

Policies: Protect and restore nearshore reef environments and water quality.

Protect marine resources and valued wildlife.

Improve the connection between urban environments and the natural landscape and incorporate natural features of the land into urban design.

Utilize land-conservation tools to ensure the permanence of valued open spaces.

Mitigate the negative effects of upland uses on coastal wetlands, marine life, and coral reefs.

Strengthen coastal-zone management, re-naturalization of shorelines, where possible, and filtration or treatment of urban and agricultural runoff.

Restore watersheds and aquifer-recharge areas to healthy and productive status and increase public knowledge about the importance of watershed stewardship, water conservation, and groundwater protection.

Comment: To minimize or mitigate impacts on the environment, especially the nearshore reef environment, the Master Plan for Alternatives 1 and 2 will utilize technology that eliminates the use of injection wells and development of a drainage system incorporating detention and retention basins and other measures, such as Low Impact Development (LID) to prevent sediments from entering the ocean. The Applicants propose to continue to work with the OCR in their efforts to restore watershed areas in Olowalu Valley and restore the stream flow within Olowalu Stream.

Alternative 1 includes approximately 223 acres and Alternative 2 includes approximately 200 acres for drainage, parks and open space. Alternative 1 includes proposed development of shoreline recreation and public access areas makai of Honoapiʻilani Highway and maintaining the existing 150 ft. shoreline setback. Alternative 2 does not include the makai lands. The existing public access and recreation areas, as well as, the existing 150 ft. shoreline setback will be maintained.

Objective: Improve the stewardship of the natural environment.

Policies: Preserve and protect natural resources with significant scenic, economic, cultural, environmental, or recreational value.

Improve communication, coordination, and collaboration among government agencies, nonprofit organizations, communities, individuals, and land owners that work for the protection of the natural environment.

Evaluate development to assess potential short-term and long-term impacts on land, air, aquatic, and marine environments.

Improve efforts to mitigate and plan for the impact of natural disasters, human-influenced emergencies, and global warming.

Regulate access to sensitive ecological sites and landscapes.

Policy: Provide public access to beaches and shorelines for recreational and cultural purposes where appropriate.

Comment: The planning of the Master Plan involved a community based planning process, “Olowalu Talk Story”, involving more than 1,350 participants. Key values expressed by the participants were the need to protect the environment, preserve culture, provide affordable housing, improve infrastructure, strengthen the island’s economy and preserve and enhance shoreline access. The planning of the Master Plan for Alternatives 1 and 2 involved numerous studies analyzing the existing environment and identifying potential impacts and mitigation measures to ensure these values are reflected in the Master Plan.

The proposed project will preserve and enhance public access to shoreline resources. In Alternative 1, the existing 150-foot shoreline setback established through SMA Permit No. SM1 990021, enhanced parks, public access, and open space on the makai side of Honoapiʻilani Highway will create a continuous shoreline access from the Lāhainā side to Māʻalaea side of Olowalu. Alternative 2 does not involve the makai lands. The existing 150-foot shoreline setback, public access and recreational uses will be maintained. The Master Plan for Alternatives 1 and 2 also includes the 74-acre OCR which protects archaeological and cultural resources in Olowalu.

Objective: Educate residents and visitors about responsible stewardship practices and the interconnectedness of the natural environment and people.

Policies: Expand education about native flora, fauna, and ecosystems.

Comment: The Applicants will continue to support the OCR education programs for residents and visitors. The stewardship practices within the cultural reserve and the concept of interconnectedness of the natural environment and people as traditionally practiced by Hawaiians in the ahupua`a is of particular importance in the education process.

Preserve Local Cultures and Tradition

Goal: Maui County will foster a spirit of pono and protect, perpetuate, and reinvigorate its residents' multi-cultural values and traditions to ensure that current and future generations will enjoy the benefits of their rich island heritage.

Objective: Perpetuate the Hawaiian culture as a vital force in the lives of residents.

Policies: Protect and preserve access to mountain, ocean, and island resources for traditional Hawaiian cultural practices.

Prohibit inappropriate development of cultural lands and sites that are important for traditional Hawaiian cultural practices, and establish mandates for the special protection of these lands in perpetuity.

Promote the use of ahupua`a and moku management practices.

Recognize and preserve the unique natural and cultural characteristics of each ahupua`a or district.

Encourage schools to promote broader incorporation of Hawaiian and other local cultures history and values lessons into curriculum.

Ensure the protection of Native Hawaiian rights.

Promote, encourage, and require the correct use of traditional place names, particularly in government documents, signage, and the tourism industry.

Objective: Emphasize respect for our island lifestyle and our unique local cultures, family, and natural environment.

Policy: Recognize the interconnectedness between the natural environment and the cultural heritage of the islands.

Objective: Preserve for present and future generations the opportunity to know and experience the arts, culture, and history of Maui County.

Policies: Foster teaching opportunities for cultural practitioners to share their knowledge and skills.

Support the development of cultural centers.

Support programs and activities that record the oral and pictorial history of residents.

Support the development of repositories for culture, history, genealogy, oral history, film, and interactive learning.

Objective: Preserve and restore significant historic architecture, structures, cultural sites, cultural districts, and cultural landscapes.

Policies: Protect and preserve lands that are culturally or historically significant.

Perpetuate the authentic character and historic integrity of rural communities and small towns.

Protect summits, slopes, and ridgelines from inappropriate development.

Provide opportunities for public involvement with restoration and enhancement of all types of cultural resources.

Foster partnerships to identify and preserve or revitalize historic and cultural sites.

Comment: The 74-acre OCR was established in 2000~~1999~~ to preserve and protect the historical, cultural, and spiritual resources within the Olowalu ahupua`a. The OCR is an integral part of the Master Plan for Alternatives 1 and 2, respecting the natural environment and its historic and cultural heritage. The Master Plan isfor Alternatives 1 and 2 is modeled after the ahupua`a system of land use recognizing the importance of Olowalu Stream and the connection between the ocean and mountain environment, as well as the rich cultural heritage of the area. The Applicants will continue to support the efforts of the OCR to document and preserve the culture and history of Hawaiians as well as efforts to practice sustainability within the context of the ahupua`a. Towards this end, the Applicants have initiated research to document the traditional place names of Olowalu to be incorporated into the OTMP in its street

names and identification of public facilities. It is envisioned that the future educational facilities within the Master Plan for Alternatives 1 and 2 will incorporate lessons learned within the OCR as core components of its curriculum.

