

Section 2

Policy Framework

Historically Maui County’s community plans were divided into separate chapters that approached community planning in a segmented way and promoted distinct silos. Each chapter covered a different subject matter such as land use, housing, infrastructure, and cultural resources, and said very little about the connections that all these elements have to each other. With this Plan, the community places a greater emphasis on the interconnectedness of the natural and human-made systems, structures and services that make South Maui a community and are vital for planning for the future. The Policy Framework is organized by goals, which are intentions that provide more detail than the vision. The goals illuminate the specific desired outcomes South Maui strives to achieve with the policies in this section of the Plan, along with the actions in the Implementation and Monitoring section. Numerous topics are covered within each goal and its policies and actions, highlighting the interdependent nature of planning. These “cross-cutting topics” are listed under each goal.

For Landowners:

Whether a landowner wants to build a single building or a whole neighborhood, the policies in this section help planners and developers implement South Maui’s vision for their community. County planners use the policies in this section and those in the Growth Framework to review projects. Before proposing a project, landowners should take time to review the Policy Framework, and those policies that may be applicable to their project in the Growth Framework, and consider whether their project is consistent. Adjusting a project to fit these policies during the design phase of project planning will ensure the project is consistent with the Plan, making it easier for County planners to review the project and streamline the process without sacrificing the community’s vision for the future.

Note on Policies:

All of the policies in this Plan were included because they help South Maui achieve its vision. Some policies, however, are not the primary responsibility of the County. Developers and planners should still implement these policies when designing and approving projects and work with other departments and agencies as needed to ensure the project is consistent with the community’s vision. Some area specific policies are contained in Section 3: Growth Framework.

2.1 Goal | A complete, balanced, efficient, and connected transportation network

Why is it important?

Transportation is not just roads and cars; it is about moving people within, to and from South Maui in a way that is safe, efficient and enjoyable. Transportation is freedom; having a variety of transportation choices for people in South Maui promotes equity and is a high priority for the community. With Pi'ilani Highway and South Kihei Road functioning as the only two arterial roads through South Maui, both residents and visitors experience gridlock with limited alternatives for mobility. People who choose not to drive, cannot afford a car or are not able to drive have limited mobility options because the region has an incomplete bicycle and pedestrian transportation network and limited public transit. With this Plan, the community intends to change that paradigm, focusing on creating a transportation network that is safe, comfortable and accessible for all: from keiki to kūpuna, walkers to joggers, wheelchairs to bicycles, and cars to public transit.

How will setting this goal affect our future?

With this goal, South Maui is committed to improving existing transportation systems and increasing access to a greater variety of transportation choices. South Maui will have an equitable user-friendly transportation system that relies less on cars and more on other modes of transportation, leading to a happier, healthier and safer community.

Cross-cutting Topics:

- Mobility
- Land Use
- Recreational Network
- Community Design
- Climate Change and Resilience

Policies

2.1.1 | Improve South Maui’s active transportation network by implementing a measurably efficient multimodal transportation system that includes a bus transit hub and incorporates Complete Streets, greenways, multi-use paths, and sufficient public transit coverage that allows residents and visitors to move more safely, effectively and comfortably within South Maui

2.1.2 ~~2.1.4~~ | Establish and implement “safe routes” interconnecting South Maui. Safe routes are primarily street networks that safely accommodate pedestrians and bicyclists of all ages to get from homes to schools, parks, beaches, shops, jobs, and other services.

2.1.3 ~~2.1.5~~ | Support the extension of a continuous bike lane along Mākena Alanui and Mākena Road, providing cyclists safe access to Mākena State Park.

2.1.4 ~~2.1.6~~ | Incorporate the principles of Complete Streets for all new roadways and roadway expansion and improvement projects.

2.1.5 ~~2.1.7~~ | Require and undertake transportation system improvements prior to or concurrently with the growth of the South Maui region. Roadway improvements should be planned, designed and constructed as generally described in the Kīhei Sub-area Transportation Plan or other such future plans.

2.1.9 | Require all property mauka of Pi‘ilani Highway to be developed with a 150-foot landscaped setback to obscure development from highway view, containing a pedestrian and bike pathway where possible.

