

**2.2.9** | Support the preservation of the Kīhei Boat Ramp and adjacent undeveloped area as valuable assets to the region. The northern portion of the property including the dryland forest and paths must maintain its open space, undeveloped character.

**2.2.10** | Include native trees and flora that are appropriate for the microclimate in parks, along streets, trails and greenways, and throughout the community to provide shade, beauty and reduce sediment runoff.

**2.2.11** | Use “green streets” principles (Complete Streets + Green Infrastructure) in all new development, redevelopment and street improvement projects to mitigate stormwater runoff, calm traffic, provide safer pedestrian and bicycle paths, mitigate urban heat island effects, improve community aesthetics, promote a sense of place, and stimulate community investment.

**2.2.12** | Require new development and redevelopment projects to include shade trees, especially in parking lots and along streets. Adhere to the Maui County Planting Plan to choose appropriate tree species and to determine proper planting, irrigation and maintenance based on each condition and location for trees to grow to full canopy spread.

**2.2.13** | Require new development, redevelopment and County projects to abide by and participate in the implementation of the South Maui Tree Canopy Plan identified in Action 2.14.

**2.2.14** | Require new development and redevelopment projects to incorporate interconnected public greenways and multi-use paths throughout the project and connect to existing greenways and multi-use paths if possible. Public paths must remain open for connectivity and may not be gated. As opportunities arise, acquire parcels within cul-de-sacs for the incremental expansion of connectivity.

**2.2.15** | Support the development of pedestrian-oriented, complete communities that meet residents' needs for daily living by providing a mix of land uses, housing close to jobs, services, schools and recreation, and convenient and safe mobility options including walking, biking and transit options.

**2.2.16** | Require affordable housing projects, including projects using the Chapter 201H, Hawaii Revised Statutes or Chapters 2.96 or 2.97, MCC process, to be near jobs centers, schools, transit and services and include pedestrian-oriented design elements that create walkable and livable communities for all.

**2.2.17** | Encourage a greater percentage of affordable housing than required by law in all residential projects ~~than required by law~~, unless the project is to be developed exclusively as an affordable housing project. Affordable housing obligations must be met within the boundaries of the Community Plan sub area, credits may not be used.

**2.2.18** | Support missing middle housing types (multi-unit or clustered housing types compatible in scale with single-family homes such as 'ohana, duplex, triplex, four-plex, townhouse, courtyard apartments, bungalow court, and live/work units) and simple style single-family homes to meet the growing demand for a diversity of housing options and affordability.

**2.2.19** | Prioritize infrastructure improvements for 100 percent affordable housing developments for resident households earning 100 percent AMI and below that are supported by the community and the Community Plan map and policies.

**2.2.20** | Support the development of homes by the Department of Hawaiian Homelands as a priority in South Maui.

**2.2.21** | Support infill development and redevelopment near commercial centers, transit stops and transportation corridors and which avoids impacts to wetlands, flood areas, and other environmentally sensitive areas. Support redevelopment with walkable mixed-use community ~~and job centers~~ and a variety of housing types.

**2.2.22** | Increase the inventory of long-term housing units, whether owner-occupied or long-term rental, and whether single-family or multi-family, by phasing-out and converting existing vacation rentals to long-term occupancy.

**2.2.23** | All permitted affordable and workforce housing units that are required as part of a development approval must be completed before or at the same time as the rest of the project and cannot be separated to a later phase of the project.

**2.2.24** | Prohibit new transient units and second homes until adequate workforce housing, public facilities and services are established to meet existing needs.

**2.2.25** | Promote the use of sustainable green building and development practices, such as the Leadership in Energy and Environmental Design (LEED) standard and the use of rooftop photovoltaic systems in all new construction.

**2.2.26** | Promote the placement of utilities underground in new areas of development and in existing areas where possible, to minimize the impacts from high winds and other storm events and protect native birds and scenic resources. Minimize ground disturbance in culturally sensitive areas.

**2.2.27** | In new development and redevelopment projects, outdoor lighting shall be designed to provide the minimum illumination recommended by the Illuminating Engineering Society of North America (IESNA) in the most current edition of the IESNA Lighting Handbook to protect native species and preserve the dark skies.

**2.2.28** | Agricultural land within the growth boundaries should only be converted to urban or rural designations when conversion is required to accommodate the population or employment projections for the region, or conversion will facilitate shoreline retreat by directly replacing an existing development of similar size and character. Public facilities developed under this policy do not need to be of comparable size to the public facilities that they are replacing.

**2.2.29** | Prohibit new gated communities.

**2.2.30** | Visitor-related development and businesses must minimize the impact of tourism on South Maui residents, infrastructure, parks, environment, and cultural resources. The visitor industry shall focus on the quality of the visitor experience rather than quantity.

**2.2.31** | Require that new and existing shoreline development maintain public shoreline access. When new development is proposed require public access to shoreline areas currently privatized by gates and walls. Maintain and expand public shoreline access by requiring the establishment of both perpendicular and lateral access paths as a condition of any SMA permit for properties that abut the shoreline to the extent permitted by law.

**2.2.32** | ~~Support~~ Require public access to areas recognized to be part of the Government Beach Reserve; ensure the new developments and redevelopments actively encourage access to these areas with signs or public paths.