~~The Master Plan~~Both Alternatives 1 and 2 seeks to establish a thriving village community at Olowalu as a sustainable, integrated living and working village similar to the former plantation town. The project includes rural designated lands that are envisioned to be a transitional zone between the existing agricultural lands and future town centers. To minimize and mitigate impacts to historic Kapa'iki Village from the newer portion of the Master Plan for Alternatives 1 and 2, parks and open space areas are proposed adjacent to portions of the village. The development of the Master Plan for Alternatives 1 and 2 will not intrude into the historically and culturally sensitive areas, such as the historic Olowalu Church and 'Awalau Cemetery.

Improve Education

Goal: Residents will have access to lifelong formal and informal educational options enabling them to realize their ambitions.

Objective: Provide nurturing learning environments that build skills for the 21st century.

Policies: Encourage collaborative partnerships to improve conditions of learning environments.

Promote development of neighborhood schools and educational centers.

Integrate schools, community parks, and playgrounds, and expand each community's use of these facilities.

Design school and park facilities in proximity to residential areas.

Encourage alternative learning and educational opportunities.

Implementing Action: Develop safe walking and bicycling programs for school children.

Objective: Provide all residents with educational opportunities that can help them better understand themselves and their surroundings and allow them to realize their ambitions.

Policies: Promote the teaching of traditional practices, including aquaculture; subsistence agriculture; Pacific Island, Asian, and other forms of alternative health practices; and indigenous Hawaiian architecture.

Integrate cultural and environmental values in education, including self sufficiency and sustainability.

Foster a partnership and ongoing dialogue between business organizations, formal educational institutions, and vocational training centers to tailor learning and mentoring programs to County needs.

Objective: Maximize community-based educational opportunities.

Policies: Support the development of a wide range of informal educational and cultural programs for all residents.

Attract learning institutions and specialty schools to diversify and enhance educational opportunities.

Support community facilities such as museums, libraries, nature centers, and open spaces that provide interactive-learning opportunities for all ages.

Comment: As previously mentioned, the Master Plan for Alternatives 1 and 2 includes the OCR and is envisioned that the future educational facilities within the Master Plan areas will incorporate lessons learned within the OCR as core components of its curriculum.

Expand Housing Opportunities for Residents

Goal: Quality, island-appropriate housing will be available to all residents.

Objective: Reduce the affordable housing deficit for residents.

Policies: Ensure that an adequate and permanent supply of affordable housing, both new and existing units, be made available for purchase or rental to our resident and/or workforce population, with special emphasis on providing housing for low- to moderate-income families, and ensure that all affordable housing remains affordable in perpetuity.

Seek innovative ways to lower housing costs without compromising the quality of our island lifestyle.

Provide for a range of senior-citizen and special needs housing choices on each island that affordably facilitates a continuum of care and services.

Develop neighborhoods with a mixture of accessible and integrated community facilities and services.

Support the opportunity to age in place by providing accessible and appropriately designed residential units.

Objective: Increase the mix of housing types in towns and neighborhoods to promote sustainable land use planning, expand consumer choice, and protect the County's rural and small-town character.

Policies: Seek innovative ways to develop ohana cottages and accessory-dwelling units as affordable housing.

Design neighborhoods to foster interaction among neighbors.

Encourage a mix of social, economic, and age groups within neighborhoods.

Develop workforce housing in proximity to job centers and transit facilities.

Objective: Increase and maintain the affordable housing inventory.

Policy: Recognize housing as a basic human need and work to fulfill that need.

Comment: The proposed Master Plan for Alternatives 1 and 2 will provide for a mix of residential housing types for a variety of income groups. ~~Half of the proposed 1,500 units will be reserved for workforce housing serving households earning between 80 percent and 160 percent of median income.~~ Affordable housing in accordance with Chapter 2.96, MCC will be provided. Applicants will enter into an affordable housing agreement with the Department of Housing and Human Concerns (DHHC) at the appropriate time. The residential units will be developed in the context of a comprehensive master plan that provides for a mix of commercial, public/quasi-public, and residential facilities, allowing residents the opportunity to live near job opportunities. ~~In addition to the jobs, the Master Plan~~ Both Alternatives 1 and 2 will also provide workforce housing opportunities in closer proximity to

resort- and tourism-related jobs in Lāhainā, Ka'anapali, and Kapalua. Currently, the majority of workforce housing on the island is located in Central Maui and many people commute from Wailuku and Kahului to jobs in West Maui.

The Countywide Policy Plan also includes the following housing policies that set forth policy priorities which the Master Plan may not directly address:

- Promote infill housing in urban areas at scales that capitalize on existing infrastructure, lower development costs, and are consistent with existing or desired patterns of development.
- Minimize the intrusion of housing on prime, productive, and potentially productive agricultural lands and regionally valuable agricultural lands.

Comment: Although the Master Plan for Alternatives 1 and 2 does not promote infill housing in an urban area, it is located in an area that has been traditionally used for housing by plantation workers. As stated previously, implementation of the Master Plan will be undertaken concurrent with the development of infrastructure and public services and facilities. The Master Plan for Alternatives 1 and 2 will promote housing in an area historically used for housing.

Portions of the Master Plan for Alternatives 1 and 2 is located on prime and potentially productive agricultural lands, however, since the demise of the sugar plantation in 1999, much of the land has remained vacant. Marginal use of the land has been by the hydroponic tomato farm which are not dependent on prime soil characteristics and the tree farms makai of Honoapi'ilani Highway. It is anticipated that agriculture in Hawai'i will become less dependent on prime soil characteristics and innovative practices such as hydroponics will increase. It is noted that 14 agricultural lots are proposed along Olowalu Stream to encourage the future owners to practice traditional Hawaiian agriculture in cooperation with the OCR.

In general, the Countywide Policy Plan seeks to be as comprehensive as possible in guiding decisions based on a diverse set of policy directions addressing various functional categories. It is recognized that the comprehensiveness of the policy coverage does result in competing priorities among policy statements. The assessment of consistency with this general planning document has been conducted in the context of the overall Master Plan for Alternatives 1 and 2 and the larger body of policy

statements set forth by the Countywide Policy Plan, including policies to which the proposed action do not directly address.

Strengthen the Local Economy

Goal: Maui County's economy will be diverse, sustainable, and supportive of community values.

Objective: Promote an economic climate that will encourage diversification of the County's economic base and a sustainable rate of economic growth.

Policies: Support economic decisions that create long-term benefits.

Support home-based businesses that are appropriate for and in character with the community.

Encourage businesses that promote the health and well-being of the residents, produce value-added products, and support community values.

Support and encourage traditional host-culture businesses and indigenous agricultural practices.