2.1.10 | Encourage all future access points on Pi‘ilani Highway to be roundabouts instead of T intersections, including the intersection with Ka‘ono‘ulu Street.

2.1.11 | For all new or redesigned intersections that trigger a signal, a roundabout shall be considered instead.

2.1.12 ~~2.1.9~~ | Require new development, redevelopment and housing projects developed pursuant to Chapter 201H, Hawai‘i Revised Statutes and Chapters 2.96 and 2.97, MCC housing projects to include facilities and programs that support connectivity, biking, walking, and public transit, whether constructed by the developer, the County or State, or public-private partnerships.

2.1.13 ~~2.1.10~~ | Require development projects mauka of Pi‘ilani Highway to coordinate with the County and State on implementing a new multimodal transportation corridor spanning through South Maui to Central Maui mauka of Pi‘ilani Highway as identified in Action 1.14.

2.1.14 ~~2.1.11~~ | Require the completion of the planned North-South Collector Road and adjacent multi-use path to improve travel through and out of Kīhei and provide access to additional routes for emergency ingress and egress.

2.1.15 | Encourage the State and County to exempt multi-use paths, bikeways, sidewalks, complete streets infrastructure, and the North-South Collector Road from the requirement for an SMA permit and environmental assessment while maintaining the condition to comply with all other permit requirements, including those of the State Historic Preservation Division of DLNR.

2.1.16 ~~2.1.13~~ | Support the integration of wetlands and drainage ways with greenways and multi-use paths in and around the Līpoa business district, with priority given to the health and protection of the wetlands.

2.1.17 ~~2.1.14~~ | Support the creation and implementation of Transit-Oriented Development (TOD) that will provide a mix of land uses, provide housing close to jobs, services, schools and recreation, and provide convenient and safe mobility options including walking, biking and transit.

2.1.18 ~~2.1.15~~ | Support the development of a Kīhei Transit Hub with adequate space to expand and incorporate multi-modal transportation options that promote safe, efficient travel to and through South Maui while improving mobility access.

2.1.19 ~~2.1.17~~ | Encourage coordination of the timing of roadway improvements, whether private or public, so that concurrent roadway closures and traffic disruptions are minimized.

2.1.20 ~~2.1.18~~ | Require the use of best management practices and green infrastructure to address stormwater runoff and drainage issues related to the transportation system.

2.1.21 | Encourage the early design and acquisition of a right of way for a South Maui bypass.

2.1.22 | Require adequate interregional highway capacity, including the widening of Pi'ilani Highway to four lanes, prior to or concurrent with the construction of major projects, as determined by the Hawai'i Department of Transportation and Department of Public Works, south of Kilohana Road or mauka of Pi'ilani Highway.

2.1.23 | Require the development of the mauka bypass prior to or concurrent with the development of parcels mauka of Pi'ilani Highway.

2.2 Goal | Safe, healthy, livable communities for all

Why is it important?

A home is the foundation of stability and security for an individual or family; a home should be a safe haven, a place to live in peace, offering a sense of dignity and an opportunity to feel as though you belong in the community you live in. South Maui's unique communities, family-oriented atmosphere and wahi kūpuna interweave to create a distinct sense of place. Making safe, healthy and livable places leads to stronger communities where people are free to work and play in an enjoyable environment. It might be tutu and keiki playing in the neighborhood park while Mom takes the bus to work, or Dad buying fresh vegetables at the corner store on his walk home from work. In these communities, families have more time to spend together and engage in healthy activities because the community they live in is designed to be safe, healthy and livable.

While South Maui's tourism industry has developed through much of the region, amenities made available to locals have remained stagnant, and the cultural connection is not as significant as it should be. Resorts, hotels, and private residences occupy portions of the southern shoreline, limiting access to public areas and beaches. A significant portion of the housing supply consists of short-term rentals and vacation homes, leaving a shortage of residential housing options for South Maui residents. This goal focuses on creating a community for residents by making existing neighborhoods more complete and cohesive with jobs, housing, parks, emergency response, and other services nearby, while also holding future development to a higher standard. Communities will be built in areas that limit hazard risk, avoid areas that have a high exposure to hazards and be designed to maximize resilience.

