residential neighborhoods.

Beginning in the 1950s, Wailuku experienced a period of transition and decline as the resident population became more dispersed throughout the region, and Kahului grew into the commercial center of the island. As residents and businesses left Wailuku, the area began to deteriorate and blight conditions persisted. In the last decade, Wailuku has been undergoing revitalization initiated by community groups, the County, and local businesses.

Kahului. Kahului is the island's major commercial and industrial center. Shopping and community facilities, such as Queen Ka'ahumanu Shopping Center, Maui Arts and Cultural Center, and the University of Hawai'i Maui College, draw residents from all regions of the island. Kahului is also Maui's only shipping center with the island's major seaport and airport. Kahului first came to life in the modern era after World War II as Maui's population became decentralized and major projects such as "Dream City" and the Kahului Shopping Center were completed. Kahului's residential neighborhoods are separated from commercial uses and composed of larger suburban lots and wide curvilinear streets.

Waikapū. Waikapū is a small rural town between Wailuku and Mā'alaea on Honoapi'ilani Highway. The town is primarily residential with a small commercial component. Historically, Waikapū has been surrounded by sugarcane fields, providing a clear distinction between the town and other nearby communities. As Wailuku and Kahului grow southward, the separation between these sub-regions and Waikapū is being diminished.

Waihe'e. Waihe'e is another small rural town in the Wailuku-Kahului Community Plan region. It is the last town in the region along Kahekili Highway and serves as the eastern gateway to Northwest Maui. The sub-region is primarily residential with small-scale agriculture and family cultivated taro patches in the vicinity of Waihe'e Stream. Managing urbanization on the fallow agricultural lands south of the town will be important for maintaining the rural identity of the town.

CHALLENGES AND OPPORTUNITIES

The Wailuku-Kahului community plan region has several key land use issues which must be considered when planning future development in the region. Some issues apply to the region as a whole while others are specific to a sub-region. Major land use threats and opportunities include:

Loss of Community Identity and Boundaries

The Wailuku-Kahului community plan region is one of the fastest growing regions on Maui. The majority of the region's growth is occurring on vacant agricultural land at the edges of the sub-regions, particularly south of Wailuku and Kahului, with isolated areas of redevelopment opportunities. As these lands become urbanized, the region's individual towns begin to blend together and lose their unique identities. To prevent the creation of one large, sprawling urban mass, clear separation must be maintained between the area's four sub-regions through the use of regional parks, greenways and protected areas.

Auto- Dependency and Traffic Congestion

The region's land use pattern and street layout, particularly in Kahului, has led to strong auto-dependency and traffic congestion. While a public bus system services the region, it is relatively new and is making steady progress in becoming a part of everyday life for residents. Adequate bike and pedestrian infrastructure are also lacking within the region, limiting the opportunity for multimodal transportation. Clear and distinct separation of

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| | |
|--|---|
| | land uses also significantly contributes to poor mobility and the need for a high number of private automobile trips. |
| <i>Lack of Housing Choices</i> | While the Wailuku-Kahului community plan region has the largest supply of residential units on Maui, only about 12 percent of the units are multifamily. This marked disparity between single-family and multifamily residential units provides residents with limited housing options in the Central Maui region. More multifamily units for purchase and rental are needed in the region to provide for a mix of housing prices and types. |
| <i>Lack of Kahului Downtown Core</i> | A major land use issue in the region is the lack of a downtown core in Kahului; the sub-region does not have an identifiable center or core with a pedestrian-friendly mix of land uses where people can gather and interact. A downtown core in Kahului will strengthen the sub-region and provide it with a unique identity. Infill and redevelopment projects, such as the Kahului Town Center Redevelopment and harbor revitalization efforts provide a unique opportunity to revitalize the area. |
| <i>Revitalization of Wailuku Civic Center District</i> | A key land use opportunity in the region is the revitalization of the Wailuku downtown and Civic Center District. Maintaining the identity of Wailuku as the County's Civic Center is an important land use goal. The <i>Wailuku Redevelopment Plan</i> (December 2000), prepared by the Maui County Department of Planning, offers key strategies for revitalizing the area. As part of the revitalization, increased mixed-use development, activity generators, streetscape beautification, additional public parking, and build out of the abutting Civic Center District with additional government office space is necessary. |

Wailuku – Kahului – Planned Growth Areas

Urban infill will be a major source of additional housing units in the Wailuku-Kahului community plan region. In addition, four new planned growth areas have been identified: Wai'ale, Pu'unani, Kāhili Rural Residential, and Waikapū Tropical Plantation Town. Planned growth areas are depicted in Figure 8-1 and on Directed Growth Map #C3 and #C4.