Support public and private entities that assist entrepreneurs in establishing locally operated businesses.

Objective: Diversify and expand sustainable forms of agriculture and aquaculture.

Policies: Encourage healthy and organic farm practices that contribute to land health and regeneration.

Support cooperatives and other types of nontraditional and communal farming efforts.

Comment: The Master Plan for Alternatives 1 and 2 will generate positive economic impacts during the construction period, as well as at full build-out of the project. According to the Economic and Fiscal Impact study prepared for the project, total construction expenditures are expected to total approximately \$465.6 million and. The OTMP is expected to create an average of 377 direct and indirect jobs on Maui annually over the 10-year development period. Upon completion, the Master Plan for Alternatives 1 and 2 could result in approximately 1,000 jobs in the commercial and industrial sectors of the project. Employment attributed to the Master

Plan isfor Alternatives 1 and 2 is expected to total approximately 4,770 jobs over the term of the development.

The Countywide Policy Plan also includes the following Economic Policy relating to the use of agricultural lands:

- Prioritize the use of agricultural land to feed the local population and promote the use of agricultural lands for sustainable and diversified agricultural activities.

Comment: Both Alternatives 1 and 2 include 14 agricultural lots along Olowalu Stream to encourage the future owners to practice traditional Hawaiian agriculture in cooperation with the OCR and promote sustainable and diversified agricultural activities.

Improve Parks and Public Facilities

Goal: A full range of island-appropriate public facilities and recreational opportunities will be provided to improve the quality of life for residents and visitors.

Objective: Expand access to recreational opportunities and community facilities to meet the present and future needs of residents of all ages and physical abilities.

Policies: Protect, enhance, and expand access to public shoreline and mountain resources.

Expand and enhance the network of parks, multi-use paths, and bikeways.

Assist communities in developing recreational facilities that promote physical fitness.

Promote the development and enhancement of community centers, civic spaces, and gathering places throughout our communities.

Expand affordable access to recreational opportunities that support the local lifestyle.

Objective: Improve the quality and adequacy of community facilities.

Policies: Provide and maintain community facilities that are appropriately designed to reflect the traditions and customs of local cultures.

Maintain, enhance, expand, and provide new active and passive recreational facilities in ways that preserve the natural beauty of their locations.

Comment: The proposed project includes provisions for active and passive parks, as well as open space areas. Approximately 223 acres of the Master Plan in Alternative 1 and approximately 200 acres in Alternative 2 have been designated for drainage, park and open-space.

Diversify Transportation Options

Goal: Maui County will have an efficient, economical, and environmentally sensitive means of moving people and goods.

Objective: Provide an effective, affordable, and convenient ground-transportation system that is environmentally sustainable.

Policies: Plan for the efficient relocation of roadways for the public benefit.

Support the use of alternative roadway designs, such as traffic-calming techniques and modern roundabouts.

Increase route and mode options in the ground-transportation network.

Ensure that roadway systems are safe, efficient, and maintained in good condition.

Reserve roadway corridors that have historic, scenic, or unique physical attributes that enhance the character and scenic resources of communities.

Design new roads and roadway improvements to retain and enhance the existing character and scenic resources of the communities through which they pass.

Promote a variety of affordable and convenient transportation services that meet countywide and community needs and expand ridership of transit systems.

Collaborate with transit agencies, government agencies, employers, and operators to provide planning strategies that reduce peak-hour traffic.

Develop and expand an attractive, island-appropriate, and efficient public-transportation system.

Objective: Reduce the reliance on the automobile and fossil fuels by encouraging walking, bicycling, and other energy-efficient and safe alternative modes of transportation.

Policies: Make walking and bicycling transportation safe and easy between and within communities.

Require development to be designed with the pedestrian in mind.

Support the reestablishment of traditional trails between communities, to the ocean, and through the mountains for public use.

Objective: Improve and expand the planning and management of transportation systems.

Policies: Encourage progressive community design and development that will reduce transportation trips.

Support the revision of roadway-design criteria and standards so that roads are compatible with surrounding neighborhoods and the character of rural areas.

Plan for multi-modal transportation and utility corridors on each island.

Utilize transportation-demand management as an integral part of transportation planning.

Accommodate the planting of street trees and other appropriate landscaping in all public rights-of-way.

Comment: The Master Plan is for Alternatives 1 and 2 is designed to be a pedestrian-friendly community which will allow residents to live within walking distance of corner stores, schools, parks, employment opportunities, gathering centers, beaches/shoreline, and other social and civic resources, reducing reliance on

automobiles. Alternatives 1 and 2 encourage multi-modal transportation such as bicycling. The realigned Honoapiʻilani Highway corridor will be wide enough to accommodate future alternative transportation modes.

The project will maximize circulation and connectivity within the development through a “gridded” network of pedestrian friendly roadways. Smart Growth principles will be applied in establishing roadway standards and internal streets, parkways, alleys, and lanes will be designed to accommodate a series of interconnected greenways/bikeways for walking or biking. As the project progresses, a transportation demand management plan will be developed for the project to further reduce the demand for automobiles.

Improve Physical Infrastructure

Goal: Maui County’s physical infrastructure will be maintained in optimum condition and will provide for and effectively serve the needs of the County through clean and sustainable technologies.

Objective: Improve water systems to assure access to sustainable, clean, reliable, and affordable sources of water.

Policies: Ensure that adequate supplies of water are available prior to approval of subdivision or construction documents.

Develop and fund improved water-delivery systems.

Ensure a reliable and affordable supply of water for productive agricultural uses.

Promote the reclamation of gray water, and enable the use of reclaimed, gray, and brackish water for activities that do not require potable drinking water.

Improve the management of water systems so that surface-water and groundwater resources are not degraded by overuse or pollution.

Explore and promote alternative water-source-development methods.

Seek reliable long-term sources of water to serve developments that achieve consistency with the appropriate Community Plans.

Objective: Improve waste-disposal practices and systems to be efficient, safe, and as environmentally sound as possible.

Policy: Support innovative and alternative practices in recycling solid waste and wastewater and disposing of hazardous waste.

Objective: Significantly increase the use of renewable and green technologies to promote energy efficiency and energy self-sufficiency.

Policies: Promote the use of locally renewable energy sources, and reward energy efficiency.

Encourage small-scale energy generation that utilizes wind, sun, water, biowaste, and other renewable sources of energy.

Support green building practices such as the construction of buildings that aim to minimize carbon dioxide production, produce renewable energy, and recycle water.

Objective: Direct growth in a way that makes efficient use of existing infrastructure and to areas where there is available infrastructure capacity.

