

Honua‘ula/Wailea 670: Kihei-Makena Community Plan

PART III: POLICY RECOMMENDATIONS, IMPLEMENTING ACTIONS AND STANDARDS FOR THE KIHEI-MAKENA REGION

Issue	Opportunities	Solutions
Provision Of Needed Public Facilities & Infrastructure (page 15)	Upgrade and expand existing public facilities and infrastructure (page 15).	<ul style="list-style-type: none"> • Honua‘ula’s infrastructure such as domestic water, wastewater systems, and roadways will be built, owned, and maintained at no cost to the public. • Economic benefits, portions of which could be used for needed County infrastructure include: <ul style="list-style-type: none"> ○ \$79.8 million in net revenue for the County during the build out ○ \$69.1 million in net revenue for the State during the build out ○ \$6.6 million annual net revenue from property taxes for the County after the build out ○ \$3 million annual net revenue for the State after build out.
Preservation & Enhancement Of Significant Urban & Rural Resources (page 16)	Protect Kihei-Makena’s shoreline resources (page 16).	<ul style="list-style-type: none"> • Honua‘ula is expected to have a positive impact on nearshore waters as on-site drainage improvements will improve runoff conditions entering the ocean and improve the near shore ocean environment.
Enhancement Of Neighborhoods (page 16)	Reduce unnecessary vehicular trips to South Kihei Road and Piilani Highway (page 16).	<ul style="list-style-type: none"> • Following principles of “smart growth,” neighborhood business centers and mixed-use development will be within walking and biking distance of residential neighborhoods. • Further, this “smart growth” concept will reduce unnecessary vehicular trips on South Kihei Road and Piilani Highway and the need for residents to travel into greater Kihei for all needs.
Land Use: Objectives & Policies (pages 17-19)	Identify priority growth areas to focus public and private efforts on the provision of infrastructure and amenities to serve existing residents and to accommodate new growth (page 17).	<ul style="list-style-type: none"> • Honua‘ula is identified on the Kihei-Makena Community Plan as “Project District 9” and is identified as a priority area to accommodate new growth. • Wailea 670 fulfils the intent of the Maui County Code (Chapter 19.45) relating to project districts, which specifies that “the intent of a project district is to provide for a flexible and creative planning approach rather than specific land use designations, for quality developments.” • Honua‘ula will be a master-planned community meeting or exceeding the current high standards already established throughout Wailea. • Honua‘ula will not contain any hotel facilities.
	Allow no further development unless infrastructure, public facilities, and services needed to service new development are available prior to or concurrent with the impacts of new development (page 17).	<ul style="list-style-type: none"> • The Honua‘ula community will be built in phases over a 20-year period, which will allow for managed growth and the provision of infrastructure concurrent with development.
	Establish a distribution of land uses, which provides housing, jobs, shopping, open space, and recreation areas in close proximity to each other in order to enhance Kihei’s neighborhoods and to minimize dependence on automobiles (page 17).	<ul style="list-style-type: none"> • The Honua‘ula community will incorporate smart growth concepts such as recreation areas, open space buffers and small-scale neighborhood business centers that will allow residents to walk or bike to neighborhood services, thereby reducing unnecessary vehicular trips. • This planning approach fulfils the intent of the B-1 Neighborhood Business District in Maui County Code (Chapter 19.16) which specifies that “a neighborhood business center is one wherein retail businesses or service establishments supply commodities or perform services to meet the daily needs of the neighborhood.”
	Encourage the establishment of single-family and multi-family land use designations, which provide affordable housing opportunities for areas, which are in close proximity to infrastructure systems and other urban services (page 17).	<ul style="list-style-type: none"> • Wailea 670 will comply with all County requirements for affordable housing. • Homes will be in close proximity to neighborhood business centers. • The “smart growth” concept will be followed.