New Regional Facilities Recommended – Wailuku-Kahului

- Maui Lani Parkway extension
- Regional Park
- Central Fire Training Facility
- Dedicated County Fairgrounds
- Water Treatment Facilities
- Intermediate School
- Elementary School
- Relocation of the County Jail from Wailuku to an appropriate location in Pulehunui (Pu'unēnē).

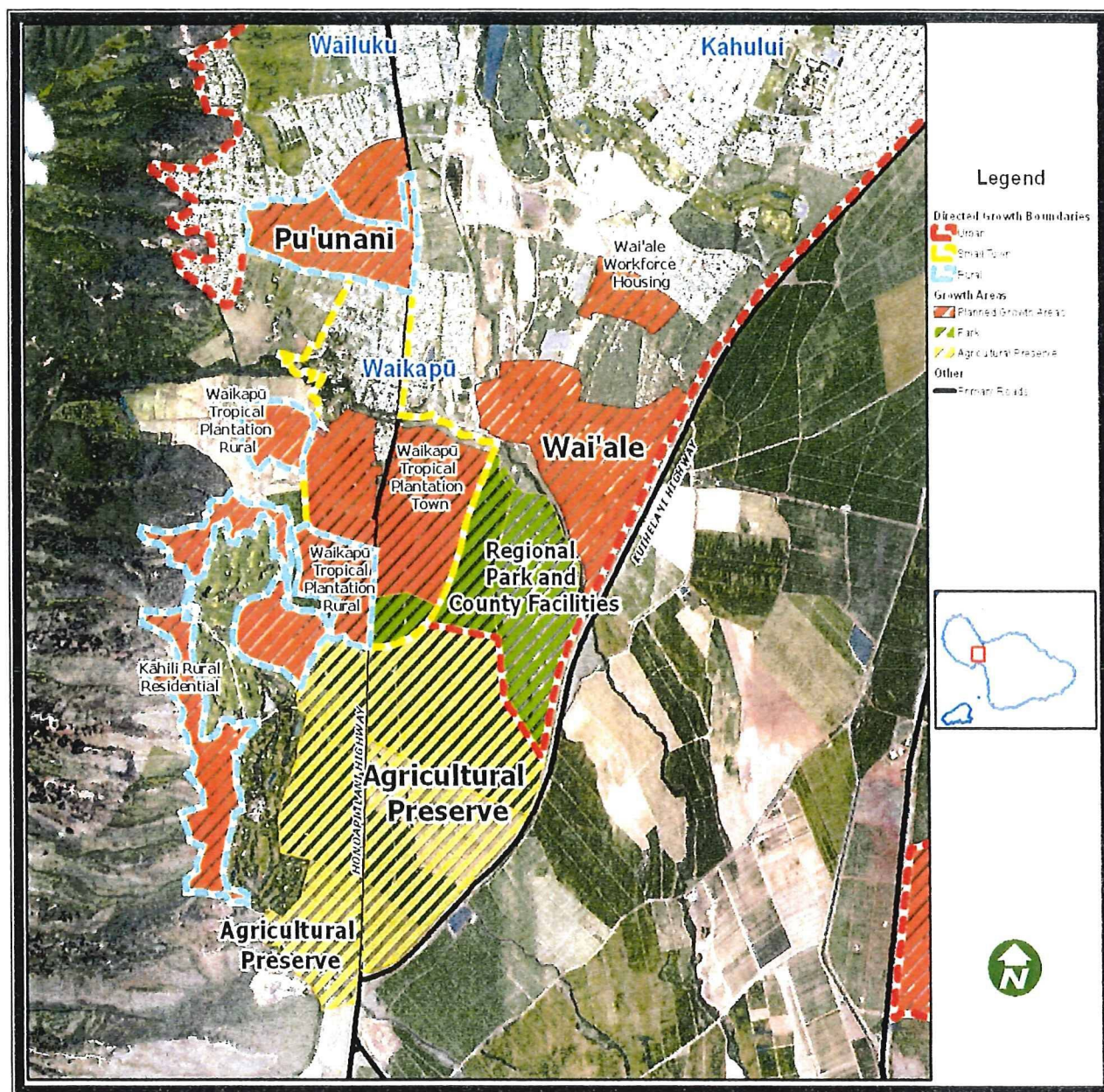


Figure 8-1: Wailuku-Kahului Planned Growth Areas.