Policies: Capitalize on existing infrastructure capacity as a priority over infrastructure expansion.

Planning for new towns should only be considered if a region's growth is too large to be directed into infill and adjacent growth areas.

Promote land use patterns that can be provided with infrastructure and public facilities in a cost-effective manner.

Objective: Improve the planning and management of infrastructure systems.

Policies: Ensure that infrastructure is built concurrent with or prior to development.

Require new developments to contribute their pro rata share of local and regional infrastructure costs.

Discourage the development of critical infrastructure systems within hazard zones and the tsunami-inundation zone to the extent practical.

Ensure that infrastructure is built concurrent with or prior to development.

Ensure that basic infrastructure needs can be met during a disaster.

Locate public facilities and emergency services in appropriate locations that support the health, safety, and welfare of each community and that minimizes delivery inefficiencies.

Comment: Although one of the objectives of the Countywide Policy Plan is to direct growth to areas with available infrastructure capacity, with this regard into the West Maui region, there are limited available infill areas to accommodate growth. The MIP identifies the Kahoma Village and Kahoma Residential projects as infill. Both projects are in the process of finalizing permitting requirements. Accommodation of growth in West Maui will likely occur by extending into areas surrounding the existing urban areas such as the Pulelehua project Kā'anapali 2020 or the creation of new towns such as the proposed Master Plan for Alternatives 1 and 2, both of which will require the expansion of infrastructure. The Master Plan Both Alternatives 1 and 2 proposes to establish a new sustainable mixed-use community in an area of the once thriving plantation town of Olowalu.

The Olowalu community will be developed concurrently with appropriate infrastructure in phases spread out over a period of approximately 10 years. To ensure development sustainability, the Master Plan for Alternatives 1 and 2 calls for the use of state-of-the art engineering and design principles for water, wastewater, drainage, and energy systems. Potable Drinking water will be provided through an expansion of an existing private water system to meet the Master Plan's. It is estimated with implementation of proposed conservation and sustainable measures average daily water demand will be approximately 672,300 gpd average daily demand. Based on Department of Water Supply standards, the estimated average daily water demand is 951,000 gpd for the 1,500 residential units and existing users. The anticipated water demand is below the 2.0 mgd sustainable yield of the Olowalu Aquifer. Wastewater treatment and disposal will be provided via a small privately owned and operated treatment plant which will yield R-1 quality water to be used to meet irrigation demands for the community. A significant infrastructure component of the Master Plan is the proposed relocation of Honoapiʻilani Highway along a mauka alignment to provide a route which is consistent with the County of Maui's proposed Pali to Puamana Master Plan. The project is also coordinating the mauka alignment with the proposed Honoapiʻilani Highway Realignment/Widening from Mā'alaea to Launiupoku with the HDOT. The mauka realignment of Honoapiʻilani Highway will

facilitate the State's and County's vision to move the highway inland, away from its existing, more environmentally sensitive coastal alignment.

A significant infrastructure component of the Master Plan for Alternatives 1 and 2 is the corridor for the proposed relocation of Honoapi'ilani Highway along a mauka alignment. The proposed alignment meets the purpose of the County of Maui's proposed Pali to Puamana Parkway Master Plan. Alternative 1 will also "preserve open space along the coastline of West Maui" (Pali to Puamana FEIS) by including significant makai parks and open space areas while Alternative 2 maintains the existing conditions. The mauka realignment of Honoapi'ilani Highway will facilitate the State's and County's vision to move the highway inland away from its existing more environmentally sensitive coastal alignment. The Applicants will continue to participate in the HDOT and County of Maui efforts to implement the proposed realignment and widening of Honoapi'ilani Highway.

According to the Assessment of Economic and Fiscal Impacts, it is estimated that the infrastructure improvements will be \$50.0 million for the internal roadways and utilities, \$15 million for the wastewater treatment facility and R-1 transmission lines, \$18 million for the new highway and bridge crossing over Olowalu Stream, \$5 million for parks improvements, and \$5 million for a small-scale renewable energy system. The total estimated construction expenditures for infrastructure and vertical construction for the Master Plan is estimated as \$465.6 million. Refer to **Appendix "EM"**.

As refinements to the Master Plan for Alternatives 1 and 2 is made, consideration will be given to discourage the development of critical infrastructure systems within hazard zones such as the tsunami-inundation zone to the extent practicable. Public facilities and emergency services will be sited in appropriate locations in support of the health, safety, and welfare of the Olowalu community. The project will be designed in compliance with flood hazard area development regulations and appropriate mitigation measures will be utilized to ensure that basic infrastructure needs can be met during disasters. PublicAs appropriate, public facilities within the Master Plan for Alternatives 1 and 2 will be developed to meet public shelter specifications during disasters.

Promote Sustainable Land Use and Growth Management

Goal: Community character, lifestyles, economies, and natural assets will be preserved by managing growth and using land in a sustainable manner.

Objective: Improve land use management and implement a directed-growth strategy.

Policies: Establish, map, and enforce urban- and rural-growth limits.

Direct urban and rural growth to designated areas.

Encourage redevelopment and infill in existing communities on lands intended for urban use to protect productive farm land and open-space resources.

Discourage new entitlements for residential, resort, or commercial development along the shoreline.

Restrict development in areas that are prone to natural hazards, disasters, or sea-level rise.

Direct new development in and around communities with existing infrastructure and service capacity, and protect natural, scenic, shoreline, and cultural resources.

Establish and maintain permanent open space between communities to protect each community's identity.

Preserve the public's rights of access to and continuous lateral access along all shorelines.

Enable existing and future communities to be self-sufficient through sustainable land use planning and management practices.

Protect summits, slopes, and ridgelines from inappropriate development.

Comment: The Countywide Policy Plan encourages a directed growth strategy in the MIP. The MIP designated Olowalu as an appropriate location for future growth. The MIP included the Master Plan area in the UGB and RGB of the directed growth map. While the UGB and RGB areas are located mauka of Honoapiʻilani Highway, makai lands may be considered during the update or amendment to the West Maui

Community Plan. As such, the Master Plan for Alternatives 1 and 2 has been deemed an appropriate area for future growth. The Applicants seek to establish a sustainable community at the former plantation town of Olowalu. The Master Plan for Alternative 1 and 2 are guided by values and principles of sustainability balancing the needs of Maui's growing population while maintaining and respecting cultural, historical, and natural resources.