	Limit commercial services to neighborhood business uses or other low-key business activities with a residential scale on those properties, which abut single-family residential areas (page 18).	<ul style="list-style-type: none"> • The commercial use areas within Honua‘ula have been designed to embrace the smart growth concept with neighborhood business uses abutting single-family and multi-family areas. • This concept fulfils the intent of the intent of the B-1 Neighborhood Business District in Maui County Code (Chapter 19.16) which specifies that “a neighborhood business center is one wherein retail businesses or service establishments supply commodities or perform services to meet the daily needs of the neighborhood.”
	Prevent urbanization of important agricultural lands (page 18).	<ul style="list-style-type: none"> • The lands of Honua‘ula are not “important agricultural lands”. • Honua‘ula’s lands are not classified under the Agricultural Lands of Importance to the State of Hawaii (ALISH) system. • The Detailed Land Classification, prepared by the University of Hawaii Land Study Bureau, classifies Wailea 670 lands as “E”, which is the lowest productivity rating used by the Land Study Bureau System and signifies land that is very poorly suited for agriculture.
	Allow ohana units only where sufficient infrastructure is available (page 19).	<ul style="list-style-type: none"> • The Honua‘ula community will be limited to a total of 1,400 units, including any ohana units that may be allowed. • Limiting the community to 1,400 units ensures that the infrastructure needs of the community will not exceed what has been anticipated.

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Land Use: Implementing Actions (page 20)	Establish and enforce building height limits and densities mauka of Piilani Highway which preserve significant mauka views and vistas (page 20).	<ul style="list-style-type: none"> • Wailea 670's proposed project district ordinance establishes height limits for all uses within the community. • These limits respond to the need to protect mauka vistas.
Environment: Objectives & Polices (pages 21-22)	Address storm water run-off from proposed developments ensuring that it will not adversely affect the marine environment and nearshore and offshore water quality (page 21).	<ul style="list-style-type: none"> • While not on the shoreline, the Honua'ula community is expected to have a positive impact on nearshore waters as improvements to the on-site drainage characteristics of the site are expected to significantly improve runoff conditions flowing from the site.
	Protect the quality of near-shore waters by ensuring that land-based discharges meet water quality standards (page 21).	<ul style="list-style-type: none"> • The Honua'ula community will have its own on-site wastewater treatment plant. • Wastewater from the community will be processed to appropriate standards and used within the community for irrigation.
	Encourage such land use as would serve to reduce hazardous fire conditions in the developed community plan areas (page 22).	<ul style="list-style-type: none"> • Honua'ula will vastly reduce the dry hazardous fire conditions currently existing on the site by providing green, landscaped, vegetated areas, and a community-wide fire protection system.
Cultural Resources: Objectives & Policies (pages 23-24)	Provide a sense of history and define a sense of place for the Kihei-Makena region (page 23).	<ul style="list-style-type: none"> • Honua'ula's design will incorporate many existing archaeological features to maintain the area's Hawaiian cultural landscape. • The more culturally-appropriate and site-sensitive name of "Honua'ula" will be used instead of Wailea 670.
	Preserve and protect native Hawaiian rights customarily and traditionally exercised for subsistence, cultural, and religious purposes in accordance with Article XII, Section 7, of the Hawaii State Constitution, and the Hawaii Supreme Court's PASH opinion, 79 Haw. 425 (1995) (page 23).	<ul style="list-style-type: none"> • Archaeological and historic resources will be preserved through a preservation plan that includes definition of sites, interpretation, setbacks, and easements to ensure accessibility. • The preservation plan and all preservation measures will be consistent with all historic preservation laws, including Article XII, Section 7, of the Hawaii State Constitution, and the Hawaii Supreme Court's PASH opinion, 79 Haw. 425 (1995).
	Identify, preserve, protect and restore significant historical and cultural sites (page 23).	<ul style="list-style-type: none"> • A cultural advisory board has been created for the express purpose of providing culturally responsive direction and advice on all historical matters. • All archaeological, cultural, and historic sites within Honua'ula community, as recommended for preservation in archaeological surveys and by the State Historic Preservation Division (SHPD) will be preserved with the program for preservation and interpretation reviewed and approved by the cultural advisory board.