Kahului Infill and Redevelopment and Revitalization of Wailuku Town

The plan proposes infill and redevelopment within Kahului. Much of Kahului is significantly underutilized and redevelopment will strengthen the economy, provide diverse housing opportunities within close proximity to jobs and services, and protect agricultural lands and the character of Maui's rural communities by making higher and better use of our existing urban areas. Redevelopment will also strengthen Kahului's identity, promote urban beautification and livability, and breathe vitality and life into the area.

The County should work with area landowners and the community to prepare the following studies: 1) Risk and Vulnerability Assessments (RVA); 2) specific area plans; and 3) supporting model development

Directed Growth Plan

ordinances. The RVA is necessary prior to redevelopment because much of urban Kahului is within the tsunami inundation area. This study will further define the areas and magnitude of potential flooding and necessary mitigation measures to protect life and property. The specific area plans and model development ordinances will further define the character of redevelopment and geographic boundaries where infill and redevelopment is feasible. The specific area plans should emphasize the opportunity for higher-density mixed-use development, pedestrian and vehicular circulation patterns, and urban beautification. A system of sidewalks, greenways, and bike lanes should be developed to reduce community reliance on the automobile.

Infill and redevelopment within Kahului on entitled urban lands could produce hundreds of new residential units. An example of this is the closed pineapple cannery behind the Queen Ka'ahumanu Shopping Center. New multifamily units at this location could be built at an urban density of at least 18 to 25 units per acre in a mixed-use design such as that of the Kahului Town Center project.

The continued revitalization of the Wailuku Redevelopment Area and the Wailuku Civic Center District also provides the opportunity to provide infill housing close to jobs and services in a manner that will strengthen the economic vitality of Wailuku Town, provide diverse housing options and shorter commuting times, and maintain Wailuku Town as the County seat of government and Civic Center.

An analysis of infill opportunities in Wailuku Town indicates significant opportunities to develop housing on vacant or underutilized lands currently entitled for development. These units would be in areas of higher density such as Lower Main Street and Happy Valley, as well as new units in Piihāna and Waiehu along Kahekili Highway. The net densities of multifamily housing should be at least 15 to 25 units per acre which is compatible with existing densities of complexes such as 'Īao Parkside and Parkview Square in Wailuku.

Wai'ale

The Wai'ale planned growth area is recommended to be a compact, mixed-use town with park land, open space, a county fair grounds, an elementary or intermediate school developed in coordination with the Waikapū Tropical Plantation Project, and commercial uses. Wai'ale will be located south of Maui Lani, and it is bounded to the west by Honoapi'ilani Highway and to the east by Kūihelani Highway. While proximate to Kahului, Wailuku, and Waikapū, the Wai'ale town should be a distinct community, clearly separate from existing towns. Wai'ale is the largest proposed town on the island, and the largest planned growth area proposed for the Wailuku-Kahului community plan region.

Planned Growth Area Rationale

At build-out, the Wai'ale planned growth area is intended to provide roughly 50 percent of the additional residential units needed in the Central Maui region and address the housing needs of Maui residents. With a balance of single-family and multifamily housing units, low to moderate average lot size, and strong capacity to provide affordable housing, Wai'ale will provide housing options to address resident housing demand. The Wai'ale planned growth area is proximate to Wailuku employment opportunities and infrastructure, has adequate highway access and transit connectivity, and has favorable topography.

To prevent sprawl and further urbanization of prime agricultural resource land, a hard edge must be maintained around Wai'ale Town. A network of greenbelts, open space, and parks will be utilized to contain urban development, maintain a clear distinction between existing communities and the new town, and to prevent urbanization of agricultural lands south of the site. The planned growth area is currently bounded on at least two sides by roads which will help to contain the new community. The north portion

Directed Growth Plan

of the Wai'ale area is identified as Wai'ale Workforce Housing on Figure 8.1, and is intended to be an affordable housing complex of roughly 300 multifamily units on 50 acres.

It is intended that Wai'ale's infrastructure development be coordinated with neighboring developments including Maui Lani, Kehalani, Pu'unani, and Waikapū Tropical Plantation Town. A community park is also planned for the Wai'ale area to provide a clear separation between the new community and Maui Lani. A regional park will be provided to the South of Wai'ale to provide a clear separation between the new community and Ma'alaea, and to allow for the placement of active and passive recreational opportunities, County baseyards and like County facilities. Preservation areas will be established to protect Hawaiian Burials and intact sand dunes. The Wai'ale project can also include lands to house the offices of the County Department of Parks and Recreation, a community center, and a County fair grounds. (Please see Figure 8-2, Central Maui Regional Park, Community Park, Preservation, and County Facility Area.) The Wai'ale growth boundaries are located on Directed Growth Map #C3. Tables 8-5 and 8-6 provide planning guidelines for this planned growth area:

