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 more than 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 Piʻilani Highway and South Kīhei 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. A multimodal transportation system incorporates Complete Streets, greenways, multi-use paths, and sufficient public transit coverage for residents and visitors to move more safely, effectively, and comfortably.

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

2.1.4 | Require and undertake transportation system improvements before or concurrently with the growth of the South Maui region. Roadway improvements may be planned, designed, and constructed as generally described in the current transportation plan for the area, for example, the Kīhei Sub-area Transportation Plan. Required improvements may be based on the project's traffic impact analysis or other studies associated with the project.

2.1.5 | Require all property mauka of Piʻilani Highway to be developed with a 50-foot landscaped setback to obscure development from highway view, containing a pedestrian and bike pathway where possible.

2.1.6 | Encourage all future access points on Piʻilani Highway to be roundabouts instead of T intersections, including the intersection with Kaʻonoʻulu Street.

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

2.1.8 | Require new development, redevelopment and housing projects developed pursuant to Chapter 201H, Hawaiʻi Revised Statutes and Chapters 2.96 and 2.97, MCC housing projects to include facilities or programs that support connectivity, biking, walking, and public transit. These improvements may be constructed by the developer, the County or State, or public-private partnerships.

2.1.9 | Require development projects mauka of Piʻilani Highway to coordinate with the County and State on implementing a new multimodal transportation corridor spanning through South Maui to Central Maui mauka of Piʻilani Highway as identified in Action 1.15.

2.1.10 | 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.

2.1.11 | 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.

2.1.12 | Support the integration of wetlands and drainage ways with greenways and multi-use paths, with priority given to the health and protection of the wetlands.

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

2.1.14 | 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.

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

2.1.16 | For the transportation system, require the use of best management practices and green infrastructure to address stormwater runoff and drainage issues.

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

2.1.18 | Require adequate interregional highway capacity, including the widening of Piʻilani Highway to four lanes, before or concurrent with the construction of major projects, as determined by the Hawaiʻi Department of Transportation and Department of Public Works, south of Kilohana Road or mauka of Piʻilani Highway.

2.2 Goal | Safe, healthy, livable communities for all

Why is it important?

A home is the foundation of stability and security for a family or an individual; a home is a safe haven, a place to live in peace, offering a sense of dignity and an opportunity to feel 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 could be. Resorts, hotels, and private residences occupy parts of the southern shoreline, limiting access to public areas and beaches. A significant part 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 | Promote the acquisition and development of parks that include proper infrastructure and are consistent with Maui County Department of Parks and Recreation (DPR) guidelines, including the Park Classification Matrix. Ensure parks are 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 may include funding for DPR maintenance and operations responsibilities.

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

2.2.4 | 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 | Support the creation of public campgrounds within the region.

2.2.6 | Encourage the provision of public restrooms in major parks and public spaces, and explore implementing dry toilet technology.

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, both 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, gathering, and hālau space in South Maui.

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

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

2.2.12 | 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 preservation of native seed banks throughout the community.

2.2.13 | Use “green streets” principles, Complete Streets plus Green Infrastructure, in all new development, redevelopment and street improvement projects. “Green Streets” 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 | 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 | Require new development, redevelopment and County projects to abide by and participate in the implementation of the South Maui Tree Canopy Plan.

2.2.16 | 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. Greenways and paths must remain open for connectivity and must not be gated.

2.2.17 | Require that new developments be pedestrian-oriented, complete communities that meet residents' needs by providing a mix of land uses, housing close to jobs, services, schools, and recreation, to the extent practicable. Incorporate convenient and safe mobility options including walking, biking and transit.

2.2.18 | 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 job centers, schools, transit, and services to the extent practicable. Projects must include pedestrian-oriented design elements that create walkable and livable communities for all.

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

2.2.20 | Encourage a greater percentage of affordable housing than required by law in all residential projects. Encourage affordable housing obligations to be met within the boundaries of the Community Plan area.

2.2.21 | Support missing middle housing types such as ʻohana, duplex, triplex, four-plex, townhouse, courtyard apartments, bungalow court, live-work units, and smaller starter homes to meet the growing demand for a diversity of housing options and affordability.

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

2.2.23 | Support planned infill development and redevelopment near commercial centers, transit stops and transportation corridors that avoid harm 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.

2.2.24 | 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.

2.2.25 | Discourage new transient units and require the development of high-end and luxury homes to provide their required workforce housing within the project area.

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

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

2.2.28 | 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.