Alternative 1 proposes some residential development makai of Honoapiʻilani Highway, while Alternative 2 does not include the makai lands. In Alternative 1, a major portion of the makai area is to be used for public parks and open space. At a minimum, development in Alternative 1 will be at least 150 feet away from the shoreline to accommodate for shoreline erosion and sea-level rise. The major portion of the town centers and residential developments are located mauka of the Highway. To maintain the small town character of Olowalu, the Master Plan for Alternatives 1 and 2 are separated into two (2) sections by Olowalu Stream and the OCR.

The Master Plan for Alternative 1 will maintain continuous public lateral access along the shoreline while Alternative 2 will maintain the existing public access. The approximate 223 acres in Alternative 1 and approximate 200 acres in Alternative 2 of drainage, open space and park lands will provide opportunity for recreational uses. Olowalu Stream and the OCR provide continuous mauka to makai access from the mountains to the ocean. In addition, the summits, slopes and ridgelines located mainly on the outskirts of Olowalu and within Olowalu Valley are not identified for development.

Objective: Improve planning for and management of agricultural lands and rural areas.

Policies: Protect prime, productive, and potentially productive agricultural lands to maintain the islands' agricultural and rural identities and economies.

Provide opportunities and incentives for self-sufficient and subsistence homesteads and farms.

Comment: Portions of the Master Plan for Alternatives 1 and 2 are located on prime agricultural lands. Since the termination of sugar cultivation in 1999, there has been limited use of portions of the former sugarcane land. It is anticipated that agriculture in Hawai'i will become less dependent on prime soil characteristics and innovative practices such as hydroponics will increase. As previously noted,

agricultural lots are proposed along Olowalu Stream to encourage future owners to practice traditional Hawaiian agriculture in cooperation with the OCR.

Objective: Design all developments to be in harmony with the environment and to protect each community's sense of place.

Policies: Support and provide incentives for green building practices.

Protect and enhance the unique architectural and landscape characteristics of each Community Plan Area, small town, and neighborhood.

Ensure that adequate recreational areas, open spaces, and public-gathering places are provided and maintained in all urban centers and neighborhoods.

Ensure business districts are distinctive, attractive, and pedestrian-friendly destinations.

Use trees and other forms of landscaping along rights-of-way and within parking lots to provide shade, beauty, urban-heat reduction, and separation of pedestrians from automobile traffic in accordance with community desires.

Where appropriate, integrate public-transit, equestrian, pedestrian, and bicycle facilities, and public rights-of-way as design elements in new and existing communities.

Ensure better connectivity and linkages between land uses.

Adequately buffer and mitigate noise and air pollution in mixed-use areas to maintain residential quality of life.

Protect rural communities and traditional small towns by regulating the footprint, locations, site planning, and design of structures.

Facilitate safe pedestrian access, and create linkages between destinations and within parking areas.

Comment: The Master Plan for Alternatives 1 and 2 will implement the principles of sustainability through LEED. It will incorporate innovative, efficient, and sustainable technologies to minimize adverse impacts to the environment. It is

envisioned as a pedestrian-friendly mixed use community developed concurrent with infrastructure and public services and facilities.

The character of Olowalu will be incorporated into the architecture and landscaping for the Master Plan for Alternatives 1 and 2 to ensure the expansion is a cohesive part of the original community. Siting of the commercial center incorporates Olowalu General Store to ensure the continued economic viability of the Store. Parks and open space areas are adjacent to Kapai`ki Village maintaining its unique identity while the higher density town center is located further north.

As a sustainable community, a network of streets, pedestrian paths, bikeways, and bus stops are proposed to encourage alternative modes of transportation to reduce dependency on the automobile. The Master Plan for Alternatives 1 and 2 has been formulated to ensure that within a 10 minute walk residents are able to obtain goods and services as well as get to places of employment.

Objective: Improve and increase efficiency in land use planning and management.

Policies: Assess the cumulative impact of developments on natural ecosystems, natural resources, wildlife habitat, and surrounding uses.

Ensure that new development projects requiring discretionary permits demonstrate a community need, show consistency with the General Plan, and provide an analysis of impacts.

Promote creative subdivision designs that implement: best practices in land development, sustainable management of natural and physical resources, increased pedestrian and bicycle functionality and safety, and the principles of livable communities.

Comment: ~~There are limited urban infill opportunities to meet the demands of West Maui's growing population. As such, the applicant seeks to establish a sustainable community at the former plantation town of Olowalu. The Master Plan is guided by values and principles of sustainability by balancing the needs of Maui's growing population while also maintaining and respecting cultural, historical, and natural resources. The Master Plan will be a pedestrian-friendly mixed use community. Infrastructure improvements will be constructed concurrently with the~~

~~project and will incorporate innovative, efficient, and sustainable technologies to minimize adverse impacts to the environment.~~

~~The Master Plan will preserve important open space and cultural resources. Approximately 223 acres of parks and open space will be provided. In addition, no development will occur within 150 feet of the shoreline.~~

The development of the Master Plan both Alternatives 1 and 2 embodies the core principles advocated by the Countywide Policy Plan. Importantly, since 2005, the Maui community, especially the Olowalu community, has been involved in the project's planning process. Respecting its natural environment and cultural heritage, the Master Plan is both Alternatives 1 and 2 are modeled after the Hawaiian ahupua'a system of land use recognizing the importance of Olowalu Stream and the connection between the ocean and mountain environments, as well as the rich cultural heritage of the area. The Master Plan Both Alternatives 1 and 2 incorporates the principles of sustainability, cultural preservation and economic diversity to create neighborhoods sensitive to its environment and cultural heritage.

~~The Master Plan Both Alternatives 1 and 2 proposes to establish an economic base consisting of agriculture, community needs, and support services and new entrepreneurialism to support the community's sustainability goals. The Master Plan is for Alternatives 1 and 2 is envisioned to disperse population growth into a distinct community from Lāhainā Town separated by agricultural open space and topographic boundaries. The Master Plan alternatives includes retaining approximately 28 acres of agricultural lands in Olowalu as 14 agricultural homesteads and, as part of well as expand the OCR in order to perpetuate native Hawaiian agricultural practices.~~

In summary, the Master Plan is both Alternatives 1 and 2 are consistent with the themes and principles of the Countywide Policy Plan.