Table 8 - 5: Wai'ale Workforce Housing Planned Growth Area

| | | | |
|--------------------------------|--------------------------------------|--------------------------------------|----------------------|
| Background Information: | | | |
| Project Name: | Wai'ale Workforce Housing | Directed Growth Map #: | C3 |
| Type of Growth: | Urban Expansion | Gross Site Acreage: | 50 Acres |
| Planning Guidelines | | | |
| Dwelling Unit Count: | Approximately 300 Units ⁴ | Residential Product Mix: | 100% MF |
| Net Residential Density: | At least 10 du/acre | Parks and Open Space% ⁵ : | ≥ 20% |
| | | Commercial: | Neighborhood serving |

Table 8 - 6: Wai'ale Planned Growth Area

| | | | |
|--------------------------------|--|--------------------------------------|--|
| Background Information: | | | |
| Project Name: | Wai'ale | Directed Growth Map #: | C3 |
| Type of Growth: | Urban Expansion | Gross Site Acreage: | 495 Acres (includes the Central Maui Community Park) |
| Planning Guidelines | | | |
| Dwelling Unit Count: | Approximately 2,254 Units ⁶ | Residential Product Mix: | Balance of SF and MF |
| Net Residential Density: | 10 – 20 du/acre | Parks and Open Space% ⁷ : | ≥ 30% |
| | | Commercial: | Convenience Shopping Region Serving |

⁴ 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.

⁵ 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 Wailuku – Kahului Community Plan update and the project review and approval process.

⁶ 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.

⁷ 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 Wailuku – Kahului Community Plan Update and the project review and approval process.

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Pu'unani

The Pu'unani planned growth area is intended to be a mixed-use project located at the southwest edge of Wailuku. This urban and rural expansion is located south of Kehalani below Wailuku Heights and is bounded to the east by Honoapi'ilani Highway. The growth area will be buffered by a 200-foot greenbelt along its eastern edge and adjacent to Honoapi'ilani Highway. Additionally, a 500-foot greenbelt along the area's southern extent shall provide a separation between the Waiolani community and Wailuku. The greenbelt, greenway, and rural lands are intended to provide separation between Wailuku and Waikapu, and to provide a visual relief by creating a lower-density residential pattern than surrounding communities. This planned growth area will mark the southern boundary of Wailuku.

Planned Growth Area Rationale

Pu'unani is a residential expansion of the existing southern boundary of Wailuku Town. It is intended that infrastructure development be coordinated with neighboring developments including Kehalani, Wai'ale and Waikapū Tropical Plantation Town. The urban portion of the growth area will be comprised primarily of approximately 450 multifamily units and commercial and public/quasi-public uses. The rural component will be comprised of low-density residential lots that will provide for a transitional zone from the high-density, multifamily component of the growth area as well as Wailuku to the north. The precise rural residential densities and unit count for the rural component of the project will be determined at the time of zoning.

The area is currently zoned for agricultural use, and water and wastewater infrastructure, as well as transit access are in place. The Pu'unani planned growth area is depicted on Figure 8-1. Table 8-7 provides planning guidelines for this planned growth area:

Table 8 - 7: Pu'unani Planned Growth Area

| Background Information: | | | |
|--------------------------------|---|-------------------------------------|--|
| Project Name: | Pu'unani | Directed Growth Map #: | C3 |
| Type of Growth: | Urban & Rural Expansion | Gross Site Acreage: | 209 Acres |
| Planning Guidelines | | | |
| Dwelling Unit Count: | Approximately Urban - 450 Units Rural - To be determined ⁸ | Residential Product Mix: | MF/VMX - 64 Acres Rural - 143 Acres |
| Net Residential Density: | Urban - 9-12 du/acre Rural - To be determined | Parks and Open Space ⁹ : | ≥ 36% |
| | | Commercial: | Neighborhood Serving |

⁸ 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.

⁹ 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 Wailuku – Kahului Community Plan Update and the project review and approval process.

Directed Growth Plan

Kāhili Rural Residential

The Kāhili Rural Residential planned growth area is approximately 218 acres and located mauka of the Kāhili Golf course at Waikapū in the foothills of the West Maui Mountains. Access will be provided by a connecting roadway from the Honoapiʻilani Highway. The area is bounded by Rural and Park (Golf Course) Community plan designations. The goal of the Kāhili Rural Residential planned growth area is to provide low-density rural residential lots with a minimum lot size of 2 acres.