How will setting this goal affect our future?

With this goal, South Maui is committed to creating and supporting places that are resilient to hazards, meet the daily needs of residents, provide opportunities to live a healthy lifestyle with easy access to fresh food and fresh air, include a variety of affordable housing options near jobs, and provide safe routes to and from home.

Cross-cutting topics:

- Housing
- Land Use
- Community Design
- Recreation Network
- Mobility
- Climate Change and Resilience
- Environment
- Other Services and Facilities

Policies

2.2.1 | Provide parks and recreation facilities as part of a community's basic infrastructure because they offer services that are essential to the quality of life and health of residents and visitors.

2.2.2 ~~2.2.3~~ | Promote the acquisition and development of parks that include proper infrastructure and are consistent with Maui County Department of Parks and Recreation (DPR) guidelines (Park Classification Matrix), capable of meeting a variety of recreational needs, promote health, and are accessible to persons of all abilities. The acquisition and development of new parks should include funding for DPR maintenance and operations responsibilities.

2.2.3 ~~2.2.4~~ | Encourage the use of Crime Prevention Through Environmental Design Guidelines in parks and public spaces.

2.2.4 ~~2.2.5~~ | Provide parks within a ten-minute walk in new residential neighborhoods to meet recreational needs, promote a well-distributed network of parks and recreation facilities throughout the region, and provide equitable opportunities and access to parks.

2.2.5 ~~2.2.6~~ | Support the creation of public campgrounds within the region.

2.2.6 ~~2.4.14~~ | Encourage the provision of public restrooms in major parks and public spaces, and explore implementing composting toilets.

2.2.7 | Support the development of trails and greenways in South Maui as part of a larger integrated recreation and transportation network and maintain existing public paths and access, mauka and makai.

2.2.8 | Use low-impact development principles and techniques when designing, building, renovating, and maintaining parks and recreation facilities.

2.2.9 | Support the development of a public performance and gathering space in South Maui.

2.2.10 | Encourage the development of additional public pickleball courts, basketball courts, soccer fields, baseball fields, and a combo football and rugby field. Include lights for nighttime use.

2.2.11 ~~2.2.9~~ | Support the preservation of the Kīhei Boat Ramp and the adjacent undeveloped area as valuable assets to the region. The northern portion of the property, including the dryland habitat and paths, must maintain its open space, undeveloped character.

2.2.12 ~~2.2.10~~ | Include native trees and flora that are appropriate for the microclimate in parks, along streets, trails and greenways to provide shade, beauty and reduce sediment runoff, and encourage the establishment of native seed banks throughout the community.

2.2.13 ~~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.

2.2.14 ~~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.

2.2.15 ~~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 as identified in Action 2.22.

2.2.16 ~~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 where feasible. Public paths must remain open for connectivity and shall not be gated. As opportunities arise, acquire parcels within cul-de-sacs for the incremental expansion of connectivity.

2.2.17 ~~2.2.15~~ | Require that new developments be pedestrian-oriented and comprised of 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.

2.2.18 ~~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.

2.2.19 ~~2.2.17~~ | Require workforce housing units to be spread out equitably throughout the South Maui Community Plan subareas to create diverse communities in all South Maui residential areas.

2.2.20 ~~2.2.18~~ | Present all housing projects to a citizens committee nearest the project for their comments before submittal to the County of Maui for approval.

2.2.21 ~~2.2.17~~ | Encourage a greater percentage of affordable housing than required by law in all residential projects, 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 subarea; credits may not be used.

2.2.22 ~~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.

2.2.23 ~~2.2.20~~ | Support the development of homes by the Department of Hawaiian Homelands as a priority in South Maui and encourage the development of complete communities.

2.2.24 ~~2.2.21~~ | Support planned infill development and redevelopment near commercial centers, transit stops and transportation corridors that avoid 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.

2.2.25 ~~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.

2.2.26 ~~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.

2.2.27 ~~2.2.24~~ | Prohibit new transient units and require the development of high-end and luxury homes to provide their required workforce housing on-site until adequate workforce housing is established to meet existing needs.

2.2.28 | Encourage affordable housing residency preference programs to prioritize current residents of South Maui, in particular, residents with generational ties to the area.