Maui Island Plan

~~The second component of the Maui County General Plan 2030 is the MIP. The MIP will set forth an islandwide land use strategy for Maui and encompasses a managed and directed growth plan which includes the delineation of urban and rural growth boundaries. The MIP has undergone review by the GPAC and the MPC and is currently under review by the Maui County Council. Both the GPAC and MPC recommended the inclusion of the Master Plan in the MIP. The Planning Director's transmittal of the MIP to the Maui County Council on~~

October 16, 2009 excluded the Master Plan from the MIP's directed growth boundaries. While the process for review and approval of the MIP is ongoing, the applicant will continue to be an active participant in the MIP process. Due to the uncertainties surrounding the timing of the County Council's approval of the MIP and the lengthy entitlement process for the proposed project, the applicant is continuing to proceed with land entitlement applications for the proposed project while the MIP review continues. If the MIP is adopted prior to the submittal of the Final EIS, the Final EIS will address the project's compliance with the MIP goals, objectives, and policies. It is noted that the respective regional community plans will be updated following the adoption of the MIP. Refer to **Appendix "O"**. The MIP is applicable to the island of Maui only, providing more specific policy-based strategies for population, land use, transportation, public and community facilities, water and sewage systems, visitor destinations, urban design, and other matters related to future growth.

As provided by Chapter 2.80B, the MIP shall include the following components:

1. *An island-wide land use strategy, including a managed and directed growth plan*
2. *A water element assessing supply, demand and quality parameters*
3. *A nearshore ecosystem element assessing nearshore waters and requirements for preservation and restoration*
4. *An implementation program which addresses the County's 20-year capital improvement requirements, financial program for implementation, and action implementation schedule*
5. *Milestone indicators designed to measure implementation progress of the MIP*

It is noted that Ordinance No. 4004 does not address the component relating to the implementation program. Chapter 2.80B of the Maui County Code, relating to the General Plan, was amended via Ordinance No. 3979, October 5, 2012, to provide that the implementation program component be adopted no later than one (1) year following the effective date of Ordinance No. 4004. In December 2013 and March 2014, the Council approved time extensions for approval and adoption of the implementation chapter of the MIP. The implementation program component of the MIP was adopted by Ordinance No. 4126 on May 29, 2014.

The MIP addresses a number of planning categories with detailed policy analysis and recommendations which are framed in terms of goals, objectives, policies and implementing actions. These planning categories address the following areas:

1. *Population*
2. *Heritage Resources*
3. *Natural Hazards*
4. *Economic Development*
5. *Housing*
6. *Infrastructure and Public Facilities*
7. *Land Use*

An essential element of the MIP is its directed growth plan which provides a management framework for future growth in a manner that is fiscally, environmentally, and culturally prudent. Among the directed growth management tools developed through the MIP process are maps delineating UGB, small town boundaries (STB), and RGB. The respective boundaries identify areas appropriate for future growth and their corresponding intent with respect to development character.

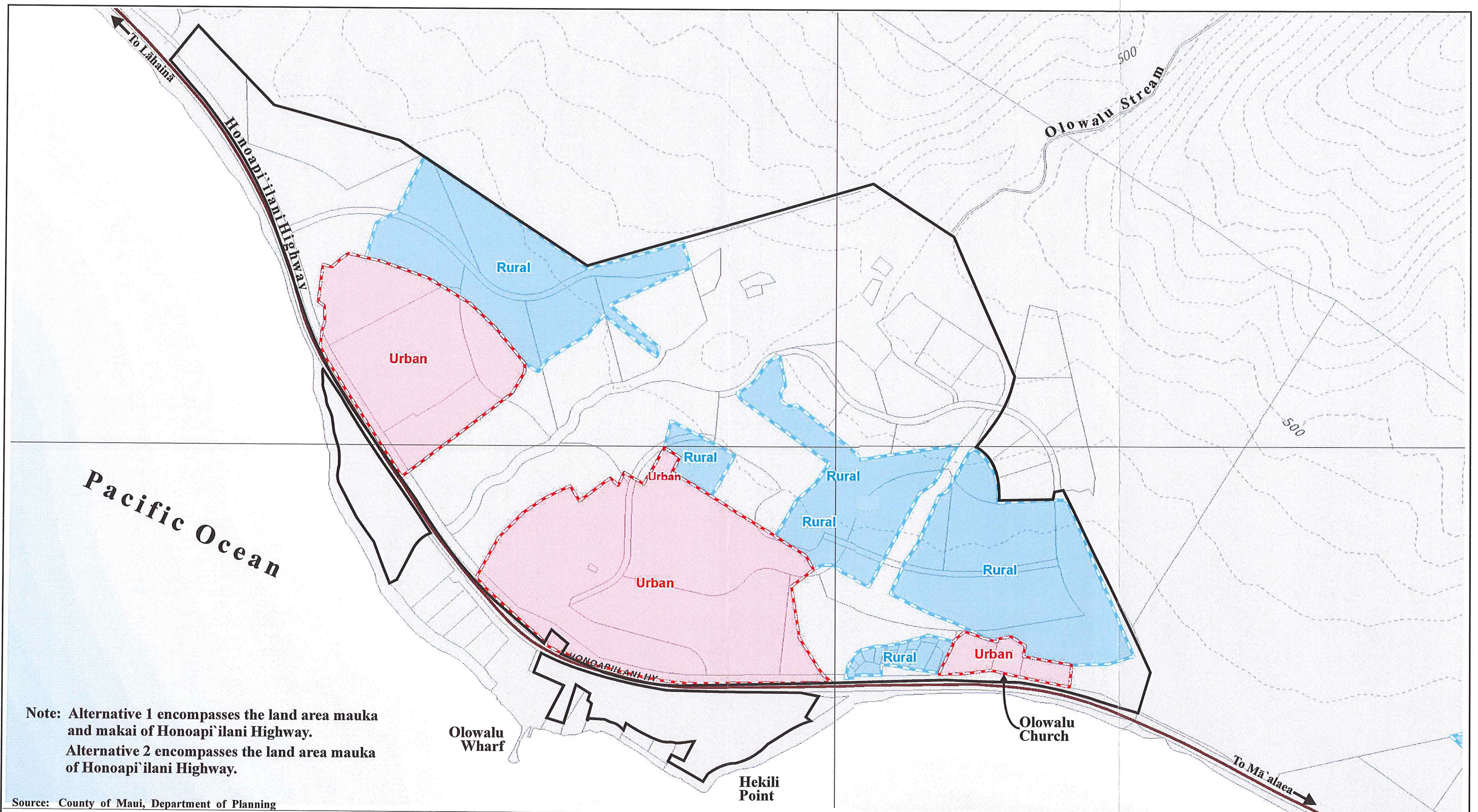
The MIP designates Olowalu as an appropriate location for future growth on its Directed Growth Maps. The mauka portion of the proposed Master Plan for Alternative 1 is located within the UGB and RGB. The lands makai of Honoapiʻilani Highway in Alternative 1 are not included in the UGB. However, the MIP states that “the future delineation of potential urban growth areas makai of the existing Honoapiʻilani Highway may be undertaken in conjunction with updates or amendments to the West Maui Community Plan” (MIP at 8-64). Such delineation may consider the need to protect adjacent coastal and marine ecosystems (including the reefs at Olowalu), enhance public shoreline access and open space, and implement the proposed Pali to Puamana Parkway plan. See **Figure 29** and **Appendix “R”**.