Planned Growth Area Rationale

It is intended that the area will be sensitively developed to address stormwater runoff and drainage, and to restrict development on slopes. The Kāhili Rural Residential planned growth area is located on Directed Growth Map #C3 and #C4. Table 8-8 provides planning guidelines for this planned growth area:

Table 8 - 8: Kāhili Rural Residential Planned Growth Area

| | | | |
|--------------------------------|---|--------------------------|---------------------|
| Background Information: | | | |
| Project Name: | Kāhili Rural Residential | Directed Growth Map #: | C3/C4 |
| Type of Growth: | Rural Expansion | Gross Site Acreage: | 218 Acres |
| Planning Guidelines | | | |
| Dwelling Unit Count: | Approximately Rural – To be determined ¹⁰ | Residential Product Mix: | Rural - Residential |
| Net Residential Density: | Rural – 2-acre min. lot size | Parks & Open Space%: | N/A |
| | | Commercial: | N/A |

Waikapū Tropical Plantation Town

The Waikapū Tropical Plantation Town planned growth area is situated in the vicinity of the Maui Tropical Plantation, and includes lands on both the mauka and makai sides of Honoapiʻilani Highway. Providing the urban character of a traditional small town, this area will have a mix of single-family and multifamily rural residences, park land, open space, commercial uses, and an elementary or intermediate school developed in coordination with the Waiʻale project. The area is located south of Waikapū along Honoapiʻilani Highway, and it will incorporate the integrated agricultural and commercial uses of the existing tropical plantation complex. This area is proximate to the Waiʻale planned growth area, providing additional housing in central Maui within the Wailuku-Kahului Community plan region. As part of this project, parcels to the south of the project (identified as Agricultural Preserve on Figure 8-1) shall be protected in perpetuity for agricultural use through a conservation easement. A portion of this area may be dedicated to the County as an agricultural park administered pursuant to County regulations. Alternatively, this area can be developed as a private agricultural park available to Maui farmers, and executed through a unilateral agreement between the landowner and Maui County. The rural lots mauka of Honoapiʻilani Highway are intended to be developed using a Conservation Subdivision Design (CSD) plan. The CSD plan shall provide access to uninterrupted walking and bicycling trails and will preserve mauka and makai views while protecting environmentally sensitive lands both along Waikapū Stream and mauka of the subdivision.

¹⁰ 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.

Directed Growth Plan

Planned Growth Area Rationale

Keeping the Waikapū Tropical Plantation as its town core, this area will become a self-sufficient small town with a mix of single-family and multifamily housing units in a walkable community that includes affordable housing in close proximity to Wailuku's employment centers. Schools, parks, police and fire facilities, transit infrastructure, wastewater, water supply resources, and other infrastructure should be developed efficiently, in coordination with neighboring developments including Maui Lani, Kehalani, Pu'unani and Wai'ale. The Waikapū Tropical Plantation Town planned growth area is located on Directed Growth Map #C3. Table 8-9 provides planning guidelines for this planned growth area:

Table 8 - 9: Tropical Plantation Town Planned Growth Area

| | | | |
|--------------------------------|---|--------------------------------------|--|
| Background Information: | | | |
| Project Name: | Tropical Plantation Town | Directed Growth Map #: | C3 |
| Type of Growth: | Small Town/Rural Expansion | Gross Site Acreage: | Small Town - 360 Acres Rural - 142 Acres |
| Planning Guidelines | | | |
| Dwelling Unit Count: | Approximately 1,433 Units (Up to 80 of these units can be rural residences. Ohana units do not count towards the total units. ¹¹ | Residential Product Mix: | Balance of SF and MF units The rural residential units are on the mauka side of the project. Small Town – 360 Acres Rural – 142 Acres |
| Net Residential Density: | 9 – 12 du/acre | Parks and Open Space ¹² : | ≥ 30% |
| | | Commercial: | Convenience Shopping |

¹¹ 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.

¹² 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 Wailuku – Kahului Community Plan Update and the project review and approval process.