2.2.29 | Encourage affordable multifamily units to provide sufficient parking for residents.

2.2.30 ~~2.2.25~~ | Promote the use of sustainable green building and development practices, such as the Leadership in Energy and Environmental Design (LEED) or the Hawaii BuiltGreen™ Program standard, and the use of rooftop photovoltaic systems in all new construction.

2.2.31 ~~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 fires, high winds and other storm events and protect native birds and scenic resources. Minimize ground disturbance in culturally sensitive areas.

2.2.32 | Encourage the provision of designated public walkways when shoreline parcels are developed or redeveloped.

2.2.33 ~~2.2.29~~ | Prohibit new gated communities.

2.2.34 ~~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.

2.2.35 ~~2.2.31~~ | Require that new development, redevelopment and existing shoreline development maintain public shoreline access in a culturally sensitive way with an emphasis on protecting wetlands. 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. Any public access area illegally privatized by gates, walls or other such barriers shall be removed within 30 days of notice to allow for full public access as deemed legally right per any affiliated law mandating it so.

2.2.36 ~~2.2.32~~ | 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.

2.2.37 | Upon adoption of this plan, 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.

2.2.38 | Support the development of a hospital and other medical facilities in the South Maui region.

2.2.39 | Encourage low-impact outdoor dining areas at restaurants.

2.2.40 | Require new hotels and expansion of existing hotels to be water neutral.

2.2.41 | Encourage energy efficient building designs for hotel development and redevelopment.

2.2.42 | Encourage reuse and upcycling of materials onsite during hotel renovations.

2.2.43 | Encourage the provision of water filling stations in public areas, including hotel lobbies and shopping centers.

2.2.44 | Encourage redevelopment of shopping centers into mixed use developments, adding residential to better serve the community.

2.2.45 ~~2.2.27~~ | In new development and redevelopment projects, outdoor lighting shall be designed to provide the minimum illumination as required by the Maui County Outdoor Lighting ordinance to respond to human needs, protect native species, and preserve the dark skies.

2.2.46 | Encourage land owners of undeveloped parcels to plant and maintain native vegetation on setbacks adjacent to Pi'ilani Highway prior to any development.

2.2.47 | Require the Maui Planning Commission to request the South Maui Planning Advisory Committee to review and determine support, support with conditions, or no support on all development and subdivisions in South Maui that come before the Maui Planning Commission. This review shall include the assessment of the proposed project against the appropriate Community's Design Guidelines.

2.2.48 | Encourage all electric transmission lines and substations to be located over cleared areas, graveled, and regularly maintained by HECO to prevent sparks from igniting nearby vegetation.

2.2.49 | Encourage all existing wood power poles to be replaced with metal and encourage metal poles for all new power poles installed.

2.2.50 | Encourage utilities to be powered off when winds reach high speeds.

2.3 Goal | Ready and resilient systems

Why is it important?

Infrastructure systems perform essential services that provide for the everyday needs of residents and visitors. Water treatment facilities provide clean drinking water to homes and businesses. Wastewater treatment systems process wastewater. Flood and drainage facilities help convey rainfall flows to reduce flood risk to the community, ‘āina and kai. The transportation network connects people to their places of work, shops, schools, parks, and other locations. These systems are vitally important as they affect residents’ quality of life and the health of the environment.

Maintaining and improving infrastructure systems is important in the face of increased demand and threats from natural and human-made hazards. As both the population of residents and visitors to South Maui increases, added pressure and demand will be placed on these systems as well as on South Maui’s resources. Hazards such as flooding and coastal erosion threaten the low-lying coastal areas that comprise much of South Maui. The dry climate of South Maui means that drought and wildfire are also serious concerns for the community. These potentially damaging impacts are expected to worsen with climate change and sea level rise.

As we plan for the next 20 years and beyond, responsible management of our infrastructure systems will be key to meeting the needs of the community and improving the quality of life. By identifying and carrying out strategies that will help South Maui mitigate the impacts from natural hazard events and adapt to climate change, the result will be a more resilient and self-sustaining community that can respond to and recover from disasters and stressors.

How will setting this goal affect our future?