Alternative 2 does not include the makai lands and is in the UGB and RGB in the MIP. Refer to **Figure 29** and **Appendix “R”**.

In addition, both Alternatives 1 and 2 have been reviewed with respect to pertinent goals, objectives, policies and implementing actions of the MIP. A summary of policy statements most relevant to the proposed action is provided below:

CHAPTER 1 POPULATION

Goal: Maui’s people, values, and lifestyles thrive through strong, healthy, and vibrant island communities.



Objective: Greater retention and return of island residents by providing viable work, education, and lifestyle options.

Policy: Expand housing, transportation, employment, and social opportunities to ensure residents are able to comfortably age within their communities.

CHAPTER 2 HERITAGE

Cultural, Historic, and Archaeological Resources

Goal: Our community respects and protects archaeological and cultural resources while perpetuating diverse cultural identities and traditions.

Objective: An island culture and lifestyle that is healthy and vibrant as measured by the ability of residents to live on Maui, access and enjoy the natural environment, and practice Hawaiian customs and traditions in accordance with Article XII, Section 7, Hawai'i State Constitution, and Section 7-1, Hawai'i Revised Statutes (HRS).

Policies: Ensure traditional public access routes, including native Hawaiian trails, are maintained for public use.

Support the education of visitors and new residents about the customs and etiquette of the Hawaiian culture, as well as other cultures.

Objective: Enhance the island's historic, archaeological, and cultural resources.

Policy: Support opportunities for public involvement with the intent to facilitate the protection and restoration of historic and archeological sites, including consultation with stakeholders.

Shoreline, Reefs, and Nearshore Waters

Goal: An intact, ecologically functional system of reef, shoreline, and nearshore waters that are protected in perpetuity.

Objective: Improved reef health, coastal water quality, and marine life.

Policy: Create additional mechanisms, where needed, to contain and control runoff and pollution.

Objective: Water quality that meets or exceeds State Clean Water Act standards.

Policies: Reduce the amount of impervious surface and devise site plan standards that aim to minimize storm runoff and Nonpoint Source (NPS) pollution.

Require an on-site monitoring program, where applicable, when grading may pose a threat to water quality or when recommended in the Erosion and Sediment Control Plan (ESCP).

Avoid development actions that impair Maui's reef systems and remove identified stressors.

Phase out cesspools and restrict the use of septic systems in ecologically sensitive coastal areas by converting to environmentally-friendly alternative sewage treatment systems, and connecting to central sewerage systems when and where feasible.

Prohibit the development of new wastewater injection wells, except when unavoidable for public health and safety purposes.

Implementing Action: Transition from the use of wastewater injection wells to appropriate, environmentally sound methods of wastewater disposal, and promote the beneficial reuse of wastewater effluent.

Objective: Acquire additional shoreline lands and shoreline access rights.

Watersheds, Stream and Wetlands

Goal: Healthy watersheds, streams, and riparian environments.

Objective: Greater protection and enhancement of watersheds, streams, and riparian environments.

Policies: All present and future watershed management plans shall incorporate concepts of ahupua`a management based on the interconnectedness of upland and coastal ecosystems/species.

Support regulations to require developments to utilize ahupua`a management practices.

Work with private and non-profit entities to educate the public about the connection between upland activities within the watershed and the impacts on nearshore ecosystems and coral reefs.

Objective: Decreased NPS and point source pollution.

Policies: Support the use of Low Impact Development (LID) techniques such as those described in the State of Hawai`i LID Practitioner's Guide (June 2006), as amended.

Encourage farmers and ranchers to use agricultural Best Management Practices (BMPs) to address NPS pollution.

Objective: Greater preservation of native flora and fauna biodiversity to protect native species.

Policies: Work with appropriate agencies to eliminate feral ungulate populations and invasive species.

Support the work of conservation groups and organizations that protect, reestablish, manage, and nurture sensitive ecological areas and threatened indigenous ecosystems.

Implementing Action: Develop strategic partnerships with conservation groups and organizations to maximize Federal, State, County, and private funding; and increase cooperation to achieve conservation goals.

Objective: Enhance the vitality and functioning of streams, while balancing the multiple needs of the community.

Wildlife and Natural Areas

Goal: Maui's natural areas and indigenous flora and fauna will be protected.

Objective: A comprehensive management strategy that includes further identification, protection, and restoration of indigenous wildlife habitats.

Policy: Identify and inventory the following:

- (1) Natural, recreational, and open space resources;
- (2) Flora and fauna with medium, high, and very high concentrations of threatened or endangered species; and
- (3) Location and extent of invasive species.

Objective: A decrease in invasive species through programs and partnerships that eradicate undesirable species and protect native habitat.

Objective: Greater protection of sensitive lands, indigenous habitat, and native flora and fauna.

Policies: Secure an interconnected network of sensitive lands, greenways, watercourses, and habitats.

Protect Maui's sensitive lands.

Scenic Resources

Goal: Maui will continue to be a beautiful island steeped in coastal, mountain, open space, and historically significant views that are preserved to enrich the residents' quality of life, attract visitors, provide a connection to the past, and promote a sense of place.

Objective: A greater level of protection for scenic resources.

Policies: Protect views to include, but not be limited to, Haleakalā, `Īao Valley, the Mauna Kahalawai (West Maui Mountains), Pu`u O`la`i, Kaho`olawe, Molokini, Moloka`i, and Lāna`i, Mauna Kea, Mauna Loa, sea stacks, the Pacific Ocean, and significant water features, ridgelines, and landforms.

Protect “night sky” resources by encouraging the implementation of ambient light ordinances and encouraging conversion of all sources that create excessive light pollution, affecting our ability to view the stars.

Protect ridgelines from development where practicable to facilitate the protection of public views.

Protect scenic resources along Maui’s scenic roadway corridors.

Implementing Action: Establish design guidelines that integrate techniques such as development clustering, greenbelts, and open space buffers, site plan configuration to protect view planes, building design and height limitations, setbacks from public roadways, landscaping, and other techniques.

CHAPTER 3 NATURAL HAZARDS

Goal: Maui will be disaster resilient.

Objective: Greater protection of life and property.