	Address the diversity and importance of cultural and archaeological resources and of the history of Kihei-Makena. Promote distinct cultural resources as an identifying characteristic of the region (page 23).	<ul style="list-style-type: none"> • Through the cultural advisory board, oral histories, research of written history, and by changing the community name to Honua'ula, the community has addressed the diversity and importance of cultural and archaeological resources and of the history of Kihei-Makena. • The design of the Honua'ula community will incorporate many existing archaeological features to maintain the area's Hawaiian cultural landscape. • The goal of Honua'ula is to create a distinctive resort residential community with an appreciation of the site's cultural attributes and in context with the greater Wailea community's unique and special attributes.
	Encourage and protect traditional mauka and makai accesses, cultural practices and rural lifestyles (page 24).	<ul style="list-style-type: none"> • While there are no mapped traditional mauka-makai trails within the Honua'ula community site, some archaeological sites suggest mauka-makai travel, especially in the southern portion of the site. These sites, among others, will be preserved. • Relative to the existing state of the land, in which the entire area is fenced and gated, the establishment of the Honua'ula community will make the area more accessible.
	Protect those areas, structures and elements that are a significant and functional part of Hawaii's ethnic and cultural heritage (page 24).	<ul style="list-style-type: none"> • All archaeological, cultural, and historic sites within the Honua'ula community, as recommended for preservation in archaeological surveys, by the State Historic Preservation Division (SHPD), and by the Cultural Resource Commission will be preserved.
	Encourage community stewardship of historic sites (page 24).	<ul style="list-style-type: none"> • The preservation of the recommended archaeological, cultural, and historic sites will be incorporated into the Honua'ula community design.
	Preserve and restore historical roads and paths as cultural resources, and require such resources to be available to the public (page 24).	<ul style="list-style-type: none"> • All preserved sites will be available to the public.
	Recognize and respect family ancestral ties to certain sites (page 24).	<ul style="list-style-type: none"> • Archaeological surveys and the Cultural Advisory Board to the community did not identify any family ancestral ties to any of the archaeological sites.
	Establish "cultural parks" and heritage corridors for visitation and education (page 24).	<ul style="list-style-type: none"> • An interpretative program will be developed to educate residents and visitors as to the cultural significance of each site.

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Cultural Resources: Implementing Actions (page 24)	Require development projects to identify all cultural resources located within or adjacent to the project area, prior to application, as part of the County development review process (page 24).	<ul style="list-style-type: none"> All archaeological, cultural, and historic sites within the Honua'ula community, as recommended for preservation in archaeological surveys, by the State Historic Preservation Division (SHPD), and by the Cultural Resource Commission will be preserved. Archaeological and historic resources will be preserved through a preservation plan that includes definition of sites, interpretation, setbacks, and easements to ensure accessibility.
Economic Activity: Goal (page 27)	Address the need for a diversified and stable economic base, which serves resident, and visitor needs while providing long-term resident employment (page 27).	<ul style="list-style-type: none"> Economic benefits of the Honua'ula community include: <ul style="list-style-type: none"> \$79.8 million in net revenue for the County of Maui during the 20-year build out and sales period. \$69.1 million in net revenue for the State of Hawaii during the 20-year build out and sales period. \$6.6 million annual net revenue from property taxes for the County after build out. \$3 million annual net revenue for the State after build out. 19,739 "worker years" of employment over the 20-year build out period (a "worker year" is the amount of time one full-time worker can work in one year). \$630.9 million in total wages generated over build out. 887 permanent jobs after build out. \$24.2 million in annual wages generated after build out. \$67 million per year in discretionary expenditures infused into the island economy from community residents and guests.
Housing & Urban Design: Goal (page 29)	Establish a balance between visitor industry employment and non-visitor industry employment (page 27).	<ul style="list-style-type: none"> Honua'ula will provide years of highly skilled construction jobs, permanent jobs for upkeep and maintenance of the community and golf course, and jobs in establishments located in the village mixed use business centers. Honua'ula will offer opportunities for small business creation in the village mixed use district and will also help to diversify Maui's economy away from the hotel industry.