With this goal, South Maui is committed to supporting improved infrastructure systems for an adaptive and resilient community that meets the needs and fosters responsible stewardship of South Maui’s infrastructure systems.

Definitions

The following terms are used throughout the Plan, and it is important to understand their definitions and use for planning.

The State-recognized **sea level rise exposure area (SLR-XA)** is defined as the Hawai'i Climate Change Mitigation and Adaptation Commission's recognized planning target or threshold for sea level rise exposure. Currently, the recognized planning threshold is 3.2-feet of sea level rise. The planning threshold may change over time based on best available scientific information.

The **Erosion Hazard Line** is defined as the County of Maui's recognized planning target or threshold for coastal erosion. The County's recognized planning threshold for coastal erosion is 3.2-feet of sea level rise as identified in the Hawai'i Sea Level Rise Viewer (Coastal Erosion, <https://www.pacioos.hawaii.edu/shoreline/slr-hawaii/>). The planning threshold may change over time based on best available scientific information.

Cross-cutting topics:

- Climate change and Resilience
- Cultural Resources
- Hazards
- Historic Preservation
- Infrastructure
- Land Use
- Environment
- Emergency Services
- Other Services and Facilities

Policies

Climate Change and Sea Level Rise

2.3.1 | To minimize impacts from future coastal erosion to development, new permanent structures must be located landward of the State-recognized sea level rise exposure area (SLR-XA) with coastal erosion, except a minimum buildable area must be provided. This restriction does not apply to structures needed as part of an approved beach restoration project or cultural project such as loko i'a, which must be evaluated on a case-by-case basis.

2.3.2 | For redevelopment and new developments within the SLR-XA, developers must:

- a. Proactively coordinate with the Maui County Planning Department and adjacent or nearby property owners to understand possible collective relocation options for at-risk structures; and
- b. Incorporate results of coordination into development plans by siting any new planned structures out of harm's way.

2.3.3 | Encourage shoreline setbacks that protect the natural shoreline and its beneficial uses (such as tourism, recreation, Native Hawaiian cultural practices, fishing, etc.) to lessen the impact on coastal processes and address sea level rise.

2.3.4 ~~2.3.3~~ | Protect the public access to and preserve and restore the ecological function of wetlands, shorelines, beaches, and dunes by preserving waterfront land within the SLR-XA and shoreline setback as open space, undeveloped space, greenways, stormwater management facilities, active restoration areas or parks wherever possible.

2.3.5 ~~2.3.4~~ | Support amendments to the Maui Island Plan and Community Plan, and changes in zoning for new development in Mā‘alaea on land mauka of Hauoli Street and the SLR-XA for affected makai development retreating inland because of impacts from sea level rise or other coastal hazards.

2.3.6 ~~2.3.5~~ | Support coastal retreat of South Maui structures currently located in the shoreline setback area and the SLR-XA.

2.3.7 ~~2.3.6~~ | Encourage redevelopment and new development related to strategic relocation and increased resilience in preparation for and in response to climate change or natural disasters.

2.3.8 ~~2.3.7~~ | Avoid development or redevelopment within Special Flood Hazard Areas (SFHA).

2.3.9 ~~2.3.8~~ | Support expansion of community-supported renewable energy deployment, including small-scale community options and decentralized energy systems, all of which include plans for maintenance and disposal that do not burden County landfills and decommissioning at the end of the project's intended use as well as safeguarding our endangered flora and fauna.

2.3.10 | Sand should not be moved between moku without consulting with Native Hawaiian Organizations and/or cultural practitioners from the South Maui district.

Fire and Emergency Management

2.3.11 ~~2.3.9~~ | Require all development to incorporate defensible space around its perimeter and provide ongoing maintenance as per recommendations of the Maui Fire Department.

2.3.12 | Require landowners of vacant land to incorporate defensible space around the perimeter of developments that their lands abut and provide ongoing maintenance as per recommendations of the Maui Fire Department.

2.3.13 ~~2.3.10~~ | Improve the resilience of the transportation system to natural hazard events and climate change-related hazards such as sea level rise, flooding, wildfires, wind, thunderstorms and tsunamis, including the development of additional roadways in and out of South Maui to improve safe evacuation during hazard events.