2.2.29 | Promote the placement of utilities underground to minimize the threats from fires, high winds and other storm events and protect native birds and scenic resources. Minimize ground disturbance in culturally sensitive areas.

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

2.2.31 | Prohibit new gated communities.

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

2.2.33 | Require that new and existing shoreline development maintain public shoreline access in an environmentally sensitive way with an emphasis on protecting wetlands. When development is proposed, require public access to the shoreline areas currently privatized by gates and walls to the extent permitted by law. 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.

2.2.34 | 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.

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

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

2.2.37 | Require new hotels and expansion of existing hotels to be water neutral to the extent practicable.

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

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

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

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

2.2.42 | In new development and redevelopment projects, outdoor lighting must be designed to provide the minimum illumination as required by ordinance to respond to human needs, protect native species, and preserve the dark skies.

2.2.43 | Encourage landowners of undeveloped parcels to plant and maintain native vegetation on setbacks adjacent to Piʻilani Highway before any development.

2.2.44 | 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.

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

2.2.46 | 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, ʻāina, 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 and 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 means that drought and wildfires are also serious concerns for the community. These potentially damaging consequences 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 damages 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.

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 damages to development from future coastal erosion, new permanent structures must be located landward of the sea level rise exposure area (SLR-XA) for 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 iʻa, 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 Native Hawaiian cultural practices, recreation, fishing, tourism, and to lessen the negative consequences of coastal processes and address sea level rise.

2.3.4 | Protect 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 undeveloped open space, greenways, stormwater management facilities, active restoration areas, or parks wherever possible.

2.3.5 | Support amendments to the Maui Island Plan and Community Plan, and Changes of Zoning for new development in Māʻalaea on land mauka of Hauʻoli Street and the SLR-XA for affected makai development retreating inland because of adverse effects from sea level rise or other coastal hazards.

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

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

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

2.3.9 | Support expansion of community-supported renewable energy deployment, including small-scale community options and decentralized energy systems. 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 may not be moved between moku without consulting with Native Hawaiian Organizations or cultural practitioners from the South Maui community plan area.

2.3.11 | Protect land within the SLR-XA as open space wherever possible.

Fire and Emergency Management

2.3.12 | Require all development to incorporate defensible space around its perimeter and provide ongoing maintenance as per recommendations of the Maui Fire Department. The use of green firebreaks with fire-resistant native plants will be encouraged to increase biodiversity and reduce erosion.

2.3.13 | 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.

2.3.14 | 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.

2.3.15 | Consult and apply the goals, objectives, and actions of the current South Maui Community Wildfire Protection Plan and the Maui County Multi-Hazard Mitigation Plan.

2.3.16 | 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. The fire breaks and bioswales must include native plants.

2.3.17 | Require new buildings that serve as emergency shelters to be built to hurricane and fire-resistive standards.

Water

2.3.18 | Current and future development must adhere to and be consistent with the public trust doctrine and the State Water Code, which includes the Maui Island Water Use and Development Plan (WUDP).

2.3.19 | Require new developments to install landscaping that minimizes water use with drought-resistant and micro-climate appropriate design, 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.

2.3.20 | Encourage the development of residential catchment systems for domestic non-potable use.

2.3.21 | Prioritize the protection, preservation, and management of South Maui's water sources, including aquifers, recharge areas, streams, and springs.

Wastewater

2.3.22 | 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 must be designed to allow for future connections.

2.3.23 | Require the use of gray water and recycled water in County parks, greenways, and community gardens when legal and safe.

2.3.24 | Support amendments to the Maui Island Plan and Community Plan, and Change of Zoning for land outside of the SLR-XA for the construction of a new wastewater collection system and treatment options to serve the Mā‘alaea area.

2.3.25 | 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 increased 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 ahupuaʻa system that ran mauka to makai, like a watershed system. An ahupuaʻa is like a slice of pie, usually with a narrow beginning at the top of a mountain becoming broader toward the ocean. ʻŌiwi 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 because of a decline in native forest cover in favor of intensive farming and ranching, the introduction of invasive plants and grazing animals, and the 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 improve South Maui's long-term resiliency.

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. Low-impact development techniques such as adequate bioswales with native plants and other green infrastructure and nature-based solutions minimize and mitigate stormwater runoff and coastal nonpoint source pollution.

2.4.5 | For redevelopment, gulches and drainageways, as identified in the map in Figure 3.18 (pg. 105) 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. Exceptions may be made for public bridge crossings and public utilities.