Wailuku – Kahului – Planned Protected Areas

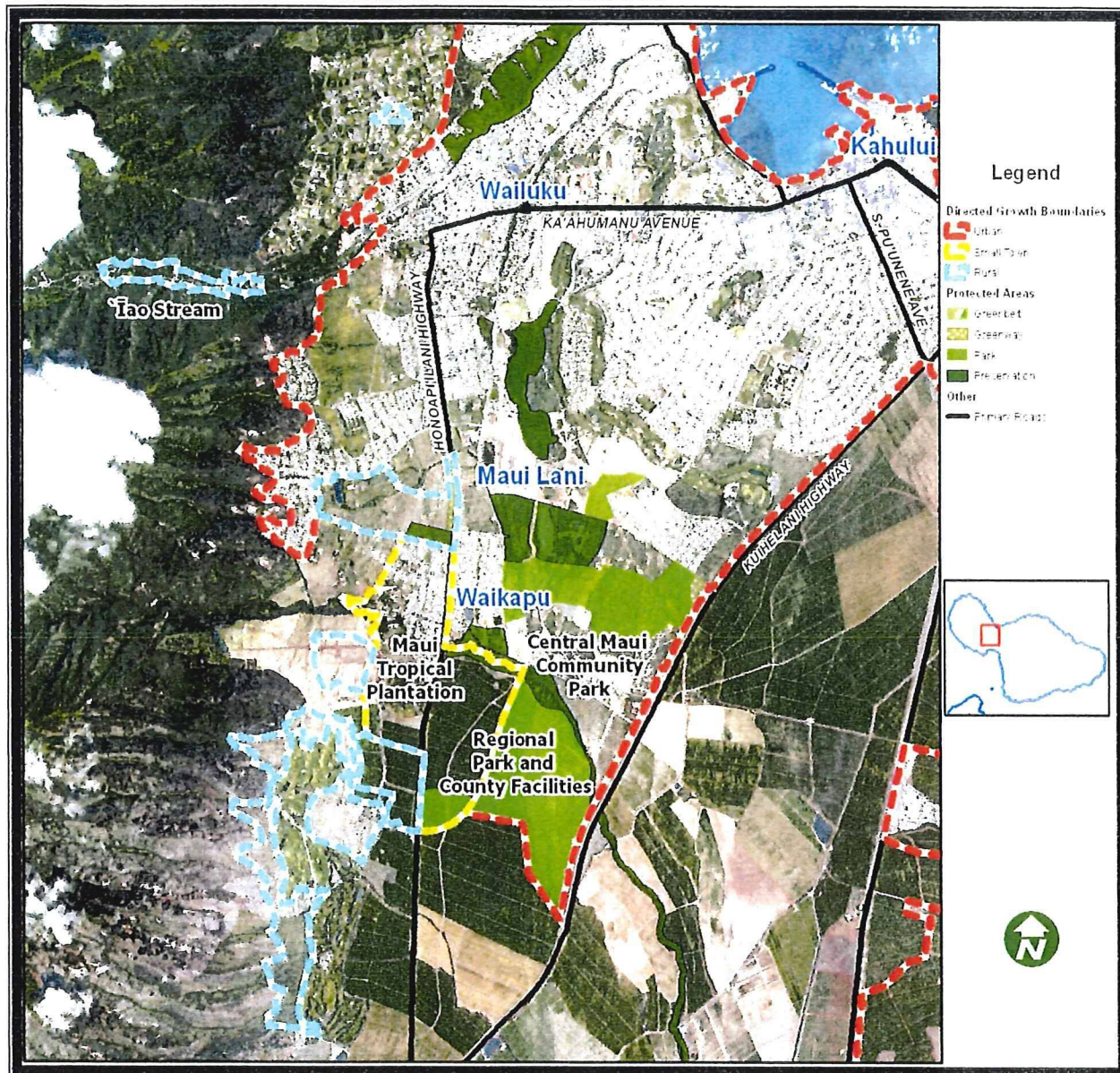


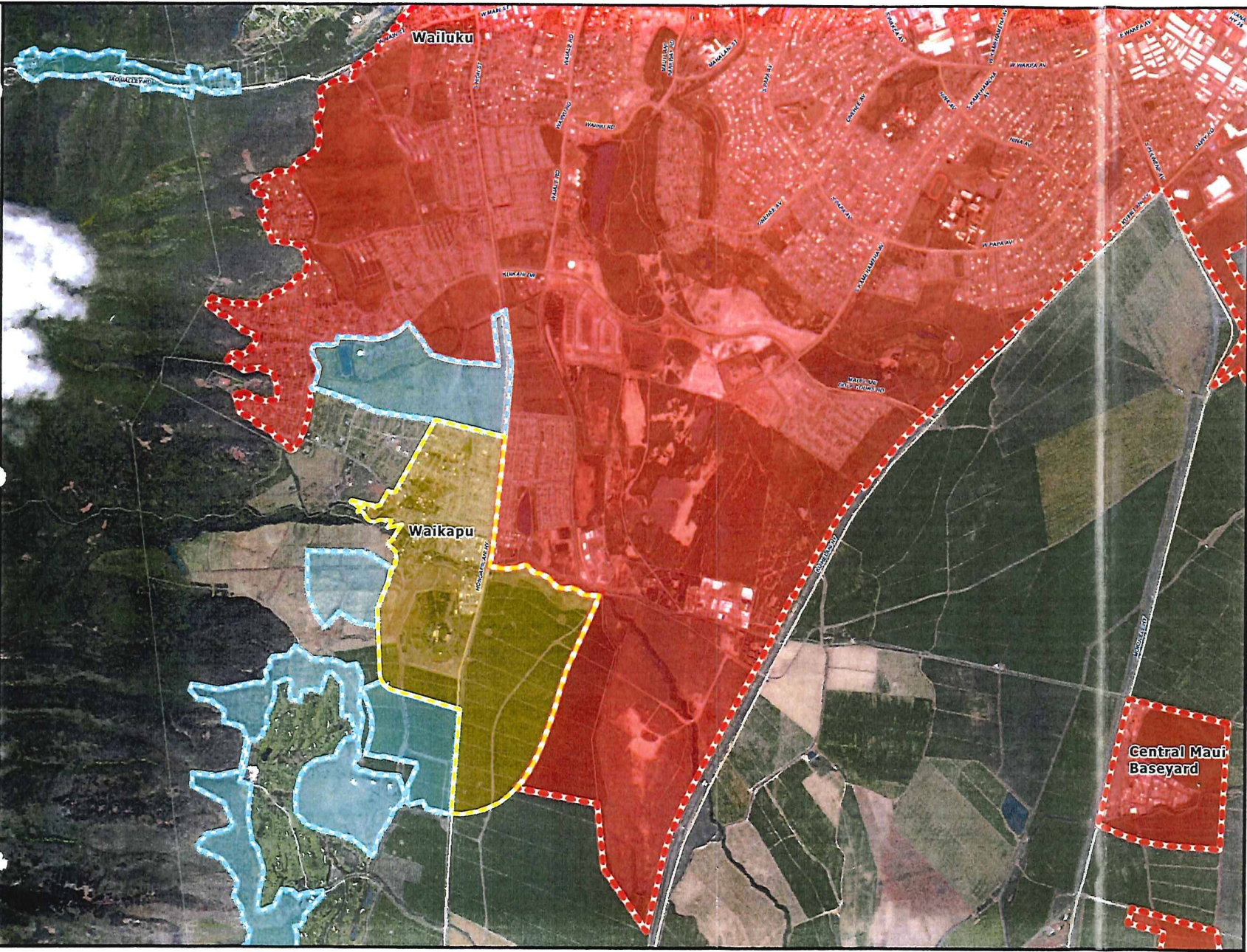
Figure 8-2: Central Maui Regional Park, Community Park, Preservation, and County Facility Area

Central Maui Regional Park, Community Park, Preservation, and County Facility Area

The Wailuku-Kahului community plan region includes two planned protected areas. The region contains the largest resident population of all community plan regions, has dramatic views of the West Maui Mountains, and includes rural towns and rich cultural resources. Creating opportunities for recreational amenities will continue to be a priority as the area grows. Both planned protected areas are described, in brief, below.

The Central Maui Regional Park, Community Park, Preservation, and County Facility Area is bordered by Kūihelani Highway, Wai‘ale, and Waikapū Stream.





MauI Island Plan Directed Growth Map

Waikupu / Kahului
C3

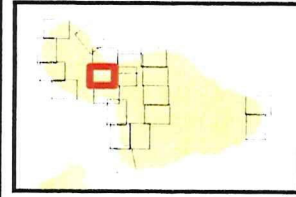
Legend

Growth Boundaries

- Urban
- Small Town
- Rural

Reference

- 2011 Parcels
- Primary Roads



Scale: 0 1 mile 2 miles 3 miles 4 miles

Product Code: M-CET_20121210-02
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Background Image: Worldview 2 - 2010

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

PREPARED BY:

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



**William Spence, Planning Director
Maui Planning Department
250 South High Street, Wailuku, Hawaii 96793
(808) 270-7735**

Planning Director, January 2011 to Present

As Planning Director, I am the chief planning officer for Maui County and am the technical advisor to the mayor, council, and planning commissions on all planning related matters.

I am also the administrative head of the Planning Department, which is comprised of three divisions, Long Range, Current, and Zoning and Enforcement. I am responsible to staff the Maui, Molokai, and Lanai planning commissions, the Cultural Resources Commission, Urban Design Review Board, Maui Redevelopment Agency, and the Hana Advisory Committee. My office also attends and advises the County Council's General Plan, Planning, and Land Use Council committees. The department has 64 employees.

The William Spence Company, 2002 to December 2010.

As an independent consultant, I primarily worked with private landowners to obtain discretionary approvals or legislative actions. The applications that I wrote and processed varied widely in complexity, from basic Special Management Area assessments, to compound approvals for multi-million dollar facilities or housing projects. I worked closely with other professionals such as attorneys, engineers, or architects, as well as multiple government agencies.