Housing & Urban Design: Objectives & Policies (pages 29-30)	Implement a variety of attractive, sanitary, safe and affordable homes for Kihei's residents, especially for families earning less than the median income for families within the County. Also, a built environment, which provides complementary and aesthetically pleasing physical and visual linkages with the natural environment (page 29).	<ul style="list-style-type: none"> Honua'ula will contain a variety of single-family and multi-family homes for a range of consumer groups. As currently envisioned, affordable units will be integrated with market-priced units throughout the Honua'ula community. Homes will also be in close proximity to neighborhood business centers. This "smart growth" concept will enable residents to walk or bike to nearby stores and services and is also designed to promote social interaction among residents and nurture and enhance a true sense of community. Honua'ula will be master planned to ensure the appropriate use of materials, colors, site design standards, and landscaping.
Physical & Social Infrastructure: Water Distribution (page 34)	Provide for integration of natural physical features with future development of the region. New development shall incorporate features such as gulches and wetlands into open space and pedestrian pathways and bikeway systems. Implement landscaped setbacks for future multi-family and commercial areas (page 29).	<ul style="list-style-type: none"> The community will be designed to complement the site's natural attributes, mitigate environmental conflicts, and enhance scenic amenities. Natural gulches and drainage ways will be incorporated into the overall landscape and open space network of the community. The golf course will provide additional open space.
	Incorporate the principles of xeriscaping in all future landscaping and encourage the use of native plants in landscaping in the spirit of Act 73, Session Laws of Hawaii, 1992 (page 29).	<ul style="list-style-type: none"> Whenever practical, landscaping will include the use of native and indigenous plants and drought-tolerance species. Existing trees will be preserved and integrated in the community landscaping.
	Provide landscaped buffer areas between Pi'ilani Highway and adjacent communities to mitigate highway noise and to reduce the visual impact of development. Both Pi'ilani Highway and South Kihei Road shall be landscaped to achieve a parkway character (page 30).	<ul style="list-style-type: none"> The community's border along Piilani Highway will be enhanced with landscaped buffers and entrance features.
	Encourage the use of non-potable water for irrigation purposes and water features. Prohibit the use of potable water in large water features or require substantial mitigation fees (page 34).	<ul style="list-style-type: none"> The Honua'ula community will use non-potable water for common area irrigation. The availability of non-potable groundwater within the Wailea 670 property has been proven by two wells privately drilled and tested in 1991. Combined, these two wells yield approximately 1 million gallons per day of irrigation water, an amount sufficient for the 18-hole golf course as well as other common area needs The Honua'ula community will also develop its own source of potable water.

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Physical & Social Infrastructure: Drainage (page 35)	Design drainage systems that protect coastal water quality by incorporating best management practices to remove pollutants from runoff. Construct and maintain, as needed, sediment and retention basins and other best management practices to remove sediments and other pollutants from runoff (page 35).	<ul style="list-style-type: none"> • The Honua'ula community is expected to have a positive impact on coastal waters as improvements to the on-site drainage characteristics of the site are expected to significantly improve runoff conditions flowing from the site and entering the ocean. • The drainage system for Honua'ula will where possible, be integrated with the golf course design. It is expected that the use of golf course features including water features, retention basins, and plant materials, will slow flood waters, reduce sediment runoff, and generally improve drainage control over existing conditions.
Physical & Social Infrastructure: Energy & Public Utilities (page 36)	Promote energy efficiency as the energy resource of first choice, and increase energy efficiency in all sectors of the community (page 36).	<ul style="list-style-type: none"> • Honua'ula has taken the lead by incorporating energy efficiency guidelines within its project district ordinance. These guidelines include encouraging: <ul style="list-style-type: none"> ○ Solar water heating ○ Installation of ceiling fans ○ Electricity cut-off switches for high-usage applications to reduce energy consumption when residences are vacant ○ Energy efficient refrigerators, clothes dryers, and other appliances ○ Energy efficient lighting ○ Eaves, louvers, and trellises to shade windows, especially on west, south, and east building sides ○ Use of light colored finishes on roofs and exterior walls ○ Ventilated attics to reduce heat build up ○ Landscaping and planting to provide shade and minimize heat gain ○ Drought-tolerant landscape materials to reduce water needs and energy consumption associated with landscape maintenance ○ Drip irrigation and automatic irrigation to conserve water ○ Walkways and bikeways to encourage walking and bicycling.