2.4.6 | For new developments and subdivisions, no new permanent structures may be developed in or within 100 feet of the top of the bank of identified gulches and drainageways. Exceptions may be made for public bridge crossings and public utilities. The identified gulches and drainageways include Māʻalaea, Kanaio, Pōhākea, Waikapū, Waiakoa, Kūlanihākoʻi, Waipuʻilani, Waimāhaʻihaʻi (Kēōkea), Liilioholo, Keawakapu, Wailea, Kamaʻole, Palauea and Kapunakea gulches. This open space area must be identified on the final approved subdivision maps. Encourage maintenance of the open space area to the extent practicable.

2.4.7 | During the subdivision or development process, the Open Space designations identified in the community plan map may be realigned to better reflect and protect the natural drainageways, but may not be diminished.

2.4.8 | To reduce sediment loss and protect water quality, redevelopment and new development must improve degraded areas on site by planting appropriate native plants and, as needed, ecologically advantageous non-invasive plants.

2.4.9 | To support watershed management and protect water quality, redevelopment and new development must avoid, minimize, or mitigate damages to the existing surface and groundwater hydrology as appropriate to conditions. Wetlands, wetland buffers and recharge area conservation and restoration must be prioritized.

2.4.10 | Encourage reestablishing historic hydrology and management of hydrologically connected systems where appropriate.

2.4.11 | 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.

2.4.12 | Require new development and redevelopment to prioritize native and canoe plants appropriate for the microclimate to conserve water, provide shade and beauty, and reduce sediment runoff. All new landscaping must minimize potable water irrigation needs.

2.4.13 | 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.

2.4.14 | 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.

2.4.15 | Require the implementation of low-impact development, green infrastructure, or permaculture design practices 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 event and remove pollutants through low-impact design or permaculture design to retain, filter, and sink storm water as feasible on site.

2.4.16 | Any new shoreline developments, redevelopments, or improvements may include public restrooms near beach access points to improve ocean water quality.

2.4.17 | Discourage restrooms at Mākena State Park until technology has improved to ensure protection of water quality in nearby wetlands.

2.4.18 | Encourage coordination between South Maui and Upcountry groups in discussing, planning, and managing Kula and Honuaʻula 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 ʻōiwi throughout history or places where kūpuna lived and worked for generations and where kānaka continue to work and live. Wahi kūpuna include loko iʻa, loʻi, complexes of hale, or natural features, such as puʻu, springs, wetlands, viewpoints, etc., that are tied to moʻolelo about events that physically shaped South Maui. These places are important because of their connection to the living culture of ʻōiwiof Maui today.

The term historic properties includes places not necessarily tied to ʻōiwi, 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 to areas both mauka and makai where Native Hawaiian rights were customarily and traditionally exercised. These rights may be 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 must engage in consultation with Native Hawaiian Organizations, those who have genealogical ties, those with generational ties, cultural practitioners, and knowledgeable individuals connected with the project area. Evidence of this engagement must be provided 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 by consulting with the Department of Land and Natural Resources Na Ala Hele program and other government agencies as appropriate. The entitlement process includes Change of Zoning, Community Plan Amendment, State Land Use District Boundary Amendment, the review of environmental assessments and impact statements, development in the Special Management Area and shoreline area, and the review of subdivisions.

2.5.7 | Healthy mature trees, particularly native trees, must be preserved and incorporated into the landscape plans of subdivisions, roads, and any other construction or development. If trees must be removed, consult with Native Hawaiian Organizations before possible removal. 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, the Open Space designations identified in the community plan map may be realigned to better protect cultural resources.

2.5.9 | Use traditional ecological knowledge in coordination with cultural practitioners and in consultation with those who have generational knowledge —ʻike kūpuna— in the design of new development and redevelopment projects, and environmental restoration efforts.

2.5.10 | 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 ʻike kūpuna.

2.5.11a | When wahi kūpuna or other historic properties are located within a project area, require restoration or preservation of the site and mitigation of potential adverse consequences on cultural resources during construction. Mitigation measures include site avoidance, adequate buffer areas and interpretation. Particular attention may be directed toward the southern areas and shoreline of the planning region. Work must 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 consequences on cultural resources during construction. Mitigation measures include site avoidance, adequate buffer areas and interpretation. Particular attention may be directed toward the southern areas and shoreline of the planning region. Work must be done in consultation with the State Historic Preservation Division, Maui County Archeologist, cultural practitioners, and Native Hawaiian Organizations.

2.5.12 | 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 Puʻu 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 cultural centers and museums in South Maui 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 ʻōiwi culture.