2.3.14 ~~2.3.11~~ | Consult and apply the goals, objectives and actions of the South Maui Community Wildfire Protection Plan and the Maui County Multi-Hazard Mitigation Plan Update.

2.3.15 ~~2.3.12~~ | Require the development of fire breaks and bioswales that can be used for recreational paths and greenways around existing communities, and between new and existing communities.

2.3.16 ~~2.3.13~~ | Require new buildings that serve as emergency shelters to be built to hurricane and fire-resistive standards and support existing buildings that currently serve as emergency shelters to be retrofitted to Enhanced Hurricane Protection Area standards.

Water

2.3.17 | The following public policies regarding water must always be adhered to for current and future development: public trust doctrine, the State Water Code, and the Maui Island Water Use and Development Plan (WUDP).

2.3.18 ~~2.3.14~~ | Require new developments to install landscaping that reduces water use with drought-resistant and micro-climate appropriate design, overstory trees to reduce evapo-transpiration, and plants emphasizing native species. Use water catchment systems to support irrigation, and use gray water where available and allowed by the State Department of Health.

2.3.19 ~~2.3.18~~ | Encourage the development of residential catchment systems for domestic non-potable use.

2.3.20 ~~2.3.15~~ | Prioritize above all else the protection, preservation, and management of South Maui's water sources, including aquifers, recharge areas, streams and springs.

Wastewater

2.3.21 ~~2.3.16~~ | New developments in South Maui, including projects developed under Chapter 201H, Hawai'i Revised Statutes, and Chapter 2.96 and 2.97, MCC, must connect to County or private recycled water distribution systems when available; if recycled water infrastructure is not readily available, developments shall be designed to allow for future connections.

2.3.22 ~~2.3.17~~ | Require the use of gray water and recycled water in County parks and community gardens when legal and safe.

2.3.23 ~~2.3.18~~ | Support amendments to the Maui Island Plan and Community Plan, and changes in zoning, for the acquisition of land outside of the SLR-XA for the construction of a new wastewater collection system and treatment options to serve the Mā'alaea area.

2.3.24 ~~2.3.19~~ | Eliminate the use of wastewater injection wells in Mā'alaea by transitioning to a new system that increases the disinfection level and treatment capacity and provides better options for the reuse or disposal of wastewater.

2.3.25 | Eliminate the use of wastewater injection wells in South Maui to reduce ocean pollution by expanding the recycled water distribution system infrastructure and increasing the quality of disinfection.

2.3.26 | Support better utilization of R-1 water via innovative techniques such as efficient distribution systems, scalping facilities, natural earth filtering systems, and recycled water storage ponds and lagoons.

2.4 Goal | Mauka to makai watershed management

Why is it important?

Traditionally, Native Hawaiians divided land using the ahupua‘a system that ran mauka to makai, like a watershed system. An ahupua‘a is like a slice of pie, usually with a narrow beginning at the top of a mountain becoming broader toward the ocean. ‘Ōiwi who lived inland and those who lived near the ocean shared resources while caring for the land. There was recognition that what happened mauka impacted areas makai. This holistic system allowed Native Hawaiians to thrive, creating a sustainable environment with healthy forests and farmland, functional wetlands and dunes, and vibrant fishponds and reefs.

Watersheds throughout South Maui have become degraded due to a decline in native forest cover in favor of intensive farming and ranching, the introduction of invasive plants and grazing animal species, and filling-in of wetlands and grading over sand dunes for development. These changes have altered watershed hydrology and increased stormwater runoff. Excess stormwater in South Maui causes flood damage and pollution that are difficult and costly to clean up. Compounding the issue, global climate change has increased extreme weather patterns and events such as heavy rain, drought and rising sea levels. This Plan recognizes the need to manage watershed resources in a more holistic way by engaging in sustainable stewardship practices and more culturally and ecologically friendly development.

How will setting this goal affect our future?

With this goal, South Maui is committed to supporting holistic land use and watershed management from mauka to makai that reduce risks from flooding and improves South Maui’s long-term resiliency.

Definitions

The following terms are used throughout the Plan, and it is important to understand their definitions and use for planning.