Maui Planning Department, Senior Staff Planner, 1992 to 2002.

As a staff planner, I was responsible for a number of multi-year, regional projects that resulted in passing legislation. All of the projects required independent research and analysis using socio-economic or other data, mapping, and other sources of information. All of them involved multiple presentations and hearings before public-interest groups, citizen committees, planning commissions, and the Maui County Council:

- **Interim Rezoning.** There were three projects to rezone approximately 1,800 properties from the Interim zoning district to an appropriate district in accordance with the community plan designations.
- **Community Plan Revisions.** I staffed the Makawao-Pukalani-Kula, Paia-Haiku, and Molokai plans, from the initial citizen advisory committee, to planning commission and through the County Council.
- **Upcountry Greenways Masterplan.** This project was to identify and map a system of public recreational paths through the Upcountry area.

I was also responsible for virtually every type of discretionary permit or legislative action within the Maui Planning Department, including SMA permits, Land Use Commission and County special permits, Conditional Permits, and Changes in Zoning. Two applications involved extensive contested case hearings.

Myra Frank and Associates, Associate Planner, 1990 to 1992, Los Angeles, CA.

As an associate planner, I performed technical environmental analysis for various public works or public facilities as well as regional planning projects. Most of my work involved cumulative and project specific air quality analysis.

Formal Education – Bachelor of Science in Urban and Regional Planning, School of Environmental Design, California State Polytechnic at Pomona, graduated 1990.

Affiliations - American Planning Association (APA) since 1987, former board member of Art Maui, and the Hui Noeau Visual Art Center.

**DAVID GOODE
BIO**

- Director of the Department of Public Works, January, 2011 to present.
- Member, State of Hawaii, Board of Land and Natural Resources, 2009 to present.
- President of KSD Hawaii, January, 2003 - December, 2010.
- Director of the Department of Public Works and Waste Management, September, 2000 - December, 2002.
- Deputy Director of the Department of Public Works and Waste Management, May, 1995 - August, 2000.
- Vice President, Carden Academy of Maui, Board of Directors.
- Private sector experience includes project management for Schuler Homes on Maui, Kauai, and Oahu; owner of general contracting firm in California; and sales and marketing engineer for Hewlett Packard in Palo Alto, California.
- Bachelor of Science in Electrical Engineering with Honors from the University of California, Santa Barbara, 1984.
- Married, three children.

**BEFORE THE LAND USE COMMISSION
OF THE STATE OF HAWAII**

| | | |
|--|---|------------------------|
| In the Matter of the Petition of: |) | Docket No. A15-798 |
| |) | |
| WAIKAPU PROPERTIES, LLC; MTP |) | CERTIFICATE OF SERVICE |
| LAND PARTNERS, LLC; WILLIAM S. |) | |
| FILIOS, Trustee of the William |) | |
| S. Filios Separate Property |) | |
| Trust dated APRIL 3, 2000; and |) | |
| WIALE 905 PARTNERS, LLC, |) | |
| |) | |
| To Amend the Agricultural Land Use District |) | |
| Boundaries into the Rural Land Use District |) | |
| for certain lands situate at Waikapu, District |) | |
| of Wailuku, Island and County of Maui, |) | |
| State of Hawaii, consisting of 92.394 acres |) | |
| and 57.454 acres, bearing Tax Map Key |) | |
| No. (2) 3-6-004:003 (por) and to Amend the |) | |
| Agricultural Land Use District Boundaries |) | |
| into the Urban Land Use District for certain |) | |
| lands situate at Waikapu, District of |) | |
| Wailuku, Island and County of Maui, |) | |
| State of Hawaii, consisting of 236.326 acres, |) | |
| 53.775 acres, and 45.054 acres, bearing |) | |
| Tax Map Key No. (2) 3-6-002:003 (por), |) | |
| (2) 3-6-004:006 and (2) 3-6-005:007 (por). |) | |

CERTIFICATE OF SERVICE

I hereby certify that a copy of the foregoing was served on the following on the date indicated below:

DANIEL E. ORODENKER
Executive Director
State of Hawaii Land Use Commission
P.O. Box 2359
Honolulu, Hawaii 96804-2359

Digital Copy to State Land Use Commission, luc@dbedt.hawaii.gov

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MAUI PLANNING COMMISSION
County of Maui
250 South High Street
Wailuku, Maui, Hawaii 96793

Hand Delivery

DATED: Wailuku, Hawaii, August 11, 2017.



fr WILLIAM SPENCE
Planning Director
Department of Planning