Policy: Encourage the use of construction techniques that reduce the potential for damage from natural hazards.

CHAPTER 4 ECONOMIC DEVELOPMENT

Economic Diversification

Goal: Maui will have a balanced economy composed of a variety of industries that offer employment opportunities and well-paying jobs and a business environment that is sensitive to resident needs and the island’s unique natural and cultural resources.

Objective: A more diversified economy.

Policies: Support the creation of new jobs and industries that provide a living wage.

Facilitate and expedite permits and approvals.

Objective: Increase activities that support principles of sustainability.

Policies: Support industries that are sustainable, and culturally and environmentally sensitive.

Encourage and support local businesses.

Support the development of economic development clusters in targeted industry sectors.

Encourage all businesses to save energy, water, and other resources.

Objective: Improve the island's business climate.

Policies: Ensure an adequate supply of affordable workforce housing.

Develop neighborhoods and communities that are attractive to the workforce of a diversified economy.

Visitor Industry

Objective: Comprehensively manage future visitor-unit expansion.

Policy: Allow, where permitted by the community plan, the development of business hotels and small, sensitively-designed inns.

Agriculture

Goal: Maui will have a diversified agricultural industry contributing to greater economic, food, energy security, and prosperity.

Policies: Strive to substitute food/agricultural product imports with a reliable supply of locally produced food and agricultural products.

Encourage growing a diverse variety of crops and livestock to ensure the stewardship of our land while safeguarding consumer safety.

Implementing Action: Encourage the development of community gardens, including gardens on greenbelts that separate communities.

Emerging Sectors

Goal: A diverse array of emerging economic sectors.

Policy: Support new industries that are environmentally and culturally sensitive such as health and wellness, sports and outdoor activities, cultural activities, the arts, film-making, entertainment, and digital media.

Small Business Development

Goal: Small businesses will play a key role in Maui's economy.

Policies: Assist traditional "mom and pop" business establishments.

Support community markets and venues that sell locally-made produce, goods, and services.

Health Care Sector

Goal: Maui will have a health care industry and options that broaden career opportunities that are reliable, efficient, and provide social well-being.

Objective: Expand the economic benefits of the health care sector.

Policy: Encourage expansion and improved access to emergency care in all communities.

Education and Workforce Development

Goal: Maui will have effective education and workforce development programs and initiatives that are aligned with economic development goals.

Policy: Encourage the education and training of our residents to meet the needs of a diversified economy.

CHAPTER 5 HOUSING

Goal: Maui will have safe, decent, appropriate, and affordable housing for all residents developed in a way that contributes to strong neighborhoods and a thriving island community.

Objectives: More livable communities that provide for a mix of housing types, land uses, income levels, and age.

Provide affordable housing, rental or in fee, to the broad spectrum of our island community.

Provide infrastructure in a more timely manner to support the development of affordable housing.

Policies: Prioritize the development of infrastructure that supports the development of affordable housing.

Tailor infrastructure requirements to correspond with appropriate level-of-service standards to help control housing costs and to maintain safety.

Objectives: A wider range of affordable housing options and programs for those with special needs.

Reduce the cost to developers of providing housing that is affordable to families with household incomes 160 percent and below of annual median income.

Policy: Require the construction of affordable for-sale and rental housing units as part of the construction of new housing developments.

CHAPTER 6 INFRASTRUCTURE AND PUBLIC FACILITIES

Wastewater

Goal: Maui will have wastewater systems that comply with or exceed State and Federal regulations; meet levels-of-service needs; provide adequate capacity to accommodate projected demand; ensure efficient, effective, and environmentally sensitive operation; and maximize wastewater reuse where feasible.

Policy: Establish new wastewater treatment plant(s) outside the tsunami zone.

Objective: Adequate levels of wastewater service with minimal environmental impacts.

Policies: Meet or exceed all State and Federal standards regulating wastewater disposal or reuse.

Strongly encourage the phase out of cesspools.

Objective: Increase the reuse of wastewater.

Water

Goal: Maui will have an environmentally sustainable, reliable, safe, and efficient water system.

Objectives: More comprehensive approach to water resources planning to effectively protect, recharge, and manage water resources including watersheds, groundwater, streams, and aquifers.

Increase the efficiency and capacity of the water systems in striving to meet the needs and balance the island's water needs.

Policies: Maximize the efficient use of reclaimed wastewater to serve non-drinking water needs.

Acquire and develop additional sources of drinking water.

Transportation

Goal: An interconnected, efficient, and well-maintained, multimodal transportation system.

Objective: Provide for a more integrated island-wide transportation and land use planning program that reduces congestion and promotes more efficient (transit-friendly) land use patterns.

Policies: Plan for an integrated multi-modal transportation system comprised of public transit, bicycle, pedestrian, automobile, and other transportation modes.

Refocus transportation investment from the construction of additional roadways only for the automobile to the expansion of a multimodal transportation system.

Encourage the use of “complete streets” design methods.

Objective: Safe, interconnected transit, roadway, bicycle, equestrian, and pedestrian network.

Policies: Ensure transit-, roadway-, and pedestrian-facilities design and level-of-service standards respect the unique character of our communities.

Prioritize transportation improvements list to cost-effectively meet existing and future needs consistent with the MIP.

Require new development, where appropriate, to integrate sidewalks, pathways, bikeways, and transit infrastructure into new commercial and residential projects while enhancing community character.

Transit

Goal: An island-wide transit system that addresses the needs of residents and visitors and contributes to healthy and livable communities.

Objective: An integrated transit system that better serves all mobility needs of Maui's residents and visitors.

Policies: Maximize access to public transit in town centers, commercial districts, and employment centers.

Expand regional and inter-regional transit services, where appropriate, in heavily traveled corridors and within communities.

Increase the frequency of current service, add additional bus routes as demand requires, and transition to nonpolluting transit vehicles, as funding permits.

Provide adequate transit infrastructure (e.g., bus pullouts, waiting benches and shelters, signs) along existing and future transit right-of-ways.

Parks

Goal: Maui will have a diverse range of active and passive recreational parks, wilderness areas, and other natural-resource areas linked, where feasible, by a network of greenways, bikeways, pathways, and roads that are accessible to all.

Policies: Support, consistent with the MIP, the implementation of open-space and recreational plans, such as the Pali to Puamana Parkway Master Plan and the *Upcountry Greenways Master Plan*.

Utilize the ahupua'a approach by integrating mauka-to-makai natural landscapes into an island-wide parks and recreation functional plan.

Provide a balanced mix of passive and active parks, including neighborhood, community, and regional parks, in each community plan area.