Green infrastructure are drainage systems that slow down or control stormwater runoff to be utilized for non-potable use (e.g. irrigation) or provide additional environmental benefits (e.g. groundwater recharge, evaporation, reduced pollution, etc.). Examples of green infrastructure include permeable pavements, bioswales, rain gardens, or other rainwater catchment systems.

Low-impact development is a subset of green infrastructure improvements that manages stormwater runoff as close to the source as possible by incorporating natural features into the urban landscape (e.g. rain gardens, porous pavement, bioswales and increased tree cover). The main difference between green infrastructure and low-impact development is the size and scale of the improvement.

Cross-cutting topics:

- Climate Change and Resilience
- Cultural Resources
- Hazards
- Historic Preservation
- Infrastructure
- Land Use
- Environment
- Emergency Services
- Other Services and Facilities

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 to enable wetland systems to migrate and shift as environmental conditions change.

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 a | For redevelopment, gulches and drainageways, as identified in the map in Figure 3.17 (pg. 107) 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 drainageways 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, Palauea and Kapunakea gulches.

2.4.5 b | For new developments and subdivisions, gulches and drainageways 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 drainageways (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, Palauea and Kapunakea gulches.

2.4.6 | During the subdivision or development process, the Open Space designation may be realigned to better protect the natural drainageways but may not be removed or diminished.

2.4.7 ~~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.

2.4.8 ~~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. Wetlands, wetland buffers and recharge area conservation and restoration shall be prioritized.

2.4.9 ~~2.4.8~~ | Encourage reestablishing historic hydrology and management of hydrologically connected systems where appropriate.

2.4.10 ~~2.4.9~~ | Preserve and protect native coastal vegetation and coastal processes by:

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

2.4.11 ~~2.4.10~~ | Require new development and redevelopment to include native plants appropriate for the microclimate to conserve water, provide shade and beauty, and reduce sediment runoff; as needed, ecologically advantageous non-invasive plants may be used. All new landscaping must minimize potable water irrigation needs.

2.4.12 ~~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.

2.4.13 ~~2.4.12~~ | Protect and preserve areas designated open space 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.

2.4.14 ~~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 | Any new shoreline developments and redevelopments or improvements should include public restrooms near beach access points to improve ocean water quality.

2.4.16 | Discourage restrooms at Mākena State Park until technology has improved and will not degrade water quality.

2.4.17 | Encourage coordination between South Maui and Upcountry groups in discussing, planning and managing Kula and Honua‘ula Watersheds.

2.5 Goal | Responsible Stewardship of Wahi Kūpuna and Historic Properties

Why is it important?

Wahi kūpuna can be places revered and protected by ‘ōiwi throughout history or places where kūpuna lived and worked for generations and where kānaka continue to work and live, like loko i‘a, lo‘i, complexes of hale, or natural features (such as pu‘u, springs, wetlands, viewpoints, etc.) that are tied to mo‘olelo about events that physically shaped South Maui. These places are important because of their connection to the living culture of ‘ōiwi of Maui today. The term historic properties includes places not necessarily tied to ‘ōiwi, like buildings, features and landmarks reflecting modern historical importance. Often, they possess unique architectural character or tell a story about the recent history of South Maui.

This Plan will help the community engage in responsible stewardship of wahi kūpuna and historic properties to create and retain a strong sense of place in South Maui, for residents and visitors alike. It is important to steward these resources because they create a physical link to our past and a bridge to our future, and can contribute to the community’s health, livability and overall quality of life. This Plan fosters collaboration and coordination on future development to protect, preserve and restore wahi kūpuna and historic properties. If cared for properly, these resources will allow traditional cultural practices to continue, contribute to sustainability, and encourage economic diversity.

How will setting this goal affect our future?

With this goal, South Maui is committed to preserving and caring for historic, cultural and natural resources.

Cross-cutting topics:

- Historic Preservation
- Cultural Resources
- Environment
- Land Use
- Community Design
- Other Services and Facilities
- Agriculture

Policies

2.5.1 | Require development projects seeking county permits or exemptions to provide continued access to kuleana lands, and preserve and protect access to areas both mauka and makai for any lands where Native Hawaiian rights were customarily and traditionally exercised for subsistence (including fishing, hunting and gathering), cultural or religious purposes. Applicable laws include Section 7-1, Hawai‘i Revised Statutes; Article XII, Section 7, of the Hawaii State Constitution; and the Hawaii Supreme Court's PASH opinion, 79 Haw. 425 (1995).