Government (page 41)	Address the need to continue to streamline the permit process, where appropriate, through means such as consolidated public hearings and concurrent processing of applications (page 41).	<ul style="list-style-type: none"> • Wailea 670 provides an opportunity for the County of Maui to implement this policy. The Honua'ula community site is designated "Project District 9" on the community plan. • Wailea 670 conforms to, and implements, the community plan. Because the Honua'ula community implements the community plan, it provides an opportunity for the land use, building permit, and subdivision processes to be streamlined through means such as consolidated public hearings and concurrent processing of applications.
Planning Standards: Land Use Standards (page 43)	All zoning applications and/or proposed land uses and developments shall be consistent with the Land Use Map and Objectives and Policies of the Kihei-Makena Community Plan (page 43).	<ul style="list-style-type: none"> • The Wailea 670 conforms to, and implements the Kihei-Makena Community Plan. The community site is designated "Project District 9" on the community plan and on Land Use Map.
Planning Standards: Project District Standards (page 43)	This project district is located mauka and makai of the proposed Pi'ilani Highway extension, mauka of Wailea Resort, south of Maui Meadows and north of Seibu Mauka. It should provide a mix of single-family and multi-family housing types for a range of consumer groups with an emphasis on community development consisting of single-family, zero lot line, and multi-family units, complemented with village mix uses and commercial uses primarily serving the residents of the community, all integrated with two 18- hole golf courses and other recreational amenities. Public amenities should include community-oriented parks integrated with pedestrian bicycle recreation ways and buffer zones between residential areas and the proposed Pi'ilani Highway extension. A site for future public use should be provided in anticipation of need (page 43).	<ul style="list-style-type: none"> • The Honua'ula community is in conformance with and implements this description. • The community will provide a mix of single-family and multi-family housing types for a range of consumer groups. It will provide village mix uses and commercial uses primarily serving the residents of the community. • It will provide one homeowner golf course in lieu of the two described within the community plan as a way to reduce the overall density of the project, provide additional housing opportunities and yet retain a recreational amenity that provides for open space and drainage mitigation for areas makai of the project. • Public amenities of the community will include community-oriented parks integrated with pedestrian bicycle recreation ways and buffer zones between residential areas and the proposed Piilani Highway extension.

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Planning Standards: Urban Design Standards (pages 47-48)	All new multi-family and commercial facilities should provide a garden setting appropriate to the region. Setback requirements should be sufficient to allow for street and sidewalk climate-adapted landscaped buffers and interior planting areas (page 48).	<ul style="list-style-type: none"> The Honua'ula project district ordinance provides appropriate setback and landscape requirements for multi-family and commercial facilities.
	Establish streetscape standards that address low-cost improvements to landscaping, lighting, signage, and intersections along South Kihei Road, Pi'ilani Highway, and all existing or proposed collector roads (page 48).	<ul style="list-style-type: none"> The Honua'ula project district ordinance establishes appropriate streetscape standards, which will include adequate buffers for development adjacent to the Piilani Highway and current residences in the Maui Meadows area and will be incorporated into overall project district and neighborhood codes, covenants and restrictions (CC&R's) for all use areas within the project.
	Establish building design standards, which promote island architecture while at the same time providing related visual and physical characteristics for the Kihei region (page 48).	<ul style="list-style-type: none"> The Honua'ula project district ordinance establishes appropriate building design standards that will be incorporated into overall project district and neighborhood codes, covenants and restrictions (CC&R's) for all use areas within the project.