

## Policies

**2.4.1** | Preserve wetlands with buffers adequate to mitigate pollutants, support ecosystem functions, allow for migration, and incorporate future sea level rise scenarios.

**2.4.2** | Prioritize “nature-based solutions”, low-impact design, and green infrastructure strategies rather than “gray” infrastructure to manage flooding and prevent surface water pollutants from flowing into streams and reaching the ocean.

**2.4.3** | Support restoration and conservation efforts to improve and restore degraded wetlands and hydrologically connected systems and their buffers.

**2.4.4** | Protect coastal water quality and nearshore marine environment by requiring redevelopment and new developments to include low-impact development techniques such as adequate bioswales and other green infrastructure and nature-based solutions to minimize stormwater runoff and coastal nonpoint source pollution.

**2.4.5** | For redevelopment, gulches and drainage ways as identified in the map in Figure 3.17 (pg. 106) of this Plan, must remain in open space, and no new permanent structures may be developed in or within 100 feet of the top of the bank of identified gulches and drainage ways unless low-impact development strategies are implemented to prevent stormwater runoff, including but not limited to Mā'alaea, Kanaio, Pōhākea, Waikapū, Waiakoa, Kūlanihāko'i, Waipu'ilani, Waimāha'iha'i, Lilioholo, Keawakapu, Wailea, Kama'ole, and Kapunakea.

**2.4.5 b** | For new developments and subdivisions, gulches and drainage ways as identified in the map in Figure 3.17 (pg. 106) of this Plan must remain in open space, and no new permanent structures may be developed in or within 100 feet of the top of the bank of identified gulches and drainage ways, with the exception of public bridge crossings and public utilities, including but not limited to Mā'alaea, Kanaio, Pōhākea, Waikapū, Waiakoa, Kūlanihāko'i, Waipu'ilani, Waimāha'iha'i, Lilioholo, Keawakapu, Wailea, Kama'ole, and Kapunakea.

**2.4.6** | To reduce sediment loss and protect water quality, redevelopment and new development shall prioritize planting appropriate native plants to improve degraded areas on site and, as needed, ecologically advantageous non-invasive plants.

**2.4.7** | To support watershed management and protect water quality, redevelopment and new development shall be required to avoid, minimize, and mitigate impacts to the existing surface and groundwater hydrology. Wetland, wetland buffers, and recharge area conservation and restoration will be prioritized.

**2.4.8** | Encourage reestablishing historical hydrology and management of hydrologically connected systems where appropriate.

**2.4.9** | Preserve and protect native coastal vegetation and coastal processes by:

- a. Requiring all proposed shoreline developments prioritize planting appropriate native plants and, as needed, ecologically advantageous non-invasive plants;
- b. Encouraging dune restoration and native planting efforts, and limit irrigation to plant establishment period;
- c. Supporting regional beach management at the beach cell level.

**2.4.10** | Require new development and redevelopment to include appropriate native plants and as needed ecologically advantageous non-invasive plants appropriate for the microclimate to conserve water, provide shade, beauty, and reduce sediment runoff. All new landscaping must minimize potable water irrigation needs.

**2.4.11** | Require affordable housing using Chapter 201H, Hawaii Revised Statutes 2.96 or 2.97, MCC process to be outside the Special Flood Hazard Areas (SFHA), which includes V, VE, A, AO, AH, and AE.

**2.4.12** | Protect and preserve areas designated open space areas as important assets of the region. Habitat connectivity for native species, watersheds, undeveloped shoreline areas, wetlands and other environmentally and culturally sensitive areas will be preserved.

**2.4.13** | Require the implementation of low-impact development or permaculture design practices where appropriate in developments in South Maui to reduce stormwater runoff and protect water quality. Require management of flows that are greater than the five-year storm and remove pollutants through low-impact design or permaculture design as feasible on site.

**2.4.15** | Encourage new shoreline developments and redevelopments or improvements to include public restrooms near beach access points to improve ocean water quality.

Added by CPAC | Discourage restrooms at Makena state park until the technology has improved and will not degrade water quality.

Added by CPAC | Encourage coordination between South Maui and Upcountry groups in discussing planning and managing Kula and Honua'ula Watersheds.