2.5.2 | Development projects shall engage in consultation with Native Hawaiian Organizations, and those who have genealogical ties, those with generational ties, cultural practitioners and knowledgeable individuals connected or associated with the project area and provide evidence of this engagement to the appropriate reviewing agency.

2.5.3 | Identify, preserve, protect and restore wahi kūpuna and significant historic properties in South Maui.

2.5.4 | Protect dark skies, mauka and makai public view corridors and scenic vistas, including traditionally significant views and views to and from the shoreline.

2.5.5 | Promote awareness and elevate the importance of wahi kūpuna and historic sites in South Maui by installing signs and markers that include information about the sites and a code of conduct to prevent damage, desecration or overuse of the area.

2.5.6 | Ensure existing government trails are preserved during the discretionary review and entitlement process, including changes in zoning, community plan amendments, state land use district boundary amendments, the review of environmental assessments and impact statements, development in the Special Management Area and Shoreline Area, and the review of subdivisions, by consulting with the Department of Land and Natural Resources Na Ala Hele program, and other government agencies as appropriate.

2.5.7 | Healthy mature trees, particularly native trees, shall be preserved and incorporated into the landscape plans of subdivisions, roads and any other construction or development. If they must be removed, first consult with Native Hawaiian Organizations prior to possible removal, then agreements shall be made to offer wood or other useful elements to Hawaiian cultural practitioners, non-profit organizations or artisans from the particular area first for sustainable cultural use.

2.5.8 | During the subdivision or development process, Open Space designations may be realigned to better protect cultural resources but may not be removed or diminished.

2.5.9 ~~2.5.8~~ | Use traditional ecological knowledge in coordination with cultural practitioners and in consultation with those who have generational knowledge (‘ike kūpuna) in the design of new development and redevelopment projects, and environmental restoration efforts.

2.5.10 ~~2.5.9~~ | Encourage trained volunteers to help increase cultural awareness, cultural appreciation and cultural respect of wahi kūpuna and South Maui’s history at the discretion of area cultural practitioners and ‘ike kūpuna.

2.5.11a ~~2.5.10~~ | When wahi kūpuna or other historic properties are located within a project area, require restoration or preservation of the site(s) and require mitigation of potential adverse impacts on cultural resources during construction, including site avoidance, adequate buffer areas and interpretation; particular attention should be directed toward the southern areas and shoreline of the planning region. Work shall be done in consultation with the State Historic Preservation Division, Maui County Archeologist, cultural practitioners, and Native Hawaiian Organizations.

2.5.11b | When wahi kūpuna or other historic properties are located adjacent to a project area within the same parcel, require mitigation of potential adverse impacts on cultural resources during construction, including site avoidance, adequate buffer areas and interpretation; particular attention should be directed toward the southern areas and shoreline of the planning region. Work shall be done in consultation with the State Historic Preservation Division, Maui County Archeologist, cultural practitioners, and Native Hawaiian Organizations.

2.5.12 ~~2.5.11~~ | Protect and enhance wahi kūpuna during the implementation of transportation projects through early consultation and engagement with those who have genealogical or generational ties to the project area, resource management agencies, and the community.

2.5.13 | Encourage community stewardship of wahi kūpuna and significant historic properties.

2.5.14 | Preserve and restore historical roads and paths as cultural resources and require such resources to be available to the public.

2.5.15 | Support the restoration of Pu‘u Hele.

2.5.16 | Encourage creating and implementing educational onboarding for new residents and homeowners with significant cultural sites or resources on or near their property.

2.5.17 | Support the establishment of a Cultural Center and Museum (could be more than one) in the South Maui Region to help steward South Maui’s history and tell its story. A community museum can be the caretaker of artifacts, photos and other documents pertaining to the region. A community cultural center can be a gathering place to help preserve, portray and share the arts, crafts, language and traditions of the living ‘ōiwi culture.